

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNA2018152June 29/18July 3/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$7210\$700 -mailed to GRCAlaAlisha / Shannon**Check the type of planning application(s) you are submitting.**

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 336-010-00520-000 (289 Jenkins Rd)**A. Applicant Information****Name of Owner**John Richard Logan

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

301 Jenkins Rd.

Town and Postal Code

Scotland, ON N0E 1R0

Phone Number

519-446-2201

Cell Number

519-770-8586

Email

sue@vision-in-design.com**Name of Applicant**John Richard Logan

Address

Same

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent James Boll

Address 21 Norfolk St N.

Town and Postal Code Simcoe, ON N3Y 3N6

Phone Number 519 426 5840

Cell Number _____

Email jboll@brimage.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

None

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

289 Jenkins Rd., Twn Con 1 PT Lot 3 RP 37R7209 Part 1 Norfolk County

Municipal Civic Address: 289 Jenkins Rd (residential / agricultural)

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential / Agricultural

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

House and storage building already present will be retained.

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

No Additions Proposed

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

N/A

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

289 Jenkins Rd. Residential for 20 years, Agricultural over 80 years

9. Existing use of abutting properties:

Agricultural

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

Sever 43 acres on the west side of the property for correction of title as properties were inadvertently merged 20 years ago when the property was purchased by the owner of the adjacent property. Parcel to be joined with 301 Jenkins Rd.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

N/A

4. Description of land intended to be severed in metric units:

Frontage:	101.8 M
Depth:	519.7 M
Width:	310.2 M
Lot Area:	40.7 Acres
Present Use:	Residential / Agricultural
Proposed Use:	Same



Proposed final lot size (if boundary adjustment): 45 Acres with 301 Jenkins Rd.

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 301 Jenkins Rd., John Richard Logan
336-010-00501-000

Description of land intended to be retained in metric units:

Frontage: 310.2 M
Depth: 519.7 M
Width: 310.2 M
Lot Area: 40.7 Acres
Present Use: Residential / Agricultural
Proposed Use: Same

5. Description of proposed right-of-way/easement in metric units:

Frontage: N/A
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Current owner has owned property for 20 years, adjacent property for 48 years and the properties prior to present owner were in the family for approx. 80 years.



4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

N/A -- no development or alteration

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☒ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Jenkins Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Land to be severed was purchased 20 years ago and inadvertently merged with the adjacent owned property. For ease of estate planning we are looking to sever back to original lands. All properties have been in the family for over 80 years, the intent is to keep them in the family through the estate.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature

June 28, 2018

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We John Richard Logan am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

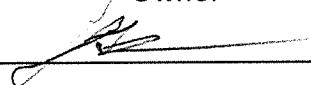
I/We authorize James Boll to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

June 28, 2018

Date



Owner

June 28, 2018

Date



K. Declaration

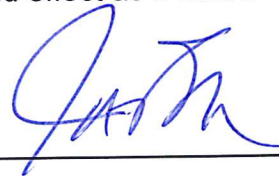
I, JAMES BELL of NORFOLK County.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

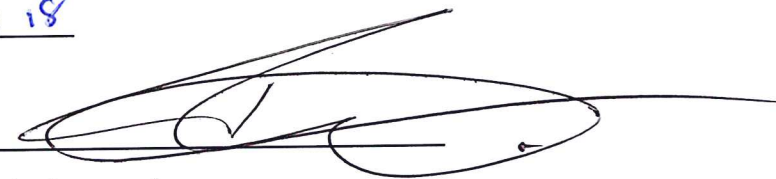


Owner/Applicant/Agent Signature

In NORFOLK County

This 28 day of June

A.D., 2018



A Commissioner, etc.



Roll: 336-010-00500

#301

10-05
2 AC

TO BE
ADDED

TO BE
SEVERED

10-05-01

43 AC

Roll:
336-010-00501

TO BE
RETAINED

PART 1

37 R 1209

40.71 ac.

William Logan
52238
(1997)

[P. Act Consent]
5.53142

Roll 336-010-00520

{ Sew course
act'd }

1968
2.038 acres
John Richard
Logan
(Survey attached)

329667

1970

43 acres

John Richard Logan

NW 1/4 of Range 10

329664
FIRE

1970

Dorothy Grace
Logan

148.47 ac

(Survey attached)

10-39

148.47 AC

NOTE:

ORANGE AND
GREEN ARE
MERGED.

10-64*

24.5 AC

488.25
491.7

488.25

10-36-01

CON.

24.03 AC

10-043*
7 AC

2269.75

1321.78

930.47

2291.31

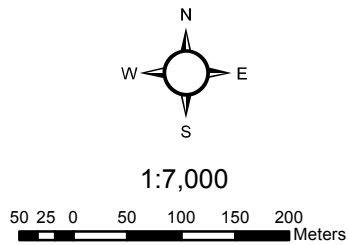
2744.81

2514.77

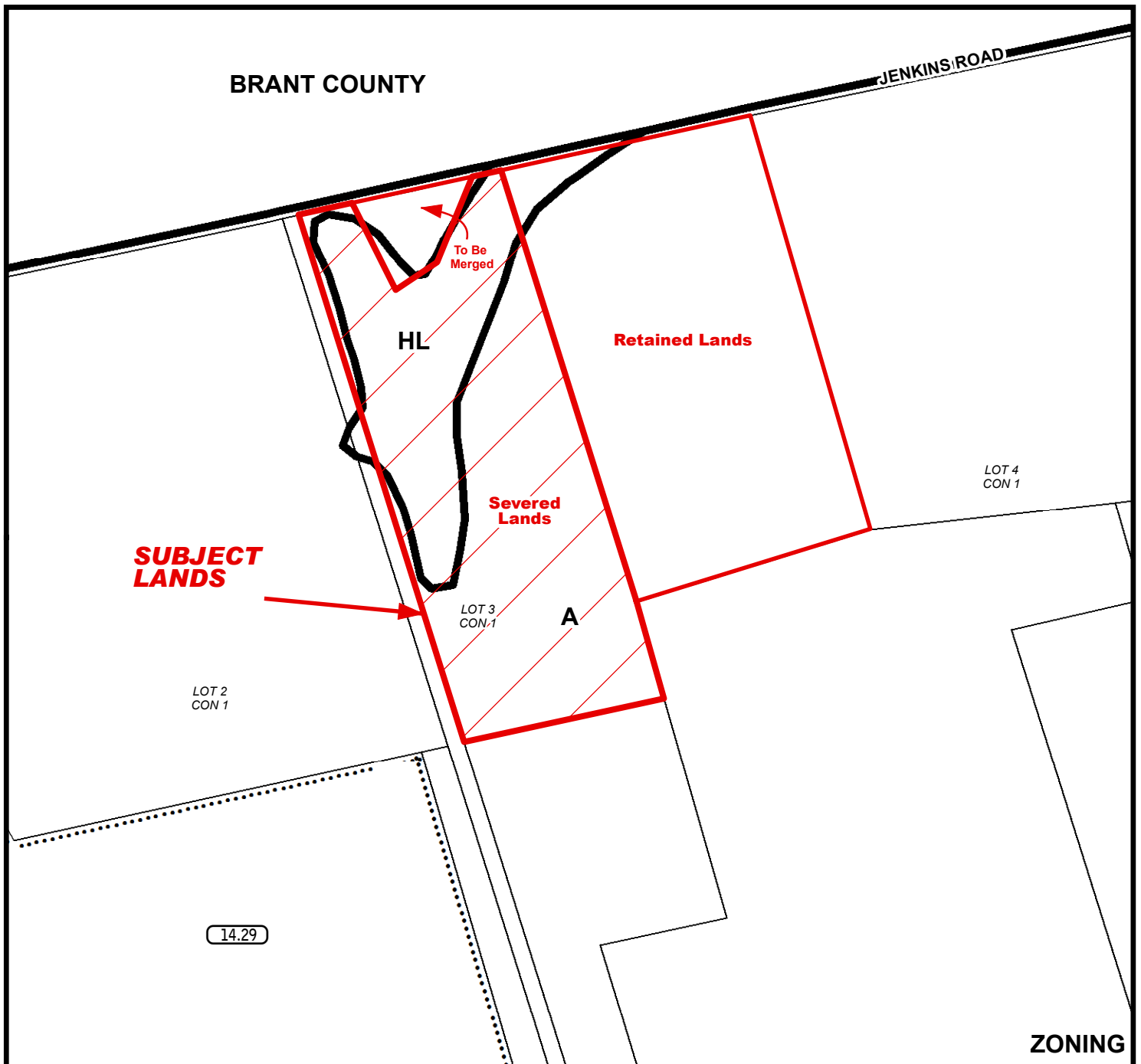
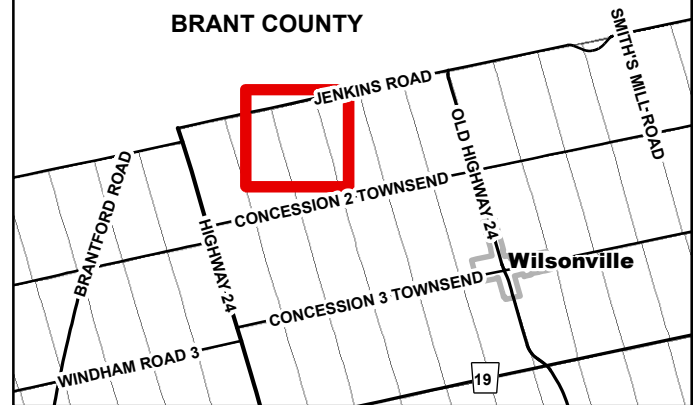
MAP 1

File Number: BNPL2018152

Geographic Township of
TOWNSEND



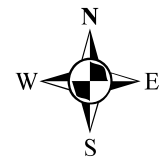
KEY MAP



MAP 2

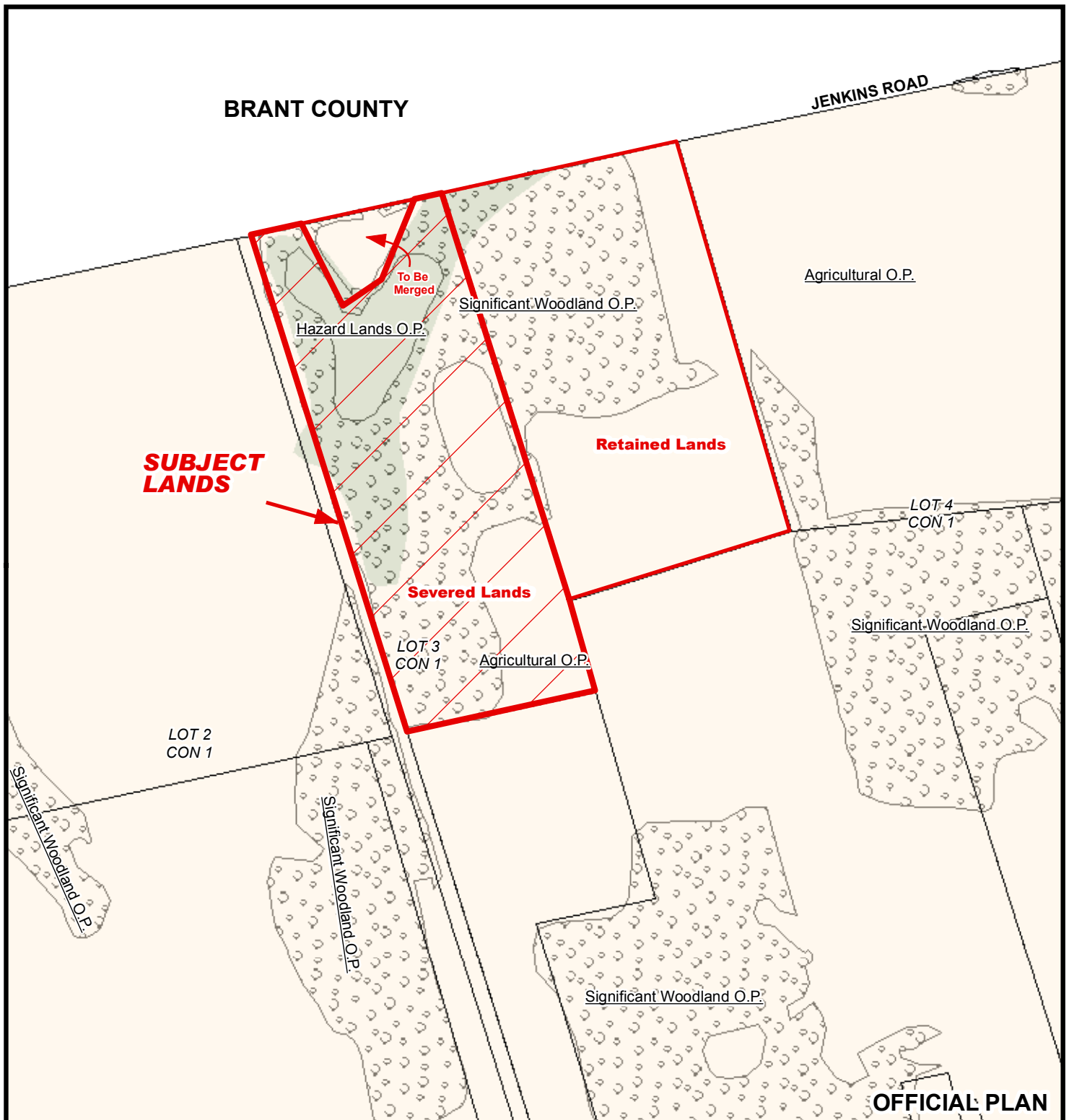
File Number: BNPL2018152

Geographic Township of TOWNSEND



25 50 75 100
Meters

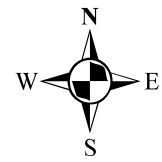
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MAP 3

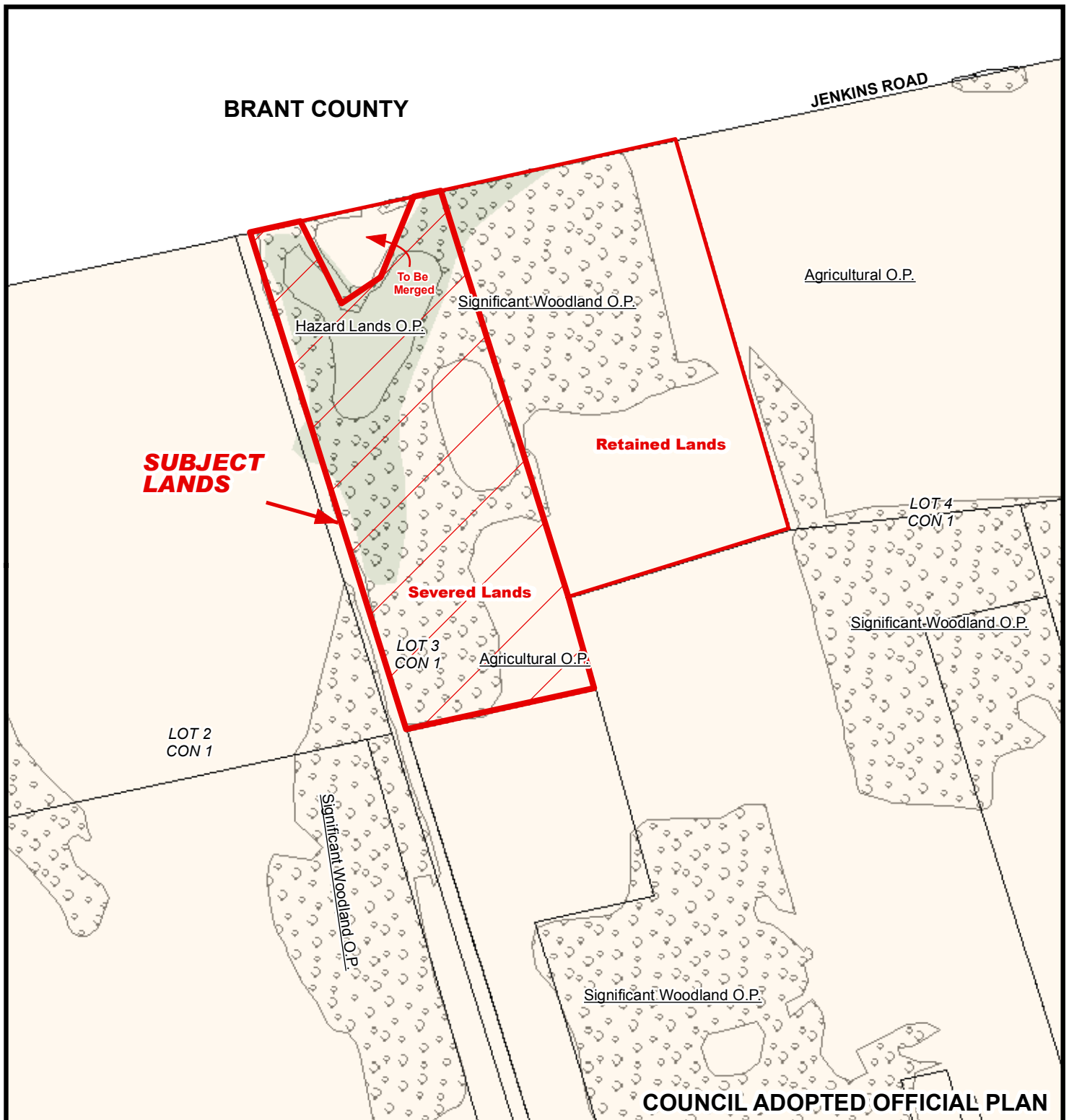
File Number: BNPL2018152

Geographic Township of TOWNSEND



25 50 75 100
Meters

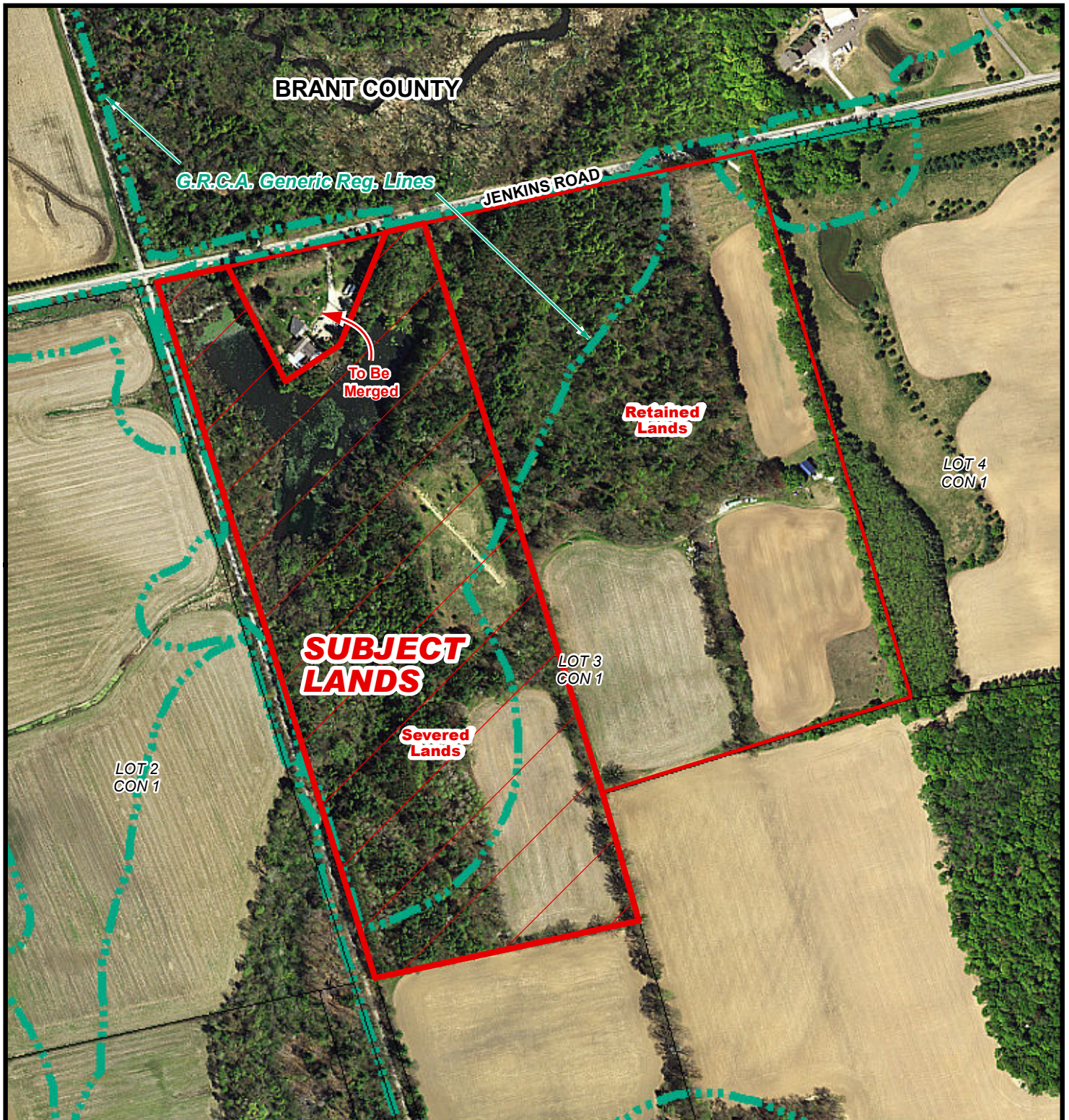
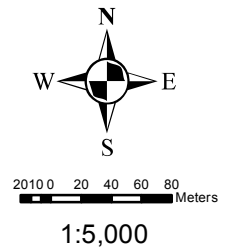
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MAP 4

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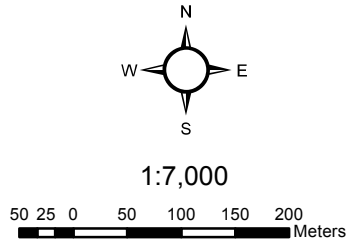
Geographic Township of TOWNSEND



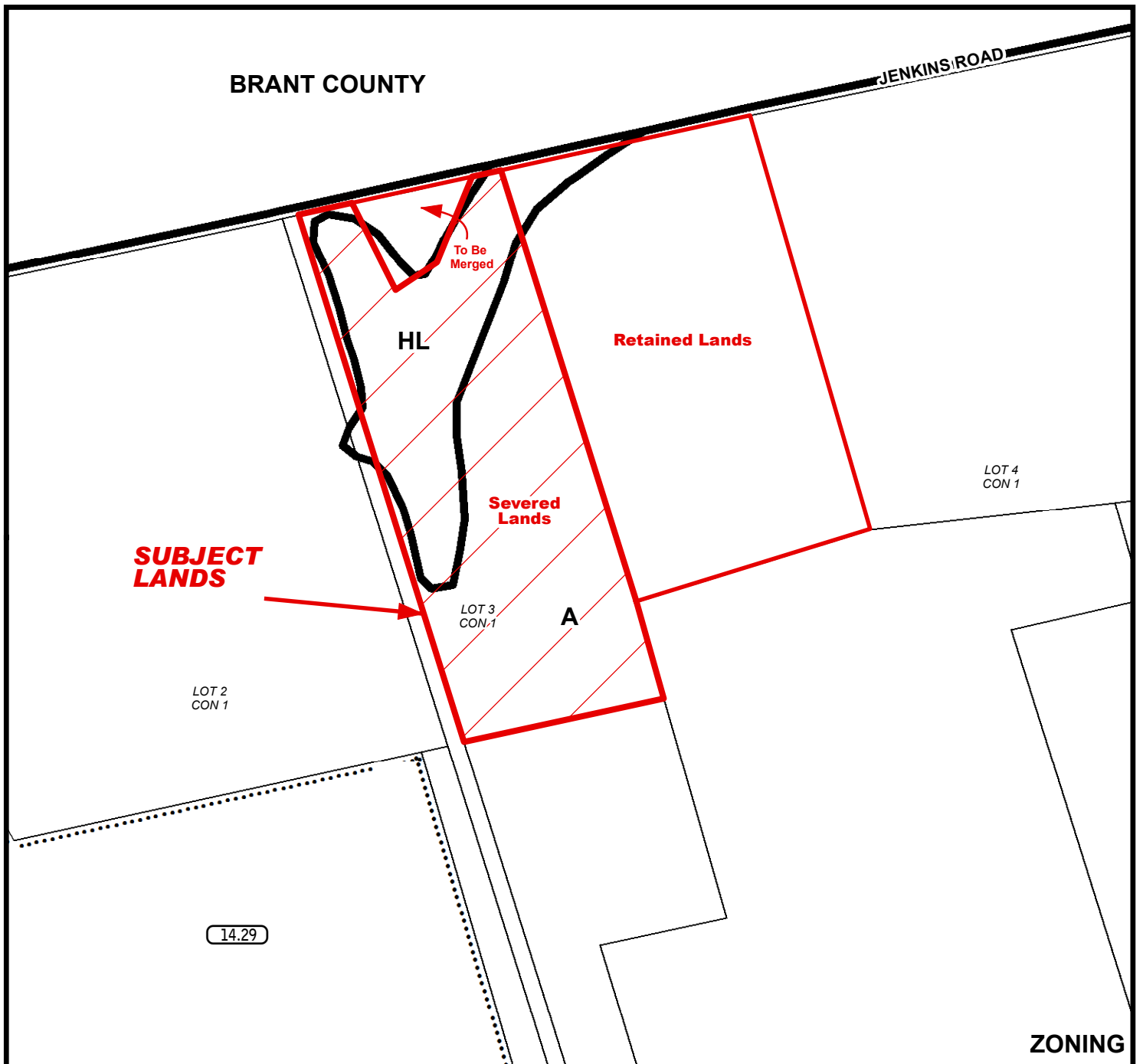
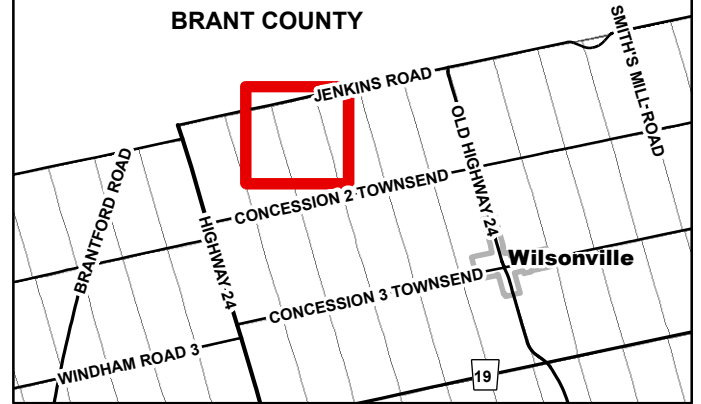
MAP 1

File Number: BNPL2018152

Geographic Township of
TOWNSEND



KEY MAP



MAP 2

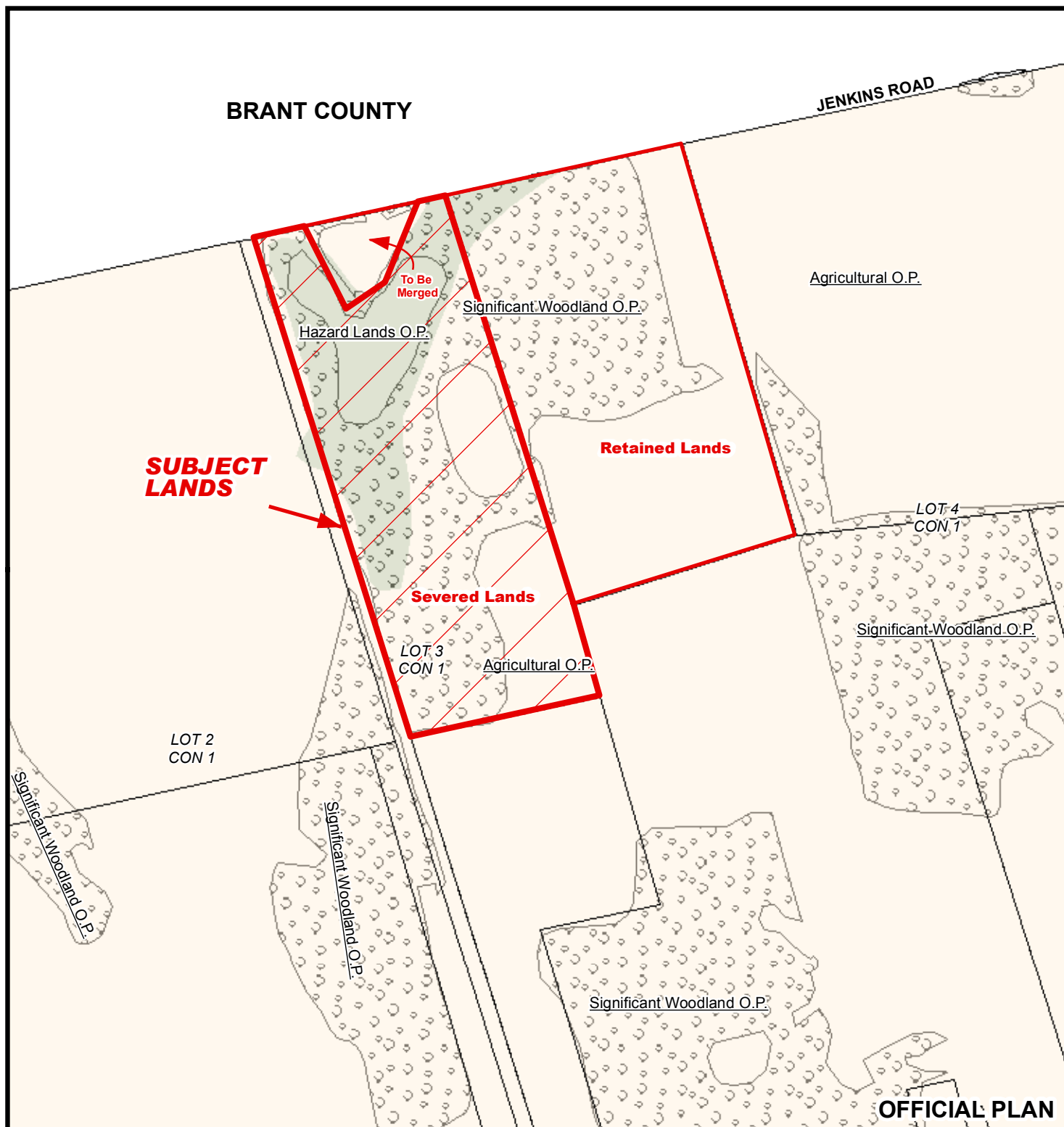
File Number: BNPL2018152

Geographic Township of TOWNSEND



25 50 75 100 Meters

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OFFICIAL PLAN

10/07/2018

MAP 3

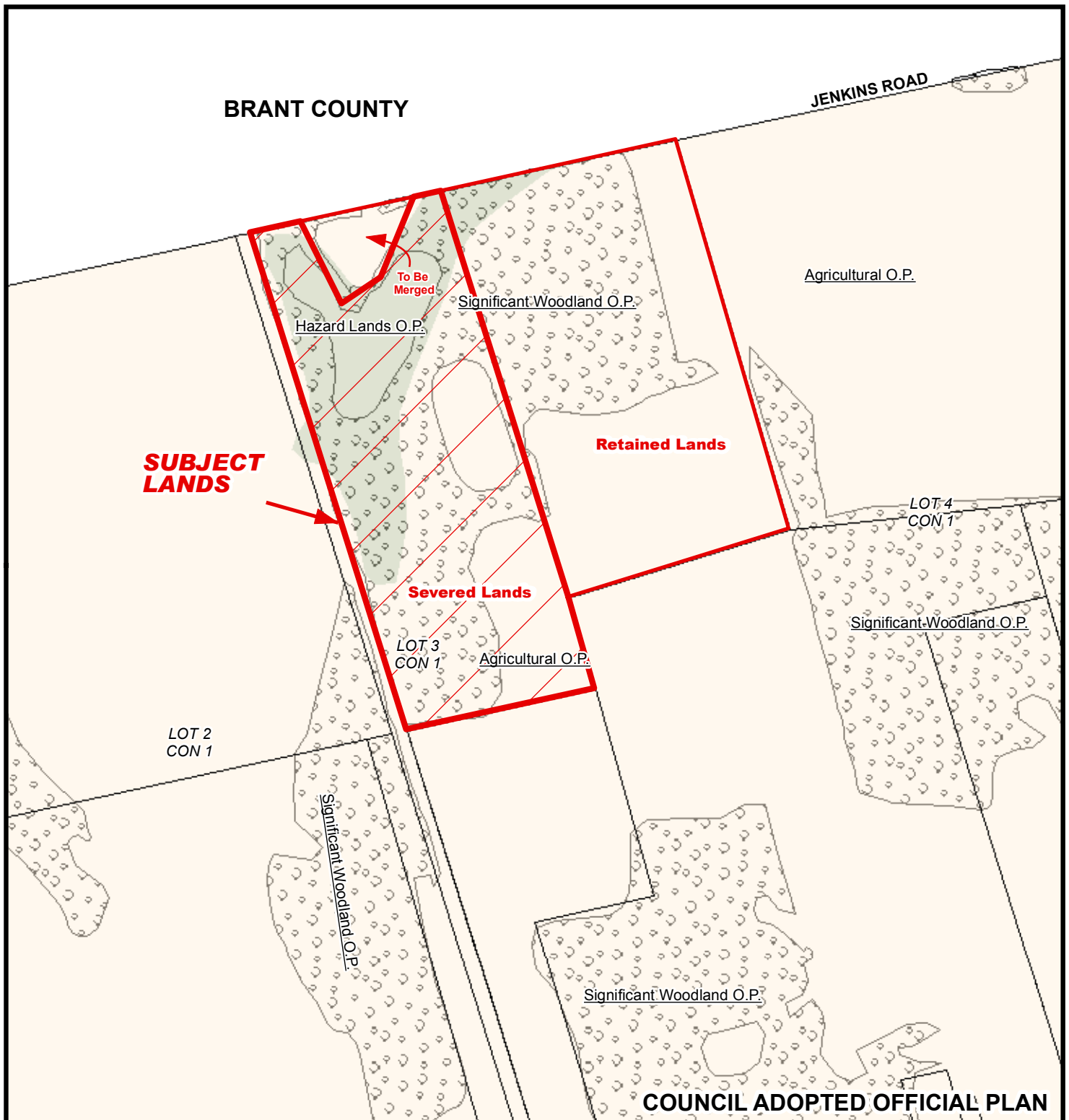
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Geographic Township of TOWNSEND



25 50 75 100
Meters

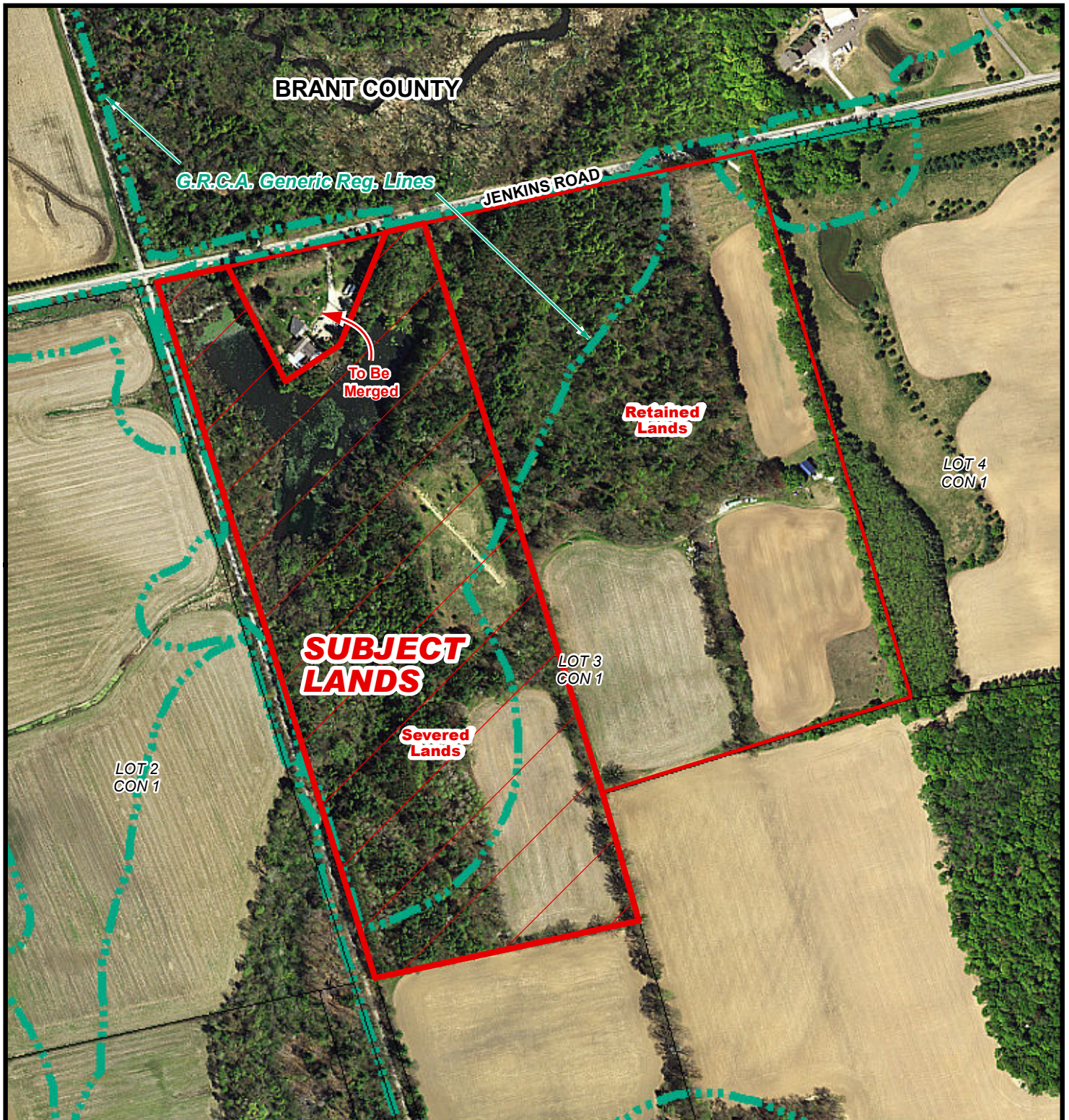
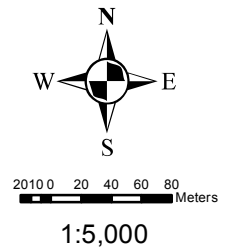
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MAP 4

File Number: BNPL2018152

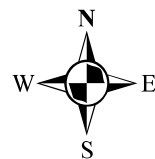
Geographic Township of TOWNSEND



MAP 5

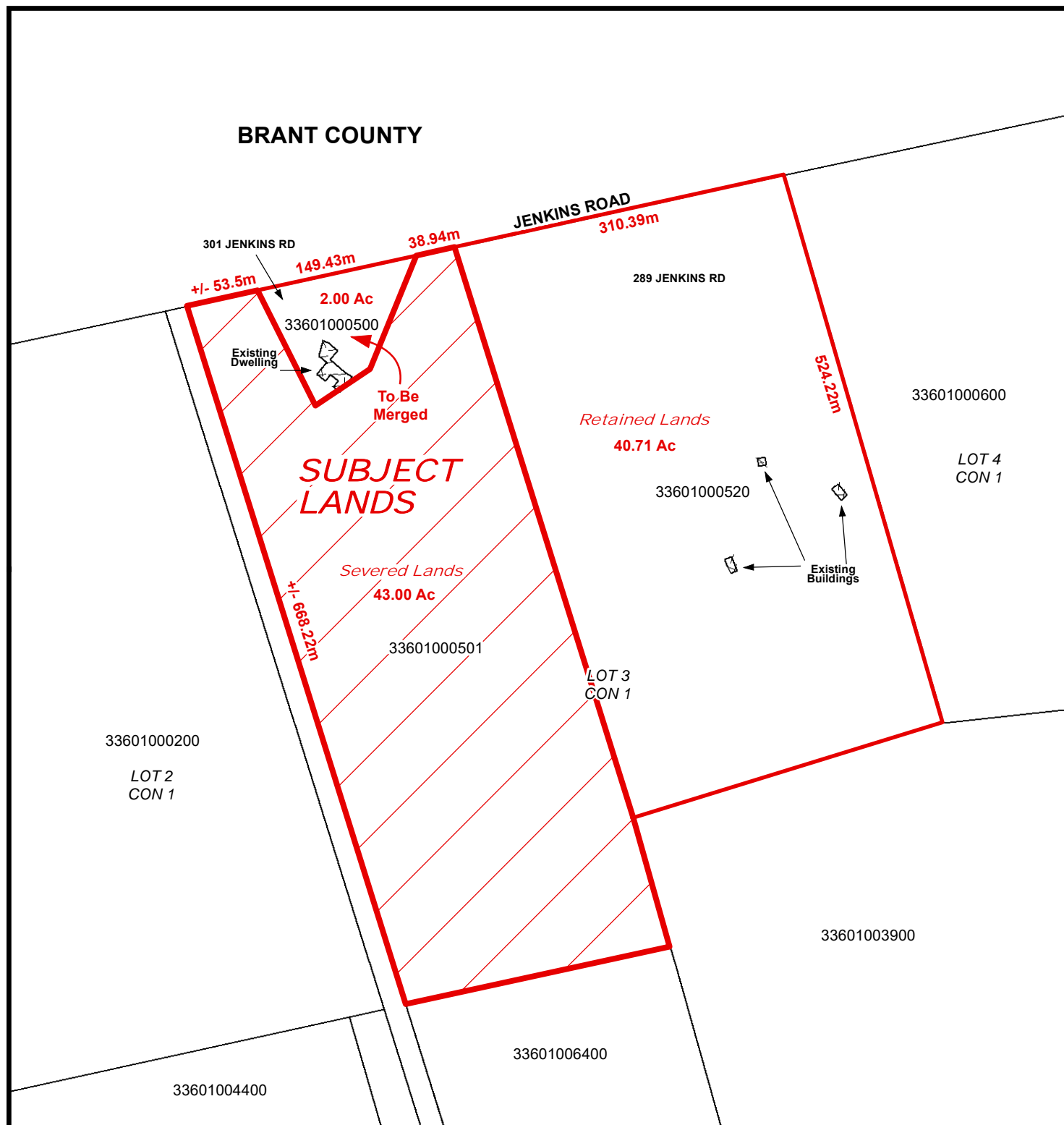
File Number: BNPL2018152

Geographic Township of TOWNSEND



20 40 60 80 Meters

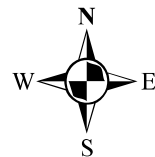
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LOCATION OF LANDS AFFECTED

File Number: BNPL2018152

Geographic Township of TOWNSEND



20 40 60 80 Meters

1:5,000

