

For Office Use Only:

File Number	<u>BNPL2018194</u>	Application Fee	<u>\$ 3061</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Aug 17/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Aug 17/18</u>	Public Notice Sign	<u>Yes</u>

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

**NORFOLK COUNTY
RECEIVED**

AUG 17 2018

**DEVELOPMENT AND
CULTURAL SERVICES**Property Assessment Roll Number: 336 070 06700**A. Applicant Information**

Name of Owner

Magalas Farms Ltd.

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

228 McMichael Rd.

Town and Postal Code

Waterford, OnN0E1Y0

Phone Number

(519) 443-7218

Cell Number

Email

lauragene@silomail.com

Name of Applicant

same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent

R.C. Dixon

Address

277 Emily St.

Town and Postal Code

Simcoe, On

N3Y1J5

Phone Number

-

Cell Number

(519) 410-1632

Email

dixonr@amtelecom.net

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:

B. Location, Legal Description and Property Information

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

Municipal Civic Address: 1061 Con. 8 Road Townsend

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Agriculture



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:

see attached sketch

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. —

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:
-

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:

75 yrs +

9. Existing use of abutting properties:

Agriculture + Residential

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):

—

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

—

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

Frontage:	75.52 m
Depth:	47.44 m
Width:	75.52 m
Lot Area:	3583 m ²
Present Use:	Residential
Proposed Use:	"
Proposed final lot size (if boundary adjustment):	—



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: 713 m ±
Depth: irregular
Width: irregular
Lot Area: 38.2 ha
Present Use: Agriculture
Proposed Use: Agriculture

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

Frontage: —
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: Magalas Farms Ltd.
Roll Number: ~~336 070 06700~~ 336 040 69400
Total Acreage: ~~41.14~~
Workable Acreage: ~~25 ha~~ 27 ha ±
Existing Farm Type: (i.e., corn, orchard etc) corn, soybeans, wheat, kidneybeans (rotation)
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built —

Owners Name: Magalas Farms Ltd.
Roll Number: 336 070 06700
Total Acreage: 41.14 ha



Workable Acreage: 28.8 ha ±

Existing Farm Type: (i.e., corn, orchard etc) corn, wheat, beans (rotation)

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:

local knowledge

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

Revised October 2017

Committee of Adjustment Development Application

Page 6 of 12



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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:

residential lot - existing

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:

not required

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Concession 8 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.
-

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
- ☐ Agricultural Impact Assessment

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

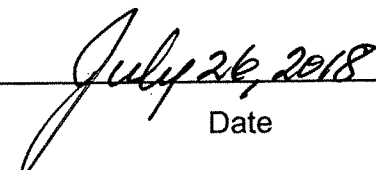
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



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 Mogels Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize R. C. Dixon 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

APRIL 19/18

Date

Owner

Date



K. Declaration

I, Richard Dixon of Simcoe

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:

Norfolk County

[Signature]
Owner/Applicant/Agent Signature

In Simcoe

This 17 day of August

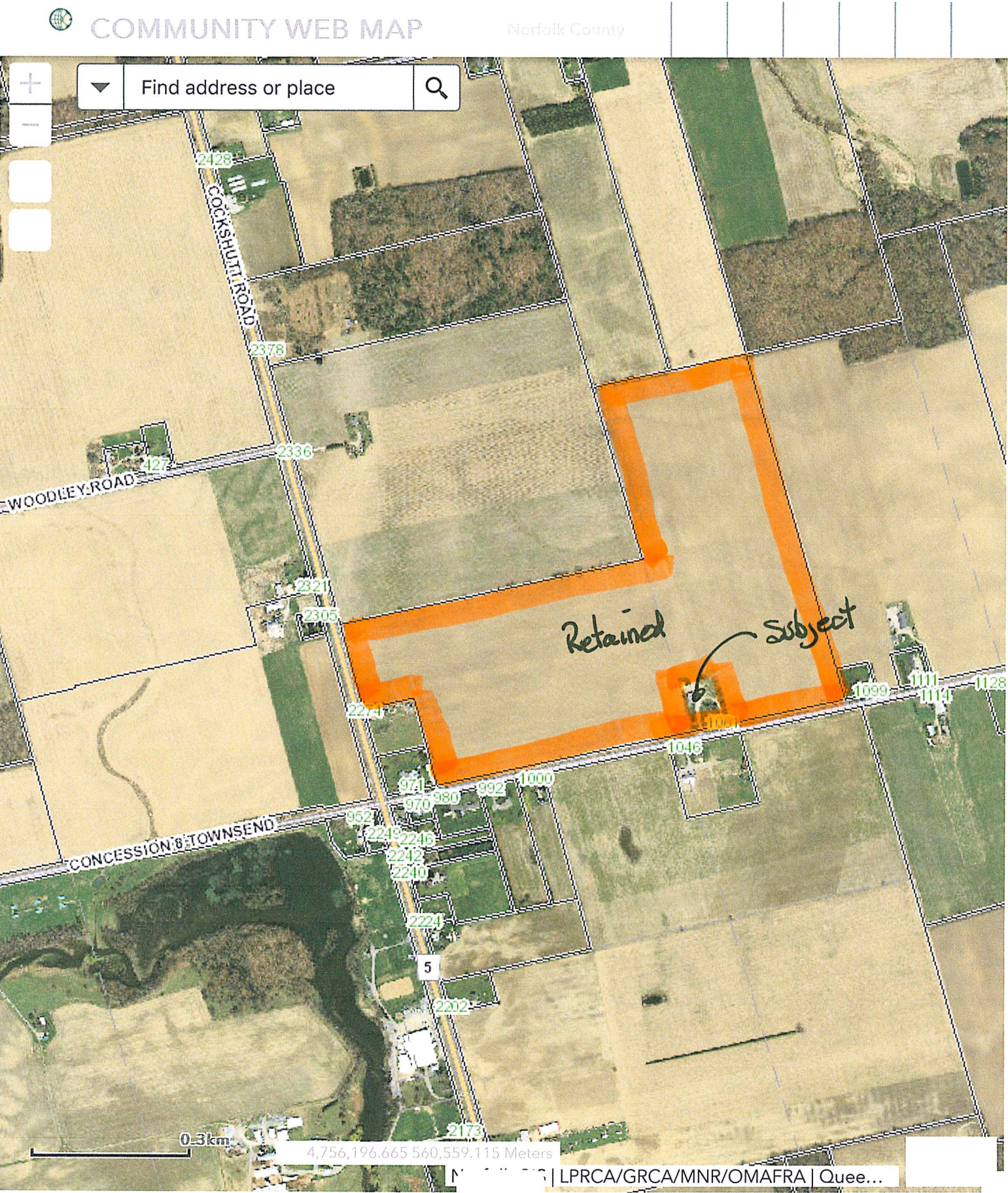
A.D., 2018

[Signature]

A Commissioner, etc.

Gayle Eva Johanna DeLaye, a
Commissioner etc., Province of Ontario
in the Corporation of Norfolk County
Expires January 31, 2021







Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 1061 CONCESSION #8 - WAREFIELD			
Owner: EUGENE MAGALAS		Lot: 14		Concession: 7	
Lot Area:		Lot Frontage:		Assessment Roll No. 336 040 69400	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1500 ft ²		No. of Bedrooms: 3		No. of Fixture Units: 18	
EVALUATOR'S INFORMATION		Evaluator's Name: ED DOVE		Company Name: Bill's Septic LTD	
Address: 24 WERRET AVE - SIMCOE		Postal Code: N3Y 5A15		Phone: 519-426-7108	
Email: billsseptic@sympatico.ca		BCIN # 38413 / 38259			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND / LOAM	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 80 ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Odour Detected: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Current Weather (at time of evaluation): Sunny Dry	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal.		Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Distribution System: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5		Total Length of Tile: 250 ft	
Distance Between Tile Runs: 6 ft					
Tile Material: <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		6 ft		15 ft	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		> 50 ft		> 50 ft	
Distance to Proposed Property Lines		Front 80' Rear 70' Side 50' Side > 100 ft		Front 90' Rear 20' Side 20' Side 70 ft	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.
<div style="font-size: 2em; font-family: cursive;">OK</div>	Additional Comments: SYSTEM APPEARS TO BE IN GOOD WORKING ORDER AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION
VERIFICATION	
OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, _____ (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Owner Signature </div> <div style="width: 45%;"> _____ Date </div> </div>	
EVALUATOR: 1. EODOVE - BILL'S SEPTIC LTD declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> Evaluator Signature </div> <div style="width: 45%;"> APRIL 11/2018 Date </div> </div>	
BUILDING DIVISION COMMENTS	
Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>	

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: APRIL 18/18

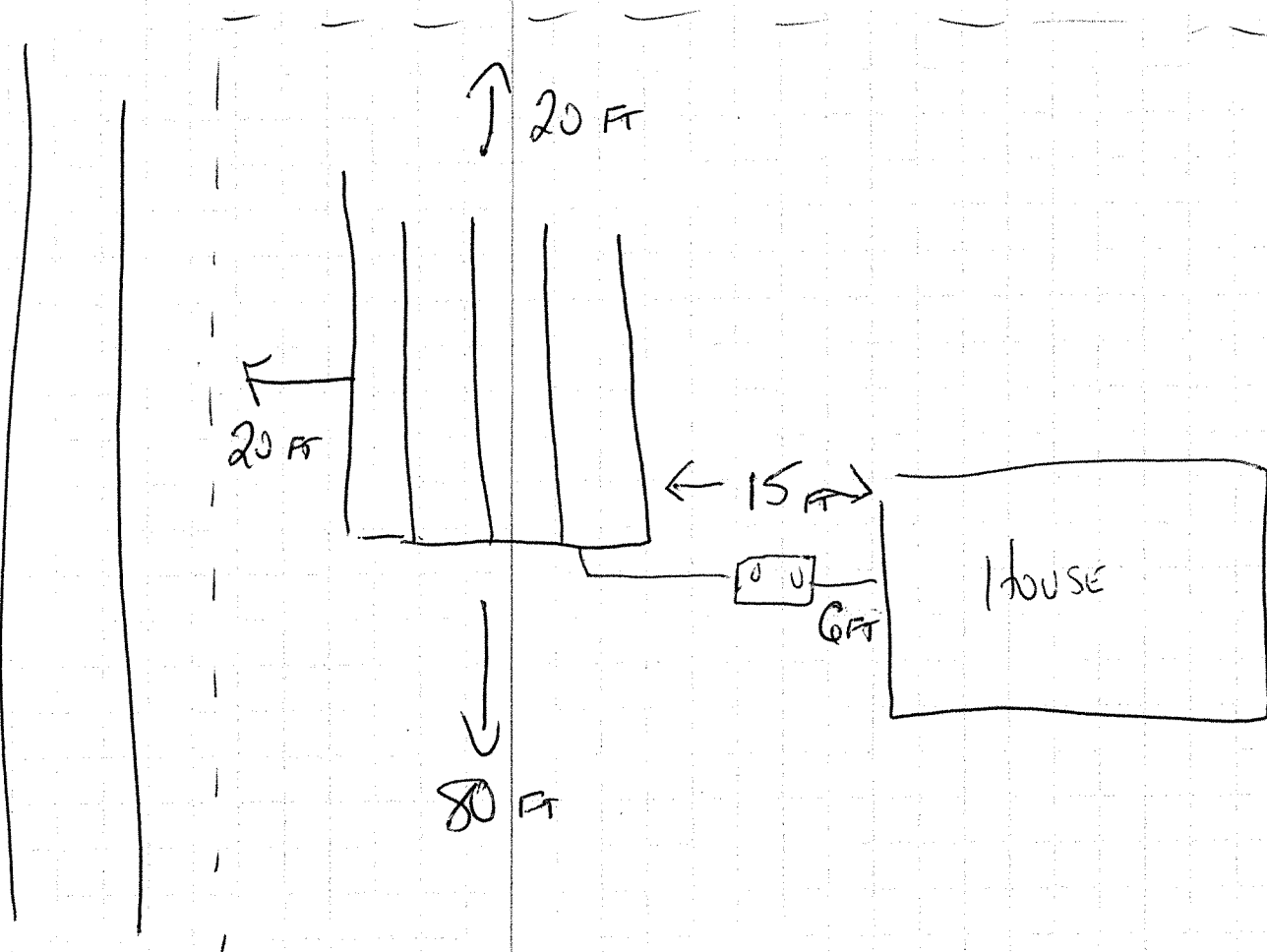
APPLICATION NUMBER: _____

OWNER EUGENE MAGAUS

EVALUATOR ED DOVE

PROPERTY ADDRESS 1061 CONCESSION #8 - WATERFORD, ON

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: ED DOVE

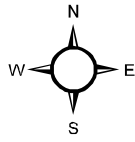
NOTE: The above sketch is not to exact scale.

JOB # 18-1896 HARRIS

MAP 1

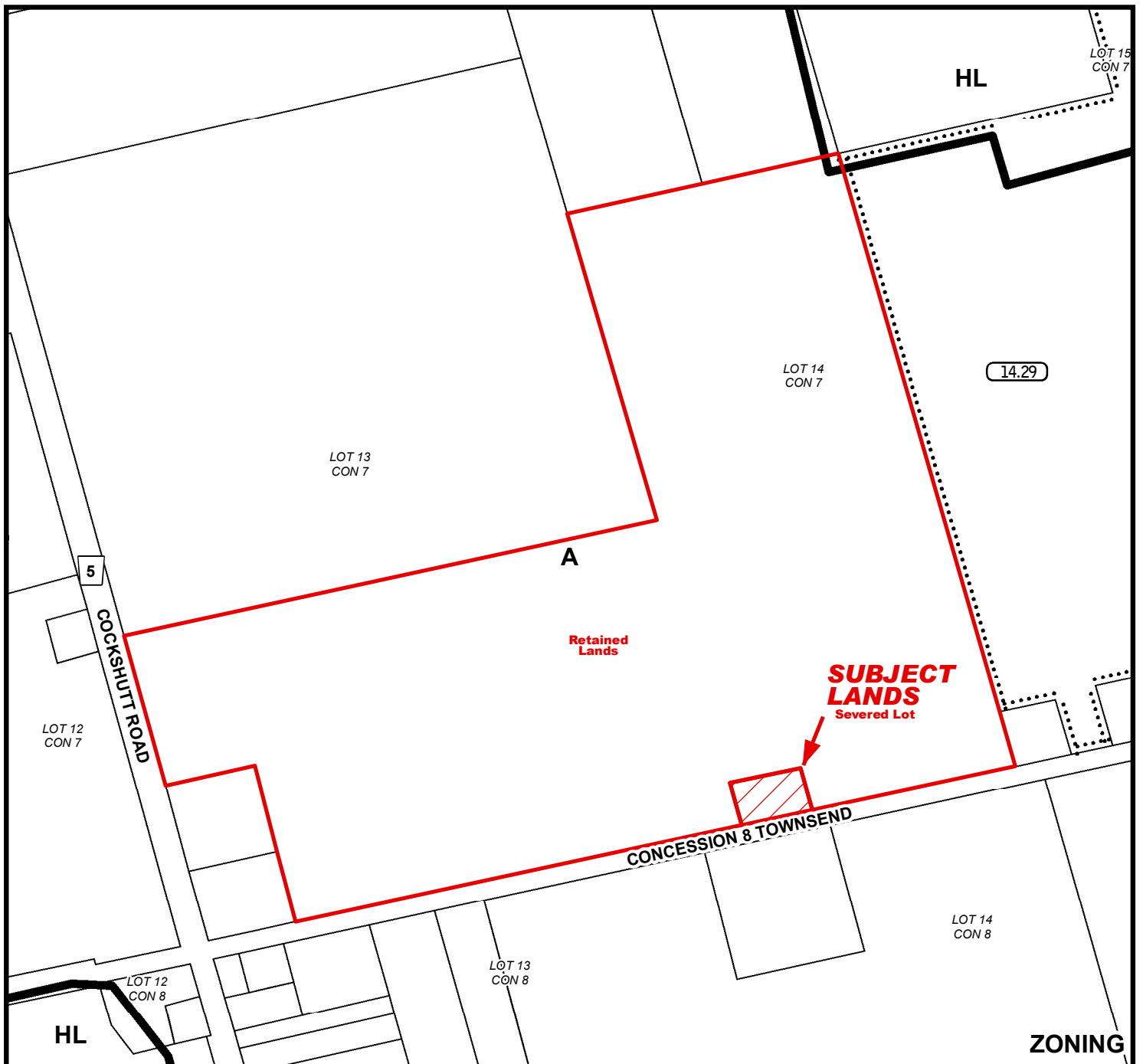
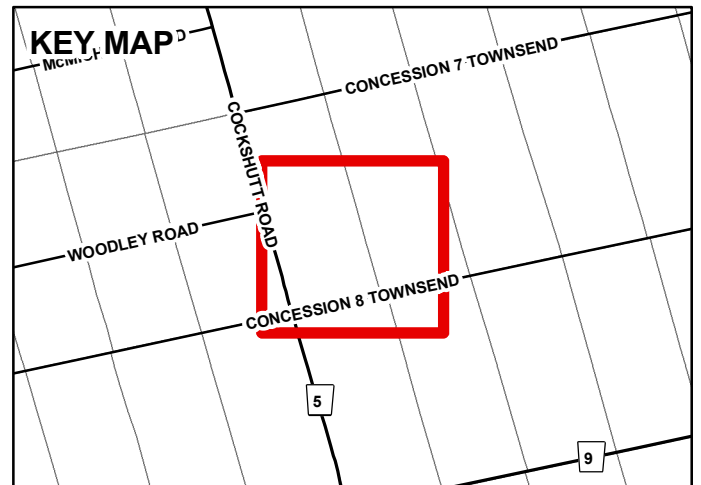
File Number: BNPL2018194

Geographic Township of
TOWNSEND



1:6,200

50 25 0 50 100 150 200 Meters



MAP 2

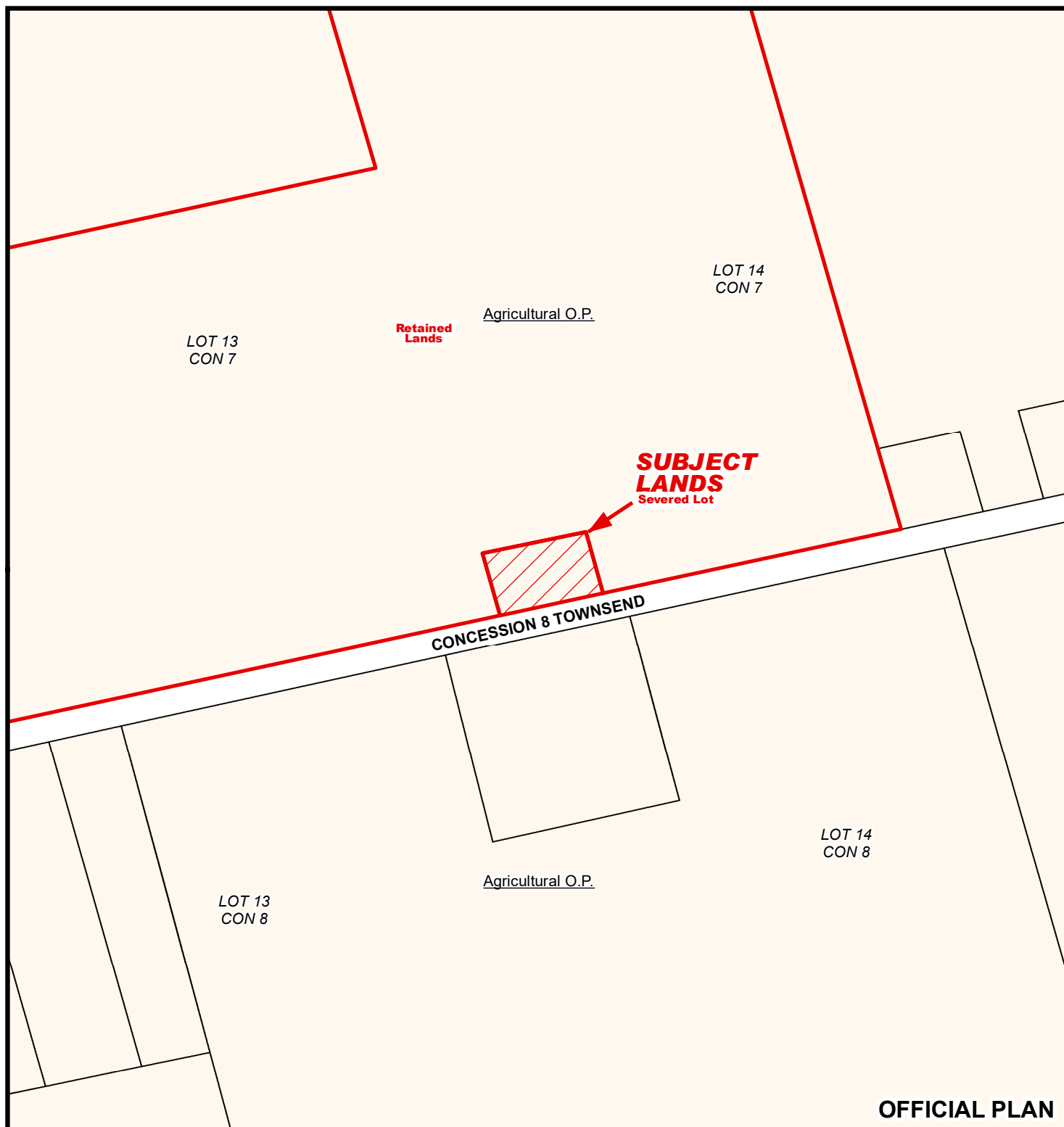
File Number: BNPL2018194

Geographic Township of TOWNSEND



10 0 10 20 30 40
Meters

1:4,000



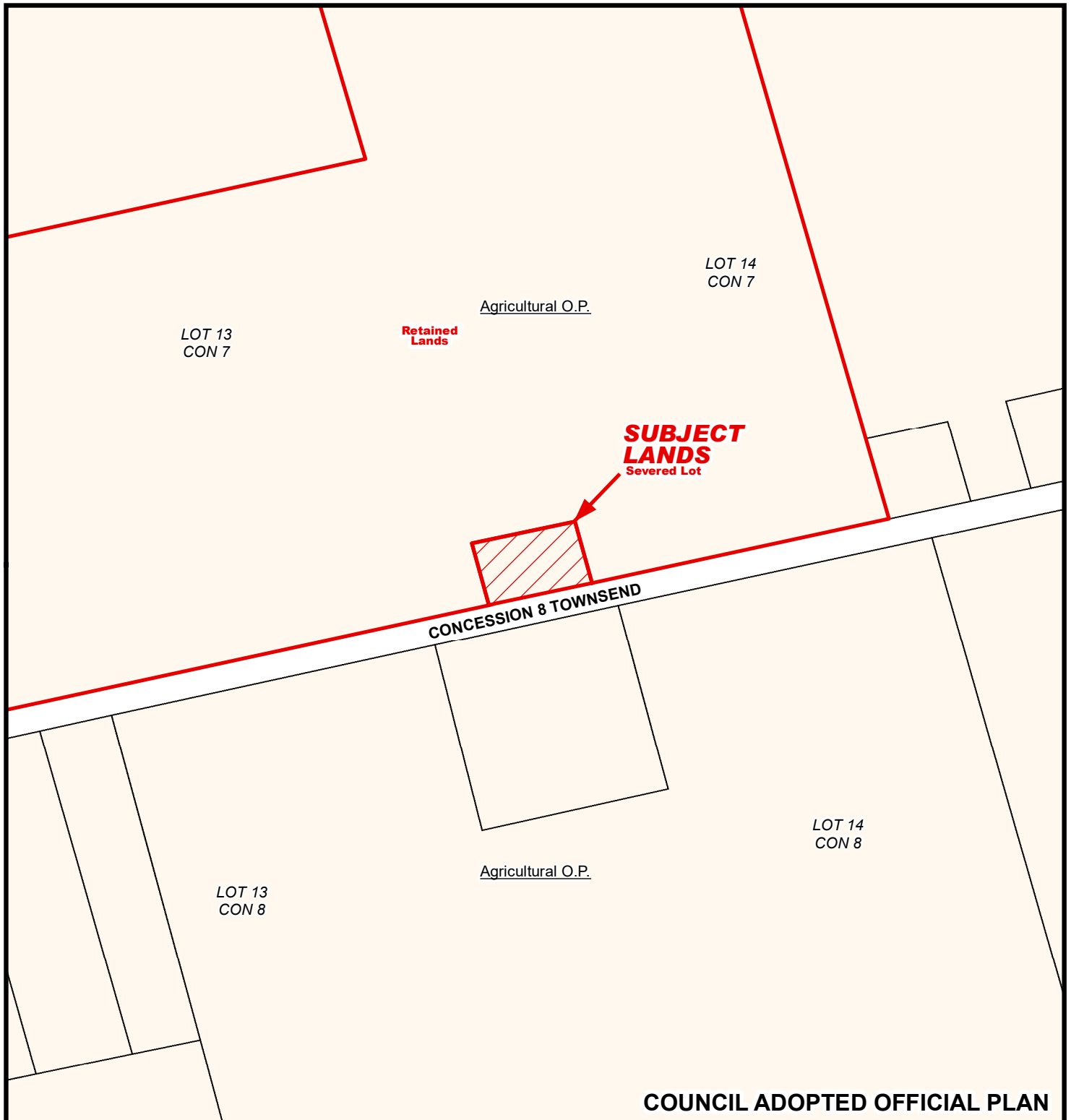
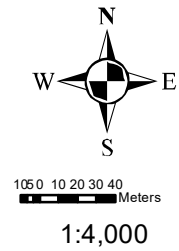
OFFICIAL PLAN

2018-08-23

MAP 3

File Number: BNPL2018194

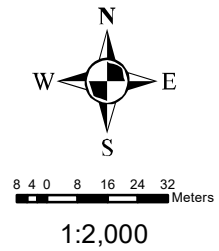
Geographic Township of TOWNSEND



MAP 4

File Number: BNPL2018194

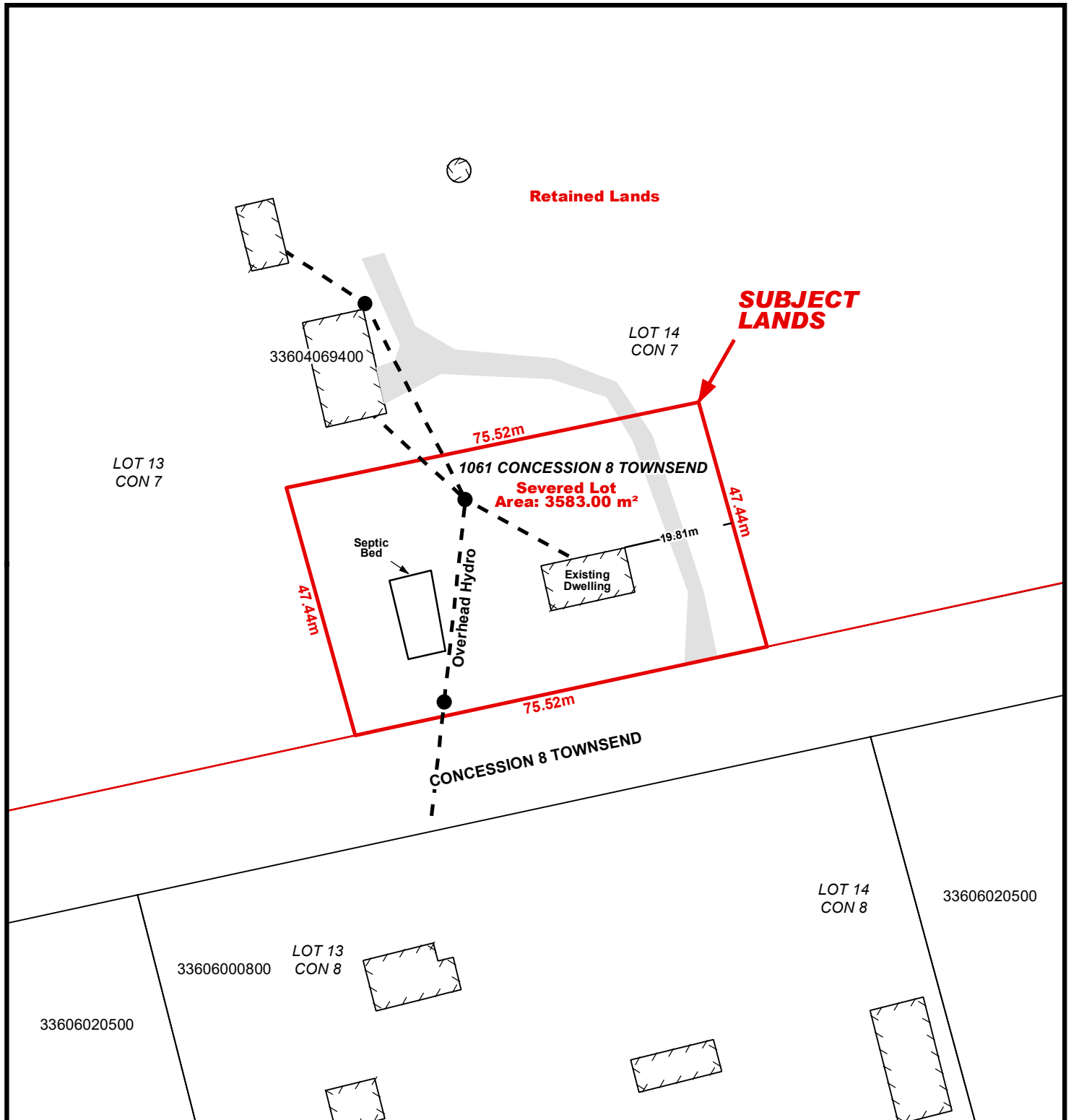
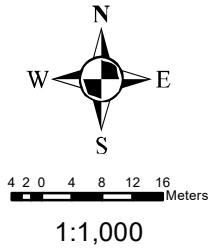
Geographic Township of TOWNSEND



MAP 5

File Number: BNPL2018194

Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED

File Number: BNPL2018194

Geographic Township of TOWNSEND

