

For Office Use Only:

File Number	<u>BNR 2018207</u>	Application Fee	<u>\$ 2210</u>
Related File Number	<u>BNPL2018208</u>	Conservation Authority Fee	<u>\$ 237.60</u>
Pre-consultation Meeting	<u>Feb 18</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Sep 4/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Sep 4/18</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

Property Assessment Roll Number: 49101851000
A. Applicant Information
Name of Owner P & S Van Berlo 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 325 Concession 13 Townsend Road
Town and Postal Code Simcoe, ON N3Y 4K3
Phone Number 519-426-1500
Cell Number 519-427-7722
Email _____

Name of Applicant Same as Owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent	David Roe, Civic Planning Solutions Inc
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
Email	dfrfez@me.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:

Royal Bank - Simcoe Branch

B. Location, Legal Description and Property Information

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

Part of Lot 12, Concession 10, geographic Township of Windham

Municipal Civic Address: 2774 Nixon Road

Present Official Plan Designation(s): Agricultural

Present Zoning: A, 14.99, 13-DE-92-SP

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

☒ Yes ☐ No If yes, please specify:
14.99

3. Present use of the subject lands:

Agricultural - cash crops, Federal Registered Aerodrome - aircraft service / repair

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:

Aircraft repair shop, Aircraft hangar

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.

n/a

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:

Nothing proposed at this time

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:
many years

9. Existing use of abutting properties:

Residential and 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	261.5m	
Lot depth	602m	
Lot width	680m	
Lot area	98.8 acres	
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:	33.5m
Depth:	84.1m
Width:	136.3m
Lot Area:	6624.36m ² (1.6 acres)
Present Use:	Aircraft Service Shop
Proposed Use:	Aircraft Service Shop
Proposed final lot size (if boundary adjustment):	2.6 acres

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

49101852000

Description of land intended to be retained in metric units:

Frontage:	228.4m
Depth:	602m
Width:	680m
Lot Area:	97.2 acres
Present Use:	Agricultural - cash crops, aircraft runway, hangars
Proposed Use:	Agricultural - cash crops, aircraft runway, hangars

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

Frontage:	nil
Depth:	564m
Width:	20m
Area:	2.79 acres
Proposed use:	Aircraft runway

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?:	<input type="radio"/> Yes <input type="radio"/> 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.):

Airport, service and repair of aircraft, aircraft fuel sales and storage

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:

Owners knowledge of property use

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:

no change in use proposed

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:

no change in use proposed

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:

no change in use proposed

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

- ☐ Municipal piped water ☐ Communal wells
☒ Individual wells ☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed ☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below) ☐
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Nixon 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

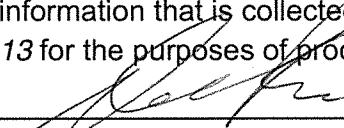
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

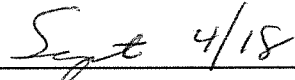
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



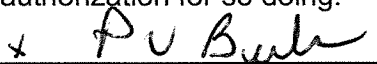
Date

J. Owner's Authorization

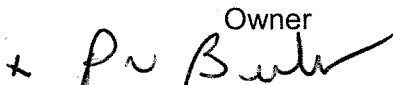
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We P & S Van Berlo Ltd & Peter Van Berlo am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.


I/We authorize David Roe 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.

x 

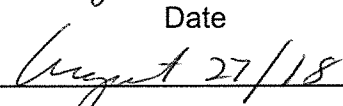
Owner

x 

Owner



Date



Date

K. Declaration

I, David Roe 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:

Langton




Owner/Applicant/Agent Signature

In Norfolk County

This 4th day of September

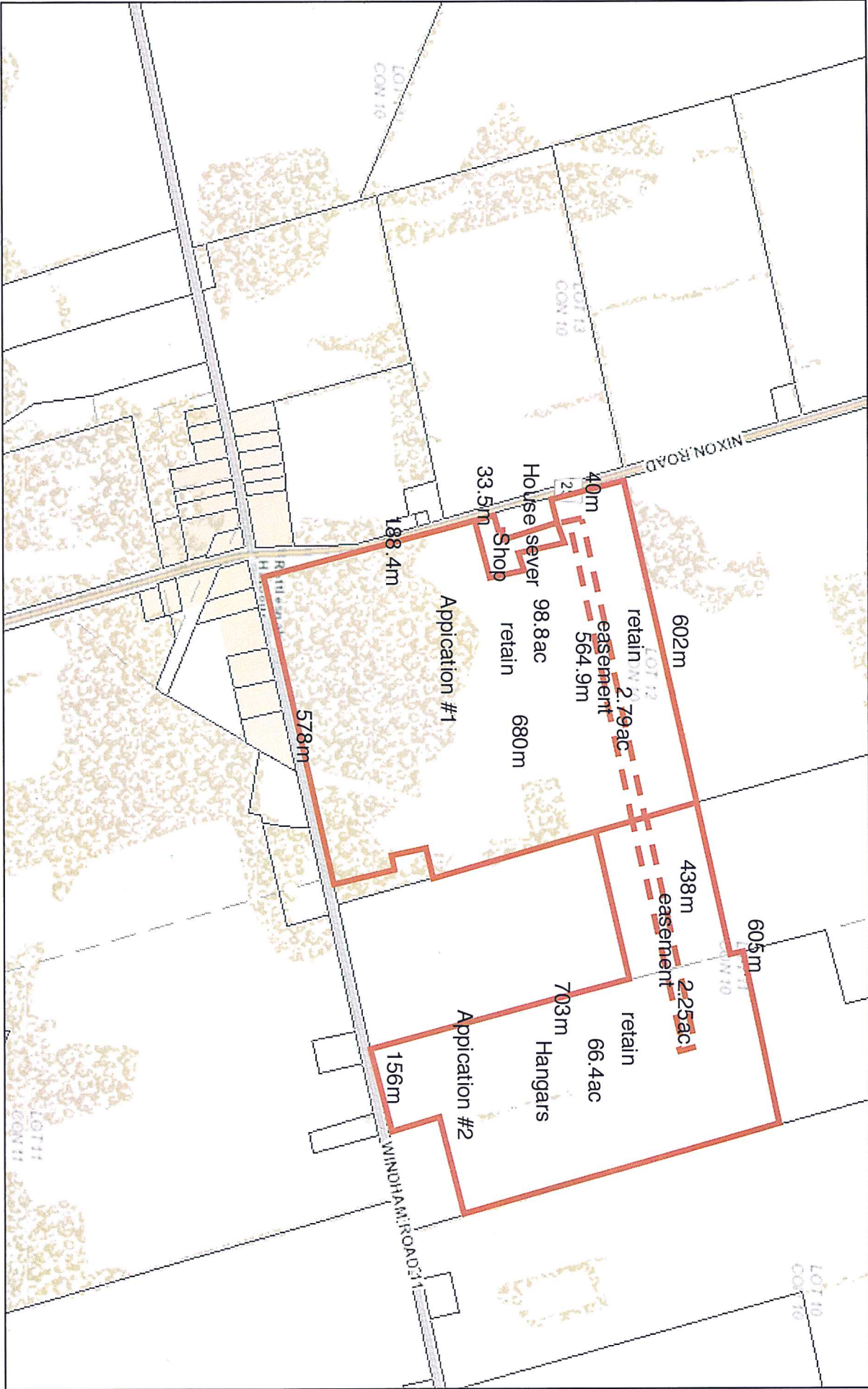
A.D., 20 18



Steven James Collier,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County.
Expires April 3, 2021

A Commissioner, etc.

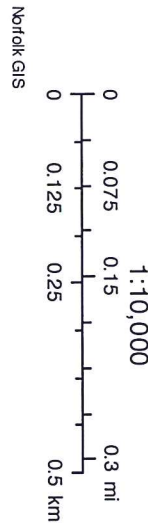
MAP NORFOLK - Community Web Map



7/11/2018, 11:32:07 AM

Land Parcels

Plan Lines



**SKETCH 2 FOR
SEVERANCE APPLICATION
OF PART OF
LOT 2 11 & 12, CONCESSION 10**

IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY

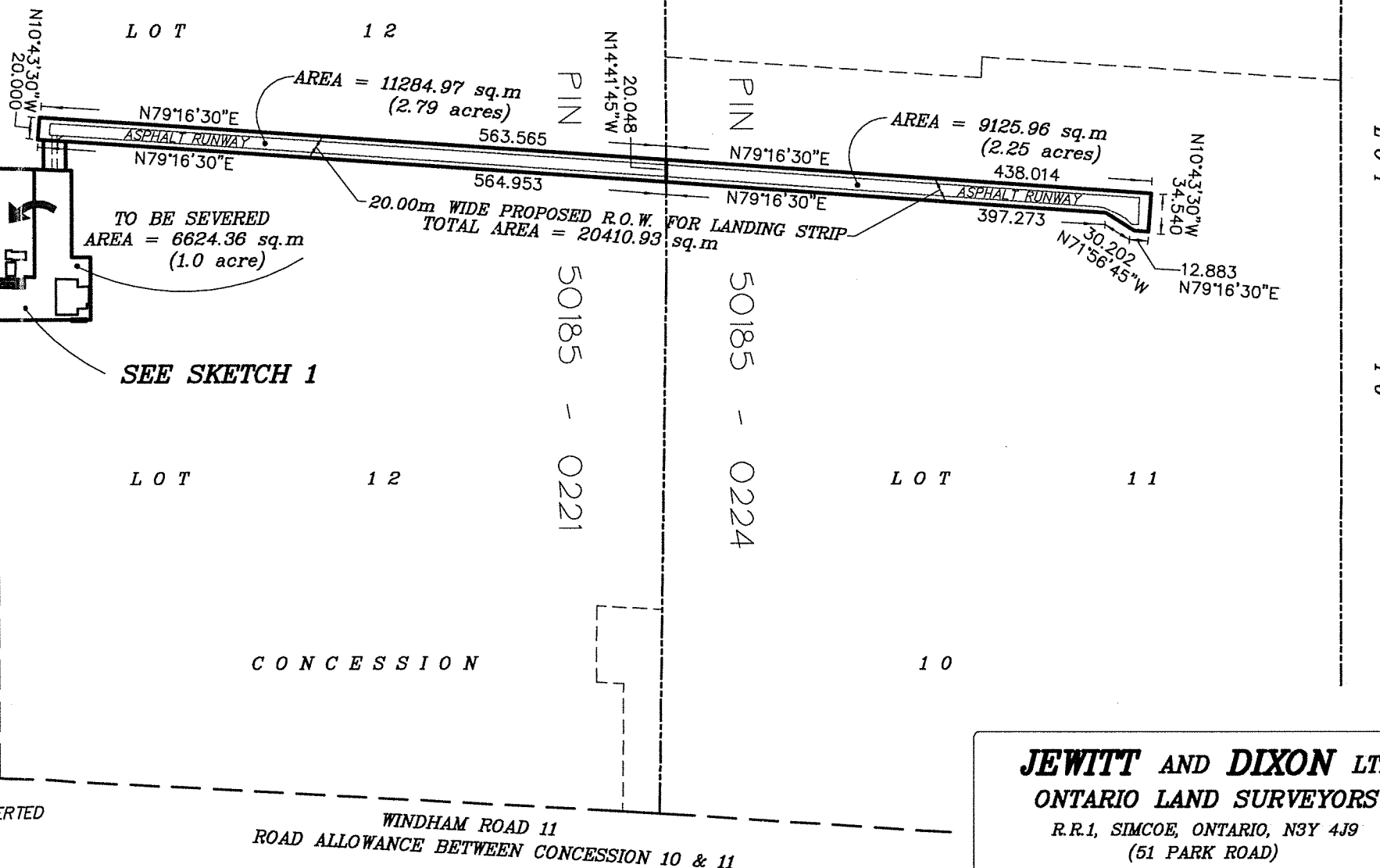
SCALE: 1 : 5000
JEWITT AND DIXON LTD.
JUNE 20, 2018

PIN 50185-0220
AREA = 4046.17 sq.m
(1.0 acre)



ROAD ALLOWANCE BETWEEN LOTS 12 & 13
COUNTY ROAD 25

SEE SKETCH 1



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 18-1854 LYSIUK

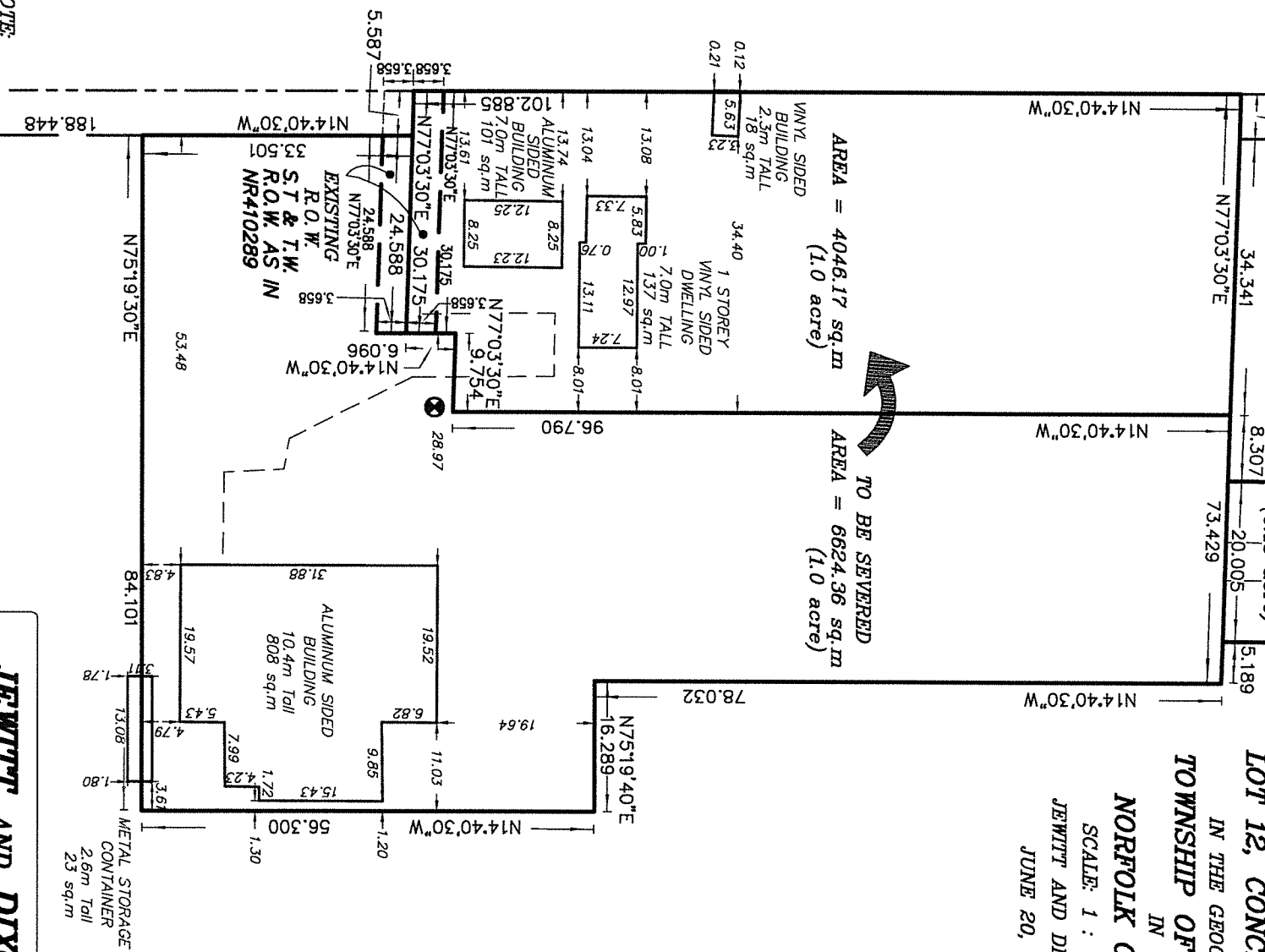


PROPOSED
R.O.W. - SEE SKETCH 2 ASPHALT RUNWAY

PROPOSED
20m R.O.W.
AREA =
527.45 sq.m
(0.13 acre)

SKETCH 1 FOR
SEVERANCE APPLICATION
OF PART OF
LOT 12, CONCESSION 10
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM

NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.
JUNE 20, 2018



NOTE:

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CAUTION:

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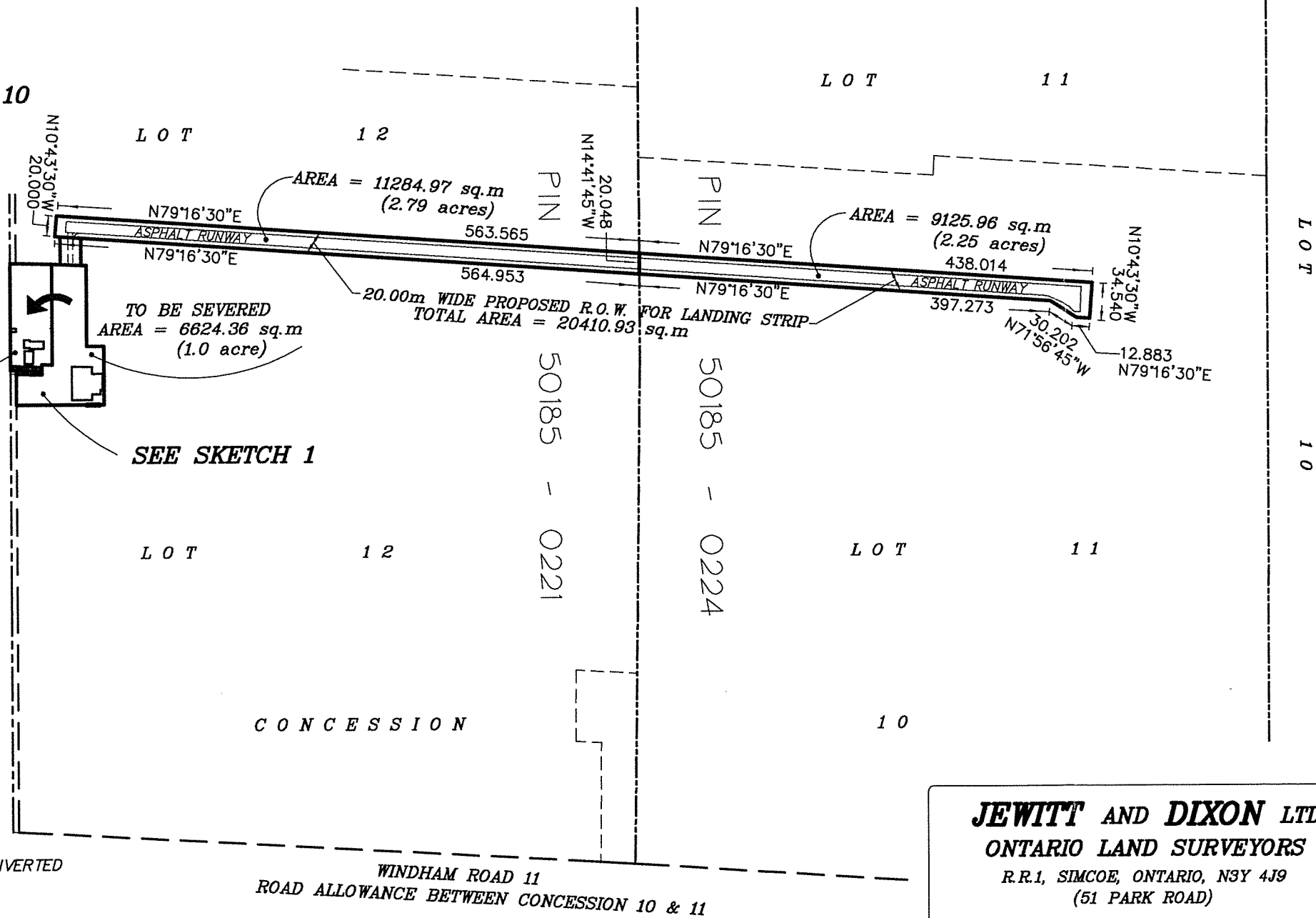
**SKETCH 2 FOR
SEVERANCE APPLICATION
OF PART OF
LOT 11 & 12, CONCESSION 10
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY**

SCALE: 1 : 5000
JEWITT AND DIXON LTD.
JUNE 20, 2018

PIN 50185-0220
AREA = 4046.17 sq.m
(1.0 acre)



COUNTY ROAD 25
ROAD ALLOWANCE BETWEEN LOTS 12 & 13



NOTE:

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R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 18-1854 LYSIUK



Working together with our communities
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: 2774 Nixon Road			
Owner: P. & S Van Berlo Ltd.			Lot: 12	Concession: 10 windham	
Lot Area: 6624.3m ²	Lot Frontage: 33.5m	Assessment Roll No. 49101851000			
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:	No. of Bedrooms: None	No. of Fixture Units: 13	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: Larry Dedrick Company Name: Dedrick Bros. Excavating LTD. Address: 370 Lynedoch Road, Delhi Postal Code: N4B 2W4 Phone: 519.582-2069 Email: lbd@kai.com BCIN #: 16930			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Sand.	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 5 Plus ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation): Sunny	
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: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 3	Total Length of Tile: 150 Ft	Distance Between Tile Runs: 6'	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded		
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	2 Ft.		10'		
Distance to Bodies of Water (ft)	N/A		N/A		
Distance to Nearest Well (ft)	159'		159'		
Distance to Proposed Property Lines	Front 241' Rear 24' Side 82' Side 332'		Front 237' Rear 21' Side 130' Side 387'		

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:


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.

Additional Comments:

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, P & S Van Berlo Ltd. (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.


Owner Signature David Roe Agent

August 27/18
Date

EVALUATOR:

1. I, Larry Dedrick 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.


Evaluator Signature

August 27/2018
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: _____

APPLICATION NUMBER: _____

OWNER Van Berlo

EVALUATOR _____

PROPERTY ADDRESS 2774 Nixon Road

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: _____

NOTE: The above sketch is not to exact scale.

LOT 12, CONCESSION 10

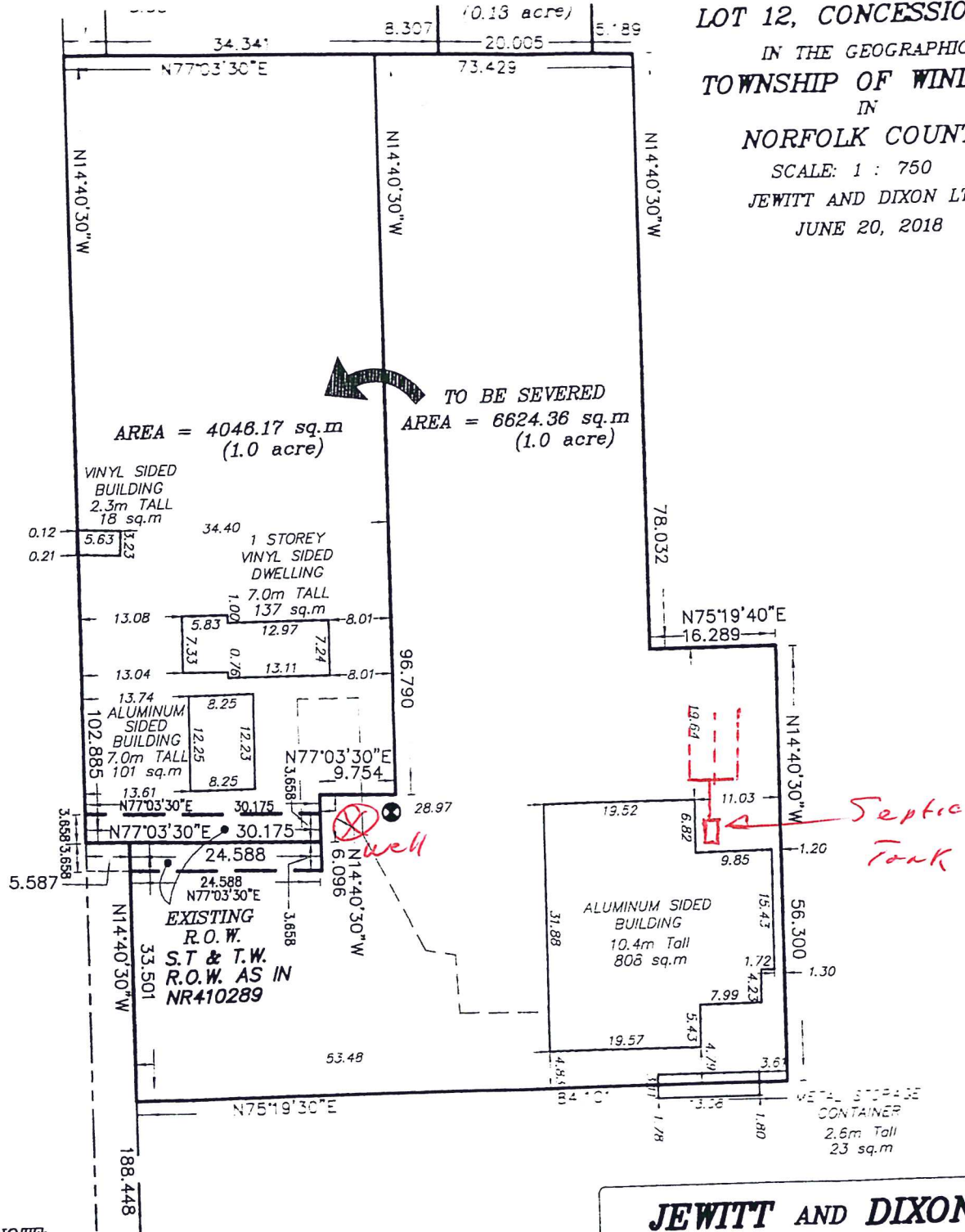
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN

NORFOLK COUNTY

SCALE: 1 : 750

JEWITT AND DIXON LTD.

JUNE 20, 2018



JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

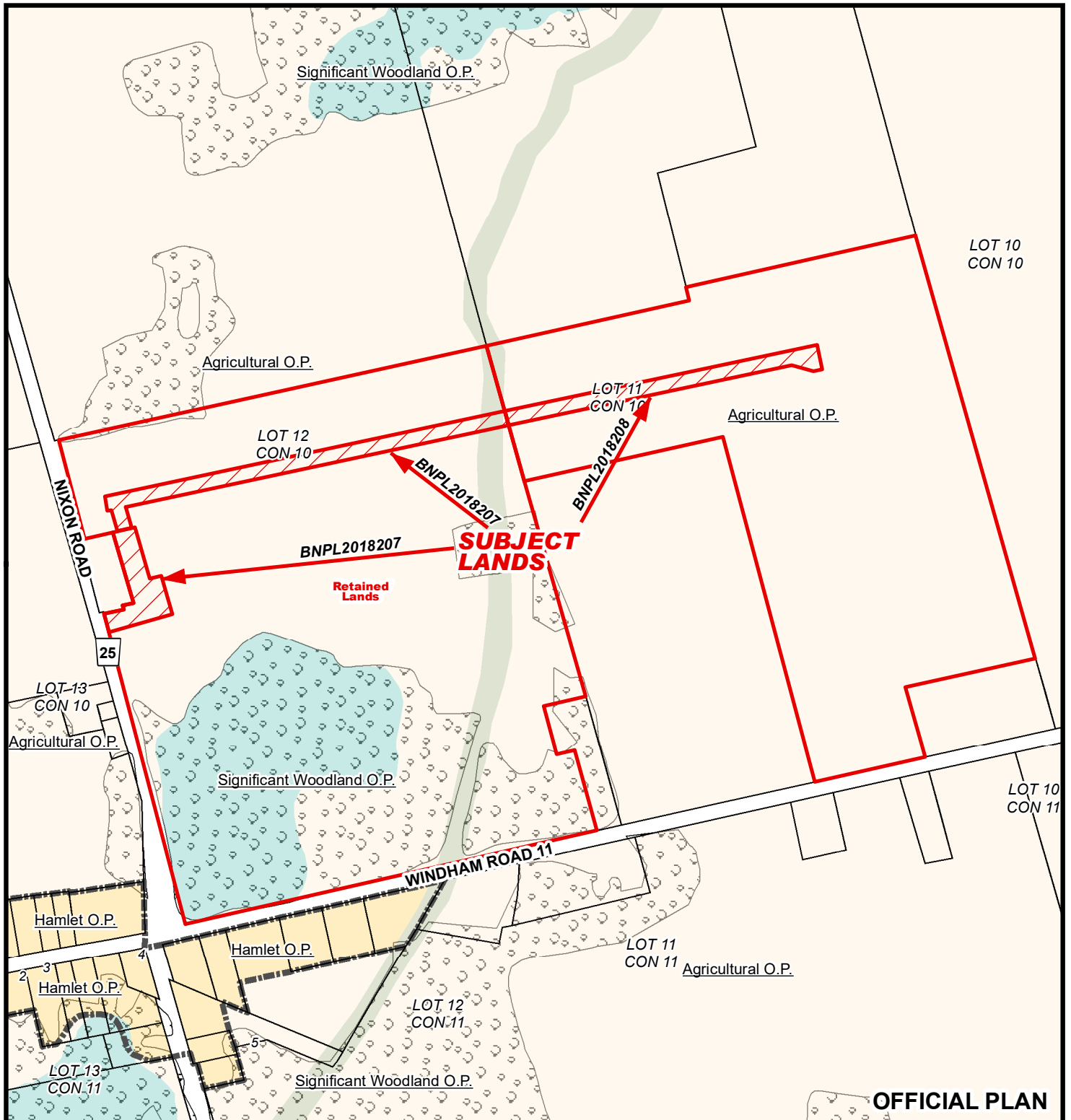
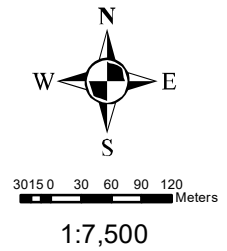
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 18-1854 LYSIUK

MAP 2

File Number: BNPL2018207 & BNPL2018208

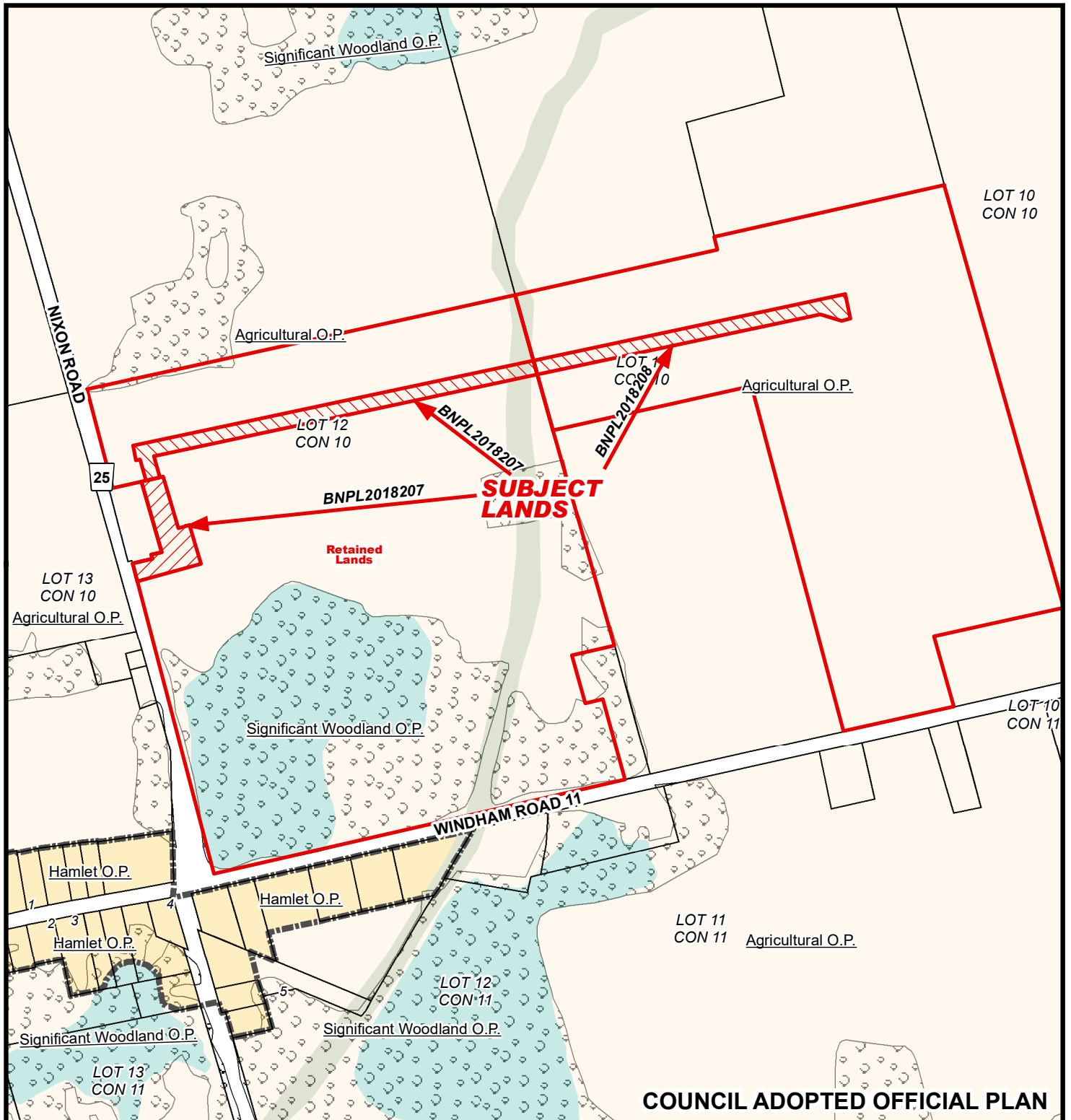
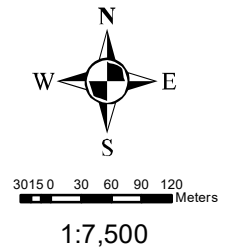
Geographic Township of WINDHAM



MAP 3

File Number: BNPL2018207 & BNPL2018208

Geographic Township of WINDHAM



COUNCIL ADOPTED OFFICIAL PLAN

2018-09-05

MAP 4

File Number: BNPL2018207 & BNPL2018208

Geographic Township of WINDHAM



20 40 60 80
Meters

1:6,000



MAP 5

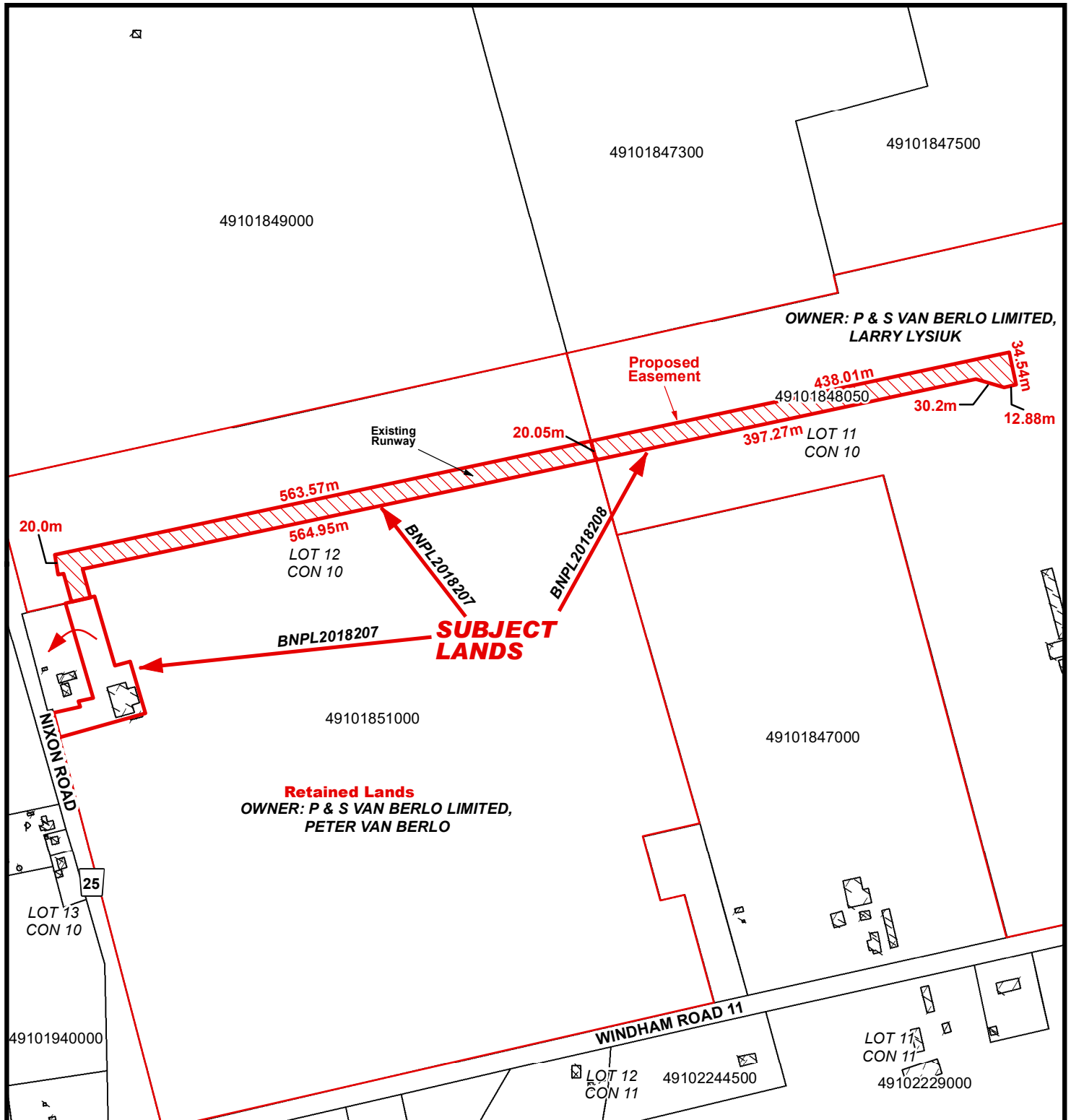
File Number: BNPL2018207 & BNPL2018208

Geographic Township of WINDHAM



20 40 60 80 Meters

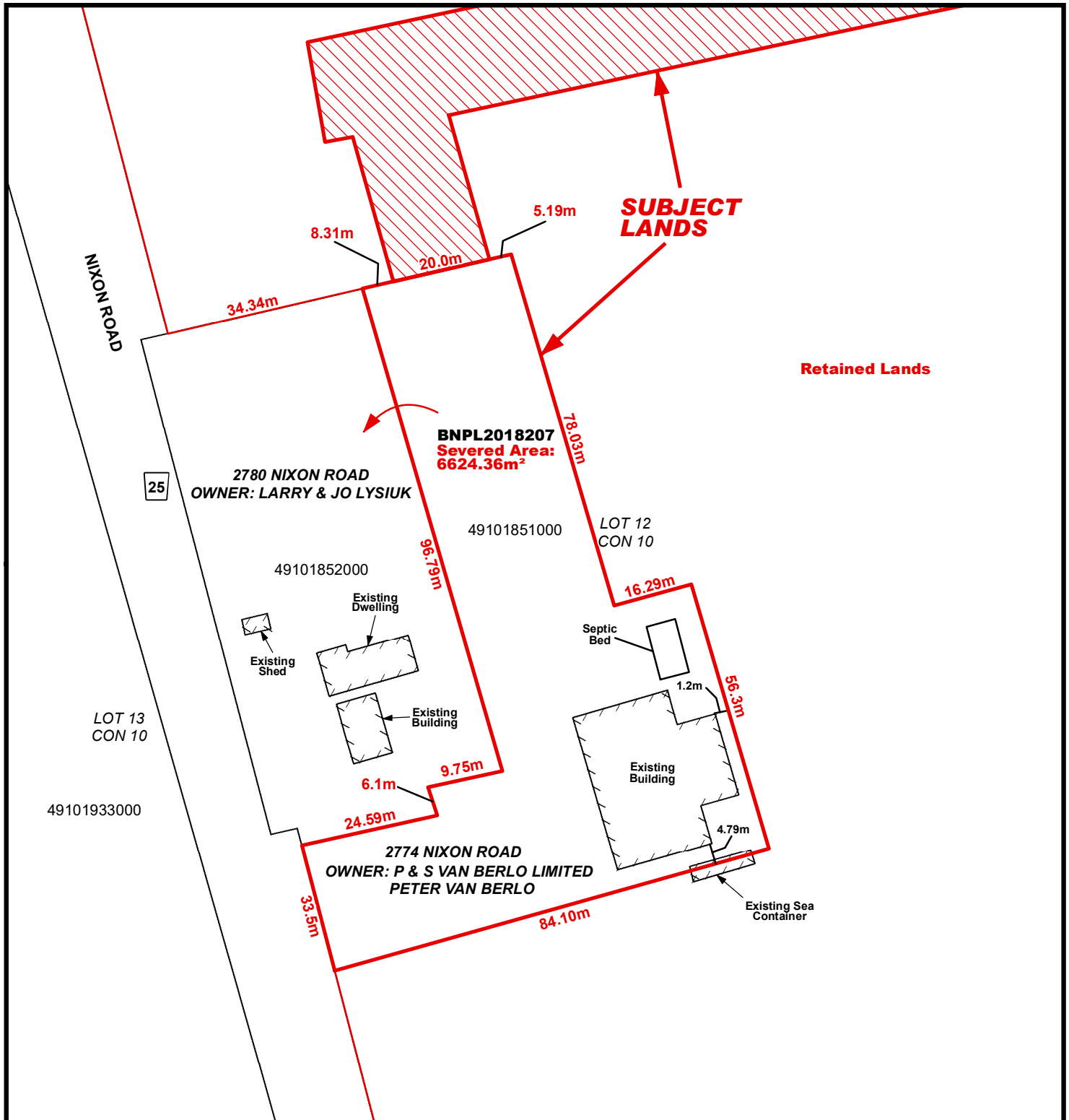
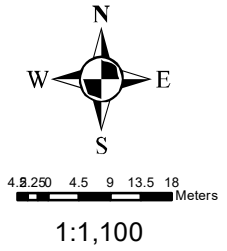
1:5,600



MAP 6

File Number: BNPL2018207 & BNPL2018208

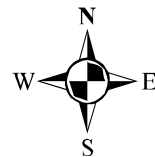
Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2018207 & BNPL2018208

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,600

