

# DRIVEWAY PORTION

## For Office Use Only:

File Number

BNPL2018268

Related File Number

BNPL2018269

Pre-consultation Meeting

Summer 2018

Application Submitted

Nov 6/18

Complete Application

Nov 6/18

Public Notice Sign

Yes

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

\$2210

Steve

Check the type of planning application(s) you are submitting.

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Official Plan Amendment

Zoning By-Law Amendment

Temporary Use By-law

Draft Plan of Subdivision/Vacant Land Condominium

Condominium Exemption

Site Plan Application

Consent/Severance **BOUNDARY ADJUSTMENT**

Minor Variance

Easement/Right-of-Way

Extension of a Temporary Use By-law

Part Lot Control

Cash-in-Lieu of Parking

Renewable Energy Project or Radio Communication Tower **PIN 50288-0351**

Property Assessment Roll Number: **3310 33603017005000**

## A. Applicant Information

Name of Owner

**BEV MILES**

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

**1701 OLD HWY #24 RR#1**

Town and Postal Code

**WATERFORD ONT NOE 1Y0**

Phone Number

**443-7227**

Cell Number

Email

**milesproduce@kwic.com**



NORFOLK COUNTY  
PLANNING  
DEPARTMENT  
COUNCIL AND STAFF

Name of Applicant

BEY MILES

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

BILL CULVER

Address

63 QUEENSWAY EAST

Town and Postal Code

SIMMONS

Phone Number

724-4187

Cell Number

725-8553

Email

bnculver@hotmail.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:

## B. Location, Legal Description and Property Information

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

PT LOT 7 CON-5 TOWNSHIP

Municipal Civic Address: 1521 OLD HWY #24

Present Official Plan Designation(s): A

Present Zoning: A.



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:

ZONED A - CURRENTLY FARMED

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:

BORN TO 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.

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:

ONLY EXISTING NOT NEW - ELSE  
PROPOSED

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:

90 +



9. Existing use of abutting properties:

A - FARM LAND ALL OWNED BY  
NILES PRODUCE

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:

N

### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

ADD THIS TO A SURPLUS DWELLING  
SEWERAGE ON ADJACENT PARCEL TO  
FACILITATE ACCESS

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



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

Frontage: 7.5 MET

Depth: 222.72 METERS

Width: \_\_\_\_\_

Lot Area: 1667 SQ M.

Present Use: A - DRIVEWAY

Proposed Use: A DRIVEWAY

Proposed final lot size (if boundary adjustment): 1667 + 4364.2 - 6031 <sup>SAME</sup>

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 3310 - 336.030 17000

Description of land intended to be retained in metric units:

Frontage: 144.292 ME

Depth: 222.772

Width: \_\_\_\_\_

Lot Area: 31987.77 SAME

Present Use: A

Proposed Use: A

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

CHANGEN CONVEYED TO PT #4 IF APPROVED  
BEY + KEVIN MILLS

## 9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	<u>152 M</u>	<u>7.5 M</u>
Lot depth	<u>222 M</u>	<u>222 M</u>
Lot width	<u>                    </u>	<u>                    </u>
Lot area	<u>                    </u>	<u>                    </u>
Lot coverage	<u>0</u>	<u>0</u>
Front yard	<u>                    </u>	<u>                    </u>
Rear yard	<u>                    </u>	<u>                    </u>
Left Interior side yard	<u>                    </u>	<u>                    </u>
Right Interior side yard	<u>                    </u>	<u>                    </u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>
Landscaped open space	<u>                    </u>	<u>                    </u>
Entrance access width	<u>7.5 M</u>	<u>7.5 M</u>
Exit access width	<u>7.5 M</u>	<u>7.5 M</u>
Size of fencing or screening	<u>/</u>	<u>                    </u>
Type of fencing	<u>/</u>	<u>                    </u>

## 10. Building Size

Number of storeys	<u>                    </u>	<u>                    </u>
Building height	<u>                    </u>	<u>                    </u>
Total ground floor area	<u>                    </u>	<u>                    </u>
Total gross floor area	<u>                    </u>	<u>                    </u>
Total useable floor area	<u>                    </u>	<u>                    </u>

## 11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u>4</u>	<u>                    </u>
Number of visitor parking spaces	<u>                    </u>	<u>                    </u>
Number of accessible parking spaces	<u>                    </u>	<u>                    </u>
Number of off street loading facilities	<u>                    </u>	<u>                    </u>

## 12. Multiple Family Residential (if applicable)

Number of buildings existing: 1



NORFOLK COUNTY  
DEPARTMENT OF  
PLANNING AND DEVELOPMENT

Number of buildings proposed: NIL

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

### Type

### Number of Units

### Floor Area per Unit in m<sup>2</sup>

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

### 13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe: \_\_\_\_\_

#### 14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.): \_\_\_\_\_

#### 15. Describe Recreational or Other Use(s) (if applicable)



#### 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:

FORMER OWNER EXISTING OWNERS

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:

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

- ☐ 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:

OLD HWY #24

### G. Other Information

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

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

SEASONAL WORKERS

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.

THIS APPLICATION IS IN CONNECTION WITH A SURPLUS FARM DWELLING APPLICATION THE DRIVEWAY WHICH HAS BEEN IN EXISTENCE FOR MANY YEARS, THE OWNERS HAVE PURCHASED THE ROAD ALLOWANCE AND NOW WISH TO SUBMIT

### H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format: OWNERSHIP

Developmentname Plannname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number

## I. Transfers, Easements and Postponement of Interest

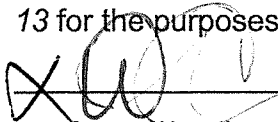
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

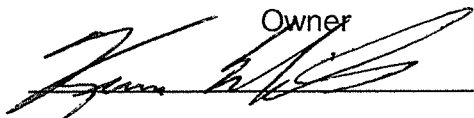
## J. Owner's Authorization

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 KEVIN MILES BEY MILES am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize BILL CURVER 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

  
\_\_\_\_\_  
Owner

June 4/18  
\_\_\_\_\_  
Date

June 4/18  
\_\_\_\_\_  
Date



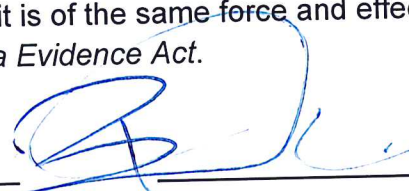
**K. Declaration**

I, BILL CULVER 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

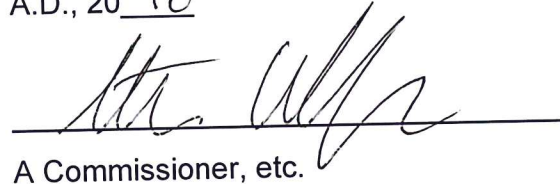


Owner/Applicant/Agent Signature

In Norfolk County

This 6<sup>th</sup> day of November

A.D., 20 18



A Commissioner, etc.



PART 5, PLAN 37R-8312

C O N C E S S I O N

PART 5

PIN 50288 - 0330 (LT)  
PART 6, PLAN 37R-8312

PIN 50288 - 0331 (LT)

ASPHALT DRIVEWAY

N77°50'50"E

N77°50'50"E

METAL SIDED BUILDING

PIN 502

AND

6 PART 2

PART 4

PART 4

PIN 50288 - 0254 (LT)

C O N C E S S I O N

SEE  
DETAIL

PIN 50288 - 0254 (LT)

N14°27'05"W

N75°32'25"E

N75°32'25"E

73.479

79.120

5.029 (D1 & S)

5.029 (D1 & S)

40.767

N14°45'00"W

19.312 (S)

N14°45'00"W

19.345

19.312 (S)

7.500 (S)

N77°50'50"E

7.500 (S)

203.355

203.427

222.772 (P4 & M)

222.700 (M)

7.500 (S)

7.505 (M)

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SB(700), ORP B

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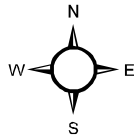
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# MAP 1

## File Number: BNPL2018268

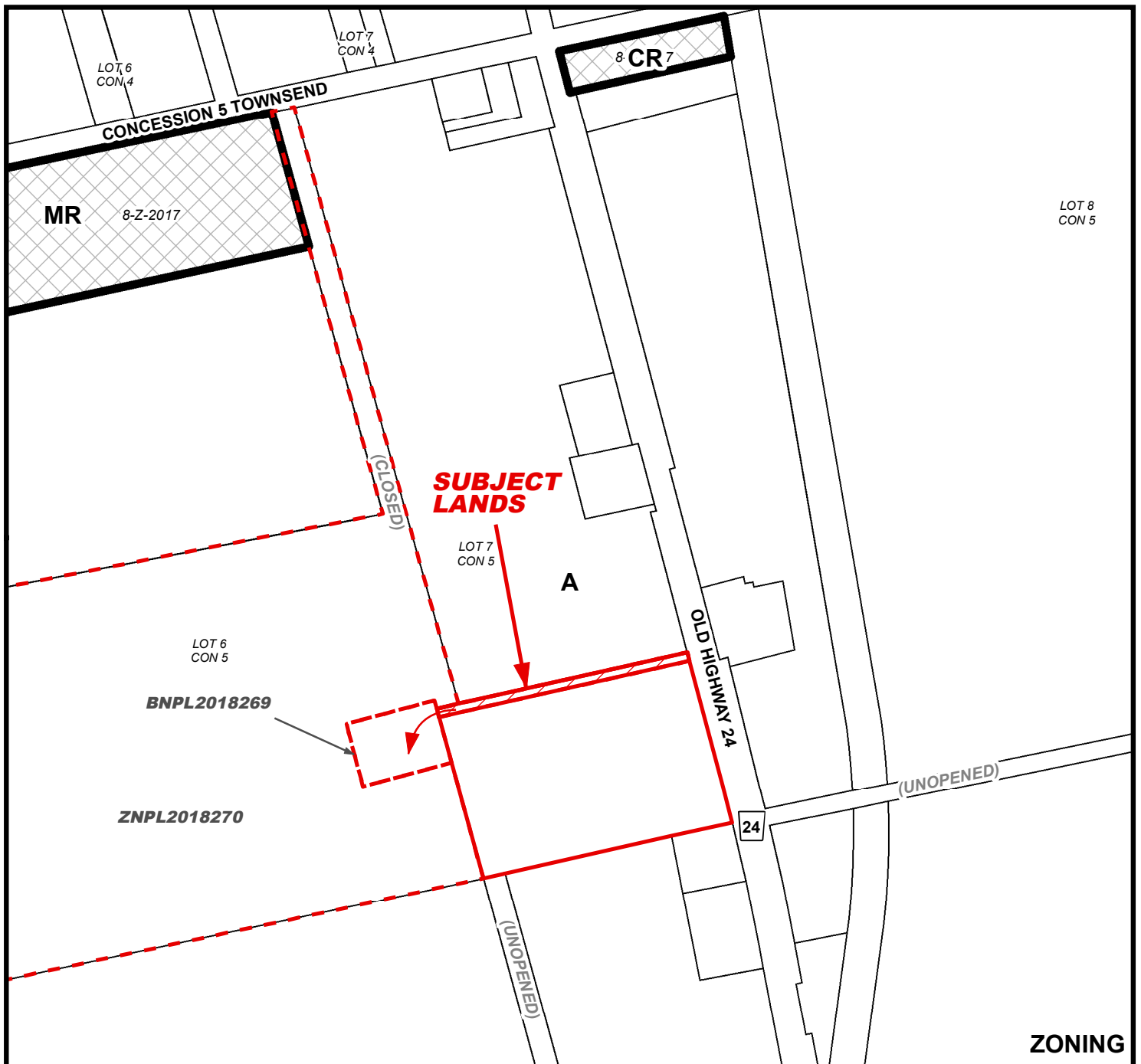
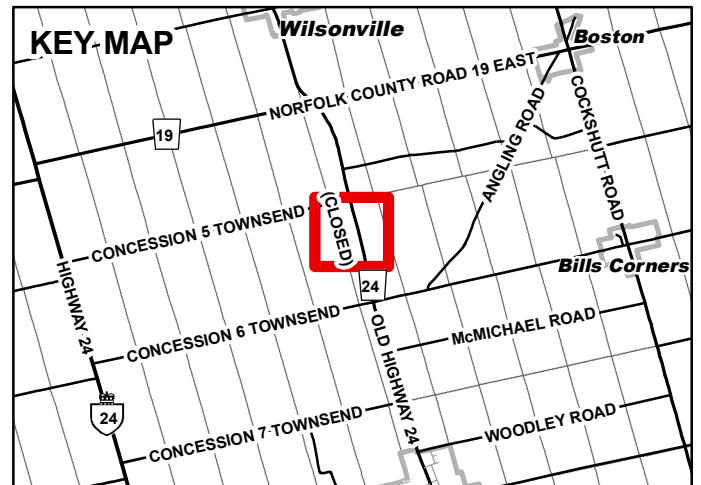
Geographic Township of

### TOWNSEND



1:5,000

40 20 0 40 80 120 160 Meters

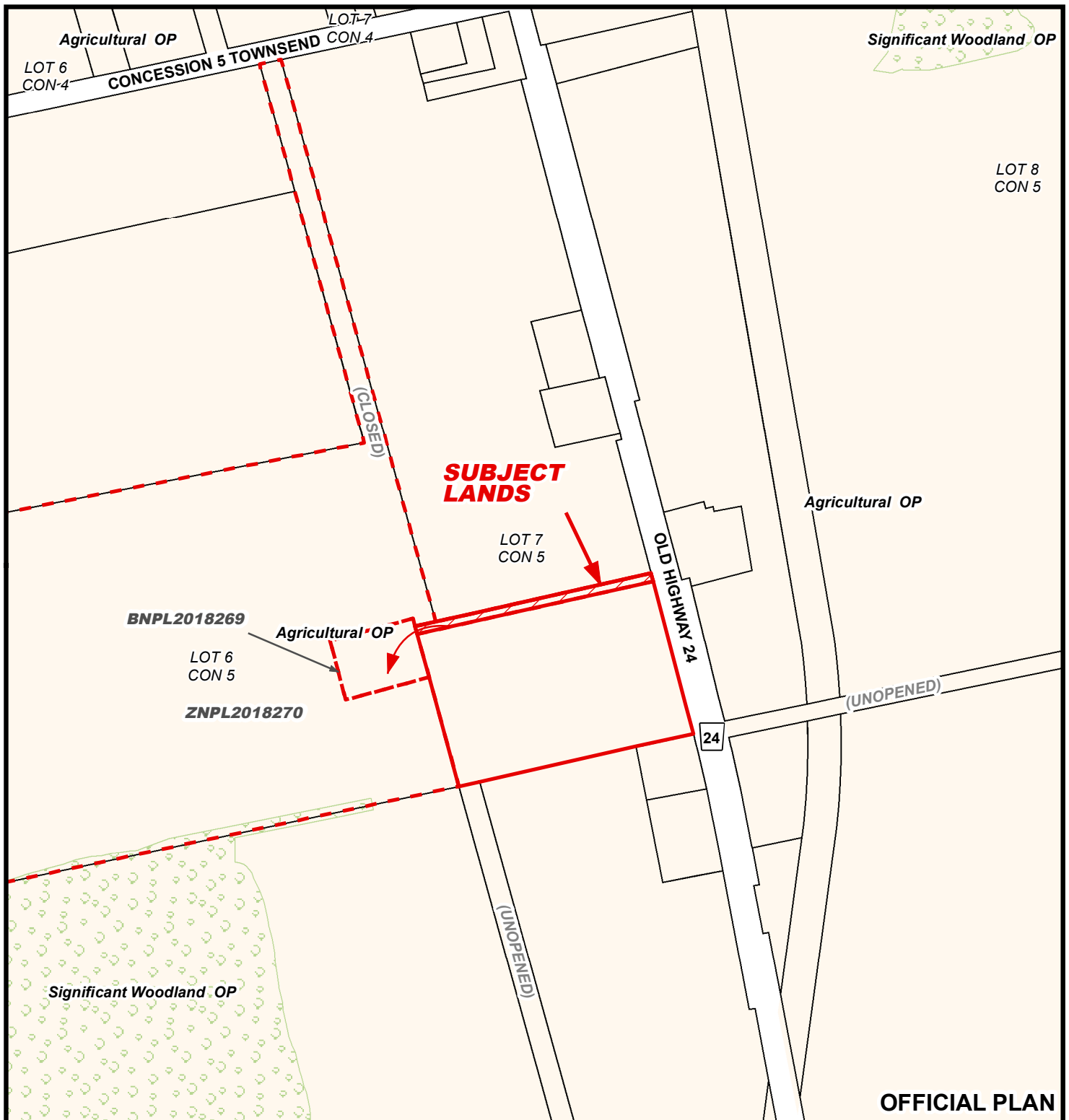




# MAP 2

File Number: BNPL2018268

Geographic Township of TOWNSEND



OFFICIAL PLAN

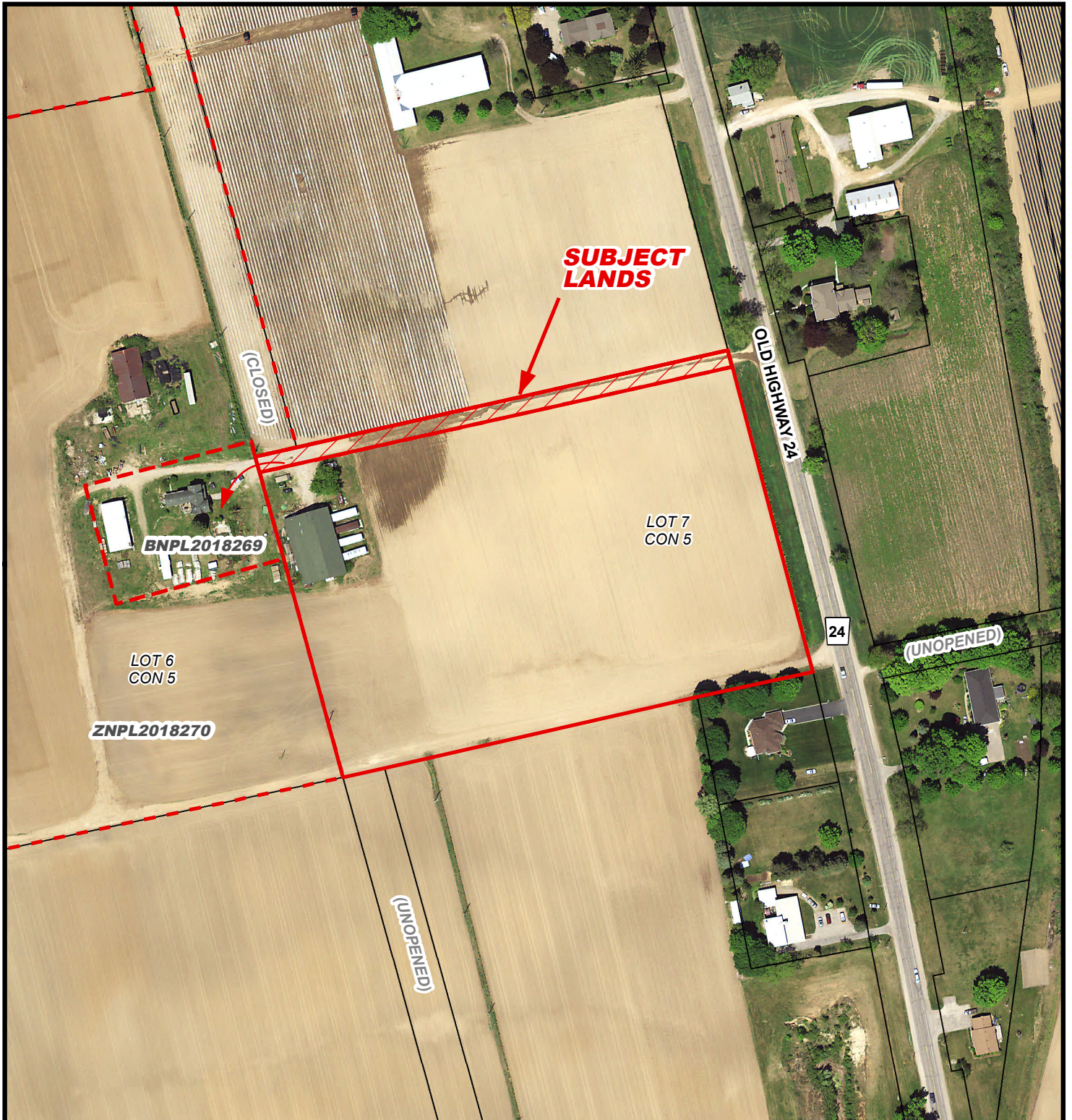
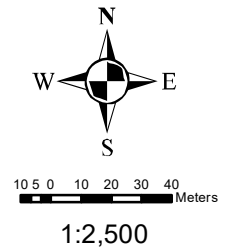
12/5/2018



# MAP 3

File Number: BNPL2018268

Geographic Township of TOWNSEND





# MAP 4

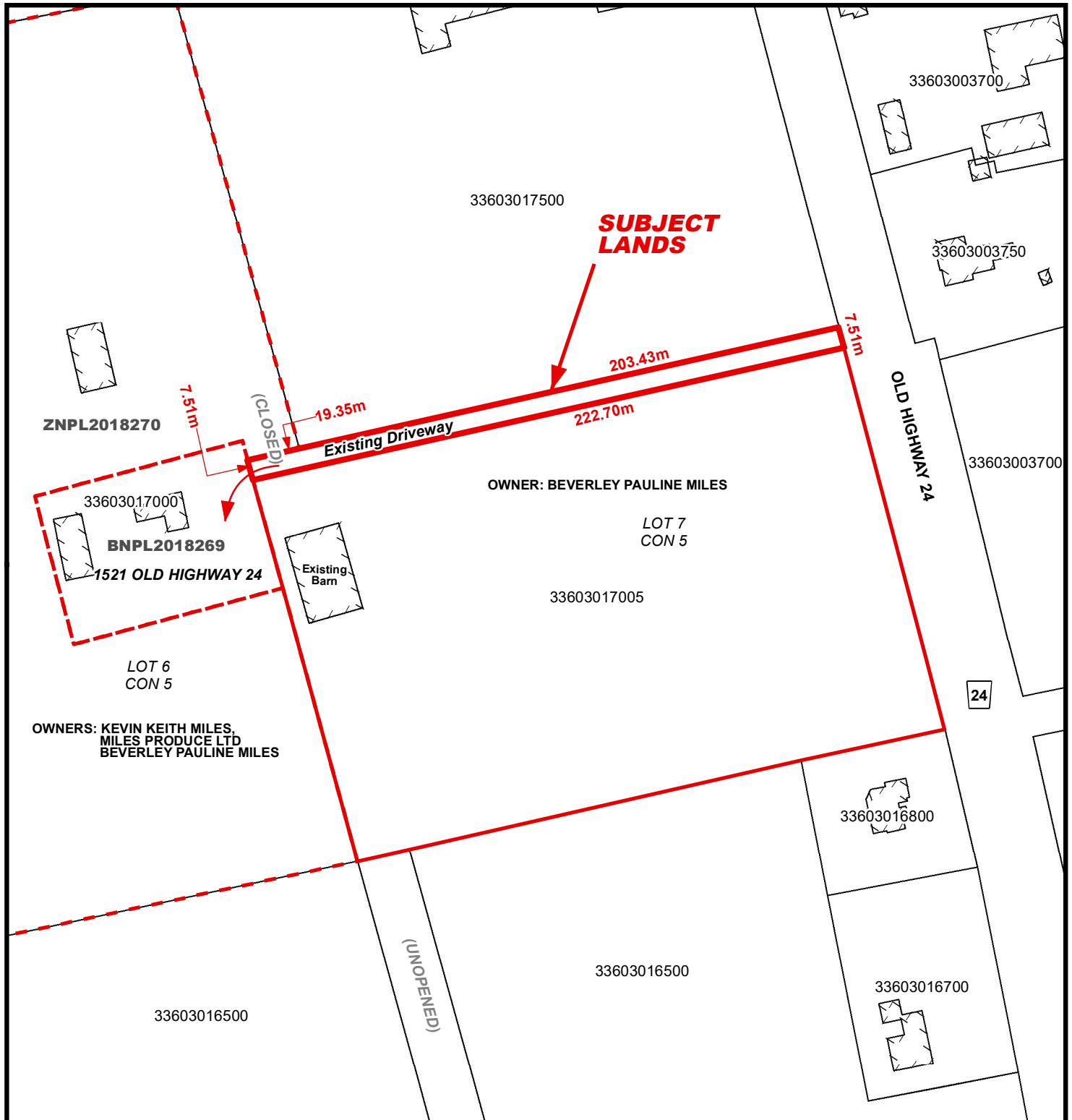
File Number: BNPL2018268

Geographic Township of TOWNSEND



8 4 0 8 16 24 32 Meters

1:2,000



# Geographic Township of TOWNSEND

