

For Office Use Only:

File Number BNPL2019011
 Related File Number
 Pre-consultation Meeting
 Application Submitted Jan 25/18
 Complete Application Jan 25/18

Application Fee	\$3061
Conservation Authority Fee	—
OSSD Form Provided	Yes
Planner	Steve
Public Notice Sign	Yes

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Consent/Severance/Boundary Adjustment |
| <input checked="" type="checkbox"/> | Surplus Farm Dwelling Severance and Zoning By-law Amendment |
| <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Easement/Right-of-Way |

Property Assessment Roll Number: 49102402000

A. Applicant Information

Name of Owner	Wholesome Pickins Ltd. (<u>David and Jenn Van de Velde</u>)
----------------------	---

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	500 Church Street East
Town and Postal Code	Delhi, ON N4B 1V3
Phone Number	519-582-1114
Cell Number	
Email	jenn@wholesomepickins.ca

Name of Applicant same as owner

Address	<hr/>
Town and Postal Code	<hr/>
Phone Number	<hr/>
Cell Number	<hr/>
Email	<hr/>

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@bellnet.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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:

Farm Credit Corporation - Simcoe Office

B. Location, Legal Description and Property Information

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

Windham, Concession 11, Part Lot 12

Municipal Civic Address: 119 Windham Road 12

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:

Agricultural farming cash crop

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, and height 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 it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

None 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:

House - 1989

9. Existing use of abutting properties:

residential and agricultural (non-livestock)

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, for example: m, m² or %

Lot frontage	403m	
Lot depth	1007m	
Lot width	600m	
Lot area	130 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:	79m
Depth:	112m
Width:	79m
Lot Area:	8493m ²
Present Use:	Agricultural
Proposed Use:	Residential

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: n/a

Description of land intended to be retained in metric units:

Frontage: 60m + 324m
Depth: 1007m
Width: 600m
Lot Area: 128 acres
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: Barn, greenhouse and shed

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: Wholesome Pickins Ltd. (David and Jenn Van De Velde)
Roll Number: 49102402000
Total Acreage: 130 acres
Workable Acreage: 90 acres
Existing Farm Type: (for example: corn, orchard, livestock) Potatoes
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1989



Owners Name: David and Jennifer Van De Velde
Roll Number: 49102445000
Total Acreage: 96 acres
Workable Acreage: 90 acres
Existing Farm Type: (for example: corn, orchard, livestock) Tobacco and vegetables
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum 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:
Knowledge of owner



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:

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 Wellhead Protection Area (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:

Windham Road 12

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 Conservation and Parks, 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

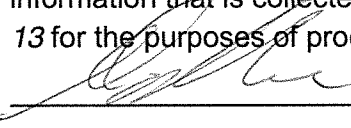
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


Owner


Date


Owner


Date

K. Declaration

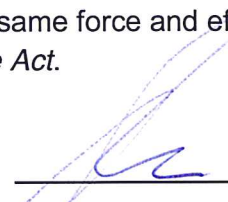
I, David Roe of Norfolk County

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:

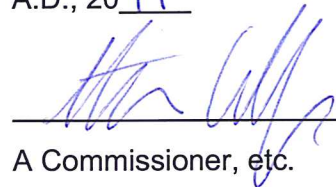
Langton


Owner/Applicant/Agent Signature

In Norfolk County

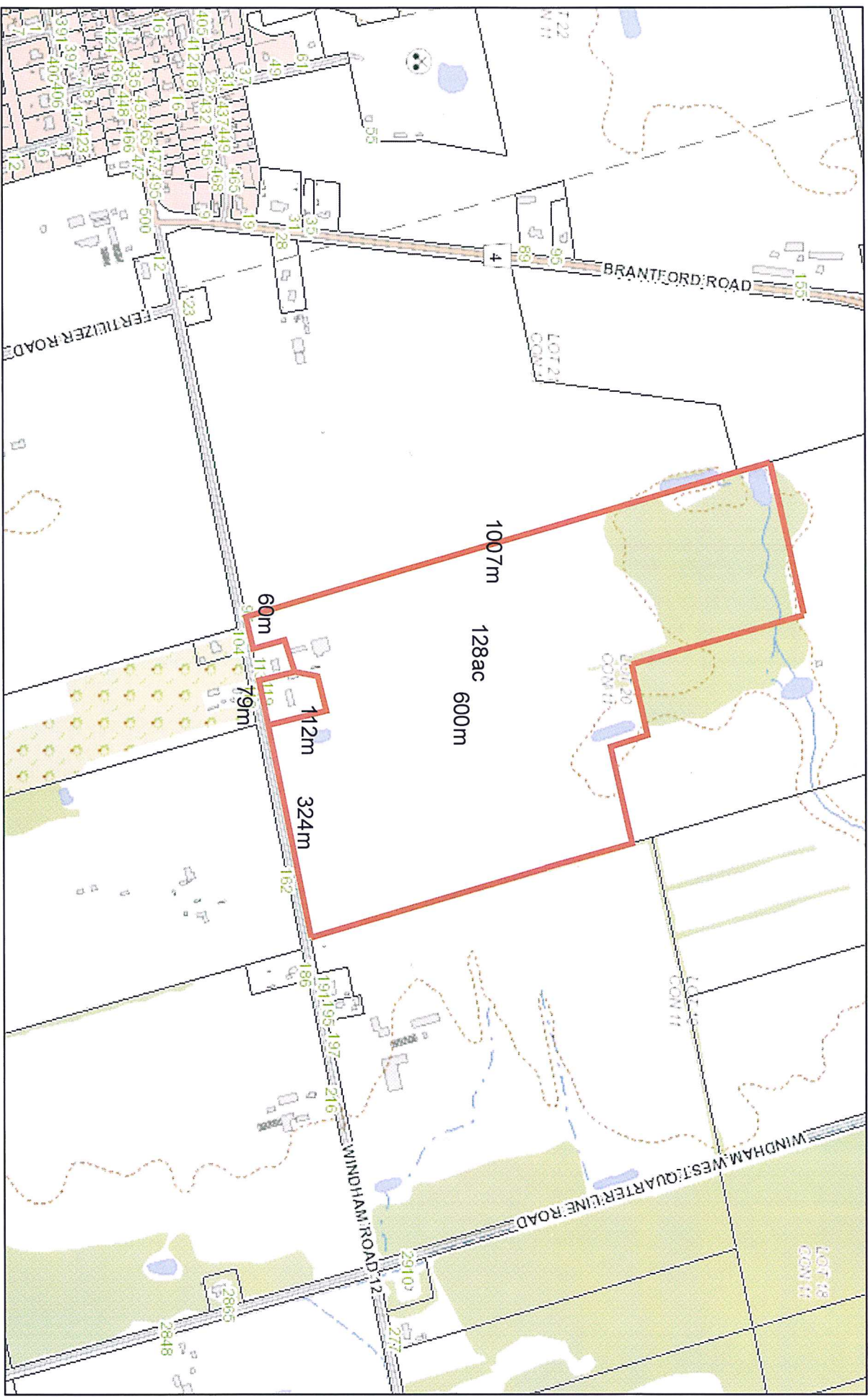
This 25th day of January

A.D., 2019


A Commissioner, etc.

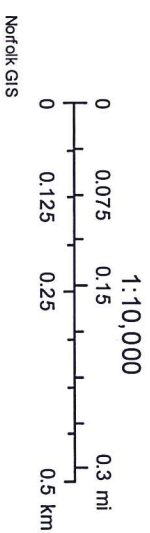
Steven James Collyer,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 3, 2021

MAP NORFOLK - Community Web Map



1/2/2019, 11:55:19 AM

- ☐ Land Parcels
- Plan Lines



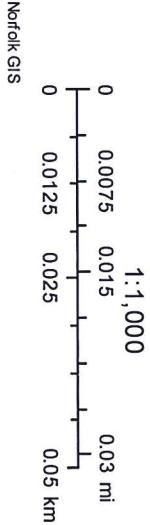
MAP NORFOLK - Community Web Map



1/2/2019, 12:08:48 PM

Land Parcels

Plan Lines





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: 119 Windham Road 12			
Owner: Wholesome Pickins Ltd.			Lot: 19	Concession: 11	
Lot Area: 126 ac	Lot Frontage: 546m	Assessment Roll No. 49102402000			
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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 2000 sq ft		No. of Bedrooms: 3	No. of Fixture Units: 20	Is the building currently occupied? Yes / <input checked="" type="radio"/> No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros. Excavating L.P.	
Address: 370 Lynedoch Rd, Delhi		Postal Code: N4B 2W4		Phone: 519-582-2069	
Email:		BCIN # 16930			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass		Soil Type: Sandy Clay	
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: 6' ft.	
Surface Discharge Observed: Yes <input checked="" type="radio"/> No		Odour Detected: Yes <input checked="" type="radio"/> No		Current Weather (at time of evaluation): Cloudy	
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="radio"/> No	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 7	Total Length of Tile: 350	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)		8'		25'	
Distance to Bodies of Water (ft)		200'		50'	
Distance to Nearest Well (ft)		50'		50'	
Distance to Proposed Property Lines		Front 137' Rear 139' Side 131' Side 97' 181' W E		Front 237' Rear 88' Side 199' Side 10' W E	

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, Wholesome Pickins Ltd. (Jenn Van de Velde)
(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

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

Date

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

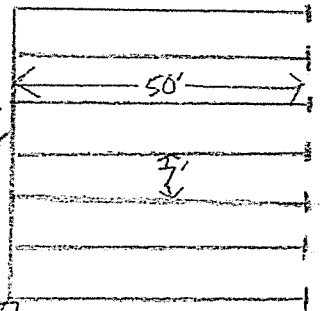
Revised: March 16, 2016

N-5769

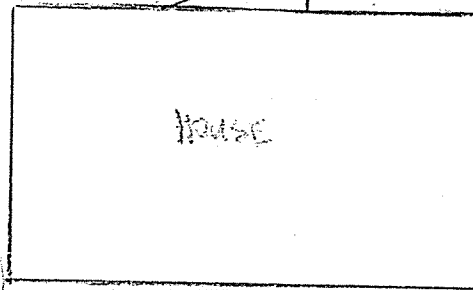
32' drilled well



≈ 350'



25'



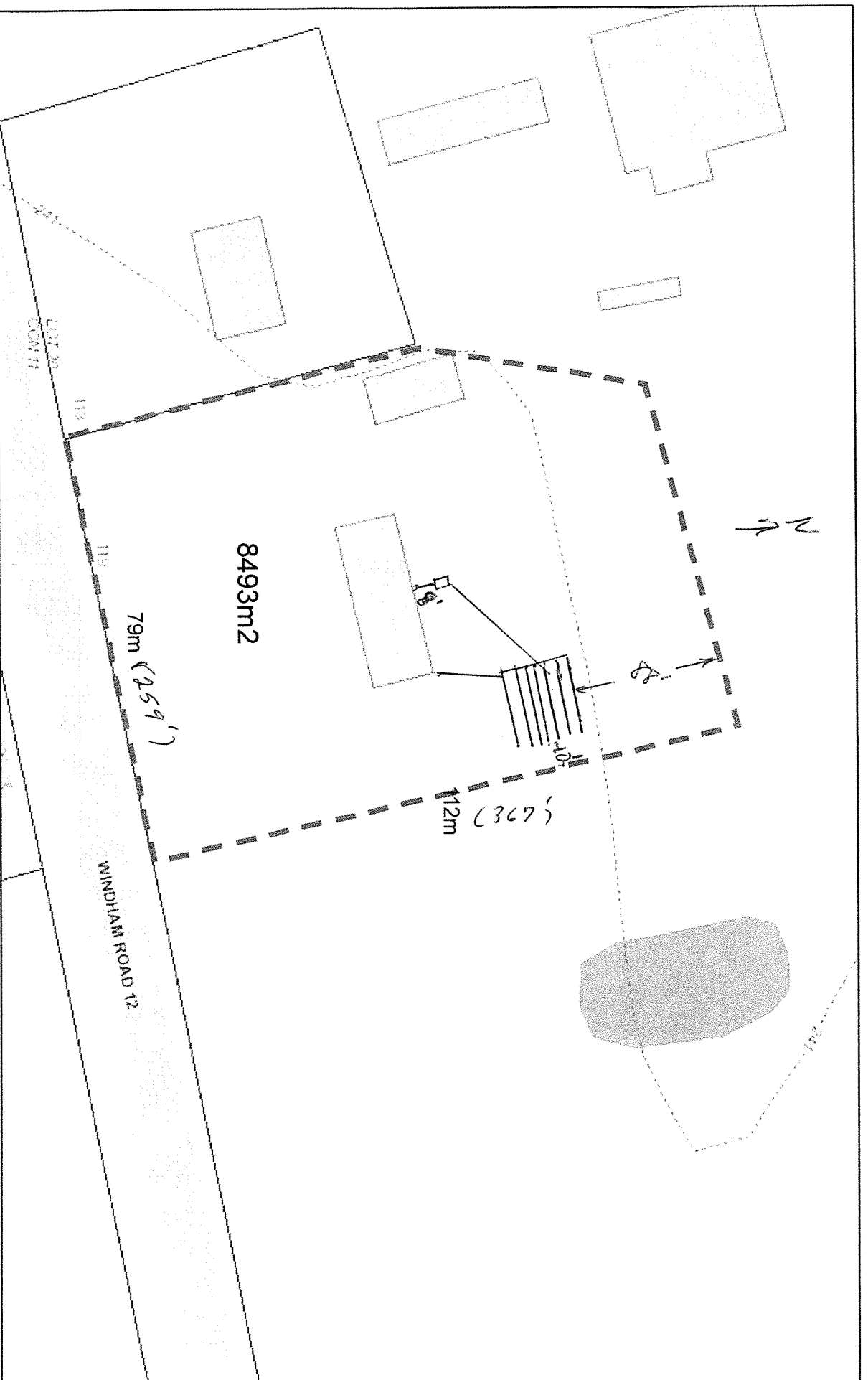
house

⊗ well
Pilot

All lot lines are distant
on this farm

Harmony Rd

MAP NORFOLK - Community Web Map



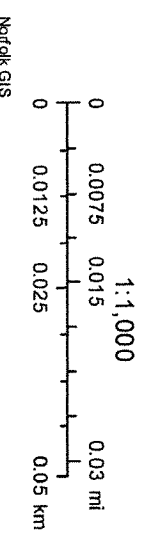
12/20/2018, 12:30:29 PM



Land Parcels



Plan Lines



Addendum to Wholesome Pickins Ltd. Severance

One concern expressed by staff is the size of the proposed severed lot. Under established policy the size (lot area) severed lot shall be limited to be large enough to accommodate the dwelling, accessory building, well and the septic system.

In this case we have proposed that the lot follow the existing hedge/cedar line on the East and North side, as the natural property line for the new lot. The resulted in a lot being 8493m² (2 ac).

We have had the septic system inspected and it was determined that the location of the septic bed is located further East that originally proposed, which will necessitate the lot being extended to the East to the existing hedge. If the lot was decreased in depth to the location of several trees located to the rear of the house, this would reduce the lot depth from 112m to 97m or 15m. The lot area would be 7760m² or 733m² (0.18 ac) less than the proposed lot being 8493m²..

We feel that the proposed lot is supportable in that it will follow an established hedge row and will be only marginally larger than the alternative lot size. The additional lands in question are not cultivated or likely to be used for agricultural purposes. We believe that that the committee should be flexible in this situation and that our request is reasonable and should be accepted.

We thank you for your consideration.

A handwritten signature in black ink, appearing to read 'David Roe', written over a horizontal line.

David Roe

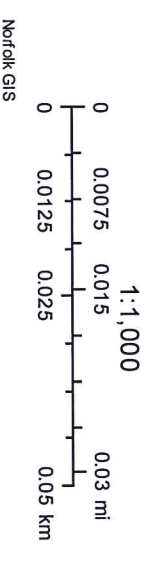
MAP NORFOLK - Community Web Map

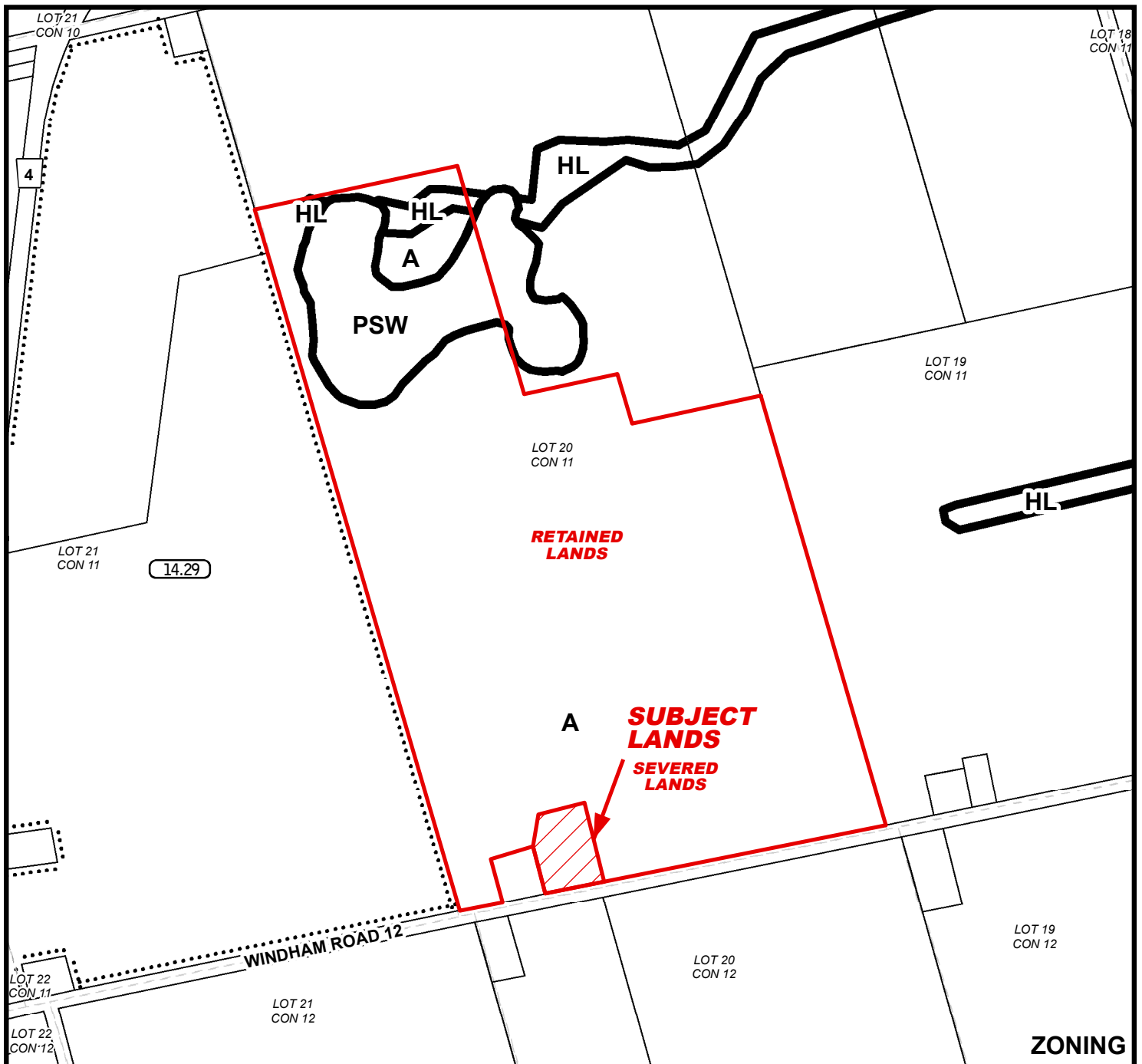
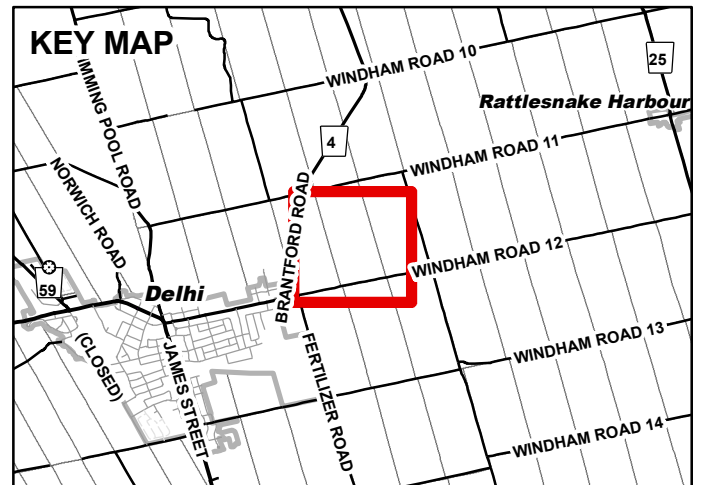


1/11/2019, 9:56:54 AM

□ Land Parcels

— Plan Lines

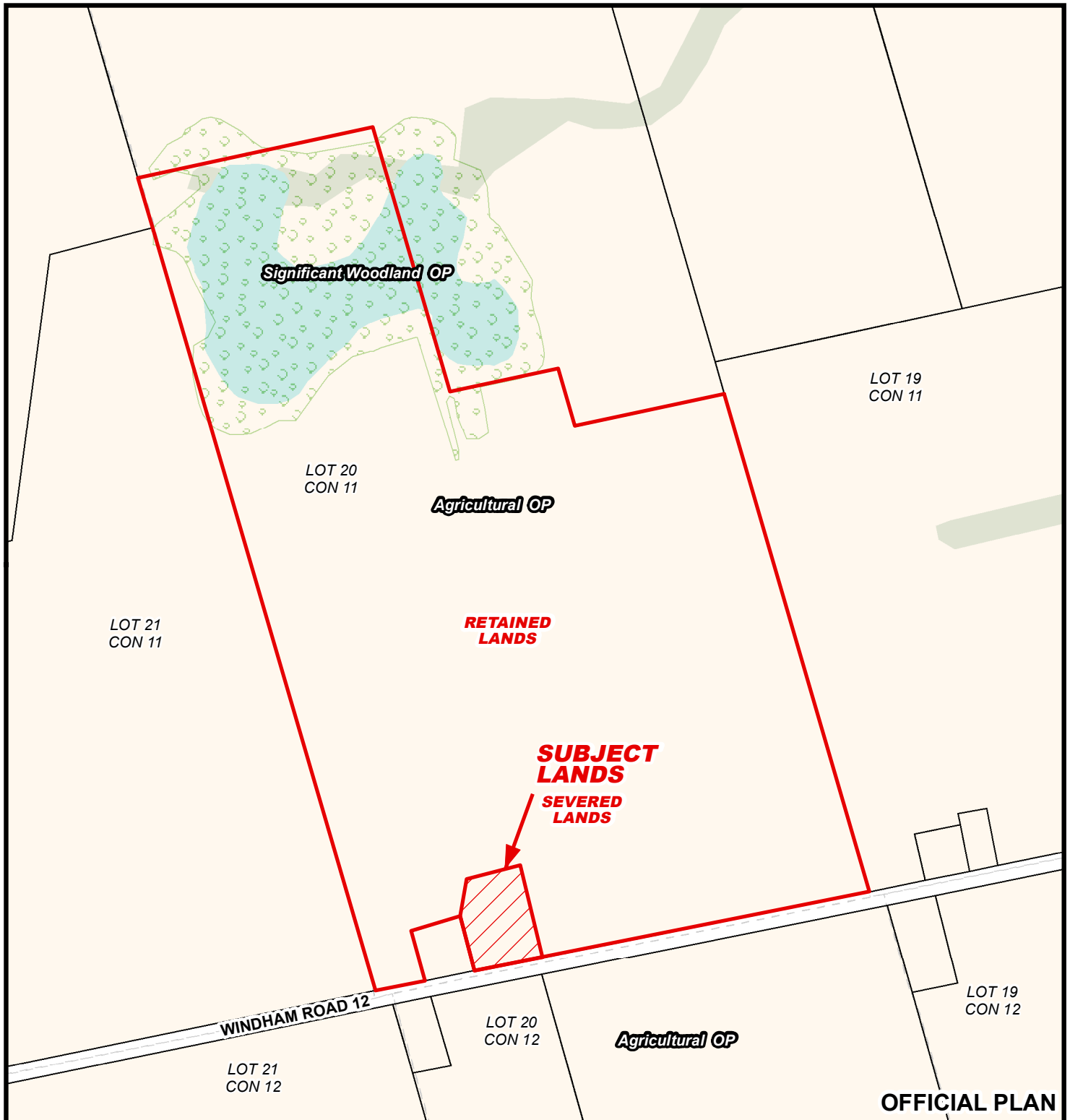
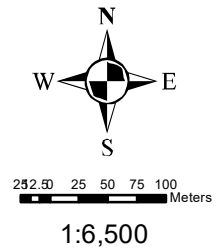




MAP 2

File Number: BNPL2019011

Geographic Township of WINDHAM



MAP 3

File Number: BNPL2019011

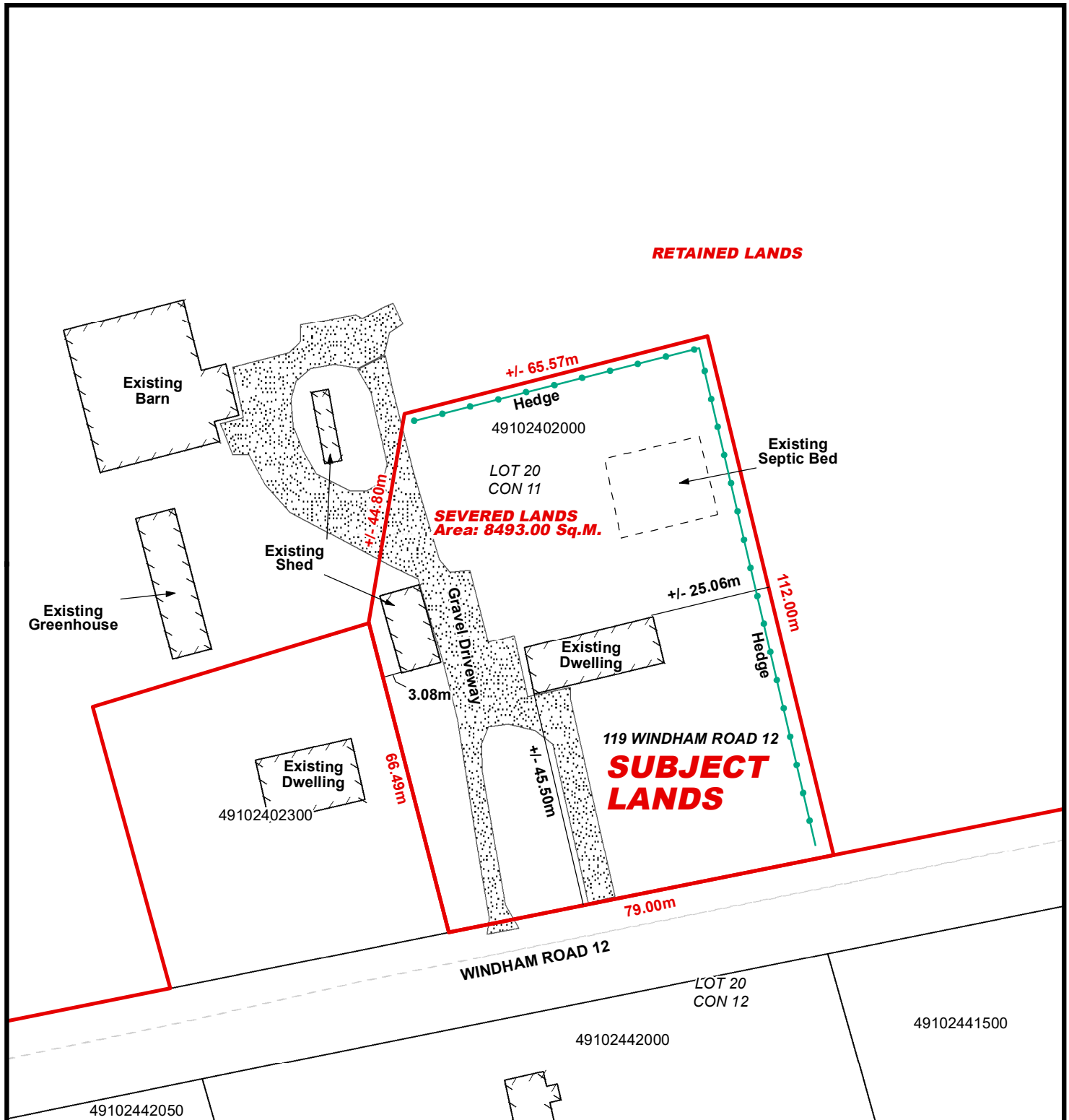
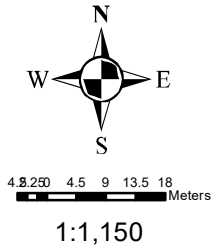
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2019011

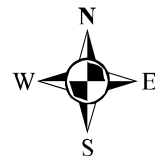
Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2019011

Geographic Township of WINDHAM



4.8 25 4.5 9 13.5 18 Meters

1:1,150

