

**For Office Use Only:**

|                          |                     |                            |                |
|--------------------------|---------------------|----------------------------|----------------|
| File Number              | <u>BNPL2019029</u>  | Application Fee            | <u>2210.00</u> |
| Related File Number      | <u>BNPL 2019030</u> | Conservation Authority Fee | _____          |
| Pre-consultation Meeting | _____               | OSSD Form Provided         | _____          |
| Application Submitted    | <u>29 Jan 2019</u>  | Planner                    | _____          |
| Complete Application     | _____               | Public Notice Sign         | _____          |

**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:** 491 016 01500

**A. Applicant Information**

**Name of Owner** McELHONE GINSENG INC.

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** 300 Windham Road 7  
**Town and Postal Code** LA SALLE, On NOB1H0  
**Phone Number** (519) 582-8543  
**Cell Number** (519) 429-2787  
**Email** mcelhone@kwic.com

**Name of Applicant** Same as owner  
**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: 392 Windham Road 7  
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 / Residential



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:

60+ years

9. Existing use of abutting properties:

Agriculture and 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, m<sup>2</sup> 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:   | 50m                       |
| Depth:  | 72m                       |
| Width:  | irregular                 |
| Lot Area:   | 3299 m <sup>2</sup>       |
| Present Use:                                      | Residential / Agriculture |
| 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:

Description of land intended to be retained in metric units:

Frontage: 349m  
Depth: 1400m ±  
Width: irregular  
Lot Area: 74.9 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: McElhane Ginseng Inc.  
Roll Number: 491 012 20000  
Total Acreage: 47.81 ac.  
Workable Acreage: 47 ac. Ginseng general  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

Owners Name: Mc Elhane Ginseng Inc.  
Roll Number: 491 016 01500  
Total Acreage: 187 ac.



Workable Acreage: 100 ac.

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

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

Owners Name: McElhane Ginseng Inc.

Roll Number: 491 015 23500

Total Acreage: 46.41 ac.

Workable Acreage: 45 ac.

Existing Farm Type: (i.e., corn, orchard etc) Ginseng - general

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: McElhane Ginseng Inc.

Roll Number: 491 012 23000

Total Acreage: 99.08 ac

Workable Acreage: 80 ac.

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

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



### 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:

severing residential component only. Retained lands are farm fields.

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:

Windham Road 7 - existing driveway

---

## 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

Jan. 15, 2019  
\_\_\_\_\_  
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 McElhane Consulting Inc. 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

Dec. 15, 2018  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

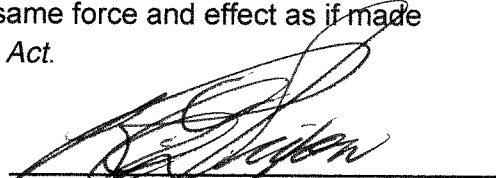
I, R. C. Dixon of Simcoe

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:

185 Robinson Street.



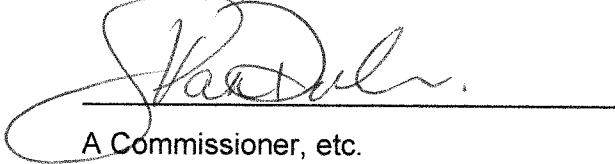
Owner/Applicant/Agent Signature

In Simcoe

This 29 day of January

Shannon Nichole van Daler, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 5, 2021

A.D., 20 19



A Commissioner, etc.



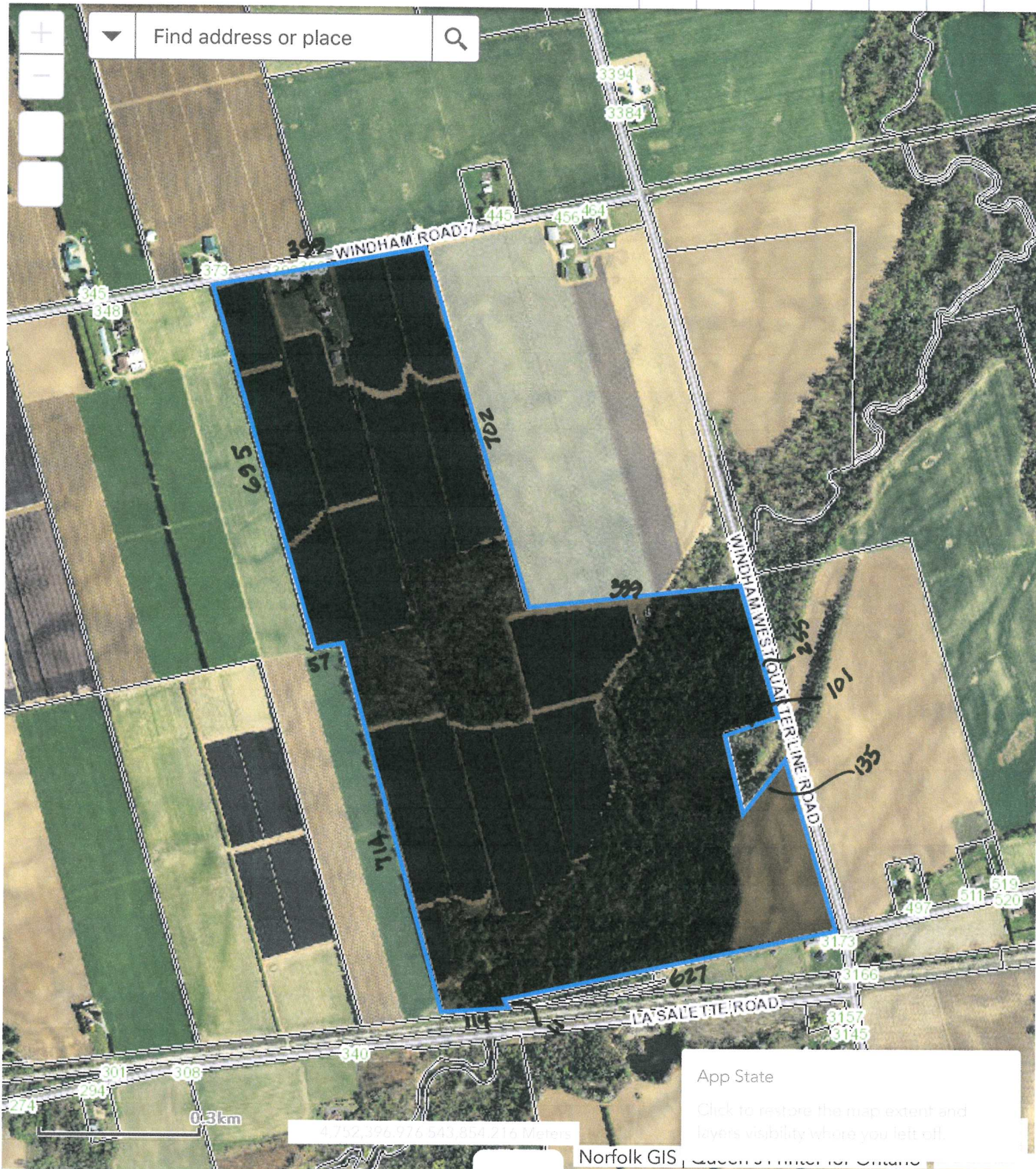
NORFOLK COUNTY  
PLANNING  
DEVELOPMENT AND CULTURAL SERVICES





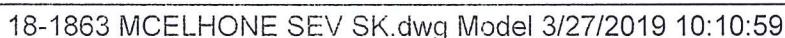
# COMMUNITY WEB MAP

Norfolk Co.





## 6



## News



Working together with our community  
to provide quality services.

# Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

DATE RECEIVED:

OFFICE USE ONLY

FILE No.:

PROPERTY INFORMATION

Municipal Address:

392 Windham Rd. 7 LaSalette, ON

Owner:

McElhone Ginseng Inc.

Lot:

Concession:

7

Lot Area:

Lot Frontage:

Assessment Roll No.

PURPOSE OF EVALUATION

☐ Consent

☐ Minor Variance

☐ Site Plan

☐ Zoning

☐ Other

BUILDING INFORMATION

☐ Residential

☐ Commercial

☐ Industrial

☐ Agricultural

Building Area:

No. of Bedrooms:

No. of Fixture Units:

Is the building currently occupied?  
Yes / No If No, how long?

EVALUATOR'S  
INFORMATION

Evaluator's Name:

Ranias Pargauskas

Company Name:

Otterville Septic

Address:

58 Mill St. E. Otterville

Postal Code:

N0J1R0

Phone:

519-983-0653

Email:

BCIN #

108281

SITE EVALUATION

Ground Cover (trees, bushes, grass, impermeable surface):

grass

Soil Type:

Sand

Site Slope:

☒ Flat

☐ Moderate

☐ Steep

Soil Conditions: ☐ Wet

☒ Dry

Depth of Water Table: \_\_\_\_\_ ft.

Surface Discharge Observed: Yes ☐ No ☒

Odour Detected: Yes ☐ No ☒

Current Weather (at time of evaluation):

Dry

SYSTEM EVALUATION

Class of System:

☐ 1 (Privy)

☐ 2 (Greywater)

☐ 3 (Cesspool)

☒ 4 (Leaching Bed)

☐ 5 (Holding Tank)

Tank:

☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other

Size: 750 Gal.

Pump: Yes ☐ No ☒

Distribution System:

Area: ☐ Trench Bed ☐ Filter Medium

No. of Tile Runs:

N/A

Total Length of Tile:

Distance Between Tile Runs:

Tile Material:

☐ PVC ☐ Clay ☐ Other

Ends:

☐ Capped ☐ Joined

Cover:

☐ Filter Cloth ☐ Sand ☐ Top Soil ☐ Seeded

Setbacks:

Tank

N/A

Distribution Pipe

N/A

Distance to Buildings  
& Structures (ft)

Distance to Bodies of  
Water (ft)

Distance to Nearest  
Well (ft)

Distance to Proposed  
Property Lines

Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**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) 426-4377 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, Jason McElhone (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.

Jason McElhone  
Owner Signature

December 17/2018  
Date

**EVALUATOR:**

1. I, Pranas Pargauskas 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.

P. Pargauskas  
Evaluator Signature

December 17/2018  
Date

**BUILDING DIVISION COMMENTS**

Comments: \_\_\_\_\_

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

\_\_\_\_\_  
Chief Building Official or designate

\_\_\_\_\_  
Date

Revised: March 24, 2012





# On Site Sewage Disposal System Location Plan

DATE: Dec 17/2018

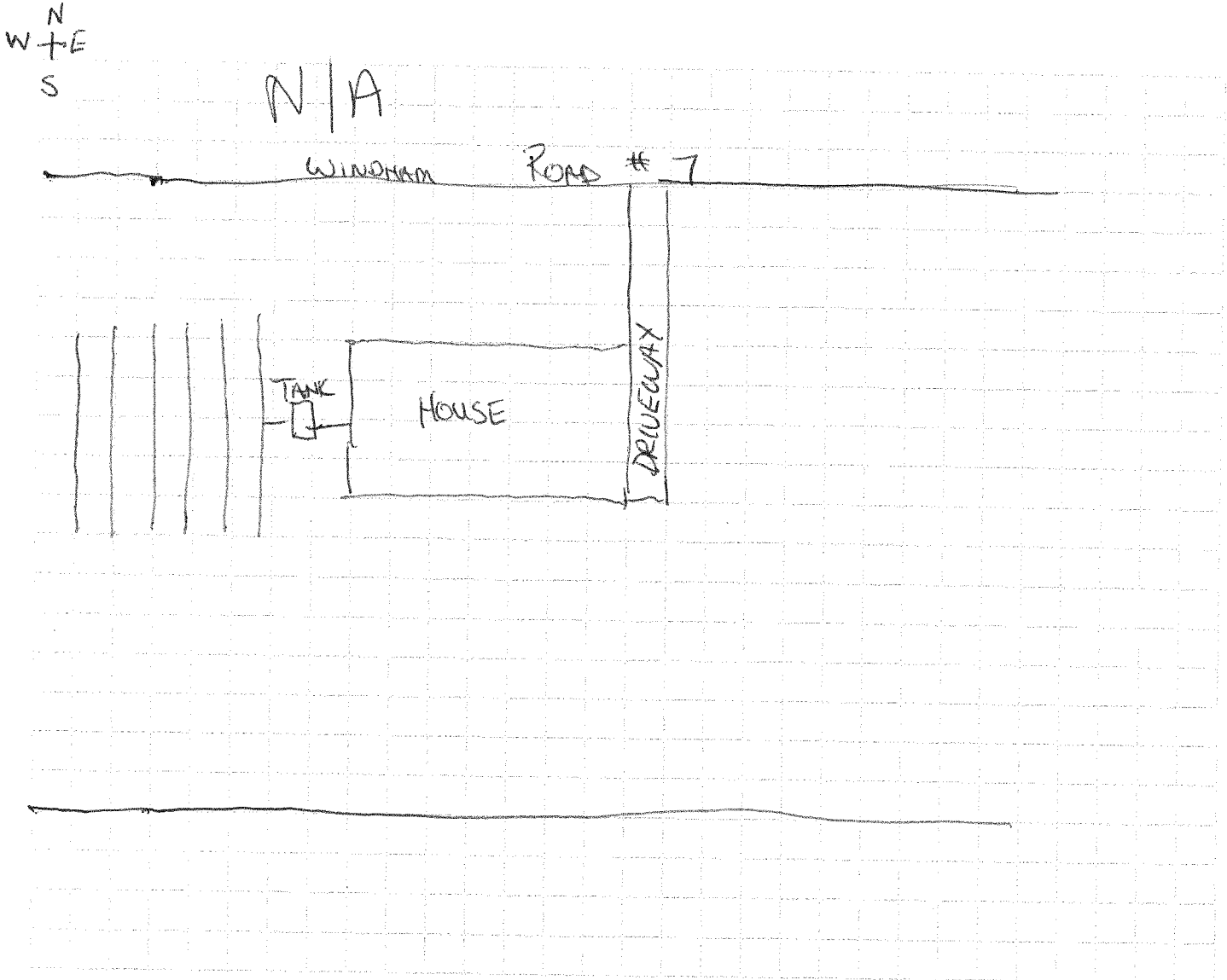
APPLICATION NUMBER: \_\_\_\_\_

OWNER McElhone Ginseng Inc

EVALUATOR Pranas Pargauskas

PROPERTY ADDRESS 392 Windham Rd. 7 LaSalette, 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.



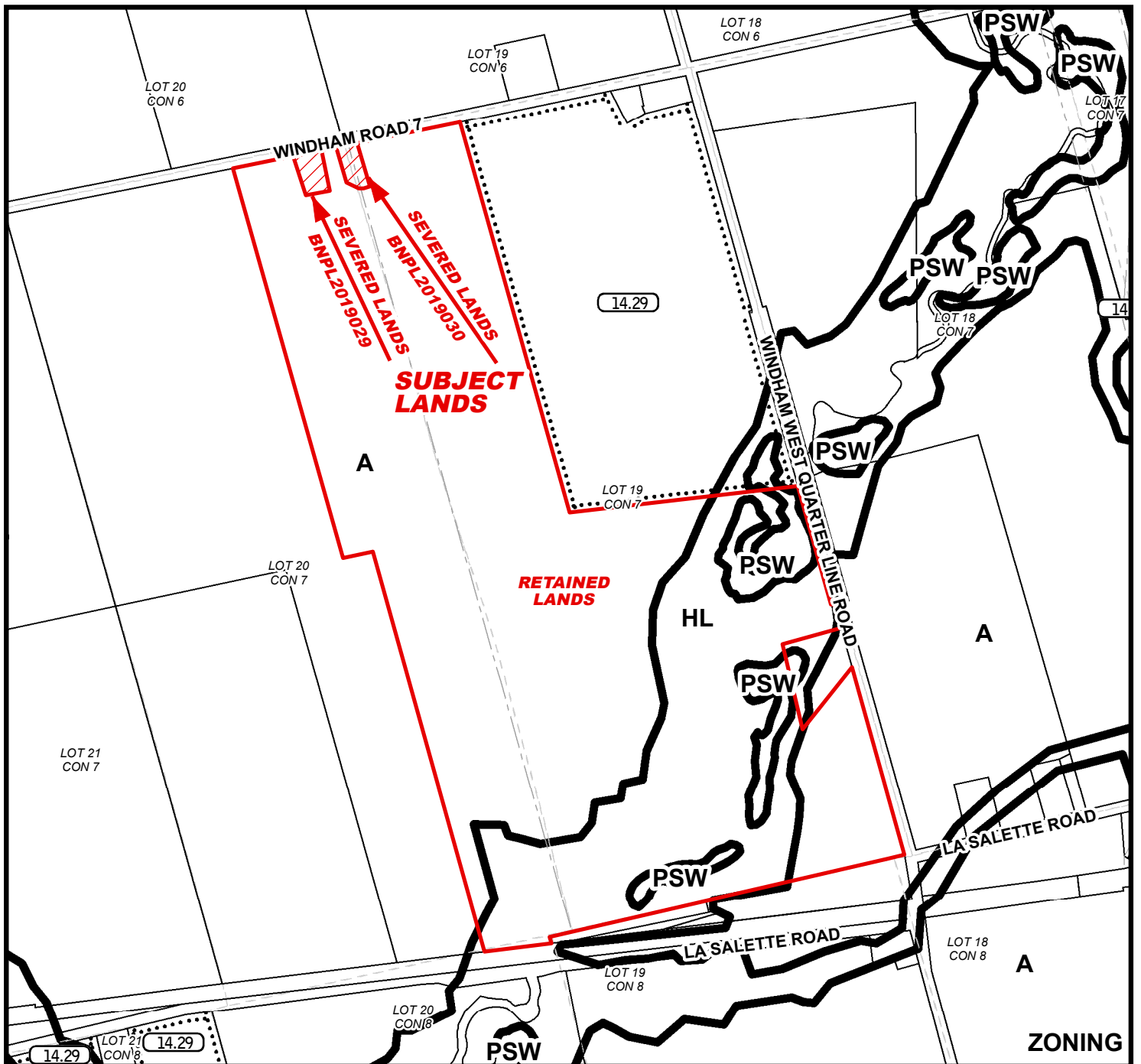
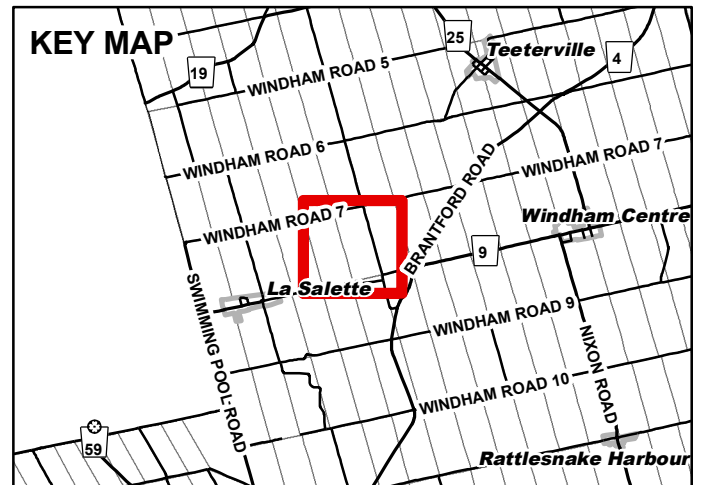
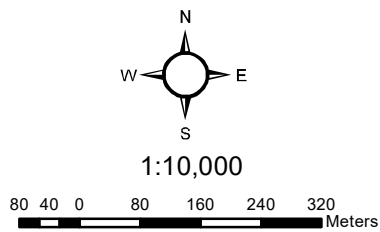
PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.

# MAP 1

## File Number: BNPL2019029 & BNPL2019030

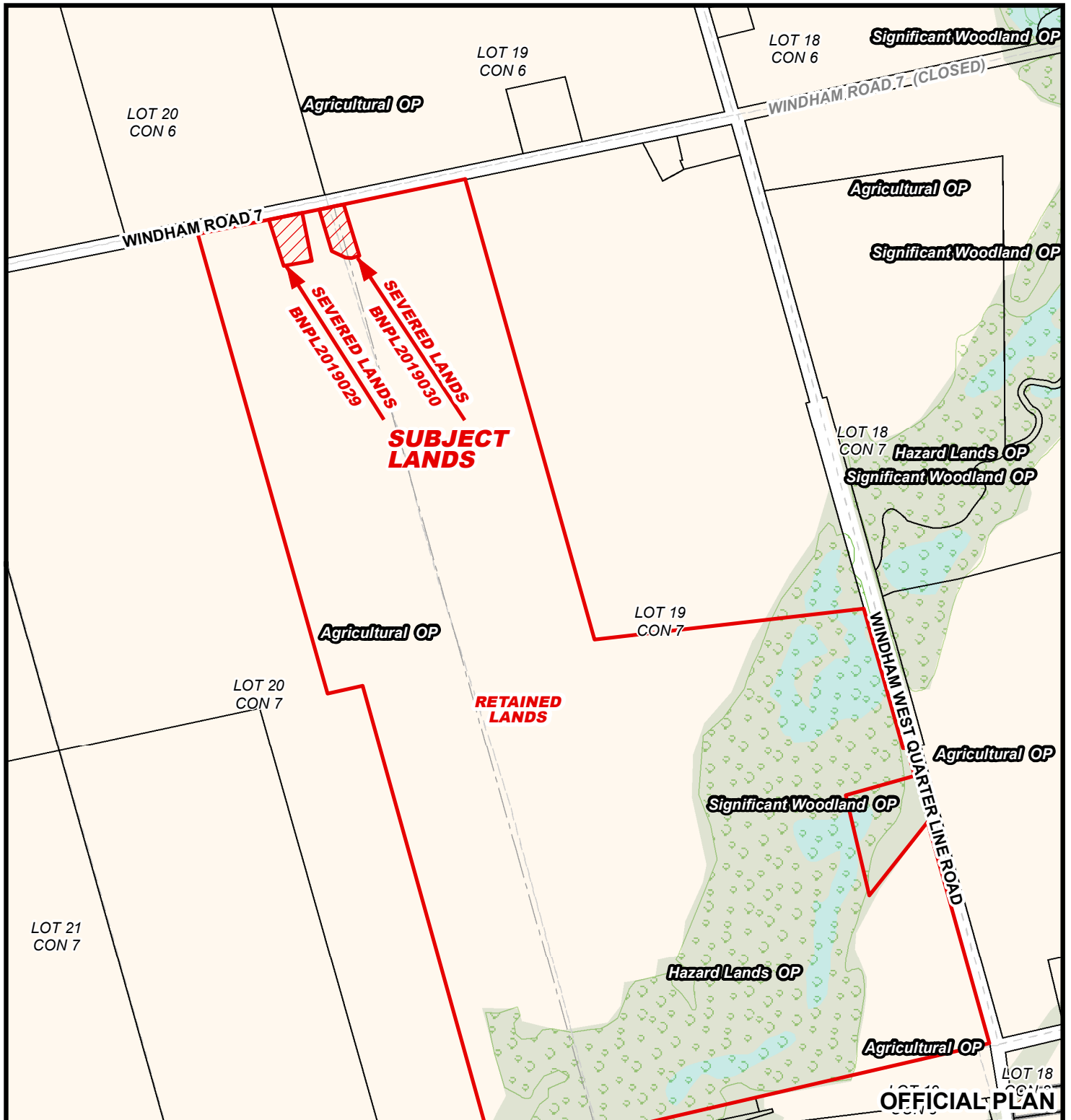
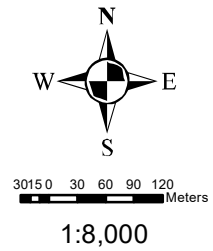
Geographic Township of  
**WINDHAM**



# MAP 2

File Number: BNPL2019029 & BNPL2019030

Geographic Township of WINDHAM

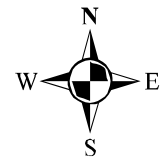




# MAP 3

File Number: BNPL2019029 & BNPL2019030

Geographic Township of WINDHAM



105 0 10 20 30 40  
Meters

1:4,000

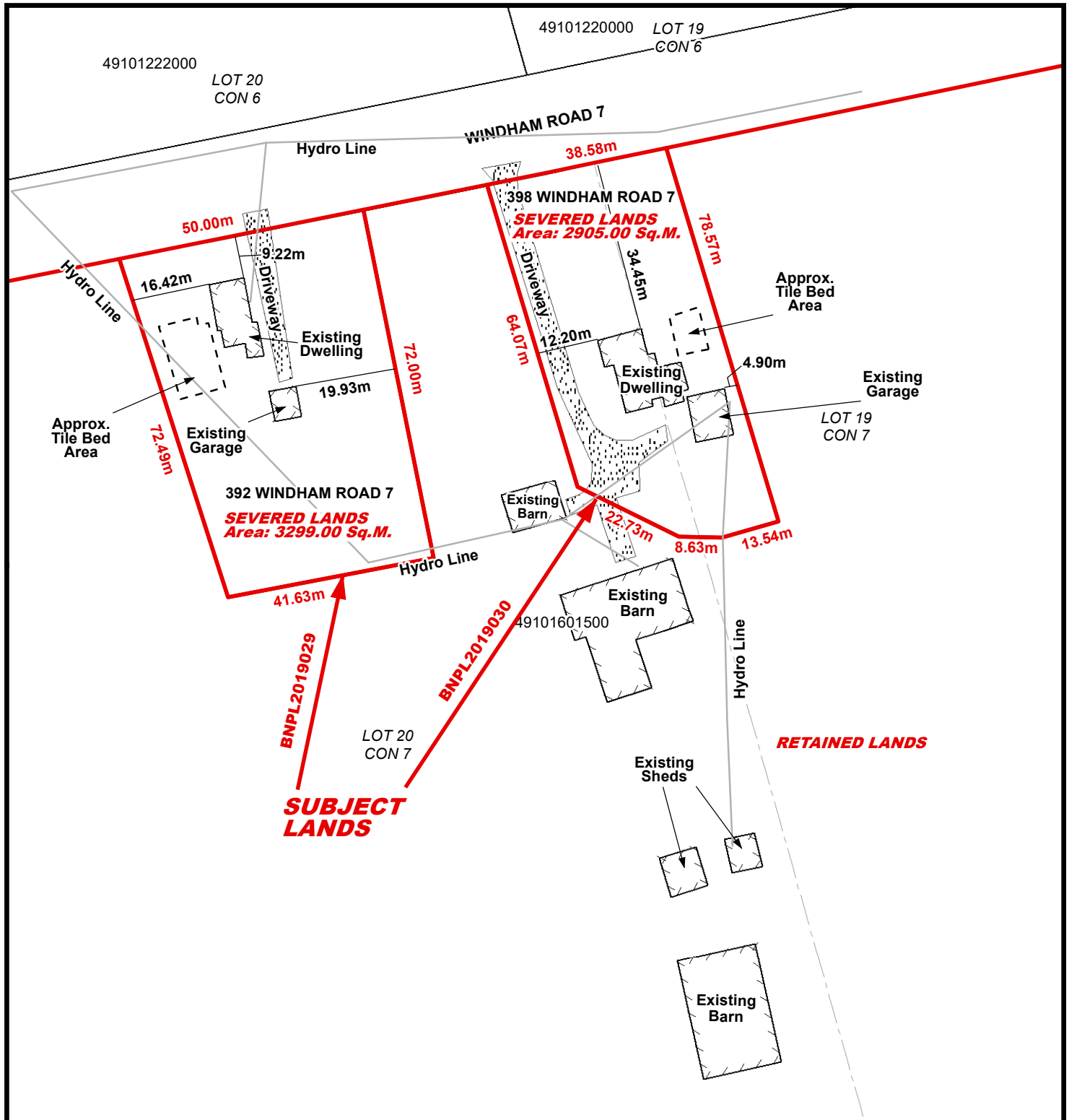
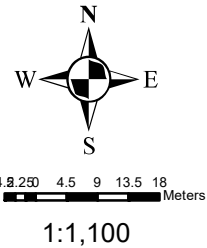




# MAP 4

File Number: BNPL2019029 & BNPL2019030

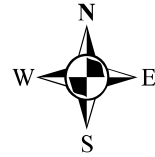
Geographic Township of WINDHAM



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019029 & BNPL2019030

Geographic Township of WINDHAM



4.2 250 4.5 9 13.5 18 Meters

1:1,100

