

For Office Use Only:

File Number

BNPL2019044

Related File Number

Pre-consultation Meeting

Feb. 11

Application Submitted

Feb. 11

Complete Application

~~Feb. 11~~ Mar. 1

Application Fee

3061.

Conservation Authority Fee

~~480.25~~ 480.25

OSSD Form Provided

Yes

Planner

Neil

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: 3310-494-070-142-00**A. Applicant Information****Name of Owner**Jean Dorcas White Trustee (Sandra DeHooghe)

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

802 James Street

Town and Postal Code

Delhi, ON N4B 2E1

Phone Number

519-909-0356 (Ed and Sandra DeHooghe)582-2864

Cell Number

519-909-0356

Email

dehooghe@kwsc.com**Name of Applicant**Sandra DeHoghe

Address

(same as above)

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	<u>Mary Elder, Elder Plans Inc.</u>
Address	<u>32 Miller Cres</u>
Town and Postal Code	<u>Simcoe, ON N3Y 4R1</u>
Phone Number	<u></u>
Cell Number	<u>519-429-4933</u>
Email	<u>ElderPlans2018@gmail.com</u>

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:

B. Location, Legal Description and Property Information

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
MID Con 2 STR, Pt Lot 42 Pt Lot 43

Municipal Civic Address: 53 Bilgers Road

Present Official Plan Designation(s): Agriculture, part Hazard Lands&PSW

Present Zoning: Agricultural (A) and 2 corners some Hazard Land & PSW

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

☐ Yes

 ☒ No
 If yes, please specify:

- Present use of the subject lands:

dwelling, garage, storage barn, bunkhouse and field crop production

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:

dwelling on new lot, storage barn and bunkhouse to be retained on farm parcel,
garage to be removed

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.

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:

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:
more than 100 years

9. Existing use of abutting properties:
agricultural cash crops and to west a feed lot

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, m ² or %		
Lot frontage	852 m	
Lot depth	1499 m	
Lot width	852 m	
Lot area	75.27 ha	
Lot coverage		
Front yard	more than 13 m	
Rear yard	more than 9 m	
Left Interior side yard	6 m or more	
Right Interior side yard	more than 100 m	
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:	58.763 m
Depth:	varies - 102.472 m on west
Width:	varies
Lot Area:	5732 sq m (1.4 ha)
Present Use:	dwelling
Proposed Use:	dwelling

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: 793.24m

Depth: 1499m Varies

Width: Varies

Lot Area: 74.59 ha

Present Use: farm barn and agricultural fields

Proposed Use: Same

Buildings on retained land: bunkie and storage barn

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: Jean Dorcas White Trustee

Roll Number: 3310-494-070-142-00

Total Acreage: 75.27 ha

Workable Acreage: 48.56 ha

Existing Farm Type: (for example: corn, orchard, livestock) cash crop

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built over 100 years ago

Owners Name: Jean Dorcas White, Sandra DeHooghe
Roll Number: 3310-494-070-141-00
Total Acreage: 76.97 ha
Workable Acreage: 32.37 ha
Existing Farm Type: (for example: corn, orchard, livestock) 400 head feed lot, pasture, asparagus
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Jean Dorcas White, Sandra DeHooghe
Roll Number: 3310-494-070-139-00
Total Acreage: 4.94 ha
Workable Acreage: 0.0 ha
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Jean Dorcas White, Sandra DeHooghe
Roll Number: 3310-494-070-140-00
Total Acreage: 57.06 ha
Workable Acreage: 34.40 ha
Existing Farm Type: (for example: corn, orchard, livestock) asparagus, cash crop
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:
owners 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: *existing dwelling and buildings, no new building*

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 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 +/- 175 m

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 +/- 60 m

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 type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) | |

sandy soil absorbs

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:

Bilgers 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 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.

Mary Elder
Owner/Applicant/Agent Signature

February 11, 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 Sandra DeHughe am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Mary Elder of Elder Plans Inc. 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.

Sandra DeHughe Trustee
Owner

Jan 25 / 19
Date

Owner

Date

K. Declaration

I, Mary Elder 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:

185 Robinson St.

Mary Elder

Owner/Applicant/Agent Signature

In Simcoe, ON

This 11th day of February

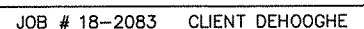
A.D., 2019

[Signature]

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 28, 2019

APRIL 12, 2019



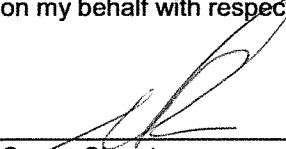



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

PROPERTY INFORMATION		Municipal Address: <u>53 Bilgers Road</u>	
Owner: <u>Sandra Dehooghe</u>	Lot: <u>Part Lots 40, 41, 42</u>	Concession: <u>Mid. Con 35TR</u>	
Lot Area: <u>190.2 ac.</u>	Lot Frontage:	Assessment Roll No. <u>49H-070-141-00</u>	
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		
Building Area: <u>2000 sq ft</u>	No. of Bedrooms: <u>5</u>	No. of Fixture Units: <u>20</u>	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: <u>Larry Dedrick</u>		Company Name: <u>Dedrick Bros. Excavating LTD.</u>
Address: <u>370 Lynedoch Rd., Delhi, Ont</u>	Postal Code: <u>N4B 2W4</u>		Phone: _____
Email: <u>dbel@kvic.com</u>	BCIN # <u>16930</u>		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>		Soil Type: <u>Sand.</u>
	Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input checked="" type="checkbox"/> Wet <input type="checkbox"/> Dry	Depth of Water Table: <u>5' Plast.</u>
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): <u>Rainy</u>
SYSTEM EVALUATION	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Graywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
	Tank: <input type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Other <u>Home Built</u>	Size: <u>600</u> Gal.	Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>6</u>	Total Length of Tile: <u>350</u>
Tile Material: <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined	Cover: <u>Tar paper</u> <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded
Setbacks:		Distribution Pipe	
Distance to Buildings & Structures (ft)	<u>5'</u>	No. base met. <u>10 (1970 Rules)</u>	
Distance to Bodies of Water (ft)	<u>N/A</u>	<u>N/A</u>	
Distance to Nearest Well (ft)	<u>100' Ft.</u>	<u>50'</u>	
Distance to Proposed Property Lines	Front <u>90'</u> Rear <u>50'</u> Side <u>60'</u> Side <u>60'</u>	Front <u>60'</u> Rear <u>50'</u> Side <u>124'</u> Side <u>10'</u>	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.</p>
	Additional Comments:
VERIFICATION	
<p>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.</p> <p>I, <u>DAVID ROO (Agent)</u> (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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  Owner Signature </div> <div style="width: 45%;"> <u>Nov 7/18</u> Date </div> </div>	
<p>EVALUATOR:</p> <p>1. I, <u>Larry Dedrick</u> 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> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  Evaluator Signature </div> <div style="width: 45%;"> <u>Nov. 3/18</u> Date </div> </div>	
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">BUILDING DIVISION COMMENTS</div> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>	

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: Nov. 3, 2018

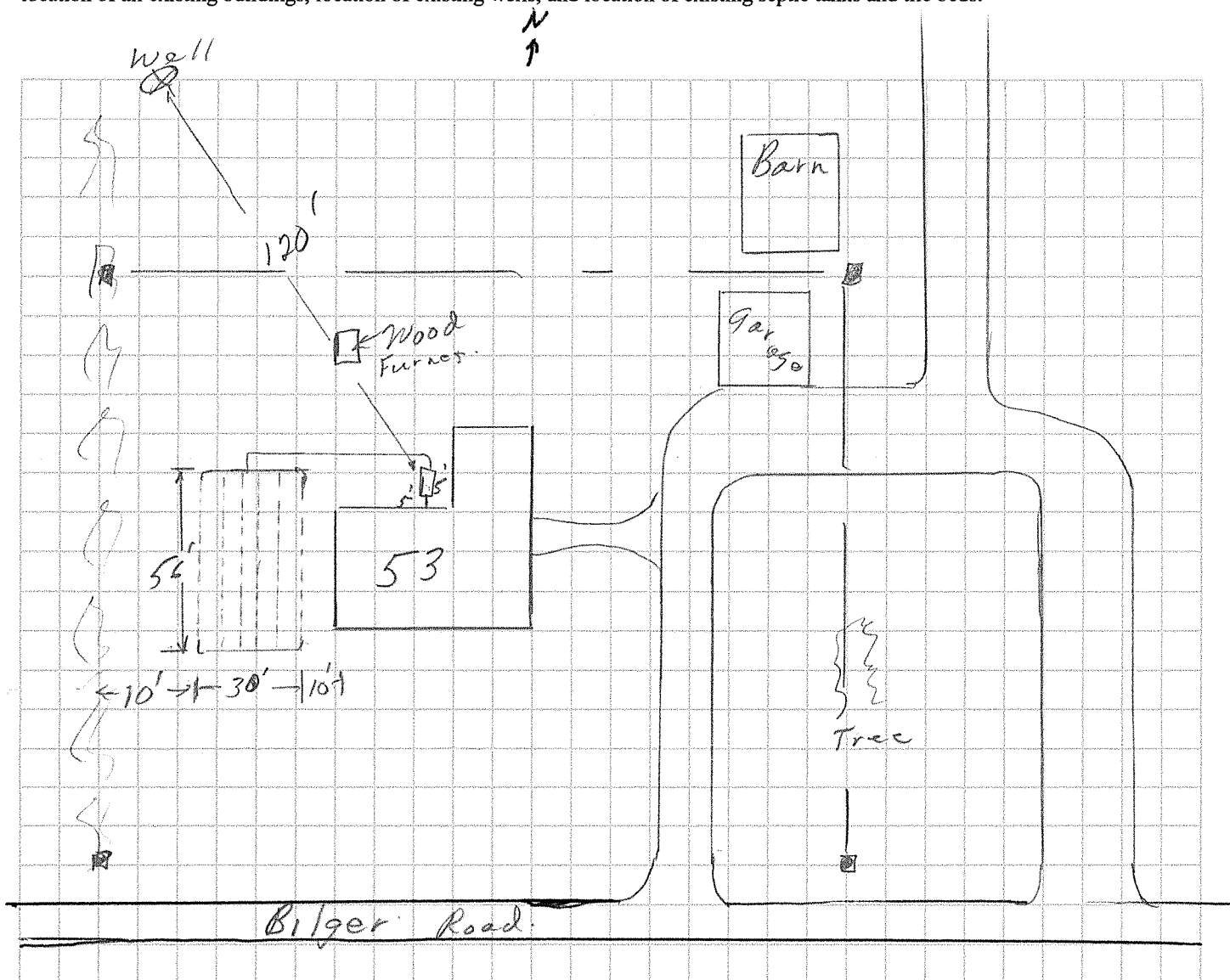
APPLICATION NUMBER: _____

OWNER Sandra Dehooge

EVALUATOR Larry Dedrick

PROPERTY ADDRESS 53 Bilger 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.

Ed and Sandra DeHooghe
802 James Street
Delhi, ON N4B 2E1

November 19, 2018

To Whom It May Concern

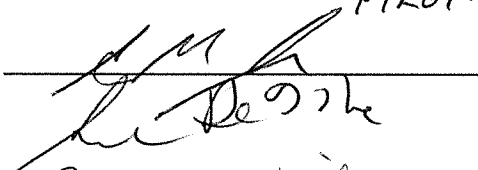
Subject: Farm Operation and Related Farm Parcels related to a Surplus Farm Severance Application

The following properties although listed in different ownerships on Norfolk County tax bills are in fact all part of one farm operation;

Roll Number	Legal Description	Owners Name	House present
3310-494-070-142-00	53 Bilgers Road, Mid Con2 STR Pt Lt 42 & 43	Jean Dorcas White Trustee	Yes - pre 1925
3310-494-070-141-00	108 Bilgers Road, MID Con 3 STR Pt Lts 40,41,42	Jean Dorcas White, Sandra DeHooghe	No
3310-494-070-139-00	MID Con 3 STR Pt Lts 43, 44	Jean Dorcas White, Sandra DeHooghe	No
3310-494-070-140-00	MID Con 3 STR Pt Lts 43 to 44	Jean Dorcas White, Sandra DeHooghe	Yes - Seasonal House
494-070-136-00	231 Tisdale Road, MID Con 2 STR Pt Lts 43 & 44	Dalton White Farms & Supplies Limited	Yes
* 494-070-025-00	MID Con 2 STR Pt Lts 46 & 47	Dalton White Farms & Supplies Limited	Yes
491-012-040-00	357 Windham Road 7 WDM Con 5 Pt Lt 20	Dalton White Farms & Supplies Limited	Yes
492-007-005-00	William Street Plan 189 BLK 10 Pt Lts 2,3	Dalton White Farms & Supplies Limited	No
492-007-002-00	214 William Street Plan 189 BLK 10 Pt Lts 1, 2	Dalton White Farms & Supplies Limited	Yes

~~494-070-025~~
Yours truly,

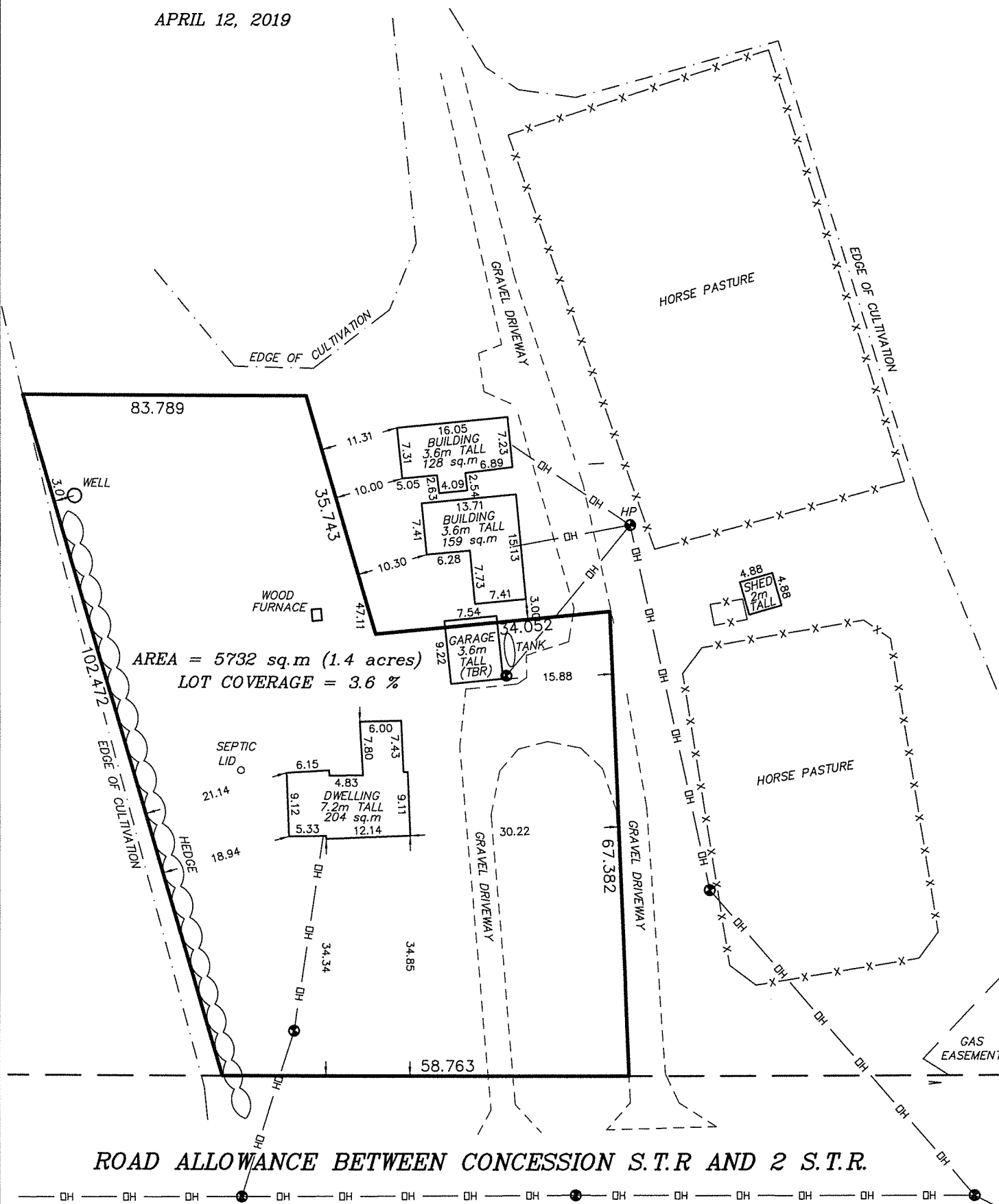
802 JAMES ST
MIDDLETON CON STR 2
PT LOT 46 PT 47


Jean White per
Sandra DeHooghe

Nov 19 2018
Nov 19 2018

**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 43, CONCESSION 2, S.T.R.
IN THE GEOGRAPHIC
TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY**

SCALE: 1 : 750
JEWITT AND DIXON LTD.
APRIL 12, 2019



NOTE:

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

CAUTION:

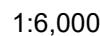
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

**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

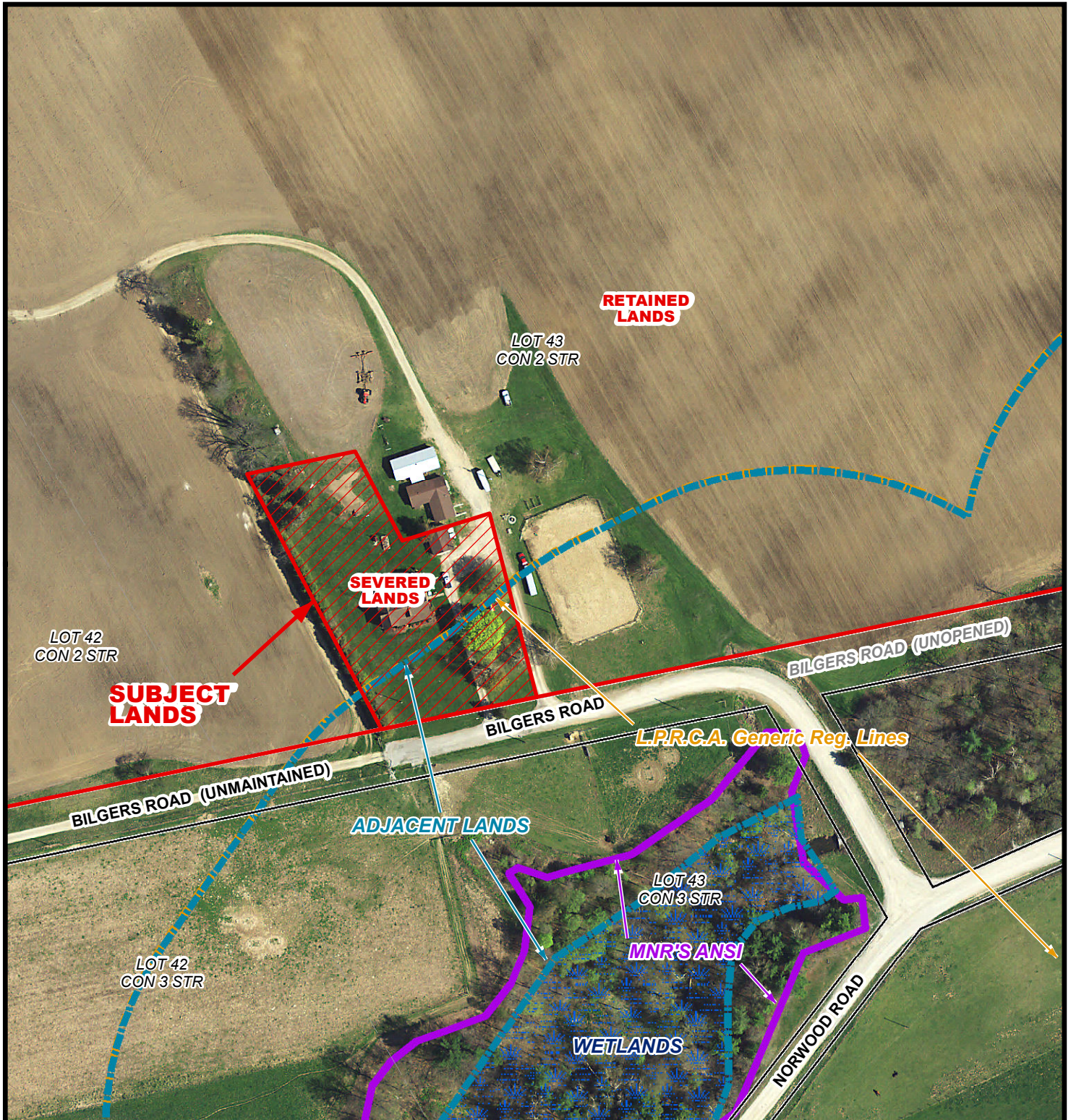
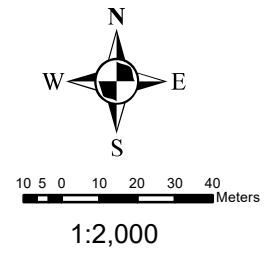
Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2019044

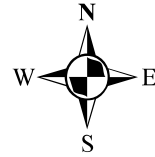
Geographic Township of MIDDLETON



MAP 4

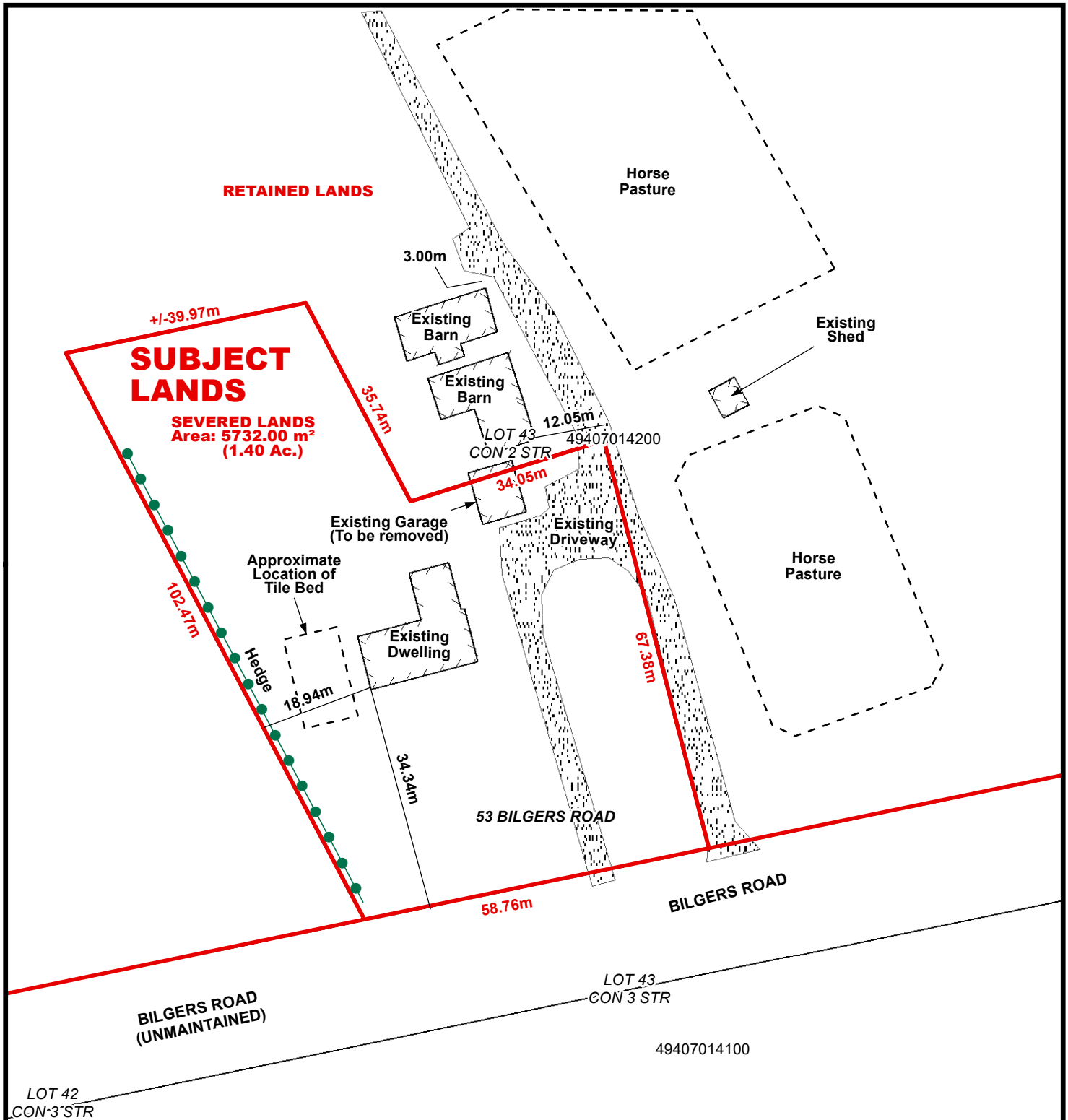
File Number: BNPL2019044

Geographic Township of MIDDLETON



5 2.5 0 5 10 15 20 Meters

1:900



LOCATION OF LANDS AFFECTED

File Number: BNPL2019044
Geographic Township of MIDDLETON

