

For Office Use Only:

File Number	<u>BNPL-2019062</u>	Application Fee	<u>2210.00</u>
Related File Number	_____	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	_____	OSSD Form Provided	<u>—</u>
Application Submitted	<u>March 1</u>	Planner	<u>Neil</u>
Complete Application	<u>March 1</u>	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: 331033704007410

A. Applicant Information

Name of Owner

ROBERT LAWRENCE

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

66 TISDALE RD. PORT DOVER

Town and Postal Code

NOVA 1N2

Phone Number

CELL 519-427-7785

Cell Number

Email

Name of Applicant

SAME AS ABOVE

Address

Town and Postal Code

Phone Number

Cell Number

Email



NORFOLK COUNTY
PLANNING
DEVELOPMENT SERVICES

Name of Agent

RON VANEN BUSSCHE

Address

222 CEDAR DR.

Town and Postal Code

TURKEY POINT

Phone Number

519-426-5314 (HOME OFFICE)

Cell Number

519-429-8888

Email

vandenbussche.ron@gmail.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:

N/A

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. LT A PL 186 PT/37R173/ EXCEPT PT. 1763 37R3770 TWP. WOODHOUSE NORFOLK COUNTY

Municipal Civic Address: 66 TISDALE RD. PORT DOVER

Present Official Plan Designation(s): AGRI & URBAN RESIDENTIAL

Present Zoning: AGRI. & IHL

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:

CASH CROP FARMING & RESIDENCE



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:

PRINCIPAL RESIDENCE + OUTBUILDINGS OF OWNER/APPLICANT TO BE RETAINED
REFER TO ATTACHMENTS

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:

REFER TO ATTACHMENT - 2,042 SQ.FT. - 189.7 m² SINGLE STOREY RESIDENCE,
4 OUT BUILDINGS

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:

HISTORICALLY

9. Existing use of abutting properties:

URBAN RESIDENTIAL, MUNICIPAL RD., AGRI & HL

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:



TO SEVER 20 AC. THAT IS WITHIN URBAN BOUNDARY FOR FUTURE DEVELOPMENT.

C. Purpose of Development Application *N/A*

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² 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):

N/A

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

N/A

4. Description of land intended to be severed in metric units: *REFER TO ATTACHED SURVEY*

Frontage: *658.1 FT. - 200.588 m*

Depth: *1,048.88 FT. - 319.7 m*

Width: *IRREG.*

Lot Area: *20 AC. - 8.094 HA*

Present Use: *FARM - CASH CROPS*

Proposed Use: *RESIDENTIAL SUBDIVISION - WITHIN URBAN BOUNDARY*



Proposed final lot size (if boundary adjustment): N/A

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: 686.84 FT. - 209.350 m

Depth: 1048.88 FT - 319.7m

Width: IRREG.

Lot Area: 15.5 AC. - 6.27 HA.

Present Use: APPLICANT'S PRINCIPLE RES & ACCESSORY BLDGS. ON LAND ZONED AGR1 & HL

Proposed Use: SAME

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: N/A OTHER THAN SUBJECT PROPERTY

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____



Total Acreage: _____

Workable Acreage: _____

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

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

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:

PERSONAL HISTORICAL 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:

SUBJECT 20 ACRES HAS BEEN CULTIVATED EVERY YEAR (CORN OR SOYABEANS)
EGGINK PROPERTY ADJACENT (EAST) MAY HAVE BEEN SCREENED FOR IT'S CURRENT DPA APPLICATION

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:

SAME AS #2 ABOVE

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 N/A

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance LYNN RIVER / IVELY'S DAM AT CORNER OF PROSPECT + TISDALE RD.

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☒ within 500 meters – distance LYNN RIVER

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: TISDALE RD.

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.

APPARENTLY THE COUNTY ENGINEERING DEPT. WOULD PREFER AN EAST/WEST ROAD FROM
COCKSHUTT RD. THROUGH DOVER MILLS NEIGHBOURHOOD PLANING AREA INCLUDING IGGINK SUBDIVISION
(THE SUBJECT PROPERTY (TO BE SEVERED) TO TISDALE RD. TO AVOID INCREASED TRAFFIC ONTO
DOVER MILLS RD. + PROSPECT ST. WHEN FUTURE DEVELOPMENT OCCURS
REFER TO IGGINK CONCEPT PLAN"



NORFOLK COUNTY
PLANNING
AND DEVELOPMENT

Revised October 2017
Committee of Adjustment Development Application

Page 9 of 12

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

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

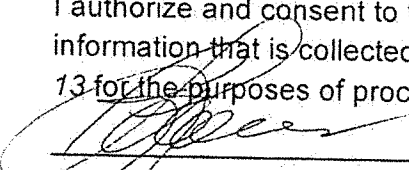
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Feb 28 / 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 ROBERT LAWRENCE am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize RON VANDENBUSSCHE 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

Feb 28 / 2019
Date

Date



K. Declaration

I, KON VANDEN BUSSCHE
ROBERT LAWRENCE

of 222 CEDAR DR NORFOLK COUNTY
66 FISDALE RD PORT DUNLOP ON

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 Simcoe

Kon VandenBussche

Owner/Applicant/Agent Signature

In Norfolk County

This 1st day of March

A.D., 2019

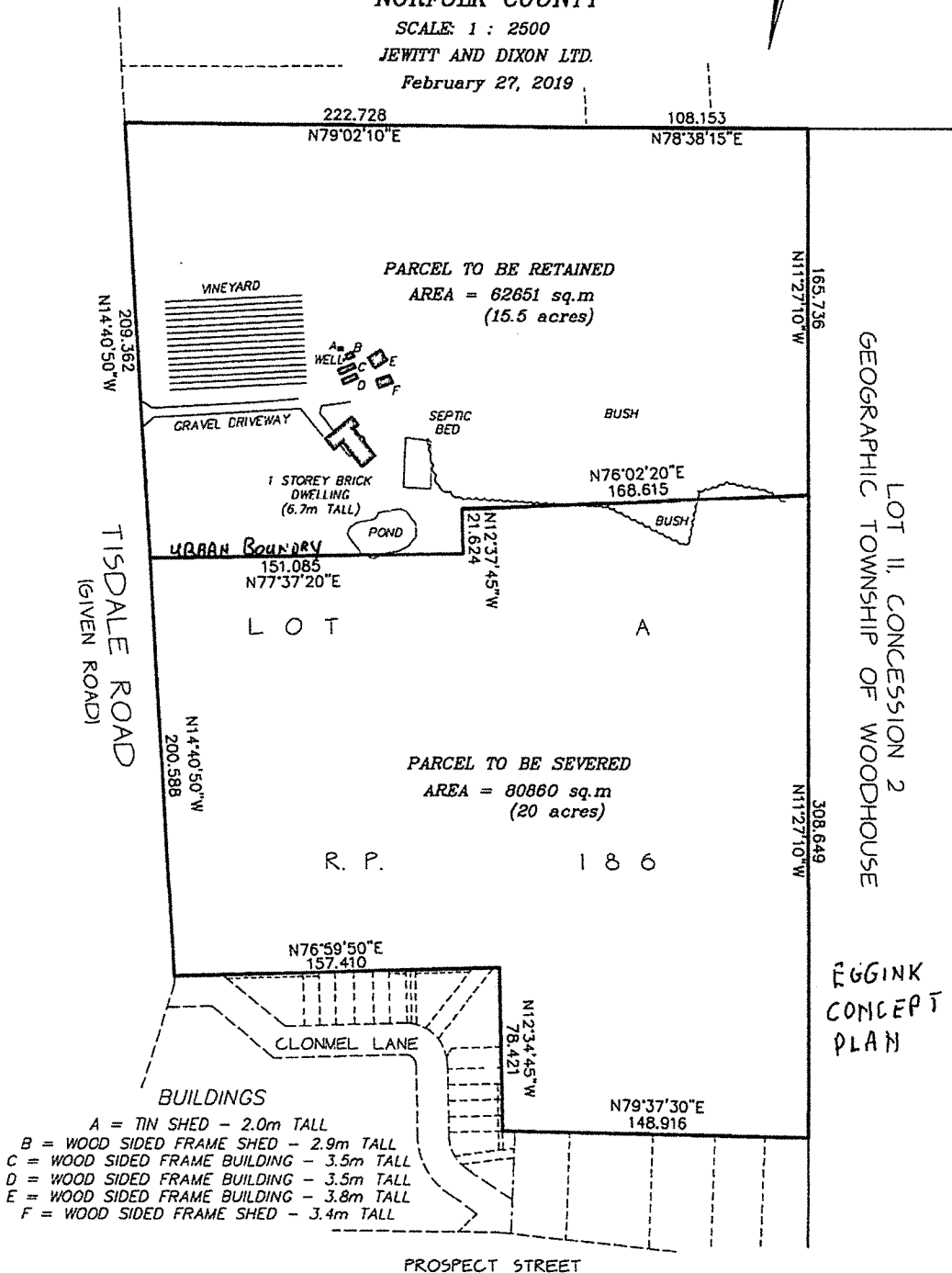
Susan Wakeling
A Commissioner, etc.

SUSAN DIANA WAKELING, a
Commissioner, etc., Province of Ontario, for
the Corporation of Norfolk County.
Expires March 11, 2019.



**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT A, REGISTERED PLAN 186
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY**

SCALE: 1 : 2500
JEWITT AND DIXON LTD.
February 27, 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.

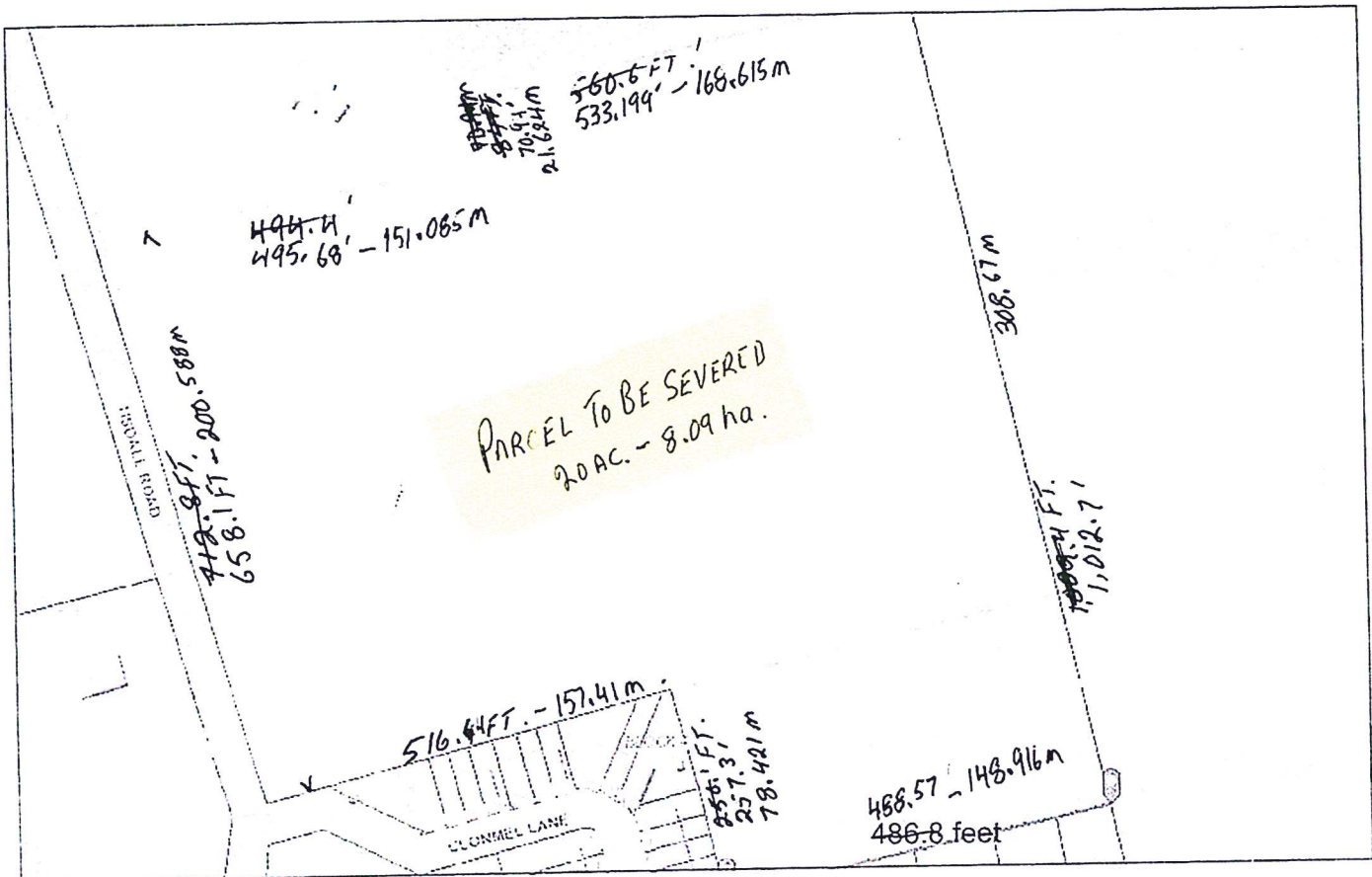
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

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

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

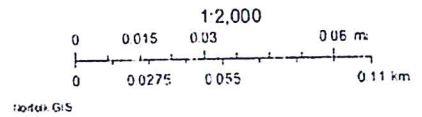
JOB # 12-117 CLIENT LAWRENCE

MAP NORFOLK - Community Web Map



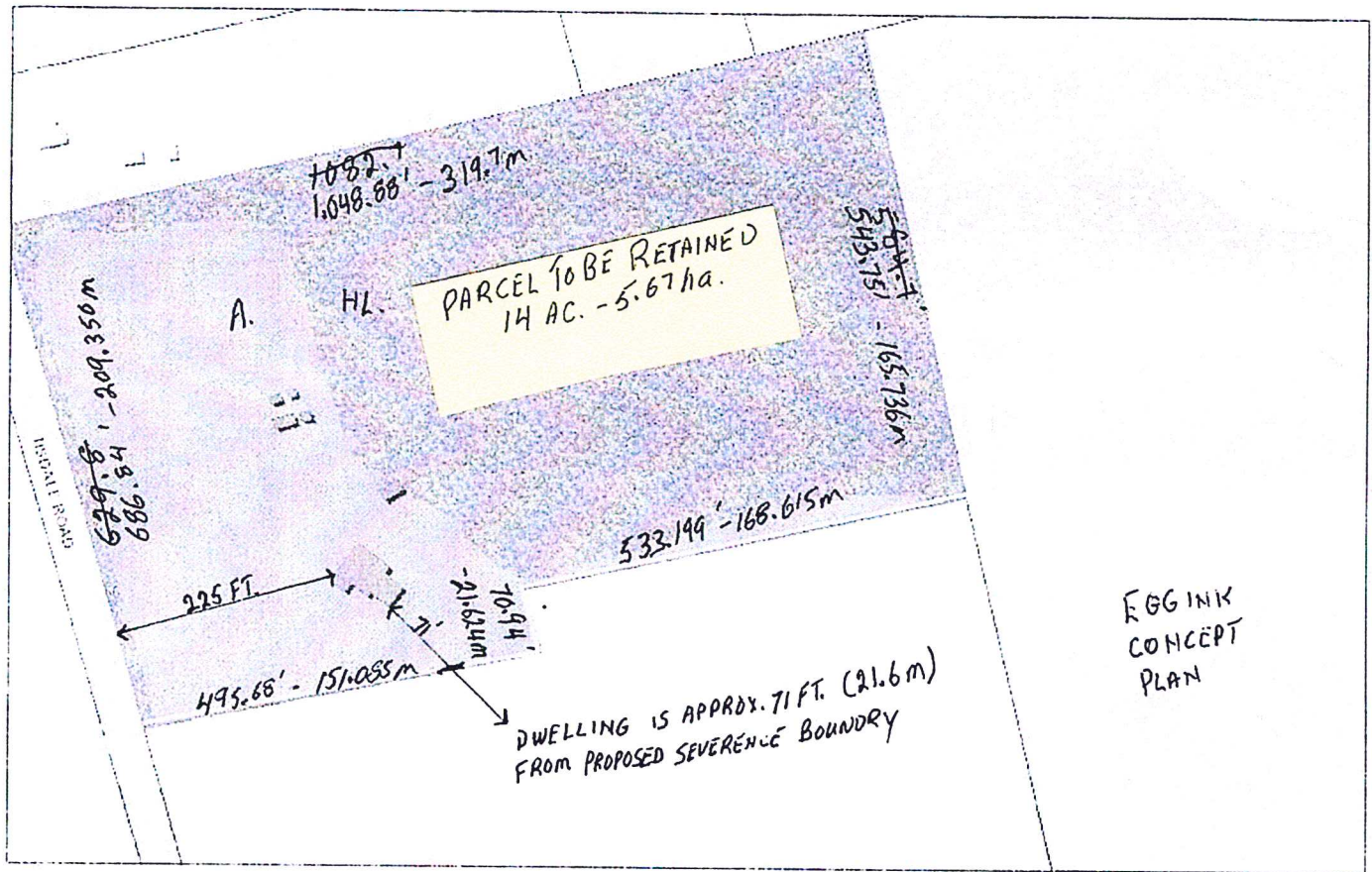
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- ☐ Land Parcels
- ☐ Plan Lines



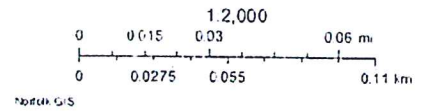
Norfolk GIS
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MAP NORFOLK - Community Web Map



10/27/2018 3:47:44 PM

☐ Land Parcels
☐ Plan Lines



Map Data
© 2018 GCS
© 2018 GCS

MAP NORFOLK - Community Web Map



10/22/2018, 3:05:45 PM

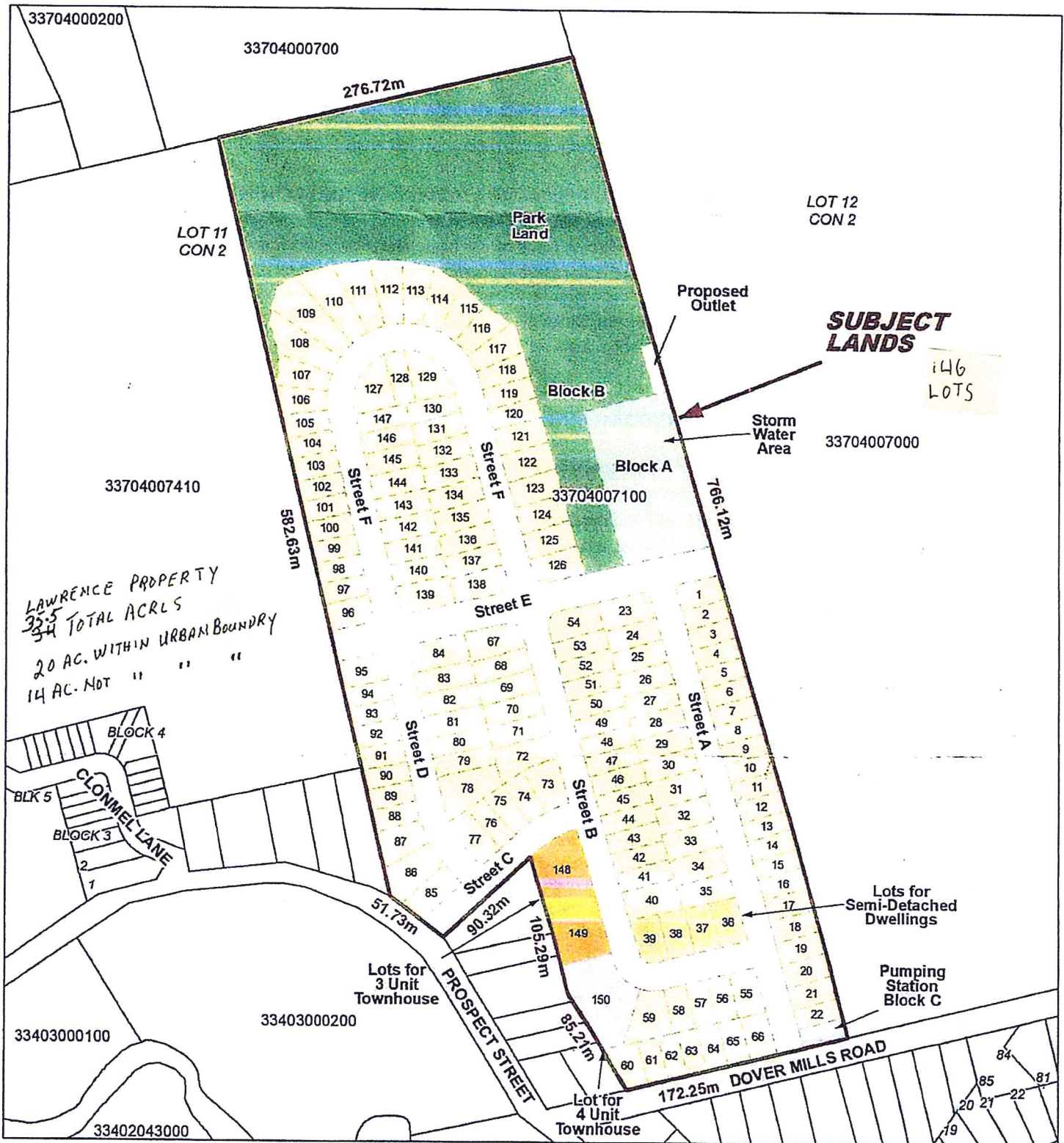
- ☐ Land Parcels
- Plan Lines

1:5,000
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0 0.05 0.1 0.2 km

Queen's Printer for Ontario
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LOCATION OF SUBJECT LANDS AFFECTED BY APPLICATION NUMBER 28TPL2018312 AND
ZNPL2018311 *IGGINK CONCEPT PLAN*



MAP NORFOLK - Community Web Map



10/22/2018, 3:02:40 PM

- ☐ Land Parcels
- ☐ Plan Lines

1:10,000
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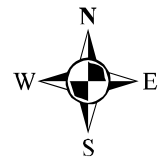
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MAP 2

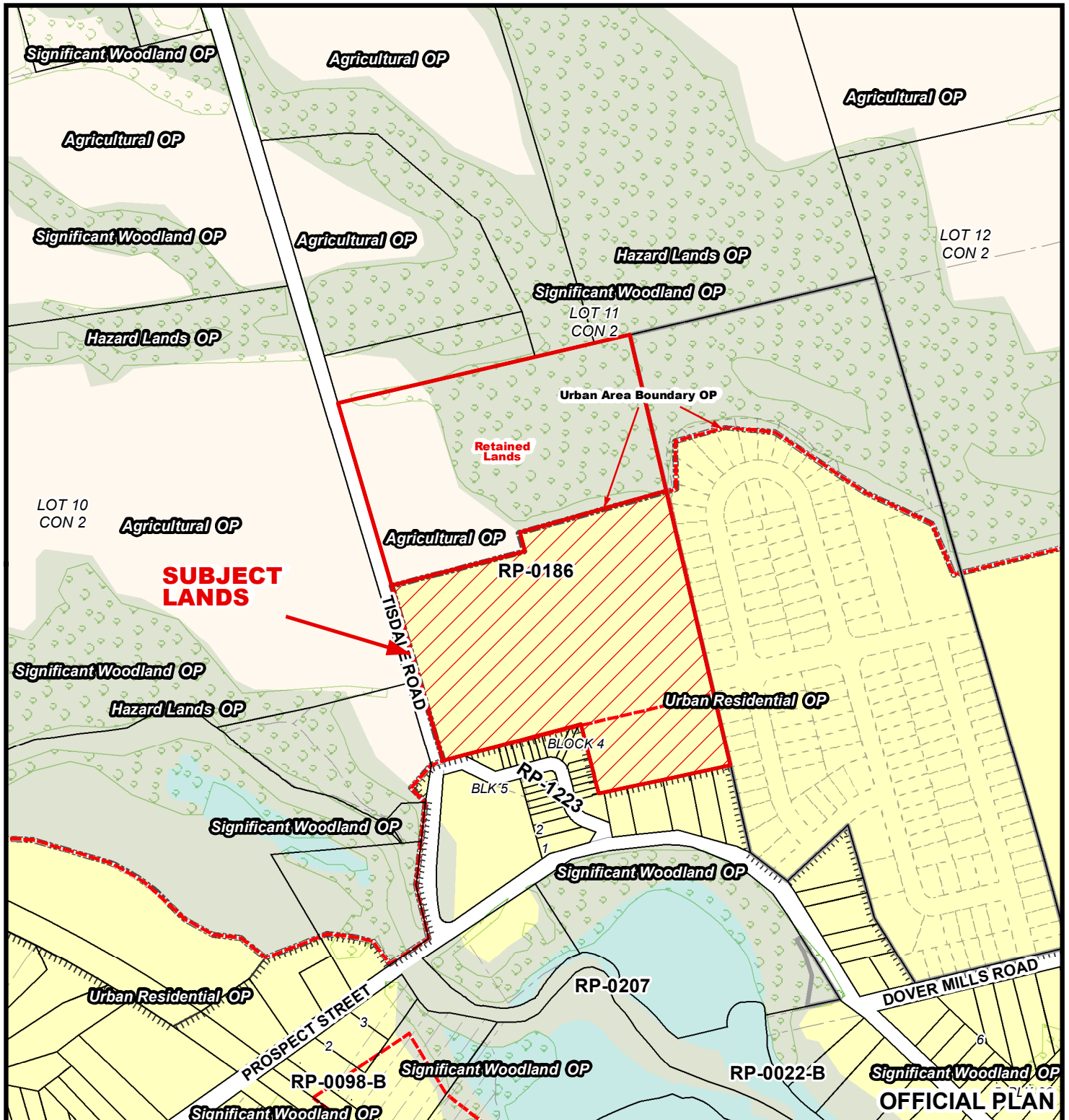
File Number: BNPL2019062

Geographic Township of WOODHOUSE



20 40 60 80
Meters

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MAP 3

File Number: BNPL2019062

Geographic Township of WOODHOUSE



MAP 4

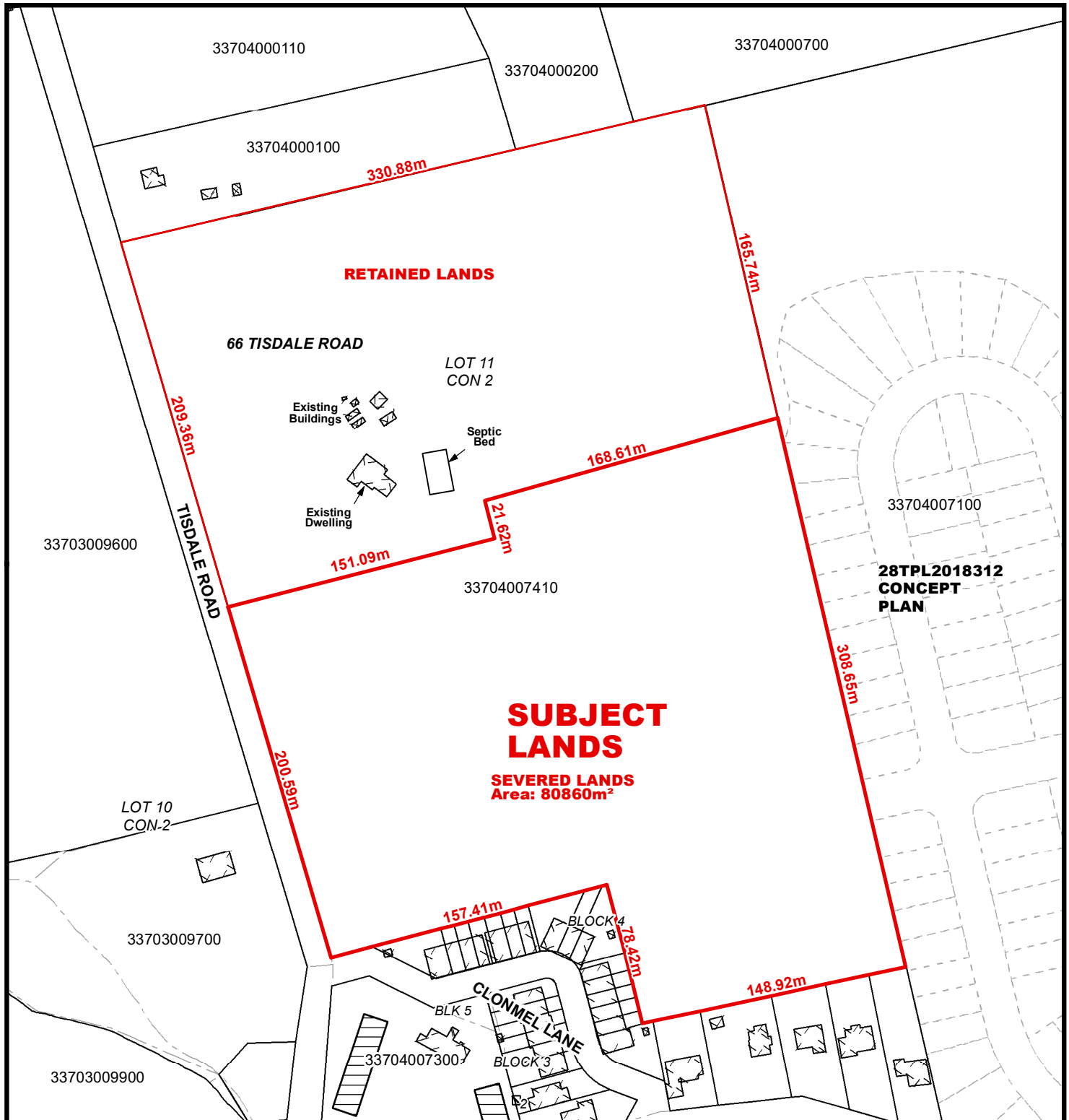
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Geographic Township of WOODHOUSE



105 0 10 20 30 40 Meters

1:3,000



LOCATION OF LANDS AFFECTED

File Number: BNPL2019062

Geographic Township of WOODHOUSE



105 0 10 20 30 40 Meters

1:3,000

