

**For Office Use Only:**

File Number ANPL2019069  
Related File Number BNPL2019070  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application March 6/19

Application Fee \$2210 + \$1406  
Conservation Authority Fee \_\_\_\_\_  
OSSD Form Provided N/A  
Planner Steve  
Public Notice Sign Yes x 2

**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: 491 014 235 03.

**A. Applicant Information**

Name of Owner W. STEVEN TAILOS

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 see below

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

Name of Applicant W STEVEN TAILOS

Address 5- 15 WYMANEN CT. BRANTFORD

Town and Postal Code N3R 3K5

Phone Number 519 752-3138

Cell Number \_\_\_\_\_

Email steve.talos@gmail.com

Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

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):

WINDHAM PT LOT 12 PLAN 48B / PART LOT 2 ADD 2

Municipal Civic Address: 1069 WINDHAM CENTRE RD.

Present Official Plan Designation(s): HAMLET

Present Zoning: RH

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:

VACANT



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:

VACANT LOT

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:

N/A

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:

STORAGE FACILITY (BARN) AND VACANT LAND - 30+ YRS -

9. Existing use of abutting properties:

STORAGE (BARN) + 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):

LOT AREA = 3477.3 sq. METERS.

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

A RESULT OF THE LOCATION OF A STORAGE AREA BUILDING.

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

Frontage: 58 M

Depth: 60 M.

Width: 58 M.

Lot Area: 3477.3 sq m.

Present Use: VACANT

Proposed Use: HOUSE

Proposed final lot size (if boundary adjustment): ~~29~~ Acre

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: 45.197 M.

Depth: 60 M IRREGULAR

Width: 116 M IRREGULAR

Lot Area: 8033.4 M.

Present Use: STORAGE

Proposed Use: SAME

5. Description of proposed right-of-way/easement in metric units: N/A

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: \_\_\_\_\_

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:

USED TO GROW APPLE TREES - FORMER APPLE FARM  
\_\_\_\_\_



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:

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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:

IN EXISTING HAMLET - NO BLN PLANS AT  
THIS TIME.

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:

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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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells      | <input type="checkbox"/> Other (describe below) |

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### Sewage Treatment

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal sewers         | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

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### 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:

WINNIPAH CENTRE 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.

LOCATED IN THE HAMLET OF WINNIPAH CENTRE. TO  
BE USED AS A BUILDING LOT. FORMER WINNIPAH CENTRE  
SCHOOL ACROSS THE ROAD WAS CONVERTED TO CONDOMINIUMS



#### 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.

*Alice Tulo*  
Owner/Applicant/Agent Signature

*Mar 6/18*  
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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize \_\_\_\_\_ 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, Steve Lello of 5-15 WYANDOTT  
BRANTFORD N3R 3Y5  
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

Steve Lello  
Owner/Applicant/Agent Signature

In Norfolk County

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

A.D., 20 19

[Signature]  
A Commissioner, etc.

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



SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 12, CONCESSION 7  
OF PART OF  
LOTS 2 & 7, BLOCK 8  
REGISTERED PLAN 48-B  
IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN  
NORFOLK COUNTY

SCALE: 1 : 1000  
JEWITT AND DIXON LTD.  
MARCH 4, 2019

PIN 50180 - 0329 (LT)

LOT 6, BLOCK 8  
PIN 50180-0265 (LT)  
REGISTERED PLAN 48-B

LOT 5  
PIN 50180-0264 (LT)

PART 1,  
PLAN 37R-7217

LOT 4  
PIN 50180-0263 (LT)

LOT 3  
PIN 50180-0262 (LT)

LOT 2  
PIN 50180-0260 (LT)

LOT 1

LOT 7  
BLOCK 8  
REGISTERED  
PLAN 48-B  
**RETAINED**  
**PARCEL TO BE**  
**BOUNDARY ADJUSTED**  
AREA = 8033.4 sq.m

PART 4,  
PLAN 37R-10595  
PIN 50180 - 0331 (LT)

PART 2,  
PLAN 37R-2269

PART 5,  
PLAN 37R-2269  
PIN 50180-0261 (LT)

PART 5,  
PLAN 37R-10595  
PIN 50180-0331 (LT)

PART 4,  
PLAN 37R-10595  
PIN 50180 - 0331 (LT)

PART 1,  
PLAN 37R-10266  
PIN 50180-0318 (LT)

LOT  
PART 1,  
PLAN 37R-10595  
PIN 50180 - 0330 (LT)

CONCESSION  
PIN 50180-0273 (LT)

PARCEL TO BE  
SEVERED  
AREA = 3477.3 sq.m

PART 2,  
PLAN 37R-10595

PART 3,  
PLAN 37R-10595

PIN 50180 - 0331 (LT)

PIN 50180 - 0331 (LT)

PART 3,  
PLAN 37R-10595

NOTE:

THIS PLAN IS IN METRIC & 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.

66.00' WIDE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8  
(WINDHAM CENTRE ROAD - COUNTY ROAD #9) (AS WIDENED)  
PIN 50180-0282 (LT)

**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](mailto:surveyors@amtelecom.net)

JOB # 19-14618 CLIENT TALAS

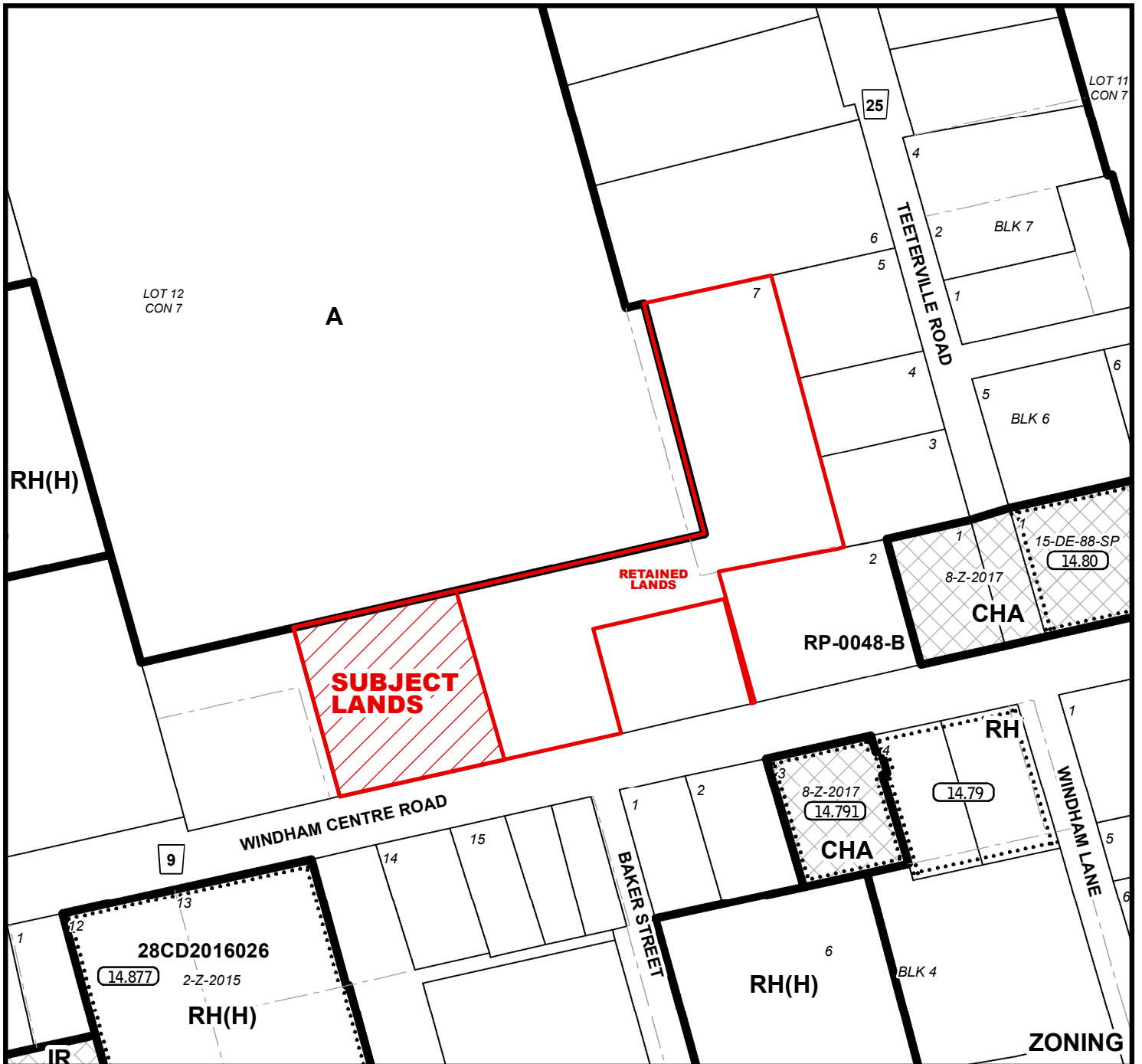
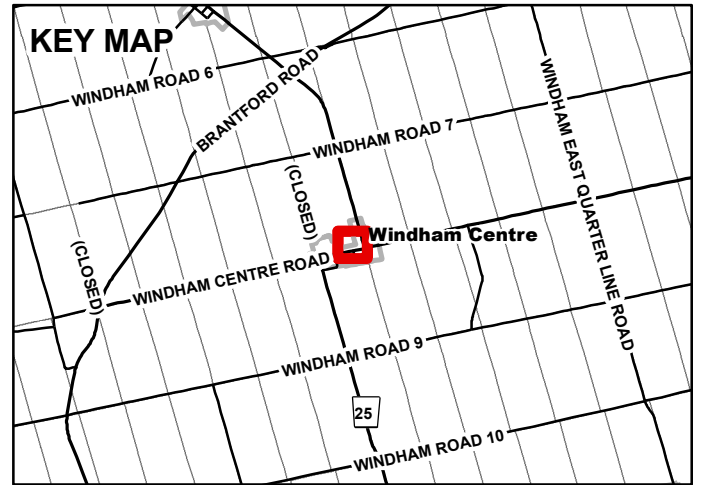
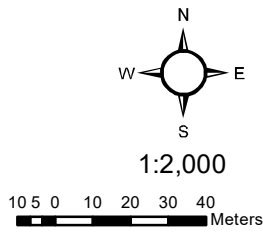


TRAVELLED ROAD  
(COUNTY ROAD # 25 - COUNCIL ROAD)  
(12.192 WIDE - REGISTERED PLAN 48-B)

# MAP 1

## File Number: BNPL2019070 & ANPL2019069

Geographic Township of  
**WINDHAM**





# MAP 2

File Number: BNPL2019070 & ANPL2019069

Geographic Township of WINDHAM



6.3 250 6.5 13 19.5 26 Meters

1:1,600

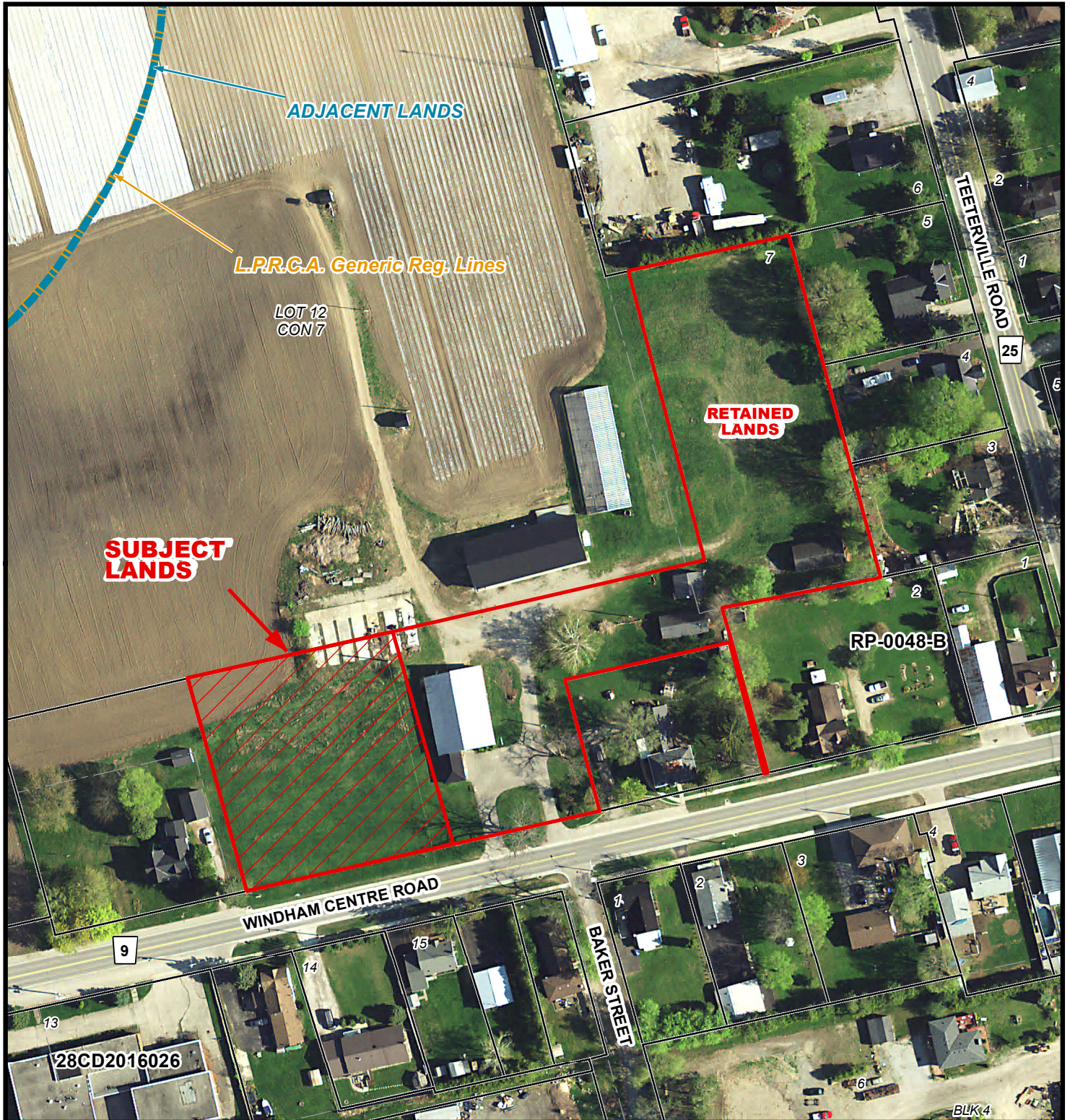
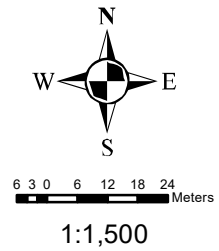




# MAP 3

File Number: BNPL2019070 & ANPL2019069

Geographic Township of WINDHAM





# MAP 4

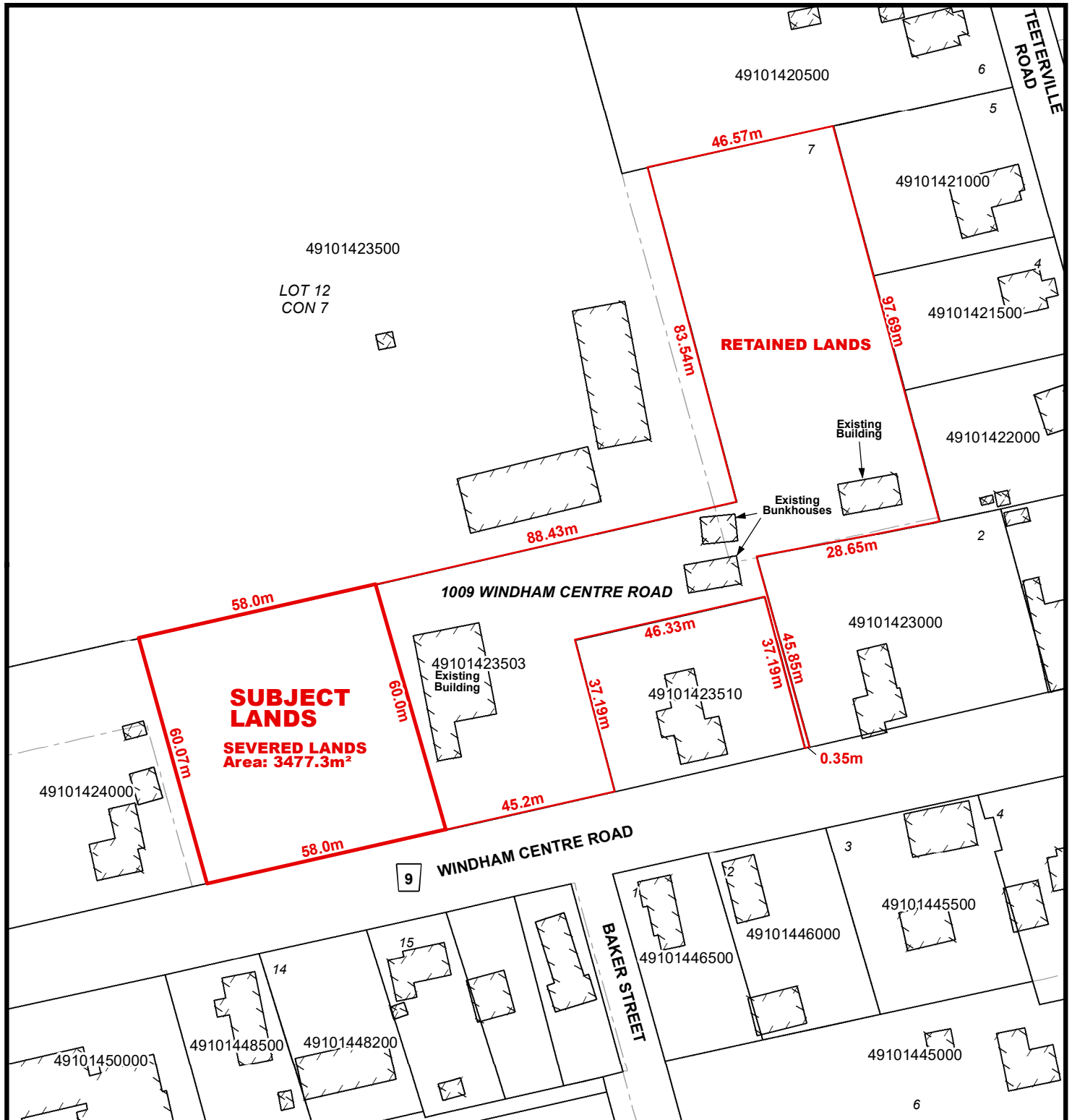
File Number: BNPL2019070 & ANPL2019069

Geographic Township of WINDHAM



52.50 5 10 15 20 Meters

1:1,300



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019070 & ANPL2019069

Geographic Township of WINDHAM



52.50 5 10 15 20 Meters

1:1,300

