

For Office Use Only:

File Number	<u>BNPL209125</u>	Application Fee	<u>\$2210</u>
Related File Number	<u>2NPL209121</u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	OSSD Form Provided	<u> </u>
Application Submitted	<u>Mon 28/19</u>	Planner	<u>Aisha</u>
Complete Application	<u>Apr 4/19</u>	Public Notice Sign	<u> </u>

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: 4930602970

A. Applicant Information

Name of Owner Scotlynn Investments 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 1150 Vittoria Road
Town and Postal Code Vittoria NOE 1W0
Phone Number
Cell Number
Email

Name of Applicant
Address
Town and Postal Code
Phone Number
Cell Number
Email

Name of Agent	MHN Lawyers Attn: Maria Kinkel
Address	39 Colborne St. N.
Town and Postal Code	Simcoe ON N3Y 3T8
Phone Number	5194266763
Cell Number	
Email	kinkel@mhnlawyers.com

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 Canada has a mortgage on the property

B. Location, Legal Description and Property Information

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

Part Lot 15, Concession 3, being Part 1 on 37R7150 save and except Part 1 on 37R10209; Norfolk County being all of PIN 50199-0234(LT)

Municipal Civic Address: 154 Vittoria Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural with special provisions

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

☒ Yes ☐ No If yes, please specify:

special provisions 14.233, subject to site plan control

3. Present use of the subject lands:

Vacant land

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:

n/a

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.

expansion of administration building on abutting parcel requires merger of this parcel with abutting lands known as 1150 Vittoria Road Vittoria Ontario

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:

See attached sketch.

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:

9. Existing use of abutting properties:

Grading, cooling, packaging and shipping facility along with an administrative office building

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	49.99	204.69
Lot depth	56.39	239.27
Lot width	50.29	206.51
Lot area	2,835.12	21,257.97
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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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: 49306029710 owned by
Longhorn Distributors Inc.

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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: _____

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 _____

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:

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:

Property under site plan control

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:

Property under site plan control

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 n/a

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance n/a

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 n/a

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 n/a

Erosion

☐ On the subject lands or ☐ within 500 meters – distance n/a

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance n/a

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) | |

Site Plan Control provisions requiring drainage plan for development

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:

Victoria 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?

100 +

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

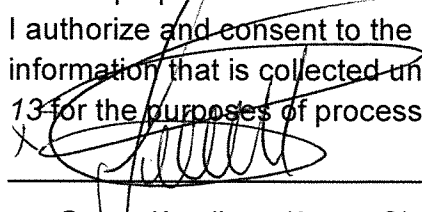
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

March 27, 2019

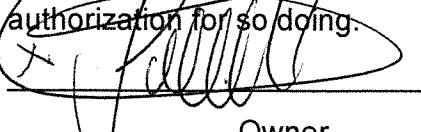
Date

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 Scott Biddle, President of ~~am/are~~ the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MAN Lawyers 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

March 27, 2019

Date

Owner

Date

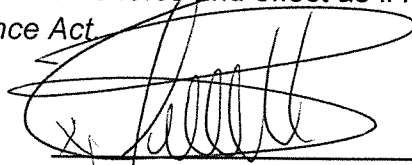
K. Declaration

I, Scott Biddle of Scottlynn Investments Inc.
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:

Simcoe



Owner/Applicant/Agent Signature

In the prov of Ontario

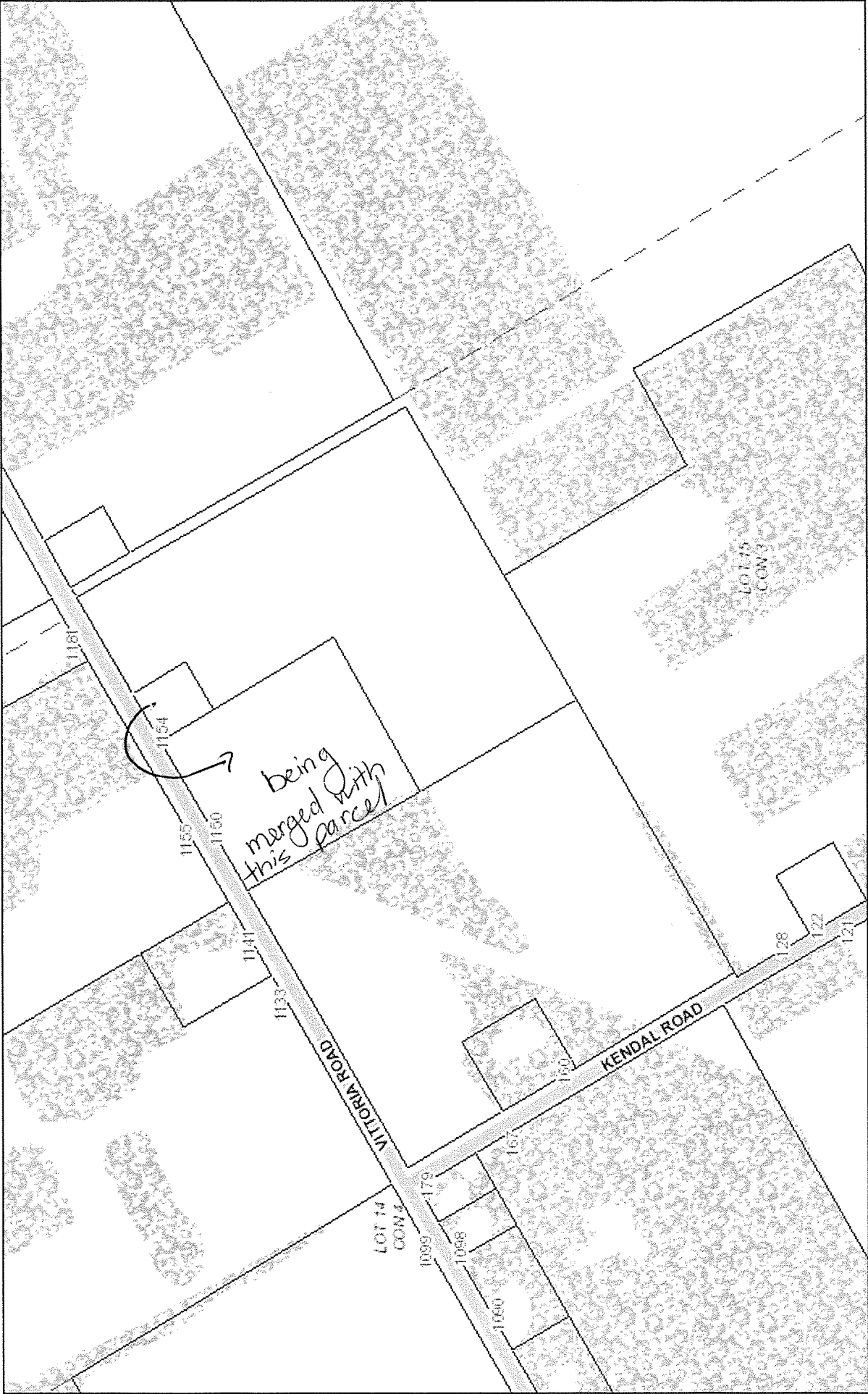
This 27 day of March

A.D., 20 19



A Commissioner, etc.

MAP NORFOLK - Community Web Map

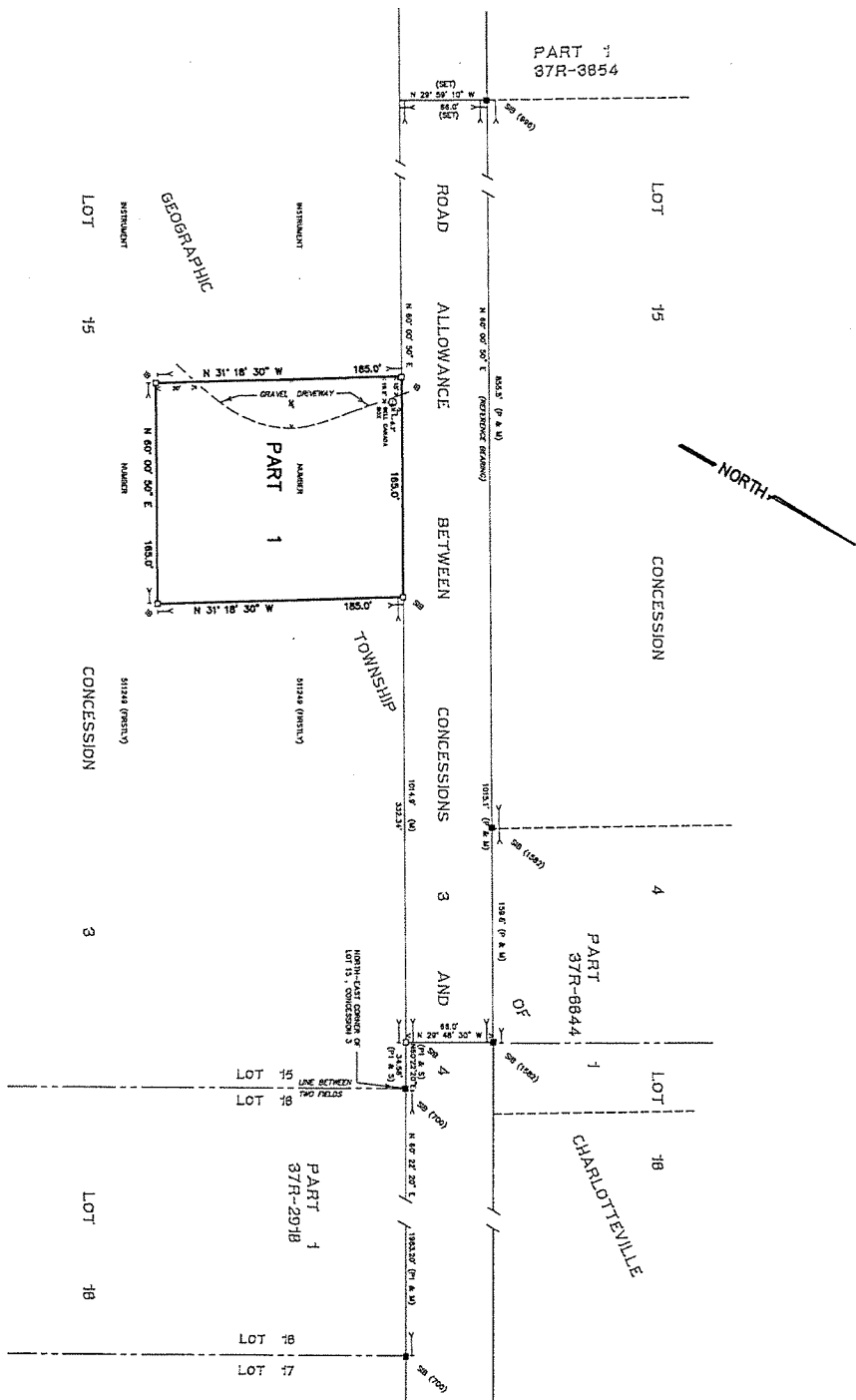


21/02/2019 9:42:26 AM

- Land Parcels
- Plan Lines

1:5,000
0 0.0425 0.085 0.1 0.17 mi
0 0.05 0.1 0.2 km

Norfolk GIS



1. I HEREBY CERTIFY THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE SURVEYOR.

DATE: March 1, 1995

BY: [Signature]

NOTARY PUBLIC FOR THE PROVINCE OF ONTARIO

CAUTION: THE PLAN IS NOT A PART OF A DEED OR A CONVEYANCE.

PART	LOT	CON.	INST.	AREA	GEOMETRIC TOWNSHIP
1	15	3	11228	10017.00	CHARLOTTETVILLE

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF CHARLOTTETVILLE
COUNTY OF NORFOLK
MUNICIPALITY OF DELHI
REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK

SCALE - 1 INCH = 50 FEET

IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND COME FROM THE SURVEYOR'S FIELD BOOKS.

KIM HUSTED SURVEYING LTD.
1995

SURVEYOR'S CERTIFICATE

(1) - I HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS THEREUNDER.

(2) - THIS SURVEY WAS COMPLETED ON THE 19th DAY OF OCTOBER, 1995.

Kim Husted
DATE: March 1, 1995
KIM S. HUSTED
ONTOARIO LAND SURVEYOR

NOTES

(1) - THE SURVEYOR HAS EXAMINED THE ORIGINAL PLAN AND THE FIELD BOOKS AND IS SATISFIED THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE SURVEYOR.

LEGEND

- 1. SURVEYOR'S MARKS
- 2. BOUNDARY MARKS
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KIM HUSTED SURVEYING LTD.
ONTOARIO LAND SURVEYOR
50 FOX AVENUE, TILBURN, ONTARIO, CANADA, M6G 2Y4
PHONE: 905-882-2500 FAX: 905-882-2506
PROJECT: 95-3737 REFERENCE: F.F.-5



107

15

CONCESSION

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LOT

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No To

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44

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK
THE MUNICIPALITY OF THE
TOWNSHIP OF DELHI
REGIONAL MUNICIPALITY OF
HALDIMAND — NORFOLK

SCALE - 1 INCH = 50 FEET

IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

A horizontal graphic scale bar with a vertical line at the left end. The bar is divided into four equal segments by three vertical tick marks. Below the bar, the numbers 0, 25, 50, and 100 are printed, corresponding to the segments. The text "SCALE - 1 INCH = 50 FEET" is printed above the bar. The text "IMPERIAL" is printed below the bar. The text "DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048" is printed below the bar.

KIM HUSTED SURVEYING LTD.

SURVEYOR'S CERTIFICATE

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER

(7) ~ THIS SURVEY WAS COMPLETED ON THE 16TH DAY OF OCTOBER, 1993

November 17, 1995
DATE

[Signature]
KIM S. HUSTED

NOTES

(1) -- BEADONS ARE ASTEROIDAL AND ARE NOTED TO THE SOUTHERN LIMIT OF LOT 15, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF CHARLOTTVILLE AS SHOWN ON DEPOSITED PLAN 378-8644 HAVING A BEADING OF N 60° 00' 50" E

LEGEND

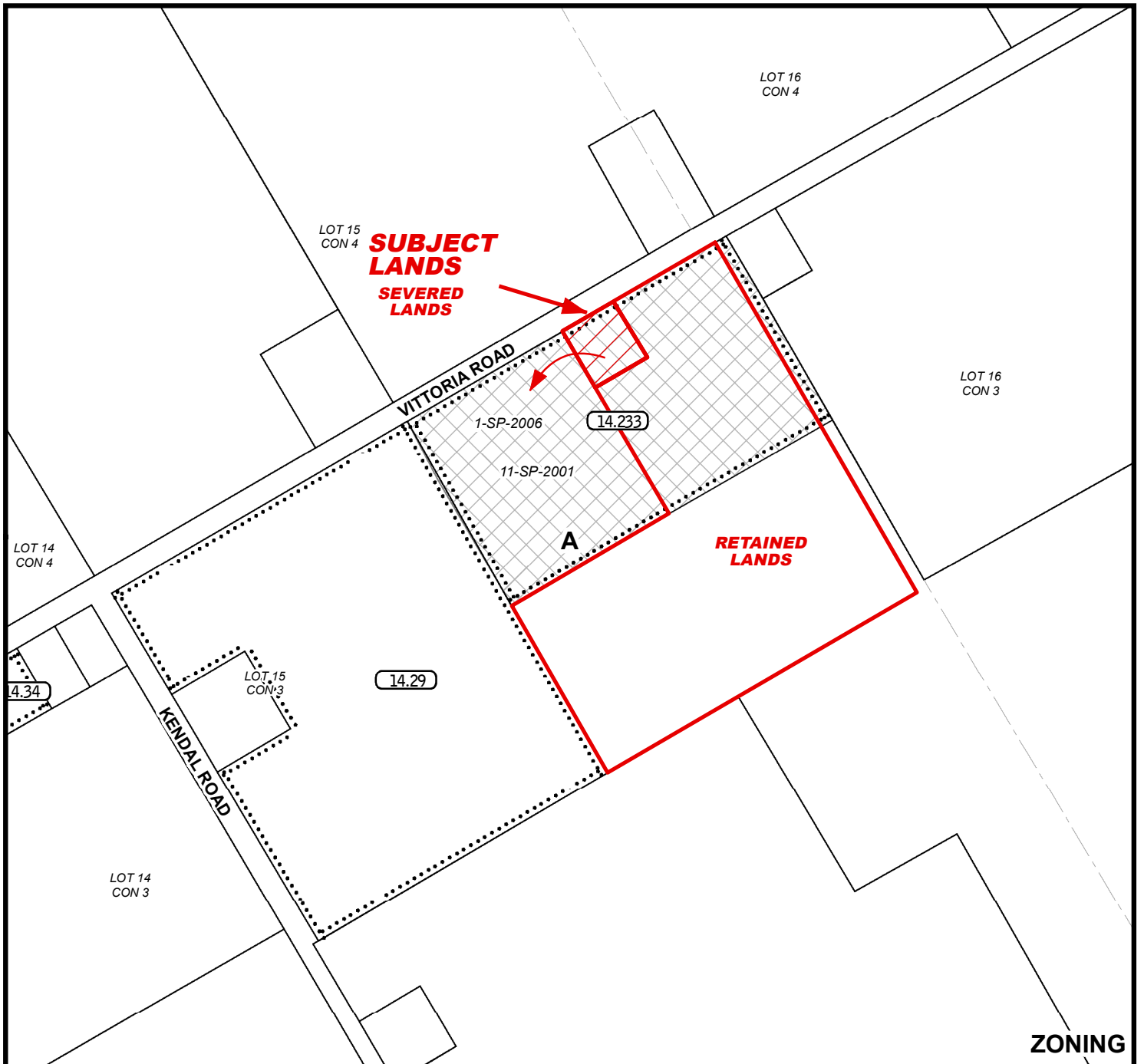
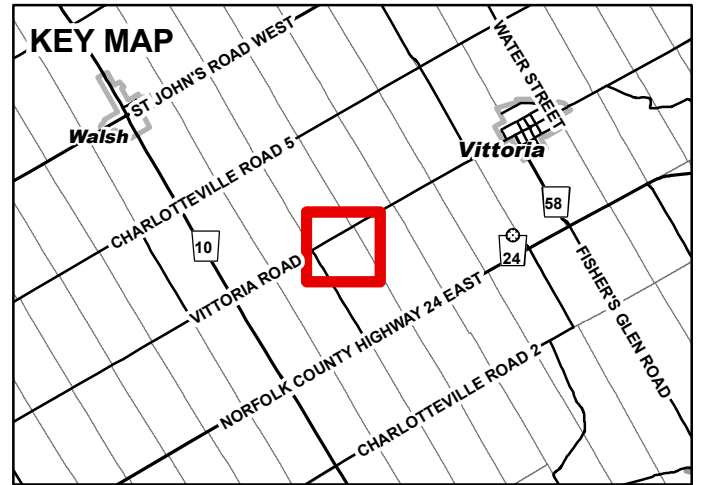
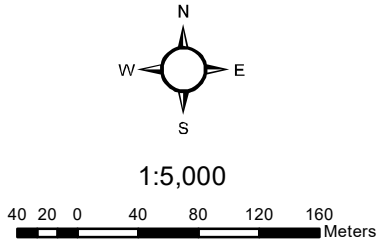
- | | | |
|----|--------|---------------------------|
| 1 | DEWITS | SAFETY MOUNTMENT TONID |
| 2 | DEWITS | SAFETY MOUNTMENT SET |
| 3 | DEWITS | STANDARD IRON BAR |
| 4 | DEWITS | IRON BAR |
| 5 | DEWITS | ROUND IRON BAR |
| 6 | DEWITS | J & B DOOD O.L.S. |
| 7 | DEWITS | H.V. EIGHT O.L.S. |
| 8 | DEWITS | HOT HUSTED SURFACING L.T. |
| 9 | DEWITS | DEPOSITED PLAN 3/76-6644 |
| 10 | DEWITS | DEPOSITED PLAN 3/76-2916 |
| 11 | DEWITS | MEASURED |
| 12 | DEWITS | SET |

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

50 FOX ALLEY, TILSONBURG ONTARIO, N4G 3P4
PHONE: 519-842-3636 FAX: 519-666-2546

PROJECT: 95-3737	REFERENCE: F.F.-5	DISK No. 117	Doc Q10	L.A.C. K.H.
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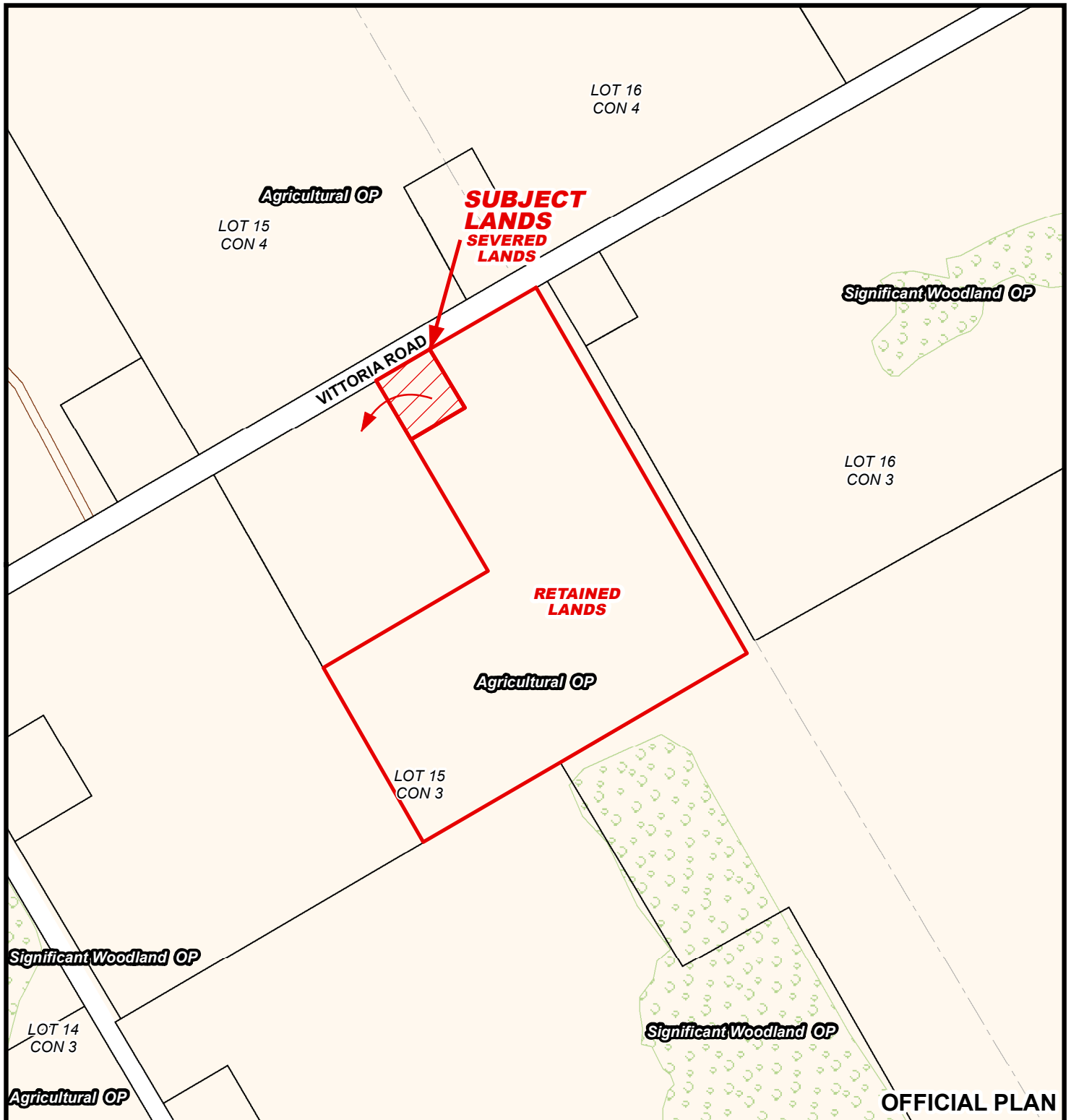
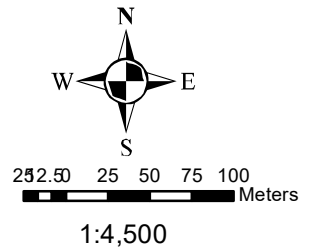
MAP 1
File Number: BNPL2019125
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2019125

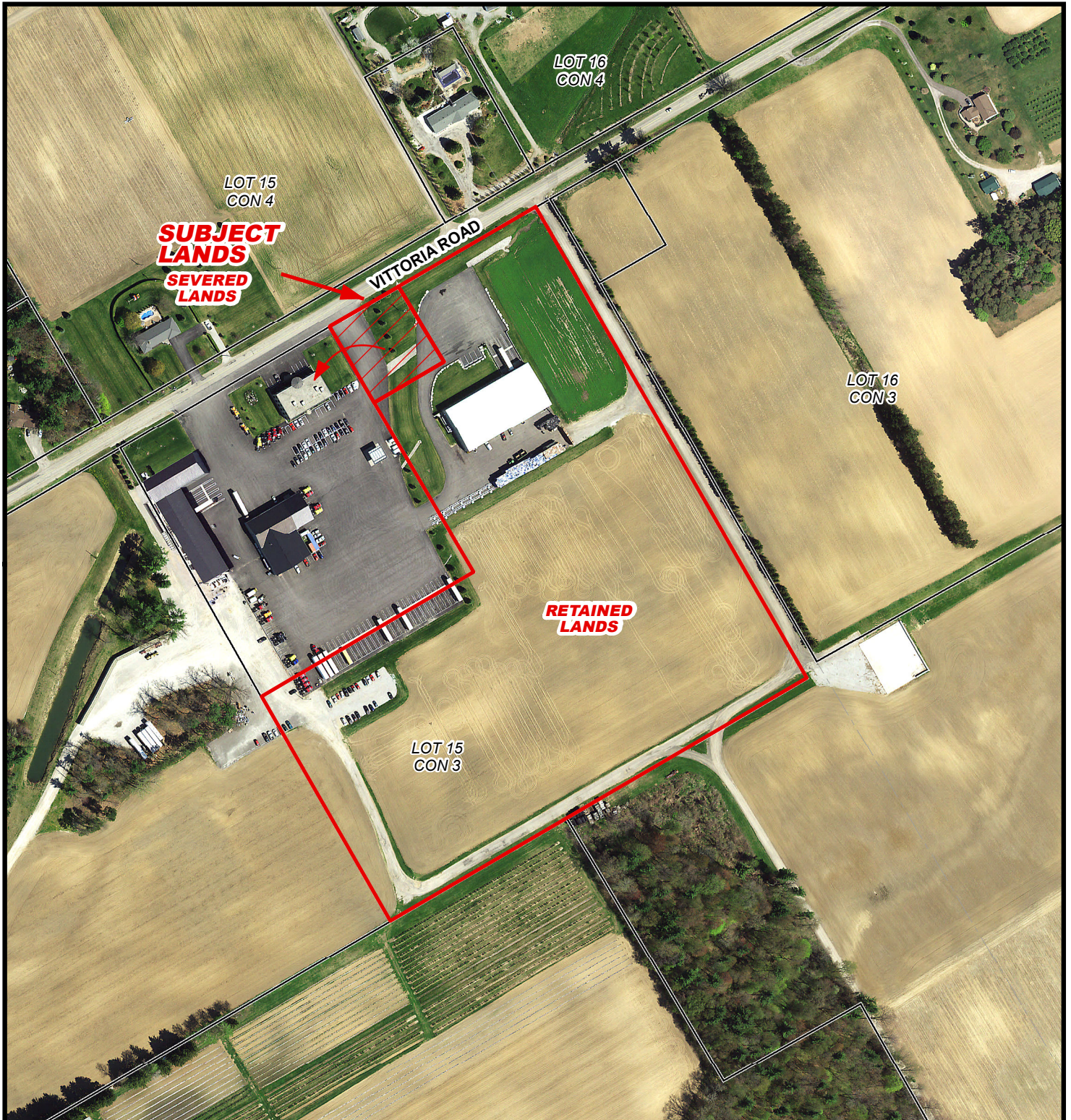
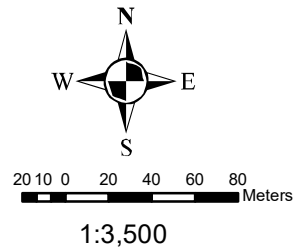
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2019125

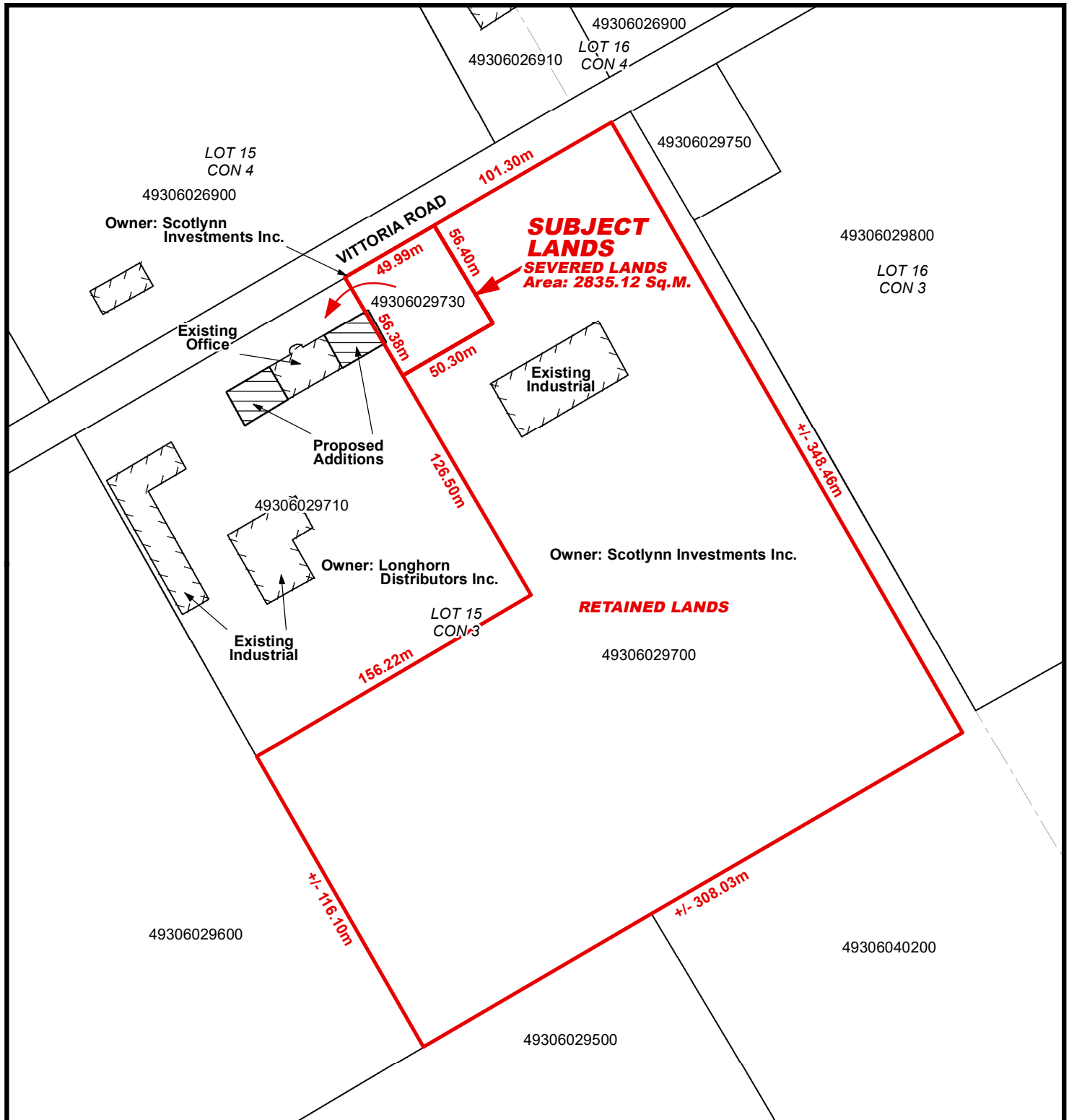
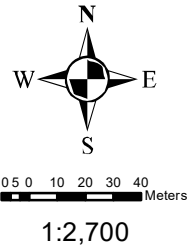
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BNPL2019125

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: BNPL2019125

Geographic Township of CHARLOTTEVILLE

