

For Office Use Only:

File Number	<u>BNPL2019198</u>	Application Fee	<u>\$3061</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u>March 15/19</u>	OSSD Form Provided	<u>shown on map</u>
Application Submitted	<u>May 29/19</u>	Planner	<u>Steve</u>
Complete Application	<u>May 29/19</u>	Public Notice Sign	<u>Yes</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:** 402-010-05300

A. Applicant Information

Name of Owner

Limited
Kichler Farms Ltd. (Robert + Richard Kichler)

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

306 Evergreen Hill Rd.

Town and Postal Code

Simcoe, ON N3Y 4K1

Phone Number

519-428-2507

Cell Number

Email

Name of Applicant

Ryan + Kari Kichler

Address

345 Hillcrest Rd.

Town and Postal Code

Simcoe, ON N3Y 4K1

Phone Number

519-429-4595

Cell Number

Email

karibohar99@hotmail.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 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 mortgages, 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):

WDH Gore Pt. Lot 20

Municipal Civic Address: 345 Hillcrest Rd.

Present Official Plan Designation(s): Agricultural

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:

dwelling & agriculture

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 - ~~XXXXXXXXXXXX~~
Garage - ~~XXXXXXXXXX~~

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.

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, 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:

100+ years

9. Existing use of abutting properties:

farm

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	<hr/>	<hr/>
Lot depth	<hr/>	<hr/>
Lot width	<hr/>	<hr/>
Lot area	<hr/>	<hr/>
Lot coverage	<hr/>	<hr/>
Front yard	<hr/>	22.17m
Rear yard	<hr/>	4.88m
Left Interior side yard	<hr/>	20.85m
Right Interior side yard	<hr/>	20.28m
Exterior side yard (corner lot)	<hr/>	<hr/>

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: 58m

Depth: 72m

Width: 58m

Lot Area: 1.03 acres (4176 sq. m)

Present Use: residential

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: _____

Depth: _____

Width: _____

Lot Area: 59.4 acres +/-

Present Use: _____

Proposed Use: _____

Buildings on retained land: Greenhouses, barn, Shop

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: See attached.

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:
property has been in the family for 70+ years-

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:

dwelling has been there for over 100 years, field next to it has always been a working field.

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 _____

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 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 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:

Hillcrest 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

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

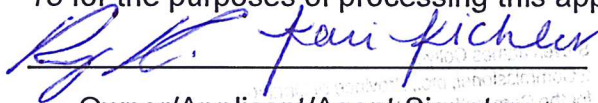
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

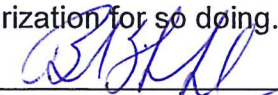
May 29, 2019
Date

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 Richard Kichler / Robert Kichler 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.

X 

May 29/19
Date

X 
Owner

May 29/19
Date

leave blank until submitting

K. Declaration

I, Ryan Kichler & Kari Kichler 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:

Simcoe

Kari Kichler
Owner/Applicant/Agent Signature

In Norfolk County

This 29th day of May

A.D., 20 19

[Signature]
A Commissioner, etc.

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

NORFOLK COUNTY
SCALE: 1 : 750
JEWETT AND DIXON LTD.
MAY 27, 2018

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

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



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

40 acres
Adams Farm - 1838 Char'ville Rd 8
Chr con 7 Pt Lot 23
Owner = Kichler Farms Limited
Roll # 493-040-17500-0000

Farm type = Tobacco, Corn, Soybeans, Rye

Total Acreage = 44.82

Workable Acreage = 34.9

Dwelling Present Yes Built 2017

Ghesquire Farm - Char'ville Rd 7
Chr Con 6 Pt Lot 23

Owner = Kichler Farms

Roll # 493-040-22700-0000

Farm type = Corn, Soybean

Total Acreage = 47.68

Workable = 24.6

Dwelling Present No

35 acres - CHR Con 8 Pt lot 23

Owner Kichler Farms

Roll # 493-040-10600-0000

Farm type - Corn, Soybeans, tobacco, Rye

Total Acreage = 33

Workable Acreage = 14.1

Dwelling Present No

Szilock - Hillcrest Rd

Woodhouse Gore Pt Lots 18 and 19

Owner Kichler Farms

Roll # 402-010-03800-0000

Farm type = Soybeans, Tobacco, Strawberry Plants, Rye

Total Acreage = 87.22

Workable Acreage = 78.1

Dwelling Present No

Highway Farm - WDH Gore Pt Lots 16 to 18

Owner = Kichler Farms

Roll # = 402-010-01100-0000

Farm Type = Soybeans, Tobacco, Rye

Total Acreage = 140.79

Workable Acreage = 65.8

Dwelling Present No

Home Farm N - 345 Hillcrest Rd
WDH Gore PT Lot 20

Kichler
Farms

Roll # 402-010-05300-0000

Farm type = Soybeans, Corn, Tobacco, Strawberry Plants
Rye

Dwelling Yes 1800's

Home Farm S - 359 Hillcrest Rd
WDH Gore PT Lot 20

Roll # 402-010-05400-0000

Farm type Soybeans, Corn, Tobacco, Strawberry Plants
Rye

Dwelling Yes 1800's

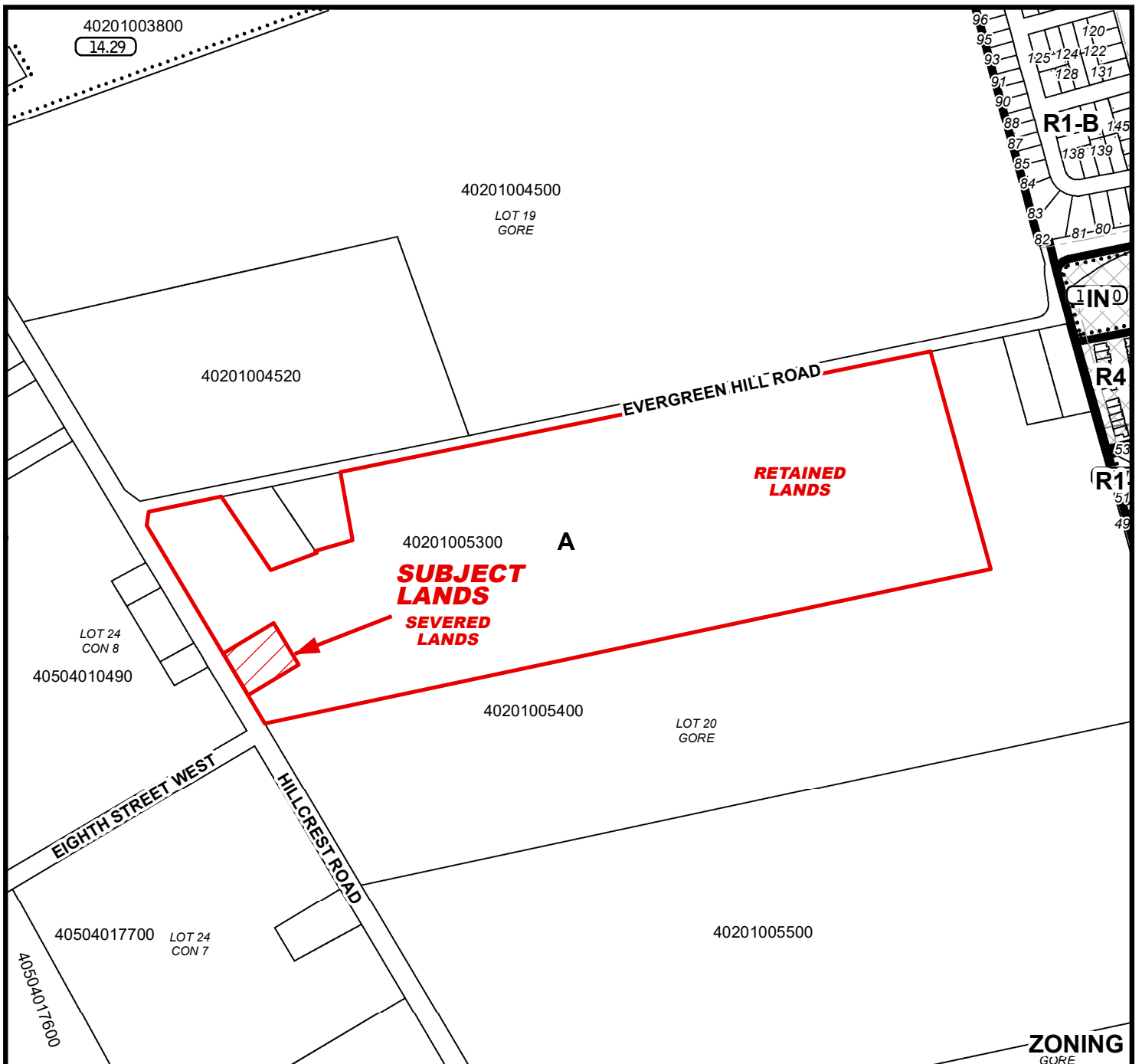
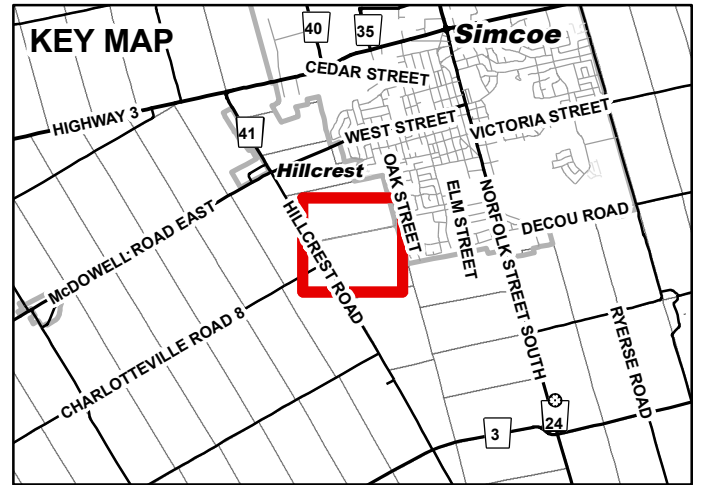
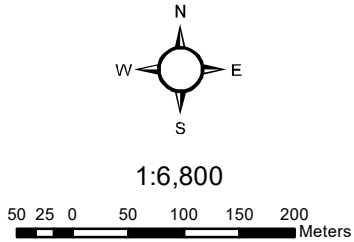
Home N/S Total Acreage = 122.26

Combined Total Workable = 101.7
Acres

MAP 1

File Number: BNPL2019198

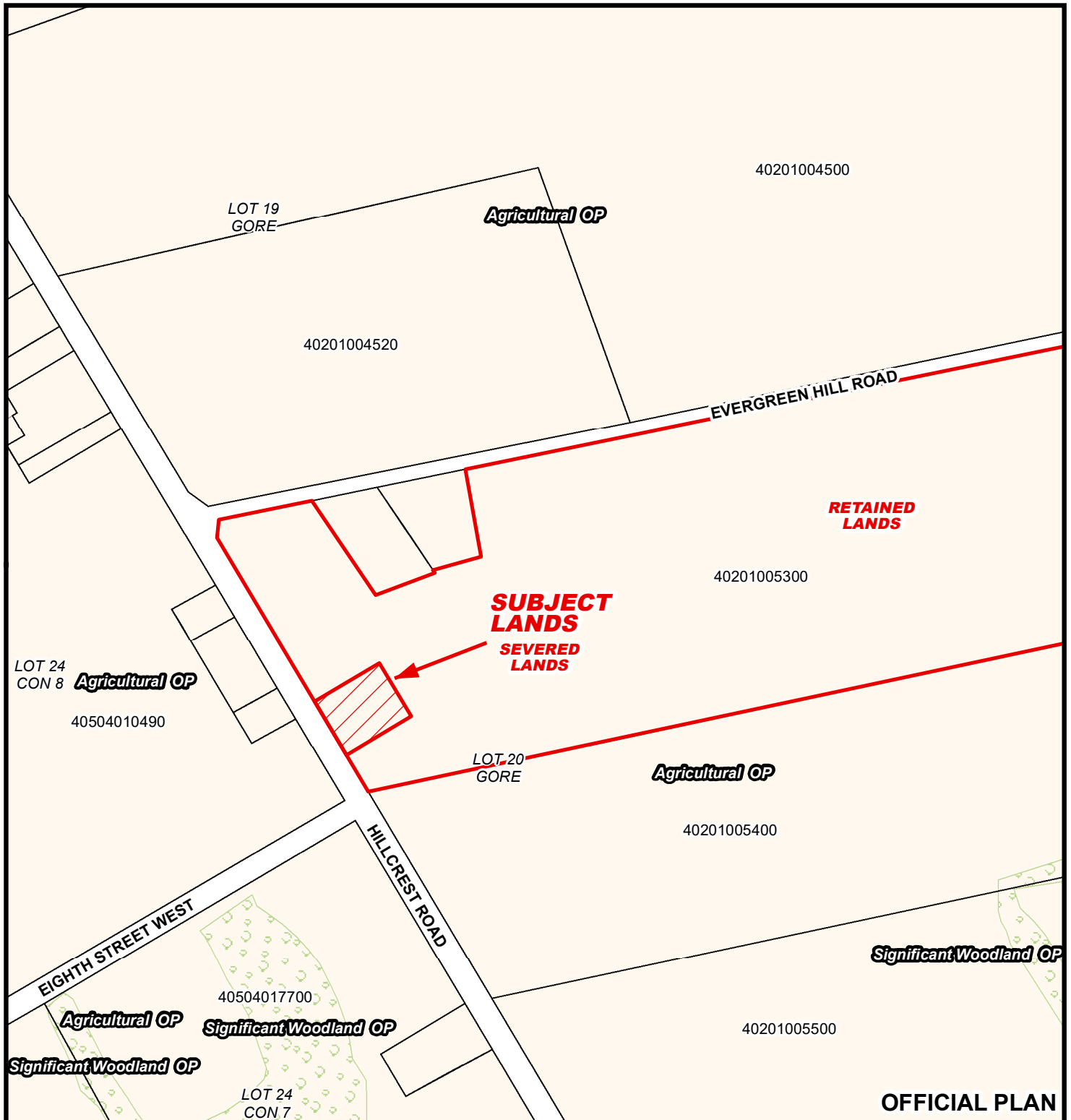
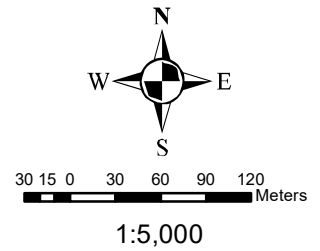
Geographic Township of
WOODHOUSE



MAP 2

File Number: BNPL2019198

Geographic Township of WOODHOUSE



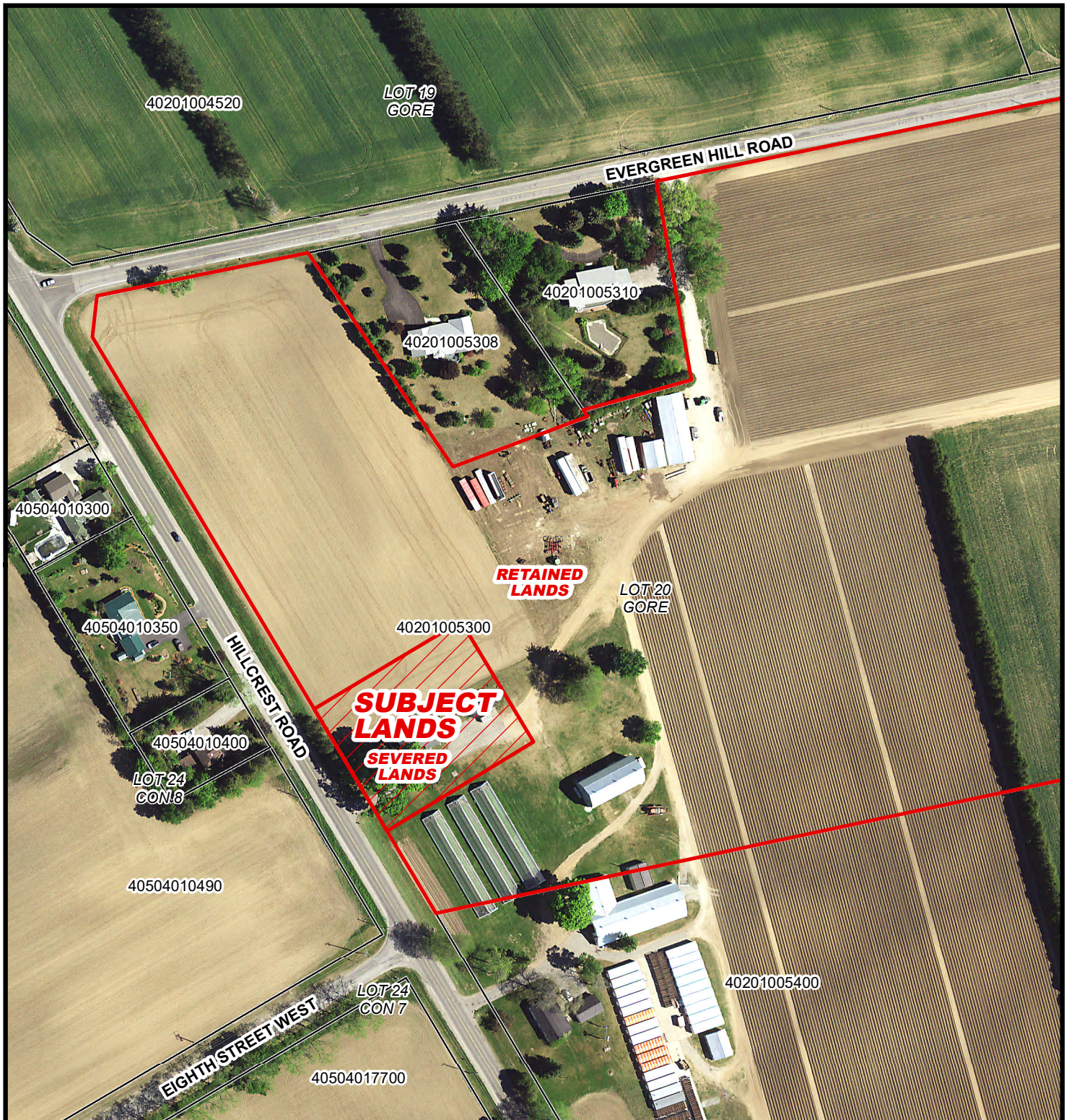
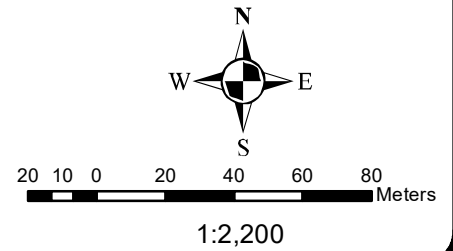
OFFICIAL PLAN

6/6/2019

MAP 3

File Number: BNPL2019198

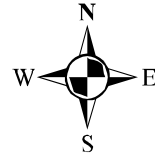
Geographic Township of WOODHOUSE



MAP 4

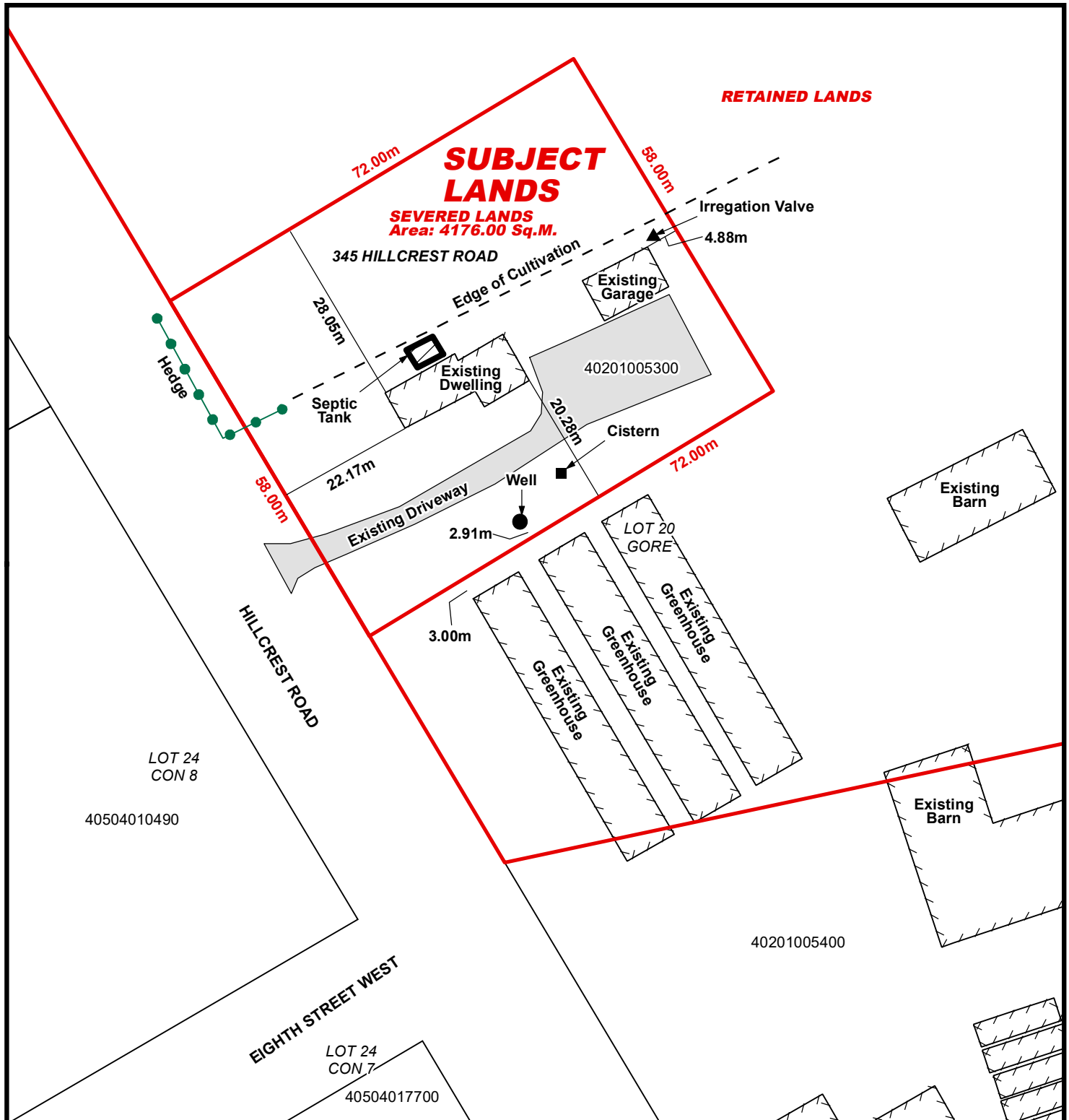
File Number: BNPL2019198

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

1:800



LOCATION OF LANDS AFFECTED

File Number: BNPL2019198

Geographic Township of WOODHOUSE

