

For Office Use Only:

File Number	<u>BNPL2019303</u>	Application Fee	<u>\$2710.00</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u>yes</u>
Application Submitted	<u>08/28/2019</u>	Planner	<u>Colin W.</u>
Complete Application	<u>08/28/2019</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: 331040201007000**A. Applicant Information****Name of Owner** MALO FARMS LIMITED

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 848 NORFOLK STREET SOUTH,
Town and Postal Code SIMCOE N3Y 4K1
Phone Number (519) 426-8908
Cell Number
Email

Name of Applicant COLLIN SHERK
Address 848 NORFOLK STREET SOUTH,
Town and Postal Code SIMCOE, N3Y 4K1
Phone Number
Cell Number (289) 456-4346
Email

Name of Agent	STEVE SZUCS
Address	857 NORFOLK STREET SOUTH,
Town and Postal Code	SIMCOE, N3Y 4K1
Phone Number	
Cell Number	(519) 429-8100
Email	STEVE@MYBROKERSTEVE.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:

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 7 CON GORE WOODHOUSE

Municipal Civic Address: 848 NORFOLK STREET SOUTH, SIMCOE

Present Official Plan Designation(s):

Present Zoning: OS

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:
AGRICULTURAL

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:

~~NO~~ BUILDINGS – HOUSE & GARAGE

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.

NO ADDITIONS

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:

NO PROPOSED 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:
50 YEARS

9. Existing use of abutting properties:

HOMES, FARMS AND RESTAURANT

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	N/A	
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:

Frontage:	N/A 6.1 M
Depth:	70.1 M
Width:	57.91 M
Lot Area:	.21 Ha
Present Use:	RESIDENTIAL
Proposed Use:	"

Proposed final lot size (if boundary adjustment): 57.91 M x 70.1 M

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 331040201007010, COLLIN SHERK

Description of land intended to be retained in metric units:

Frontage: 205.02 M
Depth: 1318.06 M
Width: 297.26 M
Lot Area: 37.66 HA
Present Use: AGRICULTURAL
Proposed Use: AGRICULTURAL
Buildings on retained land: NONE

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: NONE
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):

ADJACENT - RESTAURANT

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:
I HAVE LIVED ACROSS THE ROAD FOR OVER 60 YEARS AND WITNESSED ALL ACTIVITY.

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:

THE 1/2 ACRE BOUNDARY AJUSTMENT WILL NOT CHANGE ANY ENVIRONMENTAL CONDITIONS AFFECTING WILDLIFE HABITAT. PASSIVE USE WILL LIKELY IMPROVE THE LOCAL HABITAT.

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:

AGRICULTURAL TO PASSIVE

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 121.87

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

☐ Municipal piped water

☒ Individual wells

~~NONE~~

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☒ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

~~NONE~~

Storm Drainage

☐ Storm sewers

☐ Other (describe below)

~~NONE~~

☒ Open ditches

2. Existing or proposed access to subject lands

☒ Municipal road

☐ Unopened road

Name of road/street:

HWY #24 (NORFOLK STRET)

☒ Provincial highway

☐ Other (describe below)

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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

26/08/2019

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 MALO FARMS LIMITED am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize STEVE SZUCS 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.

MALO FARMS

Owner

26/08/2019

Date

26 Aug 19

Date

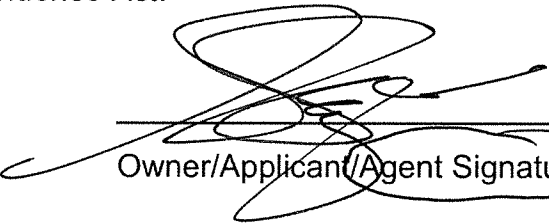
K. Declaration

I, STEVE SZUES of SIMCOE
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., S.W.


Owner/Applicant/Agent Signature

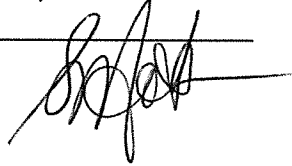
In SIMCOE, ONTARIO

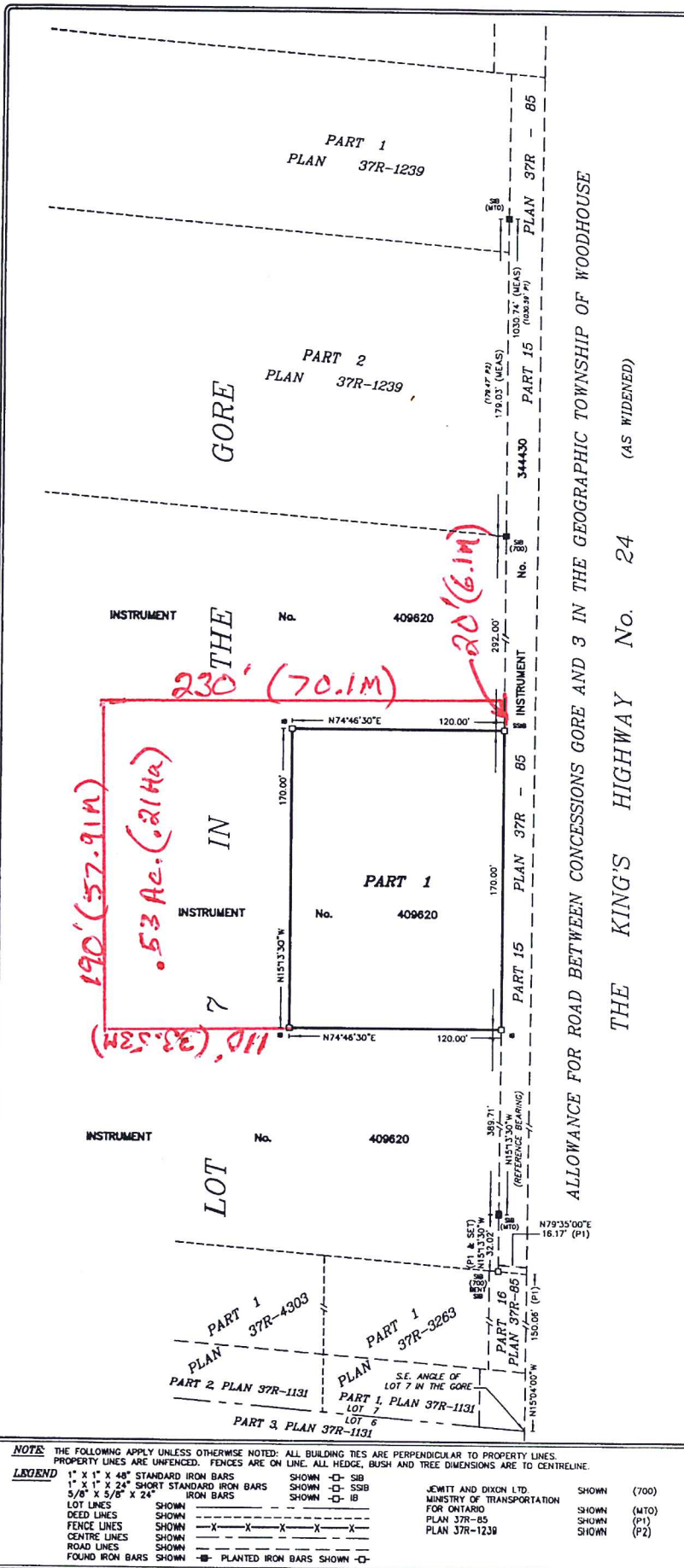
This 28th day of AUGUST

A.D., 20 19

**SHERRY ANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2020.**

A Commissioner, etc.





I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY ACT.

PLAN 37R-9539

RECEIVED AND DEPOSITED

DATED AUGUST 22, 2006

DATED August 23, 2006


R.C. DIXON
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE REGISTRY
DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	PART LOT	CONCESSION	INSTRUMENT	AREA (Ac.)
1	7	GORE	409620	0.468

PLAN OF SURVEY

OF PART OF

LOT 7

IN THE

GORE

IN THE GEOGRAPHIC

TOWNSHIP OF WOODHOUSE

IN

NORFOLK COUNTY

SCALE 1" = 40'



JEWITT AND DIXON LTD.



IMPERIAL NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF THE KING'S HIGHWAY No. 24, (ROAD ALLOWANCE BETWEEN THE GORE & CONCESSION 3) AS WIDENED BY PLAN 37R-85, BEING N15°3'30"W.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGISTRY ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JULY, 2006.

DATED: JULY 31, 2006

R. C. DIXON
ONTARIO LAND SURVEYOR

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

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

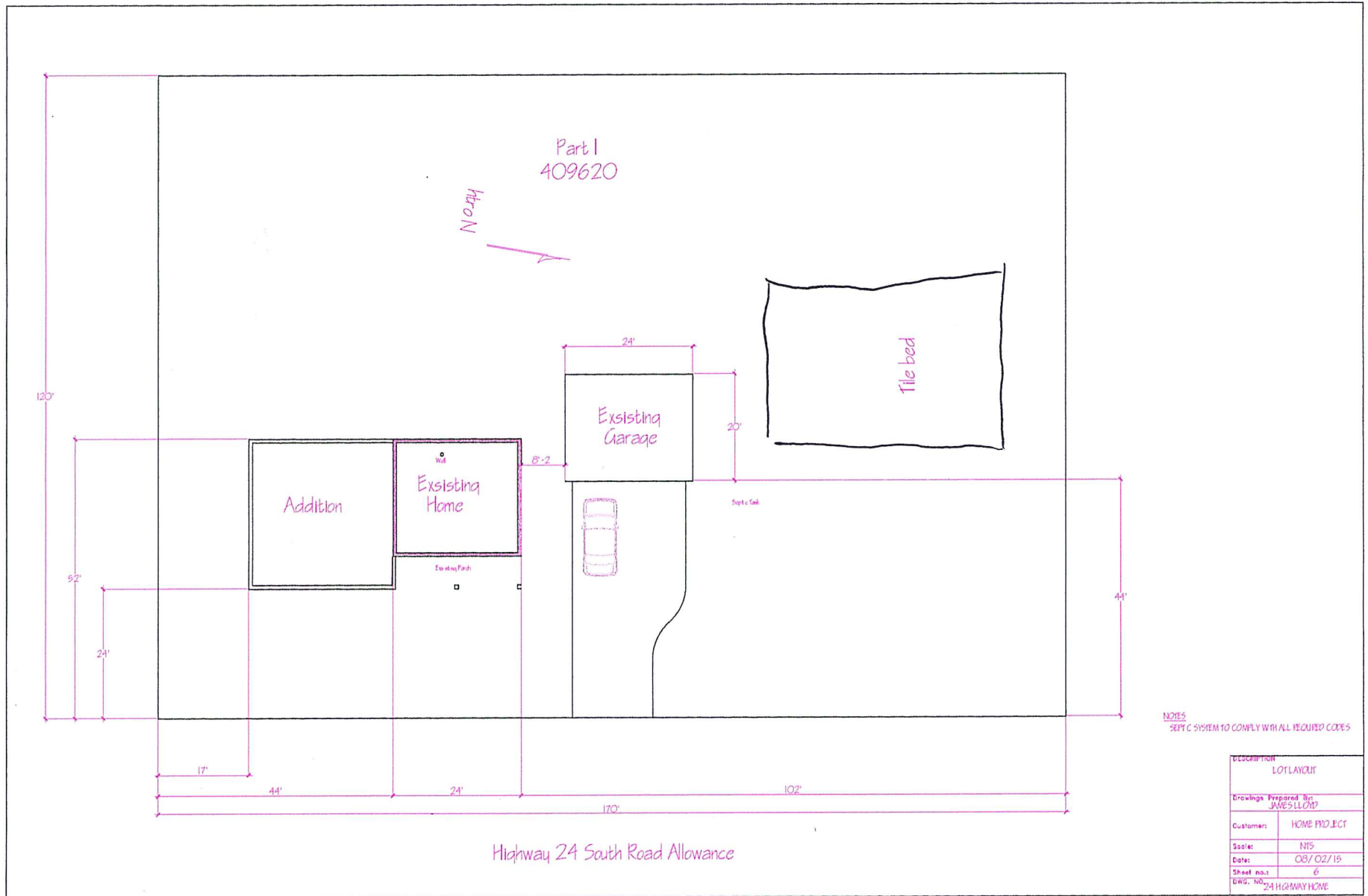
PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

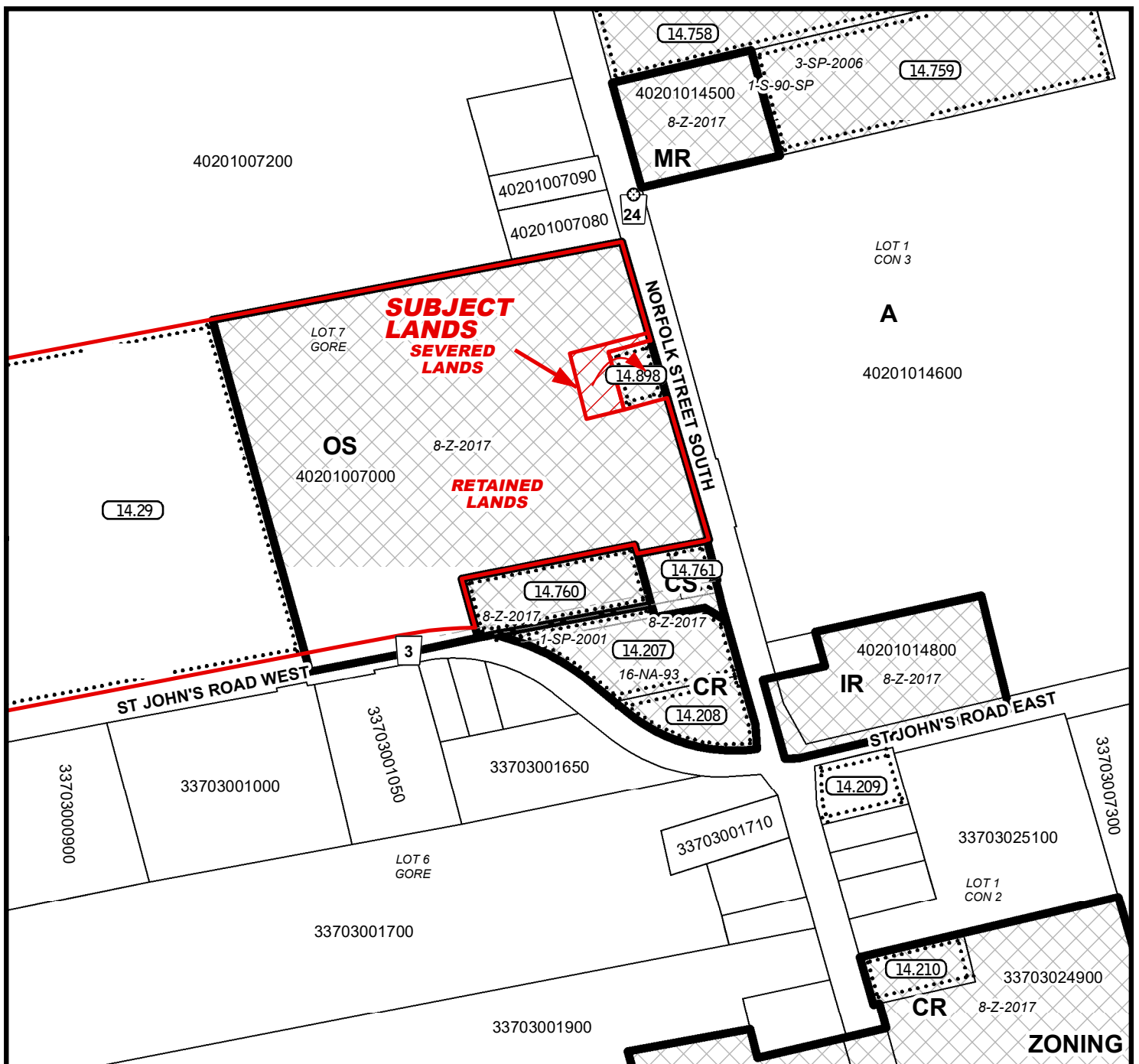
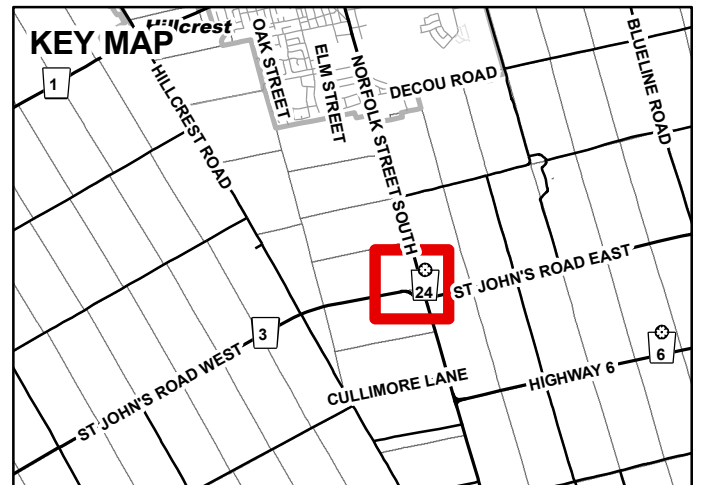
F.W.	-	R.C.S.
BOOK	-	WO.53-48
CALC.	-	M.D.P.
PLAN	-	M.D.P.
CHECK	-	R.C.D.

CLIENT - MALO FARMS
JOB No - 06-150

P06 03 A8290



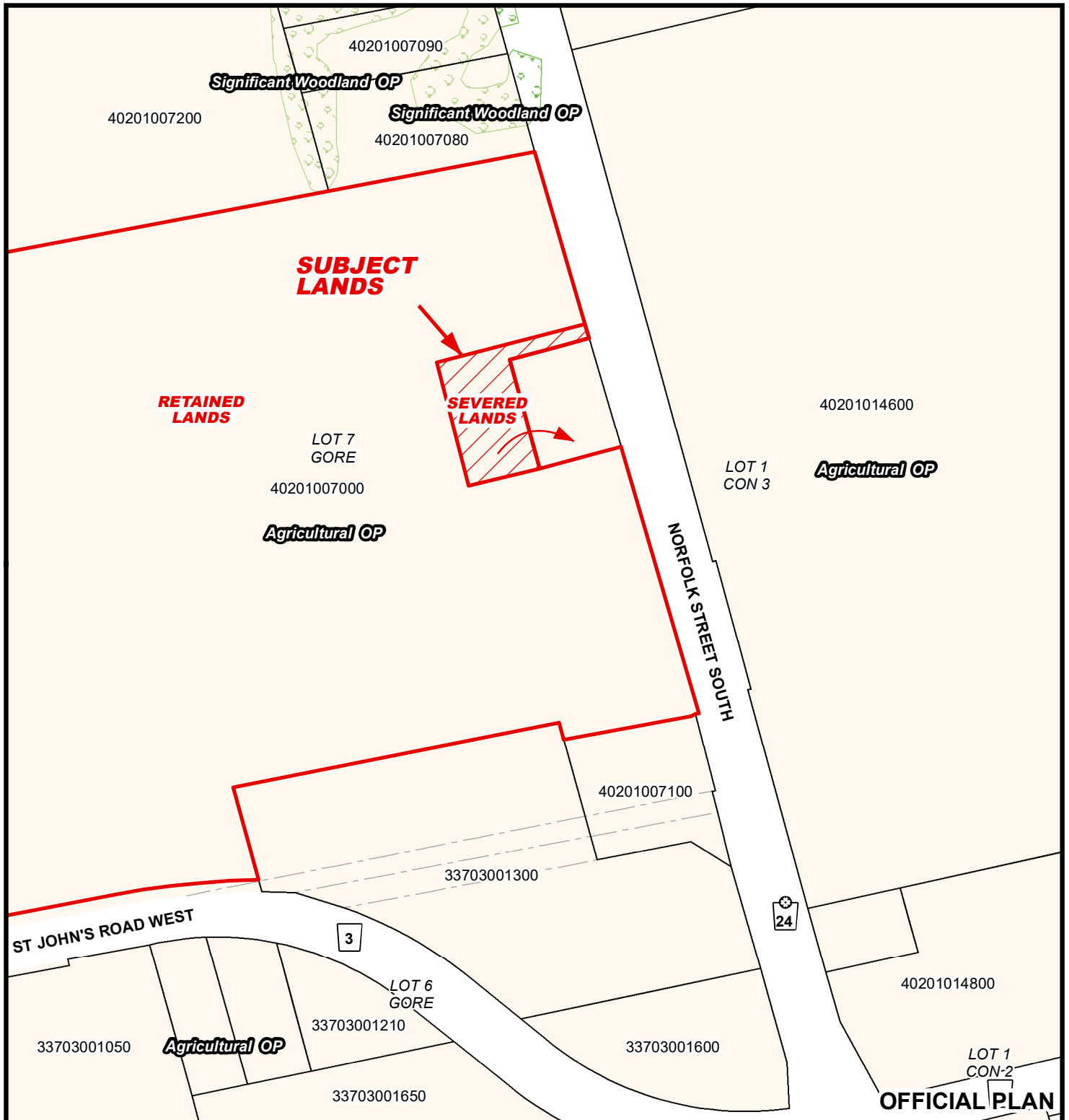
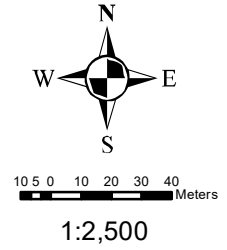
Geographic Township of
WOODHOUSE



MAP 2

File Number: BNPL2019303

Geographic Township of WOODHOUSE



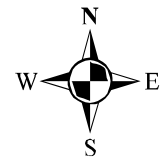
OFFICIAL PLAN

8/30/2019

MAP 3

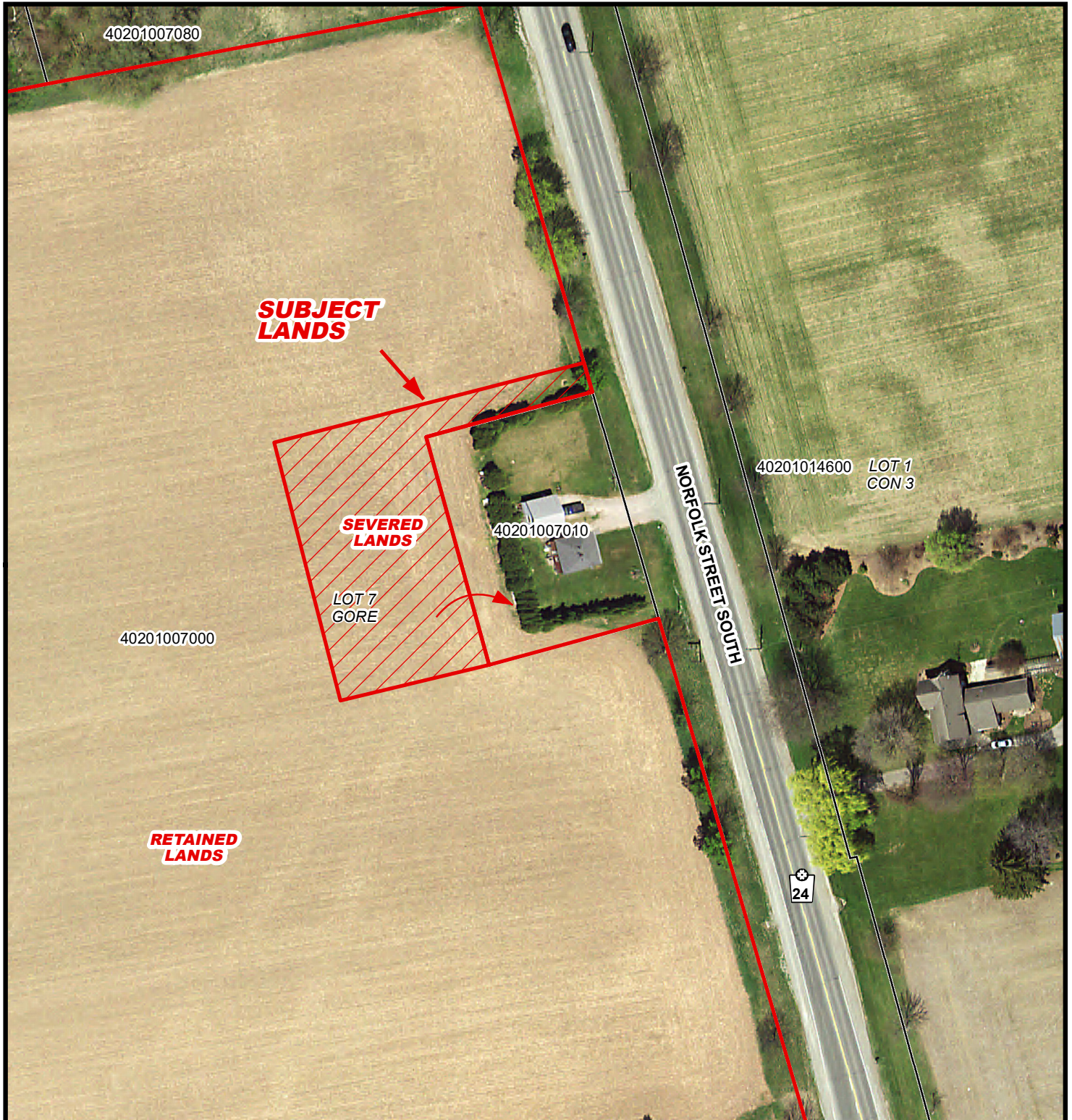
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Geographic Township of WOODHOUSE



8 4 0 8 16 24 32 Meters

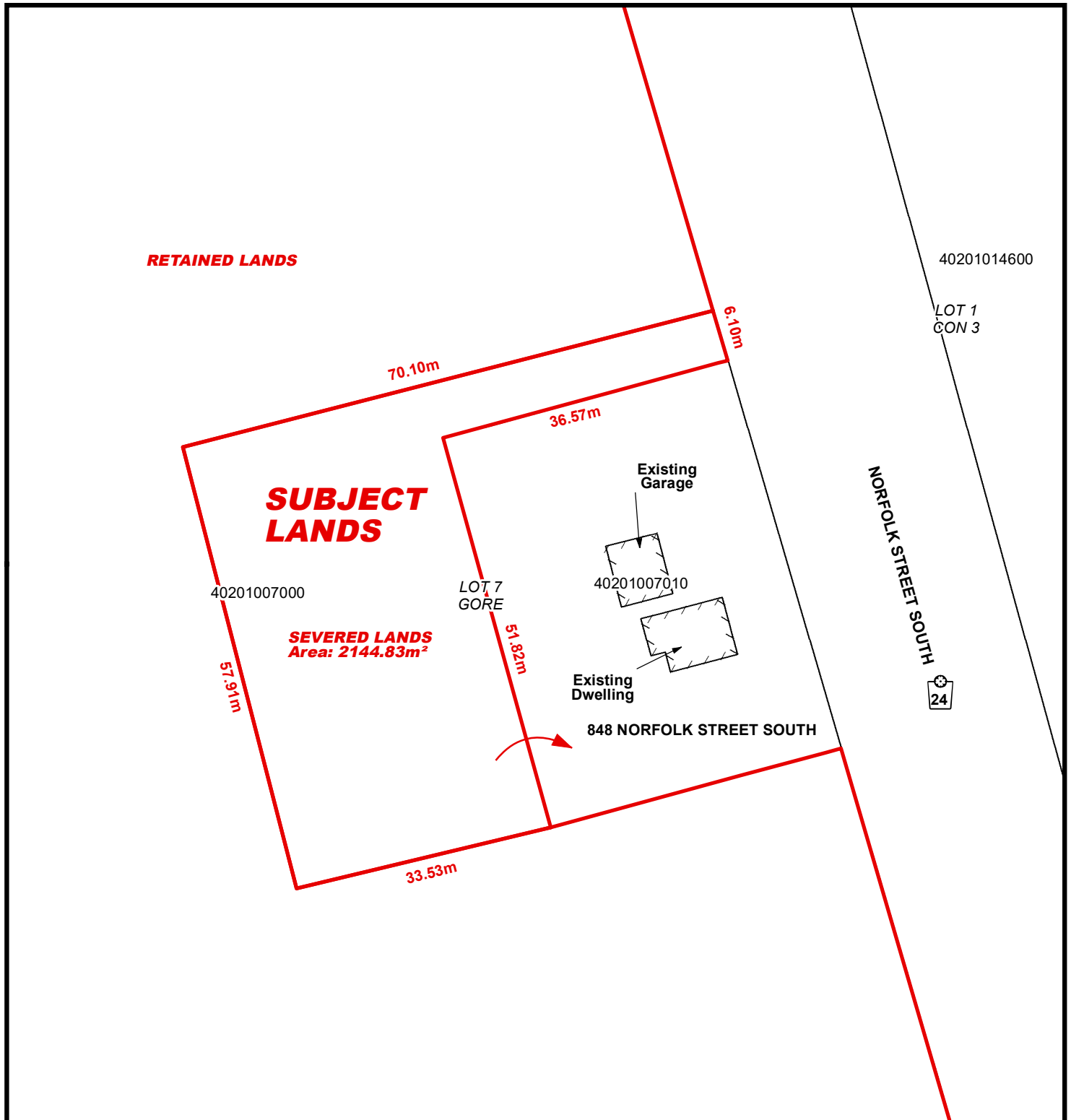
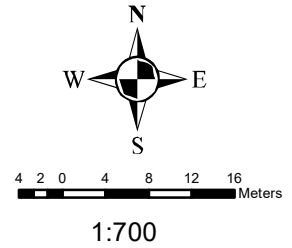
1:1,200



MAP 4

File Number: BNPL2019303

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: BNPL2019303

Geographic Township of WOODHOUSE

