

For Office Use Only:

File Number	<u>BNPL2019352</u>	Application Fee	<u>\$ 3239⁰⁰</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>10/16/19</u>	Planner	<u>Colin W.</u>
Complete Application	<u>10/16/19</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: 542020399000000**A. Applicant Information****Name of Owner** Frank and Shirley Evens

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 39 Gibson Dr.**Town and Postal Code** Tillsonburg, ON N4G 5G6**Phone Number** 519-409-4840**Cell Number** **Email** **Name of Applicant** same as owner**Address** **Town and Postal Code** **Phone Number** **Cell Number** **Email**

Name of Agent David Roe, Civic Planning Solutions Inc.
Address 599 Larch Street
Town and Postal Code Delhi, ON N4B 3A7
Phone Number 519-582-1174
Cell Number _____
Email civicplanningsolutions@nor-del.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:

none

B. Location, Legal Description and Property Information

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

North Walsingham concession 11 , Part Lot 21

Municipal Civic Address: 121 Sinden Side Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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 cash crop corn and beans

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:

bulk kilns, 2 barns, bunkhouse, greenhouse (to be removed) and dwelling

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:

Nothing proposed

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:

Agricultural

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	214m +80m	95.82m
Lot depth	1358m	49.72/38.08m
Lot width	450m	95.82m
Lot area	104.8 acres	1ac
Lot coverage		
Front yard		8.82m
Rear yard		17.04m
Left Interior side yard		70.77
Right Interior side yard		15.08m
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:	95.82m
Depth:	49.72 and 38.08m
Width:	95.82
Lot Area:	4047m ²
Present Use:	Agricultural
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: 80m + 214m
Depth: 1358m
Width: 450m
Lot Area: 103.8ac
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: bulk kilns, 2 barns and bunkhouse

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: Frank and Shirley Evens
Roll Number: 542020399000000
Total Acreage: 104.8ac
Workable Acreage: 90ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: Frank and Shirley Evens
Roll Number: 542020139990000
Total Acreage: 98.98ac
Workable Acreage: 64.5ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: Frank and Shirley Evens
Roll Number: 542020250000000
Total Acreage: 99.02
Workable Acreage: 90ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: Frank and Shirley Evens
Roll Number: 493010308000000
Total Acreage: 120.82ac
Workable Acreage: 74ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

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:
knowledge of owner

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:

no change in landuse

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:

not in a source water protection area

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

Sewage Treatment

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

Storm Drainage

- | | |
|--|---|
| <input type="radio"/> Storm sewers | <input checked="" type="radio"/> Open ditches |
| <input type="radio"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands

- | | |
|---|--|
| <input checked="" type="radio"/> Municipal road | <input type="radio"/> Provincial highway |
| <input type="radio"/> Unopened road | <input type="radio"/> Other (describe below) |

Name of road/street:

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

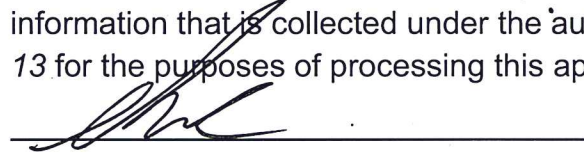
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Oct 16/19.

Date

J. Owner's Authorization

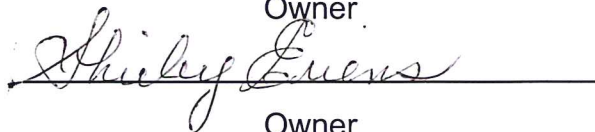
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Frank and Shirley Evens am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe Civic Planning Solutions Inc. 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

Oct 15/19

Date

Oct 16/19

Date

K. Declaration

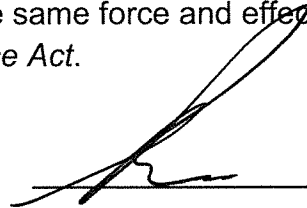
I, David Roe of Norfolk County

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:

185 Robinson Street



Owner/Applicant/Agent Signature

In Simcoe, ON

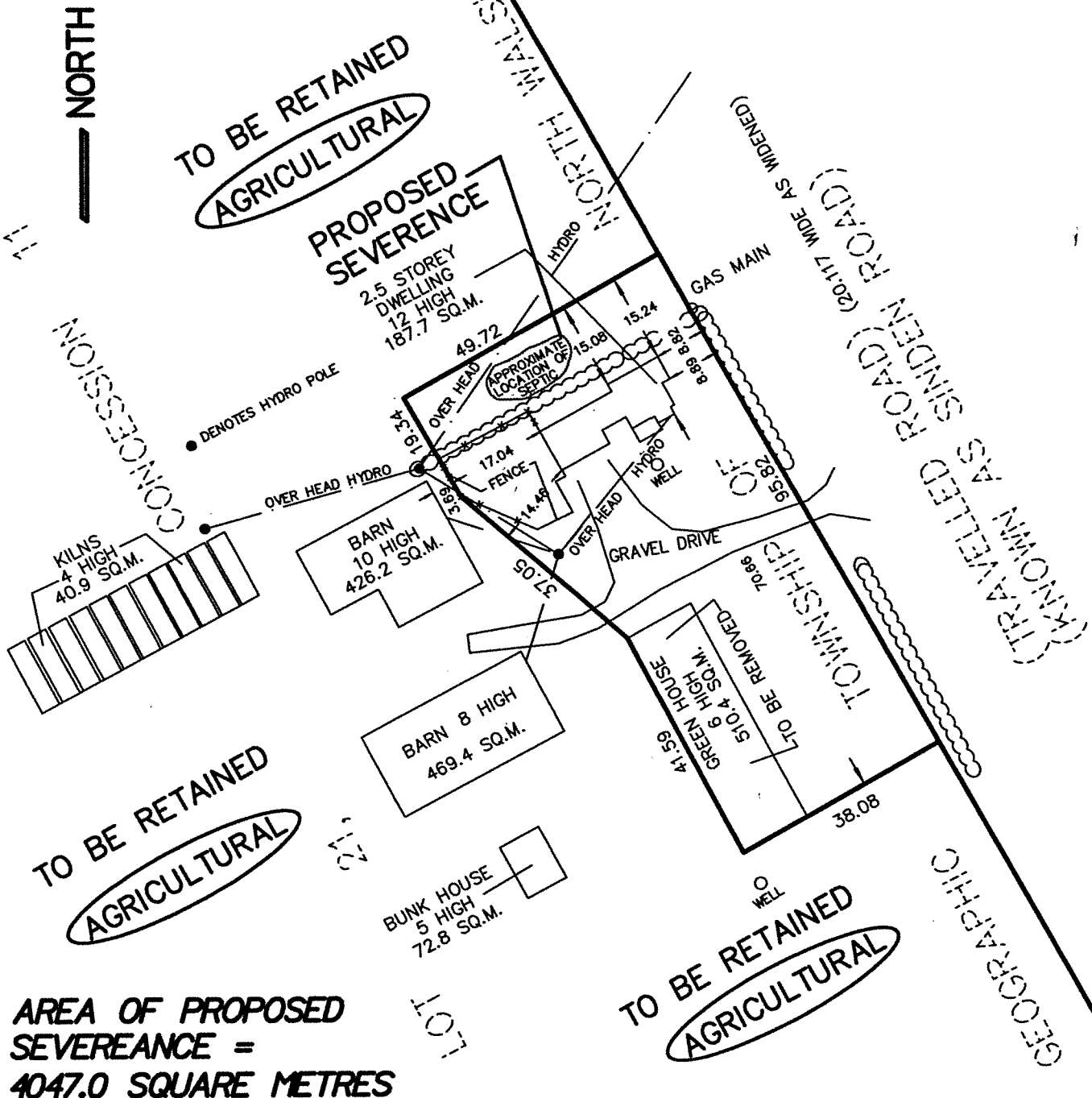
This 16th day of October

A.D., 20 19



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

**SKETCH ILLUSTRATING
PROPOSED SEVEREANCE
PART OF LOT 21 CONCESSION 11
GEOGRAPHIC TOWNSHIP OF
NORTH WALSHINGHAM
COUNTY OF NORFOLK
NOT TO SCALE**



KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8

PHONE: 519-842-3638

FAX: 519-842-3639

PROJECT: 19-15103

REFERENCE:

DISK No.



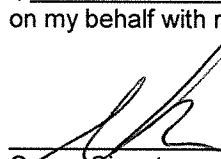
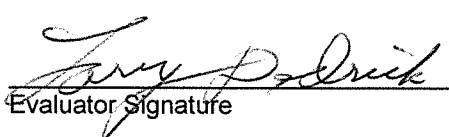
Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <i>121 Sinden Side Road</i>			
Owner: <i>Frank & Shirley Evans</i>		Lot: <i>21</i>		Concession: <i>11 Walsingham</i>	
Lot Area: <i>104.80e</i>	Lot Frontage: <i>80m + 214m</i>	Assessment Roll No. <i>S42-020-39900-0000</i>			
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: <i>4</i>	No. of Fixture Units: <i>20</i>	Is the building currently occupied? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: <i>Larry Dedrick</i>		Company Name: <i>Dedrick Bros. Excavating LTD</i>	
Address: <i>370 Lynedoch Rd., Delhi, Ont.</i>		Postal Code: <i>N4B 2W4</i>		Phone: <i>519-582-2069</i>	
Email: <i>ldel@kwic.com</i>		BCIN # <i>16930</i>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type: <i>Sand.</i>	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <i>6' Plus ft.</i>	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <i>Sunny Warm</i>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <i>750</i> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <i>7</i>		Total Length of Tile: <i>350 ft.</i>	
Distance Between Tile Runs:					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<i>5'</i>		<i>18'</i>	
Distance to Bodies of Water (ft)		<i>None</i>		<i>None</i>	
Distance to Nearest Well (ft)		<i>50'</i>		<i>65'</i>	
Distance to Proposed Property Lines		Front _____ Rear _____ Side <i>70'</i> Side _____ <i>E W</i>		Front _____ Rear _____ Side <i>20'</i> Side _____ <i>E W</i>	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.
	Additional Comments:

VERIFICATION	<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>DAVID ROE (Agent for owner)</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Owner Signature </div> <div style="width: 45%;"> <u>Jan 9, 2019</u> _____ Date </div> </div>
EVALUATOR:	<p>1. I, <u>Larry Dedrick</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Evaluator Signature </div> <div style="width: 45%;"> <u>Jan. 09, 2019</u> _____ Date </div> </div>

BUILDING DIVISION COMMENTS	Comments: _____
I, _____ have reviewed the information contained in this form as submitted.	<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%;"> _____ Date </div> </div>



On Site Sewage Disposal System Location Plan

DATE: _____

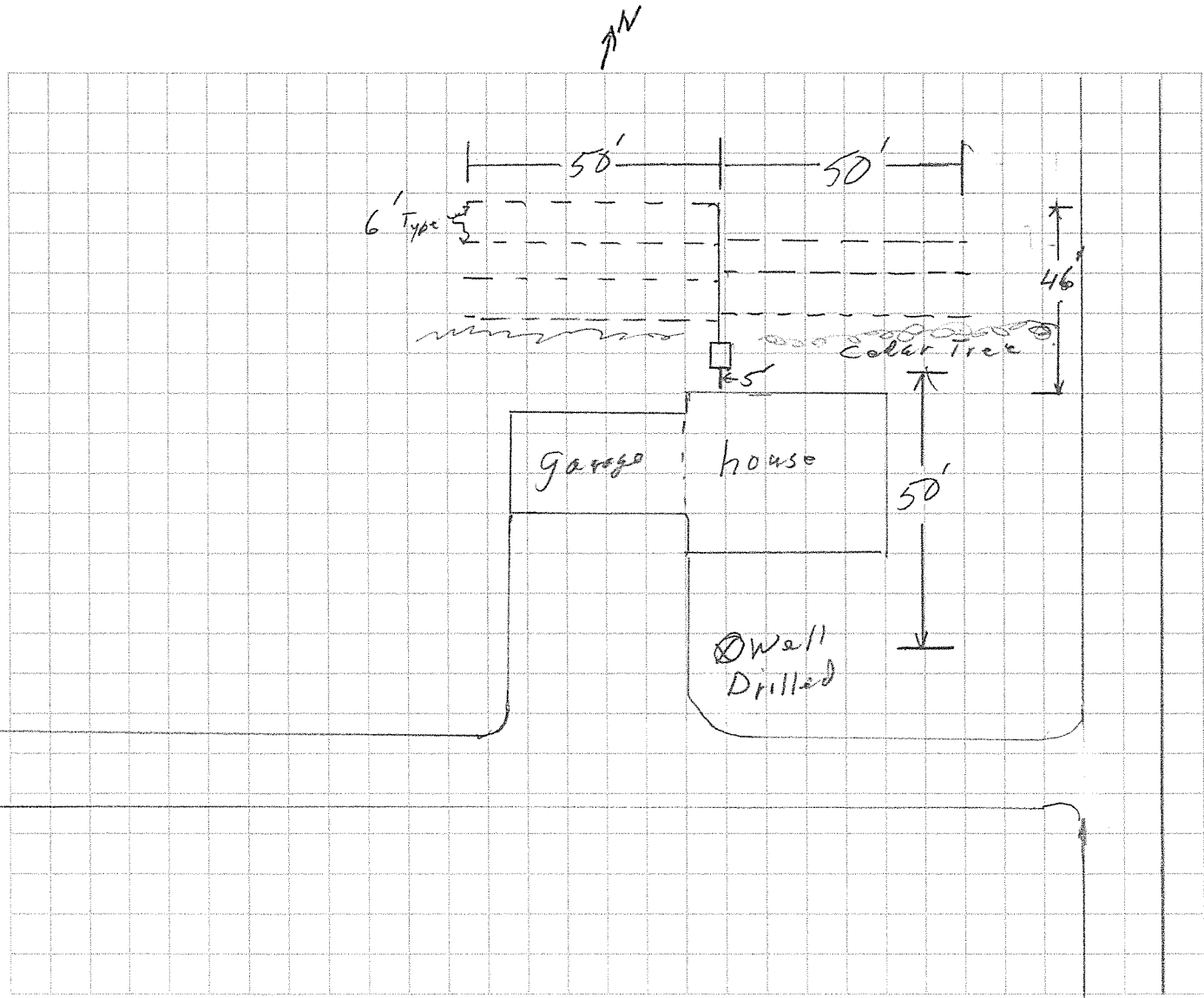
APPLICATION NUMBER: _____

OWNER _____

EVALUATOR Larry Dedrick

PROPERTY ADDRESS _____

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: Larry Dedrick
RCIN # 16930
#12191

NOTE: The above sketch is not to exact scale.

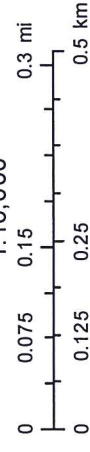
MAP NORFOLK - Community Web Map



10/13/2019, 12:29:10 PM

- Land Parcels
Plan Lines

1:10,000

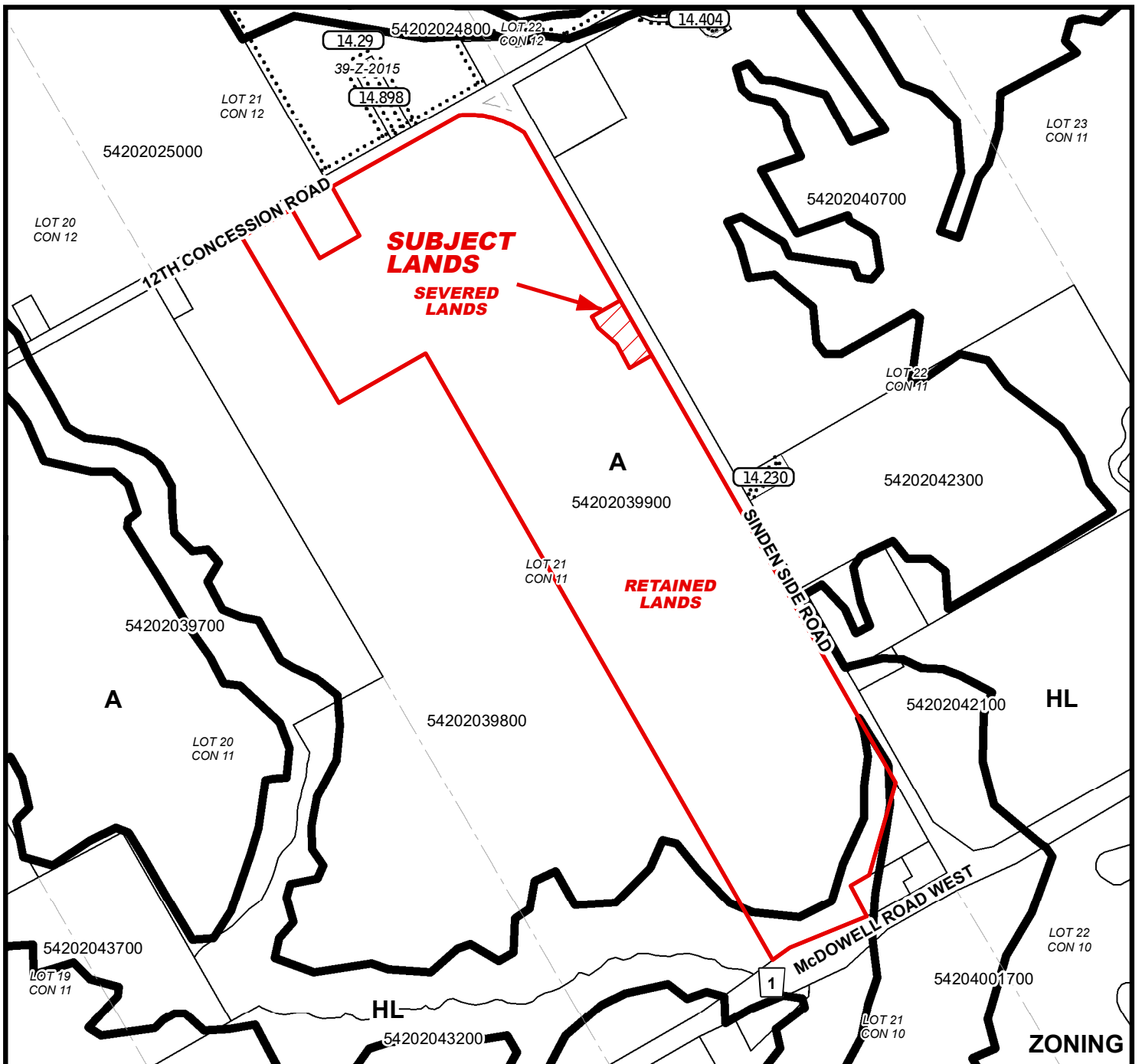
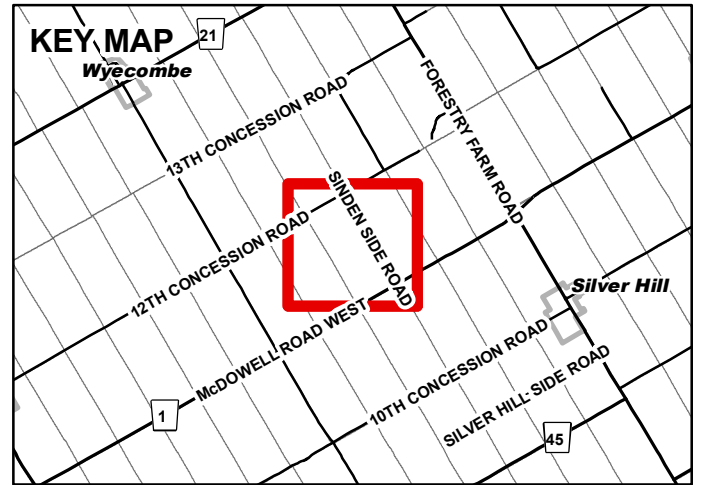
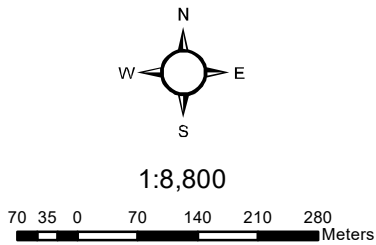


Queen's Printer for Ontario
Norfolk GIS

MAP 1

File Number: BNPL2019352

Geographic Township of
NORTH WALSLINGHAM



MAP 2

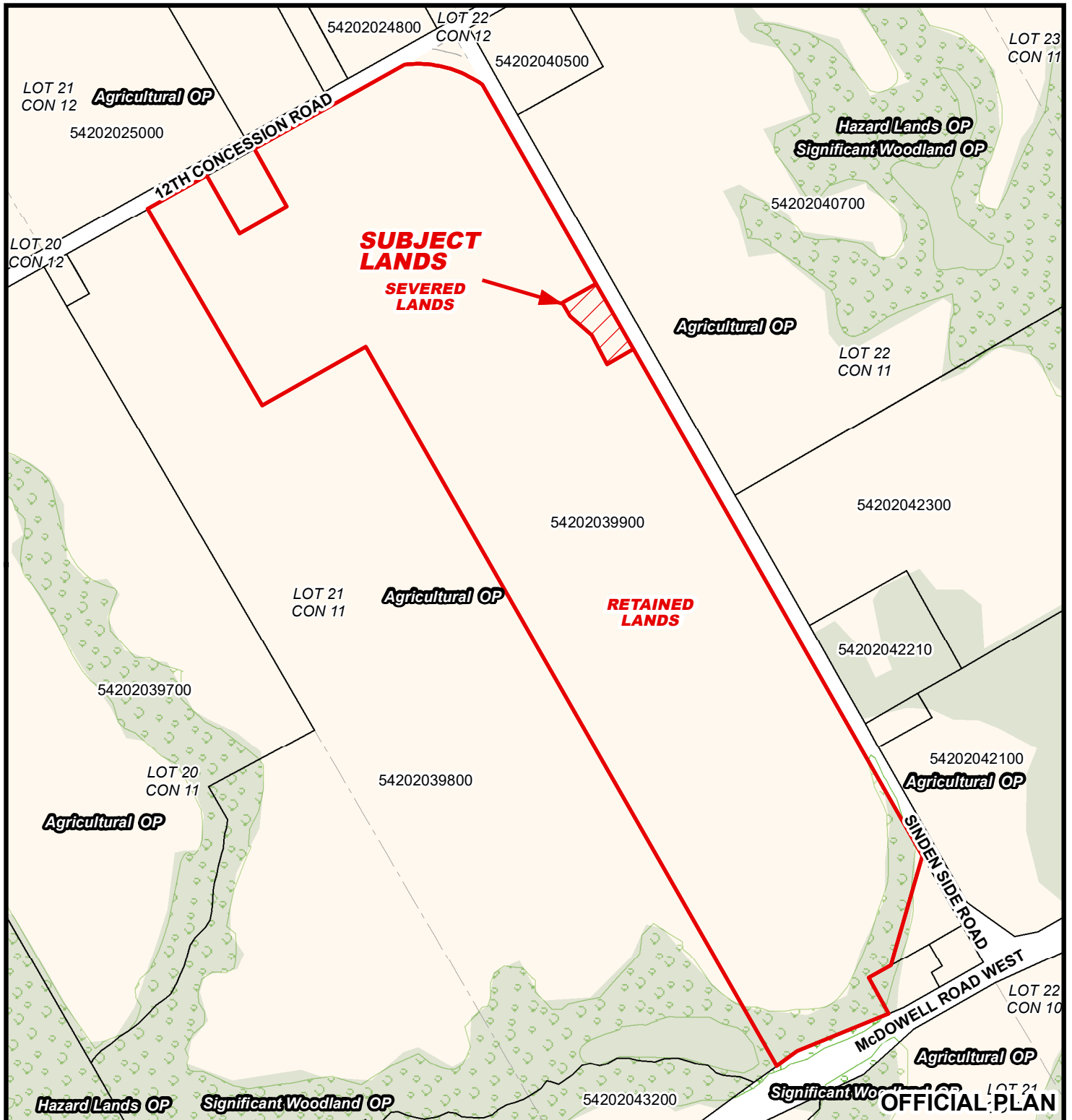
File Number: BNPL2019352

Geographic Township of NORTH WALSINGHAM



30 15 0 30 60 90 120 Meters

1:7,000



MAP 3

File Number: BNPL2019352

Geographic Township of NORTH WALSINGHAM



20 10 0 20 40 60 80 Meters

1:4,000



MAP 4

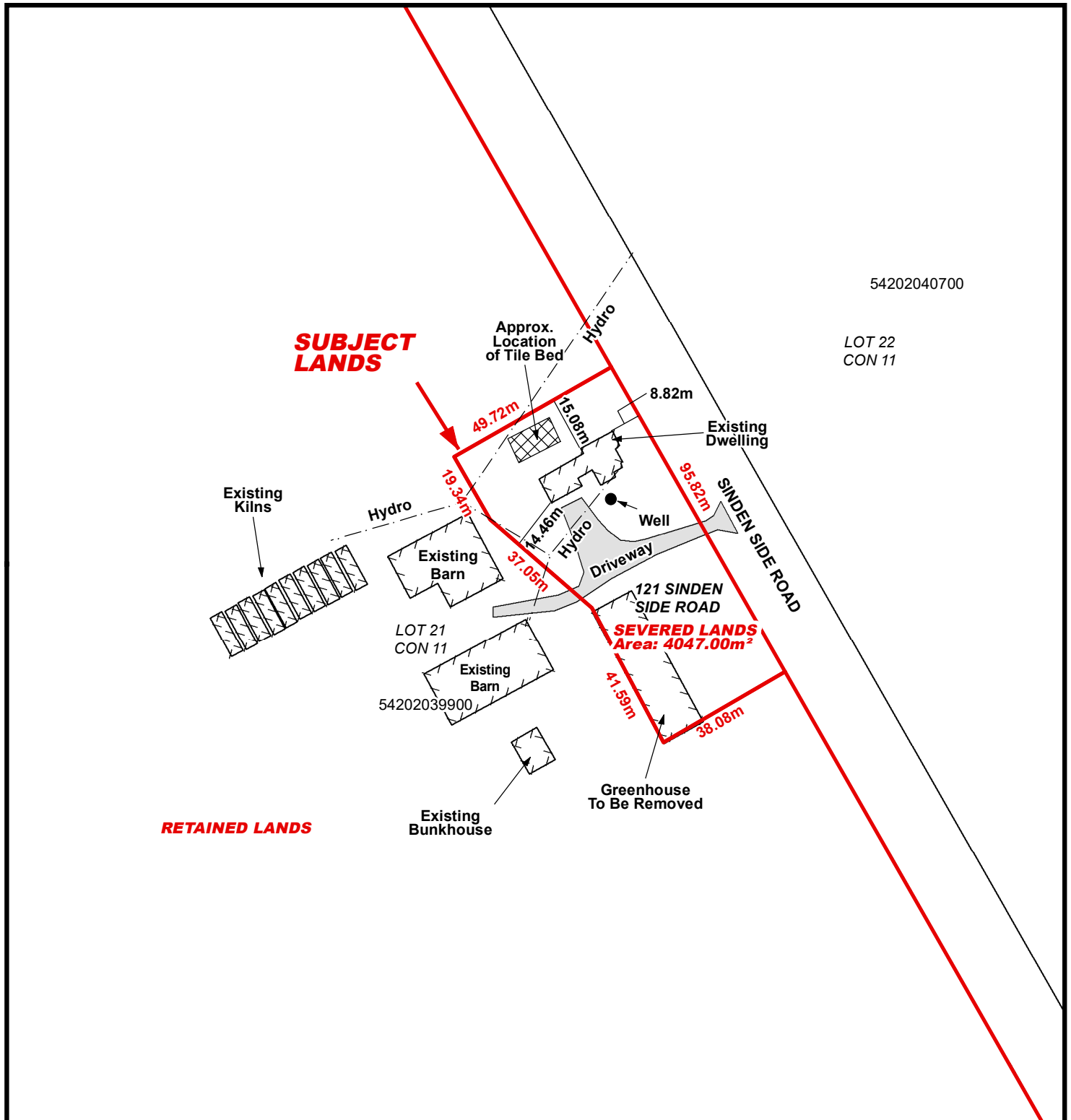
File Number: BNPL2019352

Geographic Township of NORTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,500



LOCATION OF LANDS AFFECTED

File Number: BNPL2019352

Geographic Township of NORTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,500

