

For Office Use Only:

File Number BNPL2019402
Related File Number _____
Pre-consultation Meeting _____
Application Submitted 12/13/2019
Complete Application 12/13/2019

Application Fee \$ 3239⁰⁰
Conservation Authority Fee _____
Well & Septic Info Provided yes
Planner Colin W.
Public Notice Sign yes

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: 491 027 29000

A. Applicant Information

Name of Owner Fancy Pak Brand Inc. (Joe Leach)

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 871 Windham Road 13
Town and Postal Code Simcoe, On N3Y4K6
Phone Number _____
Cell Number _____
Email _____

Name of Applicant same as applicant

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent R.C. Dixon
Address 277 Emily St.
Town and Postal Code Simcoe, On N3Y1J5
Phone Number 519 - 410-1632
Cell Number "
Email dixonr@amtelecom.net

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):
Part of Lot 17, Con 13, Windham

Municipal Civic Address: 357 Windham Road 14

Present Official Plan Designation(s): Agriculture

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:

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:

see attached sketch

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. _____

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:

50+ years

9. Existing use of abutting properties:

Agriculture

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	<u> </u>	<u> </u>
Lot depth	<u> </u>	<u> </u>
Lot width	<u> </u>	<u> </u>
Lot area	<u> </u>	<u> </u>
Lot coverage	<u> </u>	<u> </u>
Front yard	<u> </u>	<u> </u>
Rear yard	<u> </u>	<u> </u>
Left Interior side yard	<u> </u>	<u> </u>
Right Interior side yard	<u> </u>	<u> </u>
Exterior side yard (corner lot)	<u> </u>	<u> </u>

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:	<u>51.51 m</u>
Depth:	<u>36.5 m</u>
Width:	<u>52 m[±]</u>
Lot Area:	<u>1934 m²</u>
Present Use:	<u>Ag. / Residential</u>
Proposed Use:	<u>Residential</u>
Proposed final lot size (if boundary adjustment):	<u> </u>

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: 460 m ±

Depth: irregular

Width: 603 m ±

Lot Area: 64.3 ha ±

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: see attached sketch

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: see separate sheets (attached)

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:
local knowledge

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:

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 300 m t

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☒ Other (describe below)

new septic system to be installed

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Windham Road 14

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

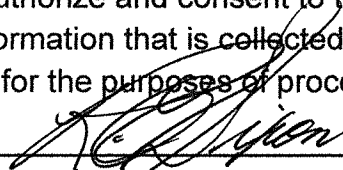
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

09/12/19

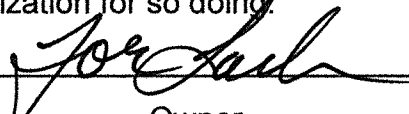
Date

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 Fancy Pack Brand Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize R.C. Dixon 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

Sept 27/19

Date

For FANCY PAK BRAND

Owner

Date

K. Declaration

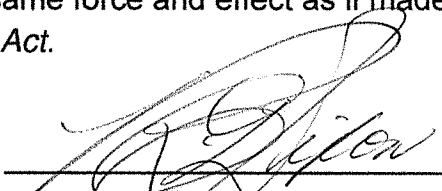
I, R.C. Dixon of Simcoe

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:

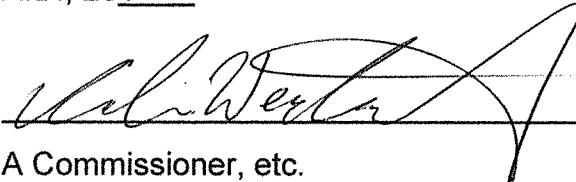
185 Robinson St.


Owner/Applicant/Agent Signature

In Simcoe, ON

This 13th day of ~~2019~~ December

A.D., 2019


A Commissioner, etc.

Gavin Jacob Westernot, a
Commissioner etc., Province of Ontario,
for the Corporation of Norfolk County
Expires October 25, 2022



COMMUNITY WEB MAP

Norfolk County

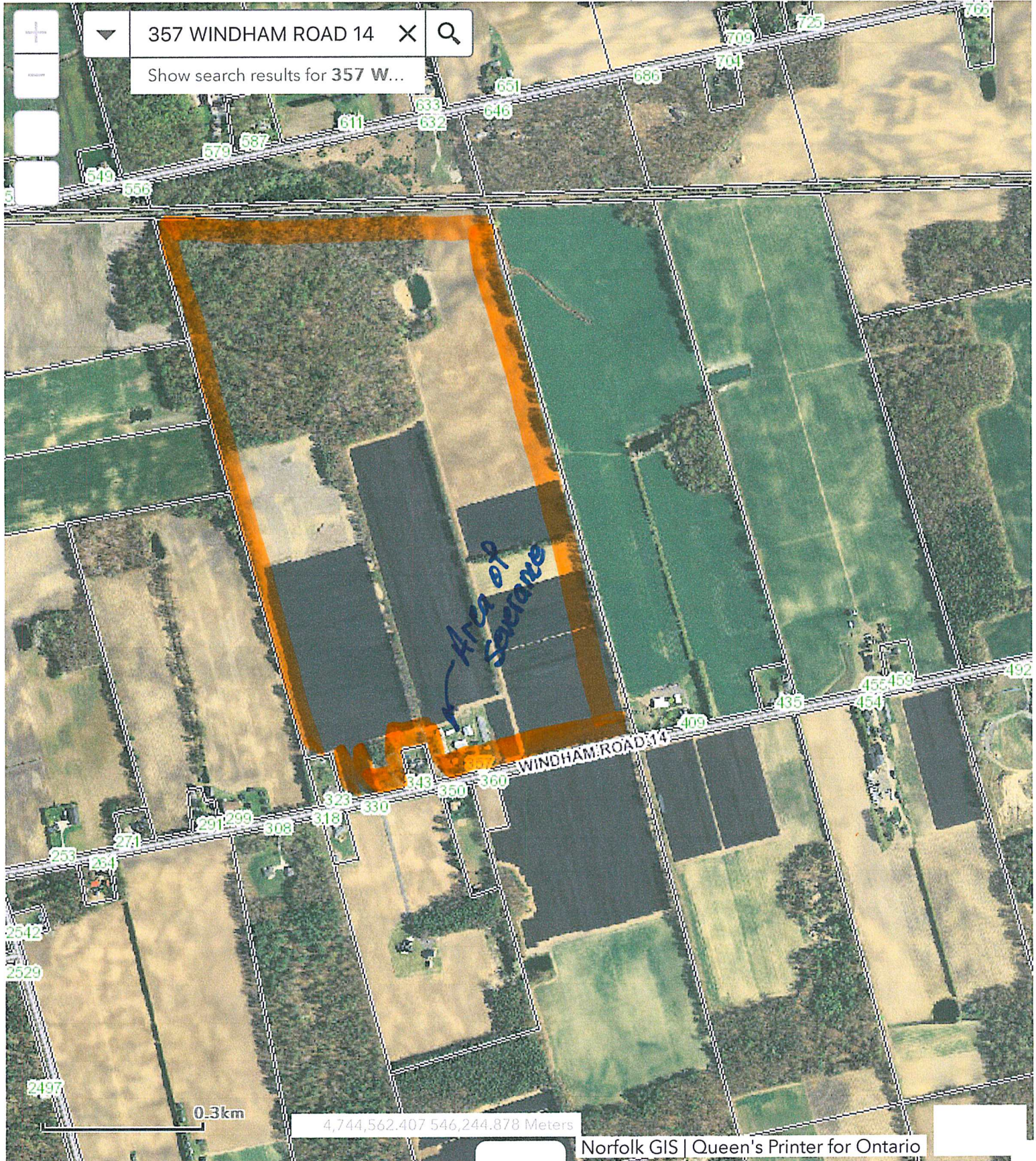


357 Wind Rd. 14
 Con 13 Lots 17 A91027 29000



COMMUNITY WEB MAP

Norfolk Coun



App's \$ 3239 (Sev. Rezoning) per sev.

Farm Information Sheet

Physical Address

Acres

Home Farm/Main Packbarn

841 Windham Road 13, Simcoe N3Y 4K6

Total 98.68
workable 95.0

Maxin Farm

330 Windham Road 12, Delhi

Total 99
workable 96

✓ Feth Farm

3067 Hwy 3, Simcoe N3Y 4J9
Wind. Con 14 Lot 12
491 02672000

Total 107.45
workable 65
Bush 42.45

✓ Mels Farm

233 Windham Road 20, Lasalette
Mud. Con 2 NTR L 47
494 040 01600

Total 109.40
workable 95

/ ✓ Forestry Farm

2293 Forestry Farm Road, Walsingham
N. Wals Con 14 Lot 24 54202017800

Total 79
workable 68

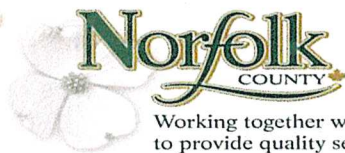
/ Kicksee Farm

357 Windham Road 14, Simcoe
Wind. Con 13 Lot 17
491 02729000

Total 158.76
workable 108

Total workable 52.
Total acreage 652.

Buildings	Tax Roll#
Tenant House - single dwelling, 4 bdrm, 1 bath	491023600000000
Storage Barns 90x40, 80x36, 30x40, 36x70 including attached cooler 55x50	
Mobile Home-bunkhouse 10x50	
Mobile Home-bunkhouse 10x50	
Covered Pole Barn (Coverall) 120x50	
bunkhouse and Barn 30x30, 90x40	491023710000000
✓ Tenant House, 4 bdrm, 1 bath	491026720000000
Storage Barn #1 100x50, attached strip room 40x30	
Storage Barn #2 80x30 - 2 storey	
Garage 24x40	
Old Barn - 60x30	
✓ Tenant House, 3 bdrm, 1bath	494040016000000
Storage Barn 50x100,	
Implement Shed 40x80	
Glass Green House 45x120	
✓ Tenant House, 3bdrm, 1 bath	542020178000000
1 outbuilding	
Tenant House, 3drm, 1 bath,	491027290000000
Detached finished garage, 2 bedroom and 1 bath	
Glass Green House	
1 Drive Shed	
1 Outbuilding	



NEW SYSTEM TO BE INSTALLED

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>357 WINDHAM ROAD #14</u>			
Owner: <u>FANCY PAC POTATOES</u>		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input 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: <u>1500 ft²</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>18</u>	
		Is the building currently occupied? <u>Yes</u> / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: <u>ED DOVE</u>		Company Name: <u>BILL'S SEPTIC LTD</u>	
Address: <u>24 WERRET AVE SIMCOE</u>		Postal Code: <u>N3Y 5N5</u>		Phone: <u>519-426-7108</u>	
Email: <u>BILLSSEPTIC@SYMPATICO.CA</u>		BCIN # <u>38413/38259</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>		Soil Type: <u>SANDY LOAM</u>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>20</u> ft.	
Surface Discharge Observed: Yes <u>No</u>		Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation): <u>SUNNY DRY</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank:		Size: <u>800</u> Gal.		Pump: Yes <u>No</u>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs: <u>3</u>		Total Length of Tile: <u>Approx 200 FT</u>	
Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: <u>6 FT</u>	
Tile Material:		Ends:		Cover:	
<input type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>4 FT</u>		<u>12 FT</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>75 FT</u>		<u>90 FT</u>	
Distance to Proposed Property Lines		Front <u>90'</u> Rear <u>65'</u> Side <u>75'</u> Side <u>40'</u>		Front <u>>100'</u> Rear <u>10'</u> Side <u>10'</u> Side <u>40'</u>	

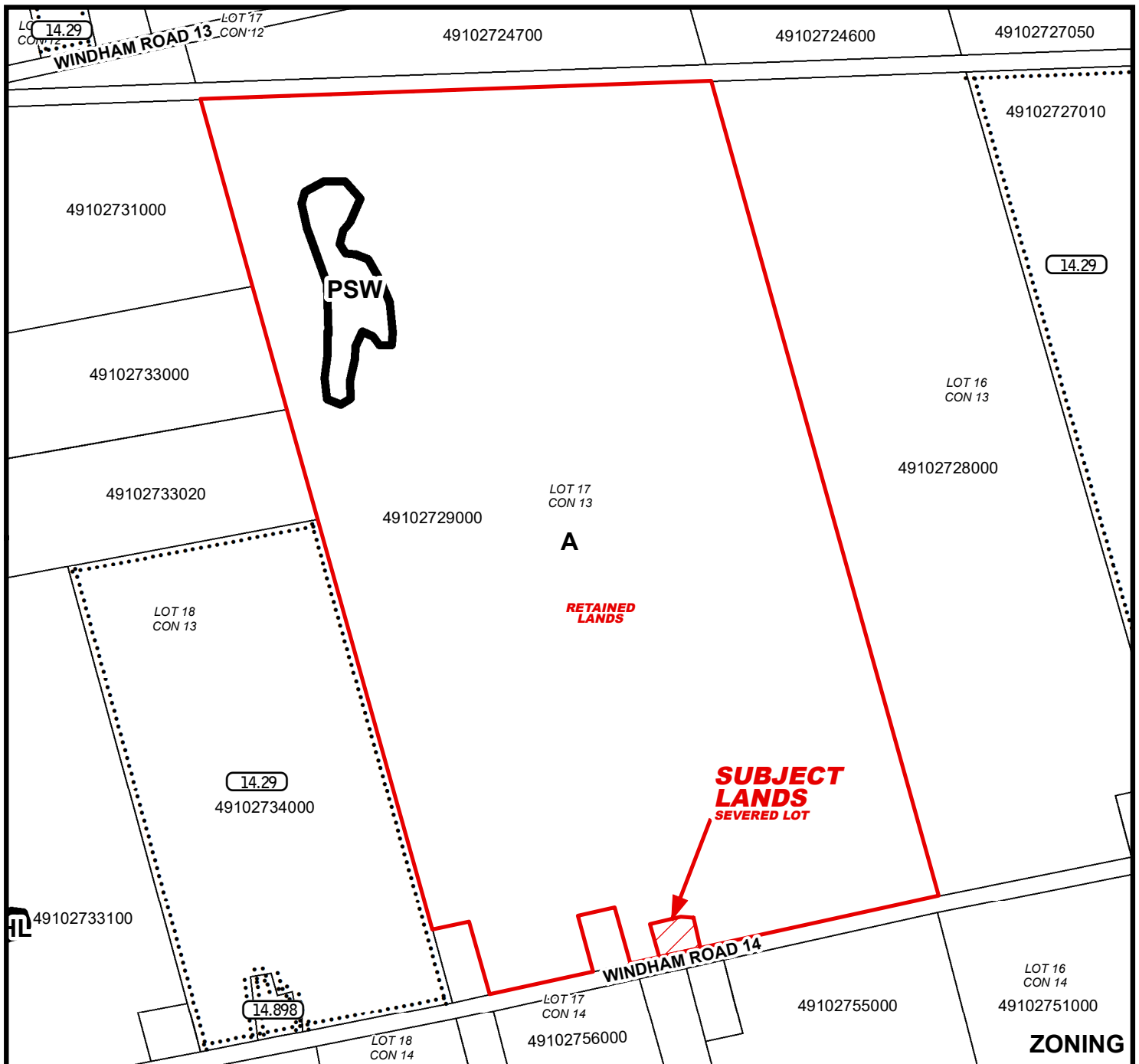
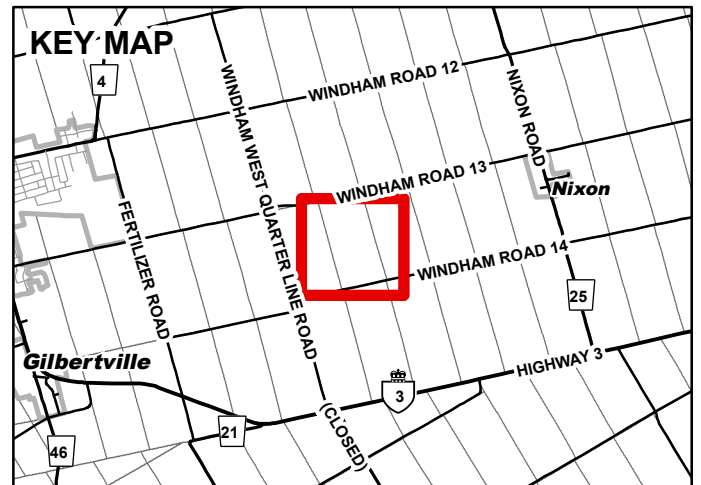
OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement 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) 426-4377 for more information.
OK	Additional Comments: <u>SEPTIC SYSTEM COMPONENTS APPEAR TO BE IN GOOD WORKING CONDITION AND IN A GOOD STATE OF REPAIR AT THE TIME OF EVALUATION</u>
<div style="background-color: #f0f0f0; padding: 2px; border: 1px solid black; margin-bottom: 5px;">VERIFICATION</div> <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, _____ (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%; border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div> </div> <div style="display: flex; justify-content: space-between;"> Owner Signature Date </div>	
<p>EVALUATOR:</p> <p>1. I, <u>Ed Dove - Bill's Septic Ltd</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%; border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"> <u>JUNE 27/2019</u> </div> </div> <div style="display: flex; justify-content: space-between;"> Evaluator Signature Date </div>	
<div style="background-color: #f0f0f0; padding: 2px; border: 1px solid black; margin-bottom: 5px;">BUILDING DIVISION COMMENTS</div> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div> </div> <div style="display: flex; justify-content: space-between;"> Chief Building Official or designate Date </div>	

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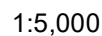
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

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

Geographic Township of
WINDHAM



Geographic Township of WINDHAM

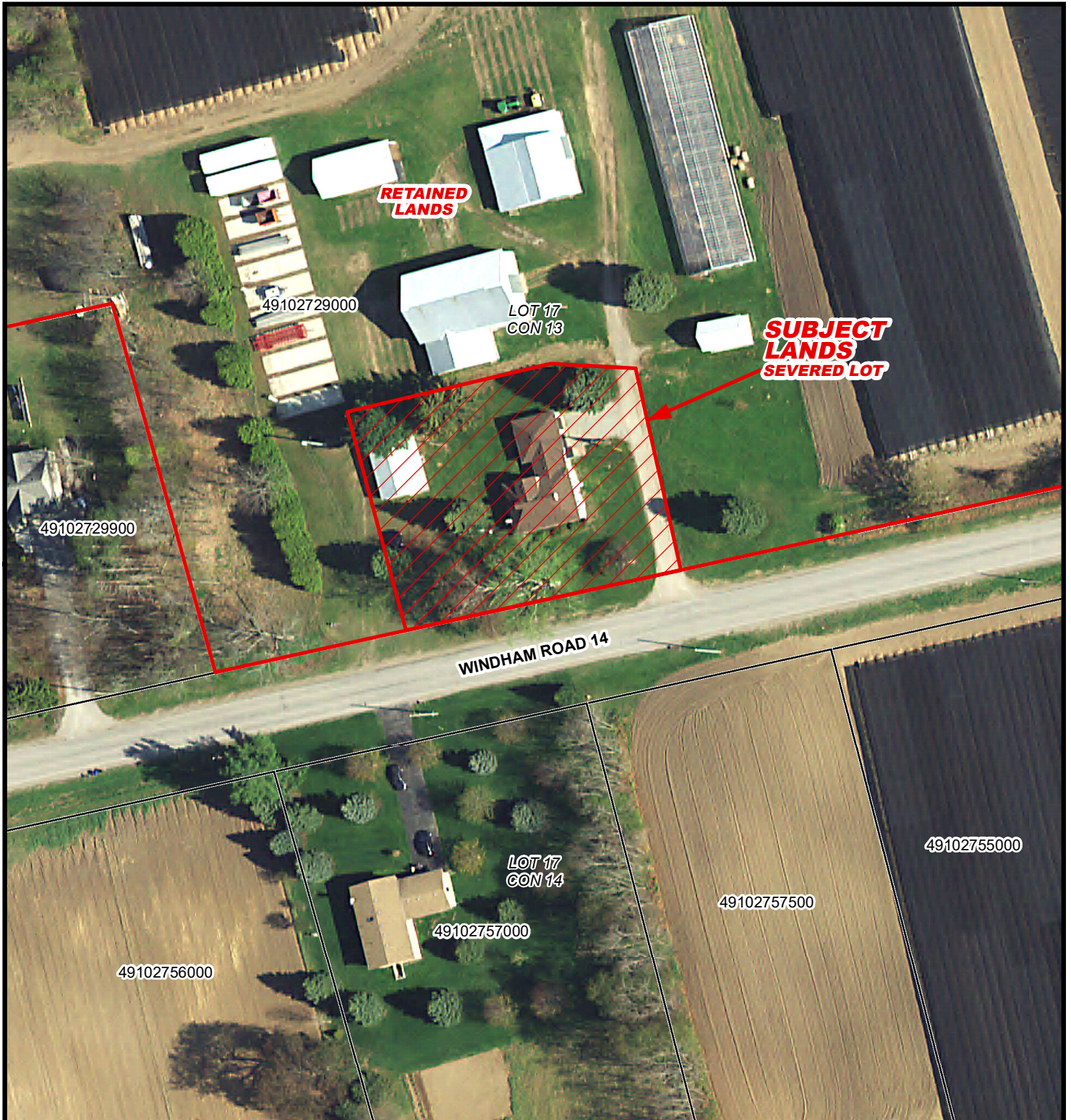
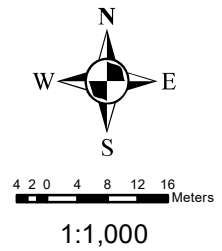


2/4/2020

MAP 3

File Number: BNPL2019402

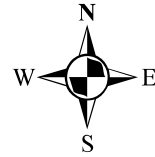
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2019402

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500

