

File Number BNPL2019403  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting \_\_\_\_\_  
 Application Submitted 12/16/19  
 Complete Application 12/16/19

Application Fee	\$2710 <sup>00</sup>
Conservation Authority Fee	—
OSSD Form Provided	—
Planner	Colin
Public Notice Sign	yes

☒ Consent/Severance/Boundary Adjustment

☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment

☐ Minor Variance

☐ Easement/Right-of-Way

Property Assessment Roll Number: 54204002630

Name of Owner FLOYD Gilbert Linna Cole

Address RR3 con 10

Town and Postal Code LANGTON ONT NOBIGO

Phone Number SAME

Cell Number 519-427-6677

Email

Name of Applicant Jason Terrebroadt

Address 1909 Con 10 RR 3

Town and Postal Code LANGTON ONT NOEIGO

Phone Number 1 226 931 5775

Cell Number 519-875-5607

Email \_\_\_\_\_

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 mortgagees, charges or other encumbrances on the subject lands:

*\* HAN LIBRO Credit Union  
SINCE BRANCH*

## B. Location, Legal Description and Property Information

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

*NWAL CON 10 PT LOT 24*

Municipal Civic Address: *1839 10<sup>th</sup> Concession Rd.*

Present Official Plan Designation(s): *Hamlet*

Present Zoning: *Hamlet Residential*

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:

*VACANT*

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:

NONE

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.

NONE

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:

NONE

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:

Residential

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, m<sup>2</sup> or %

Lot frontage	_____	_____
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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 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: 61.763 m  
Width: 30.48 m  
Lot Area: 1876.559 m  
Present Use: Agriculture (Not Farm Use)  
Proposed Use: Residential



Proposed final lot size (if boundary adjustment): 0.86 Acres

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 5420400 2622

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: 15.6 Acres

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: Dwelling GARAGE

~~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:

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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:

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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:

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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:

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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 NO

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance NO



## F. Servicing and Access

### 1. Indicate what services are available or proposed:

#### Water Supply

- ☐ Municipal piped water ☐ Communal wells  
☒ Individual wells ☐ Other (describe below)

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#### Sewage Treatment

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

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#### Storm Drainage

- ☐ Storm sewers ☒ Open ditches  
☐ Other (describe below)

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### 2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

10th Concession 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.

VACANT LAND

#### **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.

*Sam Terrebroeck*  
Owner/Applicant/Agent Signature

*Dec 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 *Floyd Gilbert* am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize *Jason Terrebroeck* 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.

*Floyd Gilbert*

Owner

*Linda Cole*

Owner

*July 13 2019*

Date

*July 13 2019*

Date

K. Declaration

I, Jason Terrebroodt of Silver Hill

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:

27 Arthur Street

Jason Terrebroodt  
Owner/Applicant/Agent Signature

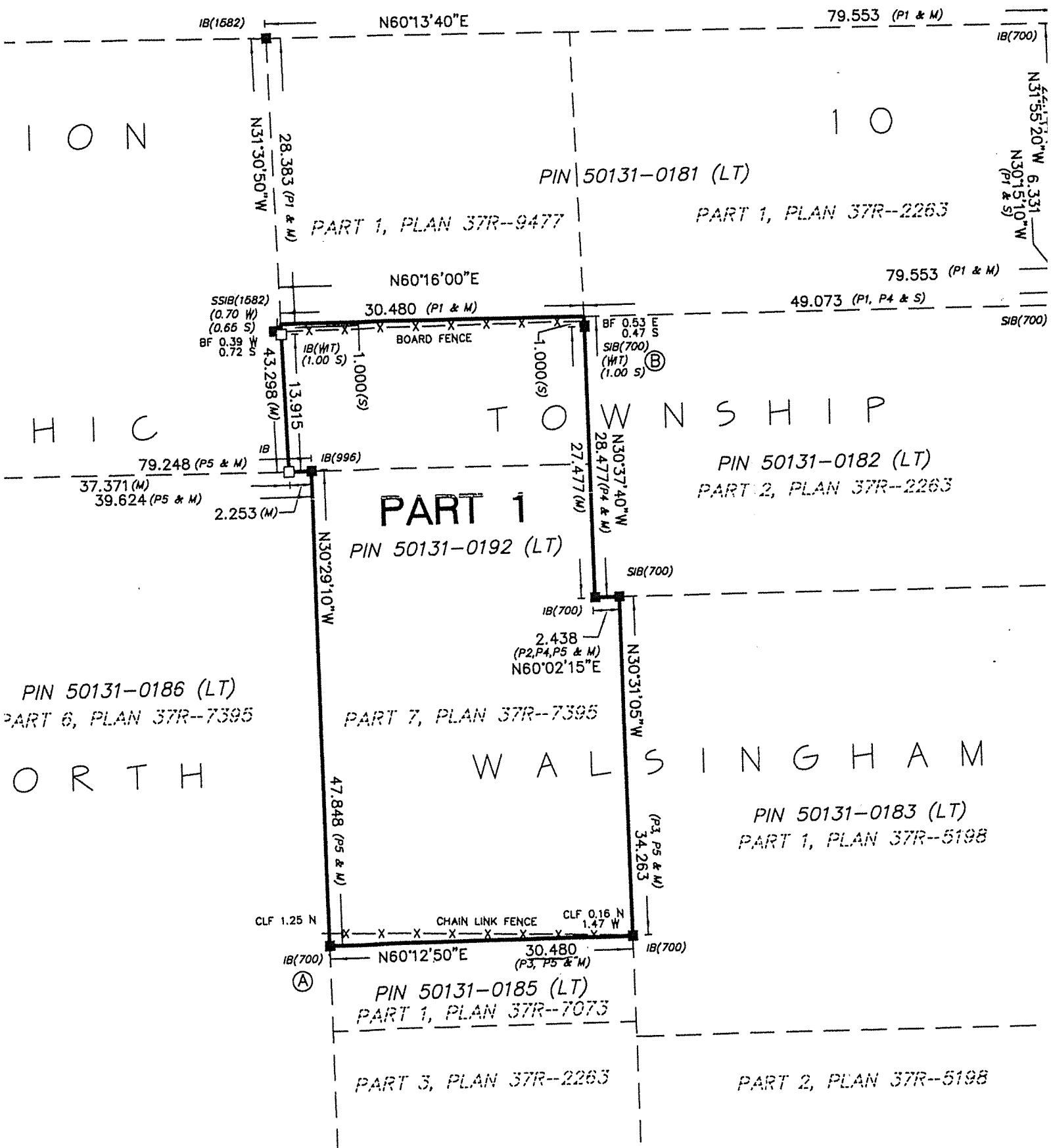
In Langton, ON

This 16<sup>th</sup> day of December

A.D., 20 19

Jacob Westerhot  
A Commissioner, etc.

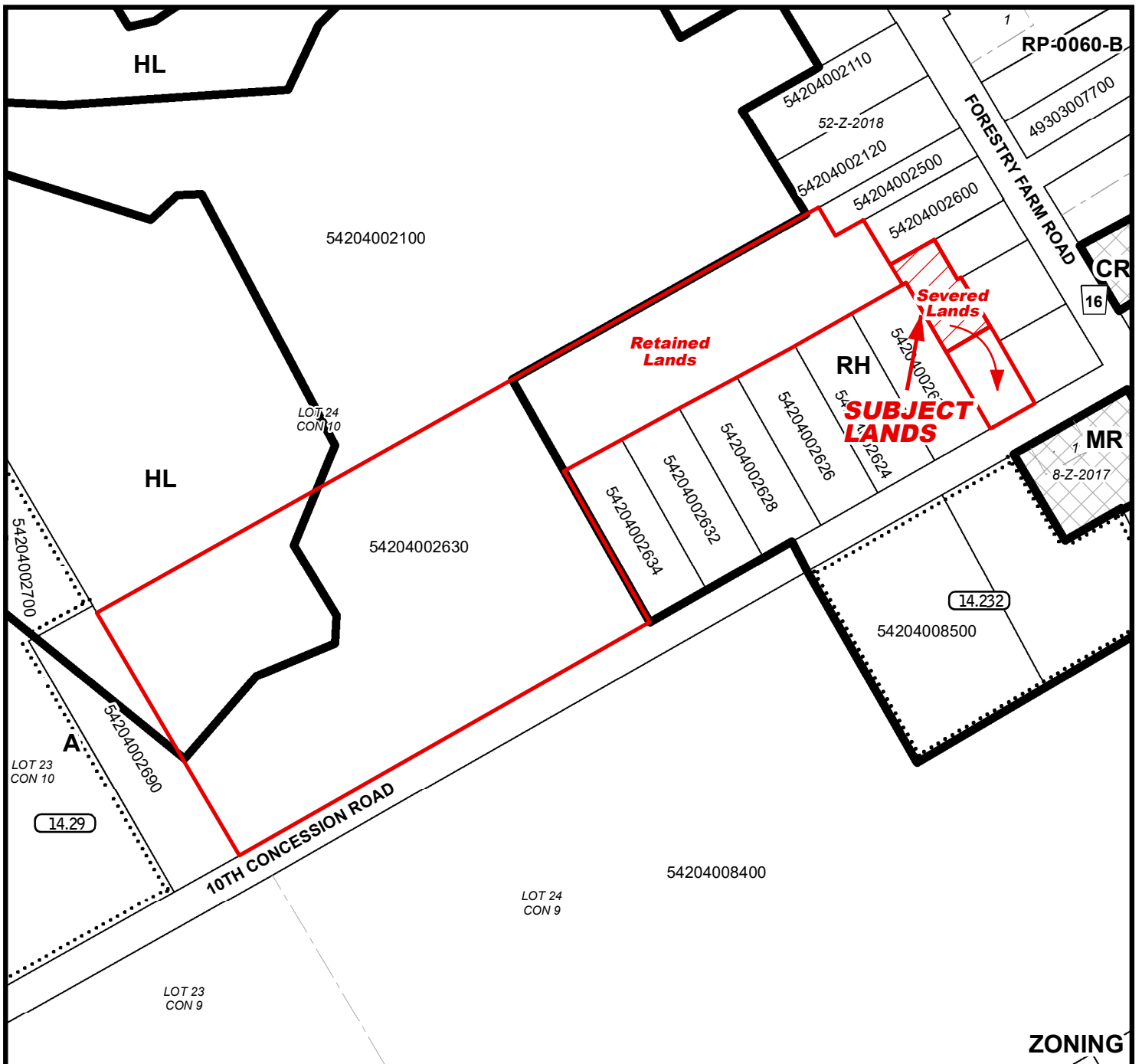
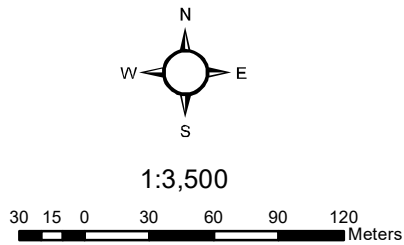
Colin Jacob Westerhot, a  
Commissioner etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires October 25, 2022



# MAP 1

## File Number: BNPL2019403

Geographic Township of  
**NORTH WALSHINGHAM**



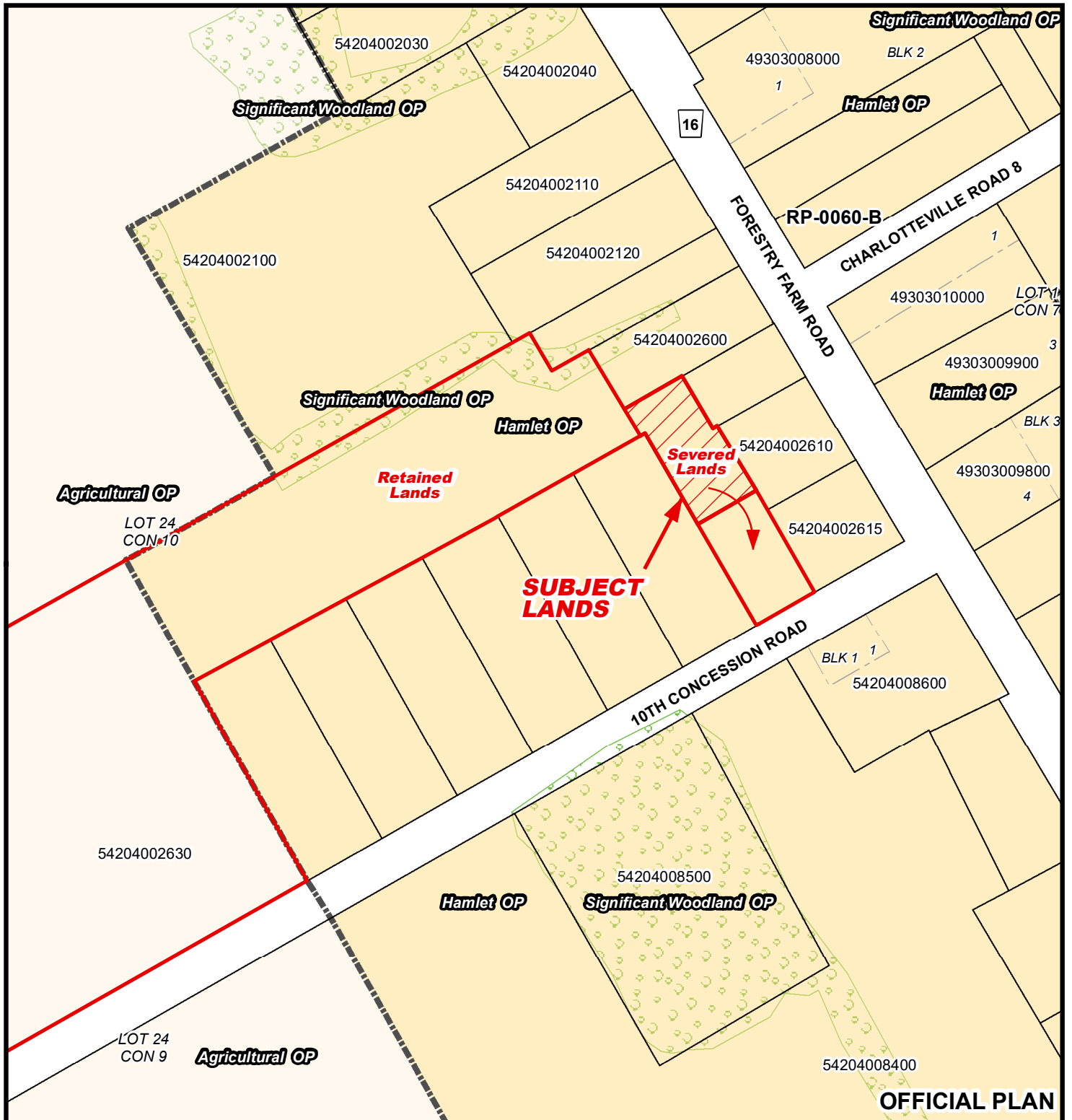
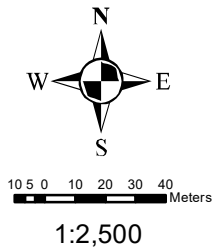
**ZONING**



# MAP 2

File Number: BNPL2019403

Geographic Township of NORTH WALSINGHAM



OFFICIAL PLAN

12/18/2019



# MAP 3

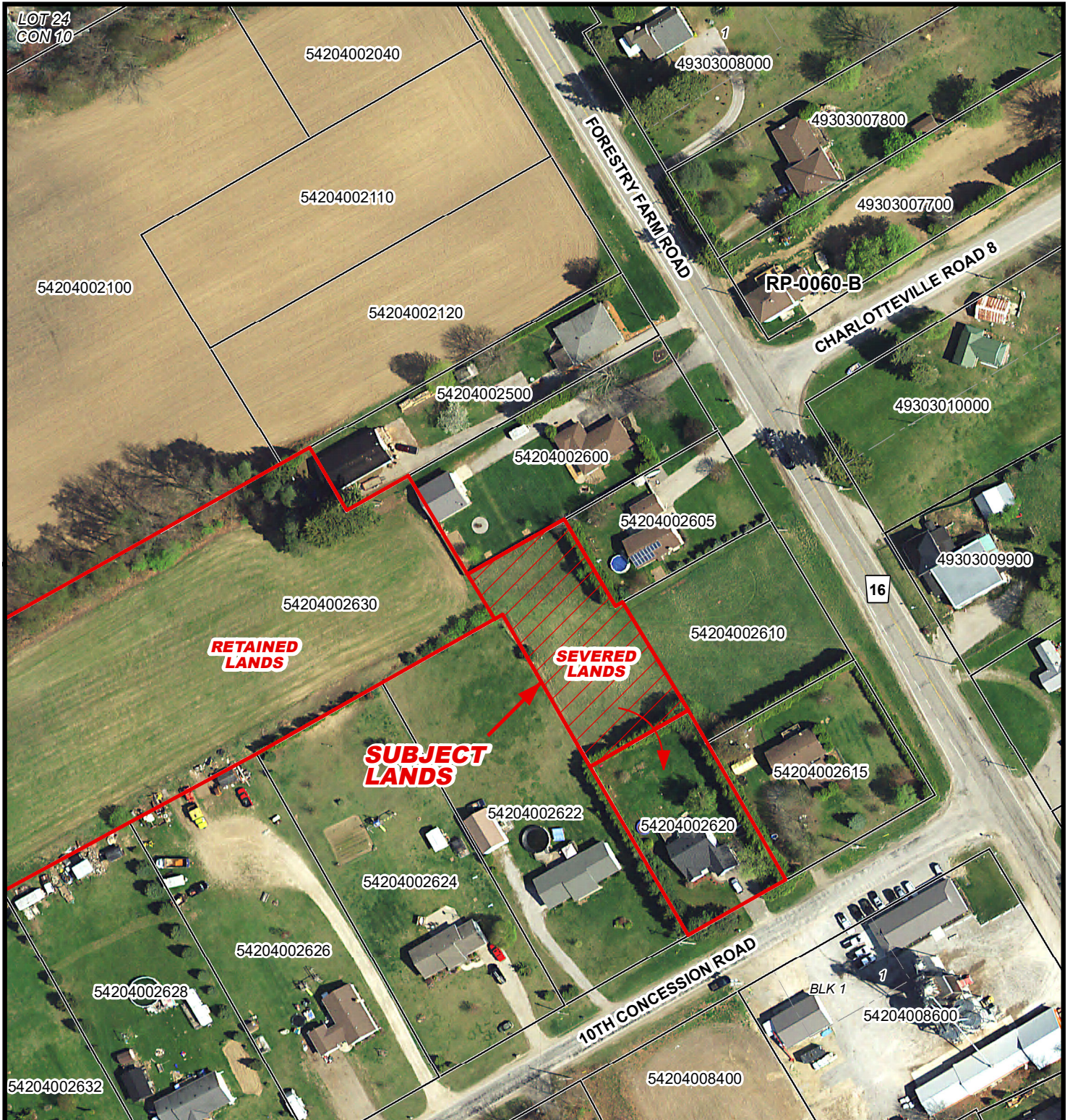
File Number: BNPL2019403

Geographic Township of NORTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,500





# MAP 4

File Number: BNPL2019403

Geographic Township of NORTH WALSINGHAM

