

**For Office Use Only:**File Number BNR2020012

Related File Number \_\_\_\_\_

Pre-consultation Meeting \_\_\_\_\_

Application Submitted JAN. 20/20Complete Application JAN. 20/20

Application Fee

Conservation Authority Fee ✓ 3301.00  
✓ 480.25

Well &amp; Septic Info Provided \_\_\_\_\_

Planner M. HIGGINS

Public Notice Sign \_\_\_\_\_

**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

**RECEIVED**

JAN 20 2020

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING**Property Assessment Roll Number:** 543020193000000**A. Applicant Information****Name of Owner**998133 Ontario Limited (Blaine Cebulak)

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 2871 Nixon RoadTown and Postal Code Windham Centre, ON N0E 2A0

Phone Number \_\_\_\_\_

Cell Number 519-427-3840

Email \_\_\_\_\_

**Name of Applicant**Same as owner

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_



<b>Name of Agent</b>	David Røe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
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):

Part of Lot 13, Concession 4 and part of road allowance between Lots 12 & 13, Concession 4 (South Walsingham)

Municipal Civic Address: 1984 and 2060 Highway 59

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:

Agriculture - ginseng and cash crops

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:

House on severed parcel, House, greenhouse, barn and 4 sheds on retained

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:

n/a

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 and 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	755.3m	
Lot depth	610m	
Lot width	913m	
Lot area	138 acres	
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:	84.06m	
Depth:	51.5m	
Width:	90.79m max	
Lot Area:	4448.2m <sup>2</sup>	
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: 653.2m

Depth: 610m

Width: 913m

Lot Area: 137 acres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: House, barn and greenhouse

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: 998133 Ontario Limited

Roll Number: 543020193000000

Total Acreage: 138 acres

Workable Acreage: 107 acres

Existing Farm Type: (for example: corn, orchard, livestock) ginseng, corn/beans

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1920's and 1950's

Owners Name: 998133 Ontario Limited  
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: 998133 Ontario Limited  
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: 998133 Ontario Limited  
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):  
Knowledge of owner
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 use proposed

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 within 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

- ☐ 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)
- 

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:

Highway 59

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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.

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## **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

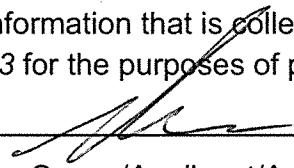
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

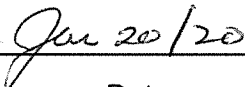
## Permission to Enter Subject Lands

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

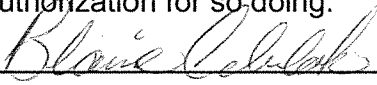
  
\_\_\_\_\_  
Date

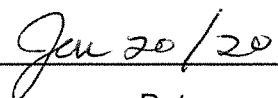
## J. Owner's Authorization

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 998133 Ontario Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe 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

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

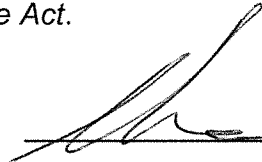
I, David Roe of Norfolk County

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:

\_\_\_\_\_



Owner/Applicant/Agent Signature

In \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_\_



Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.

Land Parcels  
Plan Lines

Norfolk GIS  
© Norfolk County

Leonard and Blaine Cebulak – Properties

no	Roll #	address	Total acres	Work acres	Farm type	House y/n	Year built
998132 Ontario and 998133 Ontario	49101950000	628 Windham 10	64.4	55	Cash crop Corn/beans	yes	1900
998132 Ontario and 998133 Ontario	49101845000	1107 Windham 11	149	132	Tobacco/rye/ squash	no	
998132 Ontario and 998133 Ontario	49102807700	2137 Highway 3	58.4	45	Ginseng/rye	yes	1950
998133 Ontario	49101913000	No address	146.67	80	Tobacco/ asparagus	no	
998033 Ontario	49101931000	2871/2865 Nixon Road	50	39	Tobacco	yes	1940
998133 Ontario, B Cebulak	49101943000	826 Windham 10	122.37	90	Tobacco/rye	yes	1930
998132 Ontario, L. Cebulak	49101932000	2831 Nixon Road	49.31	38	Tobacco/rye	yes	1930

998132 Ontario	49101933000	No address	50	45.6	Tobacco/rye	no	
998132 Ontario	49101508000	827 Windham Centre Road	98.23	77	Tobacco/rye	no	

Other Parcels:

998133 Ontario, no address, 0.91ac  
Christine Cebulak, Highway 3, 0.85ac  
Cebulak Farms, 823 Windham Centre Road, 0.75 ac  
Teresa and Leonard Cebulak, 988 Windham 10, 1 ac

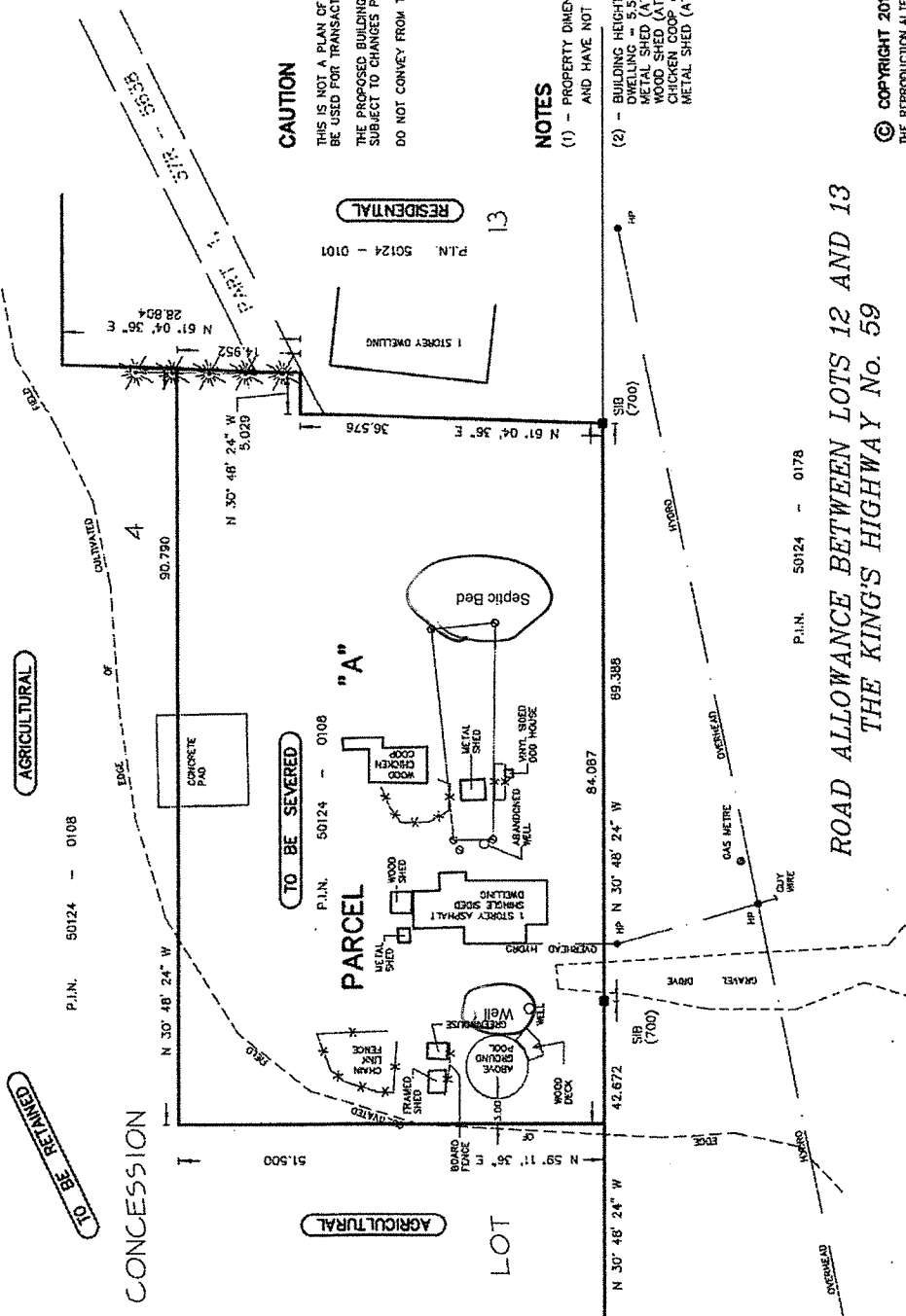
**SKETCH**  
**PREPARED FOR PROPOSED SEVERANCE**  
**FOR: MARK VAN DEN ECKHOUT**

SCALE -- 1: 500

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**KIM HUSTED SURVEYING LTD.**

**GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM**



**CAUTION**

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT  
 BE USED FOR TRANSACTION OR FINANCING PURPOSES  
 THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE  
 SUBJECT TO CHANGES PRIOR TO CONSTRUCTION  
 DO NOT CONVEY FROM THIS PLAN

**NOTES**

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN 37R-5638  
 AND HAVE NOT BEEN VERIFIED BY SURVEY
- (2) - BUILDING HEIGHTS:  
 DWELLING (AT DWELLING) = 1.80m  
 WOOD SHED (AT DWELLING) = 2.30m  
 CHICKEN COOP = 1.75m  
 METAL SHED (AT CHICKEN COOP) = 2.00m

**ROAD ALLOWANCE BETWEEN LOTS 12 AND 13**  
**THE KING'S HIGHWAY No. 59**

**AREA OF PARCEL "A" = 4448.2 SQ. METERS**  
**(1.1 ACRES)**

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 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN  
 PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING  
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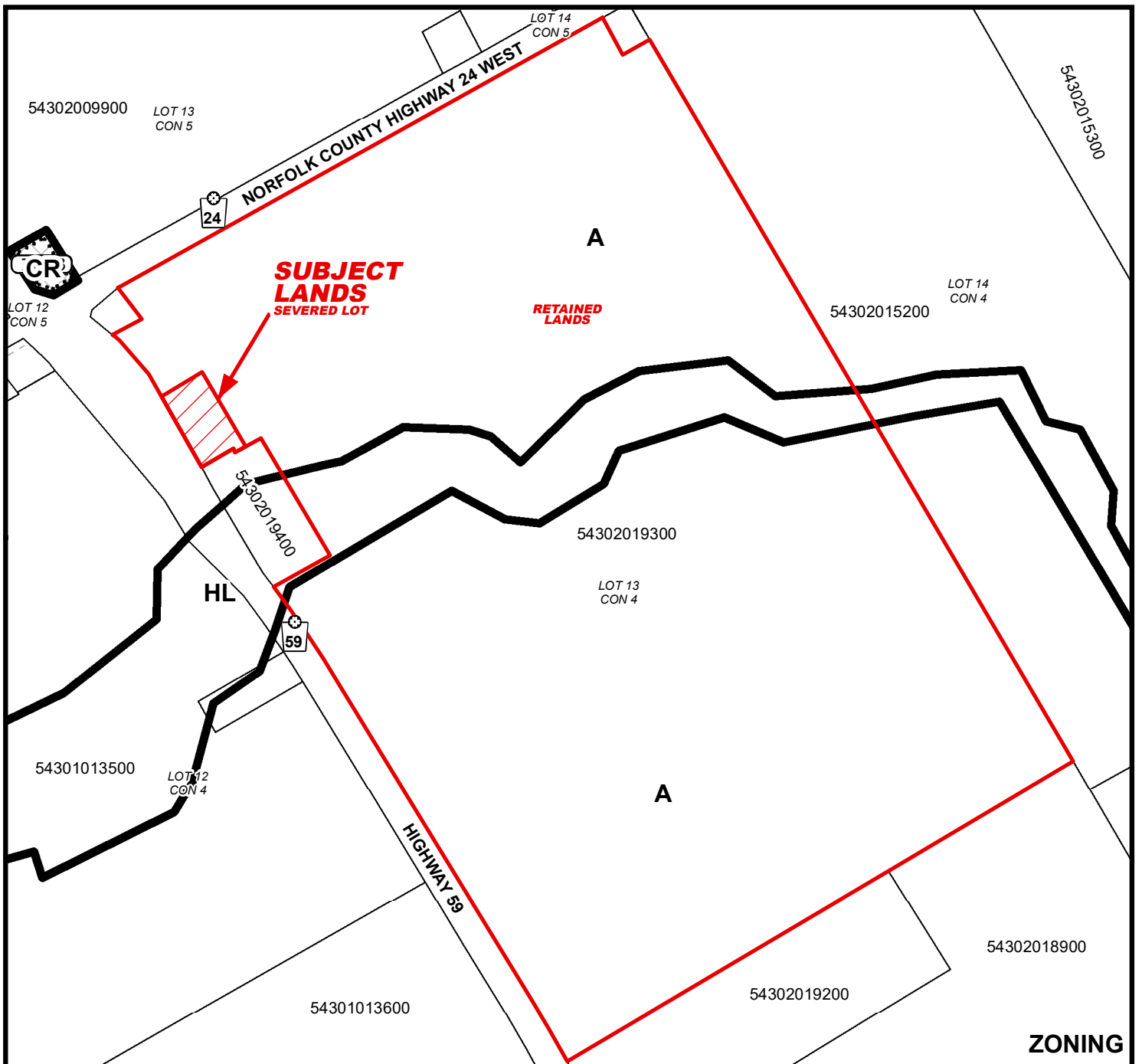
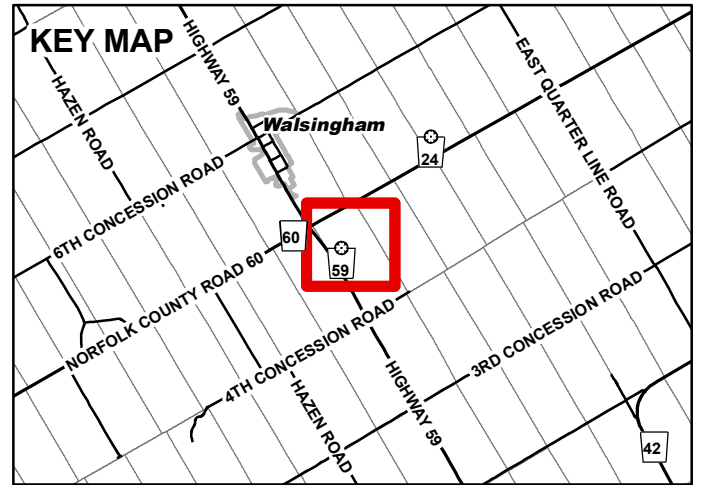
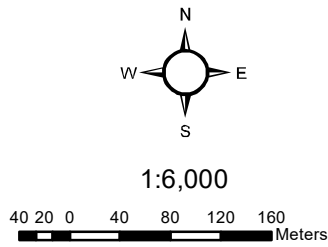
**KIM HUSTED SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILLSBURG, ONTARIO, N4G 3J8  
 PHONE: 519-842-3838 FAX: 519-842-3839

**PROJECT: 19-15260SKETCH REFERENCE: FILE DISK No.**

**"THIS IS NOT  
 AN ORIGINAL COPY  
 UNLESS IT IS  
 EMBOSSED WITH  
 SEAL"**



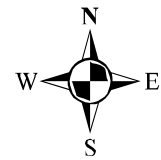
**MAP 1**  
**File Number: BNPL2020012**  
Geographic Township of  
**SOUTH WALSINGHAM**



# MAP 2

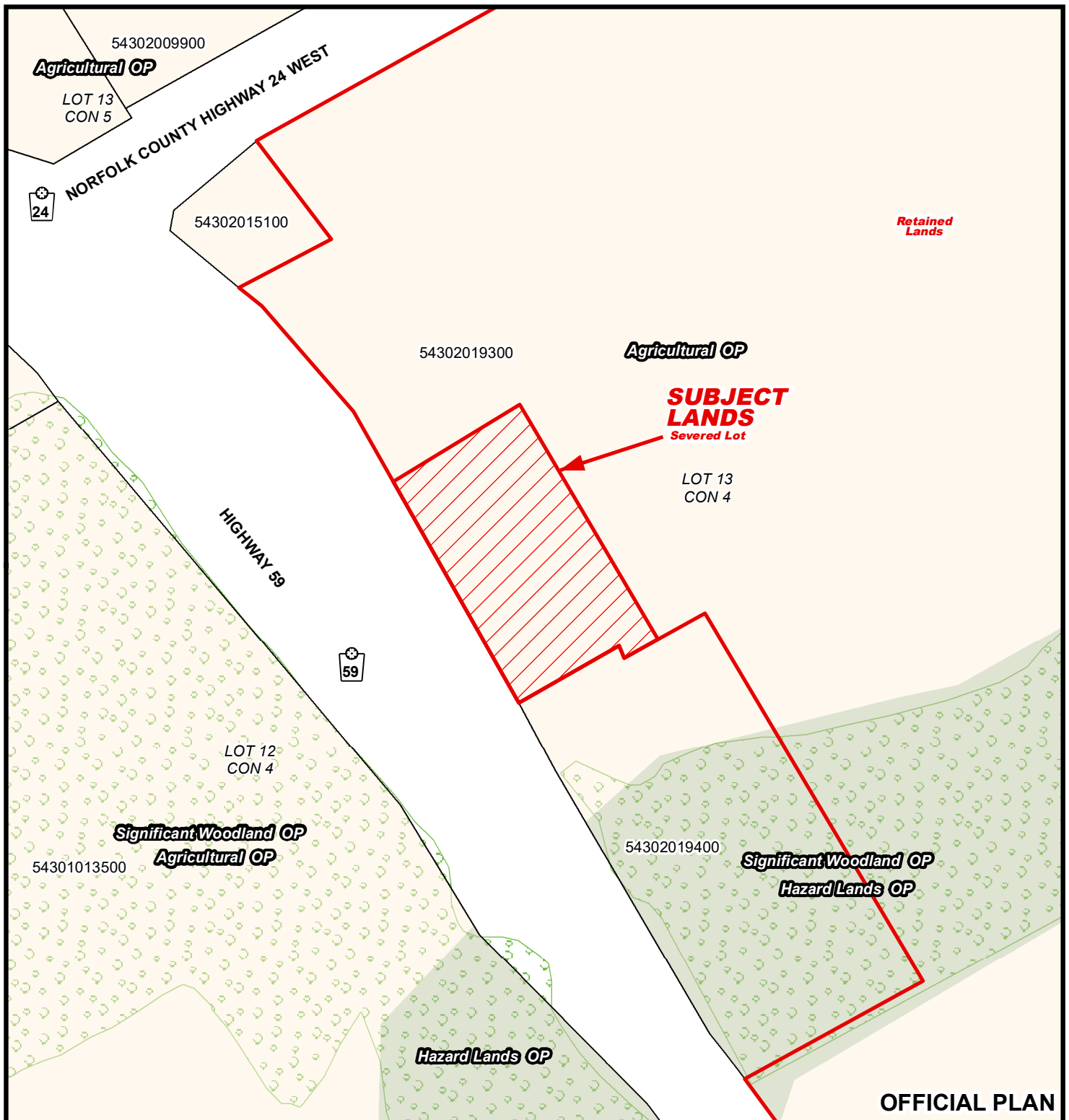
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Geographic Township of SOUTH WALSINGHAM



73.50 7 14 21 28 Meters

1:1,800





# MAP 3

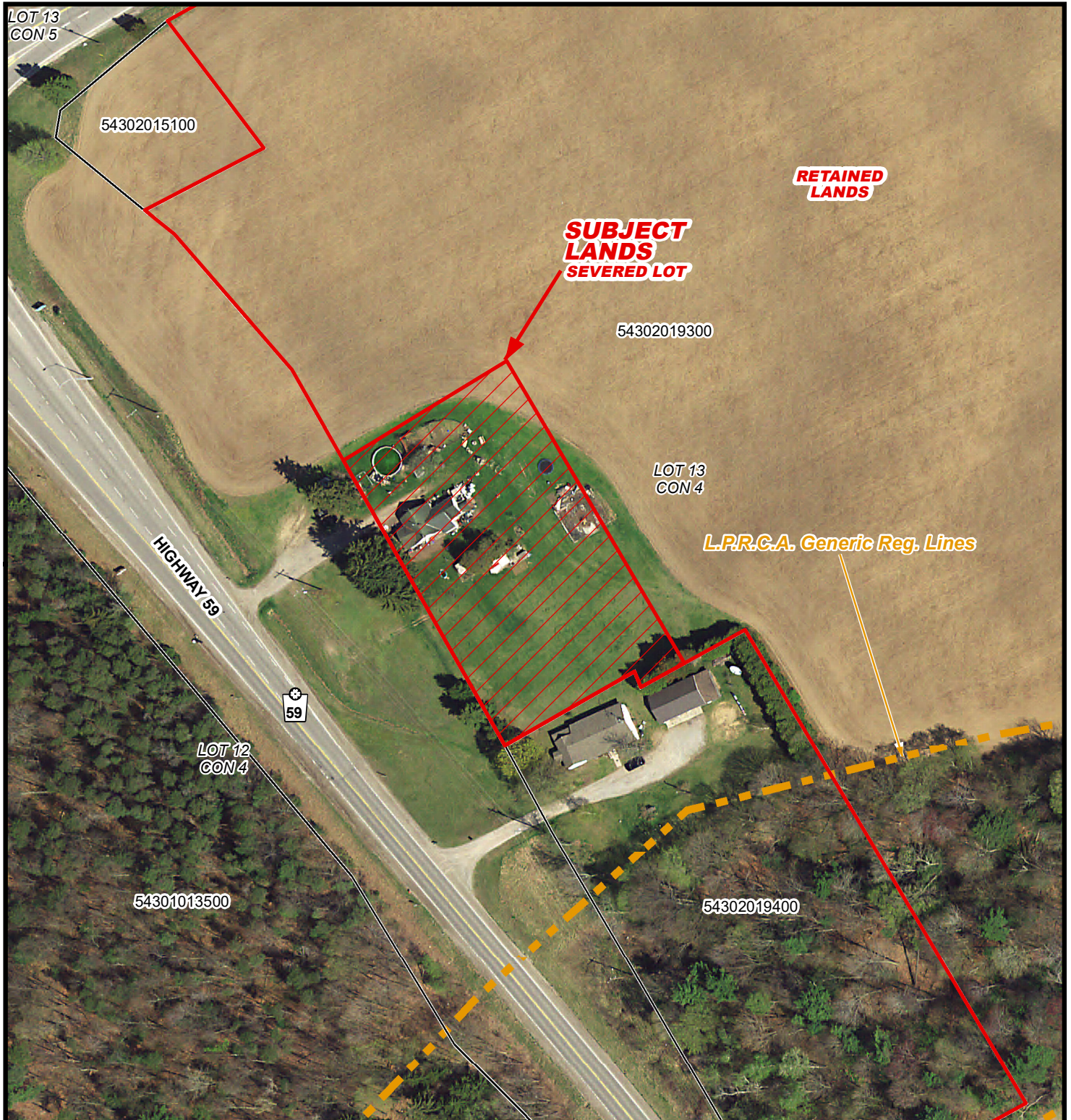
File Number: BNPL2020012

Geographic Township of SOUTH WALSINGHAM



5.8.750 5.5 11 16.5 22 Meters

1:1,400



# MAP 4

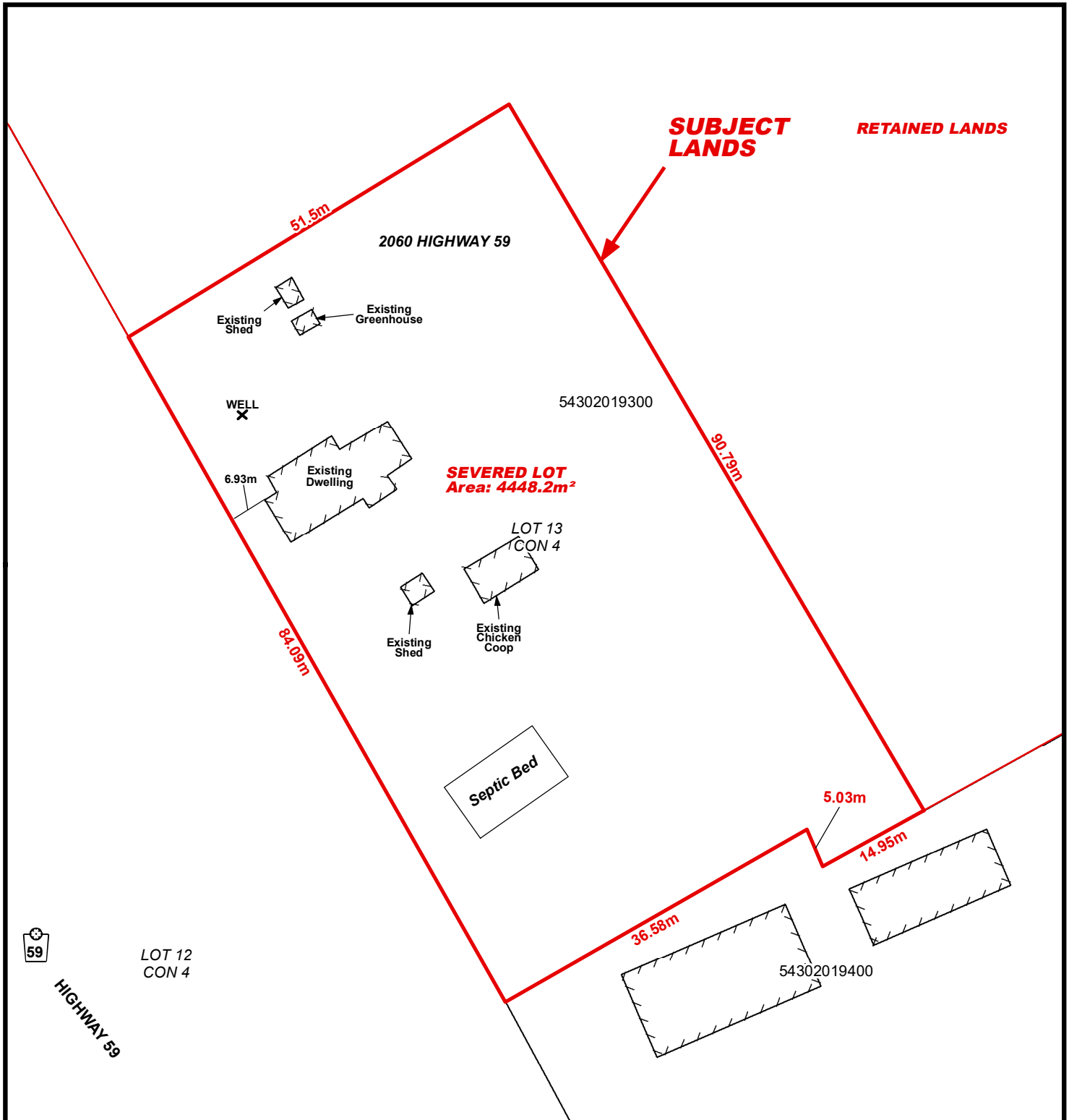
File Number: BNPL2020012

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600





# LOCATION OF LANDS AFFECTED

File Number: BNPL2020012

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600

