

**For Office Use Only:**

File Number	<u>BNPL2020016</u>	Application Fee	<u>\$2761.00</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>JAN 22 / 20</u>	Planner	<u>M. HILLINS</u>
Complete Application	<u>JAN 27 / 20</u>	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

**Property Assessment Roll Number:** 33 10 336 010 54600 0000**A. Applicant Information****Name of Owner** Judith Anne Lampman / Peter Charles Lampman.

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** 223 Lutesville Road RR#1  
**Town and Postal Code** Waterford NOE 1Y0  
**Phone Number** 519 758 0055  
**Cell Number** 905 975 2361  
**Email** peter@lampmanconsulting.ca

**Name of Applicant** Judith and Peter Lampman.  
**Address** 223 Lutesville Rd RR#1  
**Town and Postal Code** Waterford NOE 1Y0  
**Phone Number** 519 758 0055  
**Cell Number** 905 975 2361  
**Email** peter@lampmanconsulting.ca

Name of Agent Owner.  
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:

#### 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 10 (concession 4 Township of ~~the~~ Townsend  
Norfolk County

Municipal Civic Address: 2097 Lutesville Rd (between 209 & 223)

Present Official Plan Designation(s): Agriculture

Present Zoning: A

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 lot.

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:
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:
- 
9. Existing use of abutting properties:  
Residential to west, residential & agricultural to east
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	<u>81.07 m</u>	<u>60.96 m</u>
Lot depth	<u>196.9 m</u>	<u>196.9 m</u>
Lot width	<u>varies</u>	<u>varies</u>
Lot area	<u>3.33 acres</u>	<u>2.9 acres</u>
Lot coverage	<u>vacant</u>	<u>vacant</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):

*Adjust east boundary of parcel to align with tree line.*

#### 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:

*Part 1 on survey plan*

Frontage: 20.11 m  
Depth: 80.57 / 80.14 m  
Width: 20.11 m  
Lot Area: 1615.9 m<sup>2</sup>  
Present Use: vacant  
Proposed Use: add to adjoining lands to the east.  
Proposed final lot size (if boundary adjustment): 60.96 x 196.9

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

Add to: 33 10 336 010 54602 0000

Description of land intended to be retained in metric units:

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

60.96

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

196.9

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

varies

Lot Area: \_\_\_\_\_

2.9 acres

11735 m<sup>2</sup>

Present Use: \_\_\_\_\_

vacant

Proposed Use: \_\_\_\_\_

single family dwelling

Buildings on retained land: \_\_\_\_\_

none

To be added to  
acre roll

74.68m

496.9m

varies

19.5 acres

house

no change

house + barn

5. Description of proposed right-of-way/easement in metric units:

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

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

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

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

N/A

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 \_\_\_\_\_

N/A

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:  
*Spoken to long time owners in area.*

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:

*Open vacant land between 2 houses. No wetlands*

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:

*No open watercourses on property.*

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:

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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

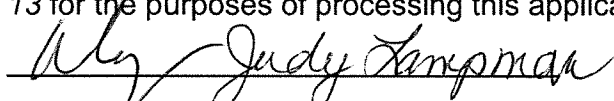
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

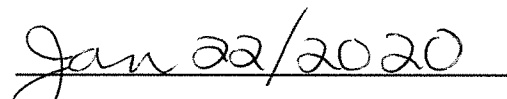
### Permission to Enter Subject Lands

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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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, Judy Lampman 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 St. Simcoe J Lampman  
Owner/Applicant/Agent Signature

In Norfolk County

This 22nd day of January

A.D., 2020

Susan Diana Wakeing  
A Commissioner, etc.

Susan Diana Wakeing, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 11, 2022.

*MAP 1*

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

**PLAN OF SURVEY OF  
PART OF LOT 10  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP  
OF TOWNSEND  
NORFOLK COUNTY**

SCALE - 1 : 750



WEST & RUUSKA LTD.

SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 10	4	PART OF 50275-0374(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATED \_\_\_\_\_

JM JOHNSON, O.L.S.

PLAN 37R- \_\_\_\_\_

RECEIVED AND DEPOSITED

DATED \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK Co. 37R

**NOTE:**

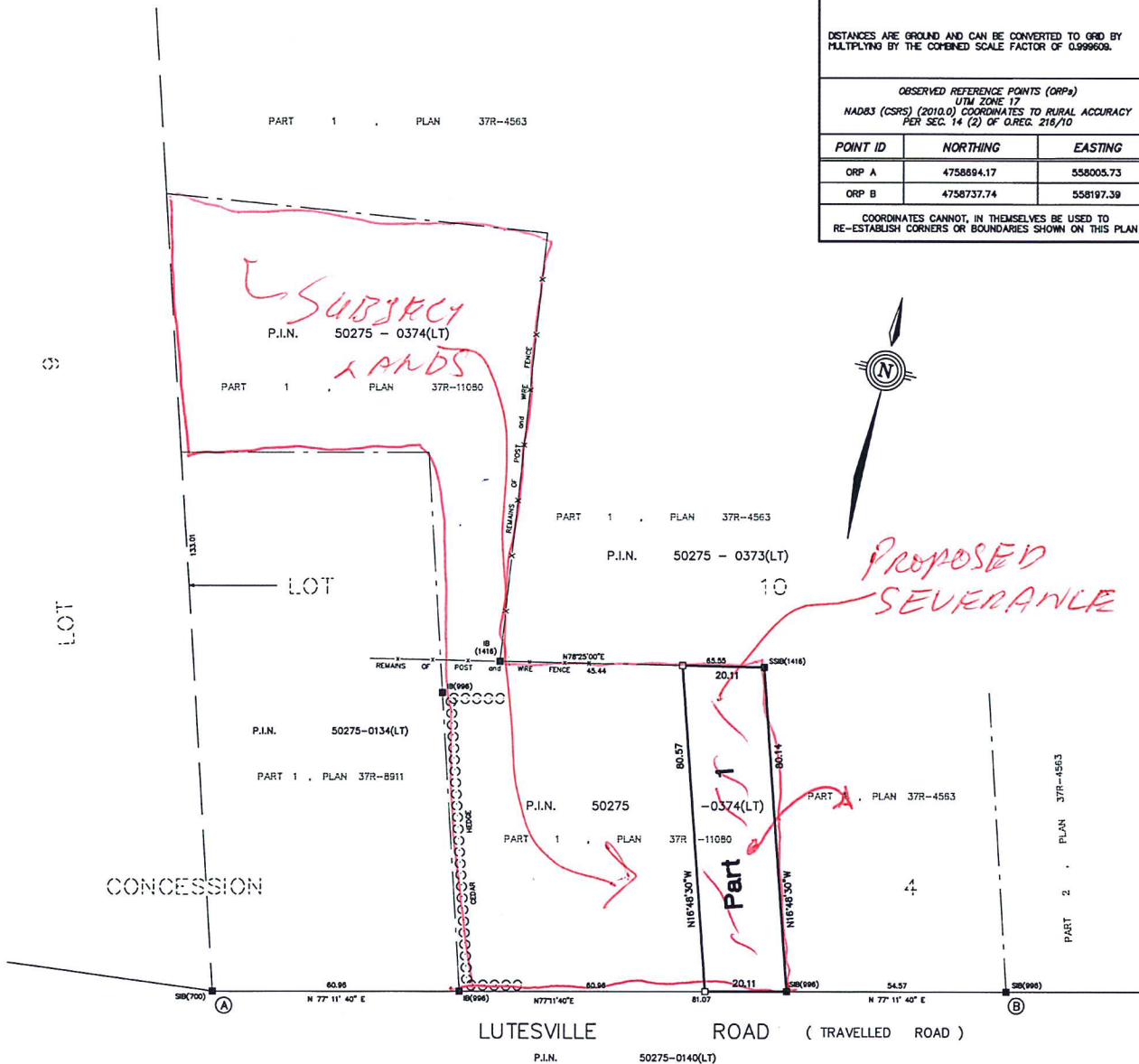
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999608.

OBSERVED REFERENCE POINTS (ORPs)  
UTM ZONE 17  
NAD83 (CSRS) (2010.0) COORDINATES TO RURAL ACCURACY  
PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4758894.17	558005.73
ORP B	4758737.74	558197.39

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11 DAY OF JANUARY, 2020.

**PRELIMINARY**

DATED: \_\_\_\_\_

JM JOHNSON  
ONTARIO LAND SURVEYOR

**LEGEND**

- DENOTES SET MONUMENT
- FOUND MONUMENT
- IRON BAR
- SB STANDARD IRON BAR
- 1416 S.M. RUUSKA, O.L.S.
- 1889 WEST & RUUSKA LTD., O.L.S.
- SSB SHORT STANDARD IRON BAR
- P1 PLAN 37R-11080

**WEST & RUUSKA LTD.**

Land Surveyors

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2H6
Telephone (519) 752-8641

DRAWN BY:BJ
L200012





1: 2,000

Year	Percentage of population aged 15 and over with a tertiary education level
1990	0.025
2000	0.04
2010	0.055

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

NAD\_1983\_UTM\_Zone\_17N  
© Norfolk County



### Legend

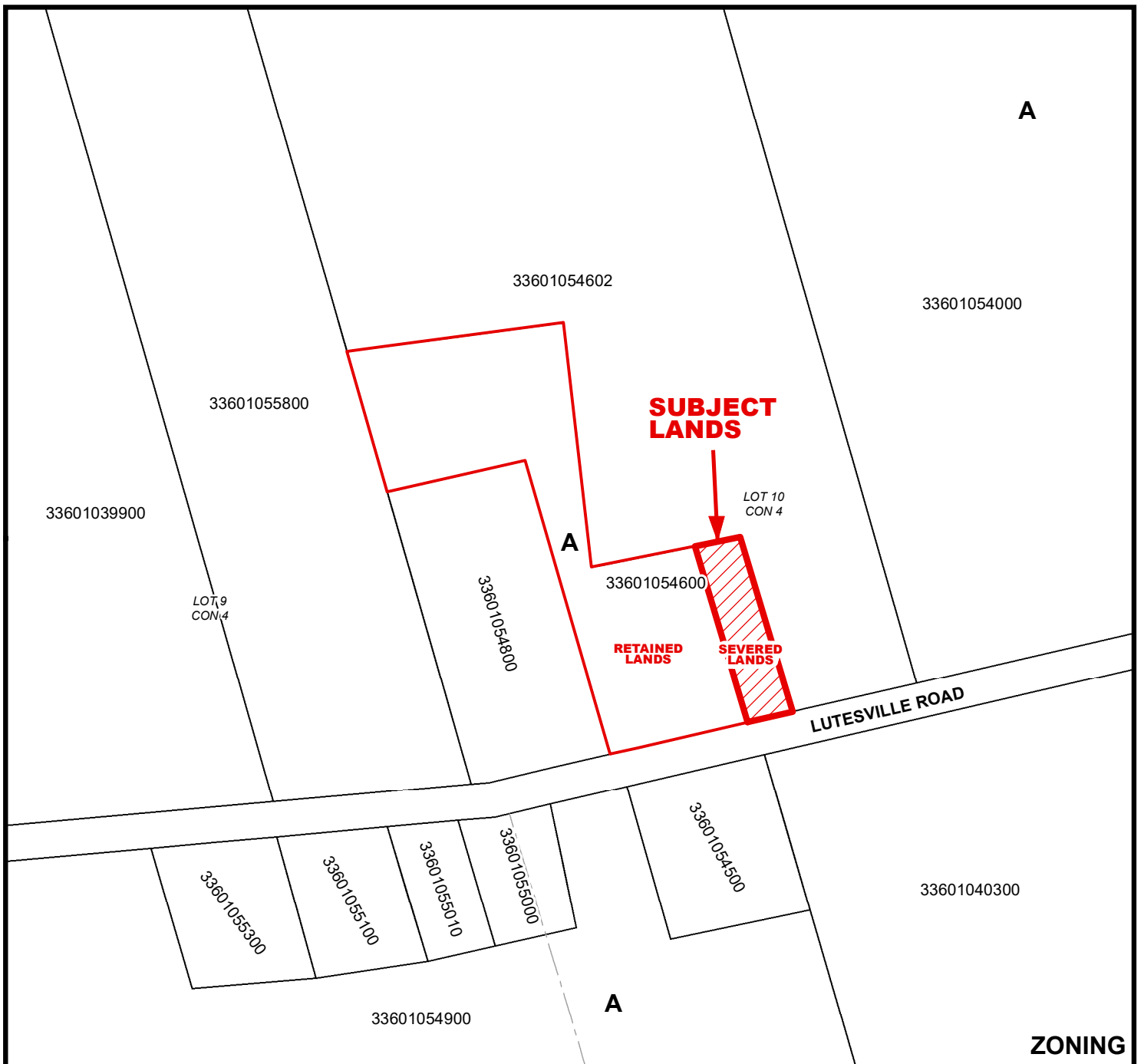
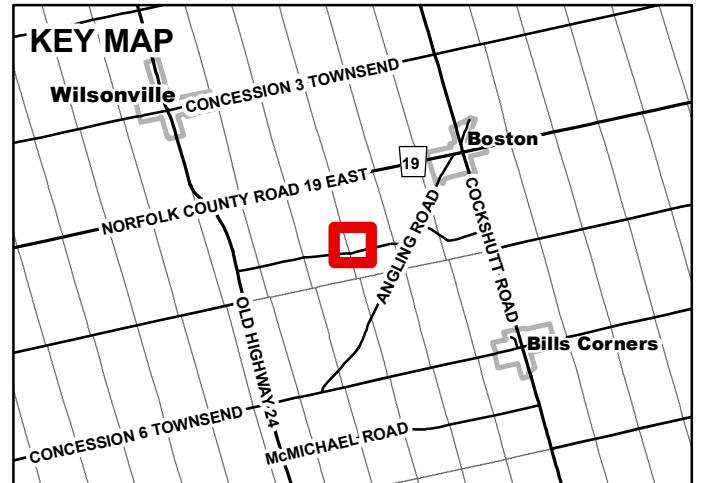
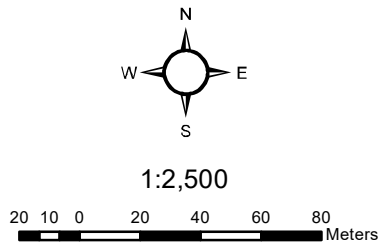
- ☐ Property Lines  
☐ Roll Numbers  
☐ Civic Address  
☐ Plan Lines  
☐ DraftPlan  
☐ Reg Plan Lot Numbers  
☐ Roads  
☐ Norfolk 10000-500

## Notes

# MAP 1

## File Number: BNPL2020016

Geographic Township of  
**TOWNSEND**



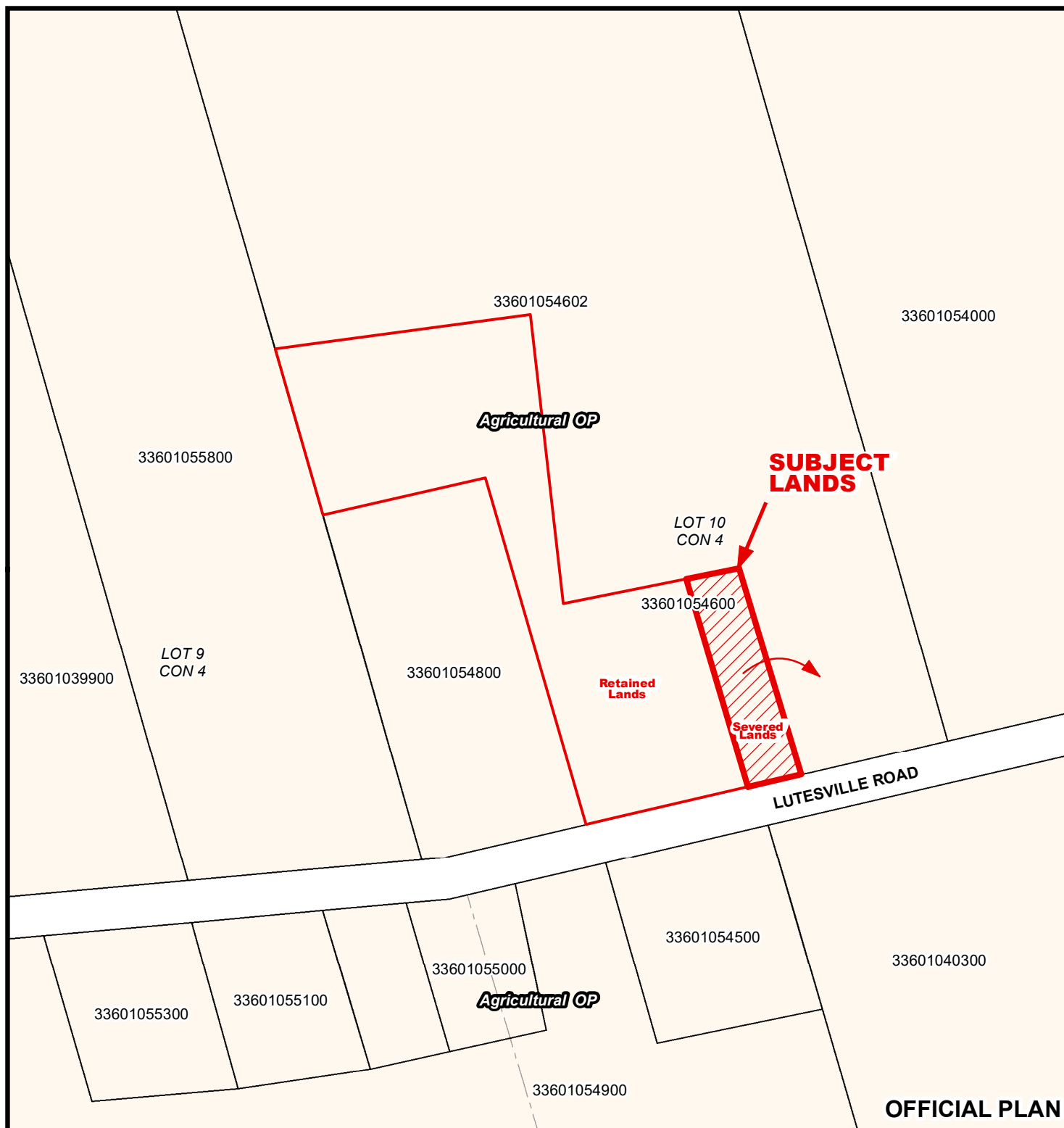
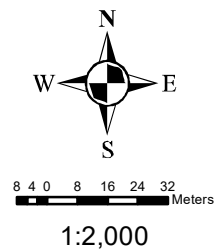
**ZONING**



# MAP 2

File Number: BNPL2020016

Geographic Township of TOWNSEND

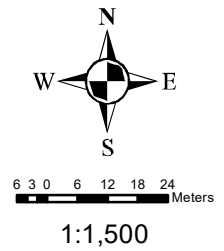




# MAP 3

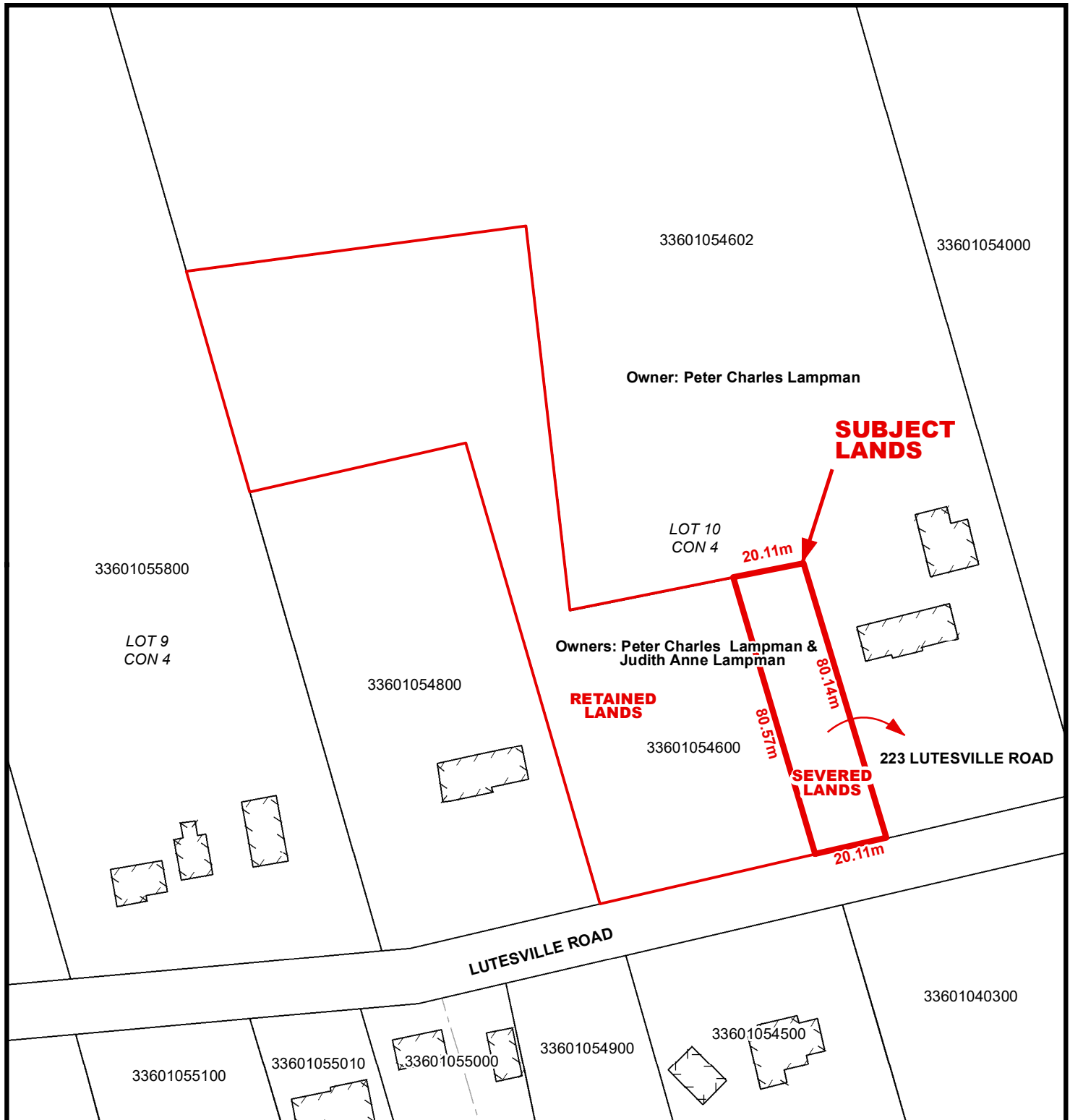
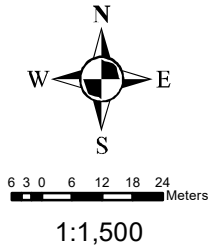
File Number: BNPL2020016

Geographic Township of TOWNSEND





# Geographic Township of TOWNSEND



# Geographic Township of TOWNSEND

