

part 2

TWO SEVERANCES
MINUS PRECON
372

For Office Use Only:

File Number	<u>3002020034</u>	Application Fee	<u>\$5150</u>
Related File Number		Conservation Authority Fee	
Pre-consultation Meeting	<u>FEB 12</u>	Well & Septic Info Provided	
Application Submitted	<u>FEB 25</u>	Planner	<u>M. HIGGINS</u>
Complete Application	<u>FEB 25</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: 331049302011300

A. Applicant Information

Name of Owner Betty Bosma PETER BOSMA RB

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 1974 Turkey Point Road, RR #1
Town and Postal Code Simcoe, ON N3Y 4J9
Phone Number 519-426-3426
Cell Number _____
Email _____

Name of Applicant Peter Bosma
Address 1974 Turkey Point Road, RR #1
Town and Postal Code Simcoe, ON N3Y 4J9
Phone Number 519-426-3426
Cell Number _____
Email peterbosma@kwic.com



Name of Agent Mary Elder, Elder Plans Inc.
Address 32 Miller Cres
Town and Postal Code Simcoe, ON N3Y 4R1
Phone Number _____
Cell Number 519-429-4933
Email Elderplans2018@gmail.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 mortgages, charges or other encumbrances on the subject lands:

1. Larry Beselaere and Diana Beselaere, 279 Adams Ave, Delhi ON N4B 1P9
2. Mary Bosma, 1974 Turkey Point Road, RR#1, Simcoe, ON N3Y 4J9

B. Location, Legal Description and Property Information

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

CHR Con 9, Pt Lot 13, RP 37R5678 Part 1

Municipal Civic Address: 1910 Turkey Point Road

Present Official Plan Designation(s): Hamlet

Present Zoning: Agriculture (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:

former farm land and house with barn, now abandoned, small cultivated field of approximately 0.5 ha near Turkey Point Road, rest fallow and a smaller part is treed.

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:

all existing structures to be removed.

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:

no details known, but once the proposed new lot is sold a dwelling would be built on it

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:

80 plus years

9. Existing use of abutting properties:

hamlet 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, m² or %

Lot frontage	68.77 m	48.77 m
Lot depth	371.40	82.91
Lot width	68.77, wider & back	48.77
Lot area	8.46 ha	0.40 ha
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:	48.77 m
Depth:	82.91 m
Width:	48.77 m
Lot Area:	0.40 ha
Present Use:	abandoned buildings and farm land
Proposed Use:	hamlet residential lot

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: 20.00 m
Depth: 371.40 m
Width: 20.00 m and wider at rear
Lot Area: 8.06 ha
Present Use: abaonded fields and smaller treed area
Proposed Use: plan of subdivision in a hamlet
Buildings on retained land: if any, to be removed

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):
salvage yards to east and north of subject lands
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:
applicant has lived here all his life

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:

a scoped EIS is required for the Zoning amendment and the requirements of the Endangered Species Act will be addressed at that time.

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 _____

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 190m ± to west
430m ± to north east

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance 1

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

- ☐ Communal system

- ☒ Septic tank and tile bed in good working order

- ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Turkey Point 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.

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.

Mary Elder

Owner/Applicant/Agent Signature

February 24, 2020

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

I/We authorize Mary Elder of Elder Plan 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.

Peter Bosma

Owner

PETER BOSMA

Owner

Feb 25 / 2020

Date

Date



K. Declaration

I, PETER BOSMA of GREENS CORNERS

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:

SIMCOE

Peter Bosma
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

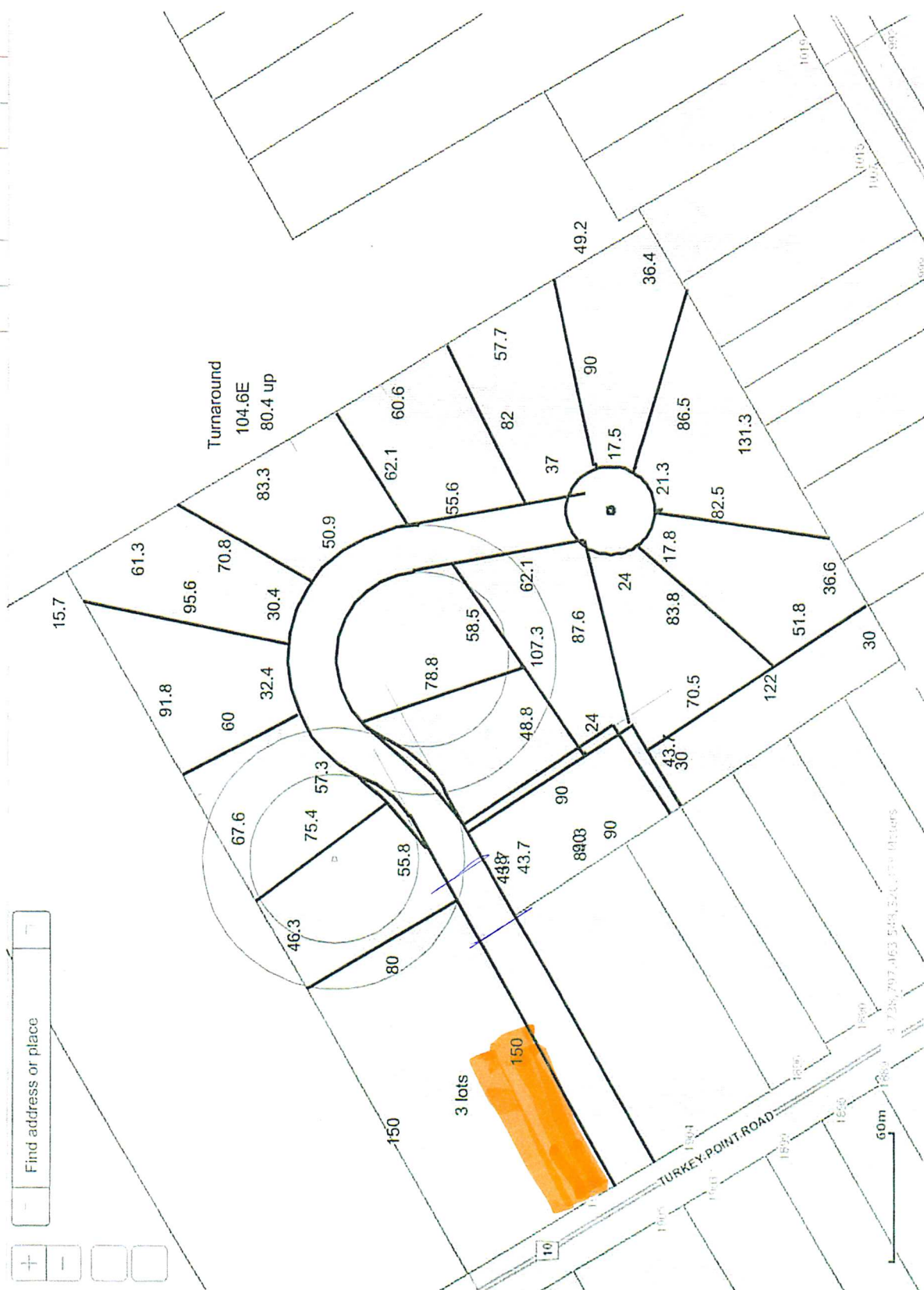
This 25th day of February

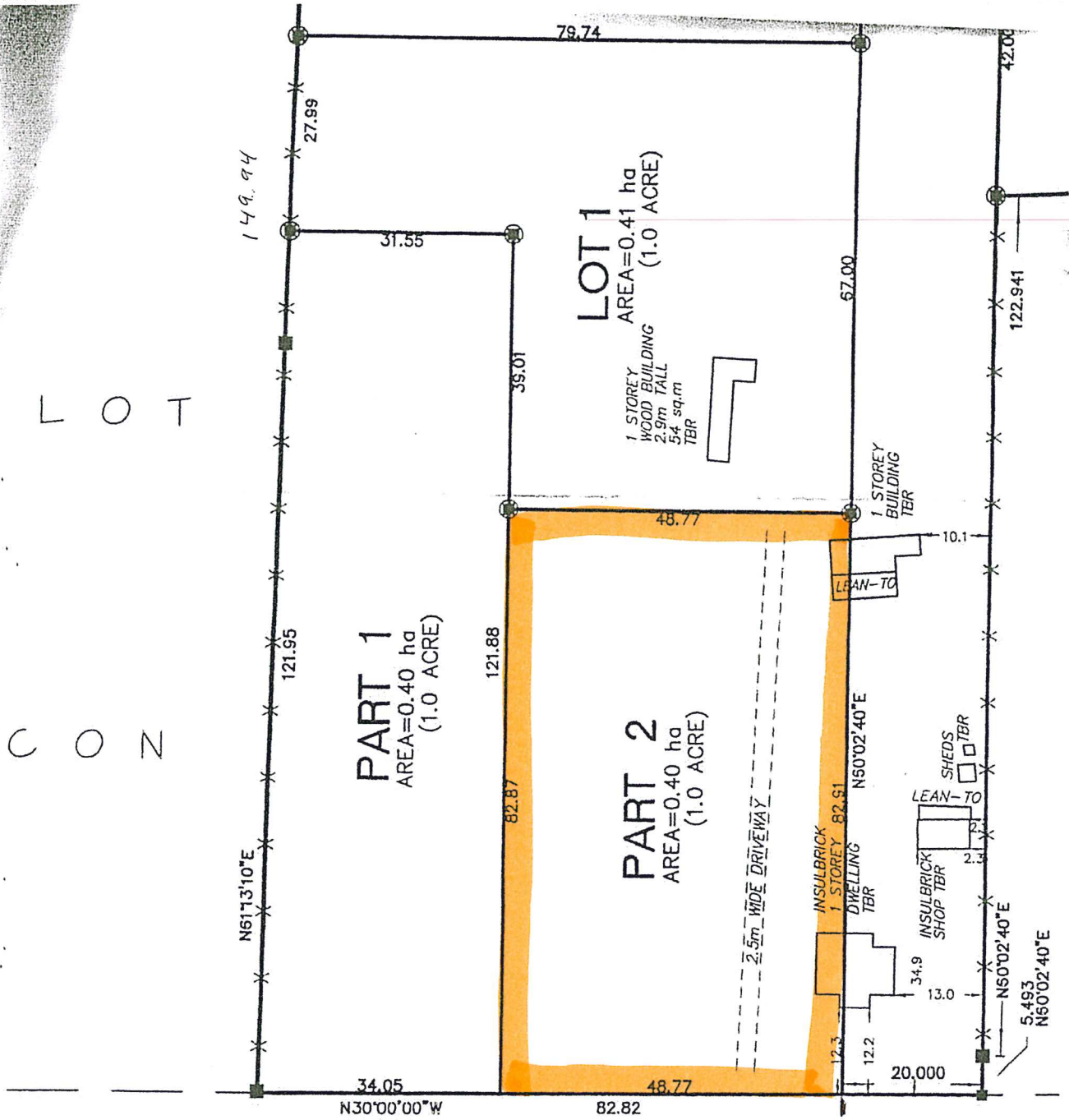
A.D., 2020

Patricia Duffy
A Commissioner, etc.

Patricia Ann Duffy, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires August 12, 2021.

+	Find address or place	-
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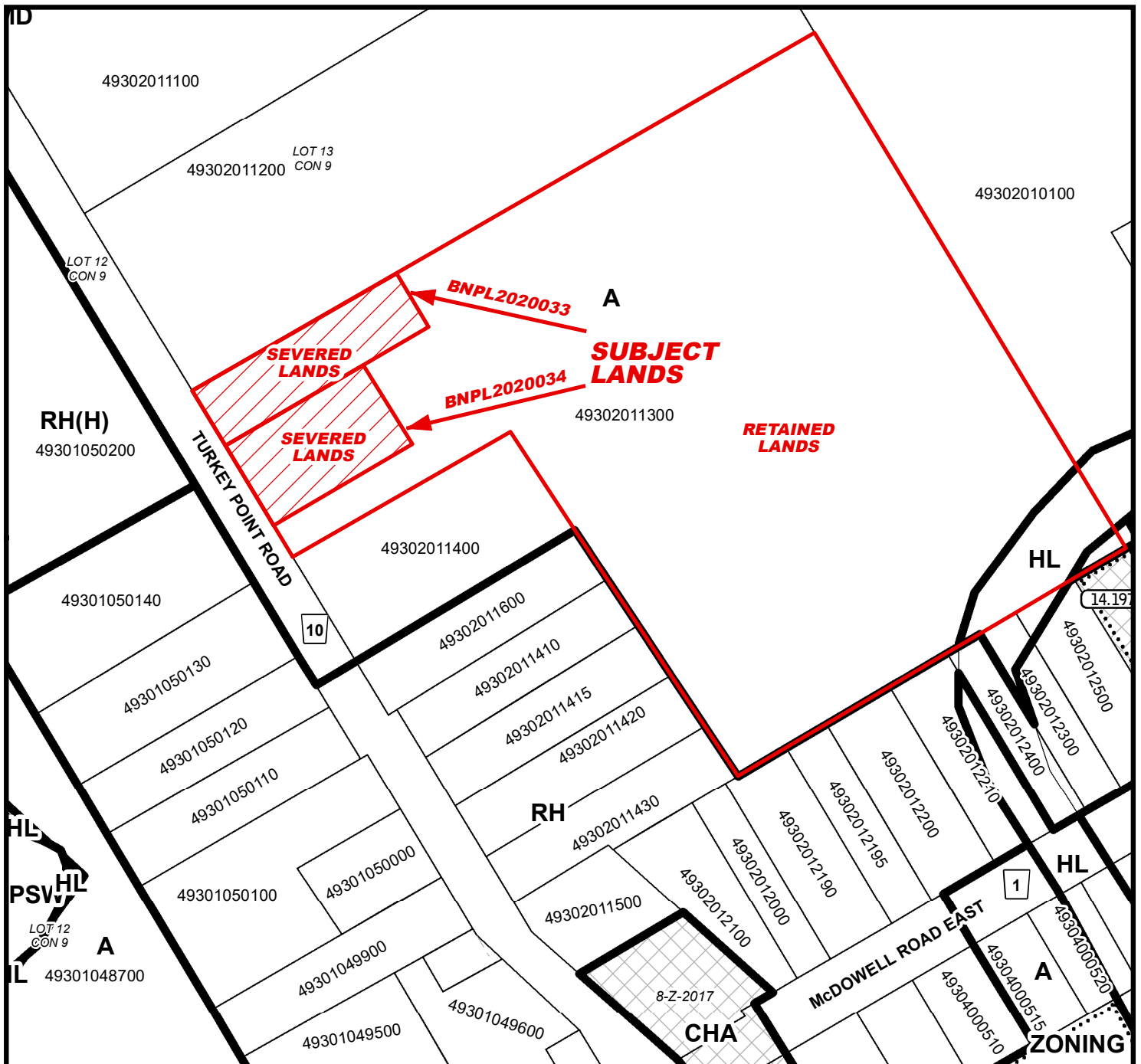
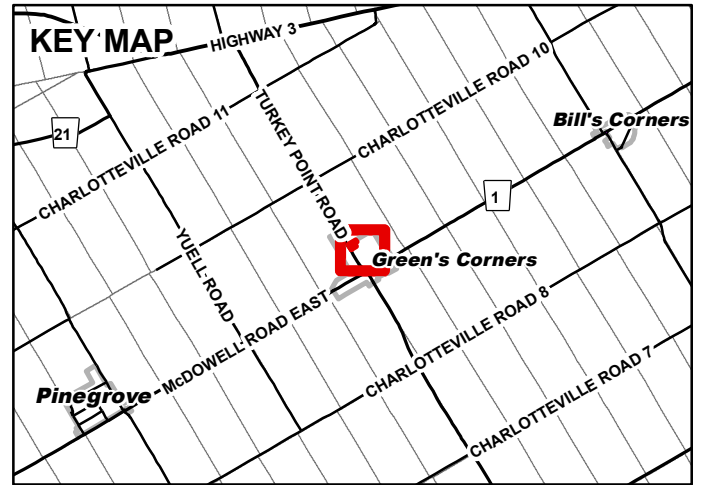
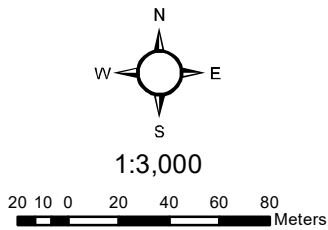
Peter Bosma 519 426 3426 e-mail peterbosma@kwic.com - 2 proposed lots at 1910 TP Road

ROAD ALLOWANCE BETWEEN LOTS 12 A
TURKEY POINT ROAD

MAP 1

File Number: BNPL2020033 & BNPL2020034

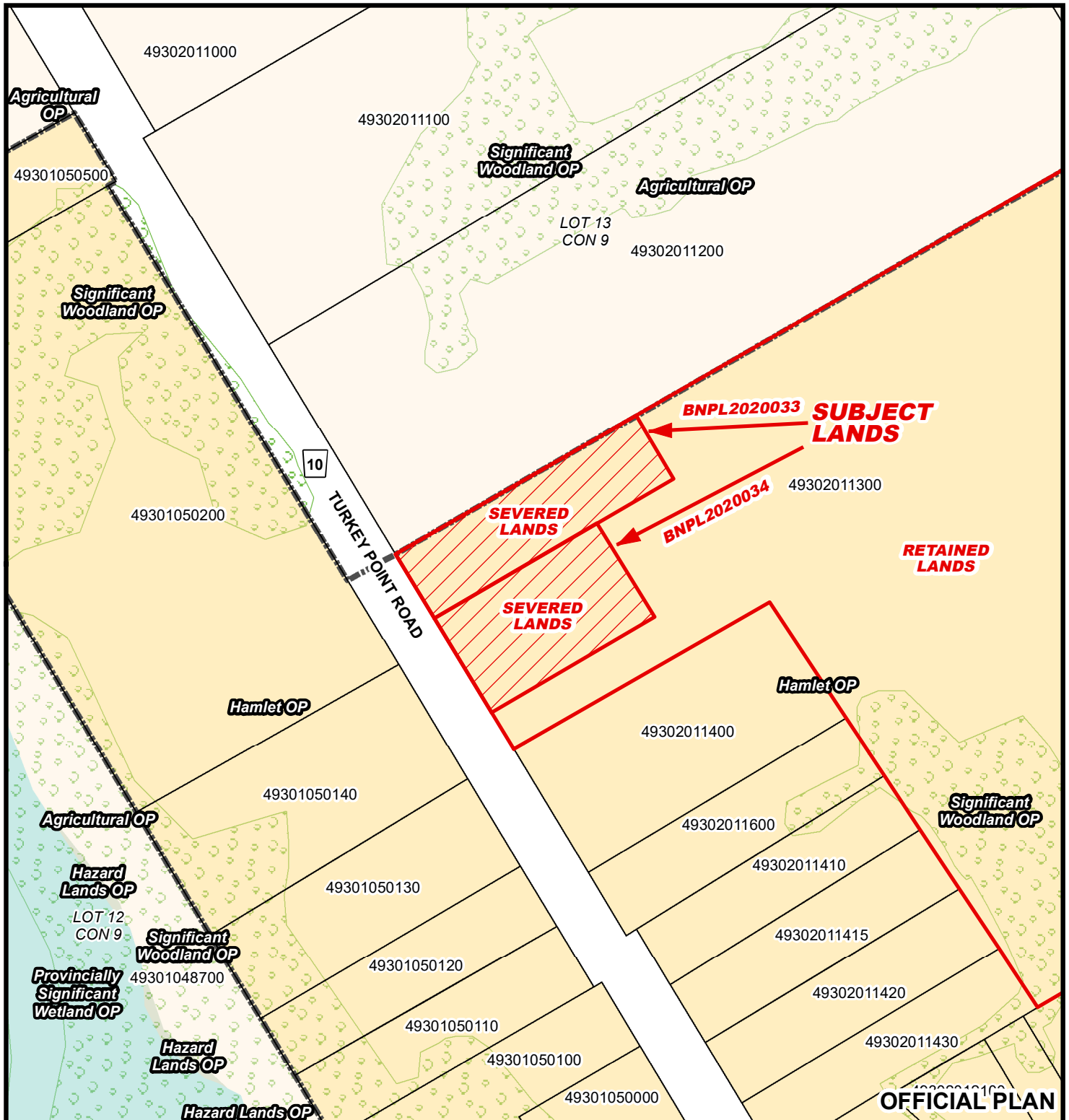
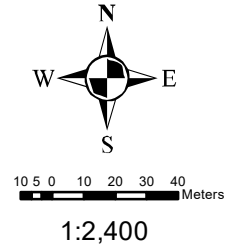
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2020033 & BNPL2020034

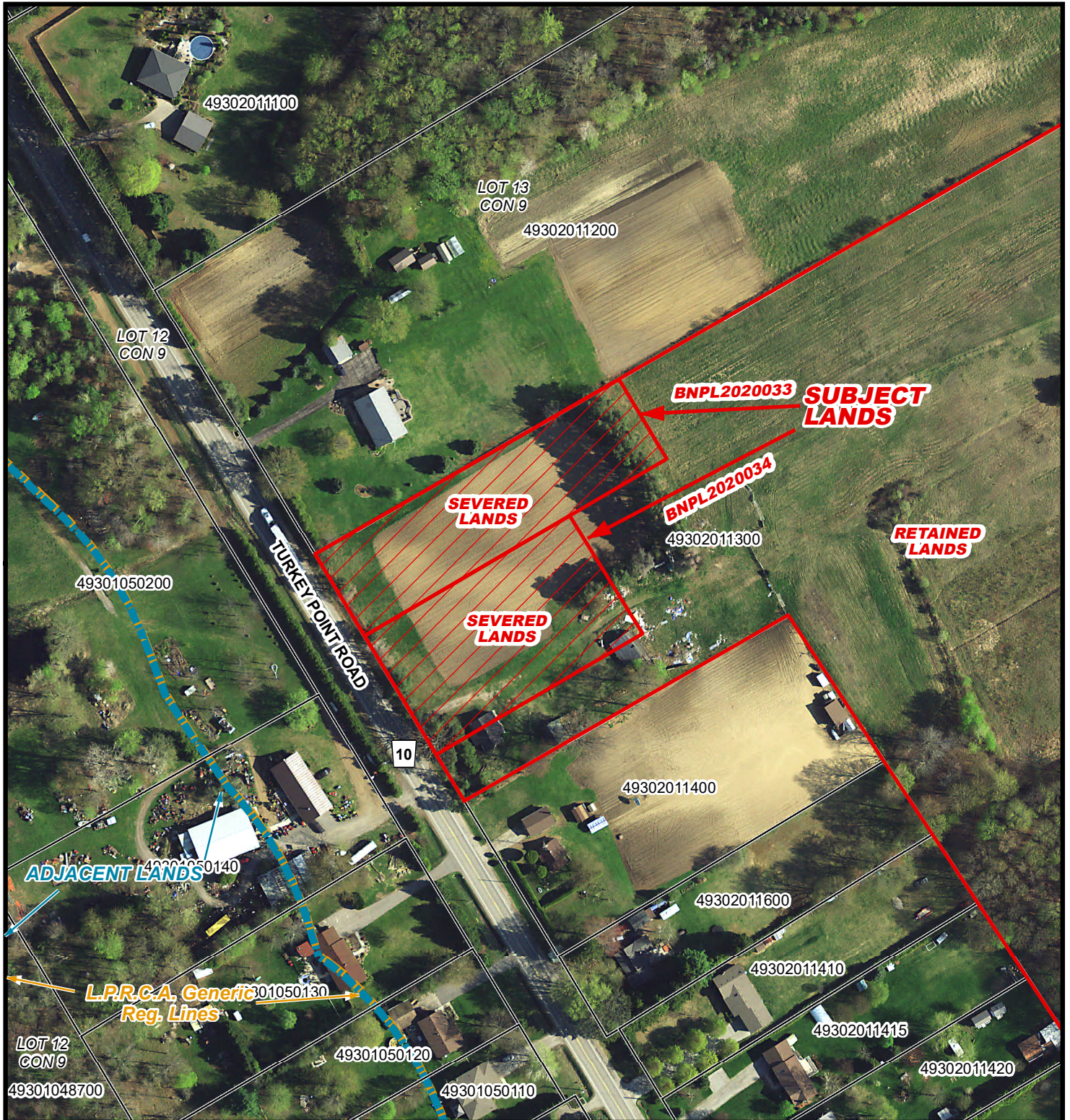
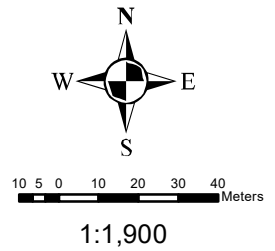
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2020033 & BNPL2020034

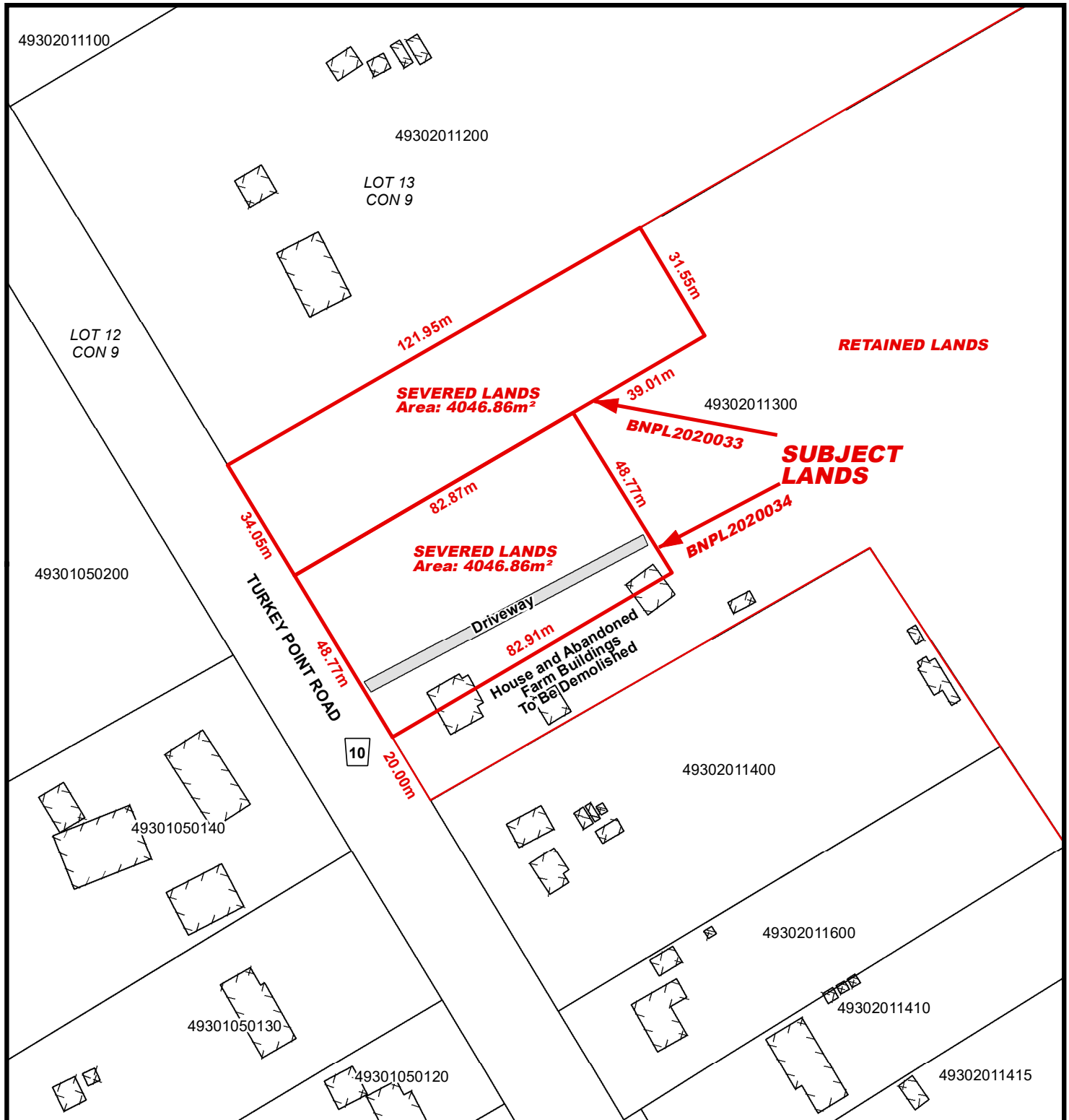
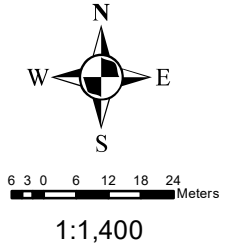
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BNPL2020033 & BNPL2020034

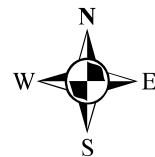
Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: BNPL2020033 & BNPL2020034

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24 Meters

1:1,400

