

**For Office Use Only:**

File Number BNPL2020128  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application July 9, 2020

Application Fee \$ 3301-  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner SCOTT WILSON  
Public Notice Sign \_\_\_\_\_

NORFOLK COUNTY  
**RECEIVED**

MAY 12 2020

DEVELOPMENT AND  
CULTURAL SERVICES

**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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** SCOTT / AMANDA FORBES

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** 1338 ST JOHN ROAD WEST

**Town and Postal Code** RR#25, MCGEE NB2-4K1

**Phone Number** 519-410-6169

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

**Email** \_\_\_\_\_

**Name of Applicant** SCOTT / AMANDA FORBES

**Address** AS ABOVE

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

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

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

**Email** \_\_\_\_\_

Name of Agent BILL CULVER  
Address 1017 ST JONAS ROAD WEST  
Town and Postal Code N3A-4K1  
Phone Number 519-426-7187  
Cell Number 519-429-8553  
Email bubculver@hotmail.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:

FARM CREDIT.

**B. Location, Legal Description and Property Information**

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

PT LOT 18 CON C5 CHARLOTTETOWN

Municipal Civic Address: 1133 EAST QUARTERLINE

Present Official Plan Designation(s): A

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:

AGRICULTURE / FARM

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: SINGLE FAMILY HOUSE  
THERE IS LARGE BARN TO BE RETAINED ALL OLD  
KING/BARN/SHED TO BE REMOVED - 2 SOLAR PANELS

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.

NO ADDITIONS

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:

BARN / SOLAR PANELS AND (2 STOREY CRANE)  
HOME - RETAINED  
ROOFED

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:

PROX TO 1964

9. Existing use of abutting properties:

SINGLE FAMILY HOME / FARM LAND

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>180</u>	<u></u>
Lot depth	<u>223</u>	<u></u>
Lot width	<u></u>	<u></u>
Lot area	<u><del>18,000</del> 40,140 SQFT.</u>	<u></u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>80'</u>	<u></u>
Rear yard	<u>173'</u>	<u></u>
Left Interior side yard	<u>60'</u>	<u></u>
Right Interior side yard	<u>85'</u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

72 ACRES RETAINED

#### 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:

IT IS IN COMPLIANCE

#### 4. Description of land intended to be severed in metric units:

Frontage:	<u>180'</u>
Depth:	<u>223'</u>
Width:	<u></u>
Lot Area:	<u>40,140 SQFT.</u>
Present Use:	<u>A - SINGLE FAMILY RESIDENCE</u>
Proposed Use:	<u>A - SINGLE FAMILY RESIDENCE</u>

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: N/A

Description of land intended to be retained in metric units:

Frontage: 853

Depth: 3253'

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

Lot Area: 72 ACRES

Present Use: A

Proposed Use: A

Buildings on retained land: BARN 2 SOLAR PANELS

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: SCOTT AMANDA FORBES

Roll Number: 331049306002000

Total Acreage: 98.16

Workable Acreage: 86

Existing Farm Type: (for example: corn, orchard, livestock) WAY/CORN

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2 ONE PRIOR

TO 1980 AND

ONE IN 2016

Owners Name: Sister AMANDA FORBES  
Roll Number: 33104930600 2300  
Total Acreage: 73  
Workable Acreage: 53±  
Existing Farm Type: (for example: corn, orchard, livestock) CORN/BEANS  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built PRIO R TO 1964

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:

FROM PREVIOUS 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 IMPACT ON WOODLOTS

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 ADDITIONAL USAGE

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.

NR

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)

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Sewage Treatment

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

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Storm Drainage

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

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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?

---

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.

SEWERING OFF AS IS SUFFICIENT TO  
MEET NEEDS

## I. Transfers, Easements and Postponement of Interest

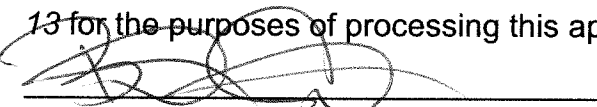
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

May 7 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 SCOTT/AMANDA FORBES am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize BILLY CUNIVER 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

  
Owner

05/04/2020  
Date

05/04/2020  
Date

**K. Declaration**

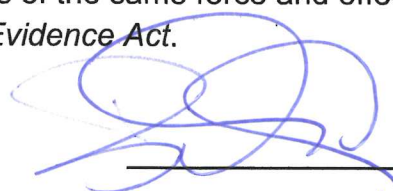
I, BILL LUNN of NORFOLK COUNTY

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:

Simcoe, Norfolk County



Owner/Applicant/Agent Signature

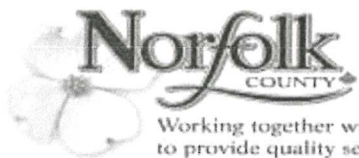
In THE PROVINCE OF ONTARIO

This 7<sup>th</sup> day of MAY

A.D., 2020



A Commissioner, etc.



# Evaluation Form for Existing On-Site Sewage Systems

NORFOLK COUNTY  
**RECEIVED**

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>	<b>DATE RECEIVED:</b> MAY 11 2020	
<b>PROPERTY INFORMATION</b>		Municipal Address: 1133 EAST QUADTER LINE		
Owner: SCOTT / AMANDA FORBES		Lot: PT LOT 18	Concession: 5	
Lot Area: 58 40,140 sq ft	Lot Frontage: 180'	Assessment Roll No. 3310 19306002300		
<b>PURPOSE OF EVALUATION</b>	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1500 sq ft	No. of Bedrooms: 3	No. of Fixture Units: 5	Is the building currently occupied? Yes / No If No, how long?	
<b>EVALUATOR'S INFORMATION</b>	Evaluator's Name: Jamie Deming		Company Name: JD'S Exc + Land	
Address:	Postal Code:		Phone: 519 688 9147	
Email:	BCIN #		40678	
<b>SITE EVALUATION</b>	Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: Sandy	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: _____ ft.
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): Sunny
<b>SYSTEM EVALUATION</b>	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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other <del>stone</del>		Size: 800 Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs:	Total Length of Tile:	Distance Between Tile Runs:
Tile Material: <input type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
<b>Setbacks:</b>		<b>Tank</b>		
Distance to Buildings & Structures (ft)	17'			
Distance to Bodies of Water (ft)				
Distance to Nearest Well (ft)	70' + 6" Cased			
Distance to Proposed Property Lines	Front 10'	Rear 100'	Side 85'	Side 60'
		Front _____ Rear _____ Side _____ Side _____		

**OVERALL SYSTEM RATING**☒ System Working Properly / No Work Required☐ System Functioning / Maintenance Required☐ System Not Functioning / Minor Repair Required☐ System Failure/Major Repair / Replacement Required**Note:**

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

**VERIFICATION****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.

I, SUE ANN AMANDA FRIES (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.



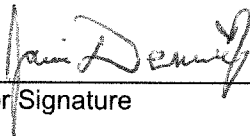
Owner Signature

05/04/2020

Date

05/04/2020**EVALUATOR:**

1. I, Jamie Deming 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.



Evaluator Signature

May 6 / 20

Date

**BUILDING DIVISION COMMENTS**

Comments:

I, \_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



SURPLUS FARM DWELLING SEVERANCE  
SLOTT AMANDA FORBES  
1133 CONC 5 PT LOT 18  
CHARLOTTEVILLE

(BARN)

52' X 125' TO BE RETAINED

1130'

ALL EXISTING SHEDS  
WILL BE REMOVED

SOLAR  
PANELS



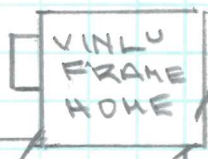
10'

23'

FIELD  
BED  
AREA



SEPTIC TANK



VINYL  
FRAME  
HOME

85'

600'

\* NEW WELL

80'

DRIVEWAY

223' DEPTH

180' FRONTAGE

EAST

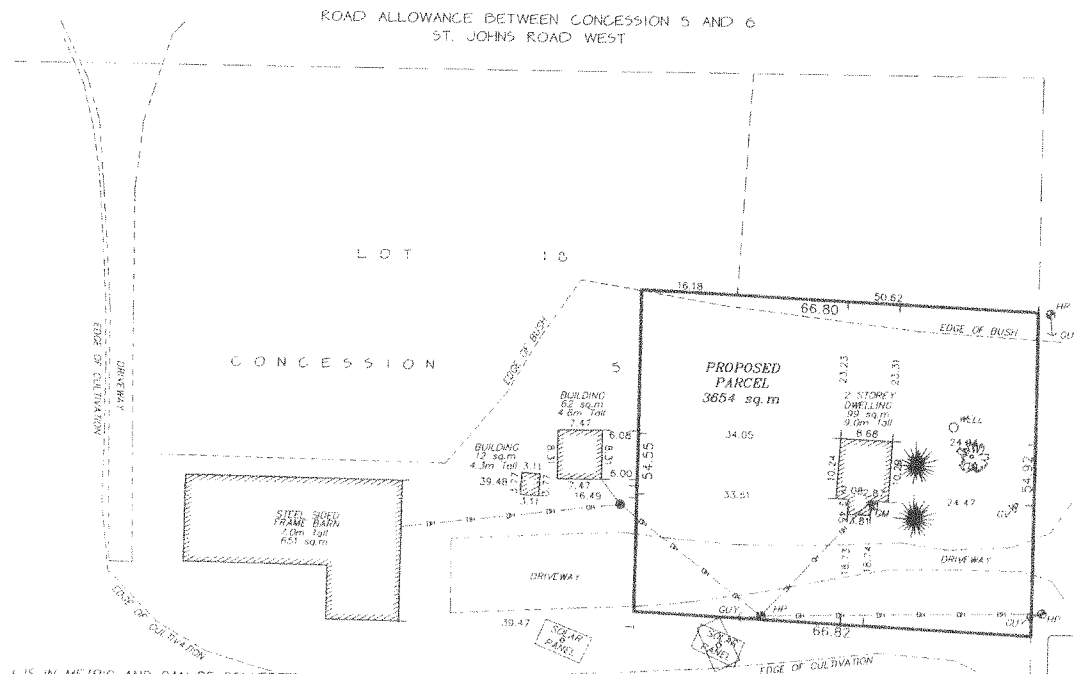
QUARTER LINE

SCALE: 1 : 750  
JEWITT AND DIXON LTD.  
JUNE 11, 2020

JEWITT AND DIXON LTD.

JUNE 11, 2020

ROAD ALLOWANCE BETWEEN  
CONCESSIONS 18 AND 19  
CHARLOTTEVILLE EAST 1/4 LINE ROAD



IT A PLAN OF SURVEY AND SHALL NOT  
FOR PURPOSES OTHER THAN THE  
INDICATED IN THE TITLE BLOCK.

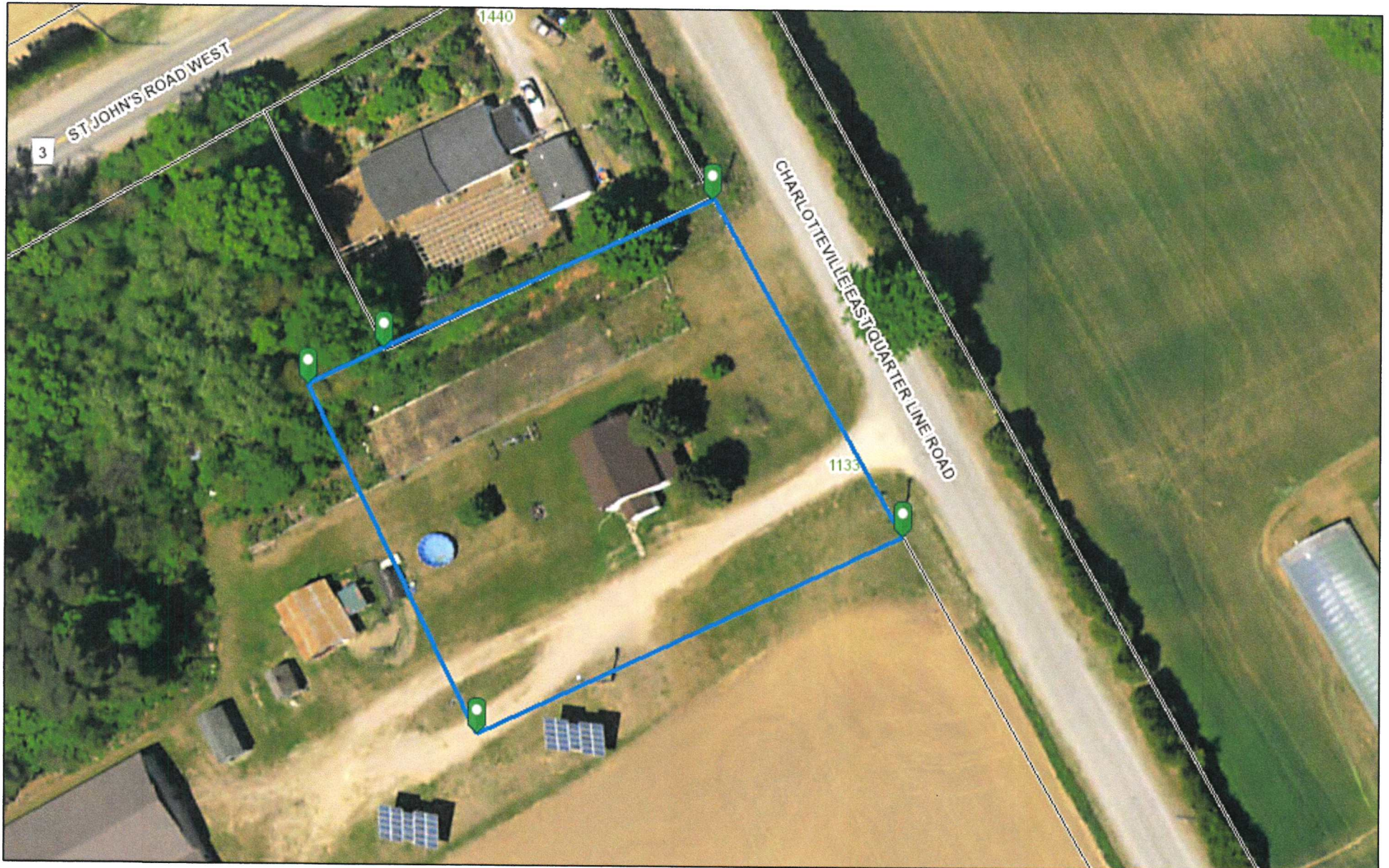
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-0843  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)




JOB # 20-2536 CLIENT: CULV

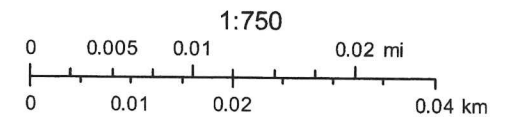


# MAP NORFOLK - Community Web Map



5/1/2020, 1:19:21 PM

-  Land Parcels
-  Plan Lines
-  DraftPlan



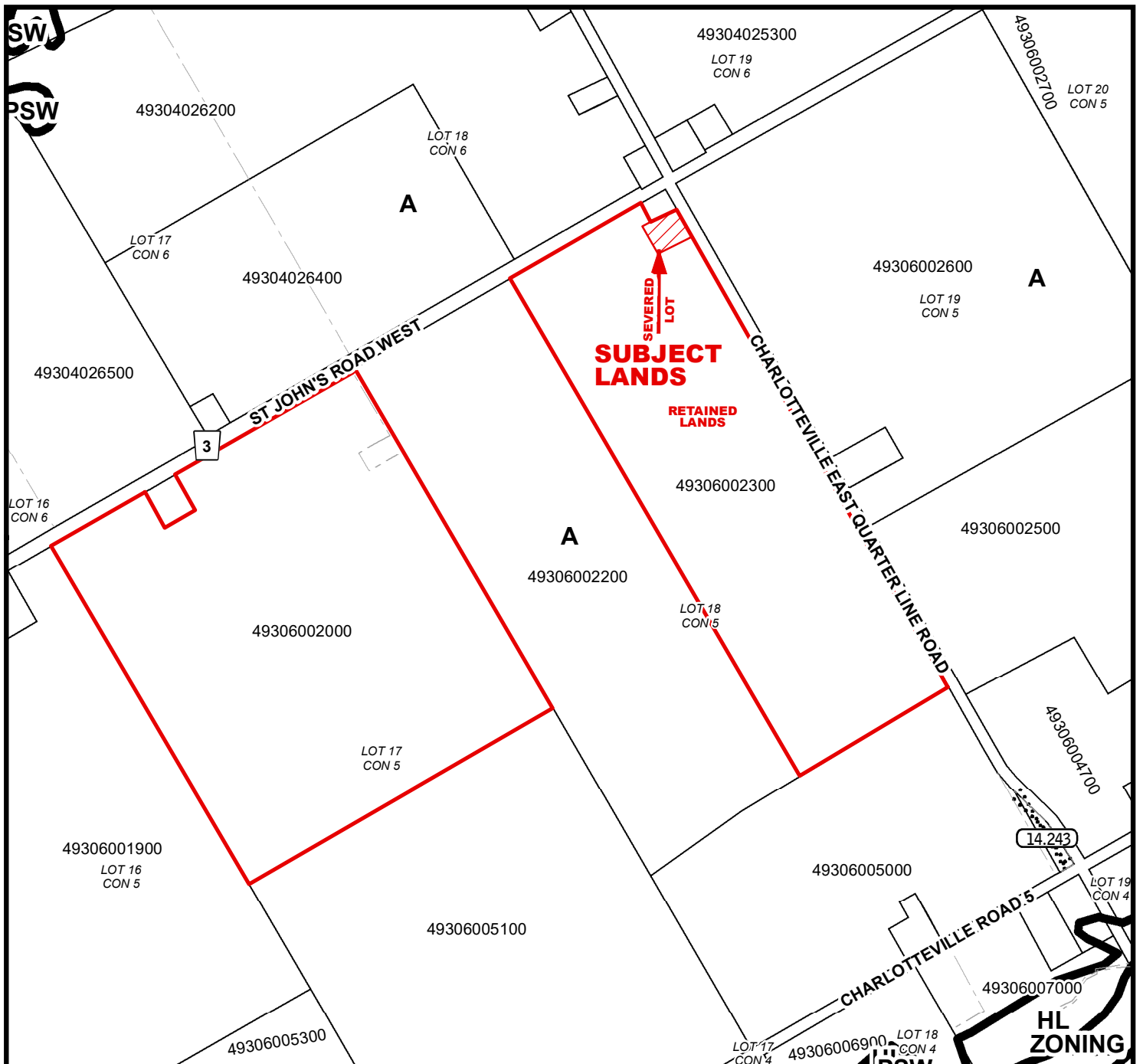
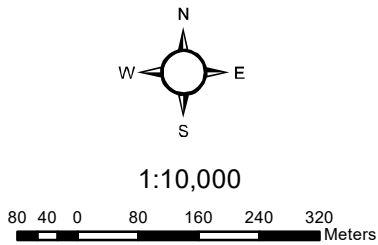
Queen's Printer for Ontario  
Norfolk GIS



# MAP 1

## File Number: BNPL2020128

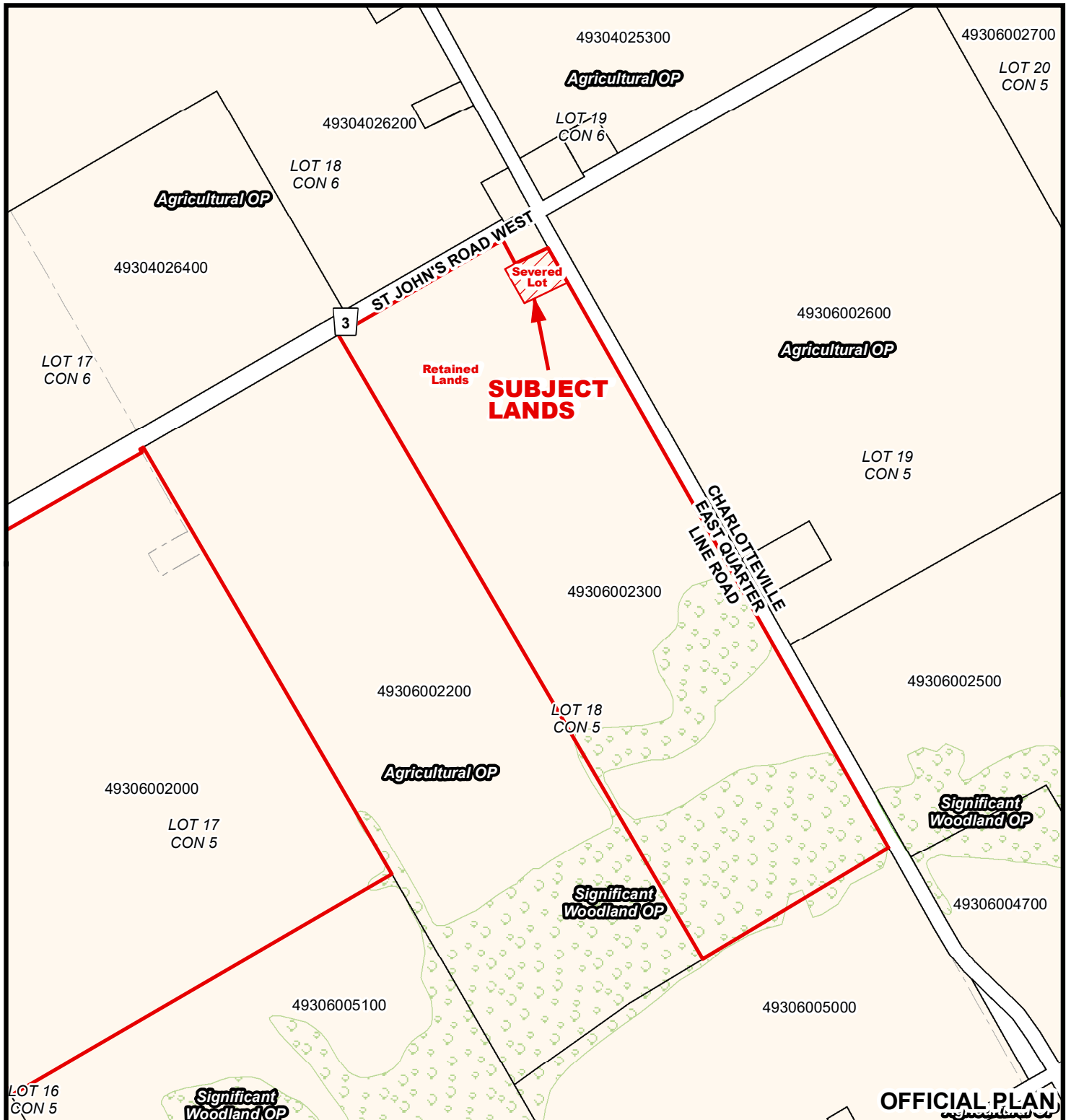
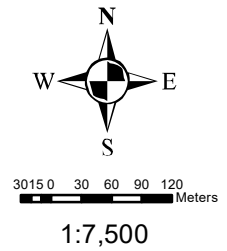
Geographic Township of  
**CHARLOTTEVILLE**



# MAP 2

File Number: BNPL2020128

Geographic Township of CHARLOTTEVILLE

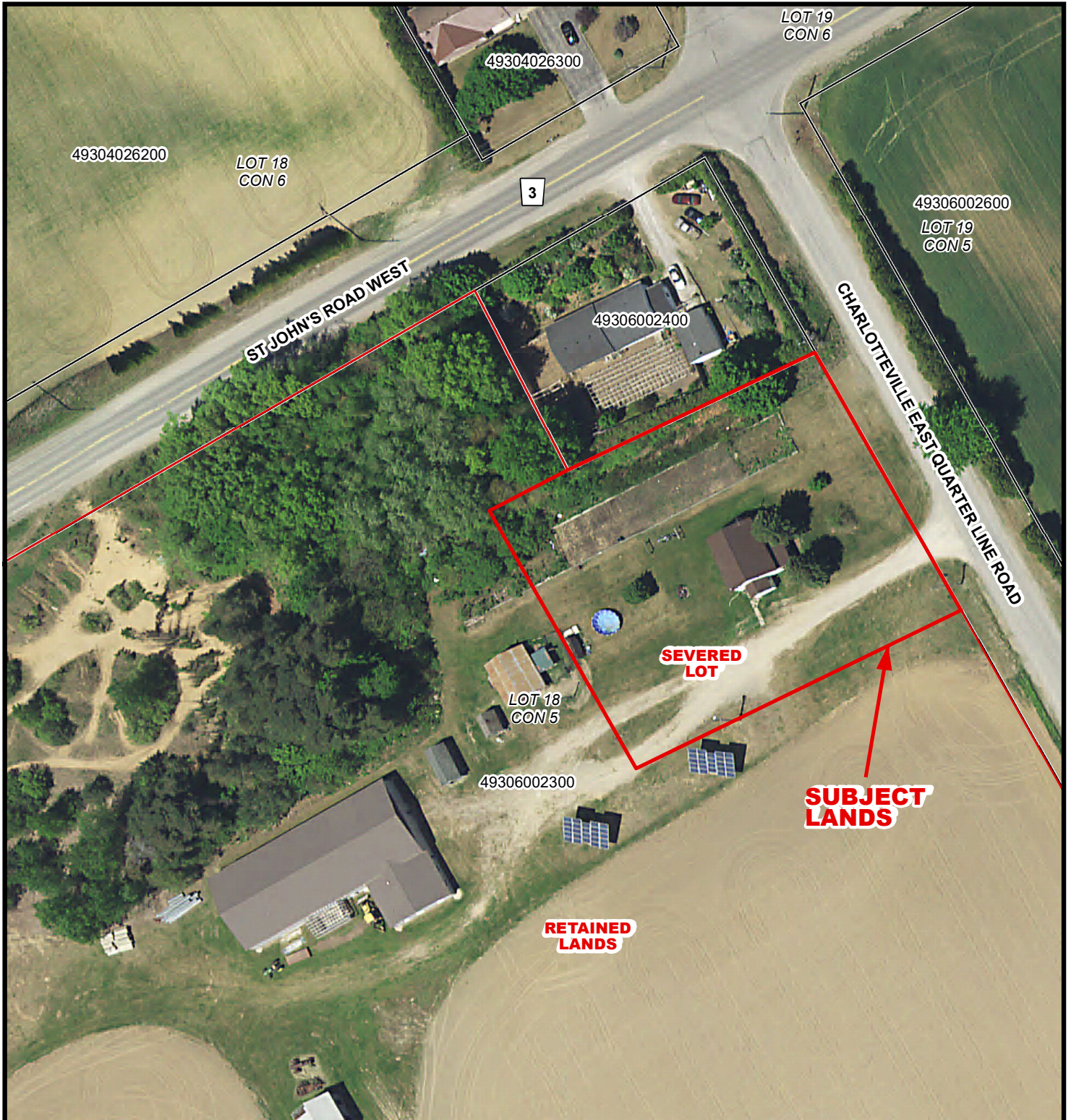
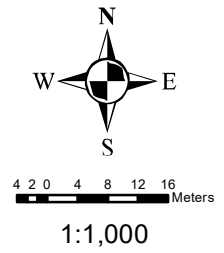




# MAP 3

File Number: BNPL2020128

Geographic Township of CHARLOTTEVILLE



# MAP 4

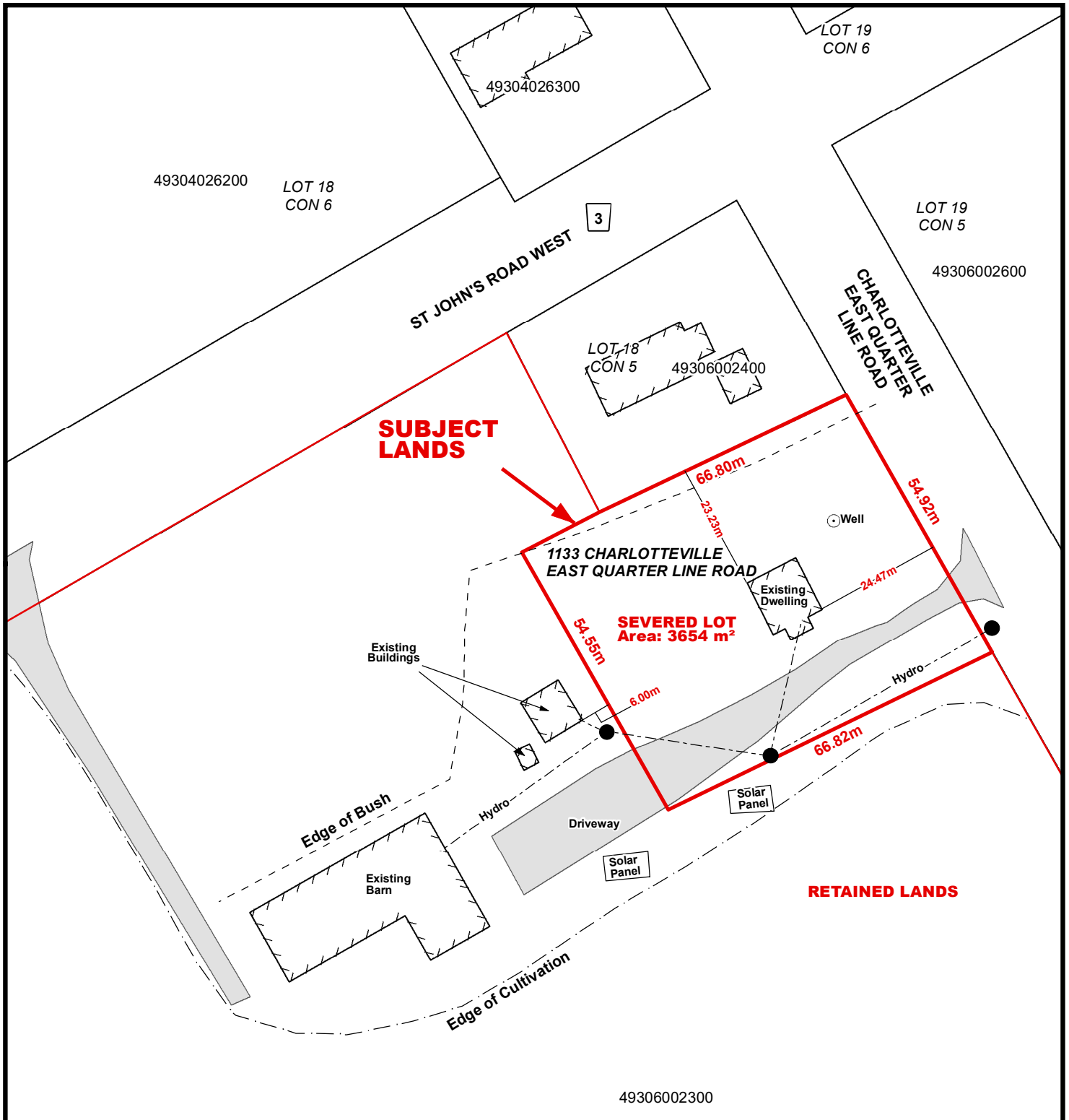
File Number: BNPL2020128

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000





# LOCATION OF LANDS AFFECTED

File Number: BNPL2020128

Geographic Township of CHARLOTTEVILLE

