

**For Office Use Only:**

File Number

BNPL2021080

Application Fee

\$ 3367.<sup>00</sup>/pd.

Related File Number

Conservation Authority Fee

Pre-consultation Meeting

Well &amp; Septic Info Provided

Application Submitted

Planner

Complete Application

Public Notice Sign

Mar 30 / 21April 8 / 2021 (commissioned)M. Goodbrand**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:** 543-010-10300-0000**A. Applicant Information****Name of Owner**Blair & Livia Townsend

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

#315 Norfolk County Road 60

Town and Postal Code

Walsingham NOE 1X0

Phone Number

519 586 3723

Cell Number

519 427 6691

Email

ontpop@kwic.com**Name of Applicant**Blair & Livia Townsend

Address

#315 Norfolk County Road 60

Town and Postal Code

Walsingham NOE 1X0

Phone Number

519 586 3723

Cell Number

519 427 6691

Email

ontpop@kwic.com

<b>Name of Agent</b>	N/A
Address	N/A
Town and Postal Code	N/A
Phone Number	N/A
Cell Number	N/A
Email	N/A

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:

CIBC Tillsonburg

## B. Location, Legal Description and Property Information

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

Walsingham, Concession #5, Lot #3, South Walsingham

Municipal Civic Address: #225 County Road 60, Walsingham

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Farm/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:

Excess Dwelling Rental Home and agricultural purposes.

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:

There are two buildings on the property that is to be severed:

- Building #1 is the house, it's a two-story home with basement that measures 12.3M wide, 12M in length, and the highest peak on the house is 6M high. The ground floor area is approx. 1000sq ft of living space and gross floor area is around 1600 sq ft of living space. It is set back from the road (front of property) 16M, 7.5M from the west property line, 39M from the east property line, & 17M from the north or back of the property line. The house covers approx. 5.5% of the property.
- Building #2 is a shop, it is 24M from the front of the lot (road), 33M to the west property line, 10M to the east property line, & 13.5M from the north property line. It is a single-story shop that is 6.5M wide, 15.3M long, & 6M high with a total floor space of 1000 sq ft taking up 3.34% of the proposed property.

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 are being proposed at this time.

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 proposed buildings or structures/additions are planned at this time.

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:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

N/A

9. Existing use of abutting properties:

Agriculture

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:

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### 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	n/a	60.96M
Lot depth	n/a	45.72M
Lot width	n/a	60.96M
Lot area	n/a	2787.0912M <sup>2</sup>
Lot coverage	n/a	n/a
Front yard	n/a	60M in length x 13.5M wide
Rear yard	n/a	60M in length x 16.5M wide
Left Interior side yard	n/a	n/a
Right Interior side yard	n/a	38M in length x 26M wide
Exterior side yard (corner lot)	n/a	n/a

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:	60.96M
Depth:	45.72M
Width:	60.96M
Lot Area:	2787.0912M <sup>2</sup>
Present Use:	Rental Home
Proposed Use:	Single Family Dwelling

Proposed final lot size (if boundary adjustment): 0.68 acres

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: 620M  
Depth: 670M  
Width: 620M  
Lot Area: 400,000M<sup>2</sup>  
Present Use: Agriculture  
Proposed Use: Agriculture  
Buildings on retained land: 1

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: Blair & Livia Townsend  
Roll Number: 543-010-10200-0000  
Total Acreage: 200 acres  
Workable Acreage: 110  
Existing Farm Type: (for example: corn, orchard, livestock) Corn  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1911

Owners Name: Blair & Livia Townsend  
Roll Number: 542-030-25100-0000  
Total Acreage: 50.00  
Workable Acreage: 40  
Existing Farm Type: (for example: corn, orchard, livestock) Corn  
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:  
Family has owned the property for many years (early 1900's), it has been a cash crop farm every year.

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 development or site alteration is planned.

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 development or site alteration is planned.

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 375M

**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

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water       | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal sewers  | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |   |  |
|---|--|
| <input type="checkbox"/> Storm sewers           | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |  |
- 

2. Existing or proposed access to subject lands

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> 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.
-

## **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.

Blair & Livia Townsend

2021-03-28

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 Blair & Livia Townsend am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Blair & Livia Townsend 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.

Blair & Livia Townsend

2021-03-28

Owner

Date

Owner

Date

**K. Declaration**

I, Blair & Livia Townsend of Walsingham

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:

NORFOLK COUNTY

Blair & Livia Townsend

Owner/Applicant/Agent Signature

Livia Townsend

In \_\_\_\_\_

This 8<sup>th</sup> day of APRIL 2021

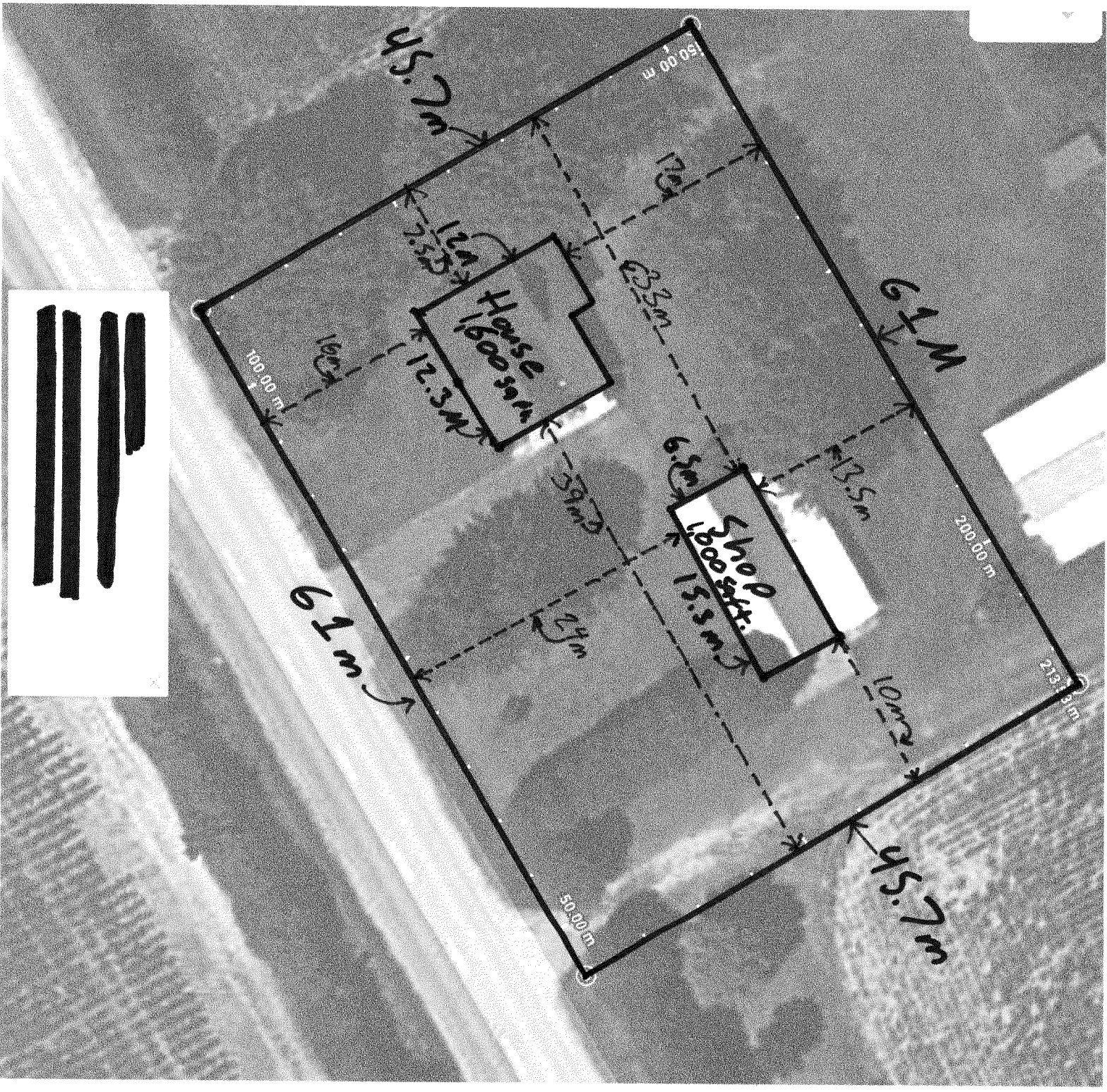
A.D., 20\_\_\_\_

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

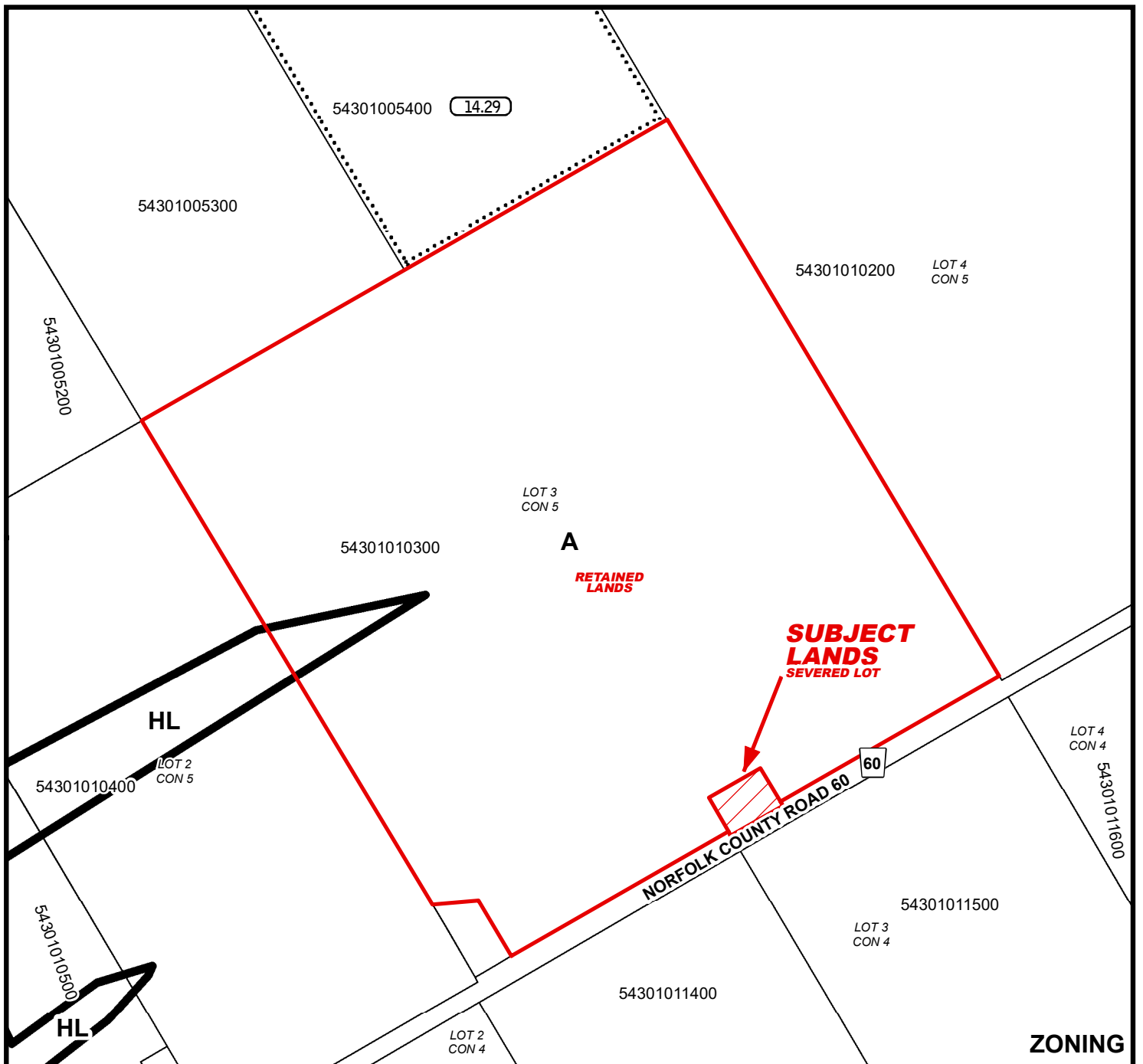
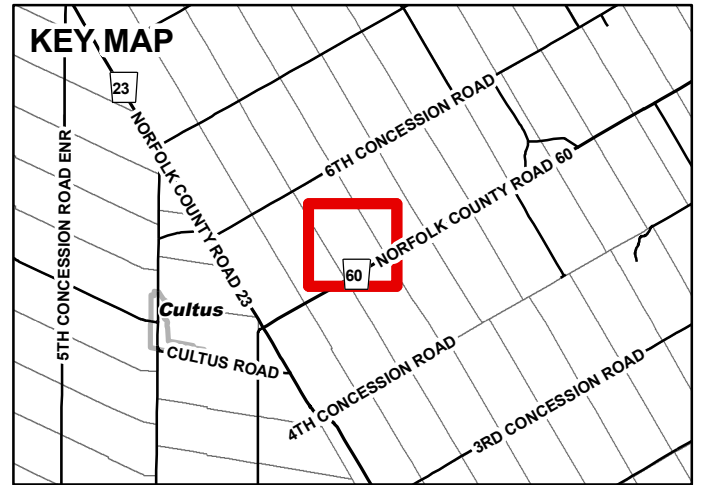
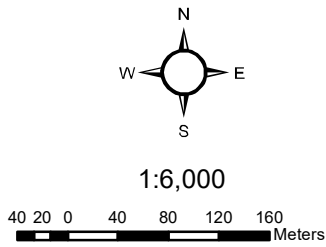
[Signature]

A Commissioner, etc.

Total Area = 0.6887 acres  
Lot Size = 200 FT. x 150 FT. @ 61m x 45.7m



**MAP 1**  
**File Number: BNPL2021080**  
Geographic Township of  
**SOUTH WALSINGHAM**



# MAP 2

File Number: BNPL2021080

Geographic Township of SOUTH WALSINGHAM



8 4 0 8 16 24 32 Meters

1:2,000

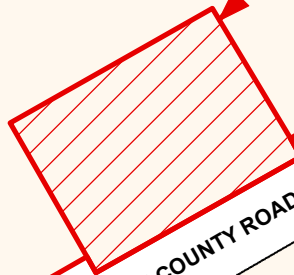
*Retained  
Lands*

54301010300

LOT 3  
CON 5

*Agricultural OP*

**SUBJECT  
LANDS**  
*Severed Lot*



60

NORFOLK COUNTY ROAD 60

LOT 3  
CON 4

54301011500

*Agricultural OP*

54301011400

OFFICIAL PLAN

2021-05-06



# MAP 3

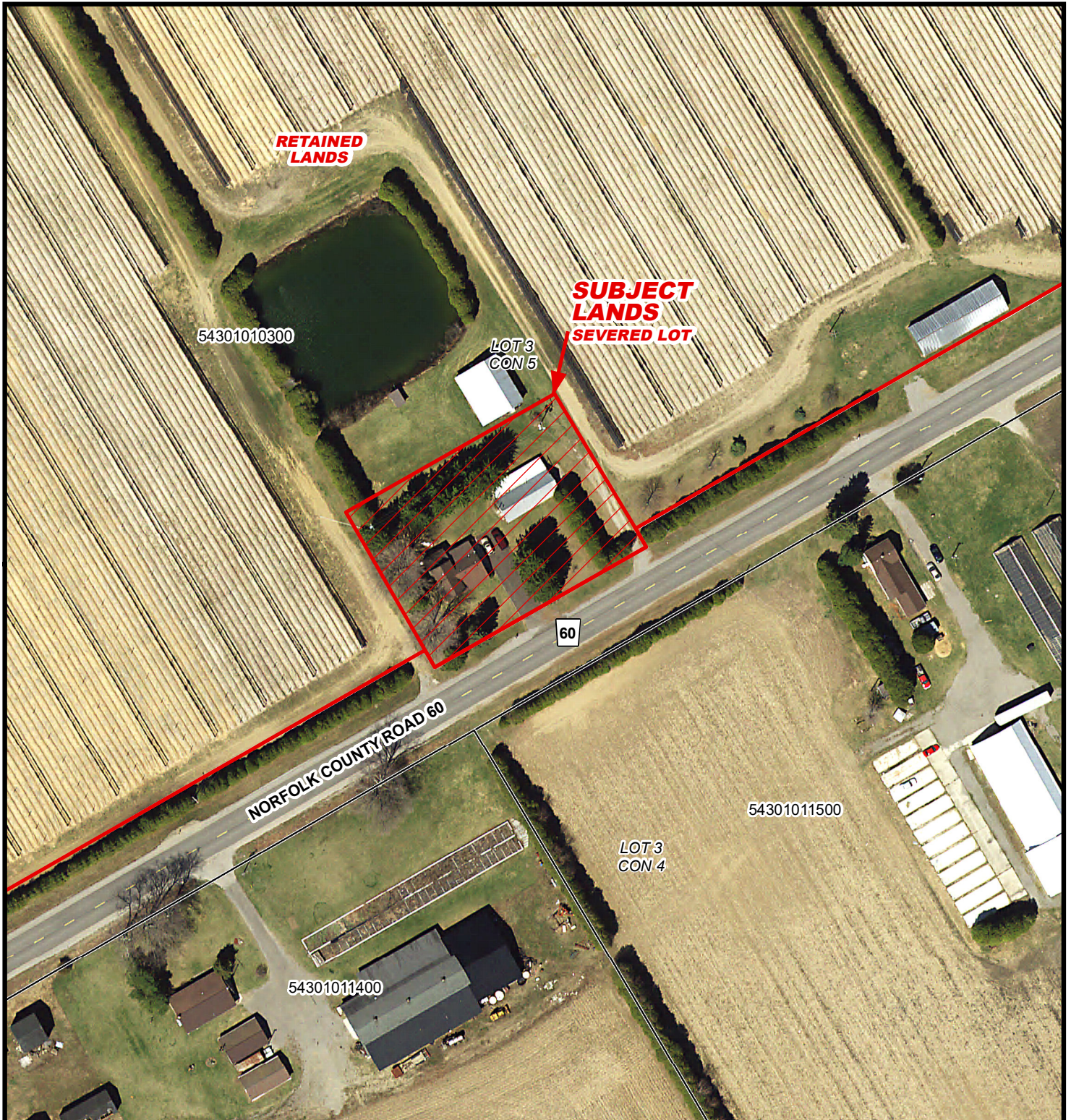
File Number: BNPL2021080

Geographic Township of SOUTH WALSINGHAM



5.8.750 5.5 11 16.5 22 Meters

1:1,400





# MAP 4

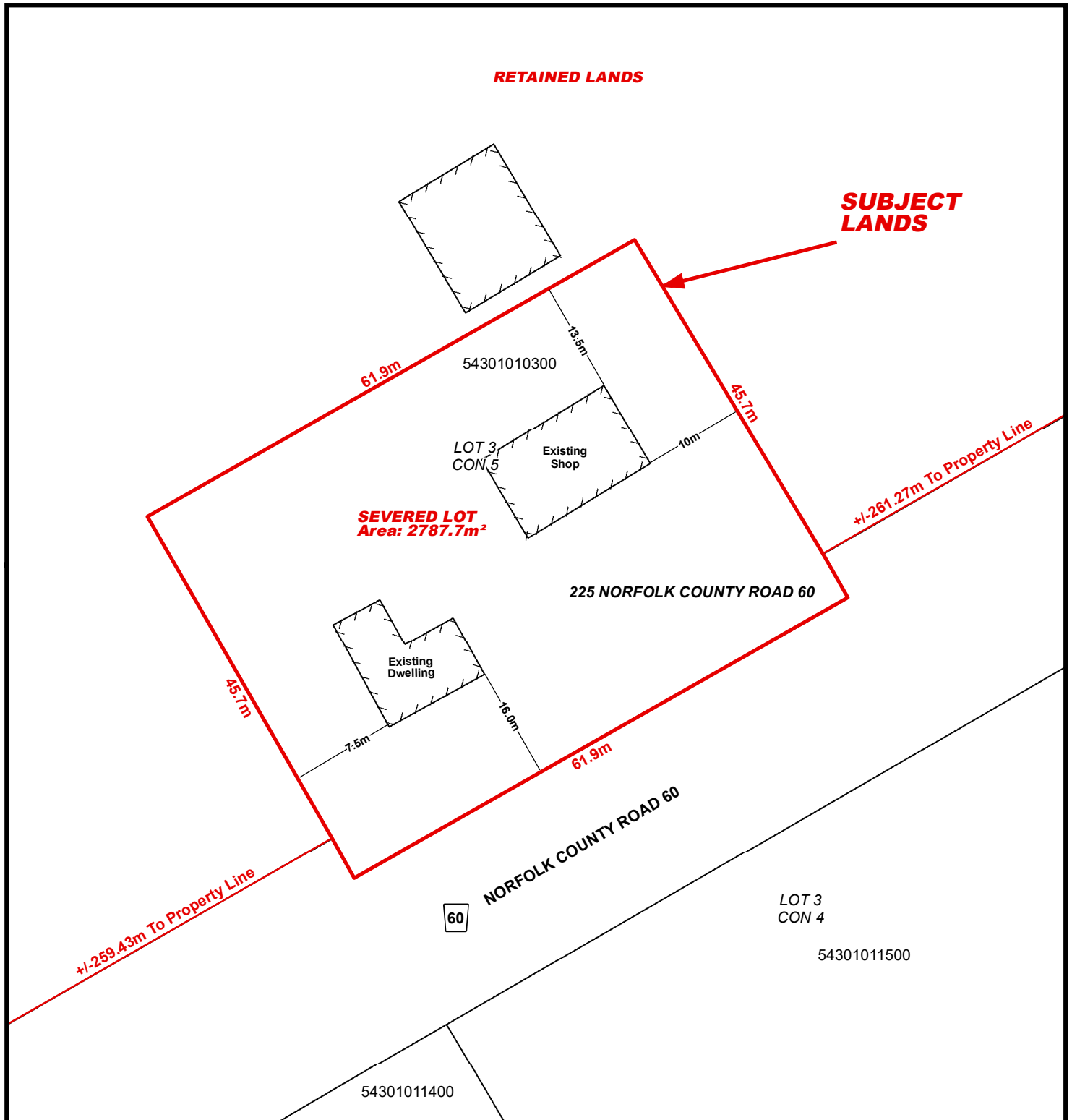
File Number: BNPL2021080

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600



# LOCATION OF LANDS AFFECTED

File Number: BNPL2021080

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600

