

**For Office Use Only:**

File Number BPA 2021109  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting \_\_\_\_\_  
 Application Submitted OCT 6/21  
 Complete Application OCT 6/21

(2nd submission)  
 Application Fee pd - deferral fee  
 Conservation Authority Fee \_\_\_\_\_  
 Well & Septic Info Provided \_\_\_\_\_  
 Planner N. GOODBRAND  
 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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** DAVID TROIANI / MARCO DIGIACINTO

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 451 LAKE SHORE RD  
 Town and Postal Code SEABROOK ONT  
 Phone Number 905-971-2121  
 Cell Number \_\_\_\_\_  
 Email mountainwilly44@gmail.com

**Name of Applicant** SAME  
 Address SAME  
 Town and Postal Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Cell Number \_\_\_\_\_  
 Email \_\_\_\_\_

Name of Agent

WILLIAM SPENCER

Address

451 LAKESHORE RD

Town and Postal Code

SELUKIAK ONT

Phone Number

905-971-2121

Cell Number

Email

mountain.willy44@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:

## B. Location, Legal Description and Property Information

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

lot 6 in the bore

Municipal Civic Address: 876 NORFOLK SOUTH

Present Official Plan Designation(s):

Present Zoning: RES / COMM

2. Is there a special provision or site specific zone on the subject lands?



Yes



No If yes, please specify:

RESIDENTIAL / 14.760 14.207

3. Present use of the subject lands:

RESIDENTIAL

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:

1100 SQ FT  
BUNGALOW

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.

NA

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:

- SINGLE FAM RES  
- ALREADY BUILT

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:

100 YEARS PLUS

9. Existing use of abutting properties:

RES / COMM.

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>234.68 FT</u>	<u>                    </u>
Lot depth	<u>355.56 IR</u>	<u>                    </u>
Lot width	<u>234.68 FT</u>	<u>                    </u>
Lot area	<u>5 ACRES</u>	<u>                    </u>
Lot coverage	<u>                    </u>	<u>                    </u>
Front yard	<u>84' FEET</u>	<u>84 FEET</u>
Rear yard	<u><del>85 FT</del></u>	<u>55 FEET</u>
Left Interior side yard	<u>97 FEET</u>	<u>97 FEET</u>
Right Interior side yard	<u>11 FEET</u>	<u>→</u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>

#### 2. Please outline the relief requested (assistance is available):

144  
47



#### 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:	<u>144 FEET</u>
Depth:	<u>184 FEET</u>
Width:	<u>144 FEET</u>
Lot Area:	<u>26,634.24</u>
Present Use:	<u>RES 1</u>
Proposed Use:	<u>RES</u>
Proposed final lot size (if boundary adjustment):	<u>                    </u>



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: 144

Depth: 184.96

Width: 1944

Lot Area: 4 ACRES APPROX 14286

Present Use: RES COMM

Proposed Use: RES

Buildings on retained land: NONE

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):
  
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:

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):

**DRIVE IN RESTAURANT**

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:

TOWN INFO  
REGISTRAR

MPAC  
LED WAREHOUSE  
SURVEY

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:

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 RELEVANT**

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.

**NOT RELEVANT**

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

**SANDY SOIL**

2. Existing or proposed access to subject lands

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street:

## 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.

**BEAUTIFICATION  
ENHANCEMENT  
BEST USE  
NEEDED RES.  
PROVINCIAL INFILL  
VACANT LAND OVER 25 YEARS**

## **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.

[Signature]  
Owner/Applicant/Agent Signature

NOV 12/20  
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 DAVID TROIANI am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize WILLIAM SPENCER 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.

[Signature]  
Owner

NOV 12/20  
Date

MARCO DI GIACINTO  
Owner

NOV 12/20  
Date



**K. Declaration**


I, WILLIAM SPENCER of SEUKIRK

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

  
Owner/Applicant/Agent Signature

In Simcoe, Ont

This 6<sup>th</sup> day of OCTOBER 2021

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.

## I. Transfers, Easements and Postponement of Interest

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---

Owner/Applicant/Agent Signature

---

Date

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---

Owner

---

Date

---

Owner

---

Date





1333 HIGHWAY #3  
DUNNVILLE, ONTARIO  
N1A 2K7  
phone: (905) 774-4307  
fax: (905) 774-1168

THE DRAWINGS AND SPECIFICATIONS  
ARE THE PROPERTY OF THE ENGINEER  
TO BE USED ONLY FOR THE PROJECT  
FOR WHICH THEY WERE ISSUED.  
COPYRIGHT 2020

SCALE  
1:300

VE (1:25)

0 1 5 10

10' 5"

ROLL No.:  
XXXX-XXX-XXX-XXXX

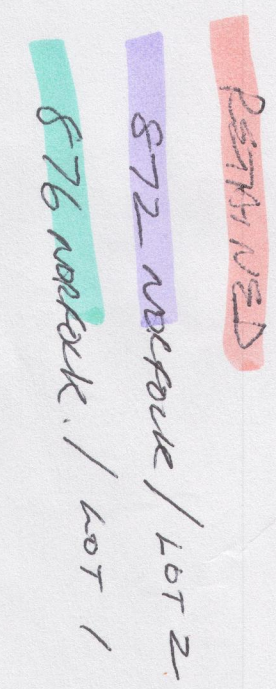
PLANNING APPLICATION:  
PLX-2015-XXX

H.V. JEWITT  
ONTARIO LAND SURVEYORS  
90 KENT STREET SOUTH  
SIMCOE, ON  
TEL. (519) 426-0842  
SURVEY No. 01-215

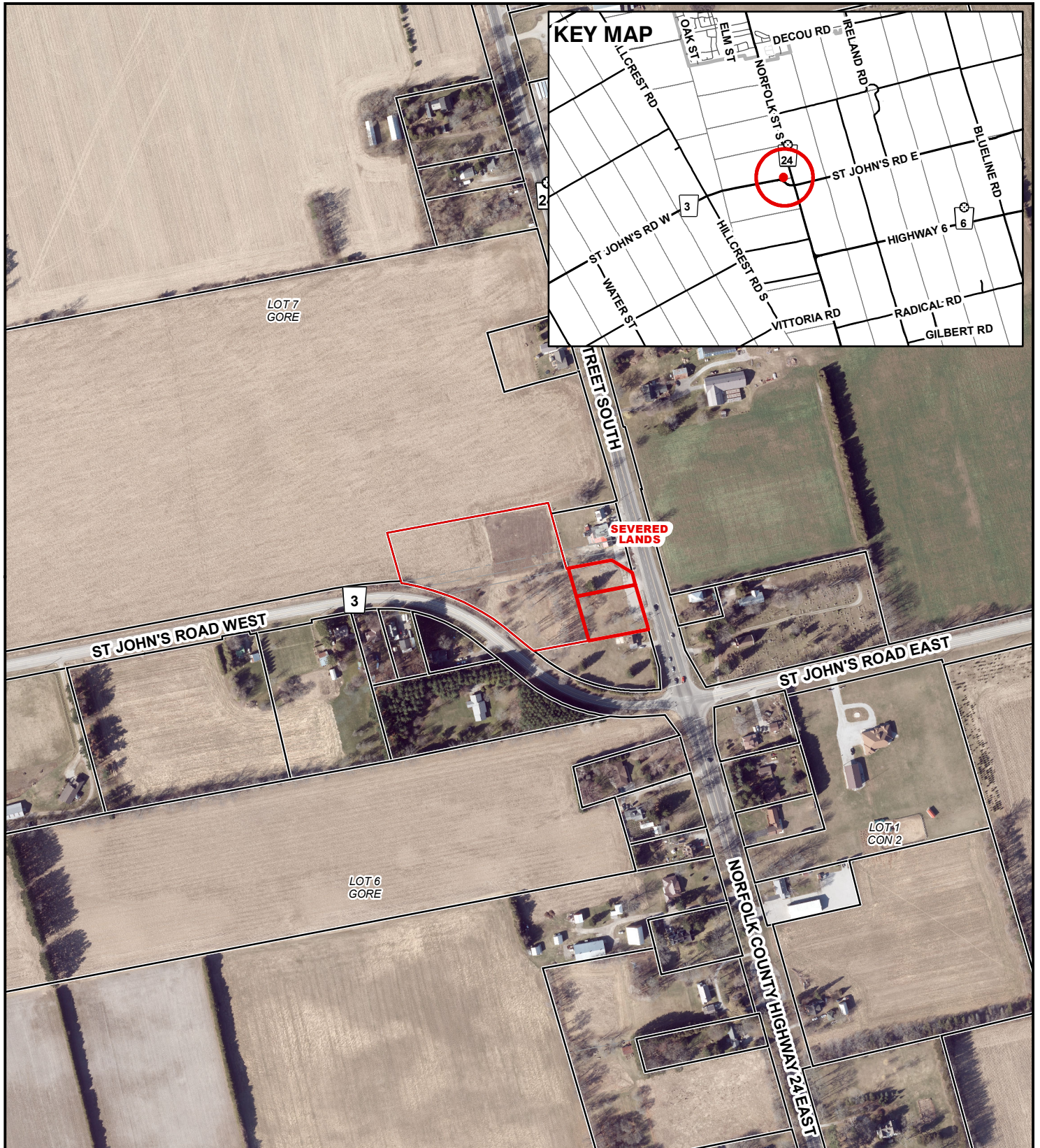
# SITE PLAN

DATA ACQ: 202005010200, WUL, 5.1E+17, V2=00K  
51+20+2.00g


NAME VICK DWYER	NAME - FIRST C-1
DATE JAN. 23, 2020	
PRICE 0.11	





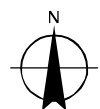


**Legend**

 Subject Lands

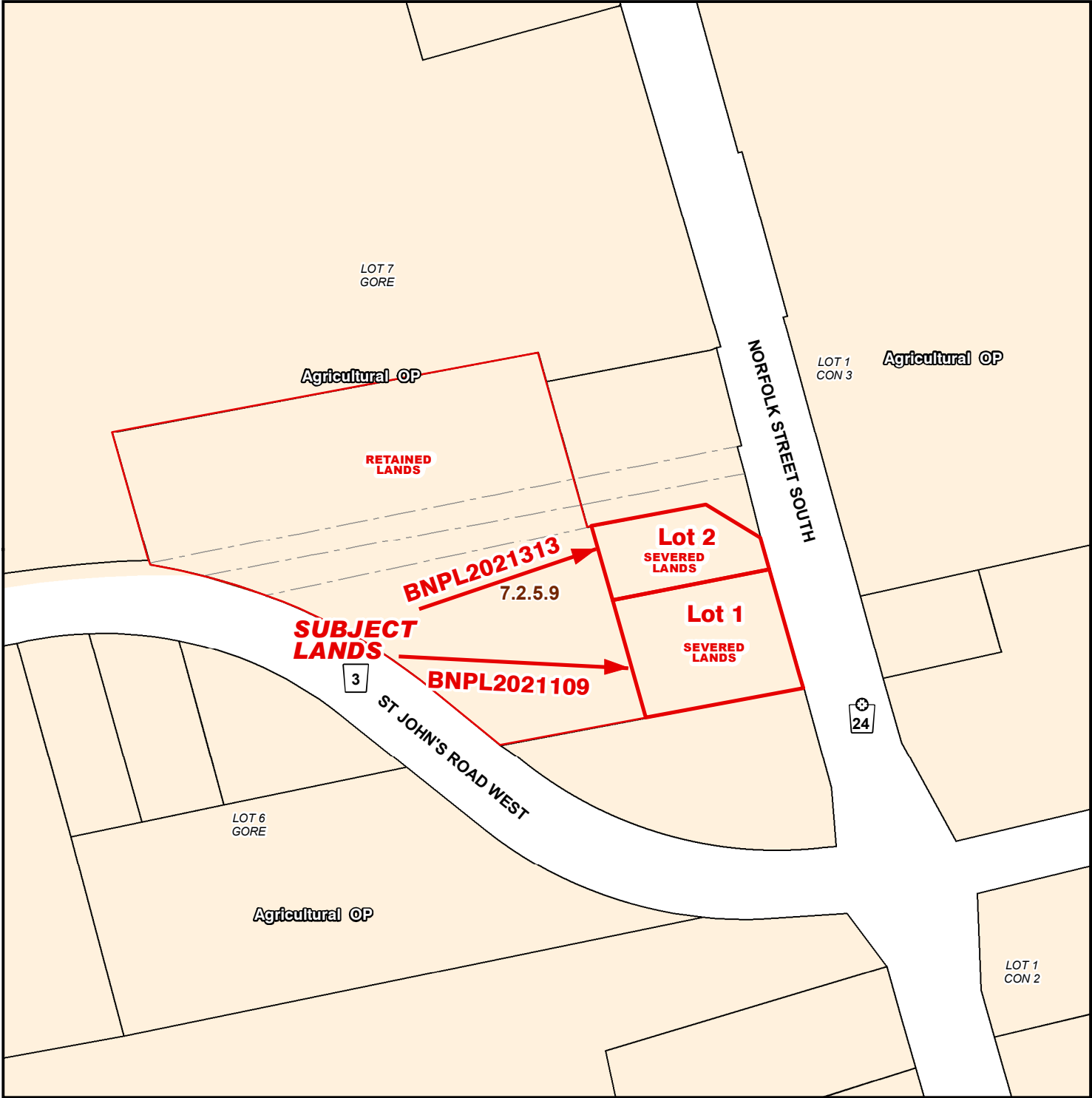
2020 Air Photo

2021-10-12





40 20 0 40 80 120 160  
 Meters





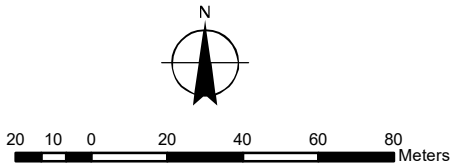
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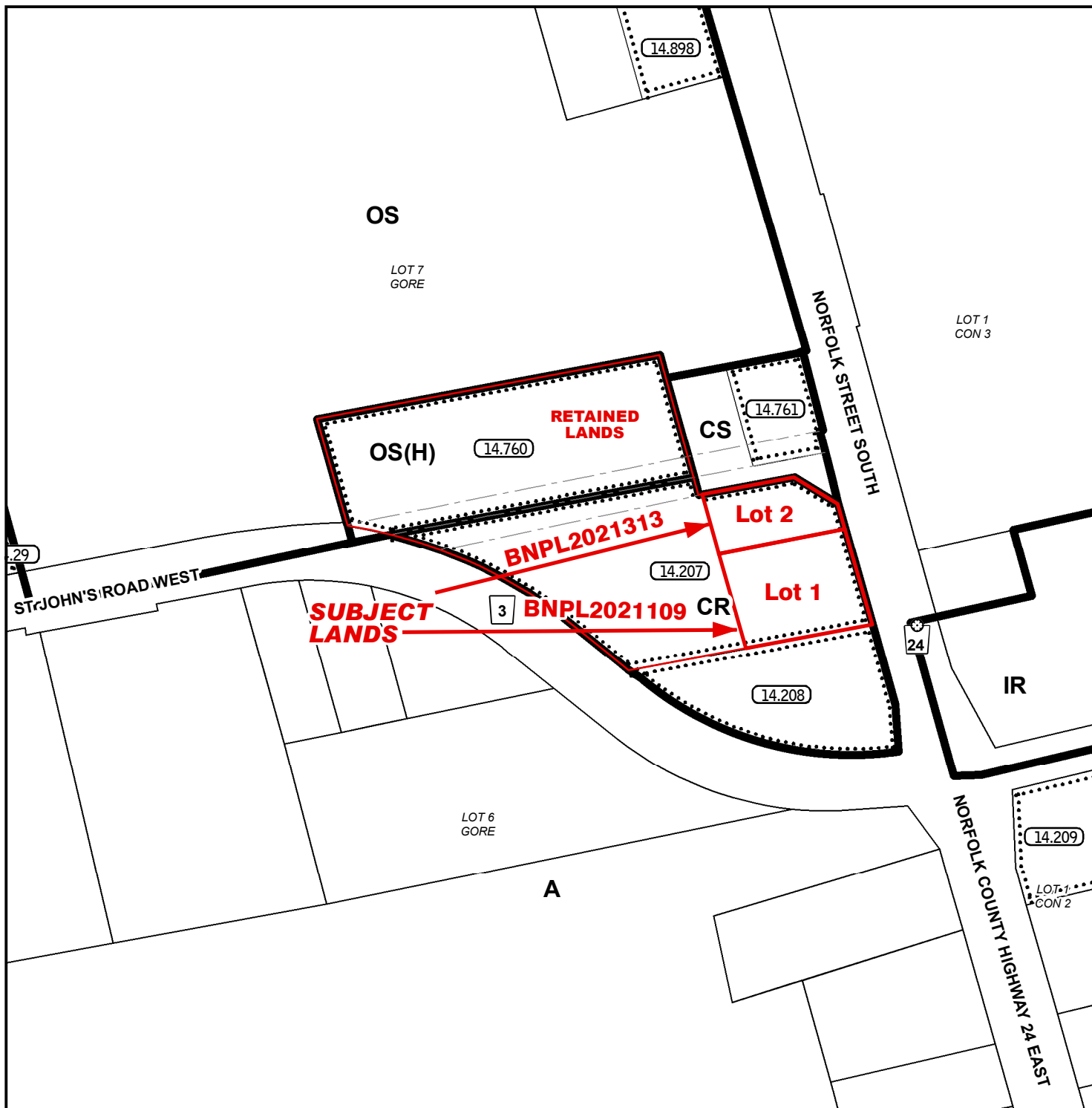
-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Agricultural

2021-10-12





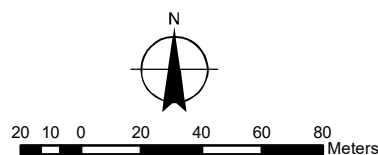
**LEGEND**

- Subject Lands
- Lands Owned

**ZONING BY-LAW 1-Z-2014**

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- CR - Rural Commercial Zone
- OS - Open Space Zone
- IR - Rural Institutional Zone

2021-10-12



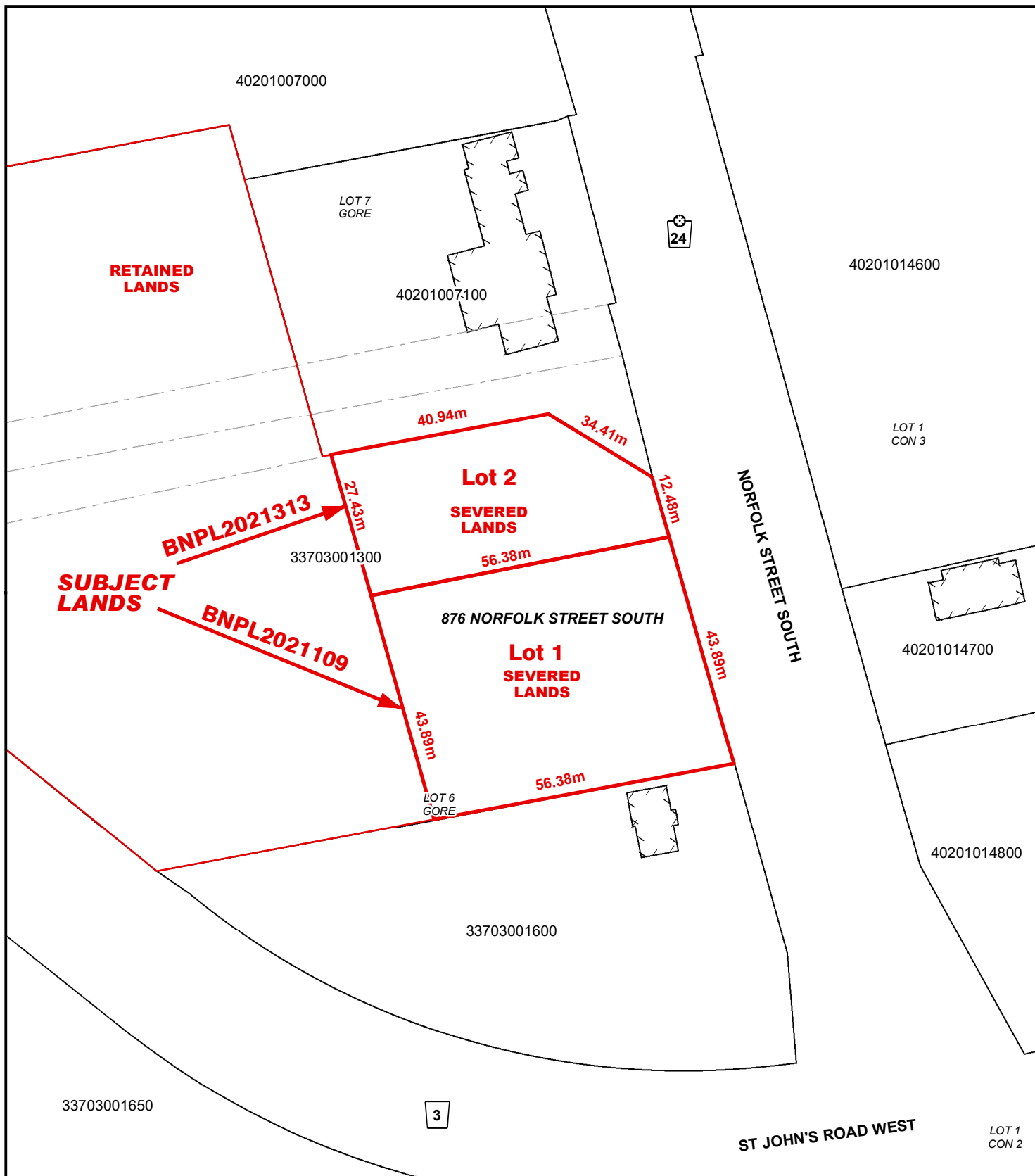
# MAP D

## CONCEPTUAL PLAN



Geographic Township of WOODHOUSE

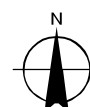
BNPL2021109

BNPL2021313



### Legend

-  Subject Lands
-  Lands Owned



2021-10-12

8 4 0 8 16 24 32 Meters

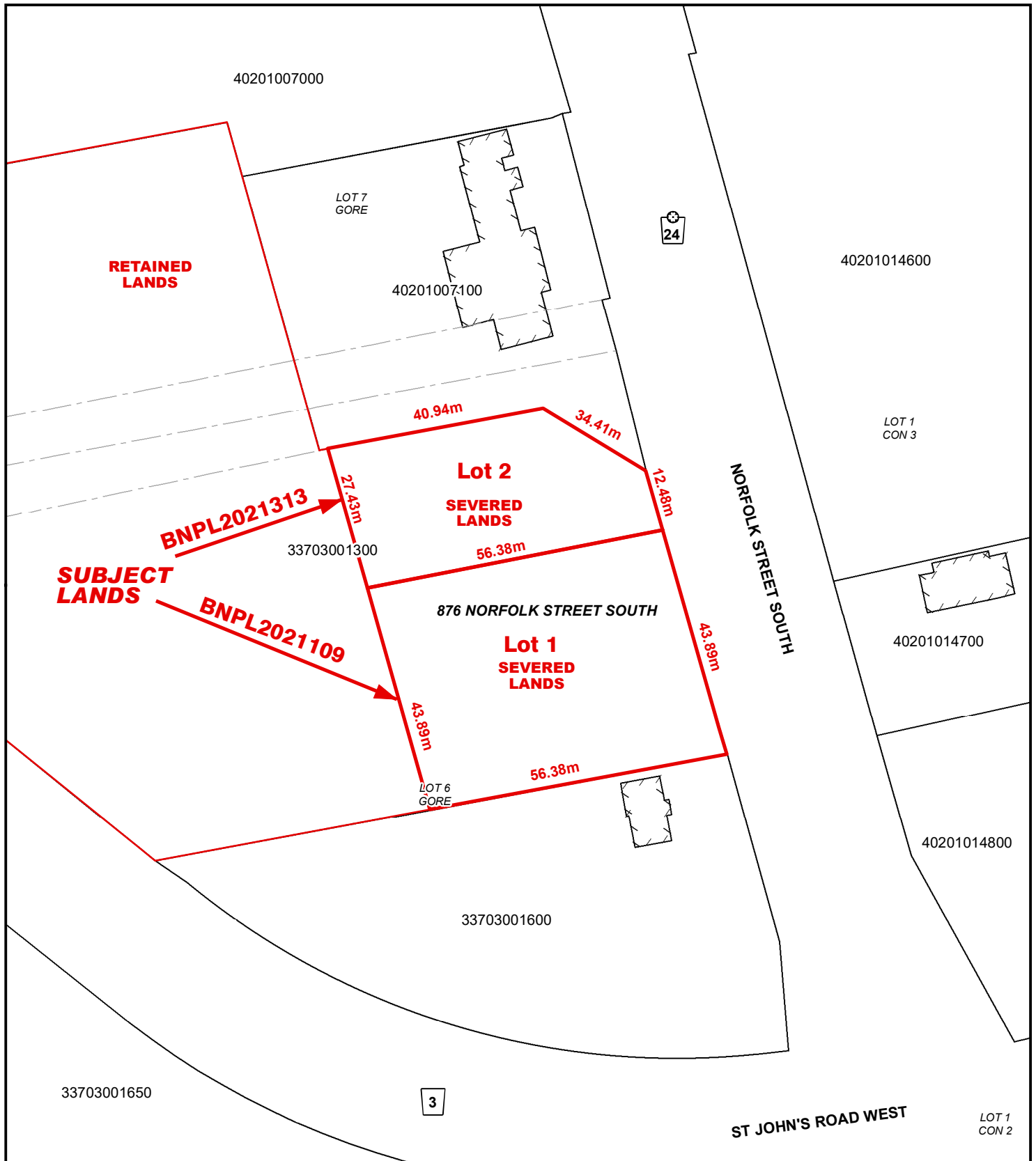
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN

Geographic Township of WOODHOUSE

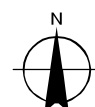
BNPL2021109

BNPL2021313



### Legend

- Subject Lands
- Lands Owned



2021-10-12

8 4 0 8 16 24 32 Meters