

**For Office Use Only:**

File Number	<u>BNPL2022136</u>	Application Fee	<u>2816.00</u> ✓
Related File Number	_____	Conservation Authority Fee	<u>502.85</u> pd ✓
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>March 14/21</u>	Planner	<u>N. Gaudreau</u>
Complete Application	<u>May 28/21</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:** 49101445005

**A. Applicant Information**

**Name of Owner** Lloyd Wood

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** P.O. Box 22

**Town and Postal Code** La Salette, ON N0E 1H0

**Phone Number** 519-443-5886

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

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

**Name of Applicant** same as owner

**Address** \_\_\_\_\_

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

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

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

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



<b>Name of Agent</b>	<u>David Roe , Civic Planning Solutions Inc.</u>
<b>Address</b>	<u>599 Larch St.</u>
<b>Town and Postal Code</b>	<u>Delhi, ON N4B 3A7</u>
<b>Phone Number</b>	<u>519-582-1174</u>
<b>Cell Number</b>	<u>519-983-8154</u>
<b>Email</b>	<u>civicplanningsolutions@nor-del.com</u>

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:

None

#### **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 Lots 10, 11 and 12 Concession 8 Windham (Windham Centre)

Municipal Civic Address: 3238 Nixon Road

Present Official Plan Designation(s): Hamlet, Agricultural and Hazard land

Present Zoning: HR, A and HL

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 former railway line

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:

one dwelling

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.

n/a

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:

new residential development in the future details unknown 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:

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

9. Existing use of abutting properties:

Residential and agricultural

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	76.43m, 303.02m, 12.55m and 26.11m	
Lot depth	1973.67m	
Lot width	varies	
Lot area	24.18 acres	
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):

Parcel D retained lot frontage is 26.11m, minimum required is 30m- relief required 3.89m

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Existing configuration of parcels

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

Frontage:	Nil
Depth:	75.9m
Width:	444.99m
Lot Area:	22352.83m <sup>2</sup> (5.52ac)
Present Use:	Vacant lands
Proposed Use:	Agricultural

Proposed final lot size (if boundary adjustment): 26.01ac - 10.52ha



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 3310491014375100000

Devan and Alanna Sulisz, 1052 Windham Centre Road

Description of land intended to be retained in metric units:	Parcel A & B	Parcel D
	Retained East	Retained West
Frontage:	26.1m	76.43m
Depth:	varies	76.43m
Width:	796.36m	704.3m
Lot Area:	20670.02m <sup>2</sup>	54846.64m <sup>2</sup>
Present Use:	Vacant	Residential
Proposed Use:	Residential	Residential
Buildings on retained land:	0	1 dwelling

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: n/a  
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: n/a  
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: n/a  
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: n/a  
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):

former railway line

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

record of site condition provided

3. Provide the information you used to determine the answers to the above questions:



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 within a source water protection area

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 adjacent

**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 adjacent

**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 welding shop

**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

the proposed subdivision will have a SWM plan

2. Existing or proposed access to subject lands

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

Name of road/street:

Nixone Road, Railway St. Baker St. Centre St. and Bakers Lane

## 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

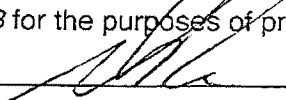
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

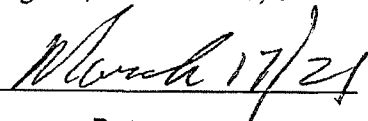
### Permission to Enter Subject Lands

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.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

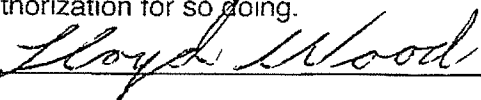
  
\_\_\_\_\_  
Date

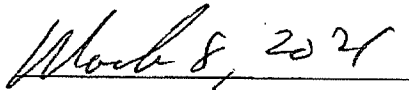
### J. Owner's Authorization

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

I/We authorize David Roe, Civic Planning Solutions 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.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, David Roe 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:


Norfolk County

  
Owner/Applicant/Agent Signature

In Province of Ontario

This 17th day of March

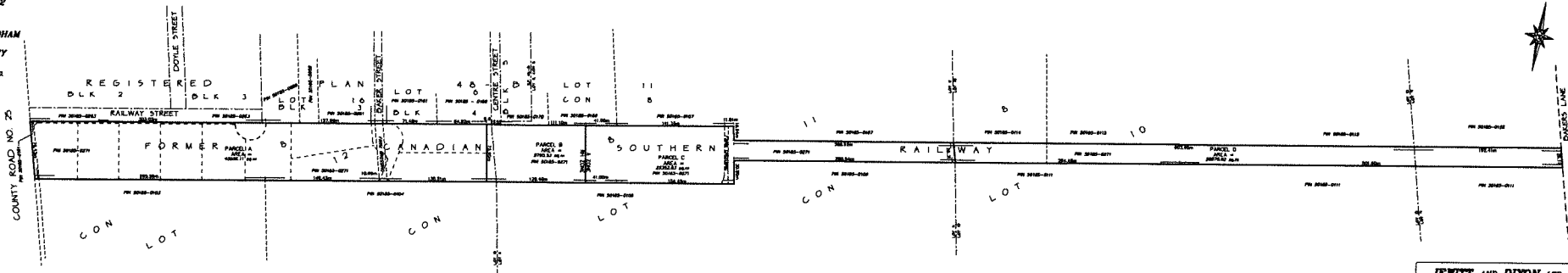
A.D., 20 21

  
\_\_\_\_\_

A Commissioner, etc.

LEANNE CARLA ROBINSON, a Commissioner, etc.  
Province of Ontario  
for John R. Hanzelman, Barrister & Solicitor  
Expires August 25, 2021

SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOTS 10, 11 & 12  
CONCESSION 8  
IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN  
NORFOLK COUNTY  
SCALE: 1 : 8500  
JEWITT AND DIXON LTD.

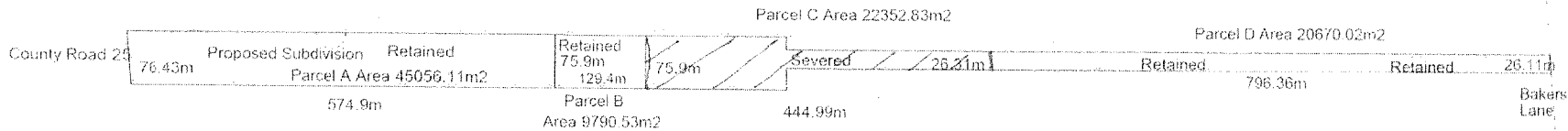


NOTE:  
THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY DIVIDING BY 0.3048  
CAUTION:  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.  
ONTARIO LAND SURVEYORS  
A.R.L. GEORGE DUFFIN, M.T. 418  
(21 PARK ROAD)  
PREPARED (1818) 488-0846 FILE (1818) 488-1024  
P. 1818-1024 (1818) 488-1024  
JAN 2 15-2000 10:00 AM BY S. DIXON (S. DIXON)

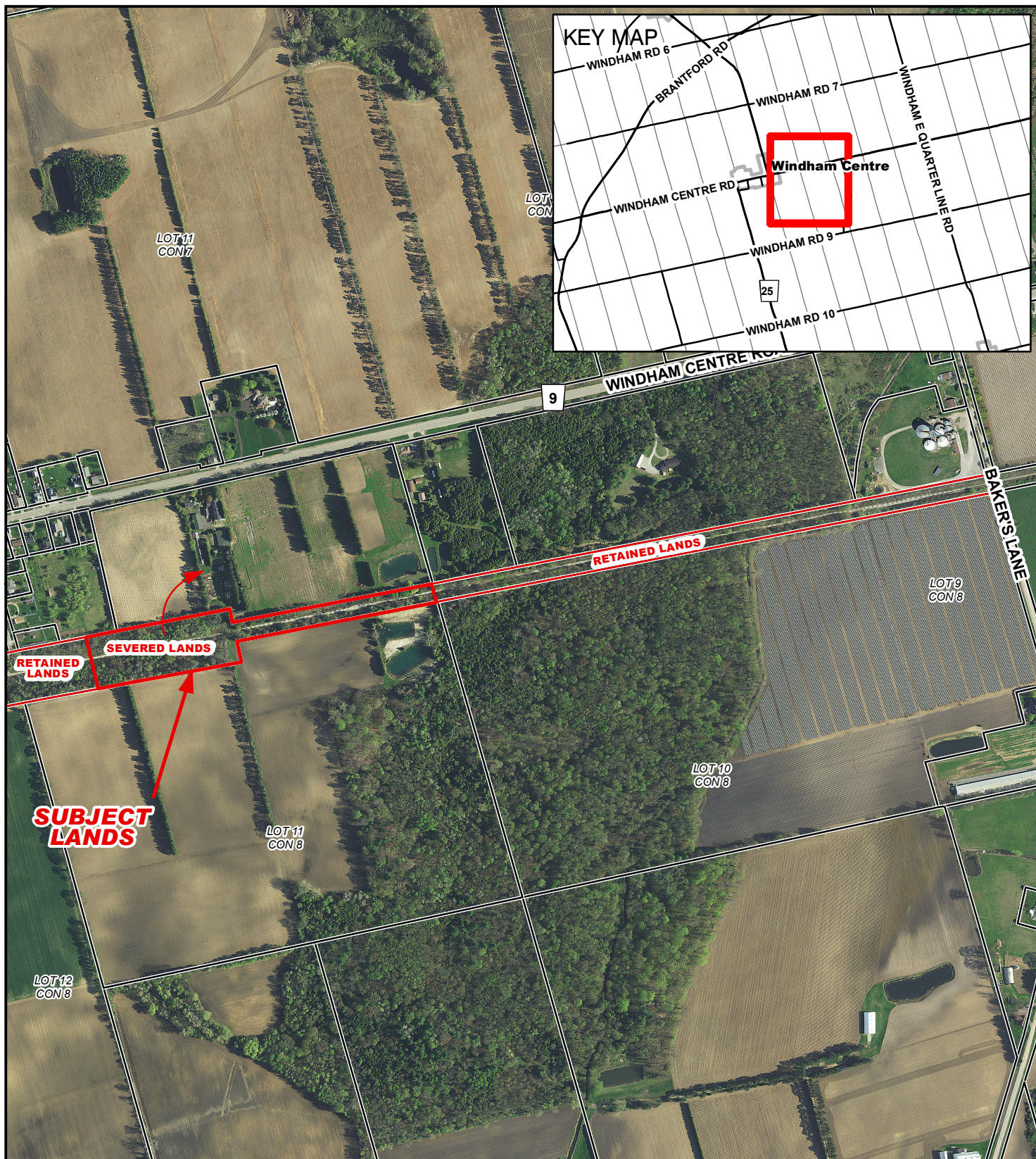
08/01/2016  
 07/08/2016  
 DATE: 10.11.16  
 COUNTY: H.  
 TOWNSHIP: WINDHAM  
 NORTHERN DISTRICT  
 100-000-0000

Devan & Aianna Sulisz  
 Add to 3310491014375100000  
 1052 Windham Centre Road



JEWITT AND DIXON LTD.  
 ONTARIO LAND SURVEYORS  
 100-000-0000

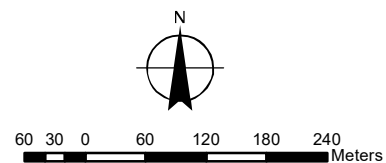




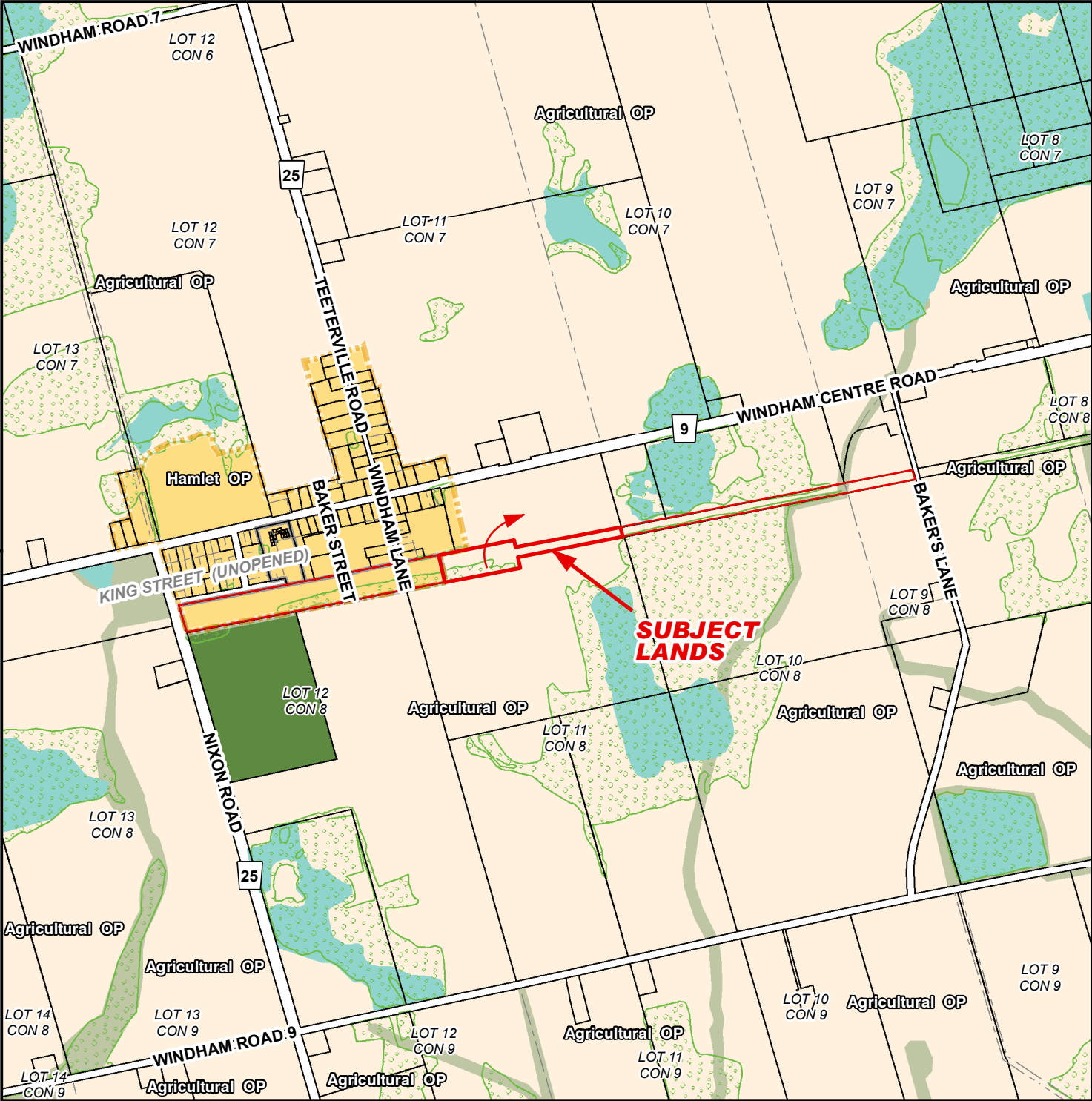
## Legend

-  Subject Lands  
 Lands Owned  
2015 Air Photo

2021-06-08







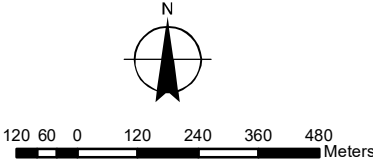
2021-06-08

Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Hamlet
- Parks & Open Space
- Hamlet Area Boundary
- Significant Woodland



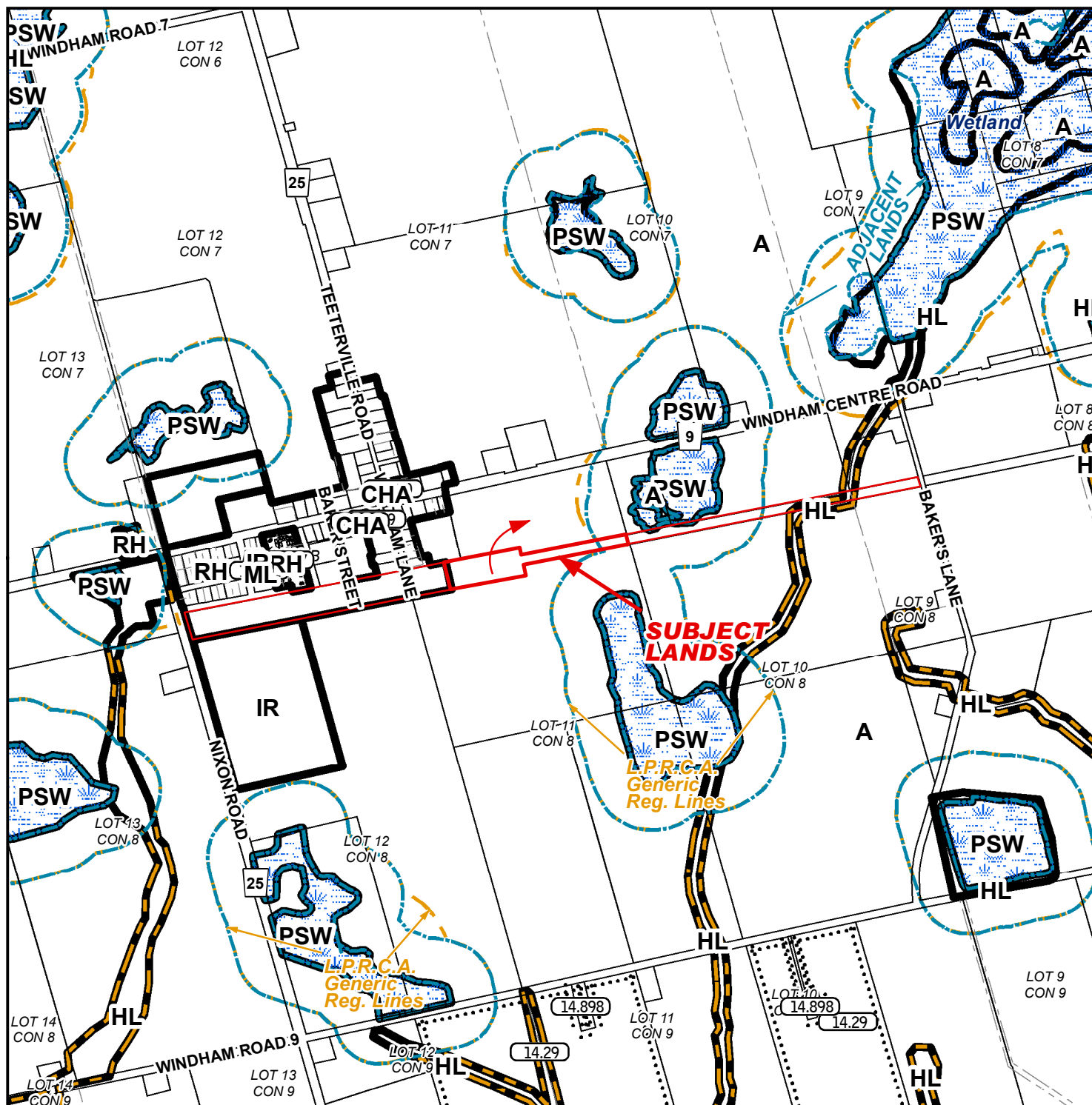


# MAP C

## ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2021136



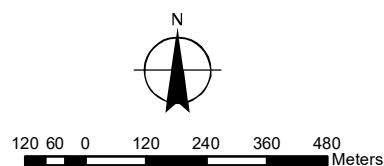
2021-06-08

### LEGEND

- Subject Lands
- Lands Owned
- Wetland
- Adjacent Lands
- LPRCA Generic RegLines

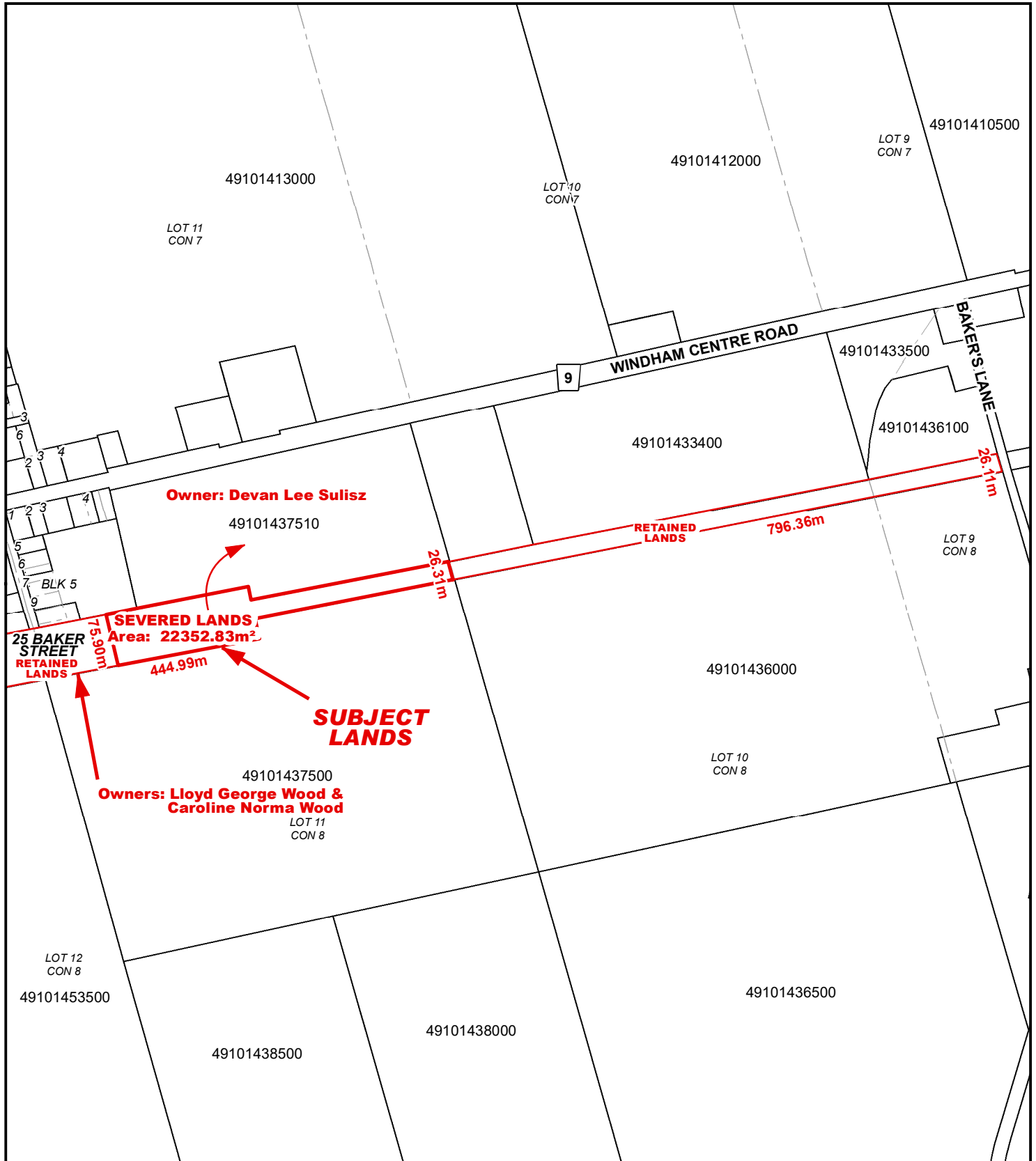
### ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- PSW - Provincially Significant Wetland Zone
- IR - Rural Institutional Zone



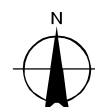
**CONCEPTUAL PLAN**

Geographic Township of WINDHAM



**Legend**

- Subject Lands
- Lands Owned

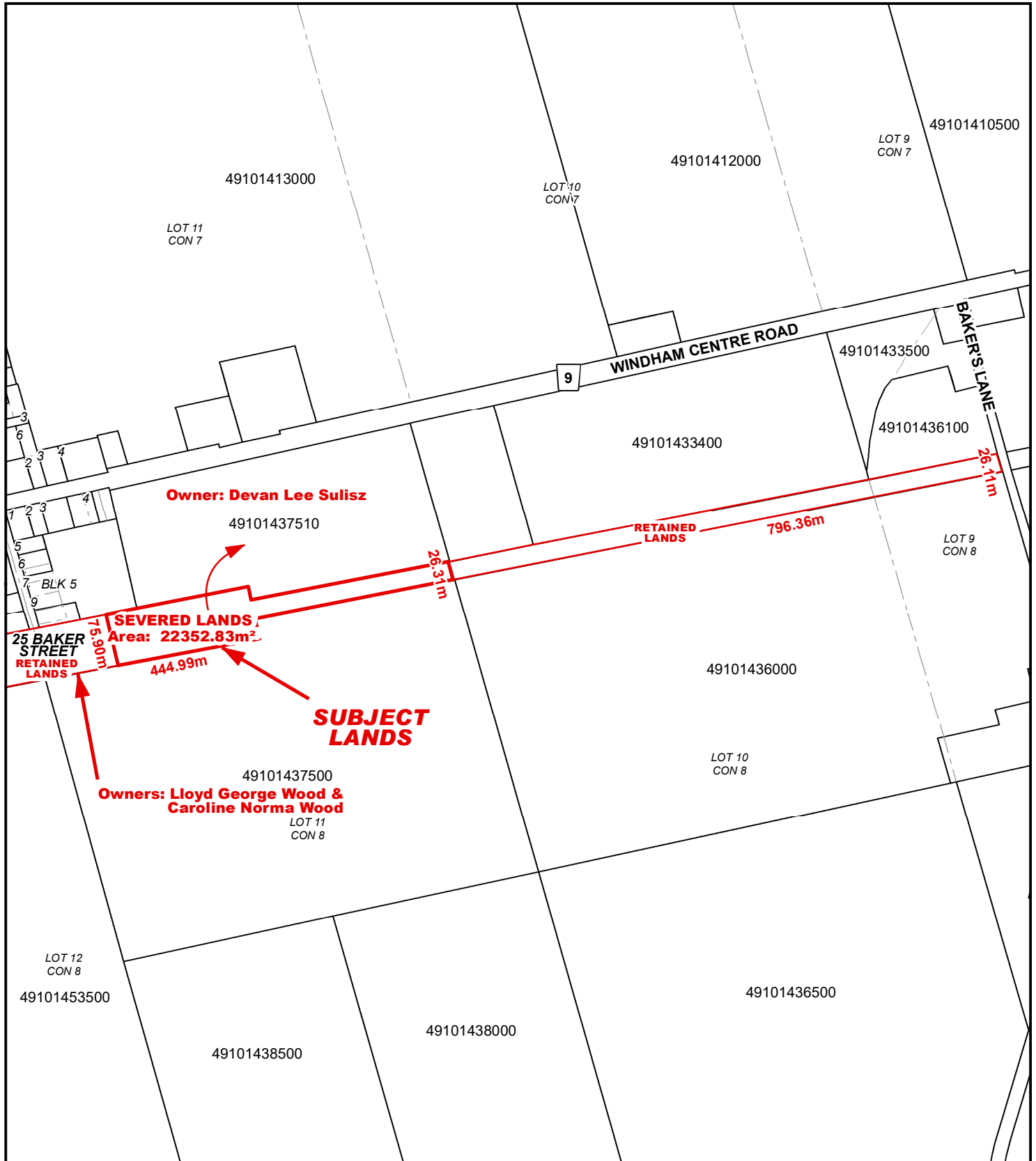


2021-06-08

60 30 0 60 120 180 240 Meters

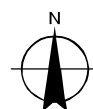
## CONCEPTUAL PLAN

Geographic Township of WINDHAM



### Legend

- Subject Lands
- Lands Owned



2021-06-08

60 30 0 60 120 180 240 Meters