

For Office Use Only:

| | | | |
|--------------------------|---------------------|-----------------------------|------------------------|
| File Number | <u>BNPL2021208/</u> | Application Fee | <u>3367</u> |
| Related File Number | <u>ANPL2021209</u> | Conservation Authority Fee | <u>1560 = 4,927.00</u> |
| Pre-consultation Meeting | | Well & Septic Info Provided | <u>502.82</u> |
| Application Submitted | <u>May 7, 2021</u> | Planner | <u>N. Goodbrand</u> |
| Complete Application | <u>July 9, 2021</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: 49308001200**A. Applicant Information****Name of Owner** John and Janet Cowan

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 721 Highway 24 E**Town and Postal Code** St. Williams ON N0E 1P0**Phone Number** 519-586-3793**Cell Number** 519-596-4803**Email** jjcowan@kwic.com**Name of Applicant** same as owner**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

| | |
|----------------------|--|
| Name of Agent | <u>David Roe , Civic Planning Solutions Inc.</u> |
| Address | <u>599 Larch Street,</u> |
| Town and Postal Code | <u>Delhi, ON N4B 3A7</u> |
| Phone Number | <u>519-582-1174</u> |
| Cell Number | <u>519-983-8154</u> |
| Email | <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):

CHR CON 2 LOT 17 AND PART LOT 18

Municipal Civic Address: 1202 NORFOLK COUNTY HIGHWAY 24E

Present Official Plan Designation(s): Agricultural A and Hazard Lands HL and PSW

Present Zoning: A, HL and PSW

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:

Agricultural cash crops - grain and vegetables

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:

Dwelling, greenhouse, quonset hut , 2 sheds, barn and 5 kilns
see attached sketch for details

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:

nothing 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:

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, m² or %

| | | |
|---------------------------------|---------|--|
| Lot frontage | 795m | |
| Lot depth | 1163m | |
| Lot width | 1216m | |
| Lot area | 73.68ha | |
| 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):

Relief required for lot frontage on both severed parcel

Section 12.1.2 b) minimum lot frontage is 30m, proposed frontage is 15m

Relief requested is 15m

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

The reduced frontage is requested to reduce the amount of cultivated land being removed from the farm and also to follow the line of existing evergreen trees defining the residential portion of the property.

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

| | |
|---------------|----------------------------|
| Frontage: | 15m |
| Depth: | 100m |
| Width: | 53.4m |
| Lot Area: | 4600m ² (1.1ac) |
| Present Use: | Agricultural |
| Proposed Use: | Residential |

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: 780m

Depth: 1163m

Width: 1216m

Lot Area: 73.24ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Greenhouse, quonset hut, 2 sheds, barn and 5 kilns

5. Description of proposed right-of-way/easement in metric units: n/a

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: John and Janet Cowan

Roll Number: 49308001200

Total Acreage: 182.08 ac

Workable Acreage: 120 ac

Existing Farm Type: (for example: corn, orchard, livestock) Cash crop

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1940's



Owners Name: John, Donna and Lonnie Cowan
Roll Number: 493008004020
Total Acreage: 96.04ac
Workable Acreage: 90 ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crops- grain and vegetables
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:
knowledge of 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 change in land use proposed

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 _____

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
☒ Open ditches
☐ Other (describe below)
-

2. Existing or proposed access to subject lands

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

Name of road/street:

Highway 24E

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.

John E. Cowan
Owner/Applicant/Agent Signature

May 05/05/21
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 John and Janet Cowan 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.

John E. Cowan
Owner
Janet D. Cowan
Owner

May 05/05/21
Date
May 5/21
Date

K. Declaration

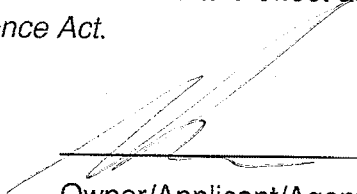
I, David Roe of Norfolk County

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

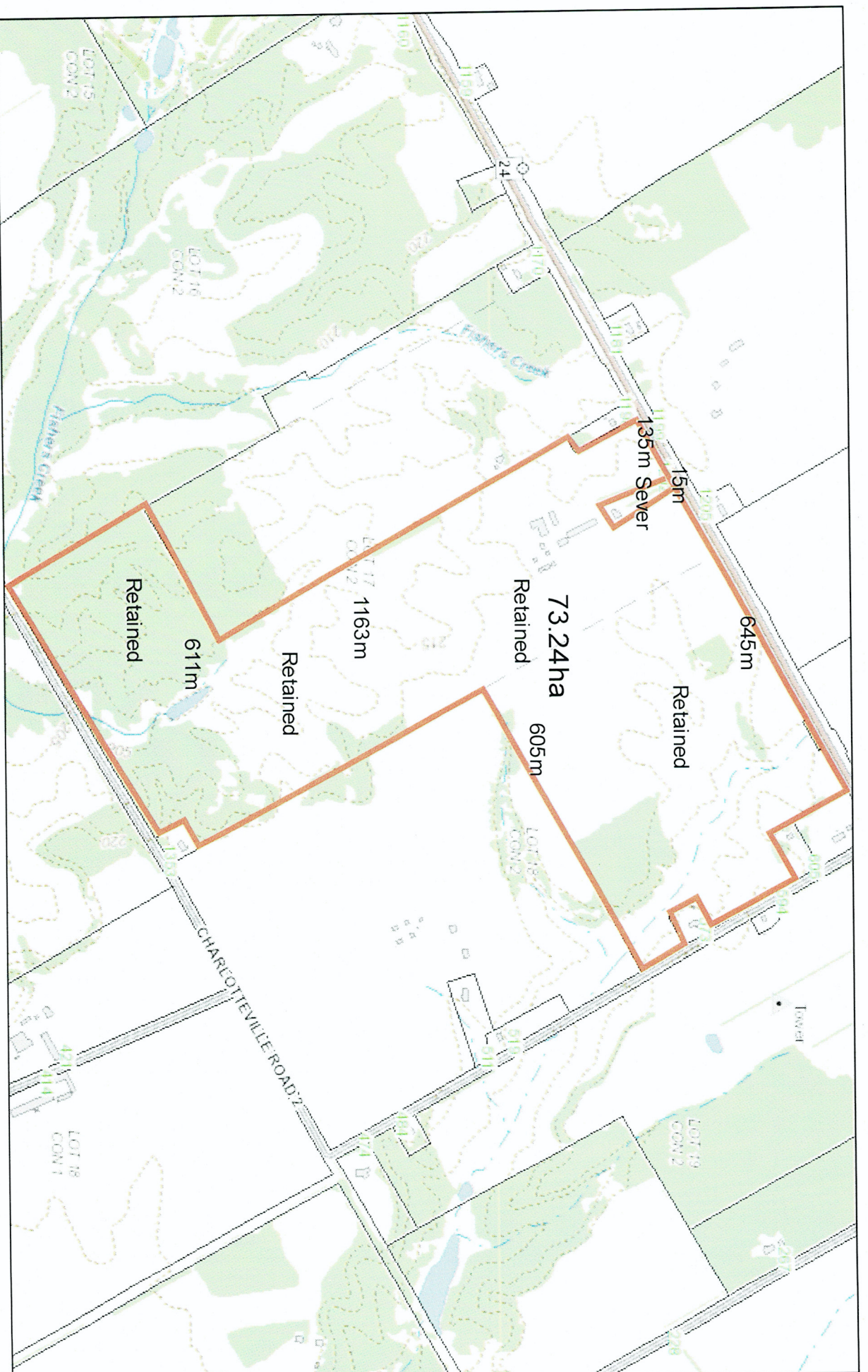
In Province of Ontario

This 6th day of May

A.D., 20 21

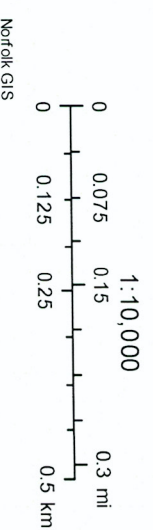
A Commissioner, etc.

MAP NORFOLK - Community Web Map

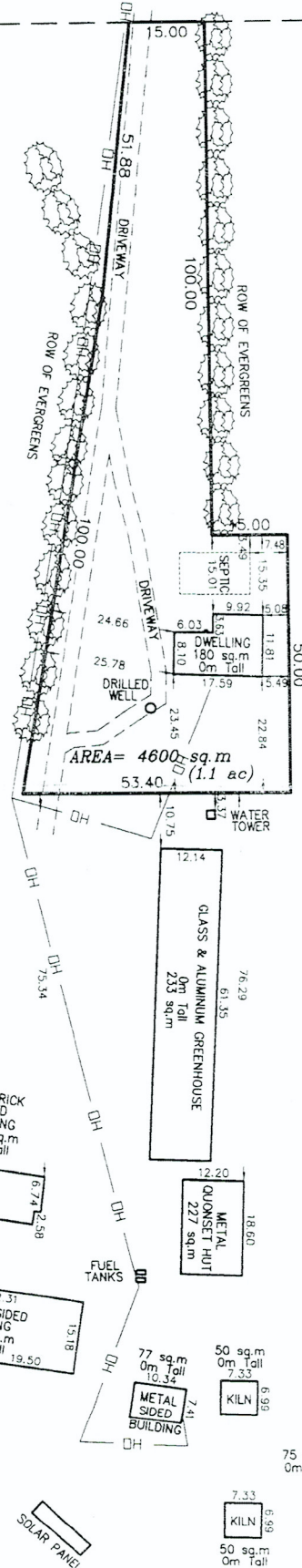


4/25/2021, 9:15:08 PM

- Land Parcels
- Plan Lines
- DraftPlan



**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 17, CONCESSION 2
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY**
SCALE: 1 : 1000
JEWITT AND DIXON LTD.
DECEMBER 8, 2020



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

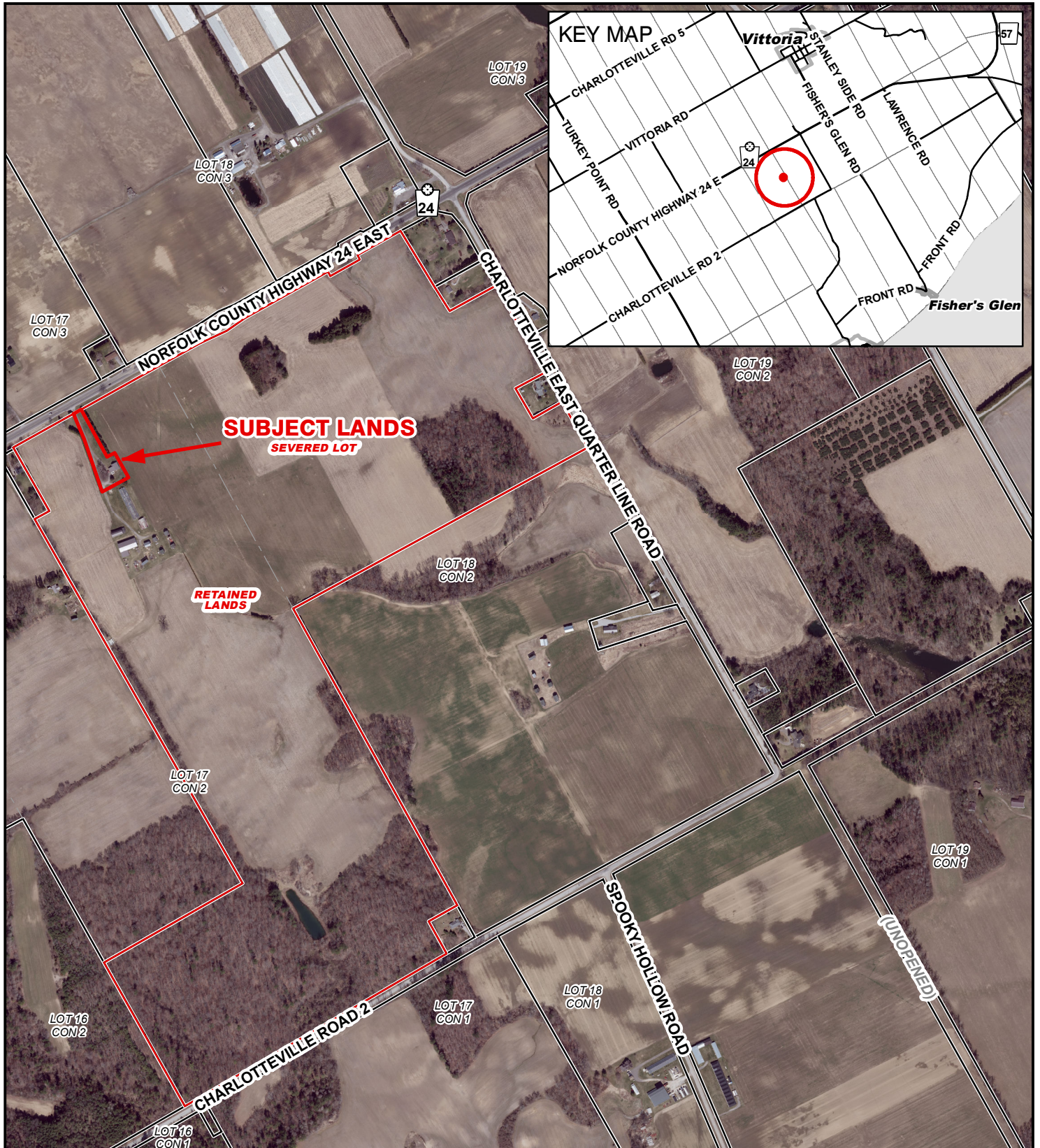
CAUTION:

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

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

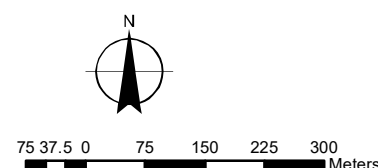
PHONE: (519) 426-0642 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net



Legend

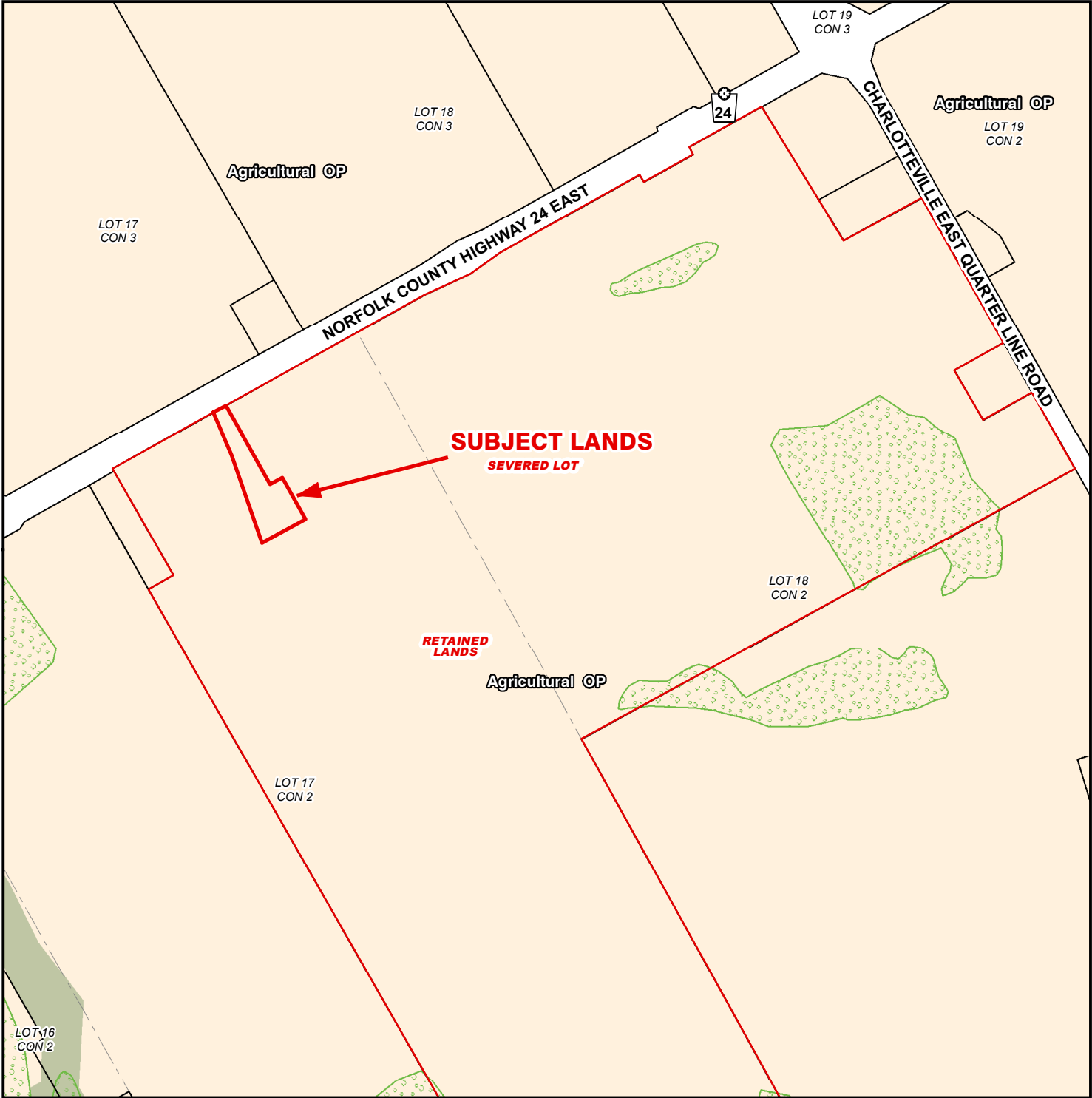
- Subject Lands
 - Lands Owned
- 2020 Air Photo

2021-07-15




MAP B
OFFICIAL PLAN MAP
Geographic Township of CHARLOTTEVILLE

BNPL2021208
ANPL2021209



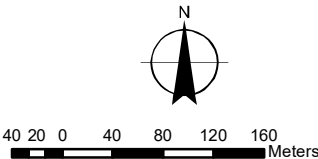
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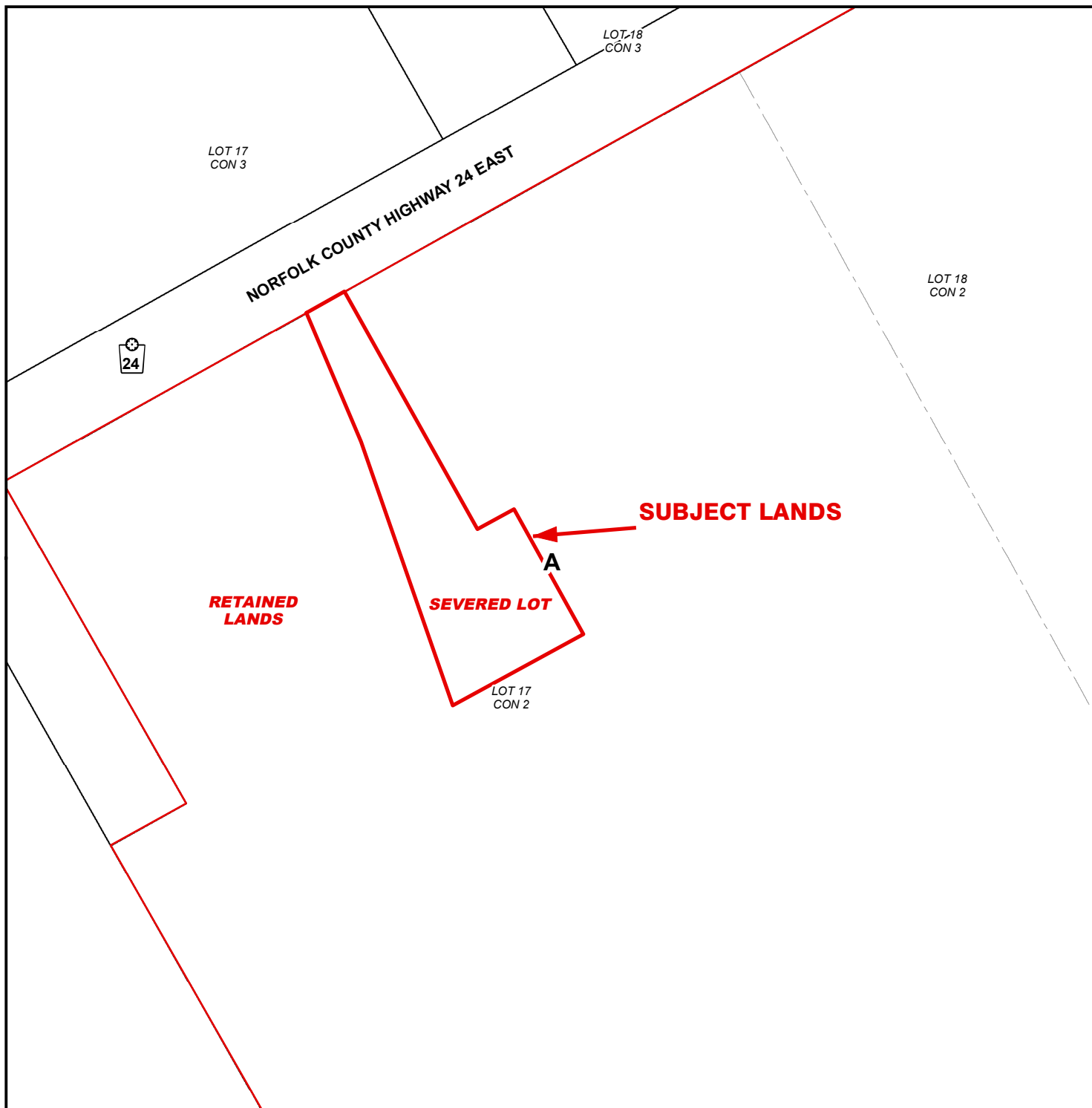
 Subject Lands

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

2021-07-15





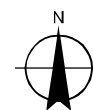
LEGEND

- Subject Lands
- Lands Owned

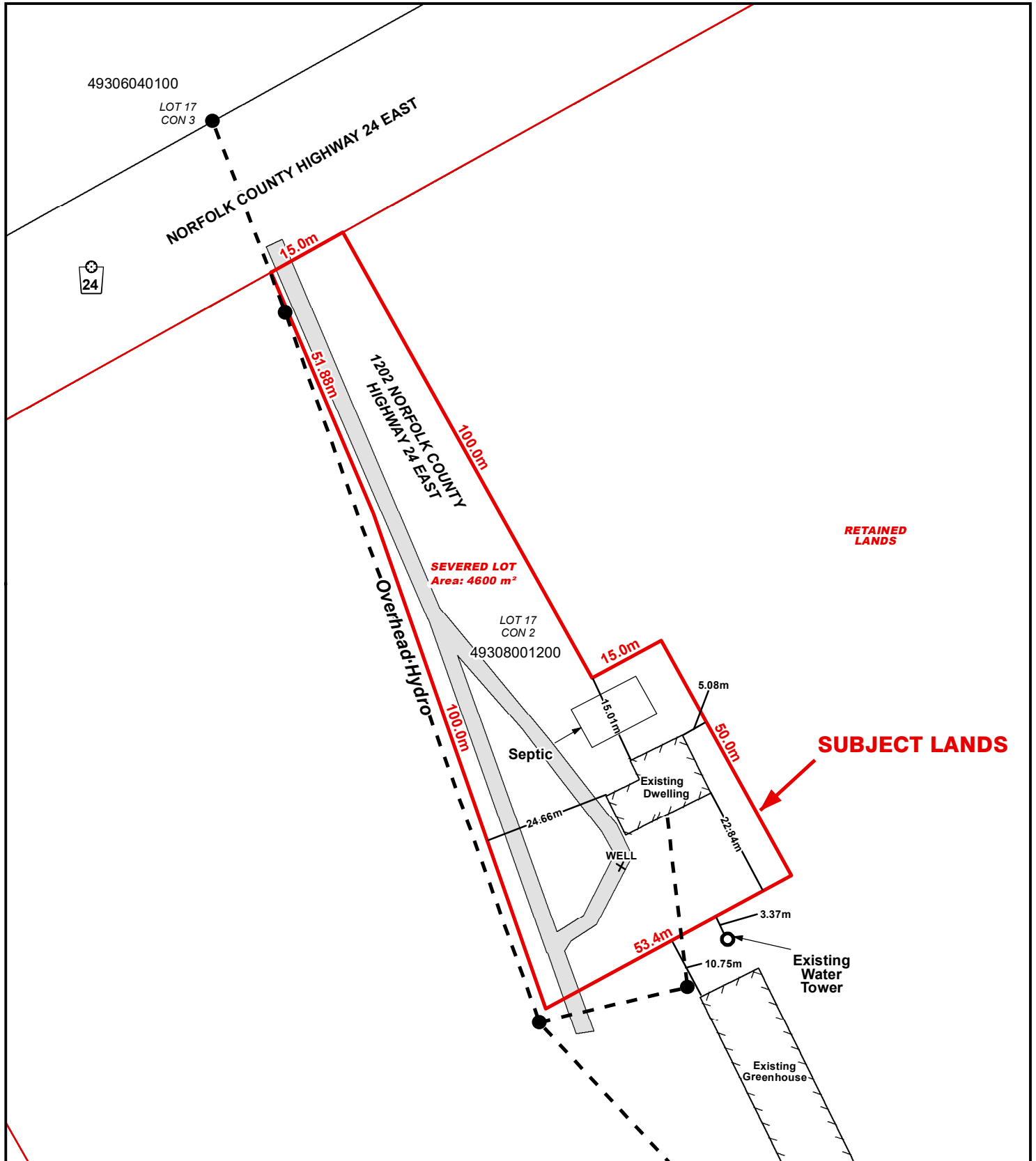
ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone

2021-07-15



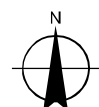
10 5 0 10 20 30 40
 Meters



Legend

- Subject Lands
- Lands Owned

2021-07-15



8 4 0 8 16 24 32 Meters

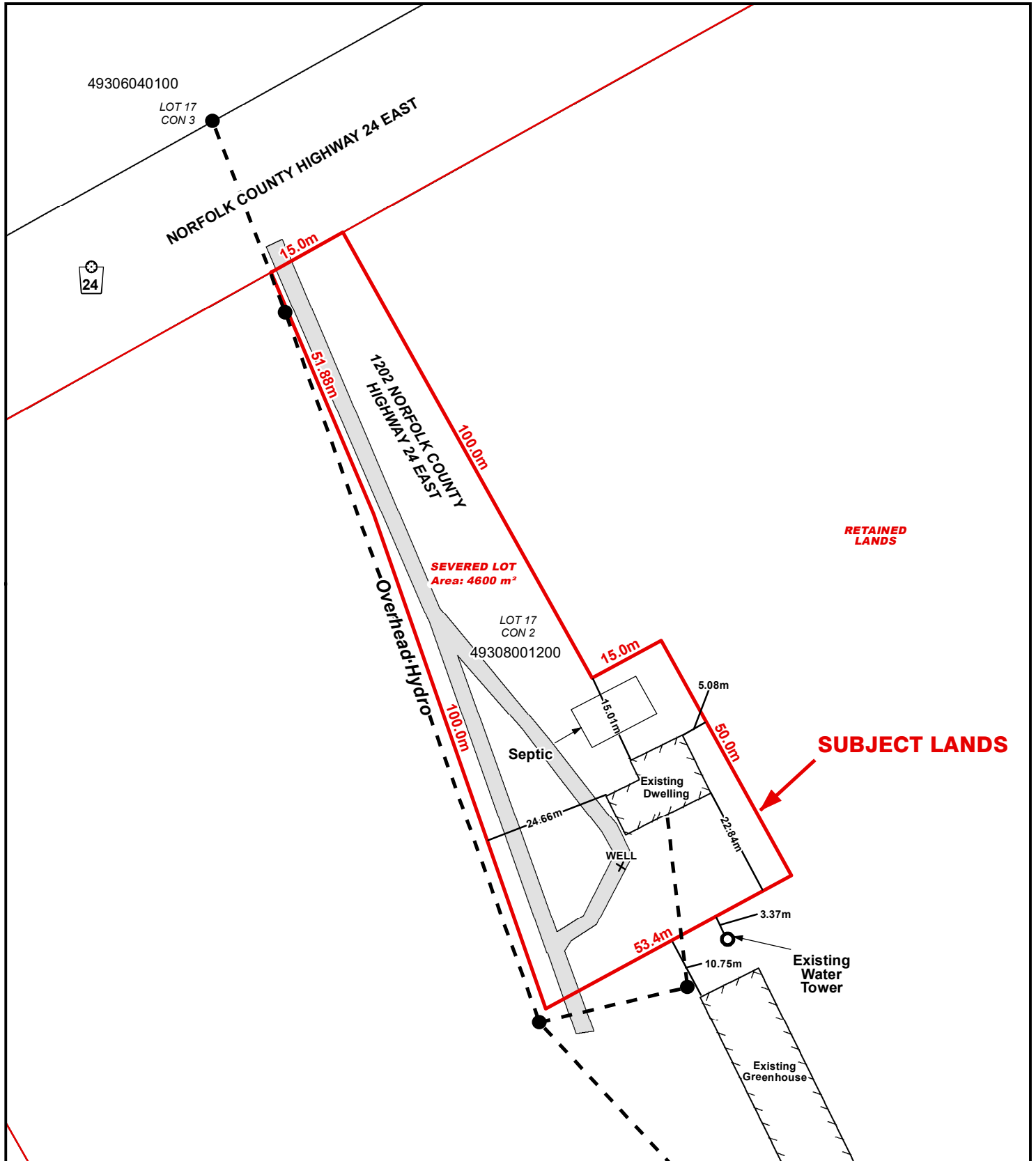
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

BNPL2021208

ANPL2021209



Legend

- Subject Lands
- Lands Owned

2021-07-15

