

**For Office Use Only:**

File Number BNAL2021276  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting July 16, 2021  
Application Submitted Sept 1 2021  
Complete Application \_\_\_\_\_

Application Fee 2816.00/pd.  
Conservation Authority Fee —  
Well & Septic Info Provided ✓  
Planner Scott Wilson  
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:** 54101003700

**A. Applicant Information**

**Name of Owner**

SANDRA GILVESY, ANITA GILVESY,  
ESTATE OF KATHLEEN HELEN KRAKKA

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**

175 PLANK ROAD (HWY #19) SOUTH

**Town and Postal Code**

TILSONBURG, N4G 4G9

**Phone Number**

519-688-8610

**Cell Number**

SAME

**Email**

2gentrace@gmail.com

**Name of Applicant**

SAME

**Address**

**Town and Postal Code**

**Phone Number**

**Cell Number**

**Email**

NORFOLK COUNTY  
RECEIVED

JUL 16 2021

DEVELOPMENT AND  
CULTURAL SERVICES



Name of Agent

GENTRAC SERVICES

Address

18 HARVEY STREET

Town and Postal Code

TILLSONBURG, N4G 3J6

Phone Number

519-842-9690

Cell Number

519-688-8049

Email

gentrac@icigateway.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:

## B. Location, Legal Description and Property Information

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

~~MIDDLETON CONCESSION 4, NTR, PART LOT 2~~

~~NORFOLK COUNTY~~

Municipal Civic Address:

175 PLANK ROAD (HWY #19) SOUTH

Present Official Plan Designation(s):

AGRICULTURAL

Present Zoning:

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:

SINGLE FAMILY RESIDENCE

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:

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.

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:

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:

60 + years

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:

\_\_\_\_\_

### C. Purpose of Development Application

Note: Please complete all that apply.

\* SEE ATTACHED PLAN

#### 1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
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):

BOUNDARY ADJUSTMENT AS SHOWN  
ON ATTACHED PLAN.

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

PREFER ADDITIONAL AREA FOR POTENTIAL  
DETACHED WORKSHOP AND FUTURE SEPTIC BED  
IF REQUIRED.

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

see attached plan  
± 1,156 m<sup>2</sup>  
Agriculture  
forming part of rural residence  
± 3,182 m<sup>2</sup>



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 54101003710

SANDRA GILVESY, ANITA GILVESY, ESTATE  
OF KATHLEEN HELEN KRAKKA

Description of land intended to be retained in metric units:

Frontage: irregular - see attached files

Depth:

Width:

Lot Area: ± 368,367 m<sup>2</sup>

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: House, Garage, 2 Barns, Greenhouse

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: same as above

Roll Number: 54101003700 (retained)

Total Acreage: ± 91 acres

Workable Acreage: ± 75 acres

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ± 1950

Owners Name: Same as above  
Roll Number: 5410100 3410  
Total Acreage: ± 74 acres  
Workable Acreage: ± 41 acres  
Existing Farm Type: (for example: corn, orchard, livestock) corn, beans  
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:

- family held property for multi generations

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:

not applicable

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:

boundary adjustment

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

- ☐ Communal system

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

### Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)

- ☐ Open ditches
- 

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?

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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.

*Anita Gilvesy / Sandra Gilvesy*  
Owner/Applicant/Agent Signature

*July 15/21*  
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 *Sandra & Anita Gilvesy* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize *Gentrac Services* 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.

*Anita Gilvesy*  
Owner

*July 15/21*  
Date

*Sandra Gilvesy*  
Owner

*July 15/21*  
Date

**K. Declaration**

I, Anita Gilves / Sandra Gilves 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:

Anita Gilves / Sandra Gilves

Anita Gilves / Sandra Gilves  
Owner/Applicant/Agent Signature

In County of Oxford

This 10 day of July

A.D., 2020

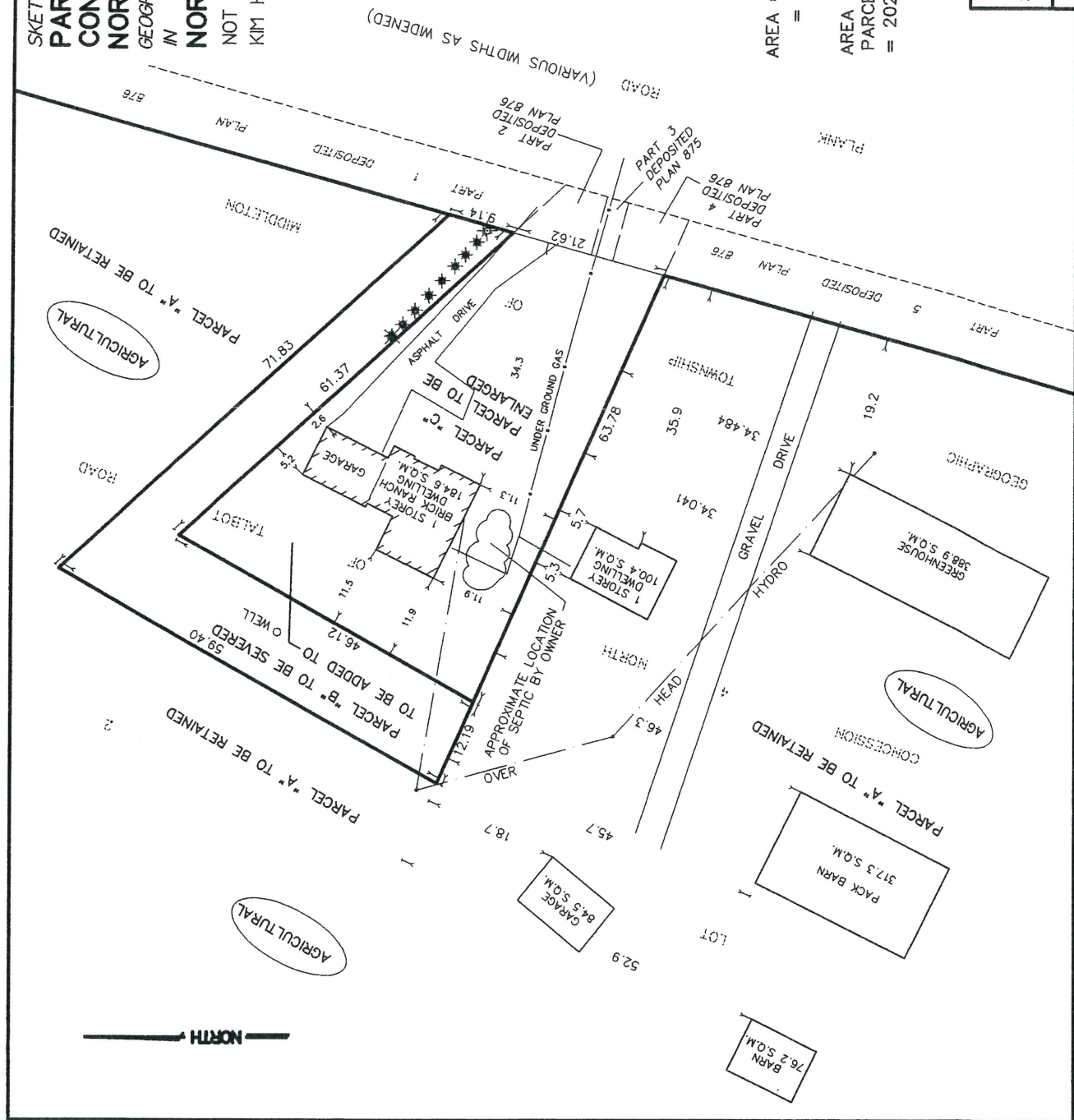
[Signature]  
A Commissioner, etc.  
Daniel Morgan



SKETCH FOR PROPOSED SEVERENCE  
**PART OF LOT 2**  
**CONCESSION 4**  
**NORTH TALBOT ROAD**  
 GEOGRAPHIC TOWNSHIP OF MIDDLETON  
 IN  
**NORFOLK COUNTY**  
 NOT TO SCALE  
 KIM HUSTED SURVEYING LTD.

AREA OF PARCEL "B" TO BE SEVERED  
 = 1156.1 SQUARE METRES  
 AREA OF PARCEL "C"  
 PARCEL TO BE ENLARGE  
 = 2026.0 SQUARE METRES

**KIM HUSTED SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8  
 PHONE: 519-842-3638 FAX: 519-842-3639  
 PROJECT: 21-17126R REFERENCE: FILE











HOME

Store

ZOOM2IT

(0)

MY GEOWAREHOUSE

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Welcome john  
15 OF 1000 REPORTS VIEWED

SEARCH BY: ADDRESS ADDRESS RANGE NAME PIN INSTRUMENT/PLAN LOT&CONCESSION  
POSTAL CODE/MUNICIPALITY LRO/PROVINCE STREET # STREET NAME SUITE #  
NORFOLK (37) 257 SURRY Drive Search

FEEDBACK  
HELP  
CENTRE[BACK TO LAST SEARCH RESULTS](#)

Property Details Neighbourhood Sales Demographics Plan List By PIN

MAP VIEW

STREET VIEW

Store Aerial Photo

179 19 HWY

© 2016 Google

Image Date: July NORFOLK COUNTY

ACTIVE | PIN 501440019

Report a problem Search By Block | Enhanced Report | GeoWarehouse Store

## Land Registry Information - PIN: 501440019

Print Store Parcel Register

Address: 179 19 HWY  
Municipality: NORFOLK COUNTY LRO: 37 Area: 2,045 m2  
Land Registry Status: ACTIVE Registration Type: LT Perimeter: 194 m  
Description: PT LT 2 CON 4 NTR MIDDLETON AS IN NR252371 EXCEPT PT 2, 3 & 4 AS IN NR321960; NORFOLK COUNTY  
Party To: KRAKKAI, KATHLEEN HELEN; GILVESY, ANITA; GILVESY, SANDRA;

## Assessment Information

Assessment Roll Number 331054101003710 Store Assessment Reports  
2016 Tax Year, Phased In Assessment: \$248,000 Depth: 0.00 F Frontage: 58.02 F  
Assessed Value based on January 1, 2012: \$248,000 Property Type: 301 Single-family detached (not on water)

## Sales History Information

DATE:	TYPE:	AMOUNT:
07/25/2012	T	\$1
PARTY TO:	KRAKKAI, KATHLEEN HELEN; GILVESY, ANITA; GILVESY, SANDRA;	
04/11/1956	T	\$2
PARTY TO:	KRAKKAI, KATHLEEN; KRAKKAI, JOSEPH;	

on file

10 m

Map - Report a map error



Ownership	Assessment	Municipality	Lot/Con
LRO	Search Result	Subject Property	Subject Property
Address	Plan	Subject ARN	Neighbourhood Sale



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SEARCH BY: ADDRESS ADDRESS RANGE NAME PIN INSTRUMENT/PLAN LOT & CONCESSION  
POSTAL CODE/MUNICIPALITY LRO/PROVINCE STREET # STREET NAME SUITE #  
NORFOLK (37) 257 SURRY Drive Search

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HELP  
CENTRE

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Property Details Neighbourhood Sales Demographics Plan List By PIN

MAP VIEW

STREET VIEW

Store Aerial Photo



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Image Date: July

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Search By Block | Enhanced Report | GeoWarehouse Store

NORFOLK COUNTY | N4G4G9

ACTIVE | PIN 501440016

## Land Registry Information - PIN: 501440016

Print Store Parcel Register

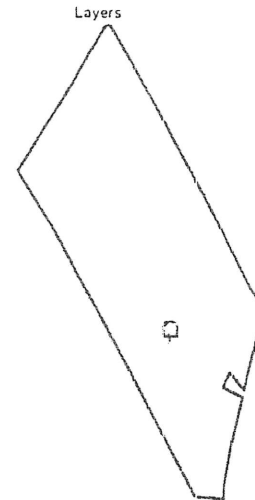
Address: 175 19 HWY  
Municipality: NORFOLK COUNTY LRO: 37 Area: 369,523 m<sup>2</sup>  
Land Registry Status: ACTIVE Registration Type: LT Perimeter: 2,987 m  
Description: PT LT 2 CON 4 NTR MIDDLETON AS IN NR331267; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN NR331267 NORFOLK COUNTY  
Party To: KRAKKAI, KATHLEEN HELEN; GILVESY, ANITA;

## Assessment Information

Assessment Roll Number 331054101003700 Store Assessment Reports  
2016 Tax Year, Phased In Assessment: \$553,000 Depth: 0.00 A Frontage: 0.00 A  
Assessed Value based on January 1, 2012: \$553,000 Property Type: 261 Land owned by a non-farmer improved with a non-farm residence with a portion being farmed

## Sales History Information

DATE:	TYPE:	AMOUNT
07/26/2012	T	\$2
PARTY TO:	GILVESY, ANITA; KRAKKAI, KATHLEEN HELEN;	
07/26/2012	TPR	\$0
PARTY TO:	KRAKKAI, KATHLEEN HELEN;	
07/26/2012	TRAPL	\$0
PARTY TO:	KRAKKAI, KATHLEEN HELEN; KRAKKAI, JOSEPH - ESTATE;	
03/09/1971	T	\$2
PARTY TO:	KRAKKAI, KATHLEEN; KRAKKAI, JOSEPH;	



Google

200 m

Map Report a map error



Ownership

Assessment

Municipality

Lot/Con

LRO

Search Result

Subject Property

Subject Property

Address

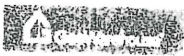
Plan

Subject ARN

Neighbourhood Sale

after boundary adj.,  
→ ± 368,366.9 m<sup>2</sup>  
or ± 91 acres





HOME

ZOOM 21T

(0)

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SEARCH BY: ADDRESS ADDRESS RANGE NAME PIN INSTRUMENT/PLAN LOT&CONCESSION  
POSTAL CODE/MUNICIPALITY LRO/PROVINCE STREET # STREET NAME SUITE #  
NORFOLK (37) 257 SURRY Drive Search

Property Details Neighbourhood Sales Demographics Plan List By PIN

MAP VIEW

STREET VIEW

[Store](#) Aerial Photo

Layers

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Image Date: July  
Report a problem  
NORFOLK COUNTY | M4G1G9  
ACTIVE | PIN 501440009  
Search By Block | Enhanced Report | GeoWarehouse Store

## Land Registry Information - PIN: 501440009

[Print](#) [Store](#) Parcel Register

Address: 175 19 HWY  
Municipality: NORFOLK COUNTY LRO: 37 Area: 298,166 m2  
Land Registry Status: ACTIVE Registration Type: LT Perimeter: 3,195 m  
Description: PT LT 1 CON 4 NTR MIDDLETON PT 4 37R71; S/T NR338310 NORFOLK COUNTY  
Party To: KRAKKAI, KATHLEEN HELEN; GILVESY, SANDRA;

± 74 acres

## Assessment Information

Assessment Ref Number: 311054101001440  
2016 Tax Year, Phased In Assessment: \$247,000  
Assessed Value based on January 1, 2012: \$247,000  
Depth: 0.00 A Frontage: 0.00 A  
Property Type: 200 Farm property without any buildings/structures

## Sales History Information

DATE	TYPE	AMOUNT
07/26/2012	T	\$1
PARTY TO:	GILVESY, SANDRA; KRAKKAI, KATHLEEN HELEN;	
07/26/2012	TPR	\$0
PARTY TO:	KRAKKAI, KATHLEEN HELEN;	
07/25/2012	TRAPL	\$0
PARTY TO:	KRAKKAI, KATHLEEN HELEN; KRAKKAI, JOSEPH - ESTATE;	
04/21/1972	T	\$2
PARTY TO:	KRAKKAI, JOSEPH; KRAKKAI, KATHLEEN;	

Google

200 m

Map Report a map error



Ownership

Assessment

Municipality

Lot/Con

LRO

Search Results

Subject Property

Subject Property

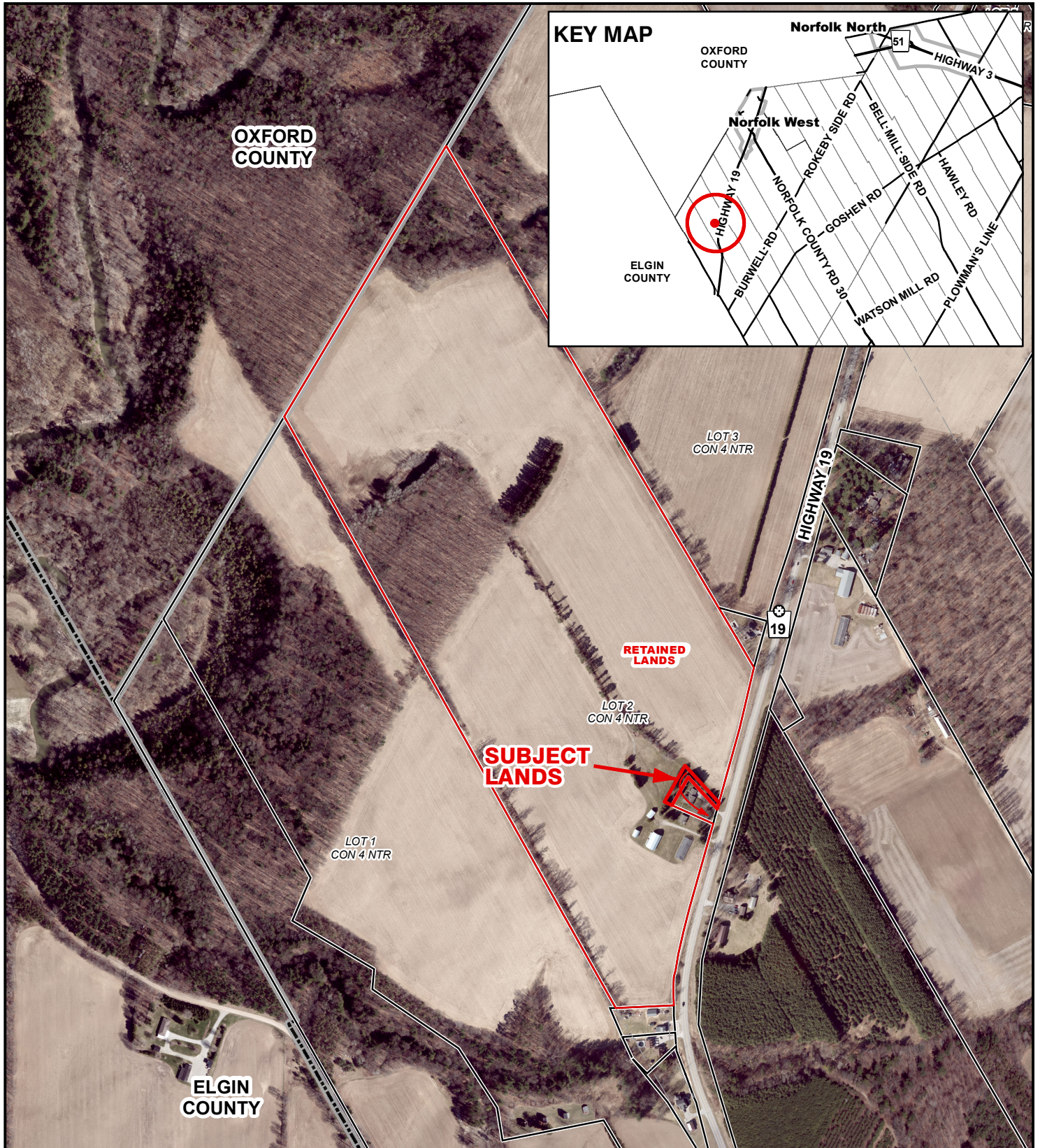
Address

Plan

Subject ARW

Neighbourhood Sale



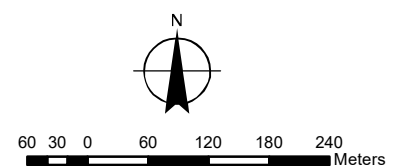


**Legend**

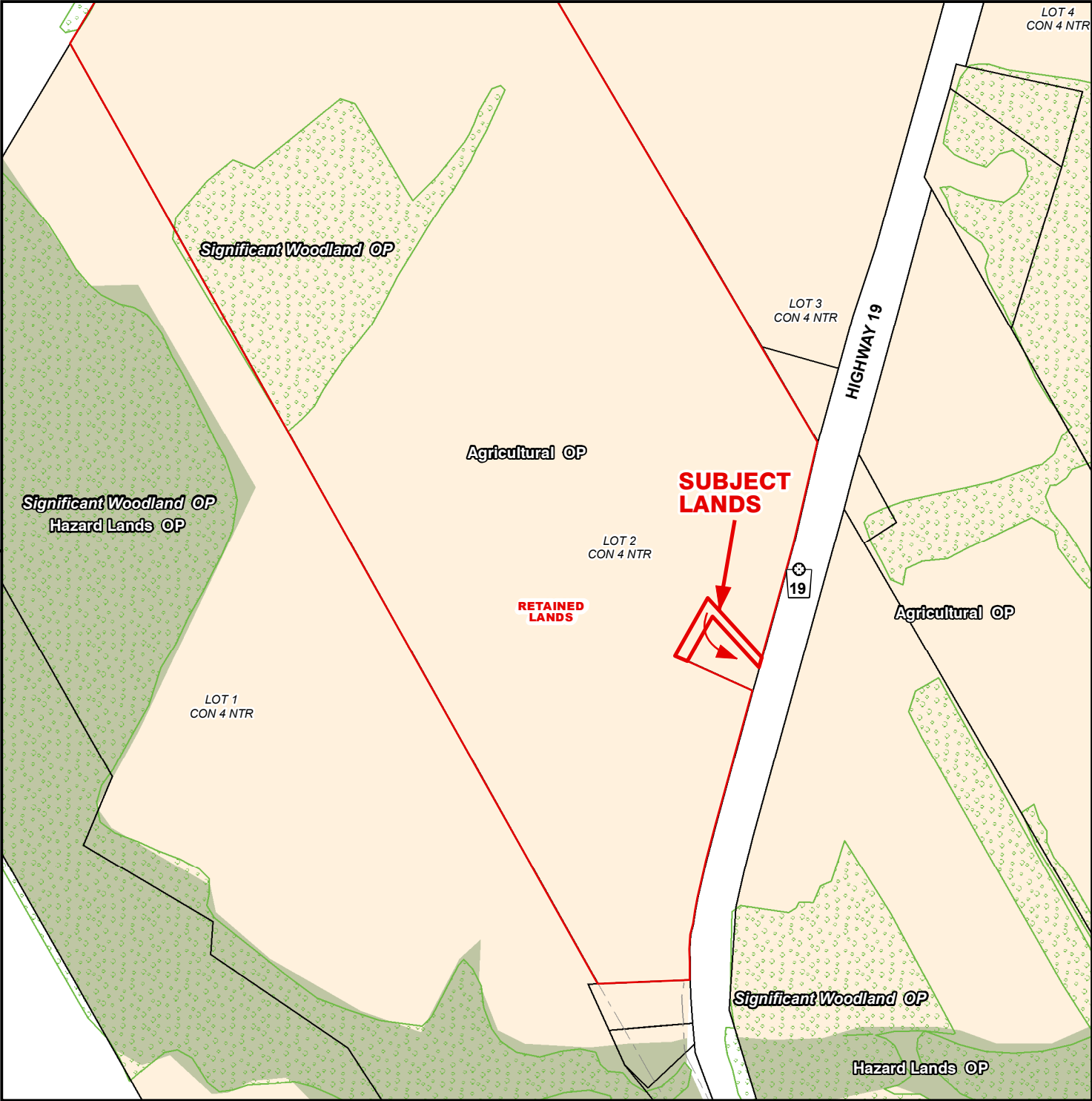
- Subject Lands
- Lands Owned

2020 Air Photo

2021-09-03







Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

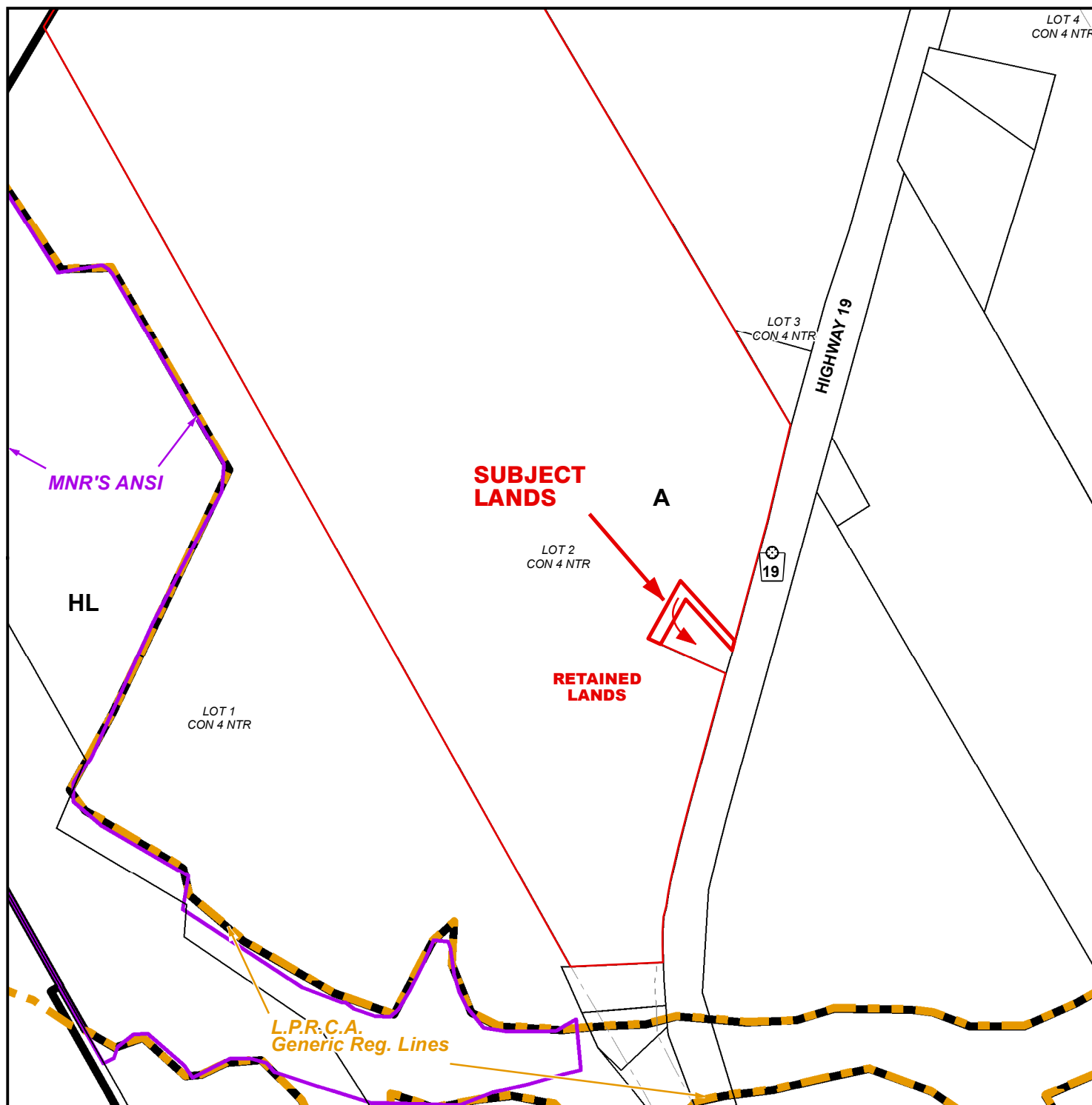
Significant Woodland

2021-09-03

N

40 20 0 40 80 120 160

Meters

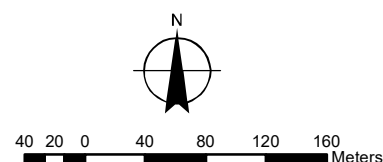


**LEGEND**

- Subject Lands
- Lands Owned
- MNR ANSI
- LPRCA Generic RegLines

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

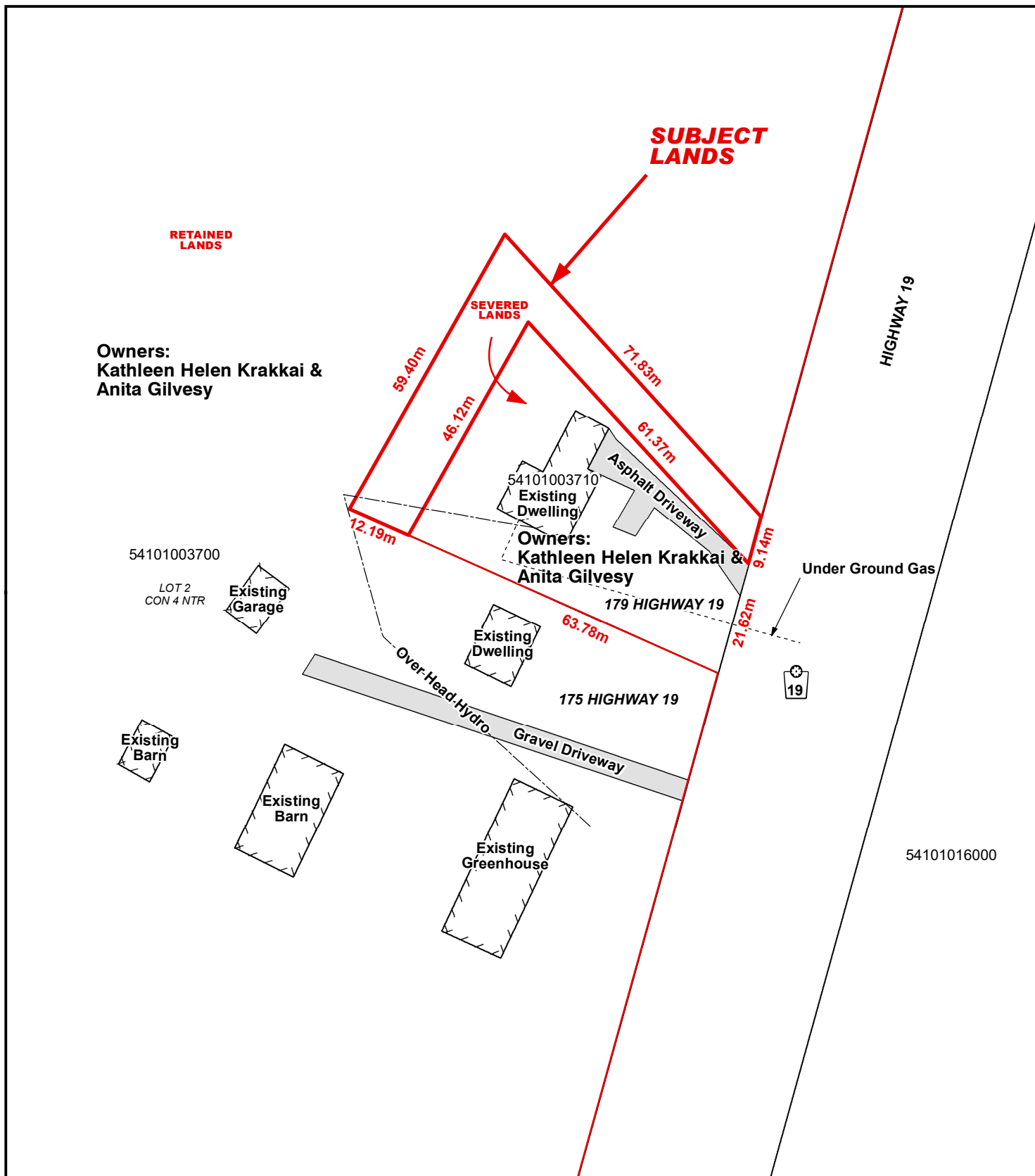
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone





# CONCEPTUAL PLAN

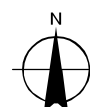
Geographic Township of MIDDLETON



## Legend

- Subject Lands
- Lands Owned

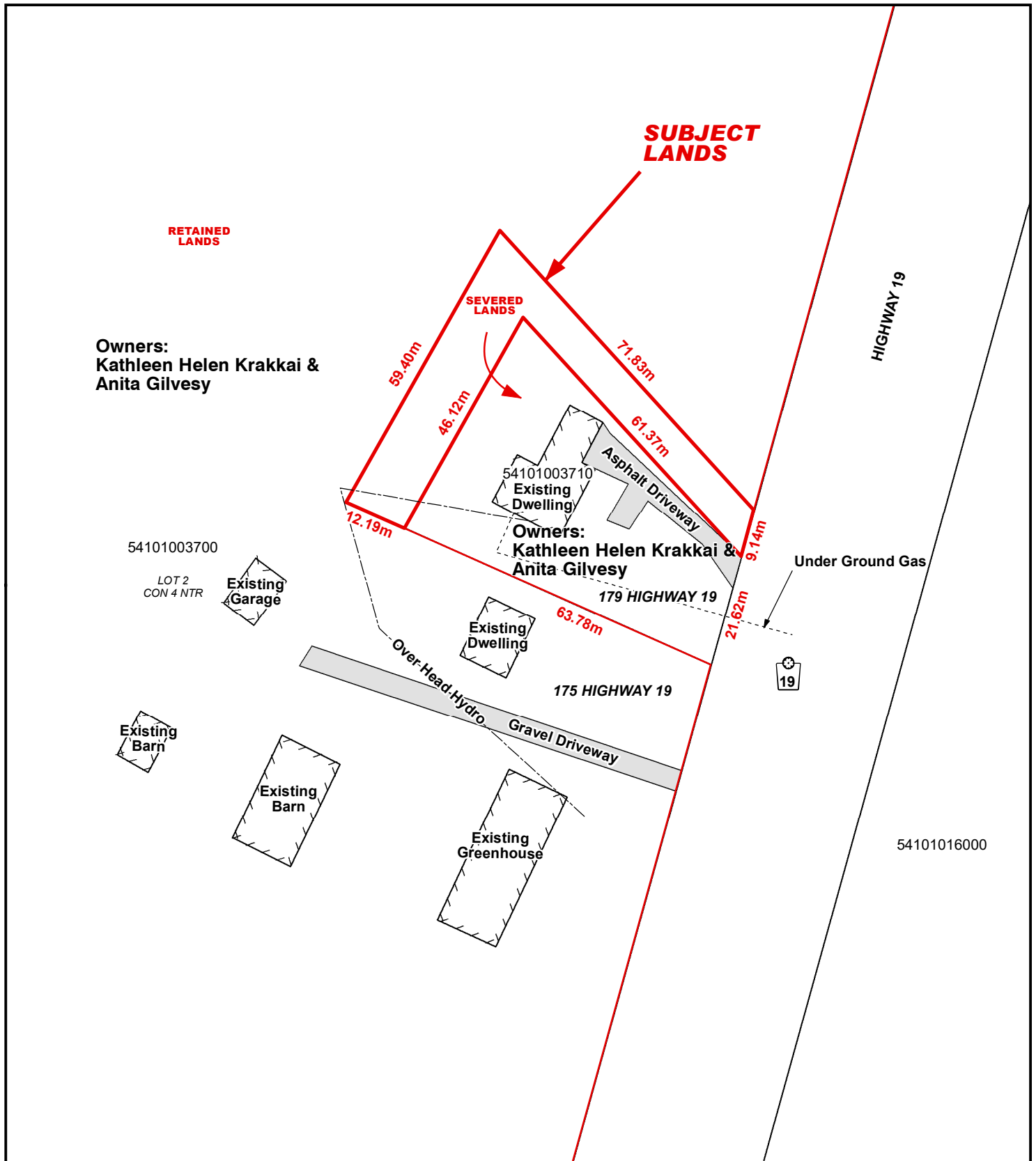
2021-09-03



8 4 0 8 16 24 32 Meters

## CONCEPTUAL PLAN

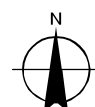
Geographic Township of MIDDLETON



### Legend

- Subject Lands
- Lands Owned

2021-09-03



8 4 0 8 16 24 32 Meters