

Severance #4 Parcel D

For Office Use Only:

File Number	<u>BNPL2021298</u>	Application Fee	<u>2816.00</u>
Related File Number	<u>N/A</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>N/A</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Aug 27 / 2021</u>	Planner	<u>Scott Wilson</u>
Complete Application	<u>Sept 21 / 2021</u>	Public Notice Sign	<u></u>

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: 491011642000

A. Applicant Information

Name of Owner Marc Devos

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 100 Windham Road 9
Town and Postal Code LaSalette, ON N0E 1H0
Phone Number
Cell Number 519-909-9882
Email 3devos@hotmail.ca

Name of Applicant same as above

Address
Town and Postal Code
Phone Number
Cell Number
Email



Name of Agent David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr.
Town and Postal Code Tillsonburg, ON N4G 0C6
Phone Number _____
Cell Number 519-983-8154
Email civicplanningsolutions@nor-del.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:

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):

Windham Concession 8, Part Lot 23, 99acres

Municipal Civic Address: 124 LaSalette Road

Present Official Plan Designation(s): Hamlet and Agricultural

Present Zoning: A and HR

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

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:

House, garage, barn, greenhouses and bulk kilns

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 dwellings on lots to be severed

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 ² or %		
Lot frontage	252m	
Lot depth	1236.9m	
Lot width	314.6m	
Lot area	92.59ac	
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):

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: Parcel D

Frontage:	46.89m
Depth:	77.4m
Width:	47.6m
Lot Area:	3640.3m ²
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: 48.4m + 10m (road widening)

Depth: 1236.9m

Width: 314.6m

Lot Area: 88.59ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: House, garage, barn, greenhouses and bulk 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: 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: _____
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:
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:

existing agricultural lands

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:

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 Marc Devos 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

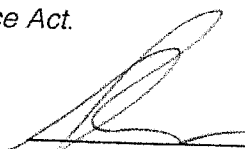
I, David Roe of Town of Tillsonburg

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 27 day of August

A.D., 20 21



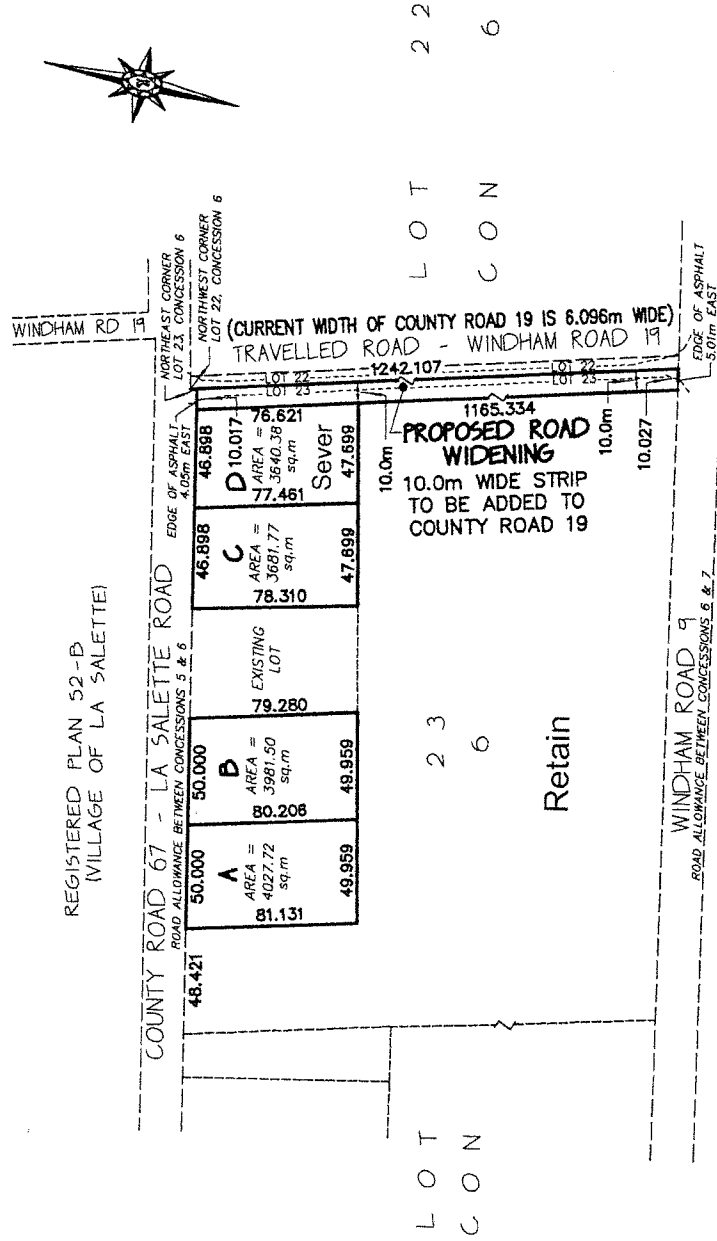
A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.
Province of Ontario
for John R. Hanseman, Barrister and Solicitor
Expires December 19, 2021

**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 23, CONCESSION 6
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM**

NORFOLK COUNTY
SCALE: 1 : 2500
JEWITT AND DIXON LTD.
AUGUST 23, 2021

Severance #4



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.

7

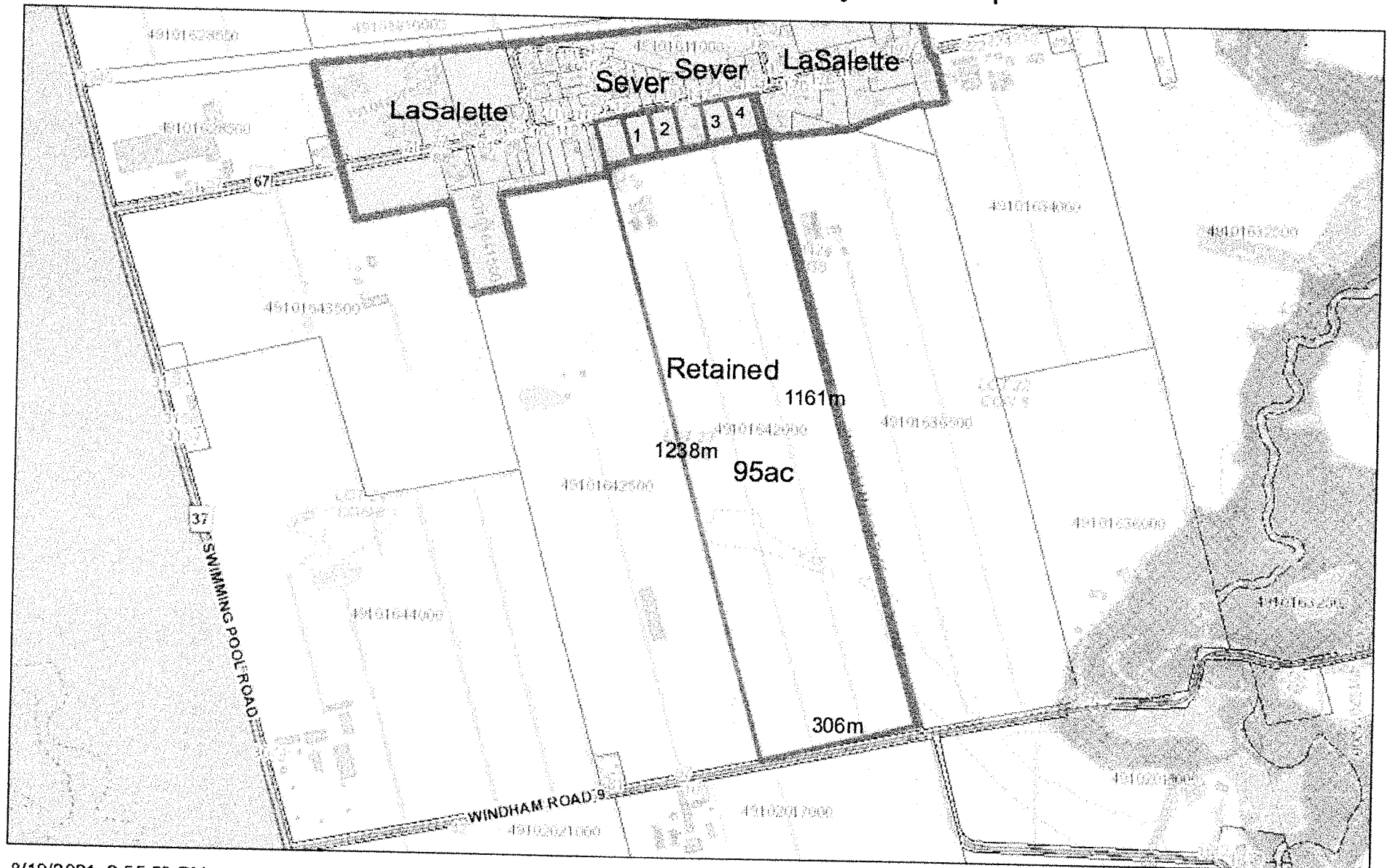
CON

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 428-1034
E-mail: surveyors@amtelecom.net



JOB # 20-2459 CLIENT - DEVOS

MAP NORFOLK - Community Web Map



8/19/2021, 2:55:58 PM

Community Boundaries

-  Urban Area Boundary
-  Hamlet Area Boundary



Resort Area Boundary



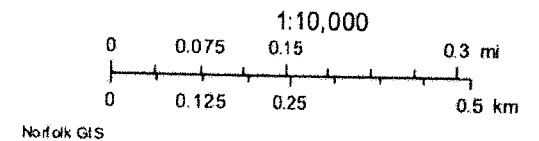
Site Specific Policy Area



Special Policy Areas



Industrial Influence Area



AUGUST 23, 2021

REGISTERED PLAN 52-B
(VILLAGE OF LA SALETTE)

COUNTY ROAD 67 - LA SALETTE ROAD

ROAD ALLOWANCE BETWEEN CONCESSIONS 5 & 6

48.421	50.000	50.000	EXISTING LOT	46.898	46.898	10.017
A	B			C	D	
AREA = 4027.72 sq.m	AREA = 3981.50 sq.m			AREA = 3681.77 sq.m	AREA = 3640.38 sq.m	
81.131	80.208	79.280		78.310	77.461	76.621
49.959	49.959			47.699	47.699	

NORTH EAST CORNER
LOT 23, CONCESSION 6

NORTH WEST CORNER
LOT 22, CONCESSION 6

(CURRENT WIDTH OF COUNTY ROAD 19 IS 6.096m WIDE)
TRAVELLED ROAD - WINDHAM ROAD 19

WINDHAM RD 19

EDGE OF ASPHALT
4.03m EAST

10.0m

PROPOSED ROAD
WIDENING

10.0m WIDE STRIP
TO BE ADDED TO
COUNTY ROAD 19

10.027

EDGE OF ASPHALT
5.01m EAST

WINDHAM ROAD 9

ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7

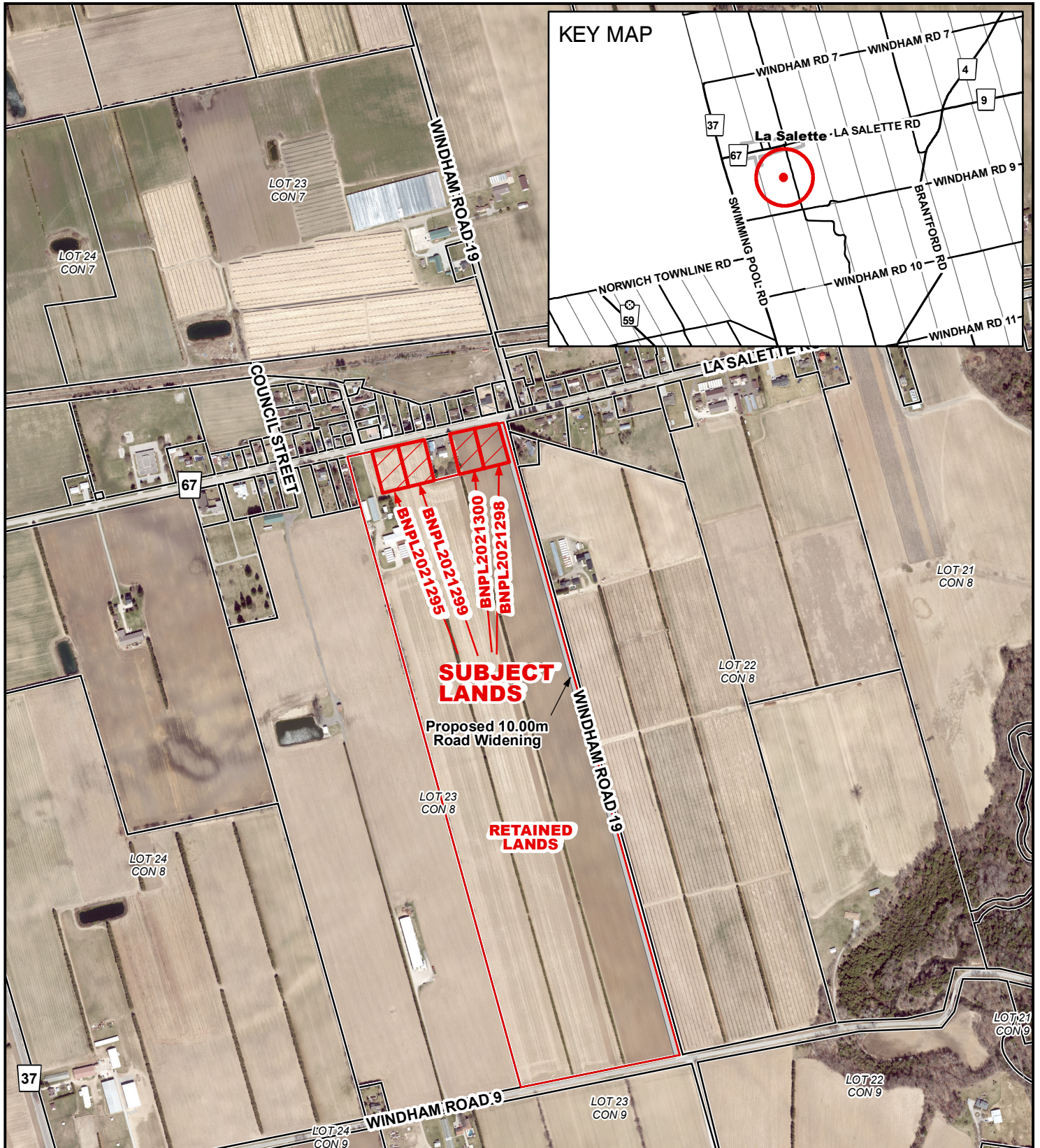


THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

JOB # 20-2459 CLIENT - DEVOS

MAP A
CONTEXT MAP
 Geographic Township of WINDHAM

BNPL2021295
 BNPL2021298
 BNPL2021299
 BNPL2021300

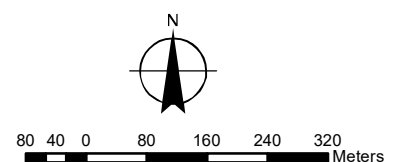


Legend

- Subject Lands
- Lands Owned

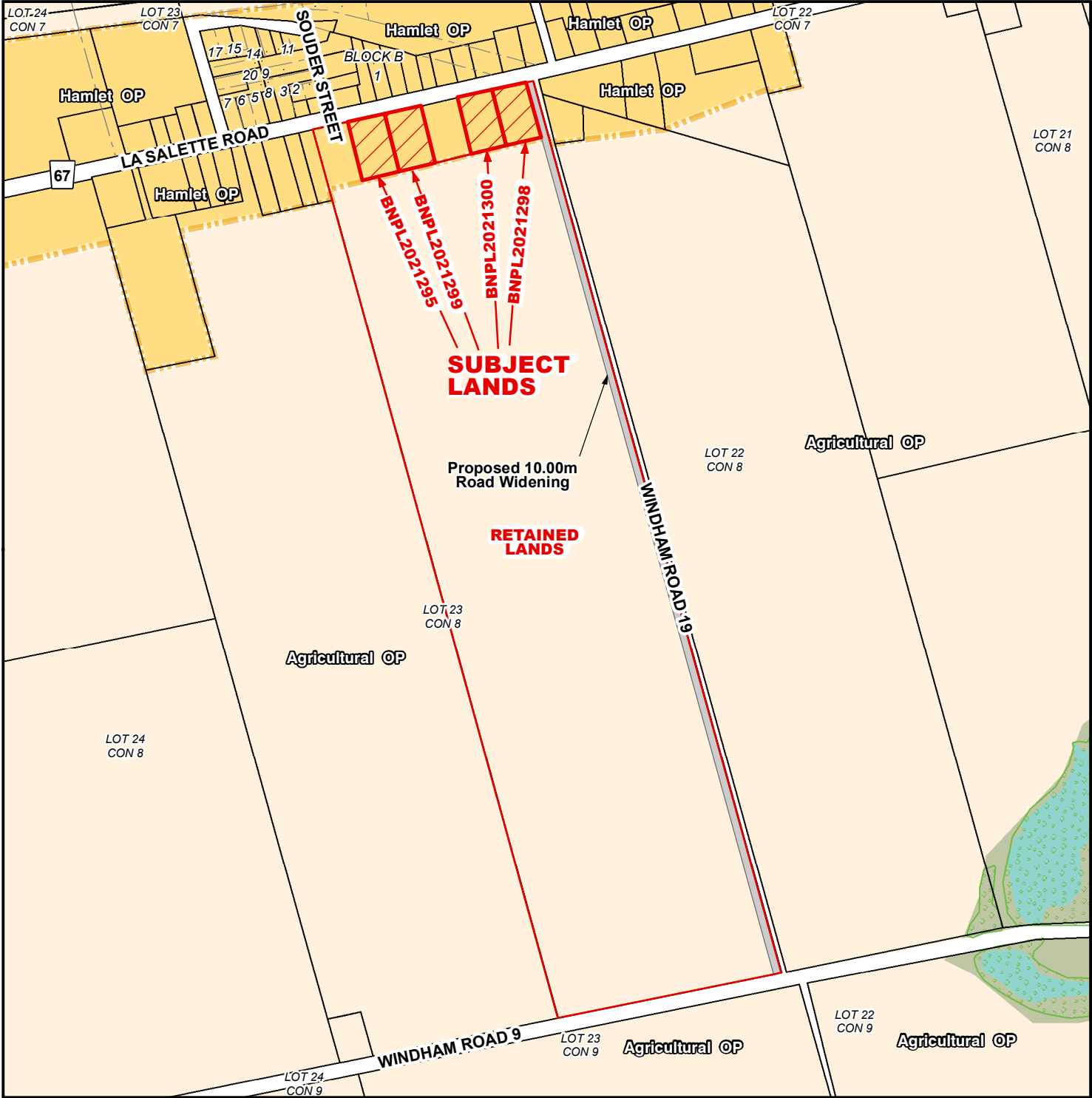
2020 Air Photo

2021-09-22





MAP B
OFFICIAL PLAN MAP
Geographic Township of WINDHAM







BNPL2021295
BNPL2021298
BNPL2021299
BNPL2021300



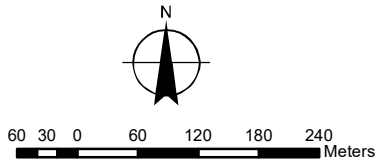
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Hamlet
-  Hamlet Area Boundary
-  Significant Woodland

2021-09-22

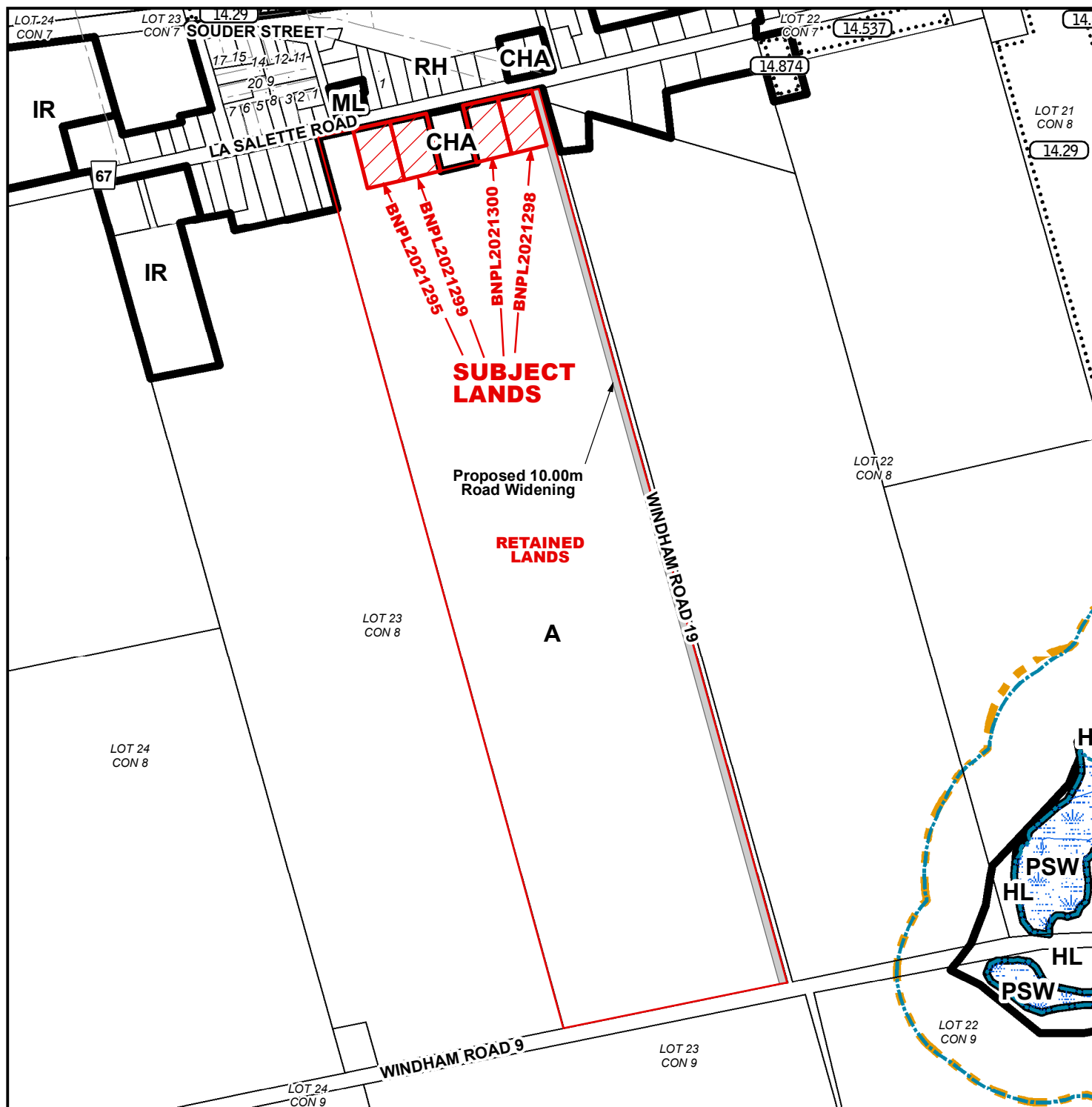


MAP C

ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2021295
BNPL2021298
BNPL2021299
BNPL2021300



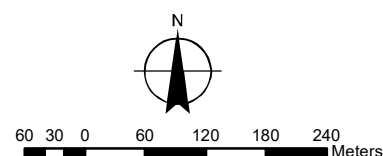
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- 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

2021-09-22



MAP D

CONCEPTUAL PLAN

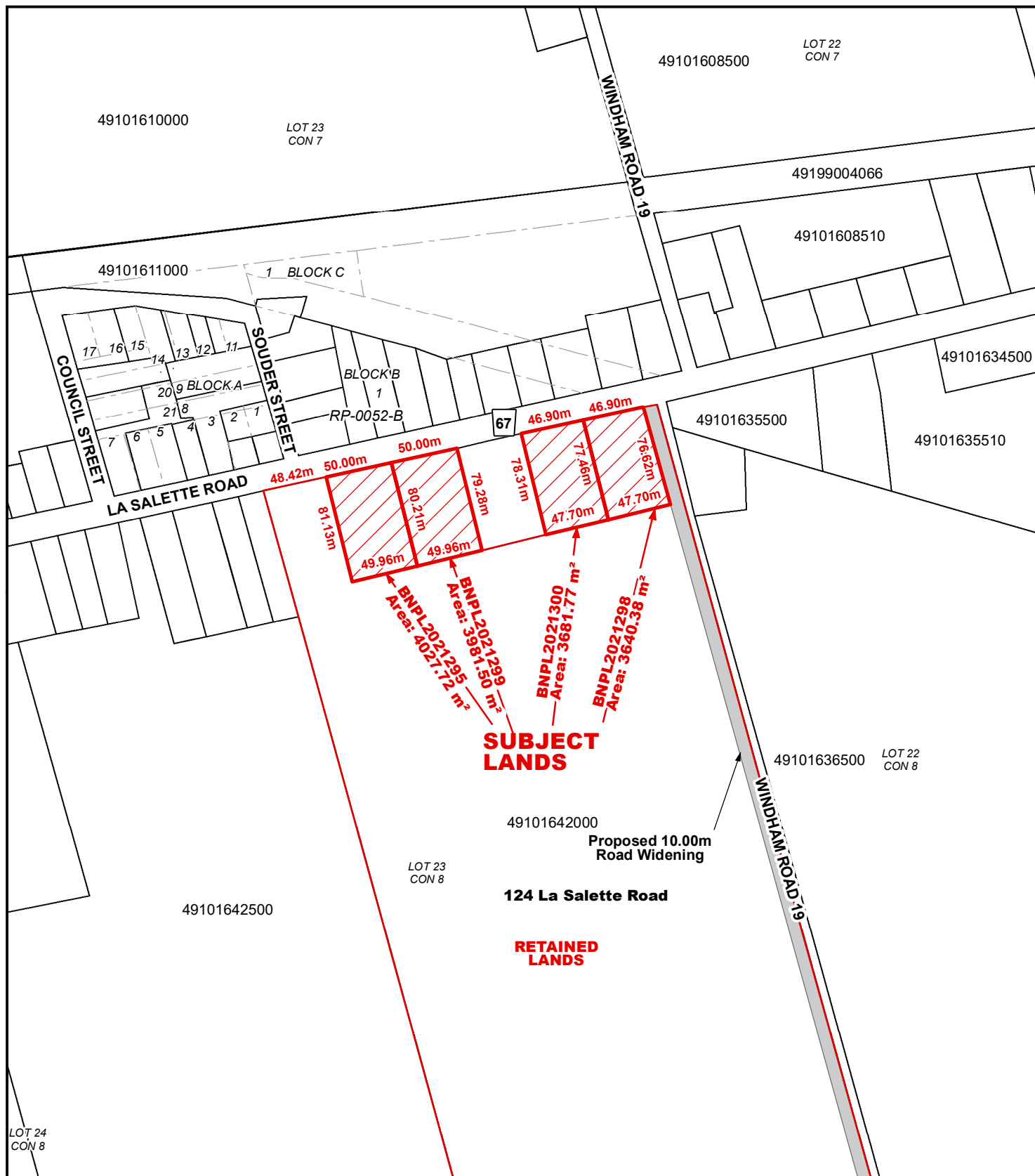
Geographic Township of WINDHAM

BNPL2021295

BNPL2021298

BNPL2021299

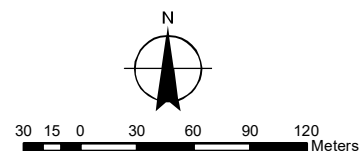
BNPL2021300



Legend

- Subject Lands
- Lands Owned

2021-09-22



LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

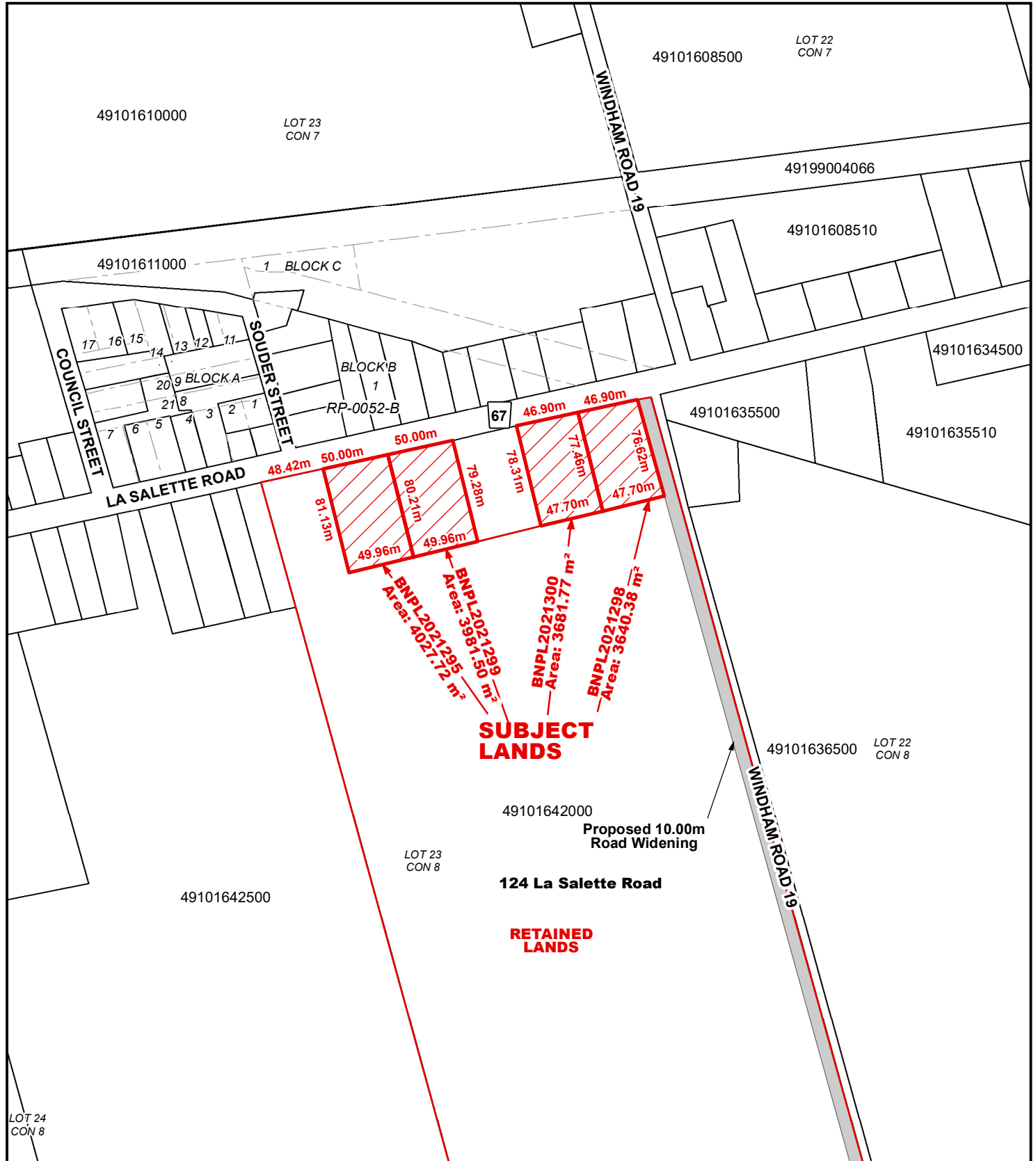
Geographic Township of WINDHAM

BNPL2021295

BNPL2021298

BNPL2021299

BNPL2021300



Legend

- Subject Lands
- Lands Owned

2021-09-22

