

For Office Use Only:

File Number BNPL2021312
Related File Number _____
Pre-consultation Meeting _____
Application Submitted AUGUST 16, 2021
Complete Application OCT. 6/21

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

\$ 2816.00 vpd
indicated-conditions for site eval.
N. GOODBRAND

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:** 3310-542-010-21000 (Benefitting)
3310-542-010-20800 (Subject lands)

A. Applicant Information**Name of Owner**

GERARD & ROSA MARY DEMAITER
ELAINE DEMAITER / BOYD

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

3503 Hwy 59

Town and Postal Code

R.R. 1, LANGTON NOE 1G0

Phone Number

519-875-3315

Cell Number

519- - -

Email

Name of Applicant

GERARD & ROSA MARY DEMAITER

Address

3503 Hwy 59 ELAINE DEMAITER BOYD,

Town and Postal Code

R.R. 1, LANGTON NOE 1G0

Phone Number

519-875-3315

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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):

LOT 12 CON 12 WALSINGHAM.

Municipal Civic Address: Hwy 59

Present Official Plan Designation(s): AGRICULTURAL.

Present Zoning: Agriculture

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:

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:
9. Existing use of abutting properties:
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:
Bell Has no 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	<u>91.4 m</u>	<u>97.5</u>
Lot depth	<u>152.4</u>	<u>152.4</u>
Lot width	<u>91.44</u>	
Lot area	<u>78 ac (315655 sqm)</u>	<u>314,169 sqm</u>
Lot coverage		<u>91.1</u>
Front yard		<u>R. 11.8</u>
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:

Frontage:	<u>5.68 m</u>
Depth:	<u>152.4 m</u>
Width:	<u>5.68</u>
Lot Area:	<u>865.6 sqm</u>
Present Use:	<u>Farming</u>
Proposed Use:	<u>added to lot</u>

Proposed final lot size (if boundary adjustment): 150,000 sq ft (13,935.46 sqm)

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 542-010-21000-0000

Description of land intended to be retained in metric units:

Frontage: larger than 400 ft (724 ft. (220 m) + 570 ft (over 1000 sq. m))

Depth: ~ 2000 ft ~ (609.6 m) (each side)

Width: 670.56 m

Lot Area: ~ 314,169 sq. m

Present Use: Farm

Proposed Use: Farm

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:

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:

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 no

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance no

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance no

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance no

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance no

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance no

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance no

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance no

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance no

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance no

Erosion

☐ On the subject lands or ☐ within 500 meters – distance no

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance no

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

No Structures

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

No structures

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☐ Open ditches

2. Existing or proposed access to subject lands

- ☐ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ 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.

*we want to protect the Cedar Hedge
and other trees on the Lot if
we should sell the farm*

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

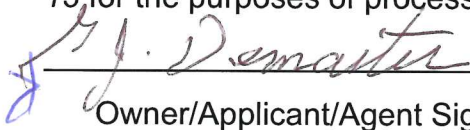
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

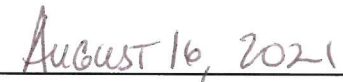
Permission to Enter Subject Lands

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

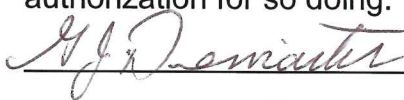

Date

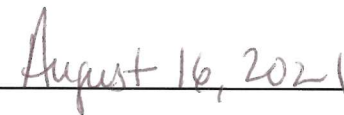
J. Owner's Authorization

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

I/We authorize _____ 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, Gerard J. Demaiter 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:

Gerard J. Demaiter

Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 16th day of AUGUST 202

A.D., 20____

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

[Signature]

A Commissioner, etc.

PLAN OF SURVEY
OF PART OF
LOT 12, CONCESSION 12
IN THE GEOGRAPHIC
TOWNSHIP OF NORTH WALSHINGHAM
IN THE
COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF NORFOLK
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND-NORFOLK

SCALE 1" = 60'

JOHN B. DODD O.L.S.

3503

PART 1
PLAN 37R - 6824

INSTRUMENT No. 266354

PART 1
PLAN 37R - 6824
LOT

INSTRUMENT No. 266354

CONCESSION

PART 1
PLAN 37R-6759
INSTRUMENT No. 507402

PART 1
PLAN 37R - 6824

ROAD ALLOWANCE BETWEEN
CONCESSIONS 12 & 13

INTERSECTION OF THE
NORTH LIMIT OF LOT 12
AND THE WEST LIMIT OF
THE ROAD IN LIEU OF
ROAD ALLOWANCE

ROAD IN LIEU OF ROAD ALLOWANCE

5.9

No.

(AS WIDENED BY REGISTERED PLAN 484)

HIGHWAY

FEET :

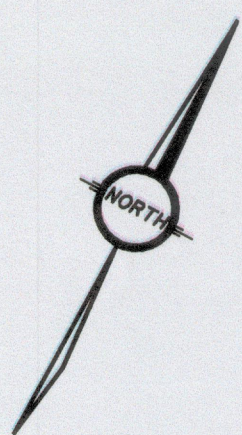
DISTANCES SHOWN ON THIS PLAN ARE IN FEET
AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048.

BEARING REFERENCE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST
LIMIT OF PART 1, PLAN 37R-6759,
BEING N30° 30' 10" W AS SHOWN ON SAID PLAN.

LEGEND:

- SIB DENOTES A STANDARD IRON BAR 1" x 1" x 4.0'
- IB DENOTES AN IRON BAR 5/8" x 5/8" x 2.0'
- (996) DENOTES JOHN B. DODD LTD., ONTARIO LAND SURVEYORS
- (700) DENOTES JEWITT & DIXON LTD., ONTARIO LAND SURVEYORS
- (1321) DENOTES RASCH & CHAMBERS LTD., ONTARIO LAND SURVEYORS
- (1416) DENOTES WEST & RUUSKA LTD., ONTARIO LAND SURVEYORS
- (OU) DENOTES 'ORIGIN UNKNOWN'
- (1582) DENOTES KIM HUSTED LTD., ONTARIO LAND SURVEYOR
- DENOTES A 'FOUND' MONUMENT
- DENOTES A 'SET' MONUMENT
- DENOTES A FENCE LINE
- WIT DENOTES 'WITNESS'



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.

(DATE) _____

JOHN B. DODD O.L.S.

PLAN 37R
RECEIVED AND DEPOSITED

(DATE) _____

LAND REGISTRAR FOR THE REGISTRY
DIVISION OF NORFOLK (37)

PART	Pt. LOT	CONCESSION	INSTRUMENT No.
1	12	12	266354

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 01st DAY OF JUNE 2000.

JUNE 2, 2000
(DATE)

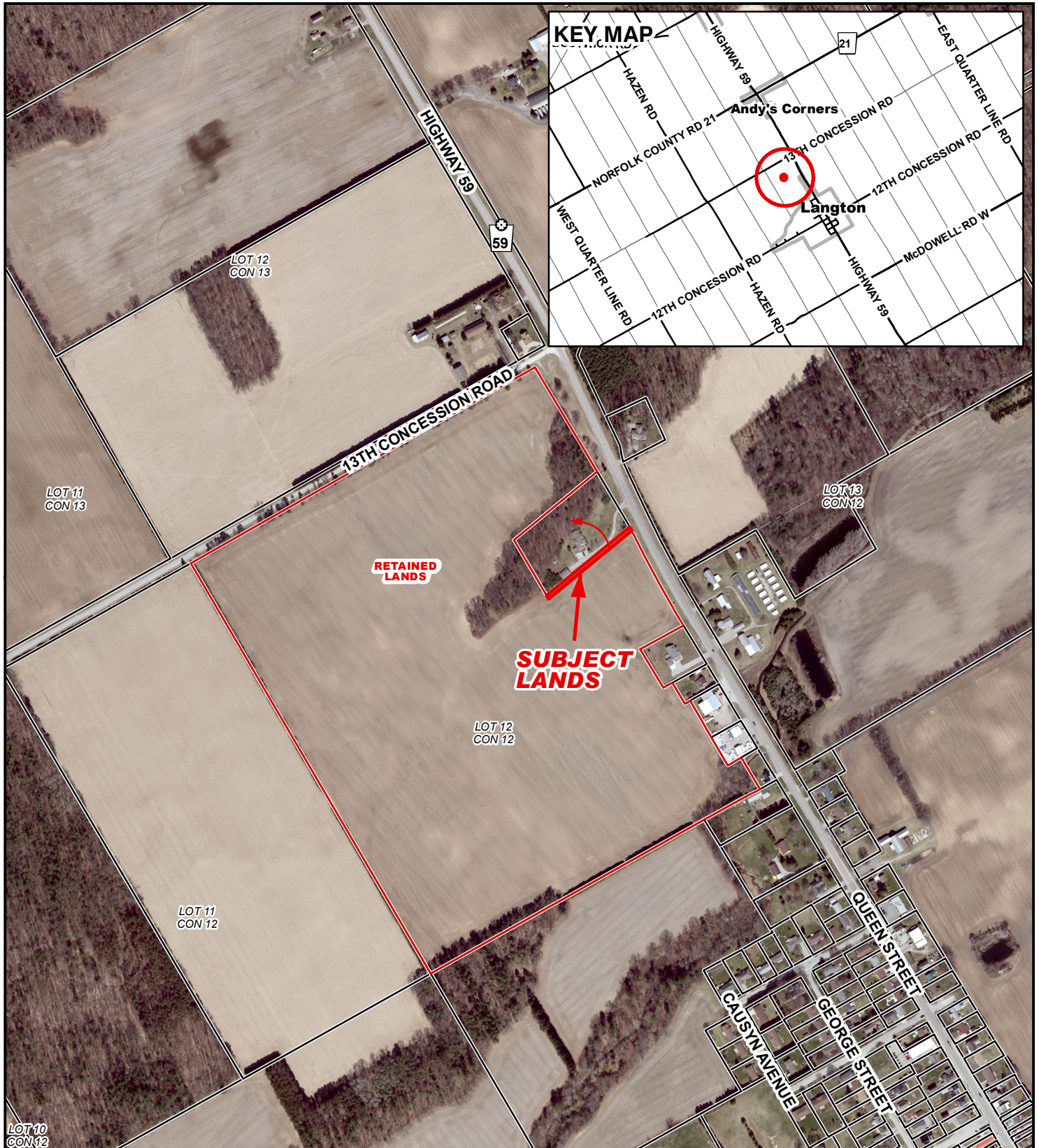
JOHN B. DODD
ONTARIO LAND SURVEYOR



JOHN B. DODD LIMITED
ONTARIO LAND SURVEYORS

101 UNION STREET, P.O. BOX 362
SIMCOE, ONTARIO N3Y 4L2
PHONE 519 428 0811
FAX 519 428 1877

FILE No.: S-7580-C

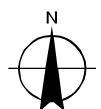


Legend

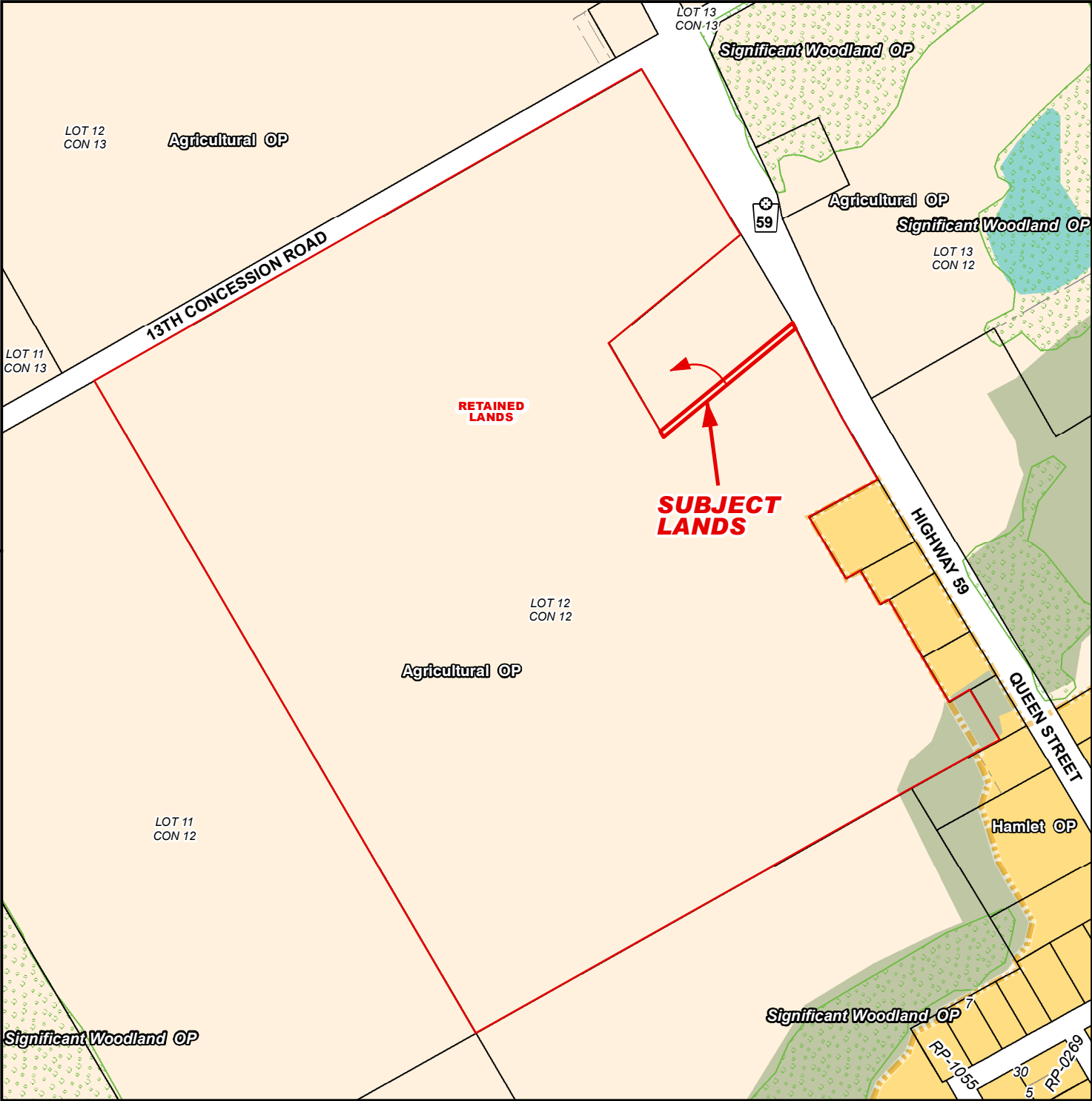
- Subject Lands
- Lands Owned

2020 Air Photo

2021-10-07



60 30 0 60 120 180 240 Meters



Legend

Subject Lands

Lands Owned

Agricultural

Hazard Lands

Provincially Significant Wetland

Hamlet

Hamlet Area Boundary

Significant Woodland

Official Plan Designations

2021-10-07

40 20 0 40 80 120 160

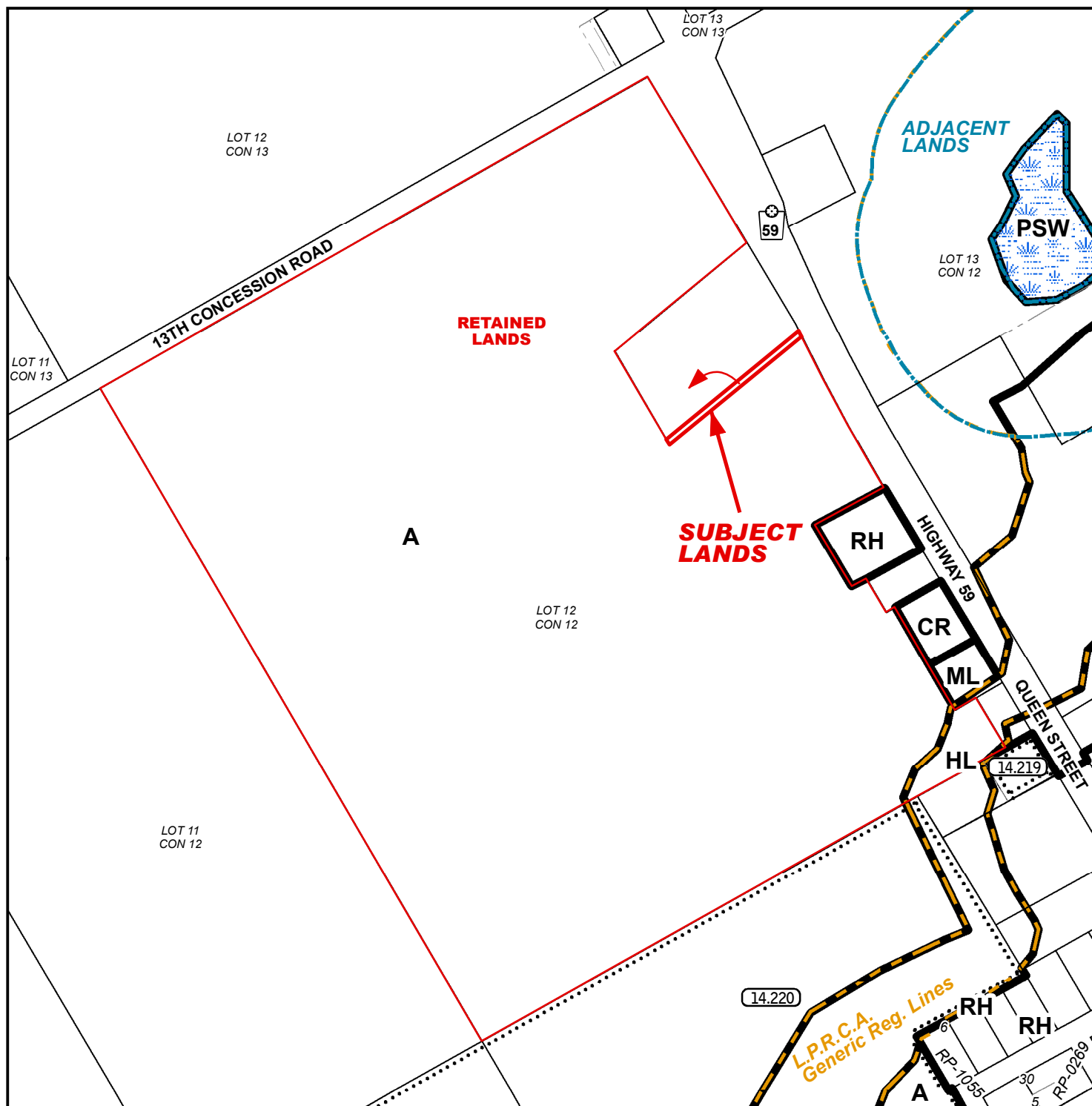
Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2021312

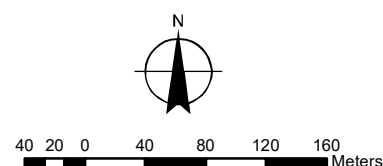


LEGEND

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

ZONING BY-LAW 1-Z-2014

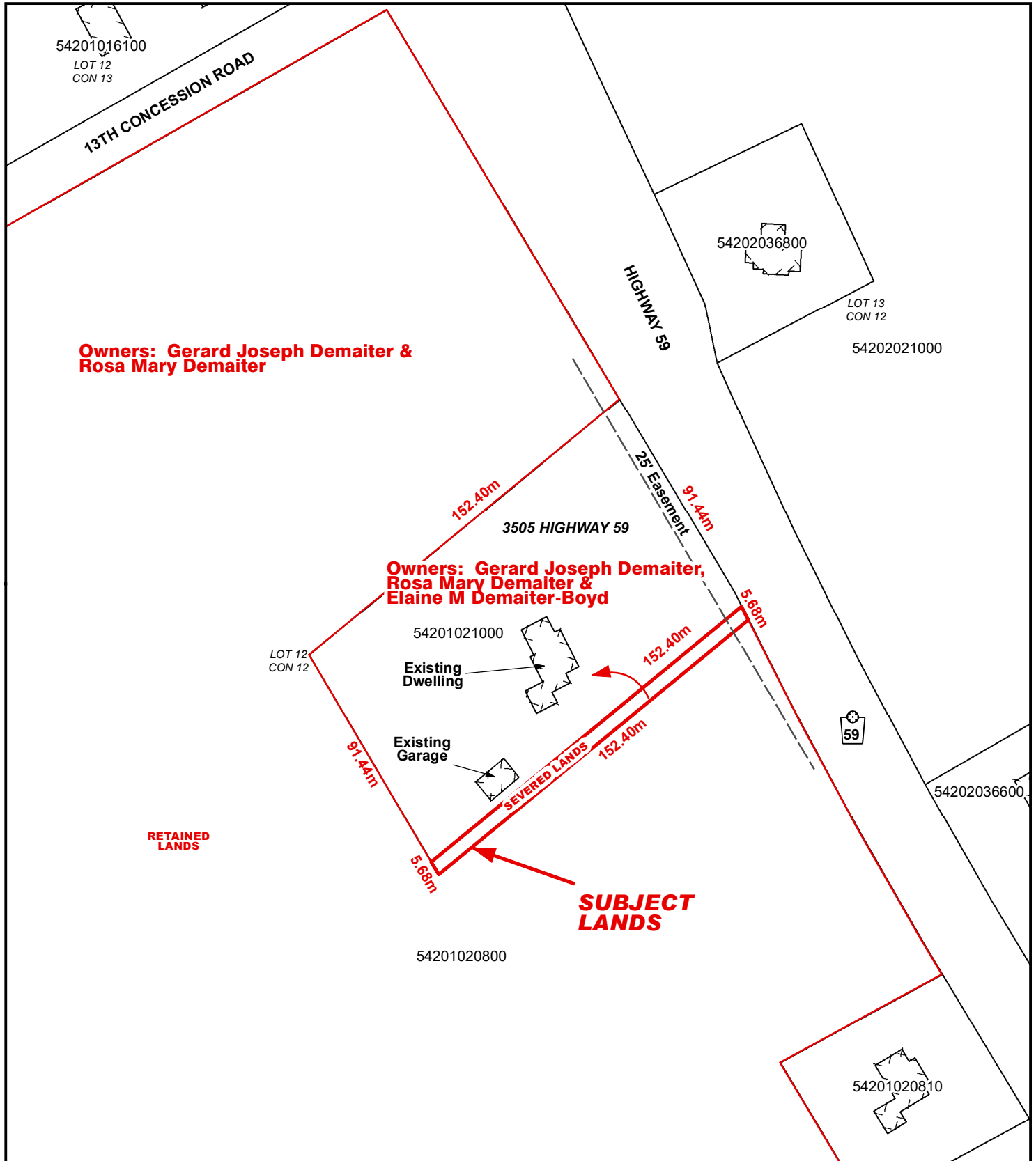
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- PSW - Provincially Significant Wetland Zone



2021-10-07

CONCEPTUAL PLAN

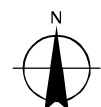
Geographic Township of NORTH WALSINGHAM



Legend

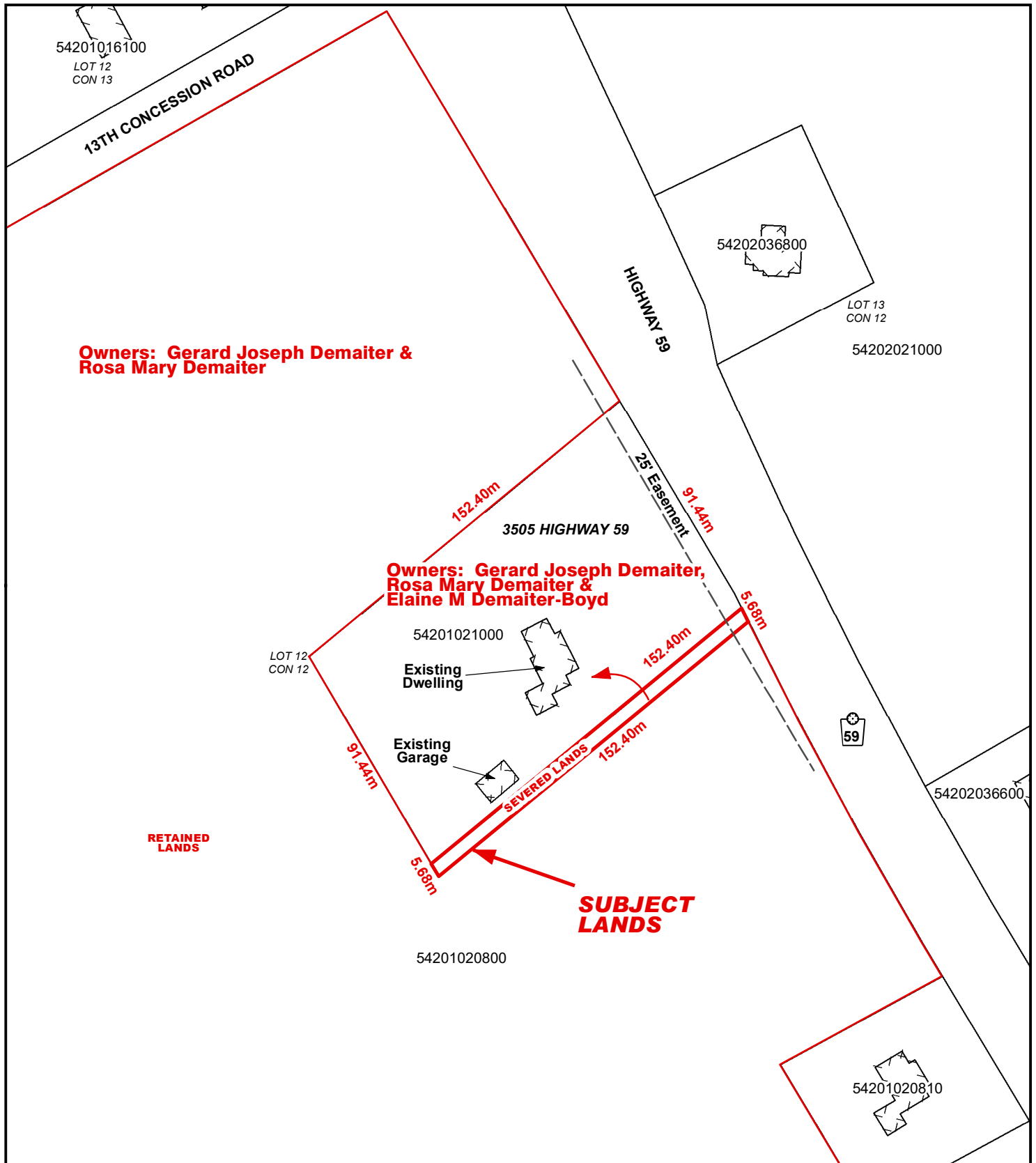
- Subject Lands
- Lands Owned

2021-10-07



CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

2021-10-07

