

Peter Black
2162 Old 24
Scotland, Ontario
NOE IRO
Ptrblack881@gmail.com
226-387-0508

November 17, 2021

Hannelore Yager and Nicole Goodbrand
Planning
185 Robinson Street
Suite 200, Simcoe, Ontario. N3Y 5L6

Via email to: fannelore.Yager@norfolkcounty.ca and to Nicole.Goodbrand@norfolkcounty.ca
and to: jeandiab@rogers.com

Please find attached my Application for a Consent/Severance/Boundary Adjustment.

As requested: the drawing has been adjusted to include the septic location and the location of the well.

The Attestation page is signed by Mr. Diab.

Mr. Muir has provided dimensions as requested and sections C1 and C4 are complete.

Again, I would like to remark and thank you both for your patience and assistance in getting this Application before the County.

Please contact me should you have additional questions.

I note that I was given a date to complete the information of November 17, 2021. The even date of this correspondence is November 16, 2021.

Yours truly,



Peter Black

Enclsoures:
Application

For Office Use Only:
 File Number
 Related File Number
 Pre-consultation Meeting
 Application Submitted
 Complete Application

PN 22021386
NOV 16/21
DEC 10/21

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

2816.00
NOV 16/21
NOV 16/21

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: 336 010 02700

A. Applicant Information

Name of Owner HALEYS ELEVATOR INC

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 50 FAIRFIELD RD

Town and Postal Code BURFORD NOE 1A0

Phone Number 519 449 3443

Cell Number " " "

Email michael@haleyselevator.ca

Name of Applicant PETER BLACK

Address 2162 OLD 24

Town and Postal Code WILSONVILLE NOE 1R0

Phone Number 226 387 0508

Cell Number " " "

Email PTRBLACK881@GMAIL.COM

Norfolk
 COUNTY

Name of Agent

NONE

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:

*

The Toronto - Dominion Bank

*

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 lot 7, Conc 1 Townsend, Norfolk County

Municipal Civic Address: 2174 Old Hwy 24

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:

GRASS & FARMING ON THE WHOLE
SUBJECT LANDS BEING THE ENTIRE
HALCY PROPERTY.

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:

FRAME SED
SOLAR ARRAY

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.

NONE

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:

NONE

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:

8 YEARS

9. Existing use of abutting properties:

FARMING

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

Please indicate unit of measurement, for example: m, m² or %

	Existing	Proposed
Lot frontage	38.1	45.77
Lot depth	45.72	53.75
Lot width		
Lot area	1742 m ²	2477 m ²
Lot coverage		5.7%
Front yard	22.49	22.49
Rear yard	11.8	22.26
Left Interior side yard	17.96	17.96
Right Interior side yard	6.37	14.14
Exterior side yard (corner lot)	N/A	N/A

2. Please outline the relief requested (assistance is available):

BOUNDARY ADJUSTMENT to regularize legal boundaries to match existing use.

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

N/A

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

Frontage: 7.67
 Depth: 53.75
 Width: 46.09
 Lot Area: 778 m²
 Present Use: GRASS Residential
 Proposed Use: GRASS Residential
 Proposed final lot size (if boundary adjustment): 0.247 hectares

Norfolk
COUNTY

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

Part 50290 0253 PART 1
Parcel 37R - 379

* Description of land intended to be retained in metric units:

Frontage: Varies
 Depth: Varies
 Width: Varies
 Lot Area: size reducing from 39.958 hectares to
 Present Use: Agricultural 39.885 hectares
 Proposed Use: Agricultural
 Buildings on retained land: none

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: not needed b/c not a surplus residence severance.

Owners Name: HALEYS ELEVATOR

* Roll Number: _____

* Total Acreage: _____

* Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) CORN / SOYA 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 _____

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:

Application solely to regularize legal boundaries to match existing use.

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:

ADJUSTMENT TO EXISTING RESIDENTIAL PROPERTY WITH OWN SOURCE OF WATER

Application solely to regularize legal boundaries to match existing use.

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.

N/A

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. Servicing and Access

1. Indicate what services are available or proposed: *N/A*

Water Supply

☐ Municipal piped water

☒ Individual wells

(existing)

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☒ Septic tank and tile bed in good working order

(existing)

N/A
☐ Communal system

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Other (describe below)

N/A
☒ Open ditches

(existing)

2. ☒ Existing or proposed access to subject lands

☒ Municipal road

☐ Unopened road

Name of road/street:

Old Hwy 24

N/A
☐ Provincial highway

☐ Other (describe below)

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.

Norfolk
COUNTY

[Signature]
COUNTY

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

July 11 '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 Michael Haley for
Haley's Elevators Inc am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize PETER BLACK 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.


3D084CAA65F54A1... Owner

8/2/2021

Date

Owner

Date



From: Peter Black peterblackmyfibre@gmail.com
Subject: black2162 ok'd 24
Date: Oct 8, 2021 at 12:25:58 PM
To: Nicole Goodbrand
Nicole.Goodbrand@norfolkcounty.ca
Bcc: peterblackmyfibre@gmail.com

Attestation page

DocuSign - envelope ID: 42722471-6715-4967-BE08-3BE1BE46B3DE

K. Declaration

I, PETER BLACK 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:

Brantford

[Signature]
Owner/Applicant/Agent Signature

This 25 day of August

A.D., 2021

[Signature]
A Commissioner, etc.

JEAN DUBOIS
SOLICITOR

12/14

13/14



SCALE 1:300

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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MEASUREMENTS WERE CORRECTED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (GCS) (2010). BY THE COMBINED SCALE FACTOR OF 0.999994. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FINISHES ARE "ON LINE" UNLESS NOTED OTHERWISE.

POINT ID	NORTHING	EASTING
A	4781811.05	550322.09
B	4782152.88	550192.12

CO-ORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS ON POLYMERES SHOWN ON THE PLAN.

DEGRADED REFERENCE POINTS (09P) WITH DOWE 17, NADA3 (2010)
 CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF R.O. 869/70

1. ODR 100

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SUBROGATIONS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JUNE, 2021.

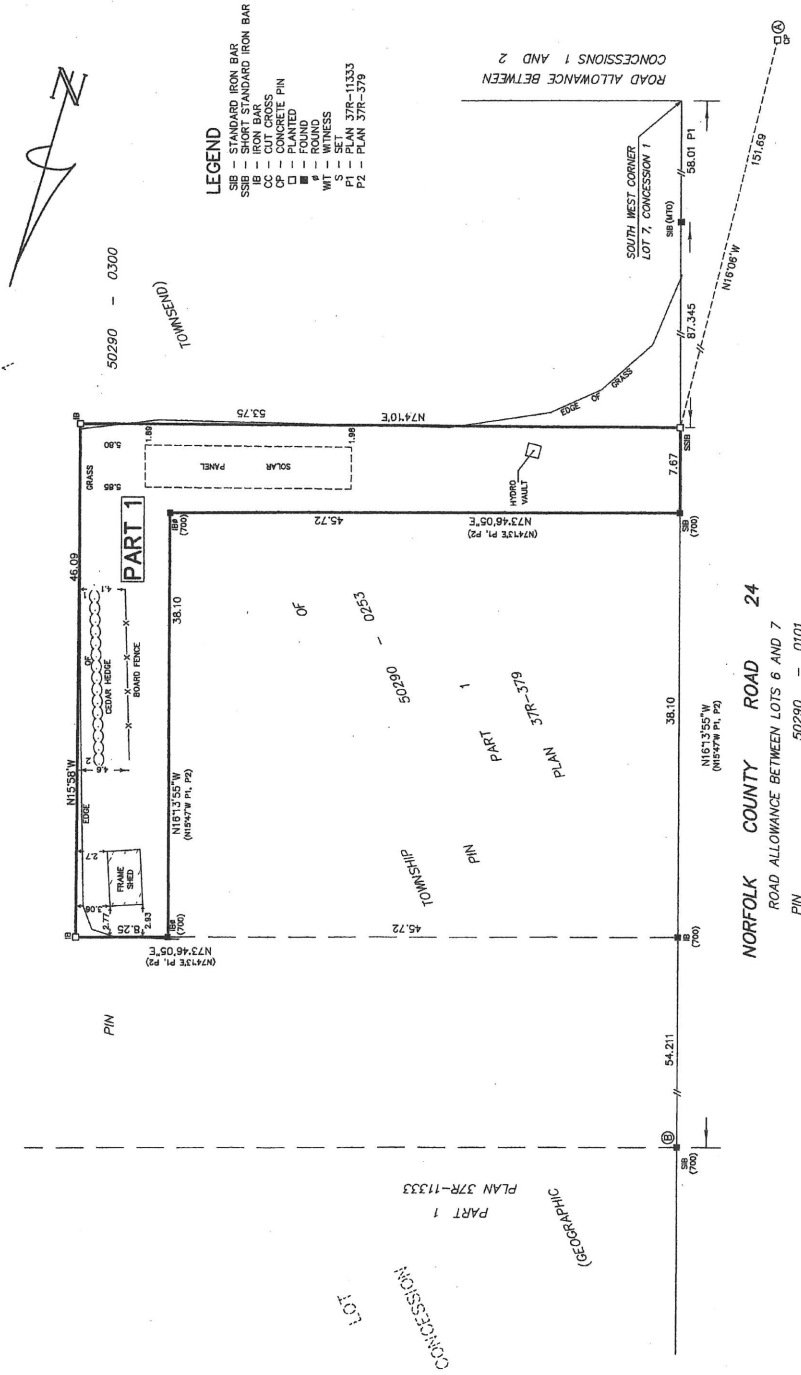
October 28, 2021

ONTARIO LAND SURVEYOR

MACAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TEL: 819-752-0040 FAX: 819-752-3087 mac@macwhite.com

1-175

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGEND
SIB - STANDARD IRON BAR
SBB - SHORT STANDARD IRON BAR
IB - IRON BAR
CB - CEMENT CONCRETE
CP - CEMENT CONCRETE PIN
P - PLANT
F - FOUND
W - WITNESS
S - SET
P1 - PLAN 37R-11333
P2 - PLAN 37R-379

PLAN OF SURVEY OF
PART OF LOT 7
CONCESSION 1
NORFOLK COUNTY
(GEOGRAPHIC TOWNSHIP OF TOWNSEND)
SCALE 1:300
Macaulay, White & Murr Ltd.

NOTE:
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY
REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (GRS) (2011).
ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL DIMENSIONS ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

POINT ID	NORTHING	EASTING
A	478911.05	558222.09
B	478912.89	558152.12

CO-ORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE



- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 16th DAY OF JUNE, 2021.

JULY 05, 2021
JOHN W. MUR
ONTARIO LAND SURVEYOR

Macaulay, White & Murr Ltd.
ONTOARIO LAND SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5A8
TEL 519-752-0040 FAX 519-752-0087 mmur@vodafone.ca

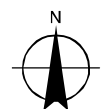


Legend

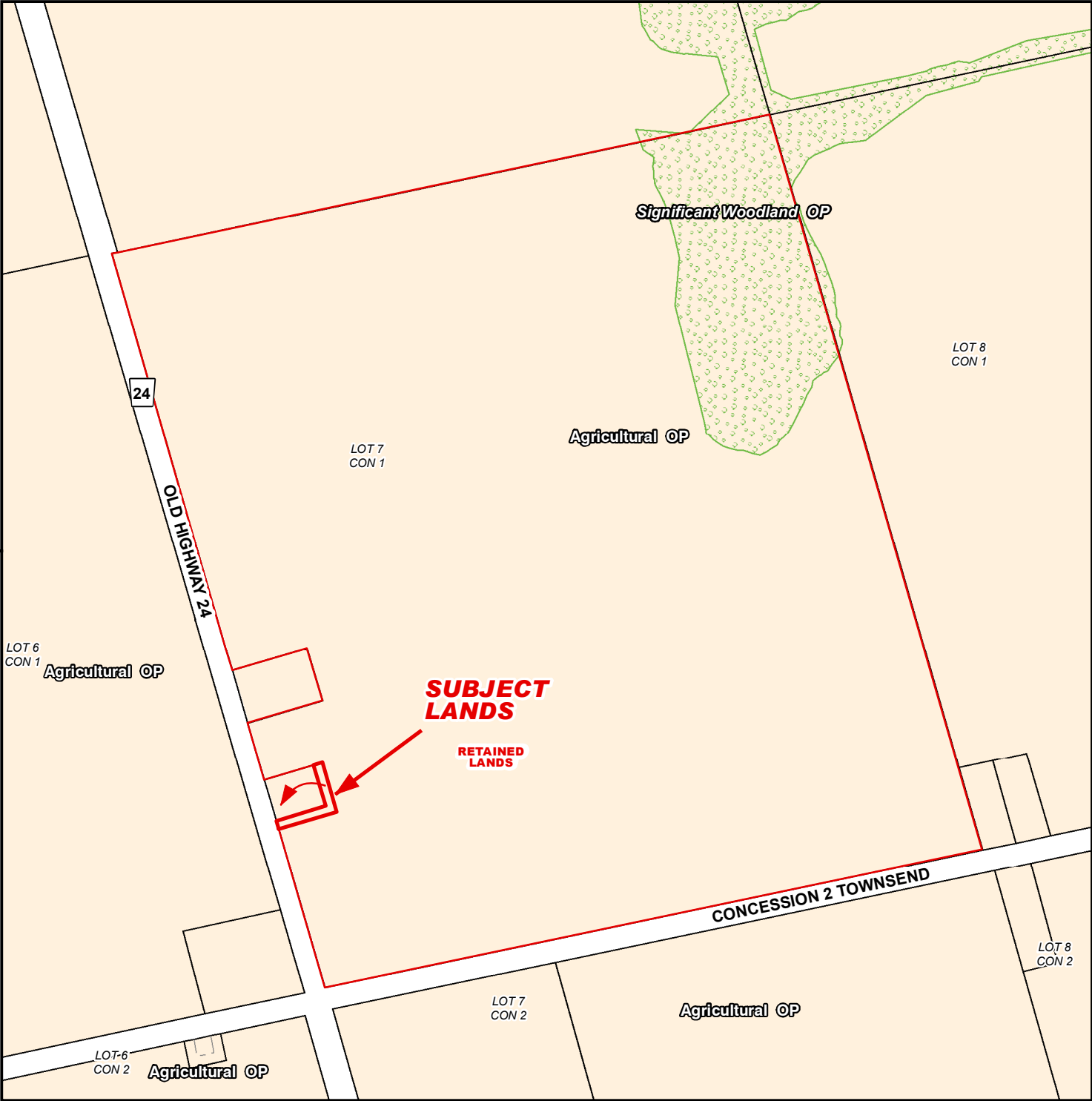
-  Subject Lands
-  Lands Owned

2020 Air Photo

2021-12-08



40 20 0 40 80 120 160 Meters



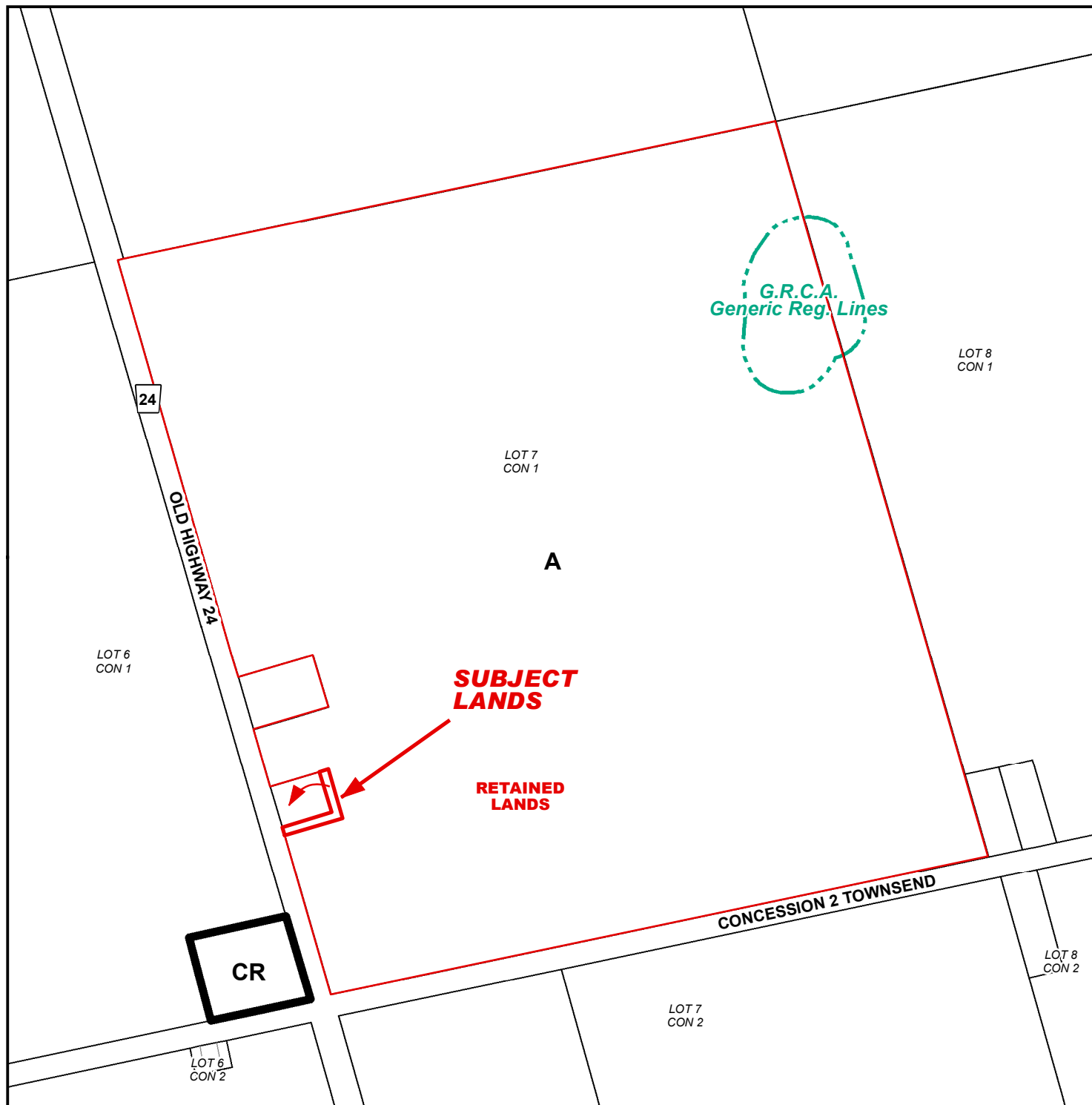
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Significant Woodland

2021-12-08



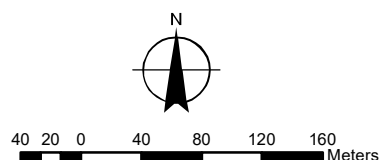
LEGEND

- Subject Lands
- Lands Owned
- GRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

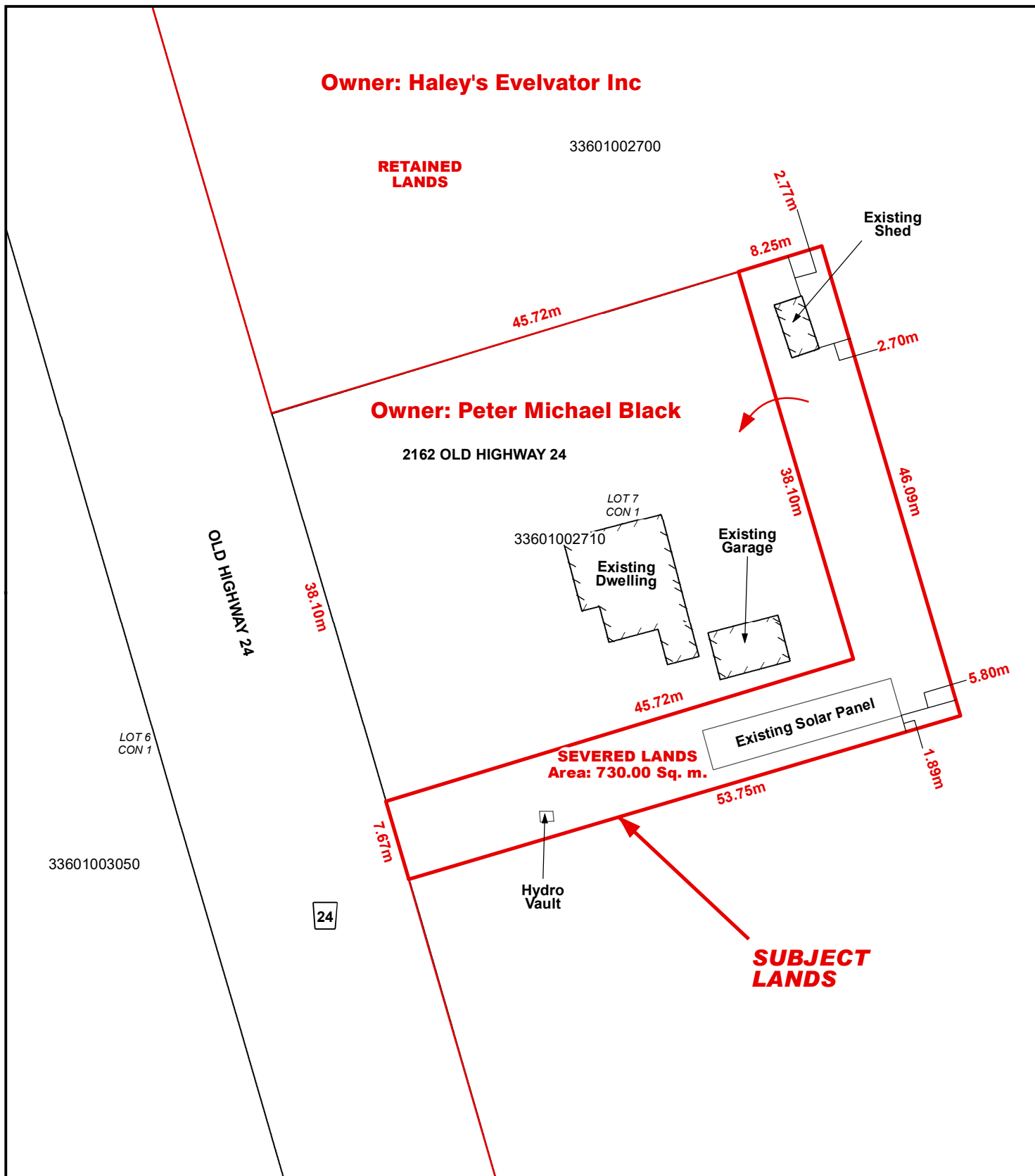
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone

2021-12-08



CONCEPTUAL PLAN

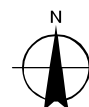
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

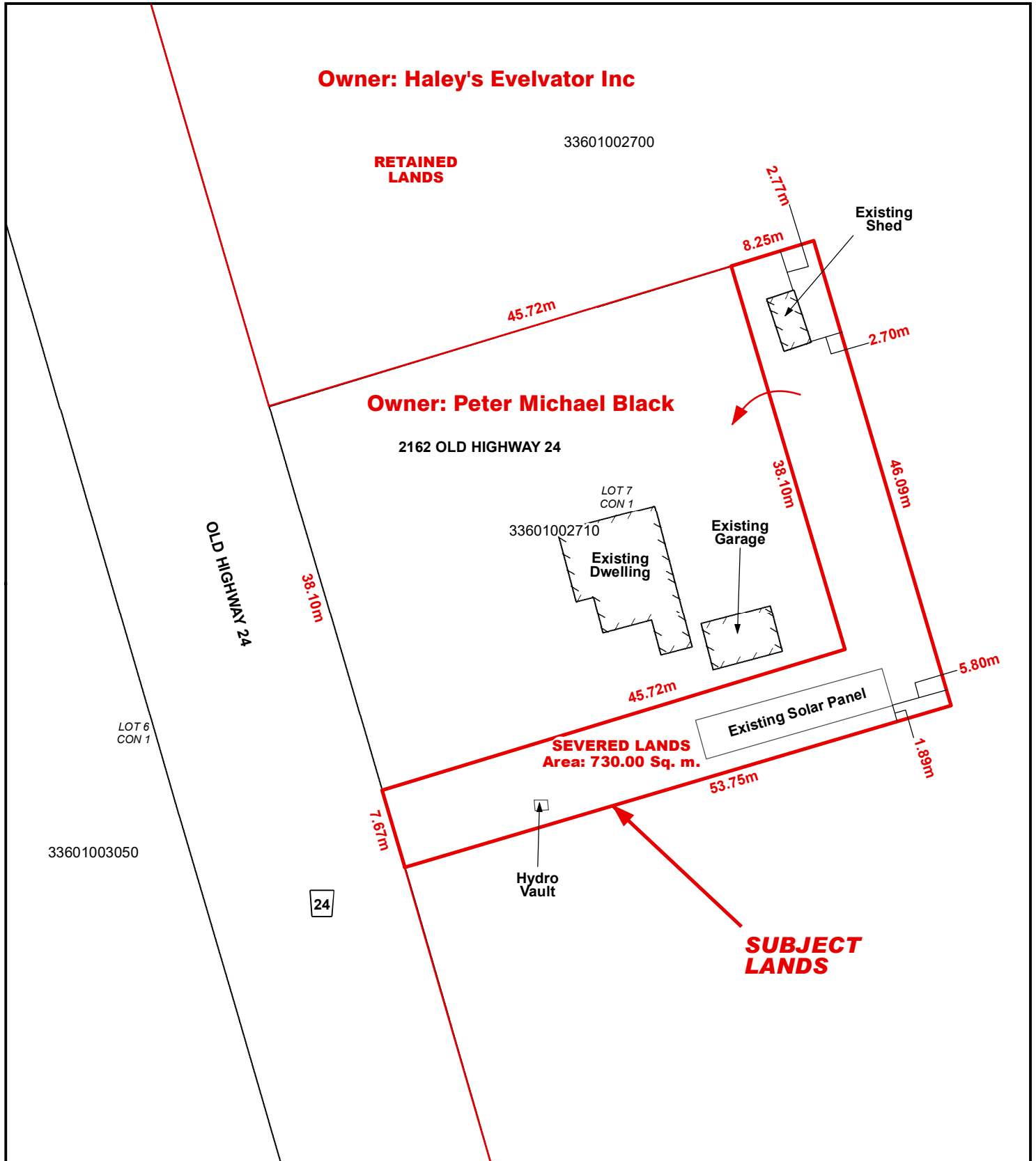
2021-12-08



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

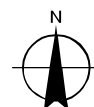
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

2021-12-08



4 2 0 4 8 12 16 Meters