

**For Office Use Only:**

File Number BNPL2022002  
Related File Number N/A  
Pre-consultation Meeting N/A  
Application Submitted Dec. 8/2021  
Complete Application Jan/4/2022

Application Fee \$ 3367.00  
Conservation Authority Fee \$ 502.85  
Well & Septic Info Provided Yes  
Planner Hanne Yager  
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:**493-030-09500-0000**A. Applicant Information****Name of Owner**Brian + Sandra Dekeyser

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**182 Charlottesville Rd 8**Town and Postal Code**Simcoe N3Y 4K5**Phone Number**519-429-5992**Cell Number**519-429-8133**Email**bsdekeyser@kwic.com**Name of Applicant**Brian + Sandra Dekeyser**Address**182 Charlottesville Rd 8**Town and Postal Code**Simcoe N3Y 4K5**Phone Number**519-429-5992**Cell Number**519-429-8133**Email**bsdekeyser@kwic.com

Name of Agent

N/A

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 mortgages, 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):

Lot 1 Concession 7 Charlottetown

Municipal Civic Address: 1570 Forestry Farm Rd

Present Official Plan Designation(s): Agricultural + Hazard

Present Zoning: Agricultural + Hazard

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:

Agriculture

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:

Steel clad shop + insulbrick barn  
to be retained with farm (see attached)

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:

N/A

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:

100 years

9. Existing use of abutting properties:

residential

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:

DeKeyser - 1570 Forestry Farm Rd  
Silver Hill

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The hydro pole & line that sits on the proposed severed lot will be used for the lot. The farm buildings on the retained lands are for storage and do not require hydro. Any lines running to the barns will be disconnected.



### C. Purpose of Development Application

Note: Please complete all that apply.

SD 11/2/22

#### 1. Site Information

Existing

Proposed

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

Lot frontage	<u>66 m</u>	<u>77.5 m</u>
Lot depth	<u>61 m</u>	<u>52 m</u>
Lot width	<u>66 m</u>	<u>77.5 m</u>
Lot area	<u>4026 m<sup>2</sup></u>	<u>4030 m<sup>2</sup></u>
Lot coverage	<u>4026 m<sup>2</sup></u>	<u>4030 m<sup>2</sup></u>
Front yard	<u>23 m</u>	<u>13 m</u>
Rear yard	<u>31.4 m</u>	<u>30 m</u>
Left Interior side yard	<u>6.4 m</u>	
Right Interior side yard	<u>49.3 m</u>	<u>60.5 m</u>
Exterior side yard (corner lot)	<u>N/A</u>	

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

N/A

#### 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:

SD 11/2/22

Frontage:

66 m 77.5 m

Depth:

61 m 52 m

Width:

66 m 77.5 m

Lot Area:

4026 m<sup>2</sup> 4030 m<sup>2</sup>

Present Use:

Farm Residential

Proposed Use:

Residential

Proposed final lot size (if boundary adjustment):

N/A

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

N/A

Description of land intended to be retained in metric units:

Frontage: 145 m + 173 m (on Forestry Farm Rd)

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: 138.5 Acres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 1 Barn + 1 Shop

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: Brian Dekeyser

Roll Number: 493-030-10400-0000

Total Acreage: 90 Acres

Workable Acreage: 75 Acres

Existing Farm Type: (for example: corn, orchard, livestock) Cashcrop/vegetables

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1905

Owners Name: Brian Dekeyser  
Roll Number: 493-030-10500-0000  
Total Acreage: 50 Acres  
Workable Acreage: 15 Acres  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

Owners Name: Silver Hill Farms Inc.  
Roll Number: 543-020-24000-0000  
Total Acreage: 48 Acres  
Workable Acreage: 48 Acres  
Existing Farm Type: (for example: corn, orchard, livestock) cash crop  
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:

it has always been agricultural



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:

A residential house is existing so there will be no physical changes to land or buildings

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:

Same as above

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)

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Sewage Treatment

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

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Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)
- ☒ Open ditches

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2. Existing or proposed access to subject lands

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

Name of road/street:

Forestry Farm Road.

## G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

1

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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

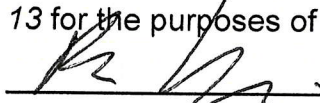
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant/Agent Signature

Oct 25/21

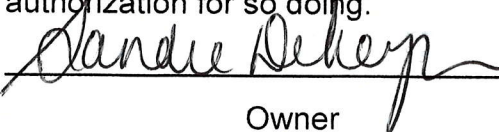
Date

### 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 Dekeyser 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

Dec 8/21

Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

I, Sandra Dekeyser 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

Sandra Dekeyser  
Owner/Applicant/Agent Signature

In Simcoe, Ont.

This 8<sup>th</sup> day of DECEMBER 2021

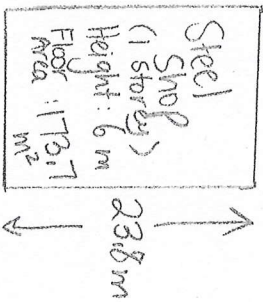
A.D., 2021

Sherry Ann Mott  
A Commissioner, etc.

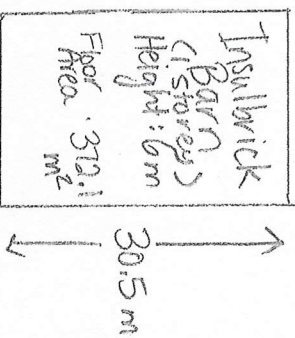
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

Farm  
Fields:

896m  
(from road to  
back of property)



7.3m



Existing  
lots.

145m

60.2m

12.2m

5.2m

77.5m

60m

30°



proposed lot of  
1 acre

52m

6m

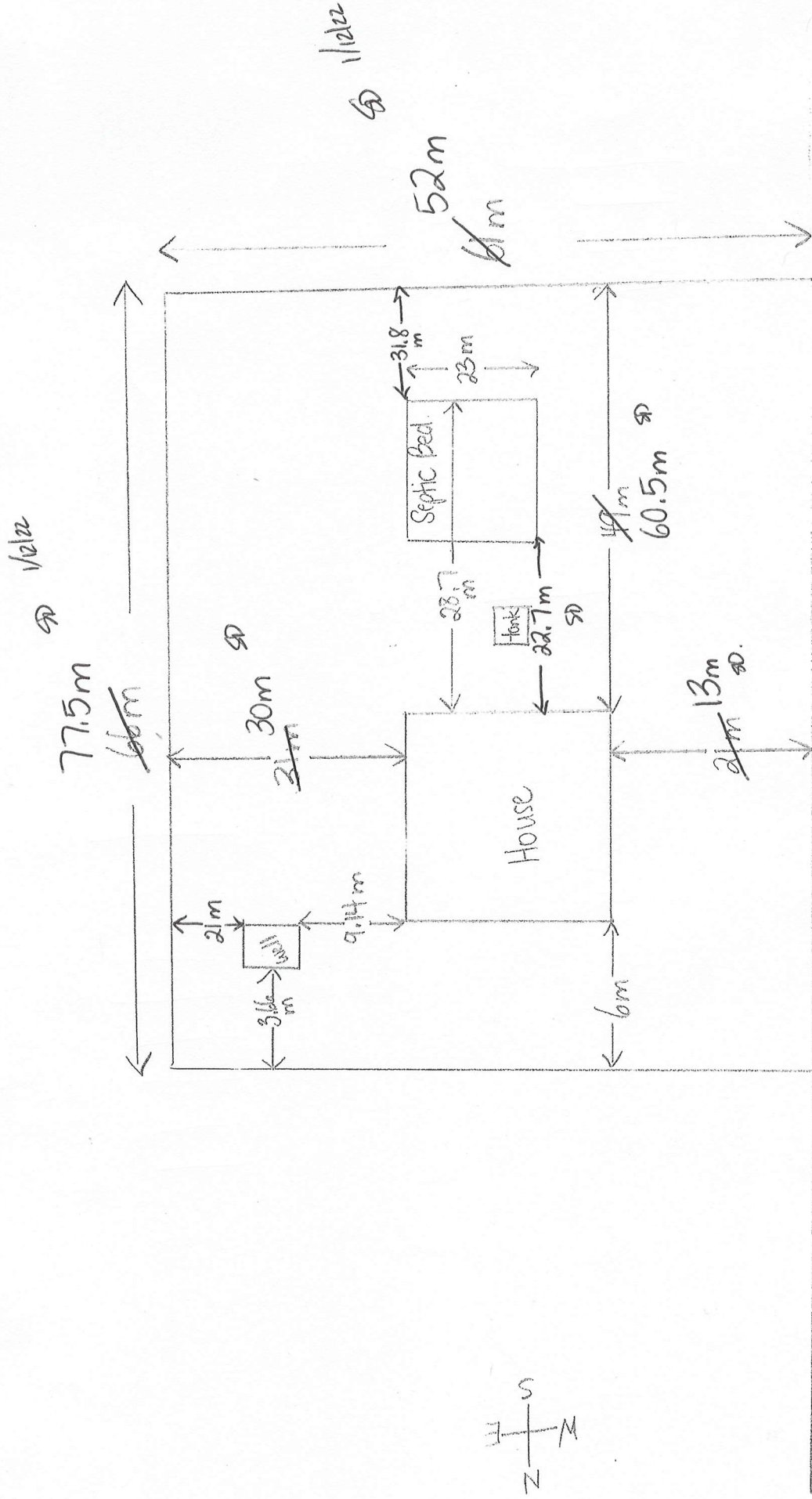
161.5m

Existing  
lots.

Forestry Farm Rd

Dekeyser (1570 Forestry Farm Rd)

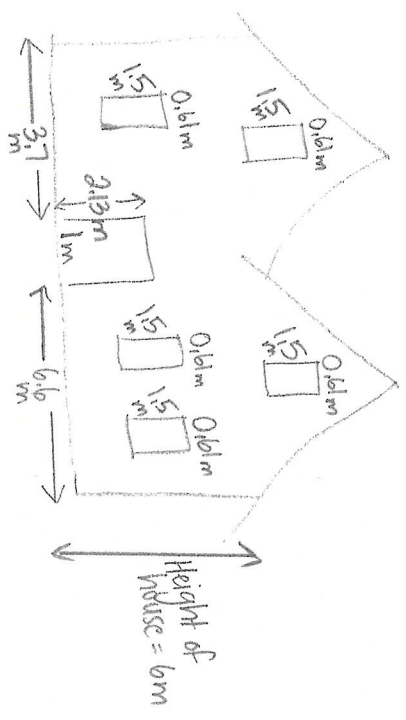
# Proposed Lot - Dekeyser (1570 Forestry Farm Rd)



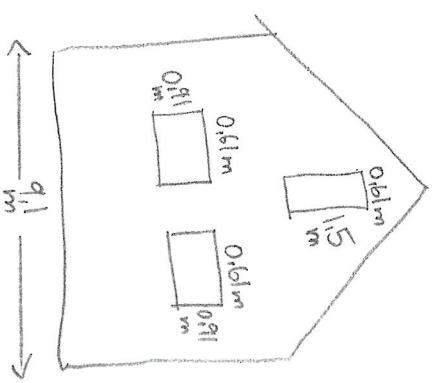
forestry Farm Rd

# Existing House At 1570 Forestry Farm Rd.

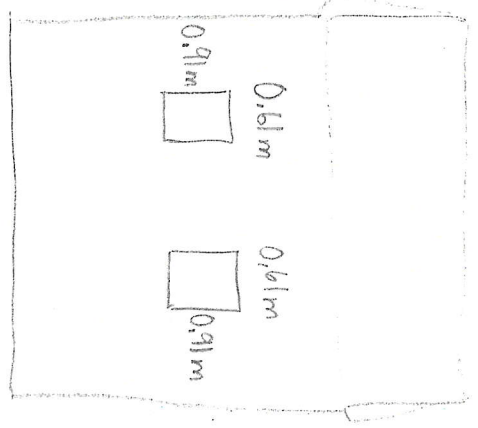
West



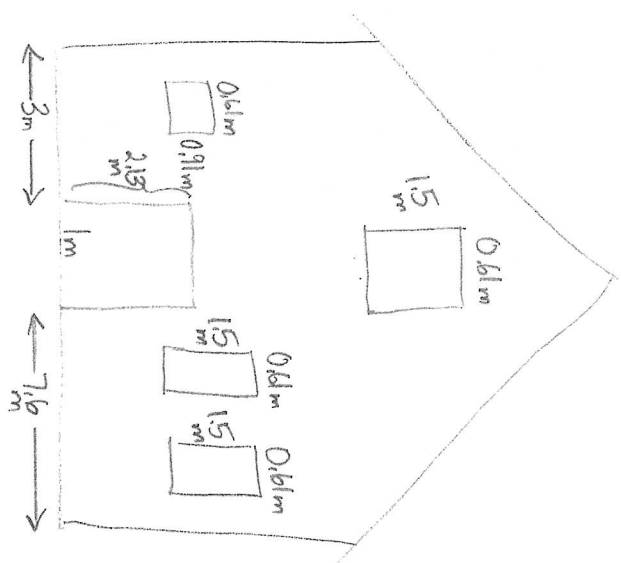
North



South



East









Dekeyser - 1570 Forestry Farm Rd.



1 Acre  
to be severed





50 Colborne Street South  
Simcoe, ON N3Y 4H3

Phone: (519) 426-5870  
Fax: (519) 426-8573

## TAX NOTICE

Interim	2021
Billing Date	February 19, 2021

Roll No. 493-030-09500-0000		Group Code:		Bill No. 1460010	
Mortgage Company		Mortgage No.			
Name and Address		Municipal Address/Legal Description			
DEKEYSER BRIAN ANDREW DEKEYSER SANDRA LEE 182 CHARVILLE RD 8 RR 6 SIMCOE ON N3Y 4K5		006820 1570 FORESTRY FARM RD CHR CON 7 PT LOT 1 PT LOT 2 RP 37R5284 PART 1 REG 139.50AC FR D			
<b>Assessment</b>					
<b>Class</b>	<b>Value</b>	<b>Class/Educ. Support</b>	<b>Municipal Levy</b>		<b>Education Levy</b>
			<b>Tax Rate(%)</b>	<b>Amount</b>	<b>Tax Rate(%) Amount</b>
FTES	\$941,600.00	FL Tax Full ES	0.0012769	\$1,202.33	0.0001913 \$180.13
RTES	\$67,400.00	Resident Tax Full ES	0.0055519	\$374.20	0.0007650 \$51.56
<b>Sub Totals &gt;&gt;&gt;</b>					
			Municipal Levy	\$1,576.53	Education Levy \$231.69
<b>Special Charges</b>					
Local #	Description	Amt	Exp Year	Installments Due Date Amount	Summary
				3/31/2021 \$904.22	Sub-Total - Tax Levy \$1,808.22
				5/31/2021 \$904.00	Special Charges/Credits \$0.00
					2021 Tax Cap Adjustment \$0.00
					Interim 2021 Levies \$1,808.22
					Past Due Taxes/Credit \$0.00
					March Penalty/Interest \$0.00
<b>Total Special Charges</b>		\$0.00		<b>Total Amount Due</b>	\$1,808.22

**IMPORTANT - Norfolk County Council has waived penalty and interest on 2021 interim and final taxes until Jan 1 2022**  
The Municipal and Education Levies shown on this bill represent approximately 50% of the estimated annual taxes.

Total : 139.5 Acres  
Proposed Lot : 1 Acre  
Retained Land : 138.5 Acres

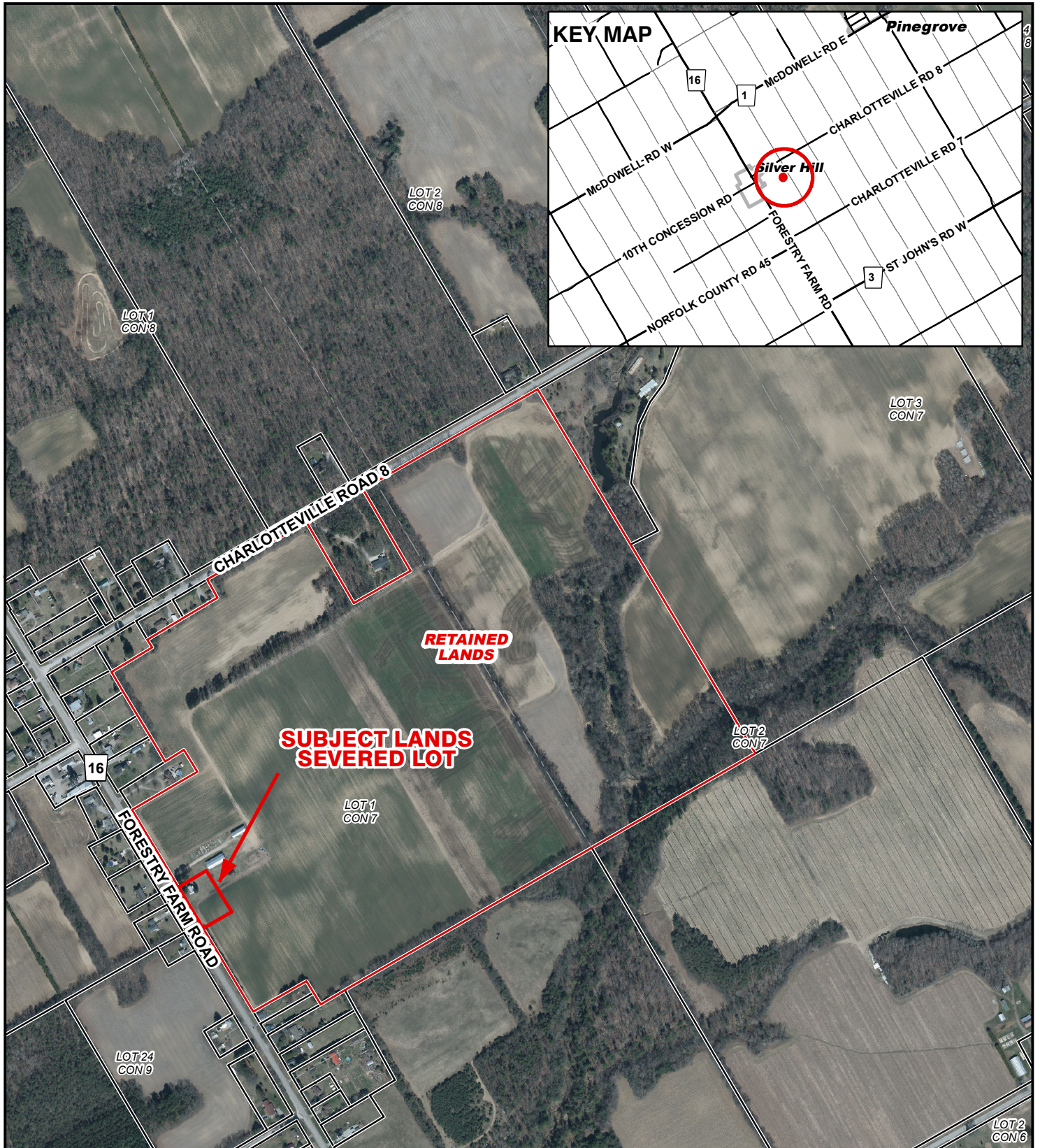


# MAP A

## CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

BNPL2022002

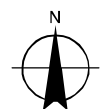


### Legend

- Subject Lands
- Lands Owned

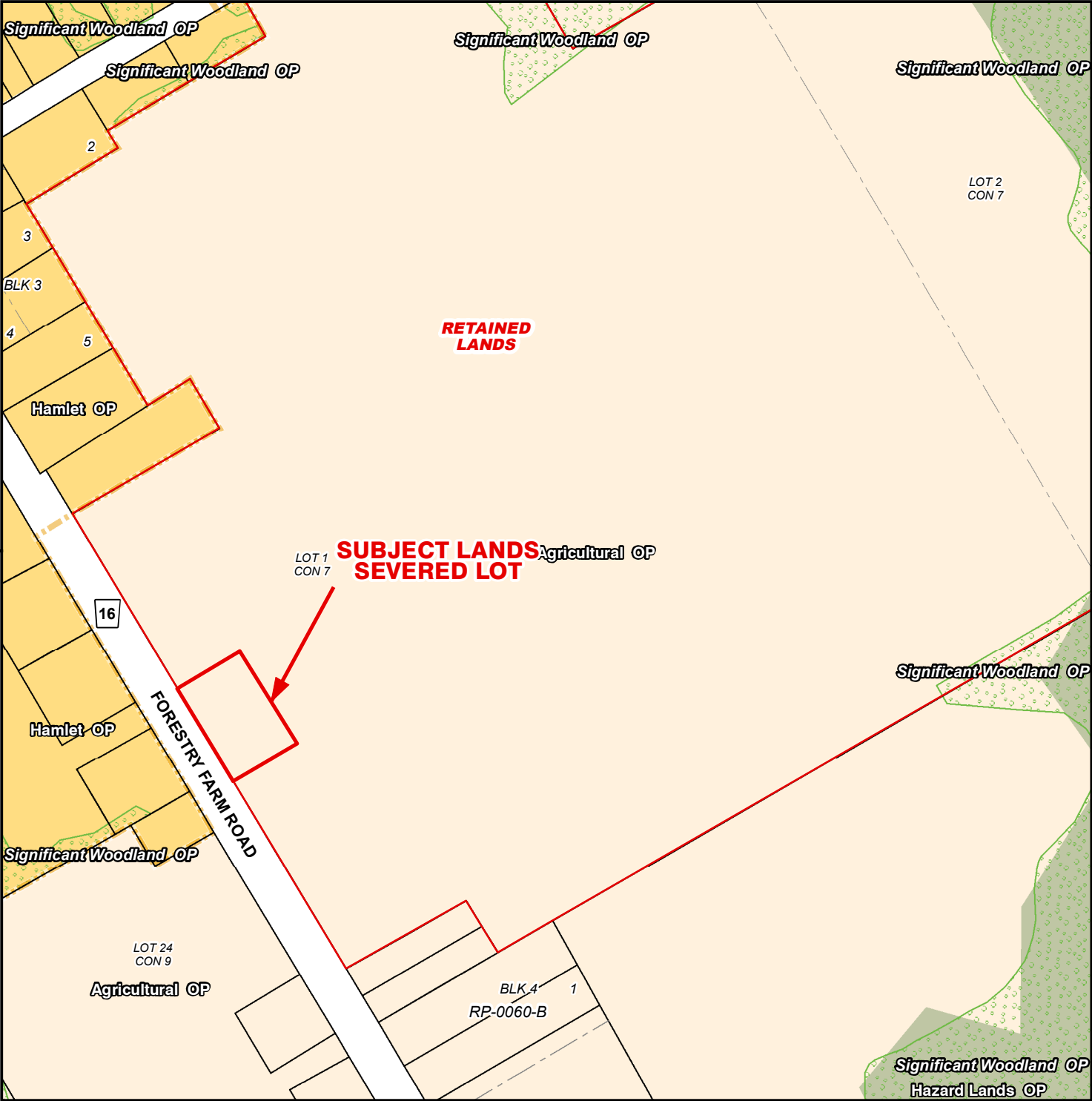
2020 Air Photo

2022-01-13



60 30 0 60 120 180 240 Meters





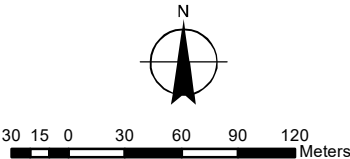
**Legend**

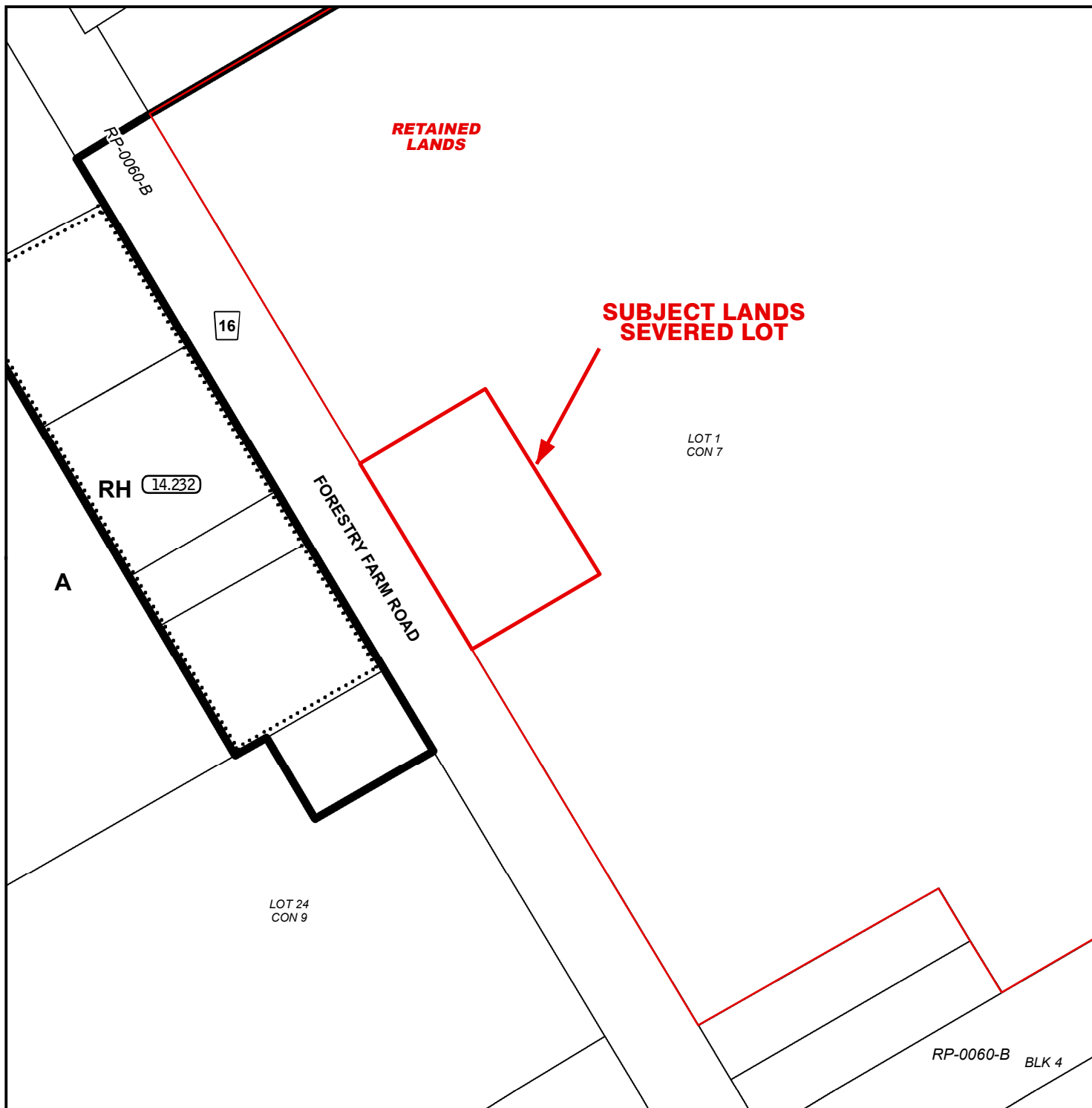
- Subject Lands
- Lands Owned

**Official Plan Designations**

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

2022-01-13





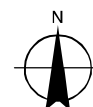
2022-01-13

**LEGEND**

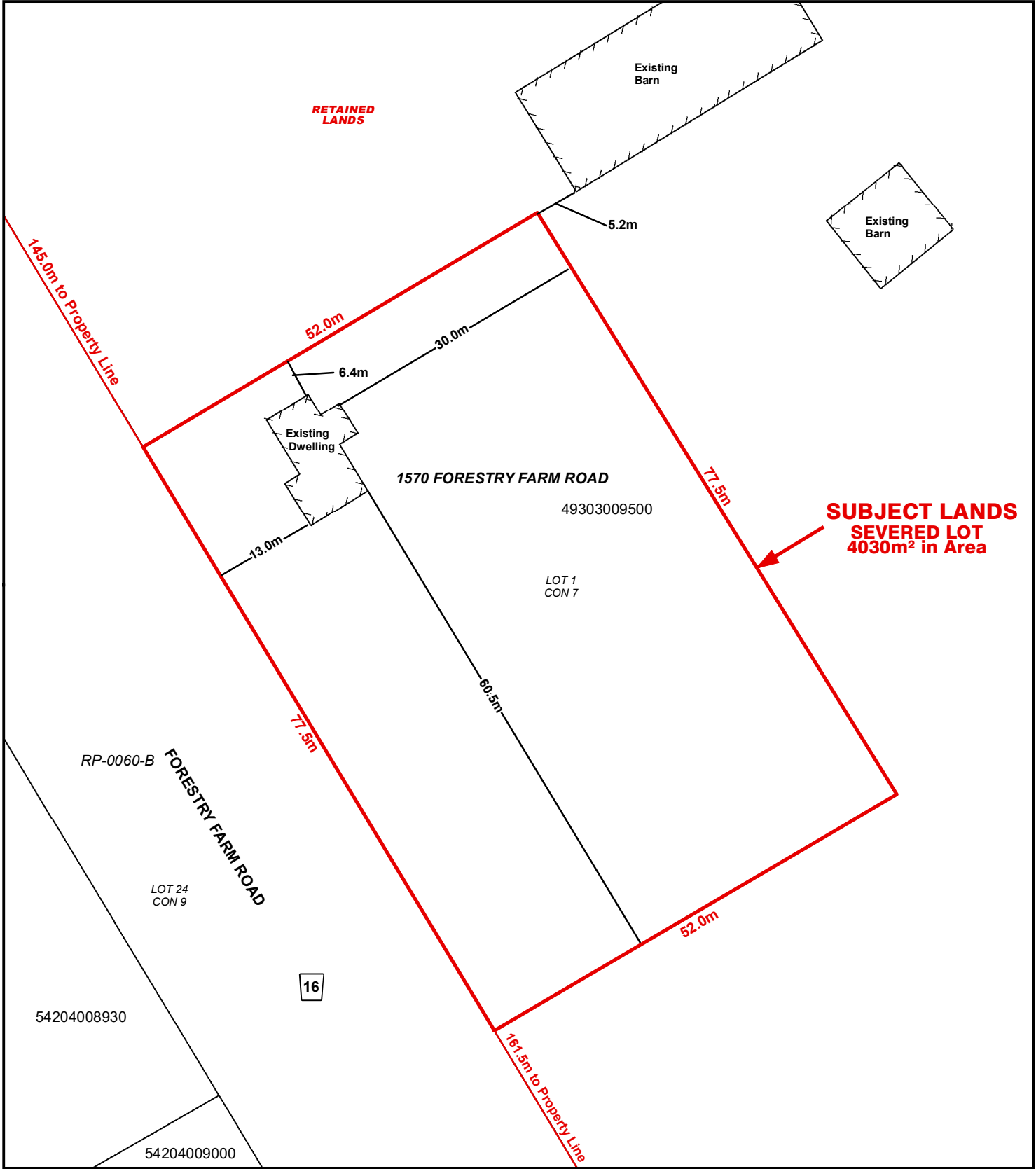
- Subject Lands
- Lands Owned

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

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone



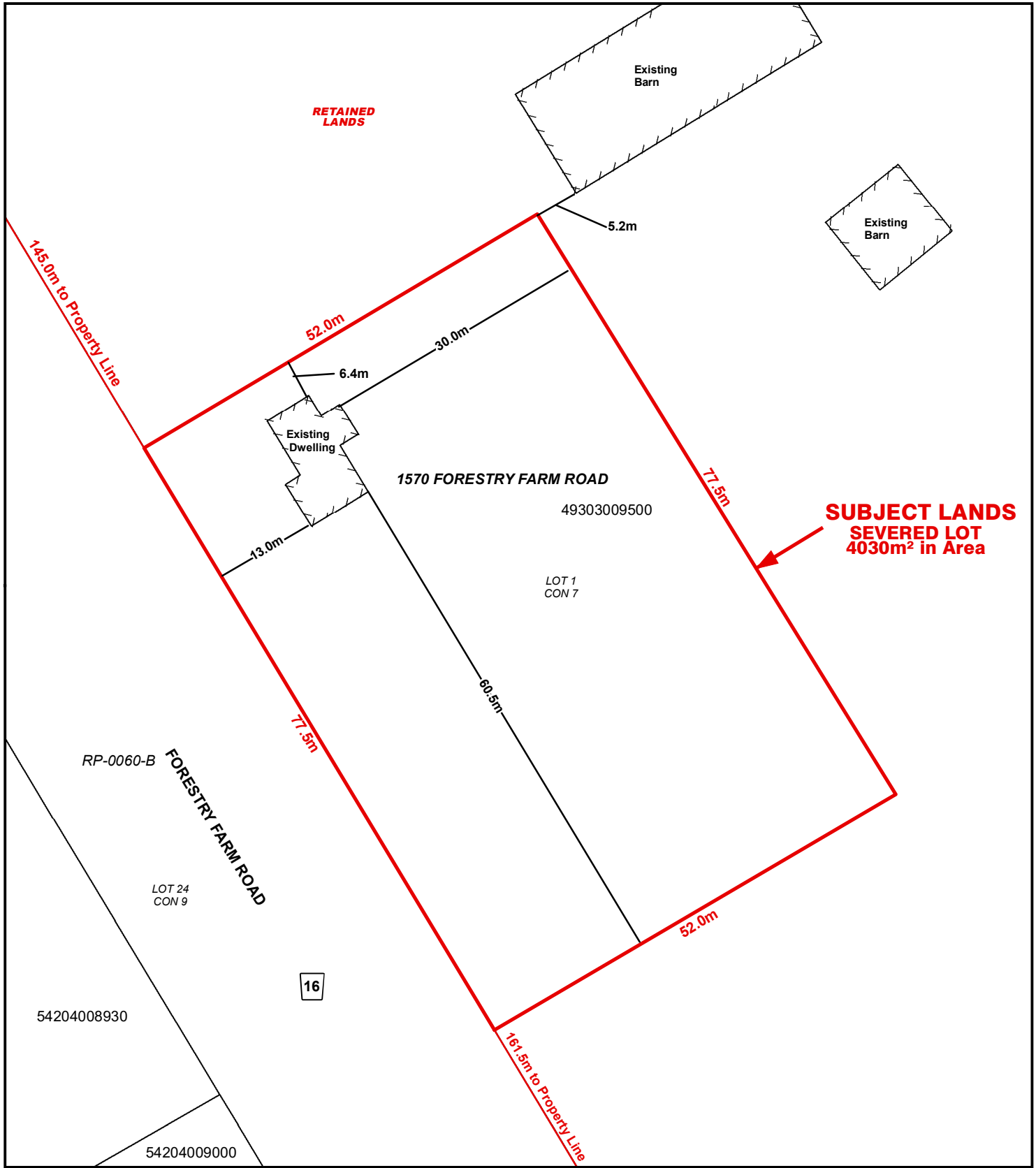
10 5 0 10 20 30 40  
 Meters







CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

-  Subject Lands
-  Lands Owned

2022-01-13

