

For Office Use Only:

| | | | |
|--------------------------|------------------|-----------------------------|--------------|
| File Number | BNPL2022022 | Application Fee | \$2816.00 pd |
| Related File Number | N/A | Conservation Authority Fee | N/A |
| Pre-consultation Meeting | N/A | Well & Septic Info Provided | N/A |
| Application Submitted | July 6, 2021 | Planner | Hanne Yager |
| Complete Application | January 25, 2022 | 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: 3310-541-010-26000**A. Applicant Information****Name of Owner** WALTER + LORAIN HOMICK

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 355 GOSHEN RD.**Town and Postal Code** TILSONBURG N4G 4G7**Phone Number** 519-842-9281**Cell Number****Email****Name of Applicant** Chad + ANGELA HOMICK**Address** 409 GOSHEN RD.**Town and Postal Code** TILSONBURG N4G 4G7**Phone Number** 226-231-7043**Cell Number****Email** chadhomick72@gmail.com

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):

MIDDLETON, CON 3 NTR, PT. LOT 6

Municipal Civic Address: 355 GOSHEN RD.

Present Official Plan Designation(s):

Present Zoning: AGRICULTURE / MANAGED FOREST

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:

Residential / Managed Forest

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:

N/A

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.

NA

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:

NA

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:

40+ years

9. Existing use of abutting properties:

AGRICULTURE + 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:

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 | _____ | _____ |
| 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):

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:

| | |
|---|-------|
| Frontage: | _____ |
| Depth: | _____ |
| Width: | _____ |
| Lot Area: | N/A |
| Present Use: | _____ |
| Proposed Use: | _____ |
| 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: _____

NA

Description of land intended to be retained in metric units: Regional Rd 30

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

NA

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

Survey 5. Description of proposed right-of-way/easement in metric units: Regional Rd 30

Frontage: _____

10.094 m

Depth: _____

410.988 m

Width: _____

10.094 m

Area: _____

4148 m²

Proposed Use: _____

to access the existing gas line

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

CHAD + ANGELA HOMICK

NA

Roll Number: _____

541-010-26200-0000

Total Acreage: _____

98.92 acres

Workable Acreage: _____

75

Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP LIVESTOCK

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2011



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

NA

Description of land intended to be retained in metric units: Regional Rd 30

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

NA

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

Survey 5. Description of proposed right-of-way/easement in metric units: Regional Rd 30

Frontage: _____

Depth: _____

Width: _____

ATTACHED

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: _____

CHAD + ANGELA HOMICK

NA

Roll Number: _____

541-010-26200-0000

Total Acreage: _____

98.92 acres

Workable Acreage: _____

75

Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP LIVESTOCK

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2011



Owners Name: CHAD + ANGELA HOMICK
Roll Number: 541-010-23700-0000 NA
Total Acreage: 58.49
Workable Acreage: 56
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 _____

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

N A

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:

None are known

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 aware of it being within.

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 on property

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
☐ 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:

GOSHEN RD

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.

GAS LINE IS SERVICING 409 GOSHEN RD.

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

well/septic
on map

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.

Chad Homick
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 WALTER + LORANE HOMICK am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize CHAD HOMICK 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.

Walter Homick
Owner

July 5/2021
Date

Lorane Homick
Owner

July 5/2021
Date

K. Declaration

I, CHAD HOMICK 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

Chad Homick
Owner/Applicant/Agent Signature

In SIMCOE, ONT

This 6th day of JULY 202

A.D., 20

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.

Untitled map

All changes saved in Drive

Add layer

Share

Preview

Untitled layer

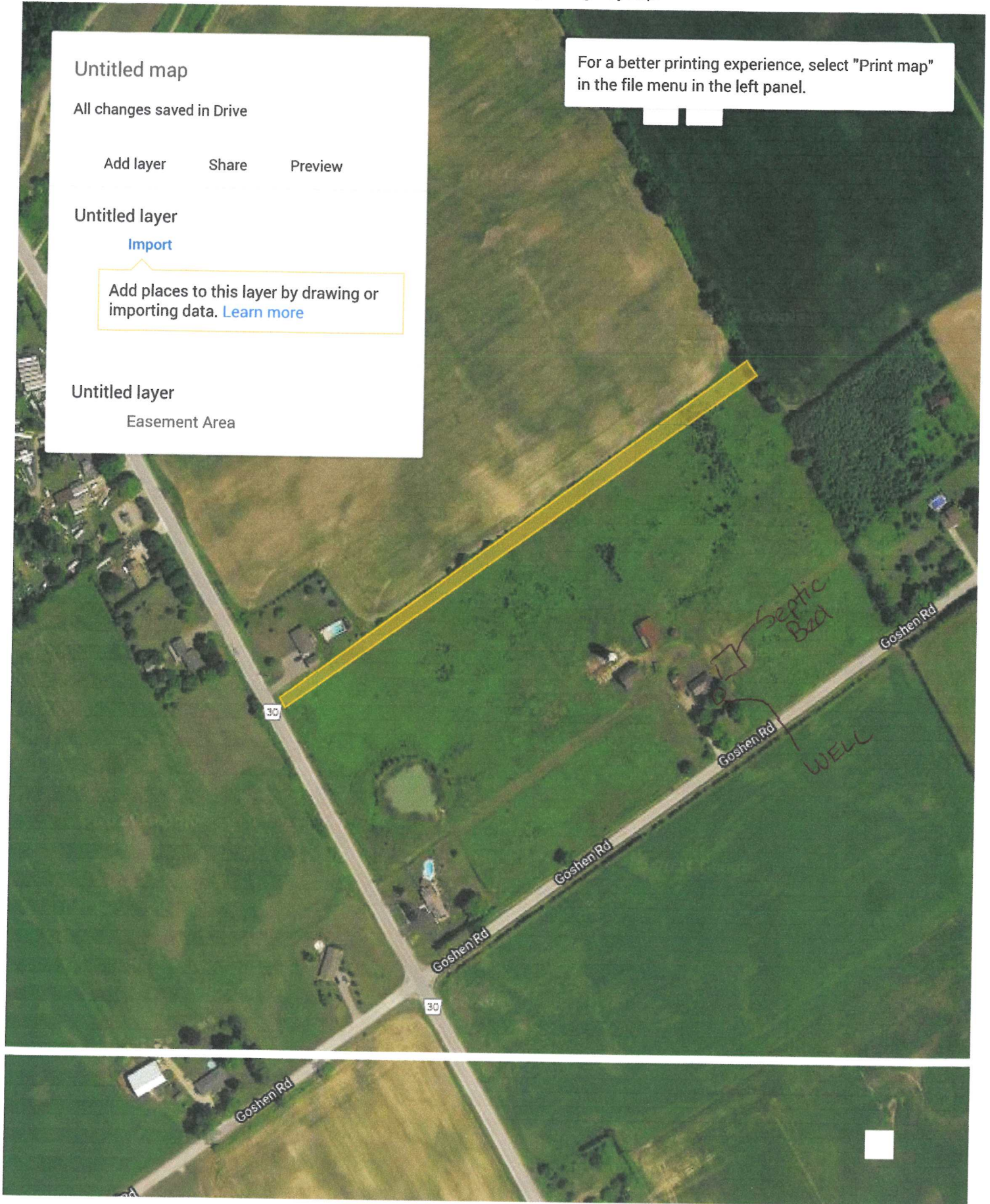
[Import](#)

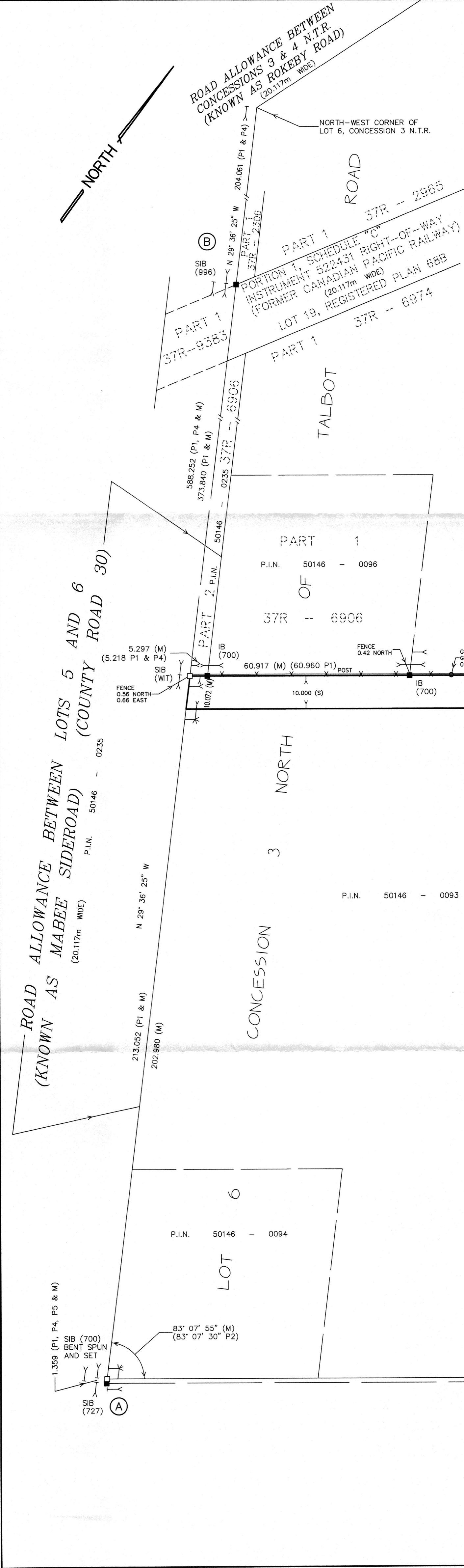
Add places to this layer by drawing or importing data. [Learn more](#)

Untitled layer

Easement Area

For a better printing experience, select "Print map" in the file menu in the left panel.





| COORDINATE SCHEDULE | | |
|--|-------------|------------|
| ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET WORK, UTM, ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0) | | |
| COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10 | | |
| POINT | NORTHING | EASTING |
| A | 4740882.959 | 523475.786 |
| B | 4741394.163 | 523185.305 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN | | |

- NOTES
- (1) - BEARINGS ARE GRID, DERIVED ON GPS OBSERVATIONS ON MONUMENTS "A" AND "B" SHOWN HEREON HAVING A GRID BEARING OF N 29° 36' 25" W (UTM, ZONE 17, NAD83 CSRS)
 - (2) - TO CONVERT (P1) BEARINGS TO GRID BEARINGS
- ADD 00° 11' 05" TO THE NORTHWEST BEARINGS
- SUBTRACT 00° 11' 05" FROM THE NORTHEAST BEARINGS
 - (3) - DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.99957329

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE 4th DAY OF OCTOBER, 2021

NOVEMBER 24, 2021
DATE

KIM S. HUSTED
ONTARIO LAND SURVEYOR

LEGEND

- | | | |
|--------|---------|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| RIB | DENOTES | ROUND IRON BAR |
| (WIT) | DENOTES | WITNESS |
| (700) | DENOTES | JEVITT AND DIXON LTD. |
| (727) | DENOTES | J.F. WESTON, O.L.S. |
| (996) | DENOTES | JOHN B. DODD, O.L.S. |
| (P1) | DENOTES | DEPOSITED PLAN 37R-6906 |
| (P2) | DENOTES | DEPOSITED PLAN 37R-3245 |
| (P3) | DENOTES | DEPOSITED PLAN 37R-9141 |
| (P4) | DENOTES | DEPOSITED PLAN 37R-5362 |
| (P5) | DENOTES | PLAN OF SURVEY BY JEVITT AND DIXON LTD. PLAN P.650, DATED: MAY 19, 1970 |
| (M) | DENOTES | MEASURED |
| (S) | DENOTES | SET |
| P.I.N. | DENOTES | PROPERTY IDENTIFIER NUMBER |
| A/G | DENOTES | ABOVE GRADE |
| CON | DENOTES | CONCESSION |

| | | | | |
|---|---|----------|--------------------|----------------|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT | PLAN 37R- RECEIVED AND DEPOSITED | | | |
| DATE NOVEMBER 24, 2021 | DATE | | | |
| KIM S. HUSTED O.L.S. | REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE TITLES DIVISION OF NORFOLK (No. 37) | | | |
| PART SCHEDULE | | | | |
| PART | LOT | CON | P.I.N. | AREA |
| 1 | PART OF 6 | 3 N.T.R. | PART OF 50146-0093 | 0.411 HECTARES |

PART 1 COMPRISES PART OF P.I.N. 50146-0093

PLAN OF SURVEY OF
PART OF LOT 6
CONCESSION 3
NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY

SCALE - 1: 750

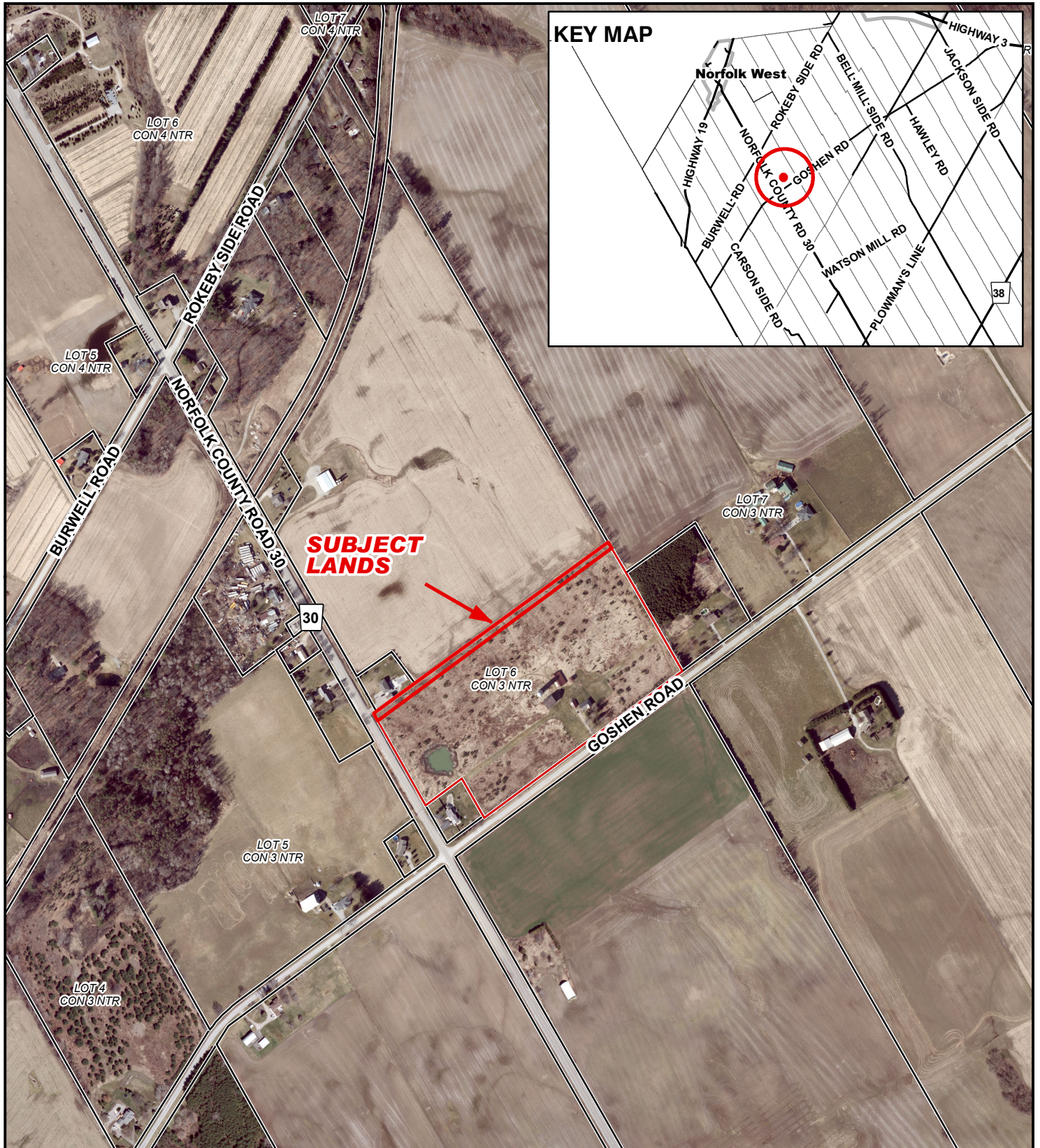
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.


| | | | |
|---|----------------|--------------|----------------------|
| KIM HUSTED SURVEYING LTD. ONTARIO LAND SURVEYOR 30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8 PHONE: 519-842-3638 FAX: 519-842-3639 | | | |
| PROJECT: 21-17285 | REFERENCE: HF1 | DISK No. 646 | DWG. WLP CKD. JSD |

MAP A
CONTEXT MAP
Geographic Township of MIDDLETON

BNPL2022022

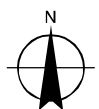


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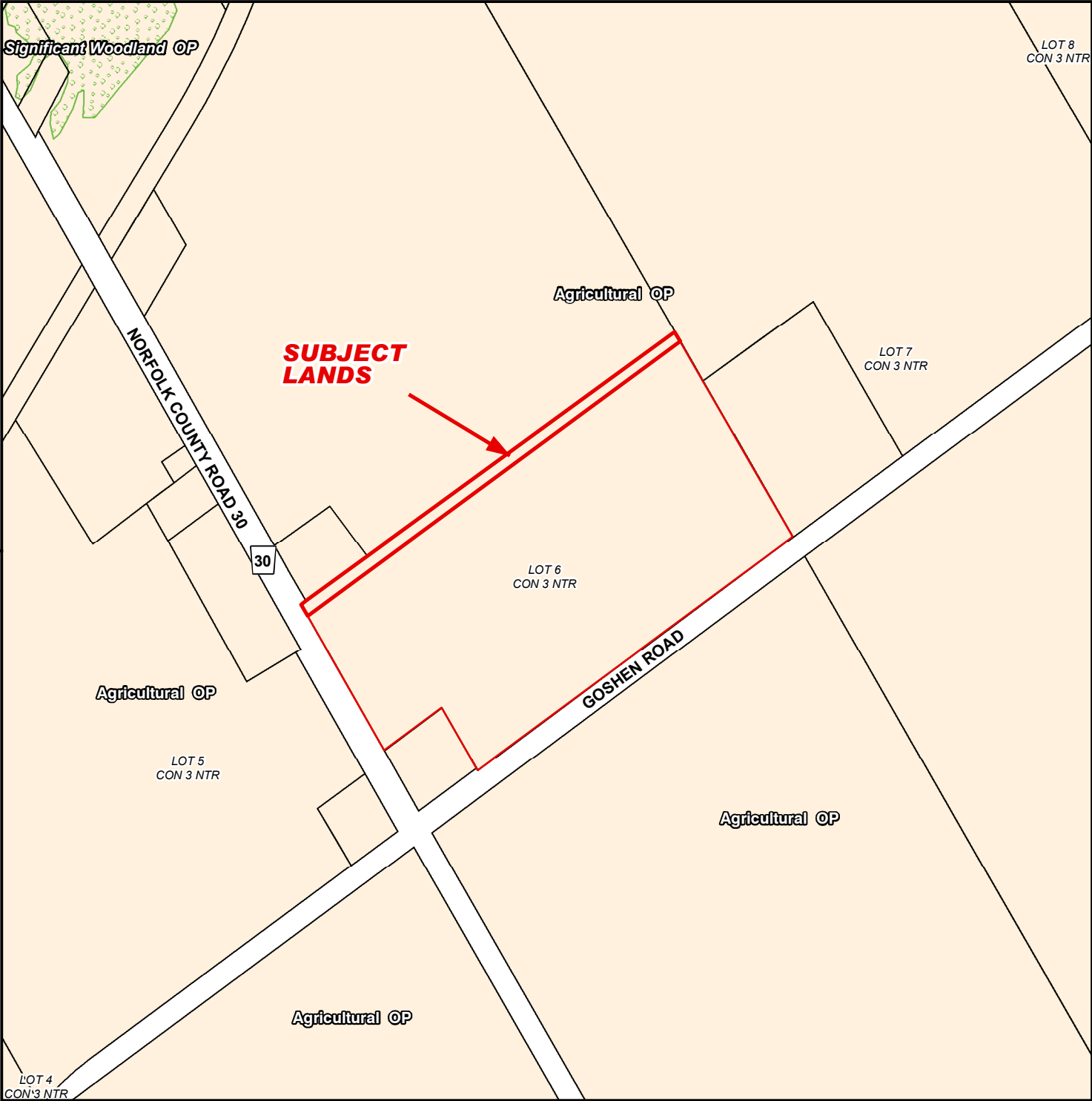
 Subject Lands

2020 Air Photo

1/25/2022



60 30 0 60 120 180 240
Meters



Legend



Subject Lands

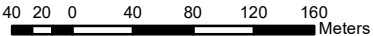
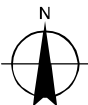
Official Plan Designations



Agricultural

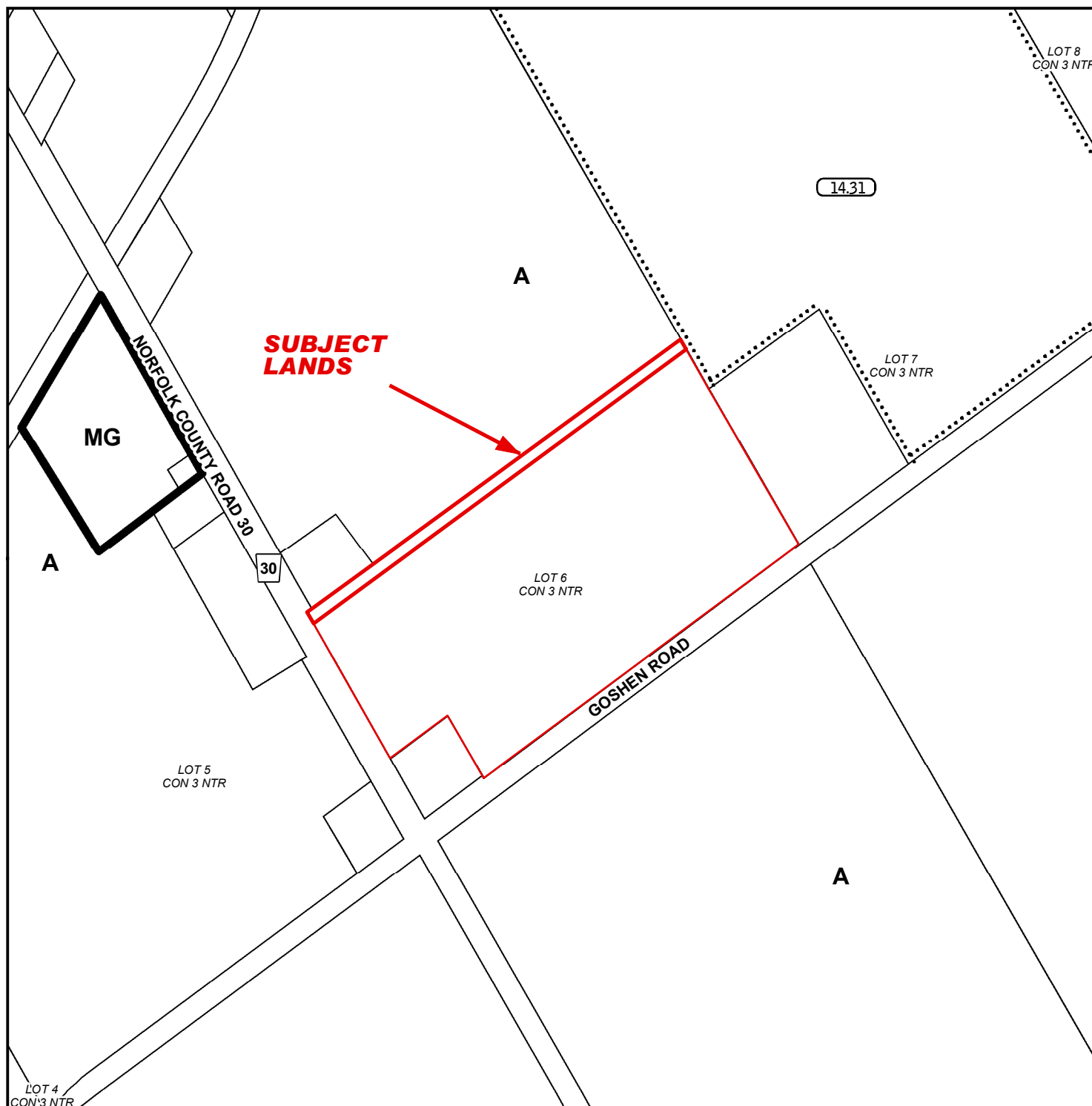


Significant Woodland



MAP C
ZONING BY-LAW MAP
 Geographic Township of MIDDLETON

BNPL2022022



LEGEND

Subject Lands

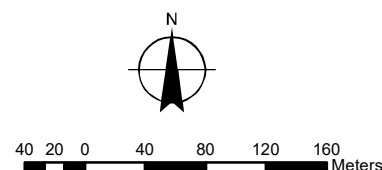
ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

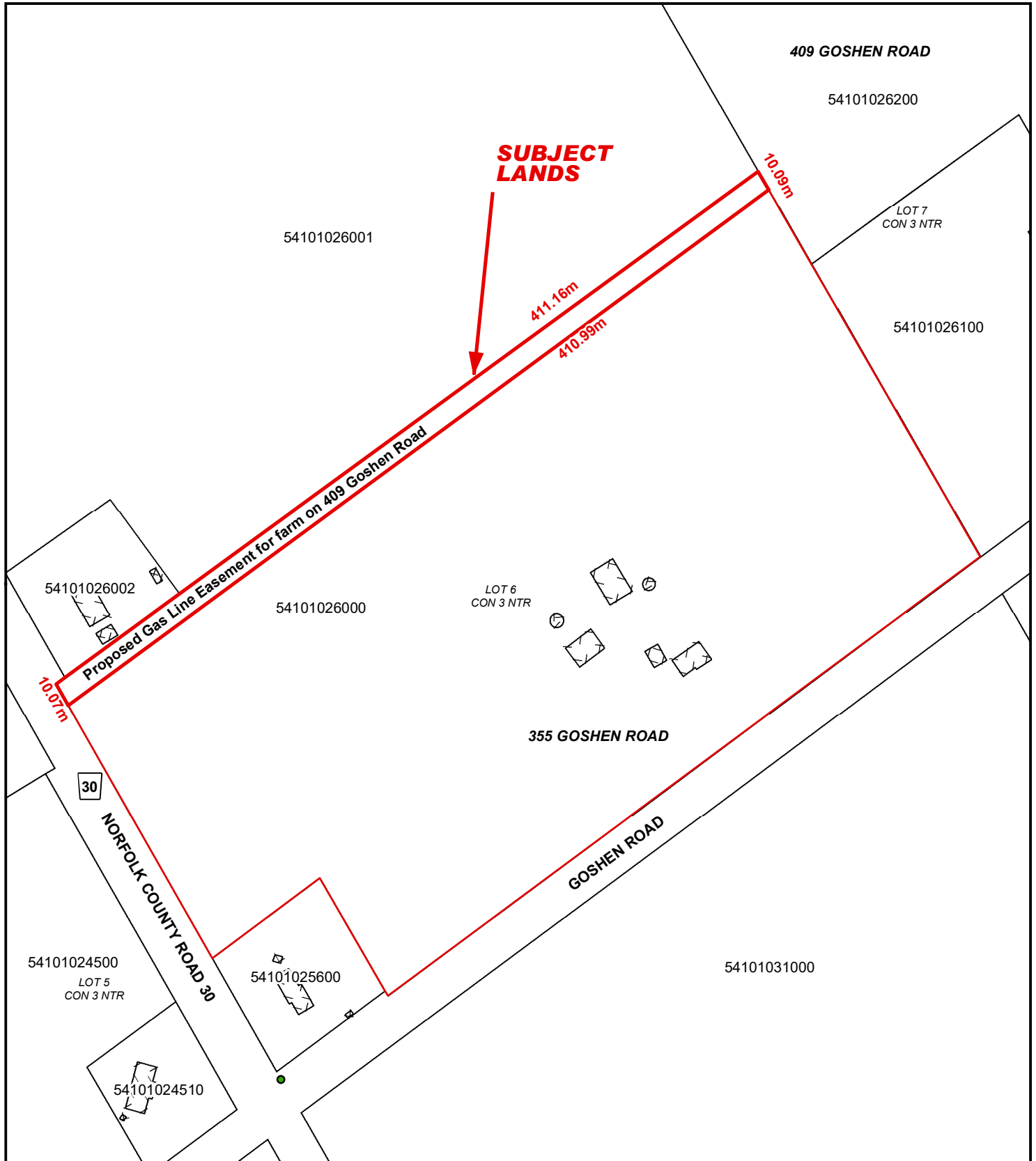
MG - General Industrial Zone

1/25/2022



CONCEPTUAL PLAN

Geographic Township of MIDDLETON

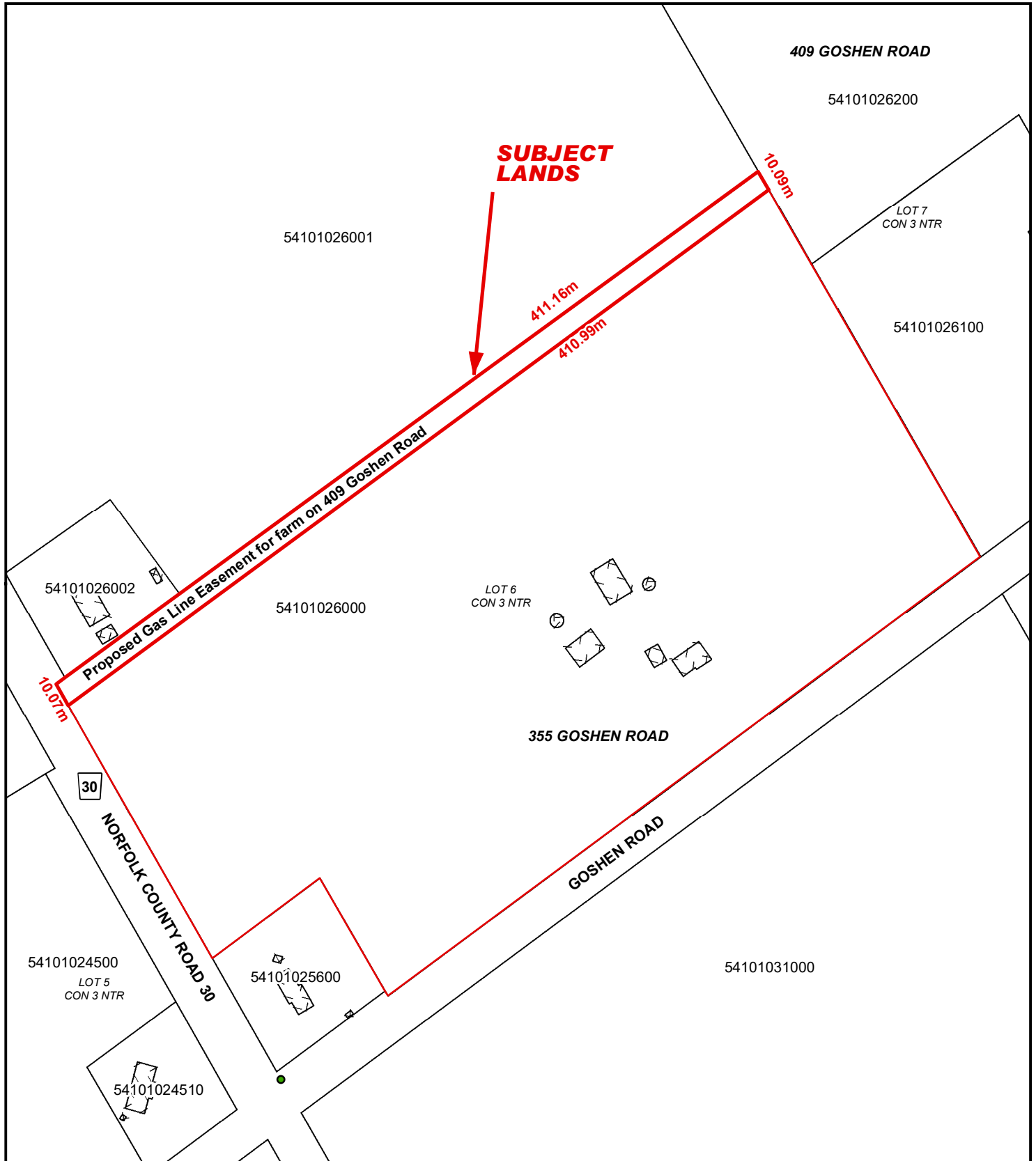


Legend

Subject Lands

CONCEPTUAL PLAN

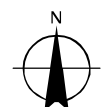
Geographic Township of MIDDLETON



Legend

Subject Lands

1/25/2022



20 10 0 20 40 60 80 Meters