For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	CT.25 2021	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign	Vpd. 3361.00					
Check the type of plant	ning application(s)	you are submitting.						
Consent/Severance/	Boundary Adjustment							
✓ Surplus Farm Dwellir	ng Severance and 2	Zoning By-law Amendme	nt					
Minor Variance								
Easement/Right-of-W	/ay							
Property Assessment F	Roll Number: 3310 49	91 010 19000						
A. Applicant Information								
Name of Owner	1970653 Ontario Inc.							
It is the responsibility of to ownership within 30 days		ant to notify the planner o	f any changes in					
Address	1581 Windham Road 2							
Town and Postal Code	RR #3, Scotland ON N0E 1V0							
Phone Number	519-446-2349							
Cell Number								
Email	doiugelaine@hotmail.com							
Name of Applicant	Doug and Elaine Bradley	1						
Address	same as above							
Town and Postal Code								
Phone Number								
Cell Number		· · · · · · · · · · · · · · · · · · ·						
Email		***************************************						



"RECEIVED" OCT 2 5 2021

ame of Agent Mary Elder, Elder Plans Inc.					
Address	32 Miller Cres				
Town and Postal Code	Simcoe, ON N0A 4R1				
Phone Number					
Cell Number	519-429-493	3			
Email	ElderPlans2018@gmail.com				
		ons should be sent. Unless otherwise directed, at of this application will be forwarded to the			
Owner	Agent	Applicant			
	lude Geographi	Township, Concession Number, Lot Number,			
Block Number and Url WDM CON 5 PT LOT PT RD ALLOW AND	TS 11 AND PT L RP37R4467 PA	.OT12			
Municipal Civic Addres		Agricultural			
Present Official Plan D	• , ,	Agricultural			
Present Zoning: Agric					
2. Is there a special prov Yes No If yes,		cific zone on the subject lands?			
Present use of the sub farm related residenti					



- 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: siingle detached dwelling, 2 barns,
- 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: pre 1960
- 9. Existing use of abutting properties: agricultural crop production
- 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
Ple	ease indicate unit o	of measureme	ent, for example: m,	m² or %	
Lo	t frontage				
Lo	t depth				
Lo	t width				
Lo	t area				
Lo	t coverage				
Fro	ont yard				
Re	ar yard			-	***
Lei	ft Interior side yard	Į ,			
Rig	ght Interior side yaı	rd			
Ex	terior side yard (co	orner lot)			
		·	ted (assistance is av	,	n(s) of the Zoning
	Frontage: Depth:	91.74 m varies 44.1	be severed in metric	ongest	
	Width:		8 m at rear lot lin	е	
	Lot Area:	,4011 sq m			
	Present Use:		ched dwelling		
	Proposed Use:	residential	lot		
	Proposed final lot	size (if bound	ary adjustment):		
	C 44				Revised April 2010



		ustment, identify the assessment roll number and property owner o h the parcel will be added:						
	the lands to write	in the parcer will be added.						
Description of land intended to be retained in metric units:								
	Frontage: more than 135 m							
	Depth:	approximately 865 m						
	Width:	varies, approximately 1,200 m at rear						
	Lot Area:	39.84 ha						
	Present Use:	agricultural crop production						
	Proposed Use:	agricultural crop production						
	Buildings on retai	ned land: one pack barn						
5.	Description of pro	oposed right-of-way/easement in metric units:						
	Depth:							
	Width:							
	Area:							
	Proposed Use:							
6.	List all properties and involved in th	in Norfolk County, which are owned and farmed by the applicant e farm operation:						
Ov	ners Name:	1970653 Ontario Inc.						
Ro	ll Number:	3310-491-190-00						
To	tal Acreage:	40.24 ha						
Wo	orkable Acreage:	40.06 ha (99 acres)						
Exi	sting Farm Type:	(for example: corn, orchard, livestock) cash crop						
Dw	elling Present?: (Yes No If yes, year dwelling built pre 1960						



Owners Name:	450845 Ontario Liimited - attention Douglas Bradley				
Roll Number: 3310543010133000000					
Total Acreage: 59.94 ha (subject to 2 current consent applications)					
Workable Acreage: 44.52 ha (110 ac)					
Existing Farm Type:	(for example: corn, orchard, livestock) cash crop				
Dwelling Present?: (Yes No If yes, year dwelling built pre 1960				
Owners Name:	see attached list				
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 s	pace is needed please attach a separate sheet.				
D. Previous Use of t	he Property				
lands?◯Yes ⊙ l					
If yes, specify the t	uses (for example: gas station, or petroleum storage):				
	believe the subject lands may have been contaminated by former adjacent sites? Yes No Unknown				
3. Provide the information	ation 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? OYes ONo
E.	Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? 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 orwithin 500 meters – distance
	Wooded area On the subject lands or within 500 meters – distance
	Municipal Landfill On the subject lands orwithin 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 orwithin 500 meters – distance
ſ	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	Communal wells					
	Individual wells	Other (describe below)					
	Sewage Treatment						
	Municipal sewers	Communal system					
	Septic tank and tile bed in good working order	Other (describe below)					
	Storm Drainage						
	Storm sewers	Open ditches					
	Other (describe below)						
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 sub	ject lands?					
2.	Is there any other information that you think may b	e 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:

- 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
$\ \square$ 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

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	and the second s
For the purposes of the <i>Municipal Freedom</i> authorize and consent to the use by or the information that is collected under the authorize and for the purposes of processing this application.	disclosure to any person or public body any rity of the <i>Planning Act, R.S.O. 1990, c. P.</i>
wner/Applicant/Agent Signature	Date
J. Owner's Authorization	
If the applicant/agent is not the registered ov application, the owner must complete the au	
I/We <u>Tw.) GIAS & EIAWE BRADLE)</u> lands that is the subject of this application.	
I/We authorize Mary Elder (Elder Plans	Inc.) to make this application on
my/our behalf and to provide any of my/our p	personal information necessary for the
processing of this application. Moreover, this	s shall be your good and sufficient
authorization for so doing.	Oct 6/21
Owner J Claire Brodh	Date 04.6/2/
Owner	Date



N. Declaration

L Mary Elder

of Norfolk County

Owner/Applicant Signature

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:

day of

A.D., 20_

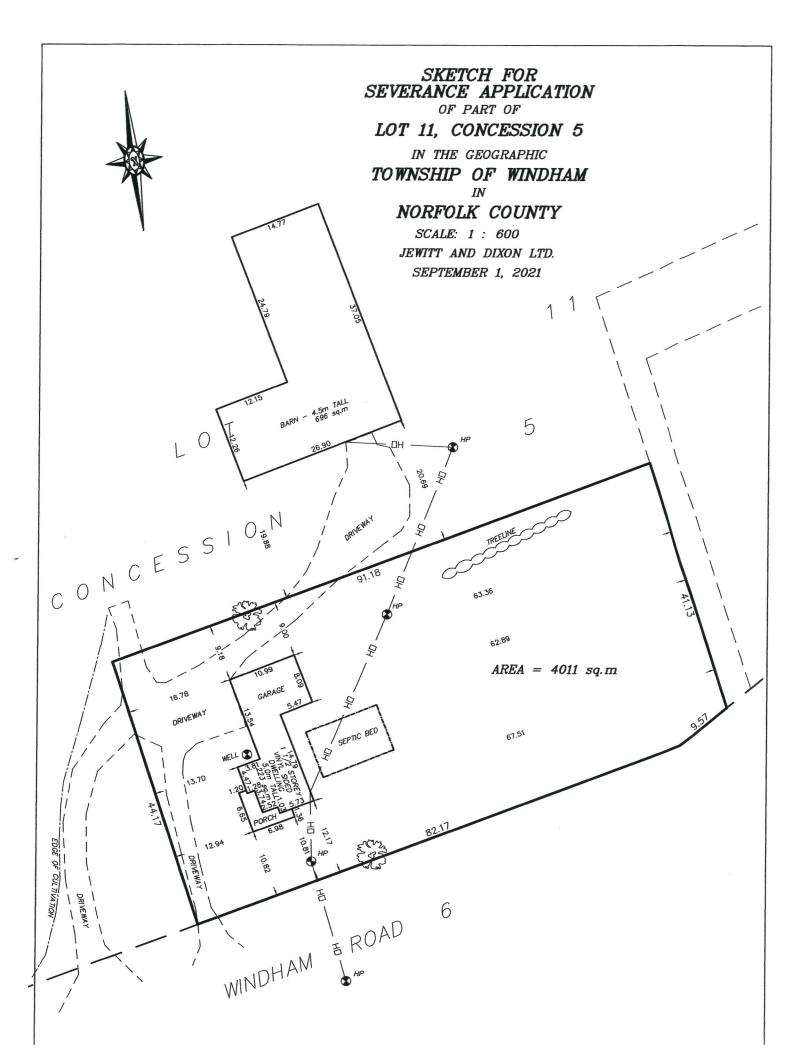
Sherry Ann Mott, a

Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County.

Expires January 5, 2023.

Commissioner, etc.







Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009									
OFFICE USE ONLY	FILE No.:					DATE RECEIVED:			
PROPERTY INFORMATION Municipal Address: 1051 Windham 6, Vanessa, Ontario. N0E 1V0									
Owner:	ar a militar e manusus e manus e a manus a man					Lot:			Concession: 5
Lot Area:	Lot Frontage		Asse	essment Rol	ll No.	As			
3468 sg.m	82.17 n	1							
PURPOSE OF EVALUATION	☐ Consent☐ Zoning			inor Variand ther Sever				☐ Site PI	an
BUILDING INFORMATION	Residenti	al	ΩС	ommercial		☐ Indu	ustrial		☐ Agricultural
Building Area: 197 sg. r	m No. o	f Bedroom	ns: 4	No. of Fix	ture Un	its: 20			currently occupied? No, how long?
EVALUATOR'S INFORMATION	Evaluator's LARRY DE						any Nam rick Bro		vatig LTD.
Address: 370 Lynedoch Ro	oad, Delhi, Ontar	io.				Postal	Code:	4B 2W4	Phone: (519) 582 2069
Email: dbe	l@kwic.com	and the same and t				BCIN # 16930			
SITE EVALUATION	Ground Cov		oushes Grass	-	ermeak	ble surface): Soil Type:			
Site Slope:) Wet	Depth of Water Table: 5+ ft.					
Surface Discharge Observed: Yes No Odour Detected:			Detected: `	Yes \	Current Weather (at time of evaluation): Cloudy				
	Class of Sys	tem:							
SYSTEM EVALUATION				d) 🚨 5 (Holding Tank)					
Tank: ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other			er			-	_ Gal.		
Distribution System: Area: □ Trench Bed □ Filter Medium 4			o. of Tile Runs: Tota 260		1	Length of Tile: Dista		Distan	
Tile Material: Ends: ☐ PVC ☐ Clay ☐ Other ☐ Capp			ed 🔾	Cover		r: ter Cloth □,Sand □,Top Soil □,Seeded			
Setbacks: Ta			ank			Distribution Pipe			
Distance to Buildings & Structures (ft)	ures (ft) 10				10 per 10	10ft.			
Distance to Bodies of Water (ft)	none	none				none			
Distance to Nearest Well (ft)	75		A William State of the State of	and a second a second and a second a second and a second and a second and a second and a second		50			
Distance to Proposed Property Lines				0 ft. Side 1	0 ft.	Front <u>10 ft.</u> Rear <u>10 ft.</u> Side <u>10 ft</u> . Side <u>10 ft</u> .			

OVERALL SYSTEM RATING	System Working Properly / No Work Required						
good	☐ System Functioning / Maintenance Required						
	□ System Not Functioning / Minor Repair Required						
	□ System Failure/Major Repair / Replacement Required						
	Note: Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.						
	Additional Comments:						
VERIFICATION							
	or having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the my way exempt the owner(s) from complying with the Ontario Building Code or any other applicable						
I, on my behalf with respect t	(the owner of the subject property) hereby authorize the above mentioned evaluator to act to all matters pertaining to the existing on-site sewage system evaluation.						
Duglio Bu	2/4/22						
Owner Signature	Date /						
EVALUATOR:							
system, abuse of the This evaluation does	declare that this site evaluation is accurate as of the date of inspection. No ture performance can be made due to unknown conditions, future water usage over the life of the he system and/or inadequate maintenance, all of which may adversely affect the life of the system. es not grant or imply any guarantee or warranty of the future performance of the sewage system. The no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.						
LarryD	rdrick Feb 02,2022						
Evaluator Signature	Date						
BUILDING DIVISION COMMEN	TS						
Comments:							
ļ,	have reviewed the information contained in this form as submitted.						
Chief Building Official or de	esignate Date						
	Revised: March 24, 2012						
	nevided. March 24, 2012						



Norfolk On Site Sewage Disposal System Location Plan

DAH	APPLICATION NUMBER
N.12 #O	IVALUATOR Larry L'Edvich
PROPERTY ADDRESS / 057 Windham 6.	· 1 タルセリンは、C えた
Please provide a DIMENSIONED sketch drawing indicating EXIST location of all existing buildings, location of existing wells, and location of existing wells.	TNG AND PROPOSED property lines, existing roads and driveways, ation of existing septic tanks and tile beds.
	N
16 78 DHIM ISM 2 10 10 10 10 10 10 10 10 10 10 10 10 10 10 1	AREA 3468 SQ.10) 1050
WINDHAM & ROME	4
PREPARED BY:	NOTE: The above sketch is not to exact scale.

Jennifer Catarino

From:

Mary Elder <elderplans2018@gmail.com>

Sent:

Thursday, February 10, 2022 12:41 PM

To:

Jennifer Catarino

Subject:

Fwd: 1051 Windham Rd 6

Follow Up Flag:

Follow up

Flag Status:

Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the email below. With this change to hydro services no easement will be needed and therefore this application should be able to go forward.

Please let me know if you agree.

Mary

----- Forwarded message -----

From: Doug Bradley < dougelaine@hotmail.com >

Date: Thu, Feb 10, 2022, 12:15 PM

Subject: 1051 Windham Rd 6

To: elderplans2018@gmail.com <elderplans2018@gmail.com>

Hi Mary,

Hydro goes from house to barn, electrician said easy fix, he is disconnecting line to barn so the hydro will be house only. No easement needed. Electrician may have it done later today, will keep you posted. Thanks Elaine

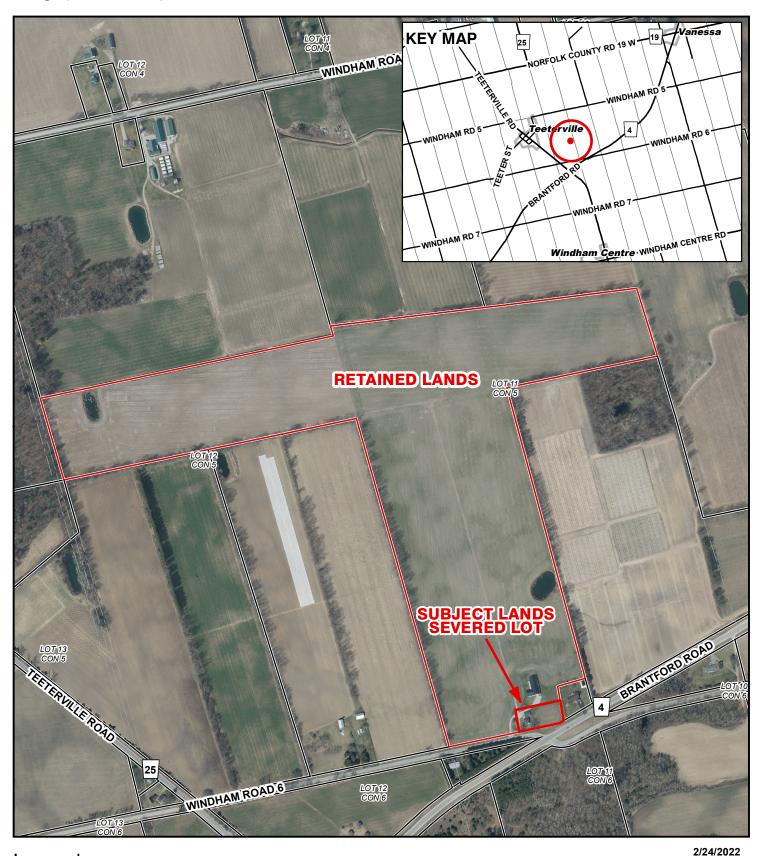
Sent from my iPad

Debco (Ginseng) Limited farm operation properties includes the following properties;

	1 - 0				
	Koll number	Lot area (ac/ha)	Workable	Listed owner	Dwelling present/year
			area		built
τi	3310-543-010-133-00	148.11 ac/ 59.94 ha	44.52 ha	450845 Ontario Limited	Two/ pre 1960
2.	3310-543-010-135-00	94.3 ac/39.49 ha	21.85 ha	450845 Ontario Limited	no
'n	3310-491-001-100-00	97.53 ac/ 39.47 ha	36.83 ha	Debco (Ginseng) Limited	Yes. home farm. 1999
4.	3310-491-007-150-00	99.08 ac /40.10 ha	37.64 ha	Debco (Ginseng) Limited	ves/pre 1960
.5	3310-491-007-250-00	83.09 ac / 33.63 ha	33.63 ha	Debco (Ginseng) Limited	ves/ pre 1960
6.	3310-491-007-070-00	18.79 ac/ 7.60 ha	7.60 ha	Debco (Ginseng) Limited	no
7.	3310-491-016-090-00	50 ac/ 20.23 ha	20.23 ha	Debco (Ginseng) Limited	no
∞i	3310-491-010-190-00	99.43 ac/ 40.24 ha	40.06 ha	1970653 Ontario Inc.	Yes. pre 1960
9.	310-491-001-055-00	21.86 ac/ 8.85 ha	8.50 ha	Debco (Ginseng) Limited	no
10.	3310-491-001-055-02	0.37ha	none	Debco (Ginseng) Limited	Yes. residential lot
11.	3202-010-019-012-00	60 ac/ 24.28 ha	22.66 ha	Debco (Ginseng) Limited	Ves
	Norwich			ò	

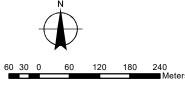
CONTEXT MAP

Geographic Township of WINDHAM



Legend



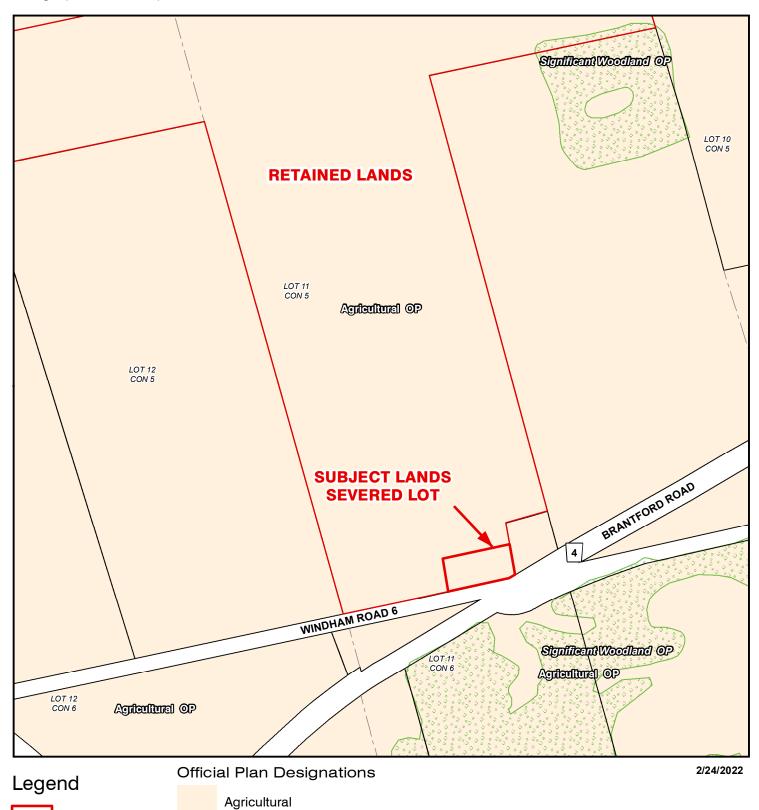


MAP B OFFICIAL PLAN MAP

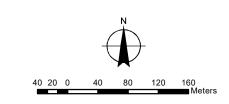
Subject Lands

Lands Owned

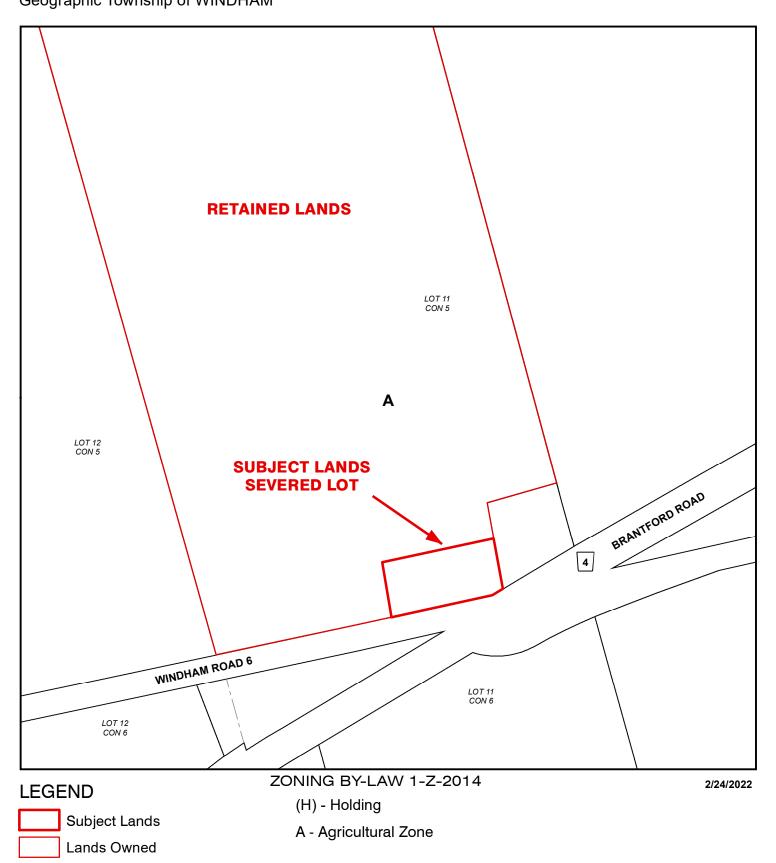
Geographic Township of WINDHAM

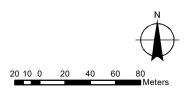


Significant Woodland



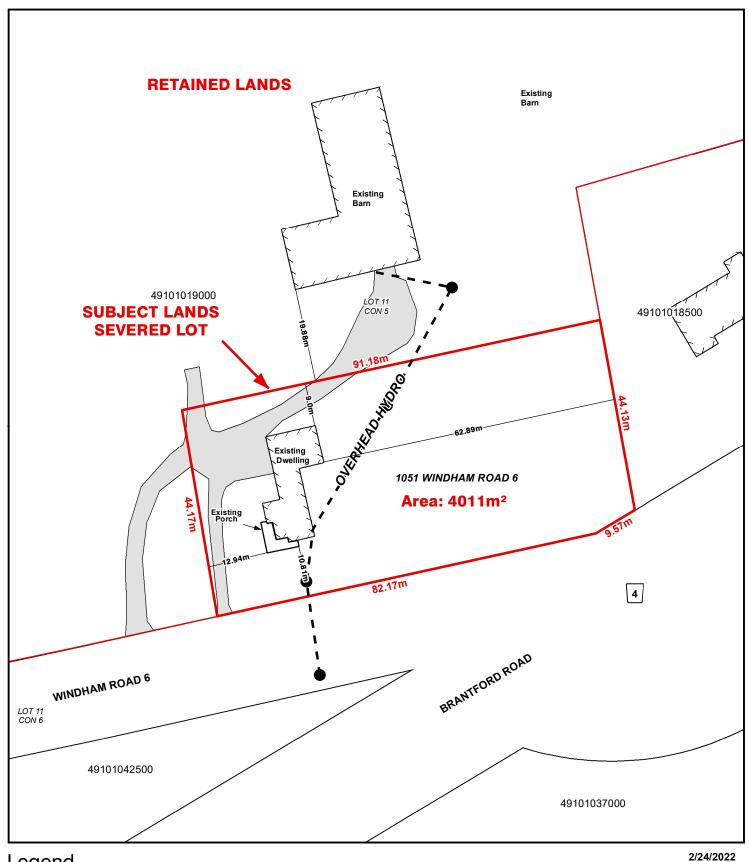
MAP C ZONING BY-LAW MAP Geographic Township of WINDHAM





CONCEPTUAL PLAN

Geographic Township of WINDHAM





CONCEPTUAL PLAN

Lands Owned - - - Hydro Line

Hydro Pole

Driveway

6.5 3.25 0

Geographic Township of WINDHAM

