

For Office Use Only:

File Number	<u>BNPL2022091</u>	Application Fee	<u>2886.00</u>
Related File Number	<u>BNPL2022 090</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Mar. 1 / 22</u>	Planner	<u>Hanne Vager</u>
Complete Application	<u>April 4 / 22</u>	Public Notice Sign	<u>-</u>

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: 33601027000**A. Applicant Information****Name of Owner** Philip Andrew Winger and Linda Frances Smith Winger

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 921 Norfolk County Road 19 East
Town and Postal Code Wilsonville, NOE 1Z0
Phone Number 519-443-6777
Cell Number _____
Email paw@silomail.com

Name of Applicant Felix and Hildegard Frick
Address 887 Norfolk County Road 19 East
Town and Postal Code Wilsonville, NOE 1Z0
Phone Number 519-752-2228
Cell Number _____
Email felix@frfcanada.com

Name of Agent	<u>Adam Moote, LandPro Planning Solutions</u>
Address	<u>707 East Main St</u>
Town and Postal Code	<u>Welland, L3B 3Y5</u>
Phone Number	<u>905-734-0056</u>
Cell Number	<u></u>
Email	<u>adam@landproplan.ca</u>

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:

Nil

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 of Lt. 1 Pl. 45B; Pt. Lt. 12 Con 3 Townsend as in NR580347; S/T NR189449 NR 246547; Norfolk County, being part of PIN: 50290-0157 (LT)

Municipal Civic Address: 921 Norfolk County Road East

Present Official Plan Designation(s): Agricultural, Hazard Lands, Hamlet

Present Zoning: Agricultural, Hazard Lands, Hamlet Residential, Holding Symbol

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

Yes, in the Hamlet zone. Not part of the proposed severance.

3. Present use of the subject lands:

Vacant (maintained lawn/grass)

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:

Nil

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.

Nil

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:

Nil

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:

n/a

8. If known, the length of time the existing uses have continued on the subject lands:
Approximately 20 years.

9. Existing use of abutting properties:
Residential; agricultural

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	Approx. 89m	no change
Lot depth	Up to approx 354m	no change
Lot width	Up to approx 530m	Approx. 479m
Lot area	Approx. 38.70 ac	Approx. (32.39 acres)
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):

nil

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:	n/a
Depth:	Approx. 69m
Width:	Approx. 56.6m
Lot Area:	Approx. 3,884 (0.96 acres)
Present Use:	Vacant
Proposed Use:	Vacant

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: _____

Roll: 33601027090

Felix and Hildegard Frick

Description of land intended to be retained in metric units:

Frontage: Approx. 89m

Depth: Approx. 323m

Width: Approx. 532m

Lot Area: Approx. 131,077m² (32.39 acres)

Present Use: Agricultural, Residential

Proposed Use: no change

Buildings on retained land: 1 Dwelling

5. Description of proposed right-of-way/easement in metric units:

Frontage: Not applicable

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: Not applicable

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:

Changes are legal in nature as it is a boundary adjustment.

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:

Changes are legal in nature as it is a boundary adjustment.

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 <50m

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
☐ not applicable

- ☐ Communal wells
☒ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☐ Septic tank and tile bed in good working order
☐ not applicable

☐ 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:

Through benefitting lands. Access is Norfolk County Road 19 East

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.

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.

Adam Moote

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 Phil & Linda Winger am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Adam Moote, LandPro Planning Solutions 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.

[Signature]

Owner

Linda Smith-Winger

Owner

OCT. 18/21

Date

OCT. 18/21

Date

K. Declaration

I, _____ of _____

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:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

2 PROPOSED BOUNDARY ADJUSTMENT

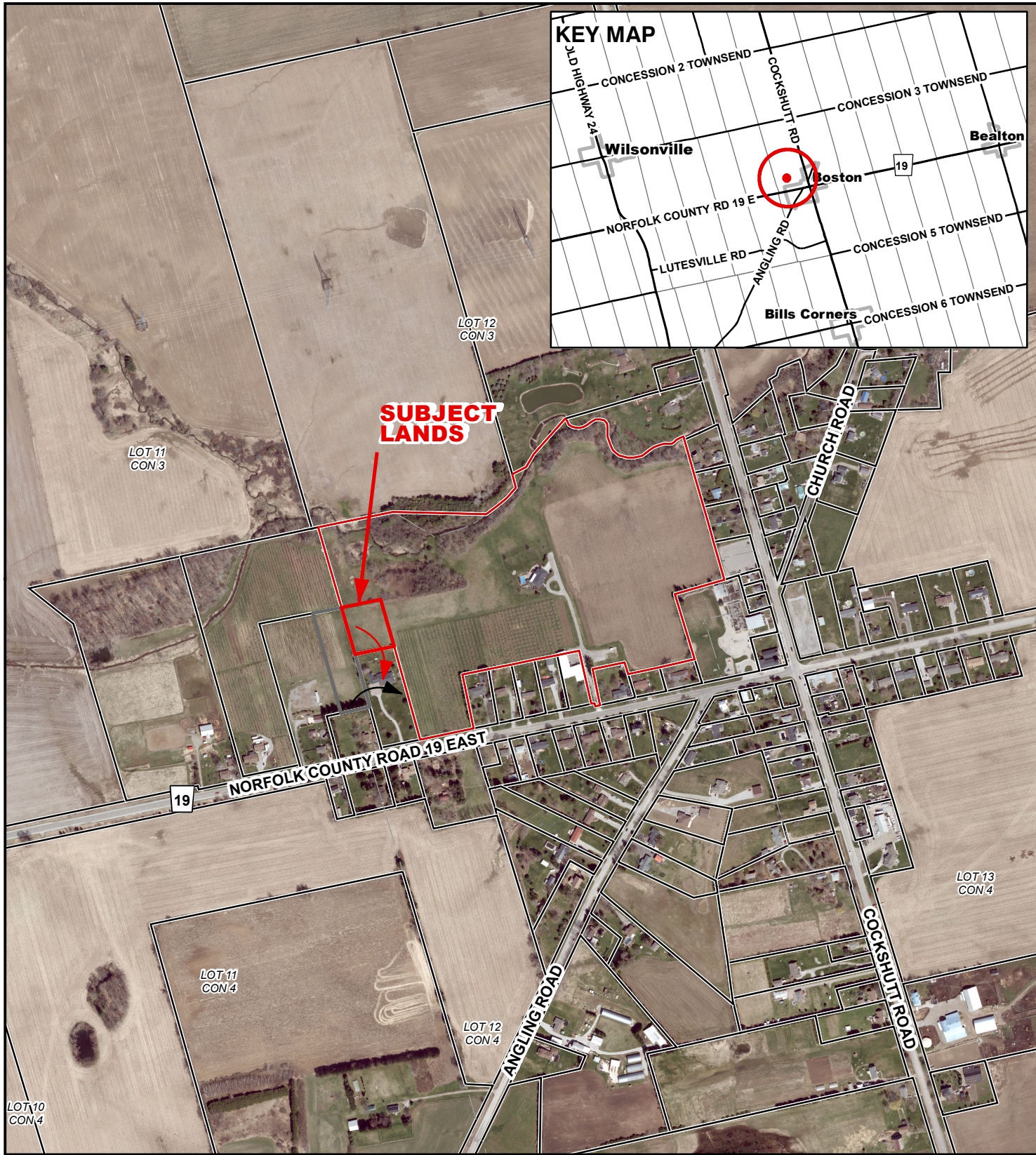
We are proposing to adjust the boundaries of the subject lands as is shown in **Figure 1** and **Figure 2**. A larger sketch has been submitted with the applications.

Figure 1 - Boundary Adjustment #1



Figure 2 - Boundary Adjustment #2



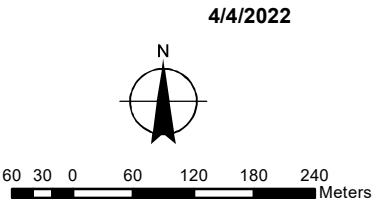


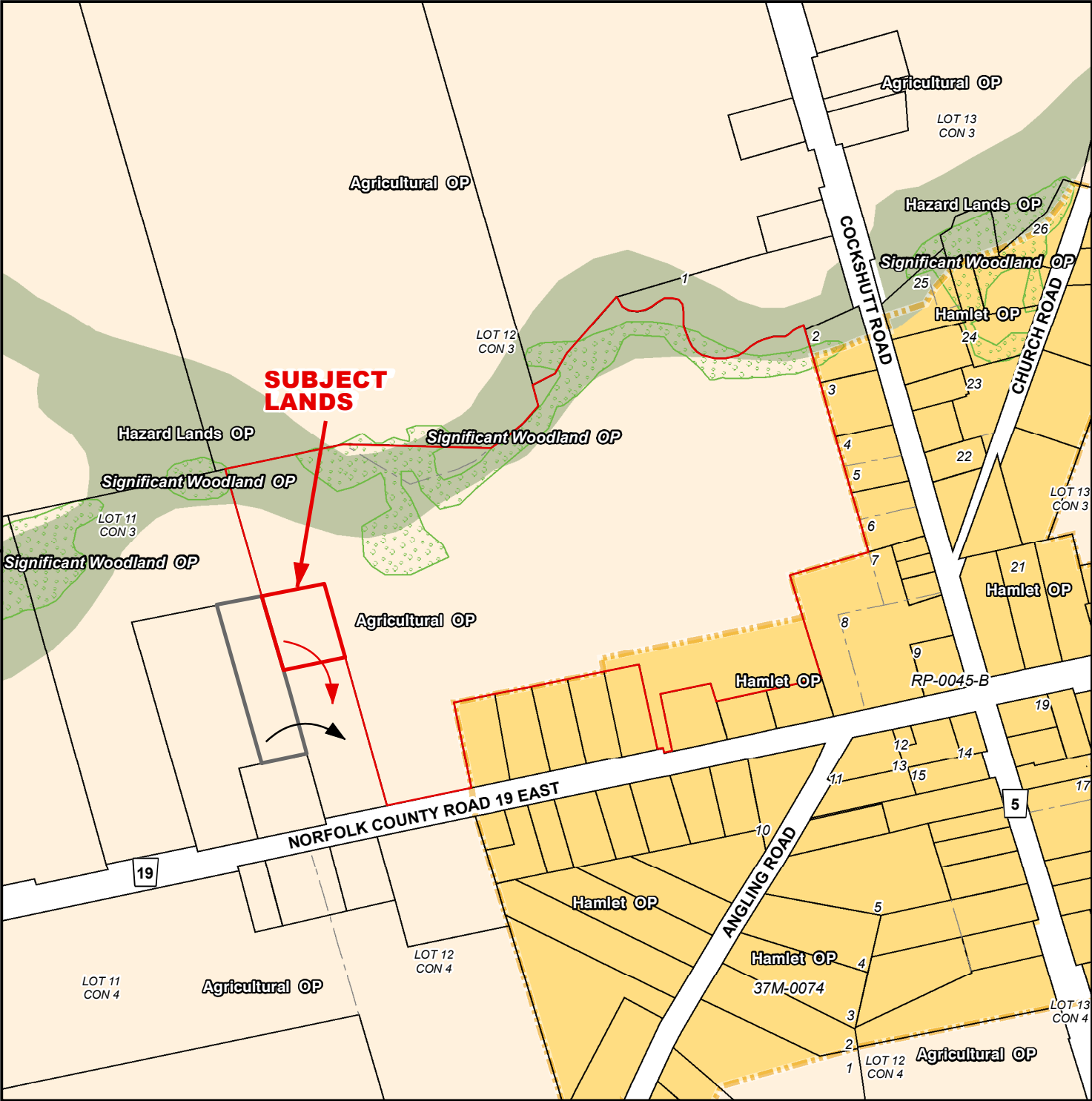
Legend

Subject Lands

Lands Owned

2020 Air Photo





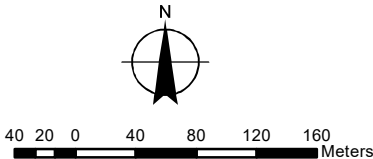
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

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

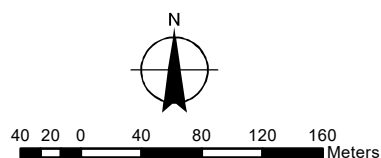
4/4/2022





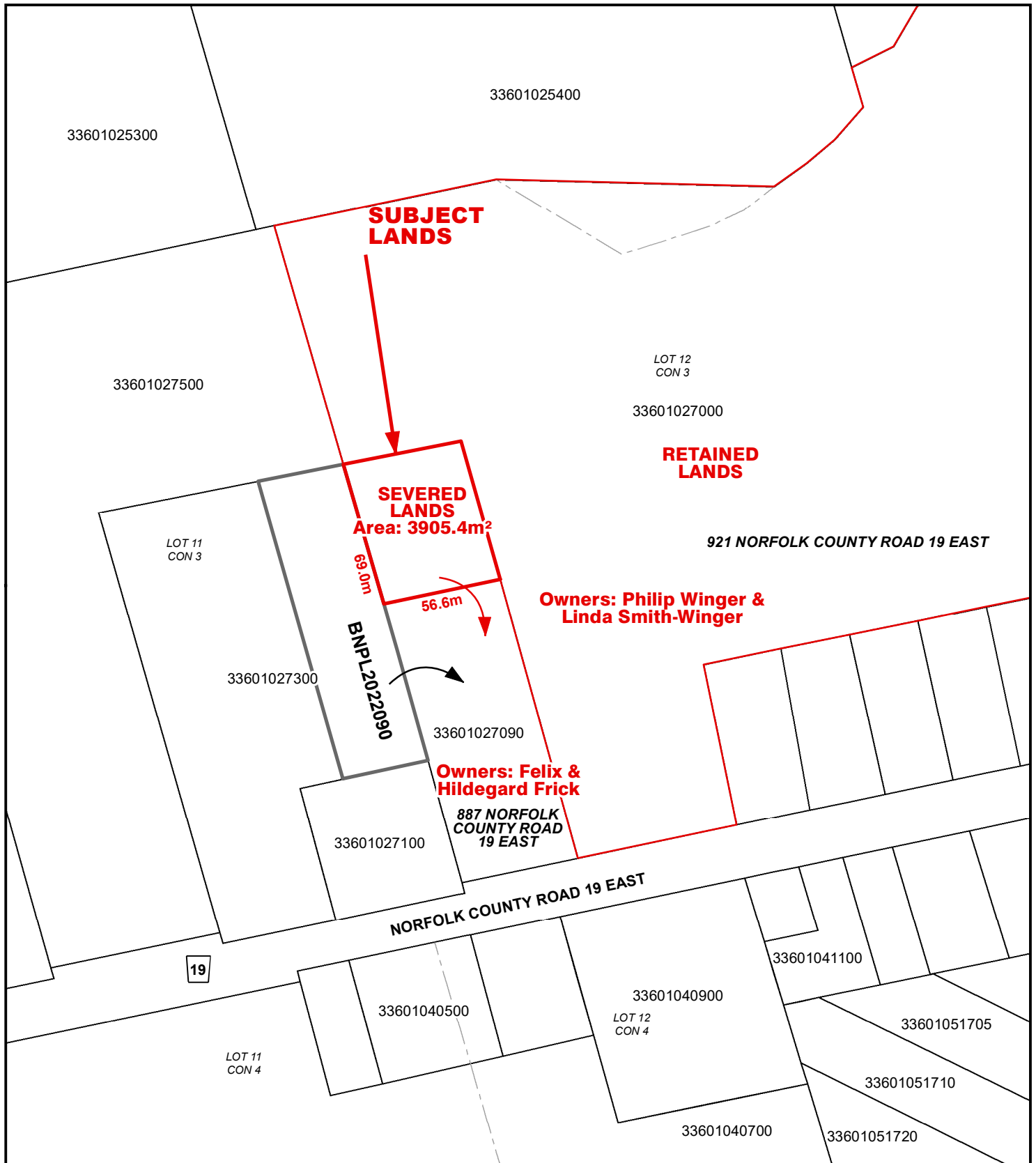
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- (H) - Holding
A - Agricultural Zone
CHA - Hamlet Commercial Zone
RH - Hamlet Residential Zone
HL - Hazard Land Zone
IR - Rural Institutional Zone



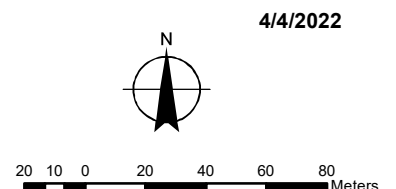
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

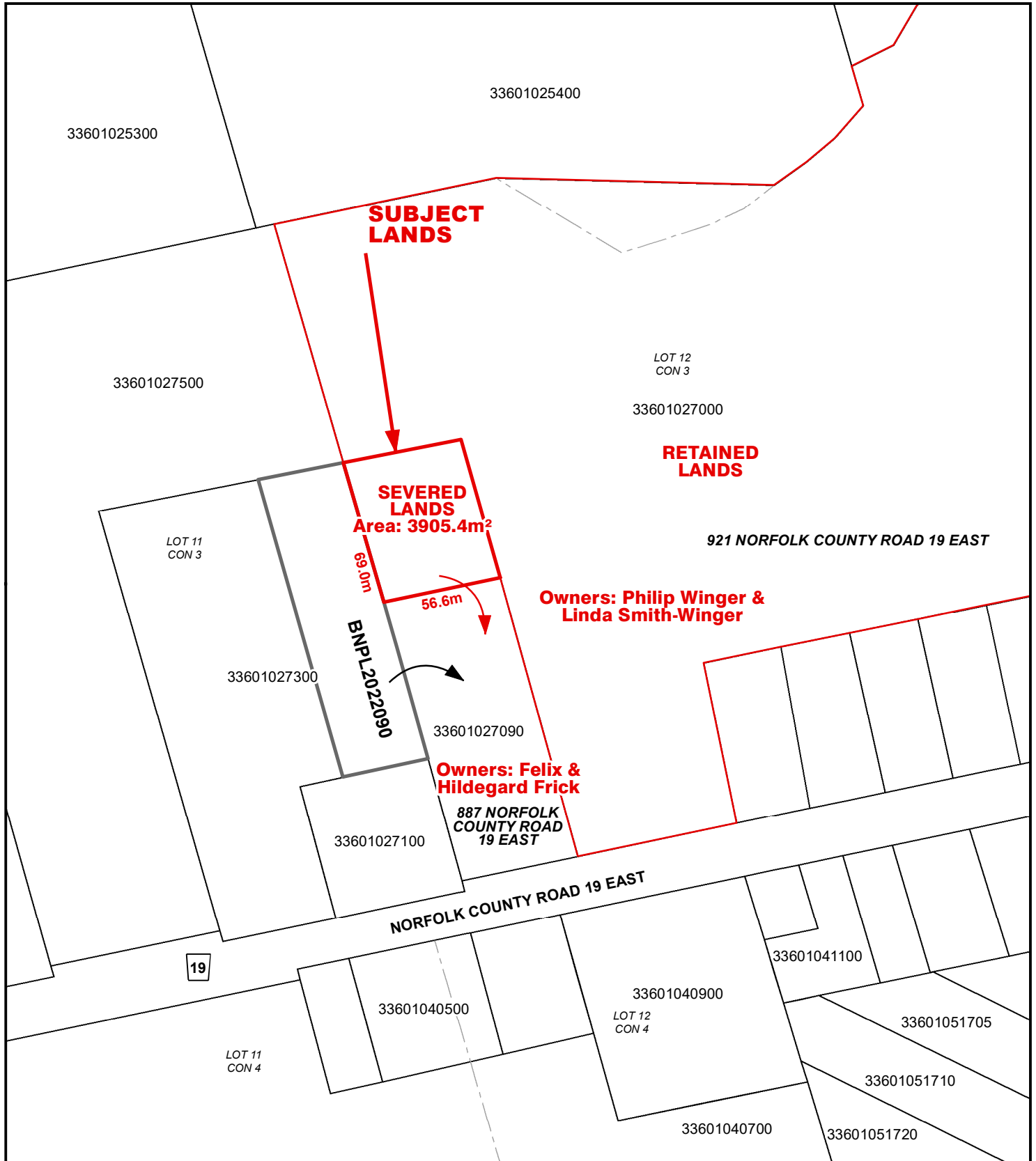


LOCATION OF LANDS AFFECTED

BNPL2022091

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

-  Subject Lands
-  Lands Owned

4/4/2022

