

For Office Use Only:

File Number	<u>BNPL2023140</u>	Application Fee	<u>\$3089.00</u>
Related File Number	<u>N/A</u>	Conservation Authority Fee	<u>\$514.15</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>March 24, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 26, 2023</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: 54202043700**A. Applicant Information****Name of Owner** Josh Gilbert

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 1946 E Quarter LineTown and Postal Code Langton, N0E 1G0Phone Number 519-429-9823Cell Number Email josh-gilbert@hotmail.com**Name of Applicant** Craig YoungAddress 1986 E Quarter LineTown and Postal Code Langton, N0E 1G0Phone Number 519-983-4853Cell Number Email craigyoung3000@yahoo.com

Name of Agent Mackenzie Crumb c/o LandPro Planning Solutions

Address 110 James Street, Unit 204

Town and Postal Code St. Catharines, L2R 7E8

Phone Number 289-687-3730

Cell Number _____

Email info@landproplan.ca, mackenzie@landproplan.ca

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 owner and agent noted above.

☒ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Bank of Montreal, 2465 Argentia Rd, 8th Floor, Mississauga, ON L5N 0B4

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

NWAL CON 11 PT LOTS 19 AND 20 RP 37R3742 PT PART 1 REG

Municipal Civic Address: 1946 E Quarter Line, Langton

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

Present Zoning: Agricultural, Hazard Lands

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:

Residence, 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:
Residence, detached garage, shed, farm out building (all retained). Pool (to be severed).
-
-
-
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.
No addition proposed.
-
-
-
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:
No structures proposed.
-
-
-
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:
Residence and farm since at least the 1960s. Pool since the 1990s.
-
9. Existing use of abutting properties:
Agricultural lands, residences.
-
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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	±64.7 + 214.7 + 117.9 m	30 m	N/A	±60.18 + 188.8 + 117.9 m	0
Lot depth	± 747.6 m	N/A	N/A	± 747.6 m	0
Lot width	Up to ±599 m	N/A	N/A	Up to ±599 m	0
Lot area	32.20 ha	40 ha	N/A	31.74 ha	8.26 ha
Lot coverage	<1%	N/A	N/A	<1%	0
Front yard	± 19m	13m	N/A	± 19m	0
Rear yard	± 707m	9m	N/A	± 707m	0
Height	<11m	11 m	N/A	<11m	0
Left Interior side yard	± 27m	3m	N/A	± 27m	0
Right Interior side yard	± 140m	3m	N/A	± 140m	0
Exterior side yard (corner lot)	N/A	13 m	N/A	N/A	N/A
Parking Spaces (number)	2+	2	N/A	2+	0
Aisle width			N/A		0
Stall size			N/A		0
Loading Spaces			N/A		N/A
Other			N/A		N/A

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

Lot size already deficient prior to this application.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 30.42 m

Depth: 100.67 m

Width: 90.11m

Lot Area: 1.13 ac (0.46 ha)

Present Use: Residence

Proposed Use: Residence

Proposed final lot size (if boundary adjustment): 2.28 ac (0.92 ha)

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Above parcel will be taken FROM Roll No. 54202043700, owned by Josh and Madison Gilbert, and given TO Roll No. 3310542020437200000 owned by Julie Young.

Description of land intended to be retained in metric units:

Frontage: ± 366.88

Depth: ±747.6 m

Width: ± 599 m

Lot Area: 78.41 ac. (31.74 ha)

Present Use: Residential, Agricultural

Proposed Use: Residential, Agricultural

Buildings on retained land: Detached residence, detached garage, shed, farm out building.

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
The lands have always been residential and agricultural use per historical County GIS images.

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. All Applications: 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:

No development or site alteration proposed.

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:

No development or site alteration proposed.

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. All Applications: 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. All Applications: 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. All Applications: 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.

Planning Justification Letter is attached.

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:

- ☐ 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

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

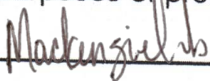
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


March 24, 2023
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 Josh Gilbert am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize 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.

X 
Owner

Mar 23/2023
Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Michael Sullivan of THOROW

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:

THOROW

[Signature]
Owner/Applicant/Agent Signature

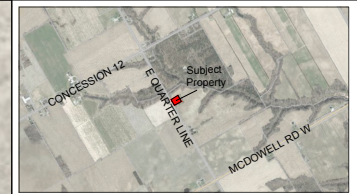
In NIAGARA REGION

This 24 day of MARCH

A.D., 2023

[Signature]
A Commissioner, etc.

CAROLE IDA SULLIVAN
a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.



KEY MAP (N.T.S.)

BOUNDARY ADJUSTMENT PLAN

**1986 E QUARTER LINE
LANGTON
NORFOLK COUNTY**

NWAL CON 11 PT LOT 19 RP
Roll No. 3310542020437200000



LandPro Planning Solutions
110 James St. #204, St. Catharines
(289) 687-3730

PROPERTY INFORMATION

Zoning	A/HL
Lot A Area	1.15 ac.
Lot B Area	79.56 ac.
Area to be moved	±1.13 ac.
New Lot A Area	±2.28 ac.
Easements	No

LEGEND

- Current Boundary
- Proposed Boundary
- Well & Cistern (±4m x 7.5m)
- Septic (±21.5m x 7.5m)
- Gas Line
- Water Line
- Electrical Line



SCALE: 1:800
DATE: 22-03-2023
PLOT: 8.5" x 11"
DWG: 1 of 1



LANDPRO
PLANNING SOLUTIONS

March 23, 2023

Hanne Yager
Planner, Community Development Division
Norfolk County

email: Hannelore.Yager@norfolkcounty.ca

Re: 1946 and 1986 East Quarter Line
Incomplete Application Update

LandPro Planning Solutions Inc. (LandPro) represents Craig Young, owner of 1986 East Quarter Line, on this boundary adjustment application for the property located at 1946 East Quarter Line, Langton.

PURPOSE

This letter looks to address your comments dated March 14th, 2023, and show how each of them have been resolved. The letter is attached here as reference.

ACTION ITEMS

The March 14th 2023, letter indicates four (4) amendments to the application, two (2) changes to the concept plan, required supporting documents, and three (3) questions for clarification.

Beginning with the application, we have updated the application form to be from the perspective of Josh Gilbert, the owner of 1946 East Quarter Line, which will be giving land (A, J). We have confirmed the setbacks of Mr. Gilbert's property (C.1) and updated the dimensions of the properties related to the change in perspective (C.4). As I understand all of the graphics thus far have been focused on 1986 East Quarter Line, please see a rough graphic below which displays the setbacks referred to on 1946 East Quarter Line.



Regarding the conceptual plan, the approximate dimensions and setback of wells and septic systems have been added, as have the electrical, water and gas lines. Please find the updated concept plan attached.

Regarding the supporting documents, Mr. Young does not have any building permit information and believes the County should have any information related to the house. The company who constructed the pool, Norfolk Pools, is now permanently closed.

The questions that require clarification were as follows:

1. *How long have the uses described (infrastructure, pool) been established for?* Mr. Young believes they have been there since 1995 or 1996. Aerial GIS footage shows that the house and pool have been on the property since at least 2002.
2. *Why can't access for maintenance occur on the existing northern side (~21m) of the property? What machinery is needed that requires the proposed width of access (~37m) to the south? What use is required to be maintained?* The southern property expansion is to accommodate the waterline which serves the sprinkler system that maintains the lawn and landscaped areas, as shown in the updated concept plan attached.
3. Regarding the letter written by Mr. Watson: I have confirmed with Mr. Young that the lawsuit is in regard to a lot they sold a few years ago. The current owner of the neighbouring property (1946 East Quarter Line), Mr. Gilbert, is cooperative and wants to fix the legal and technical issues with the boundaries as they currently stand.

YOUNG

March 23, 2023

Application Resubmission and Response
1946 and 1986 East Quarter Line, Norfolk County

Please do not hesitate to contact the undersigned with any questions or concerns.

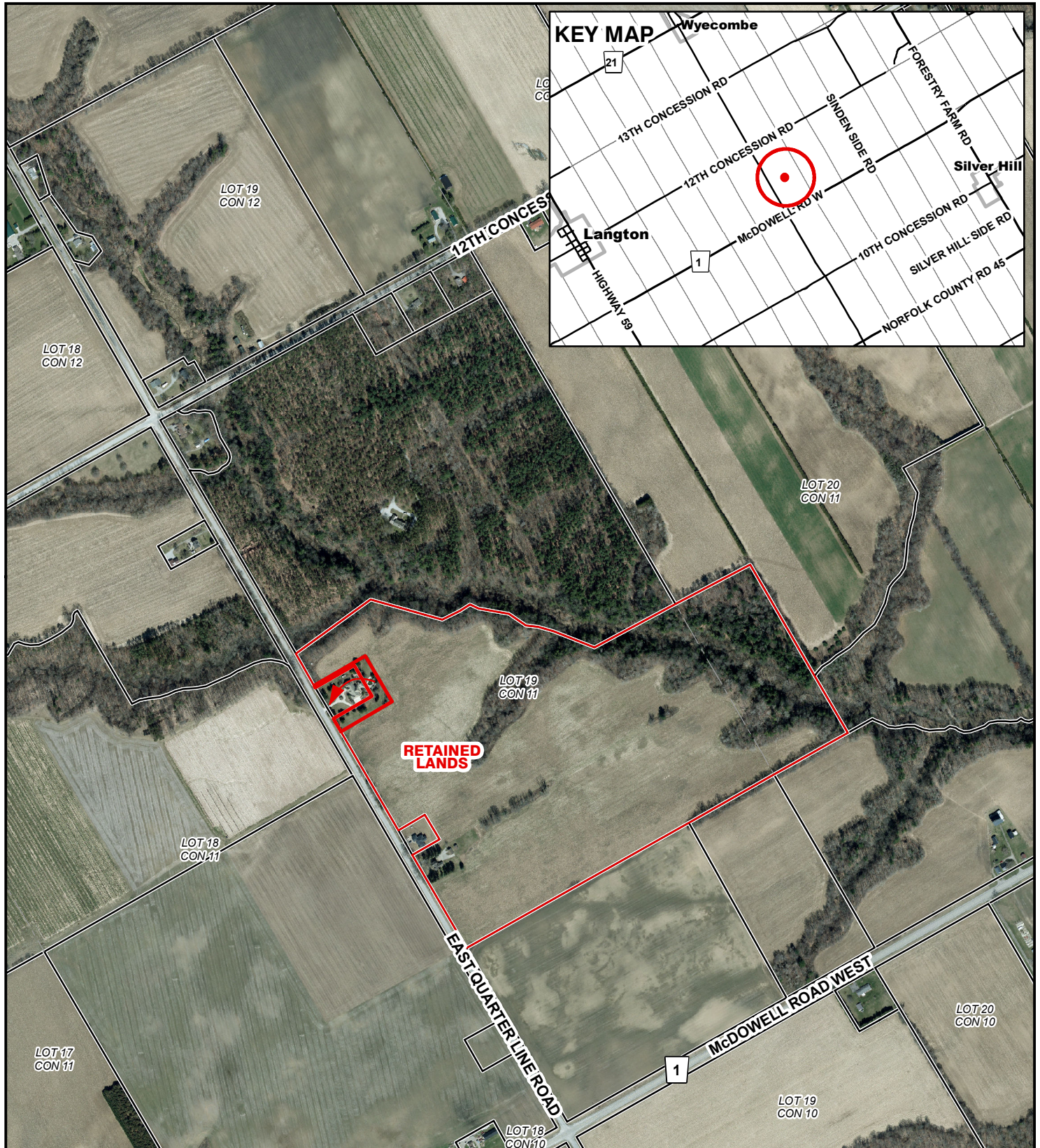
Sincerely,

Mackenzie Trepanier (née Crumb)

Planning Technician
LandPro Planning Solutions Inc.

CONTEXT MAP

Geographic Township of NORTH WALSINGHAM



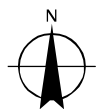
Legend

Subject Lands

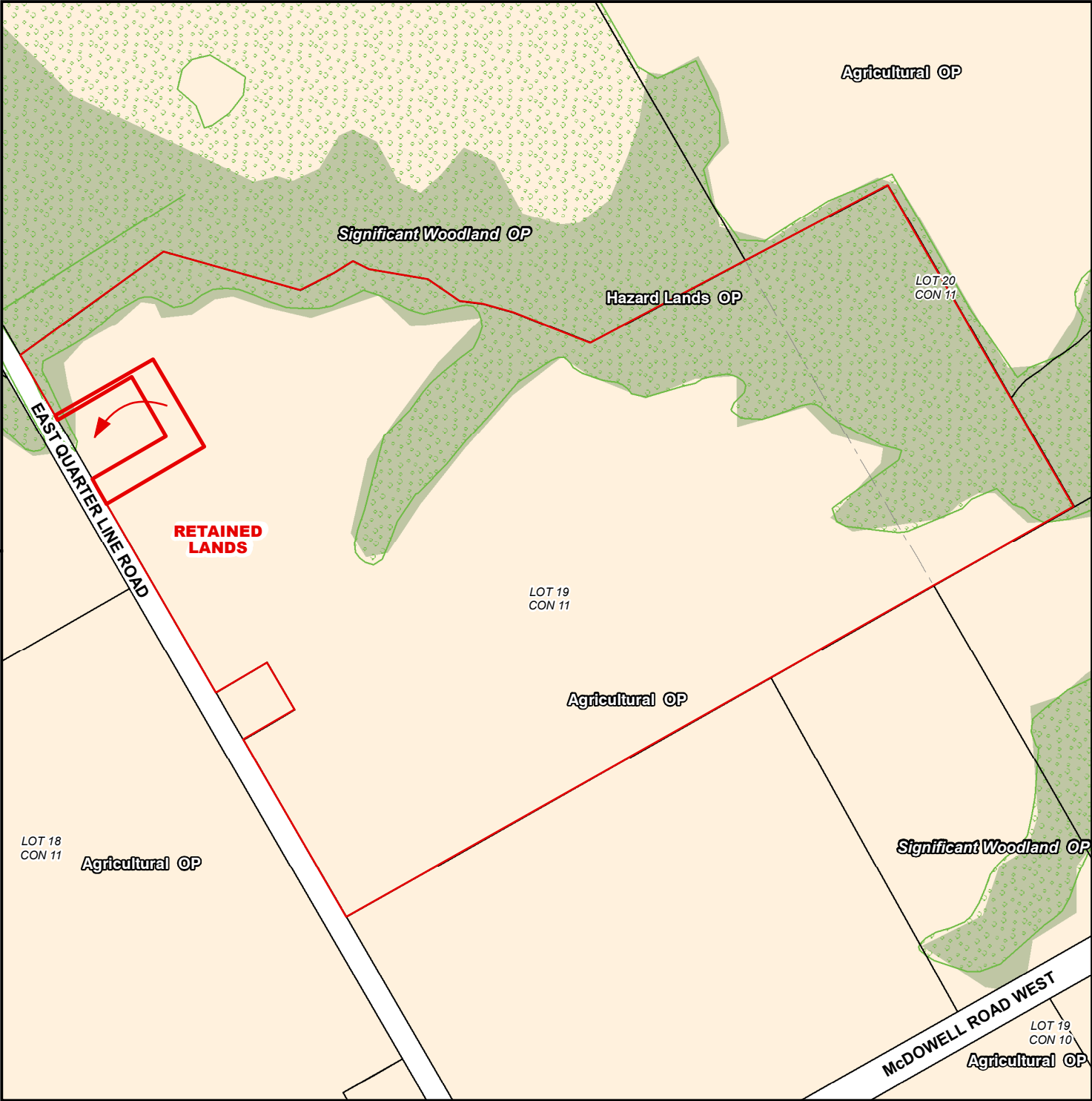
Lands Owned

2020 Air Photo

5/19/2023



70 35 0 70 140 210 280 Meters

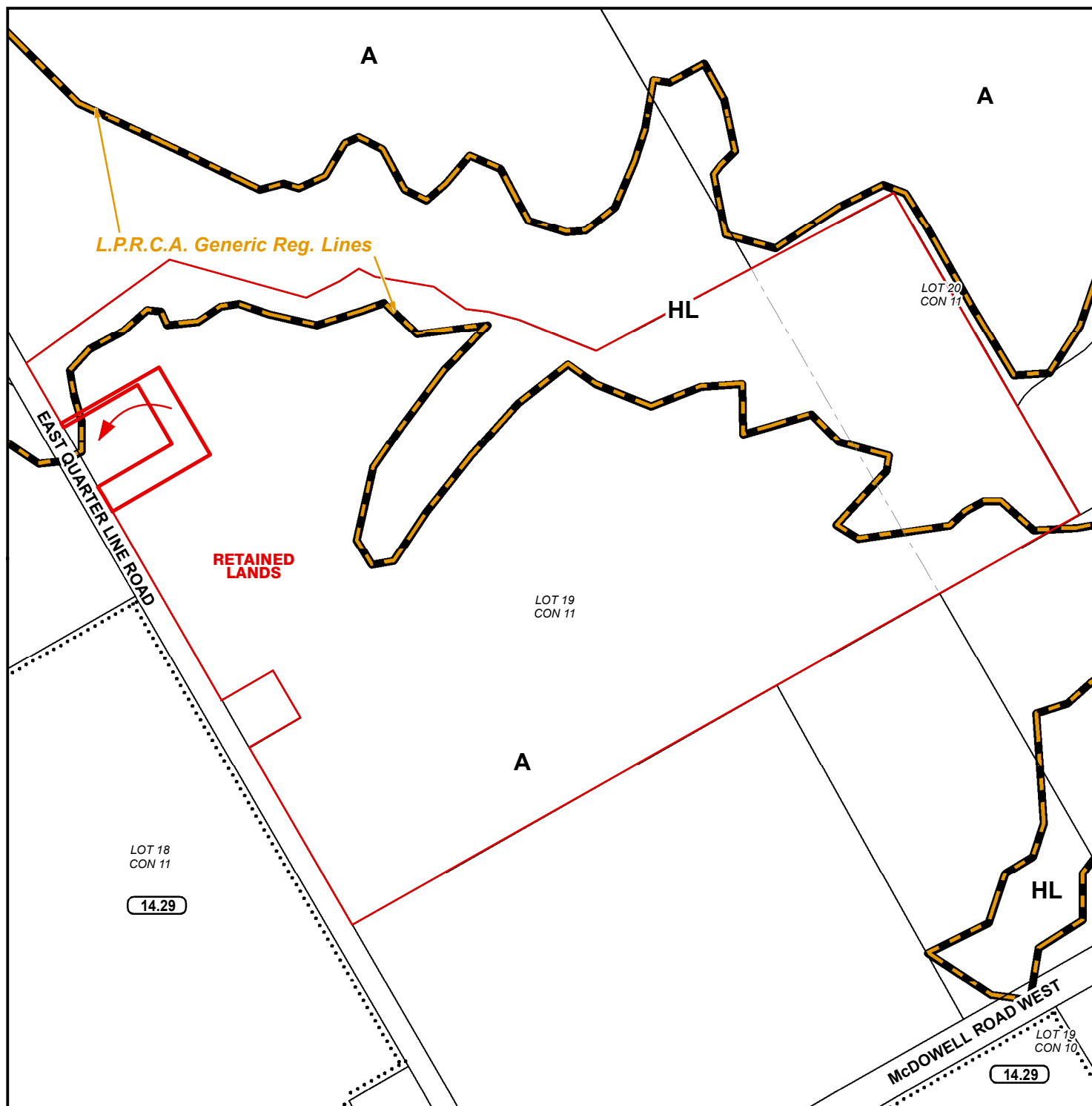


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2023140



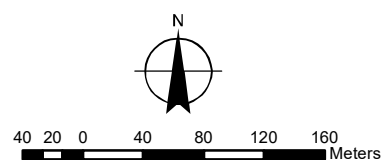
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

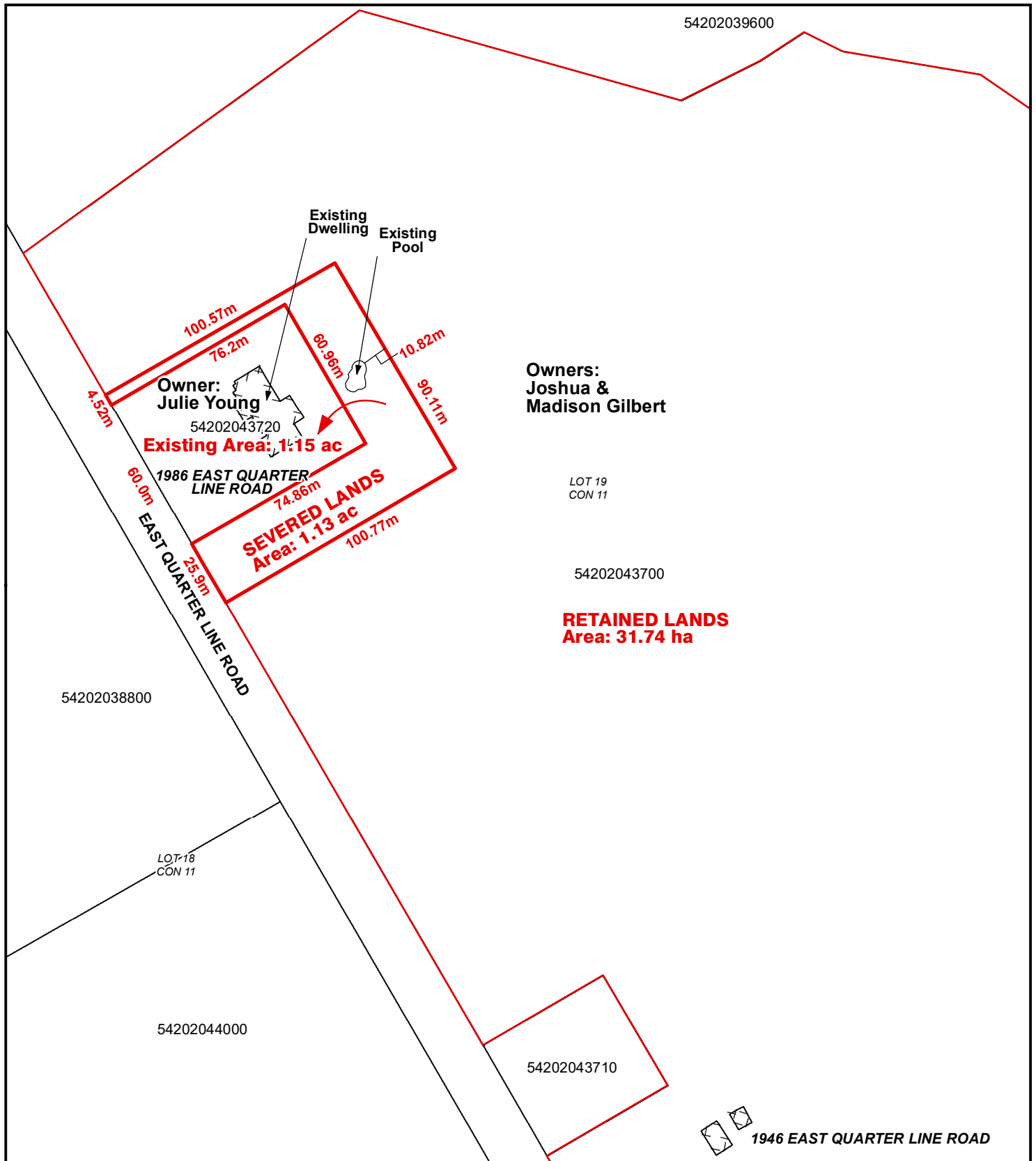
5/19/2023

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



CONCEPTUAL PLAN

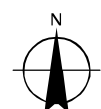
Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

5/19/2023



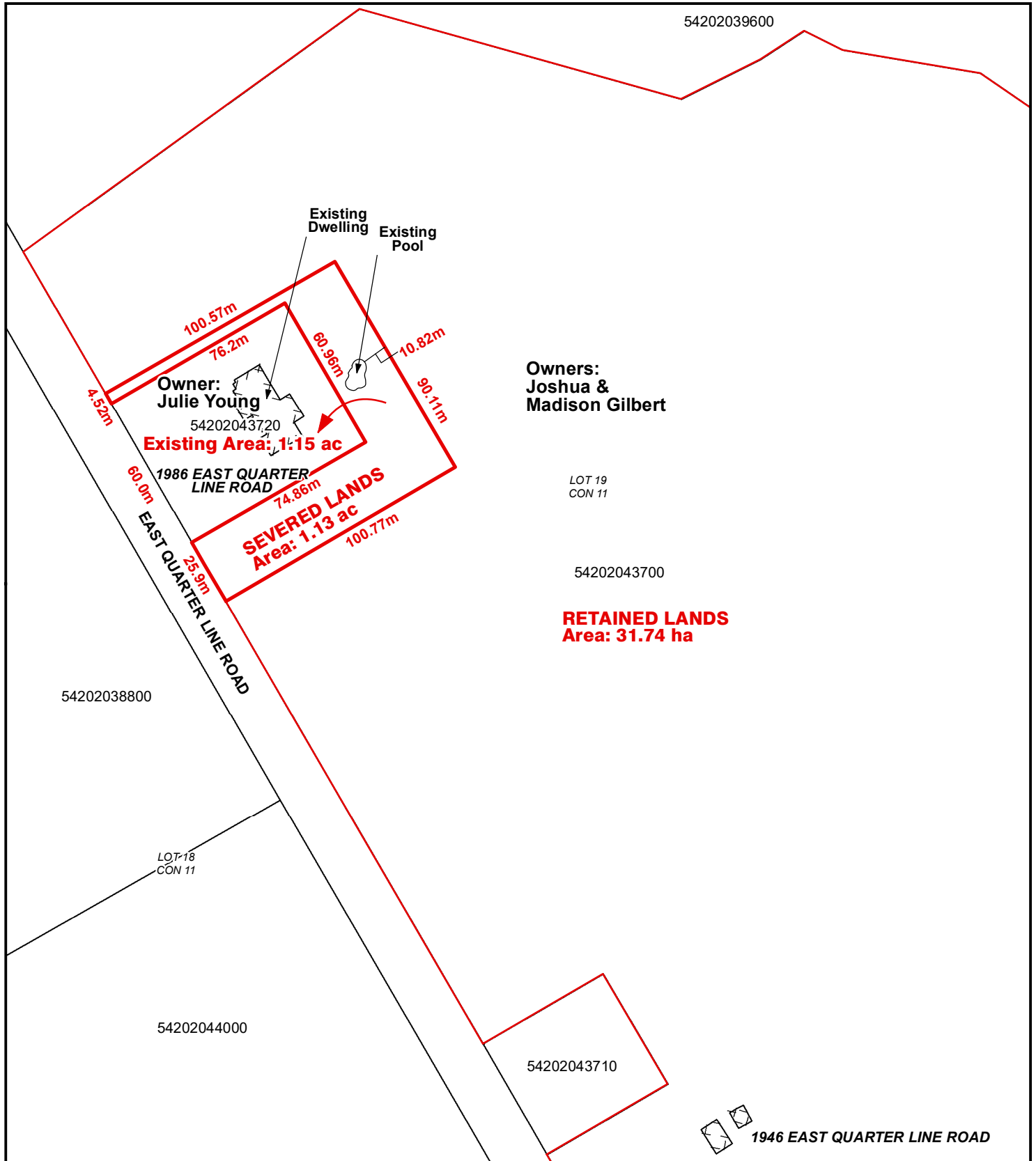
20 10 0 20 40 60 80 Meters

LOCATION OF LANDS AFFECTED

BNPL2023140

CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

