

For Office Use Only:	BNPL2023143	Application Fee	\$3693.00 Paid
File Number	_____	Conservation Authority Fee	_____
Related File Number	BNPL2021046	Well & Septic Info Provided	_____
Pre-consultation Meeting	_____	Planner	A. Wallace
Application Submitted	_____	Public Notice Sign	_____
Complete Application	April 28, 2023		

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: 402010074000000

A. Applicant Information

Name of Owner Russell Blake

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 128 Kendall Road
 Town and Postal Code Vittoria, ON N0E 1W0
 Phone Number _____
 Cell Number 519-410-2837
 Email _____

Name of Applicant same as above

Address _____
 Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

Name of Agent David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr
Town and Postal Code Tillsonburg ON N4G 0C6
Phone Number _____
Cell Number 519-983-8154
Email civicplanningsolutions@nor-del.com

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:

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):

WDH Gore Part Lot 8

Municipal Civic Address: 744 Norfolk St. South

Present Official Plan Designation(s): Agricultural and Hazard Land

Present Zoning: A and HL

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:

Cash crops, corn and beans

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:

Dwelling, barn (non-livestock), 3 sheds, cover-all and grain bins.

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:

nothing new 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:

9. Existing use of abutting properties:

Residential and agricultural (non-livestock)

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.**

Dwelling
Lot

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	404m			72m	
Lot depth	1307m			83.82m	
Lot width	1307m			72m	
Lot area	576517m ² 142.45ac			6028m ² 1.48ac	
Lot coverage	0.2%			3%	
Front yard				25.52m	
Rear yard				40.55m	
Height				9.7m	
Left Interior side yard				15.9m	
Right Interior side yard				40.28m	
Exterior side yard (corner lot)				n/a	
Parking Spaces (number)				2+	
Aisle width				n/a	
Stall size				n/a	
Loading Spaces				n/a	
Other					

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

n/a

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

Frontage: 72m

Depth: 83.82m

Width: 72m

Lot Area: 6028.29m²

Present Use: Agricultural

Proposed Use: Residential

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:

Description of land intended to be retained in metric units:

Frontage: 332m

Depth: 1307m

Width: 433m

Lot Area: 570489m² / 140.96acres

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn, cover-all, grain bins

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: Russell and Lynne Blake (128 Kendall Rd.)
Roll Number: 493060295000000
Total Acreage: 48.61ac
Workable Acreage: 33ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2001
Date of Land Purchase: 1999

Owners Name: Russell Blake (744 Norfolk Street South)
Roll Number: 402010074000000
Total Acreage: 146.21ac
Workable Acreage: 69ac
Existing Farm Type: (for example: corn, orchard, livestock) cash crop corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2000
Date of Land Purchase: 2020

Owners Name: Sandra Blake (mother of owner farmed by Russell Blake)
Roll Number: 493060038100000
Total Acreage: 50ac
Workable Acreage: 50ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop corn and beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1988



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:
knowledge of owner

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 change in use 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:

not within source water protection area

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
☒ Individual wells

- ☐ Communal 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
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Norfolk Street South

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.

this is a re-submitted application for file BNPL2021046 as the septic system was not located on the lot.

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

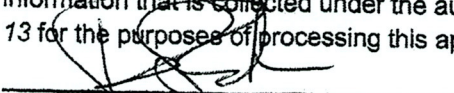
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Oct-26/2022

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 Russell Blake am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe Civic Planning Solutions Inc. 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

Oct-26/2022

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, David Roe of Town of Tillsonburg

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:

Delhi


Owner/Applicant/Agent Signature

In Norfolk County

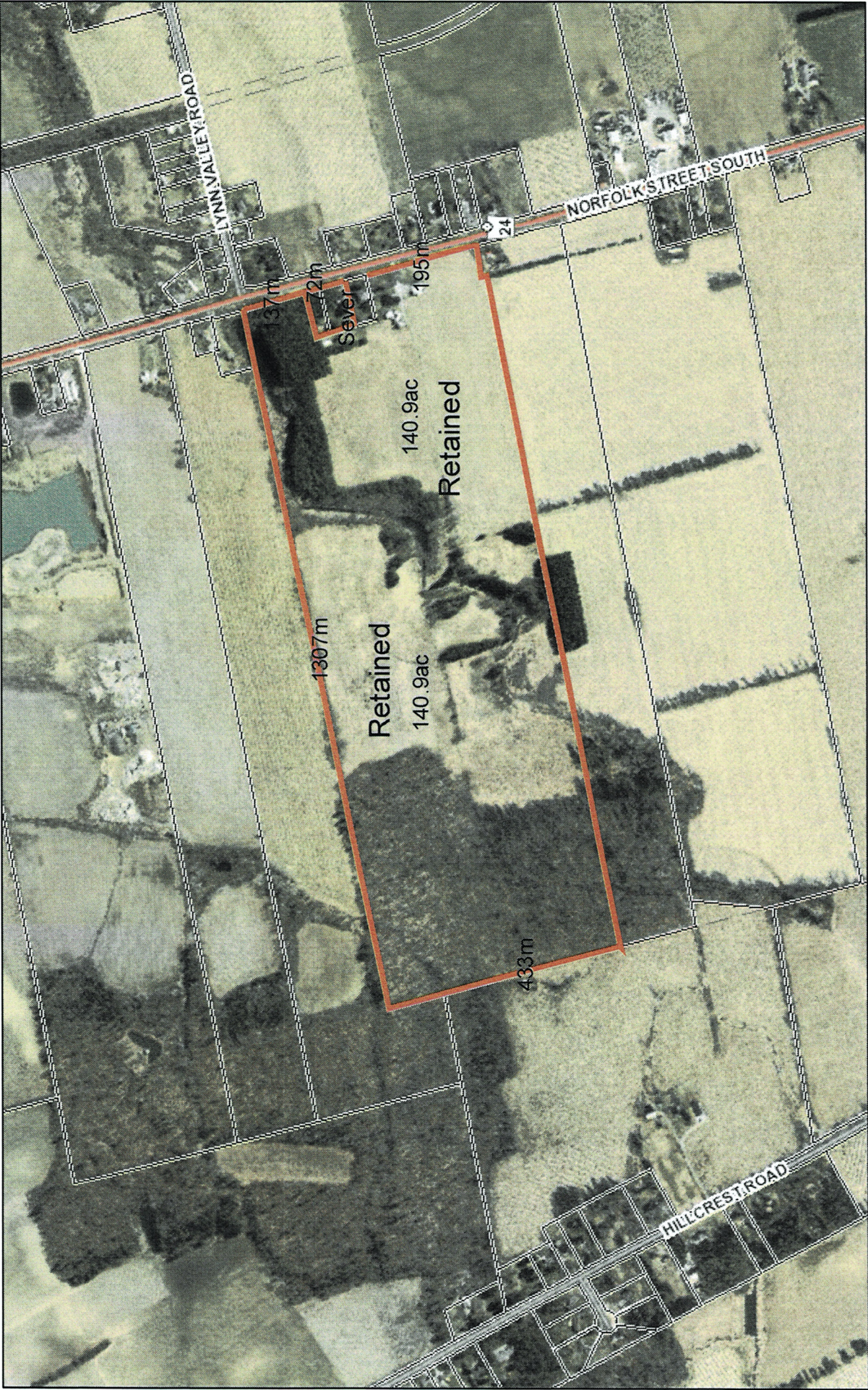
This 29th day of October

A.D., 20 20


A Commissioner, etc.

Leanne Carle Robinson, a Commissioner etc.
Province of Ontario
for John P. Hanselman, Barrister & Solicitor
Expires August 25, 2024

MAP NORFOLK - Community Web Map



3/30/2023, 2:44:05 PM

- ☐ Land Parcels
- ☐ DraftPlan
- ☐ Plan Lines
- ☐ Road Labels

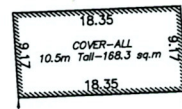
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Queen's Printer for Ontario
Norfolk GIS

CLIENT: BLAKE
744 NORFOLK STREET SOUTH
SIMCOE

Storage only
no livestock



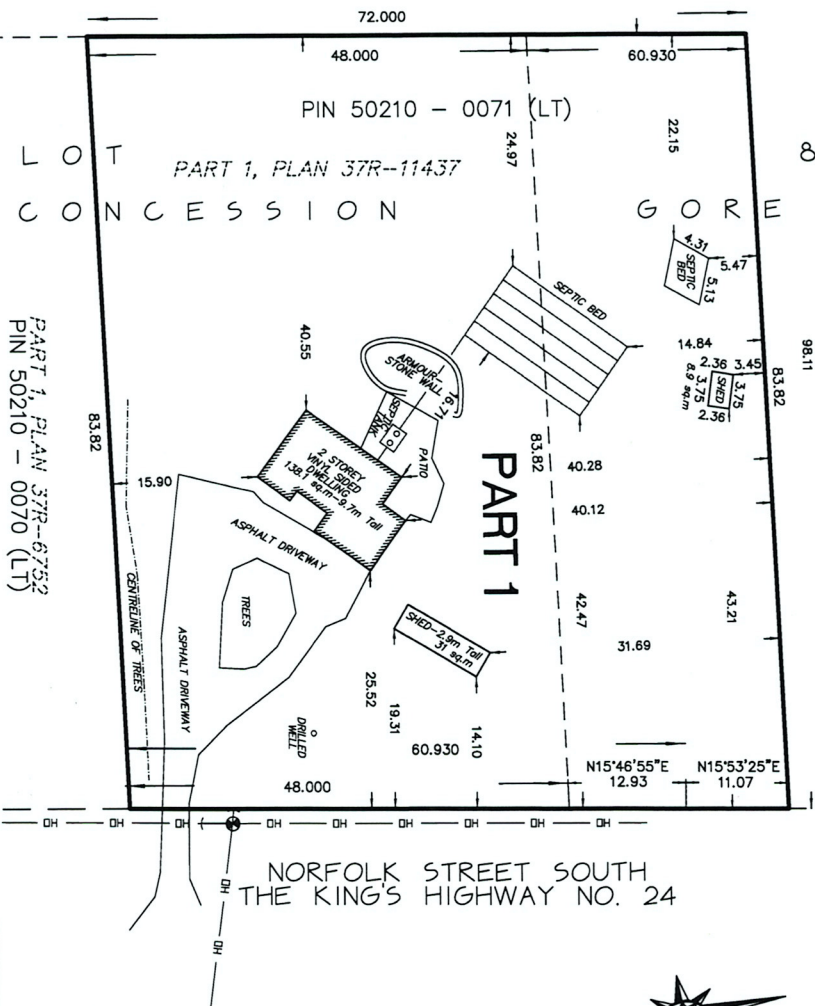
Retained lands
140.9 ac (57.02ha)

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

	AREA (sq.m)	% LOT COVERAGE	FRONTAGE (m)	WIDTH (m)	DEPTH (m)
EXISTING	576.517	0.2%	404m (IRREG.)	1307m	1307m
PROPOSED	6028.29	3.0%	72.00m	83.82m	83.82m
REMAINDER	570.489	0.2%	332m (IRREG.)	1307m	1307m



NORFOLK STREET SOUTH
THE KING'S HIGHWAY NO. 24



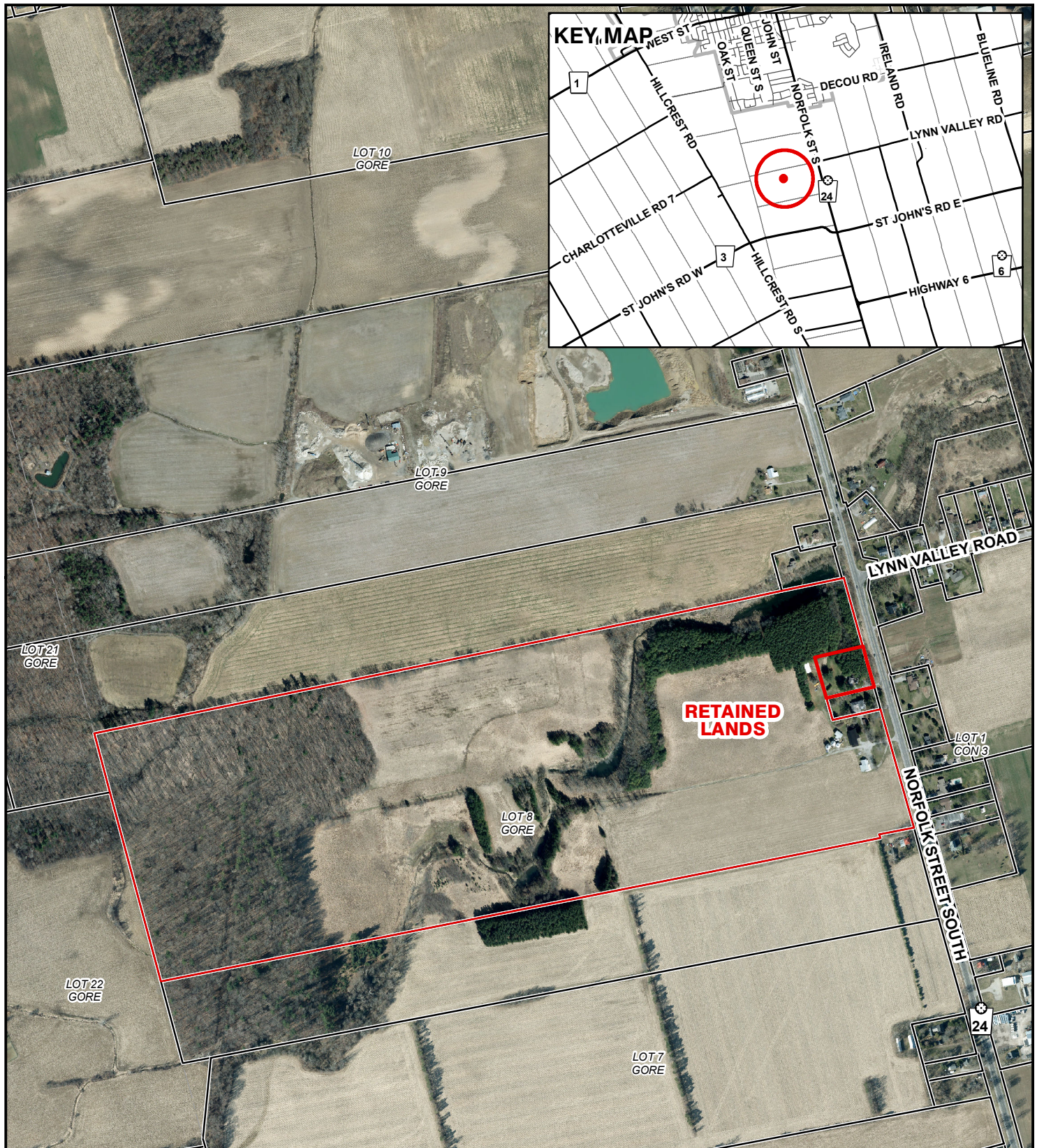
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com



JOB # 20-2610-SK3 CLIENT: BLAKE

CONTEXT MAP

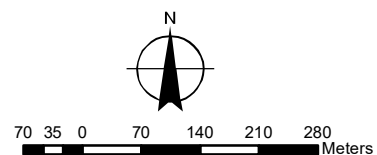
Geographic Township of WOODHOUSE

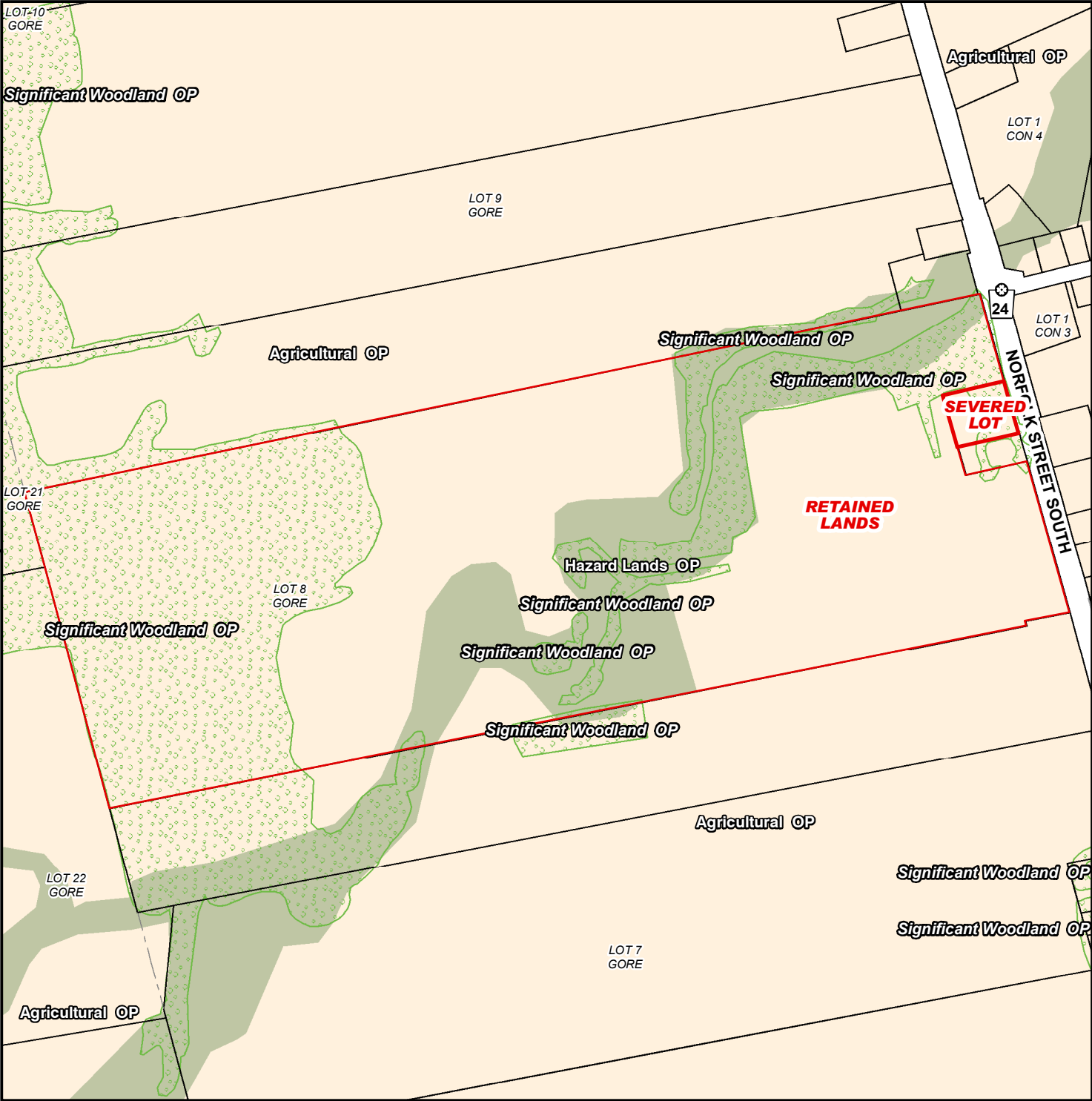


Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

4/28/2023





Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Significant Woodland

4/28/2023

N

60 30 0 60 120 180 240

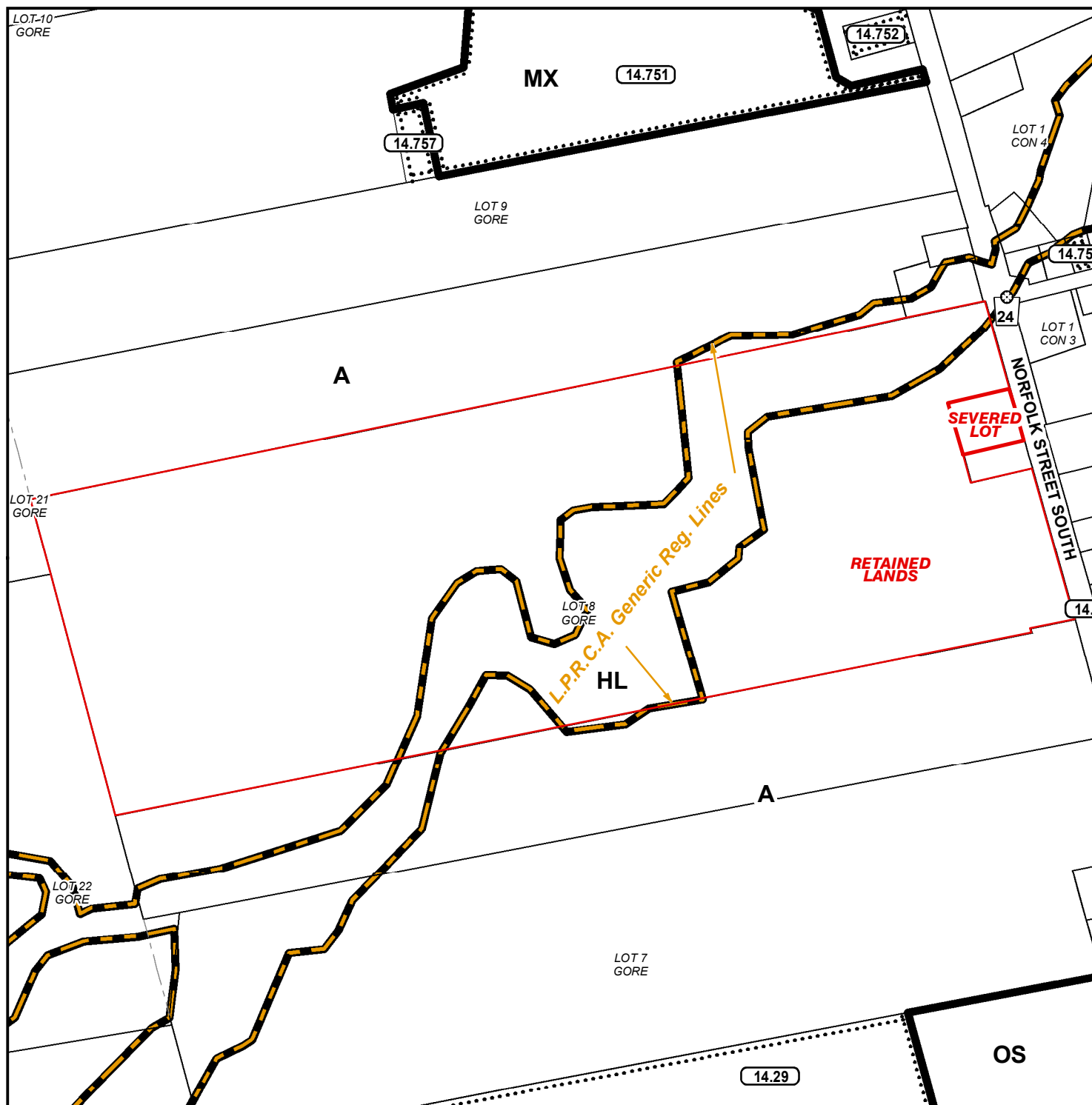
Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

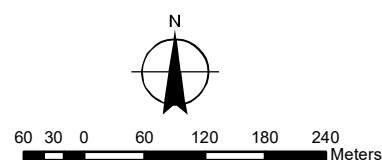
BNPL2023143



LEGEND

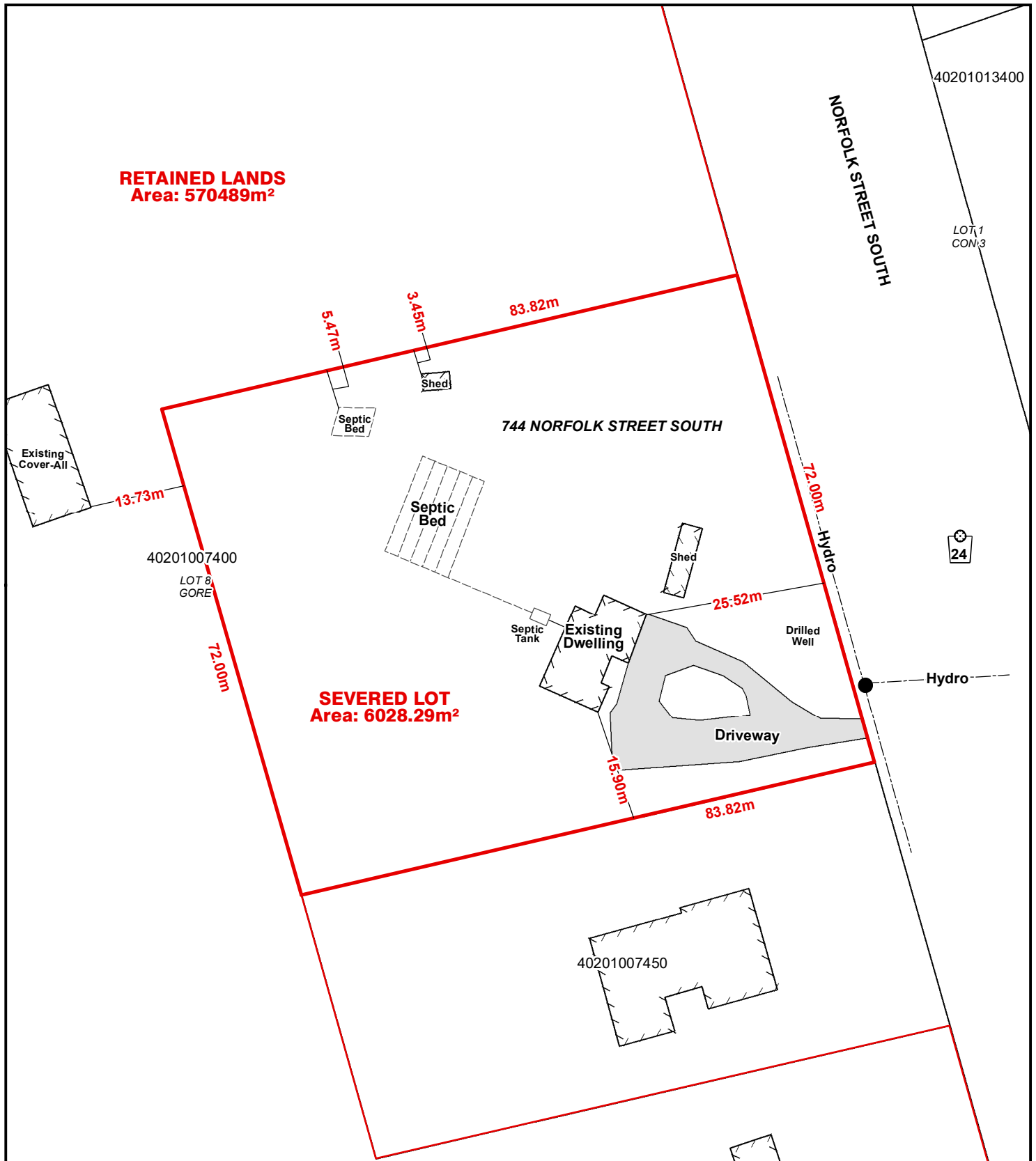
- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

- (H) - Holding
- A - Agricultural Zone
- MX - Extractive Industrial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone



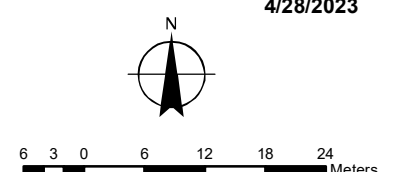
CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



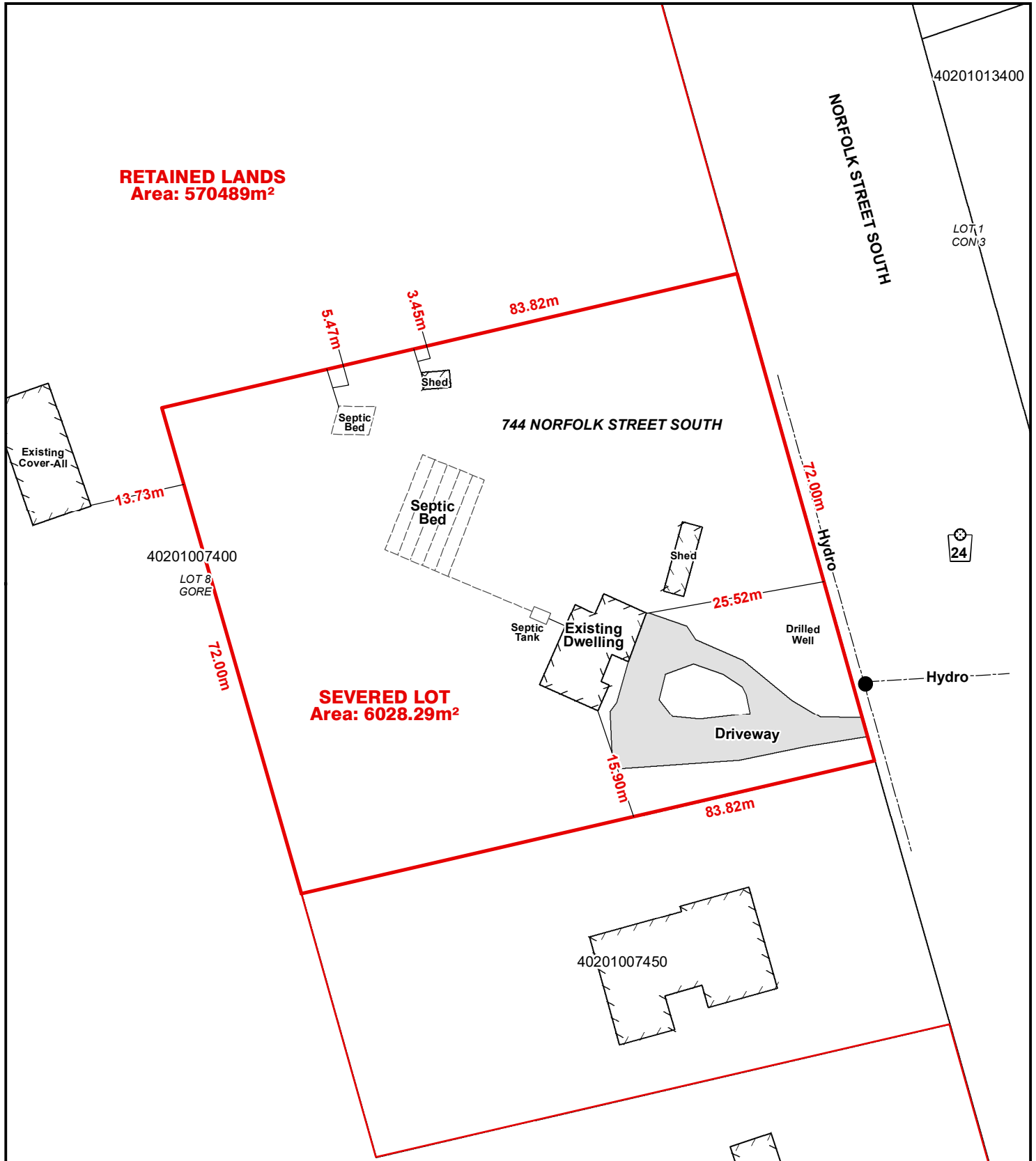
Legend

- Subject Lands
- Lands Owned



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

