

For Office Use Only:File Number BNPL2023267, 284Related File Number BNPL2023265, 285

Pre-consultation Meeting _____

Application Submitted Oct.27.2023Complete Application Oct.27.2023Application Fee \$4952.00 - 1 fee/4 applicationsConservation Authority Fee N/AWell & Septic Info Provided N/APlanner H.Yager

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: No specific roll number available**A. Applicant Information****Name of Owner** 1064928 Ontario Ltd.

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 36 Paris Road**Town and Postal Code** Paris, Ontario N3C 3H8**Phone Number** 519 442 7214**Cell Number** 519 751 8273**Email** joe.jeles@gmail.com**Name of Applicant** Same as above**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

Name of Agent J H Cohoon Engineereing Limited / Ben Jeles
Address 440 Hardy Road Unit 1 / 36 Paris Road
Town and Postal Code Brantford Ontario N3T 5L8 / Paris, Ontario N3C 3H8
Phone Number 519 753 2656 / 226 934 4057
Cell Number / 226 934 4057
Email rphillips@cohooeng.com / benjeles@gmail.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:

N/A

B. Location, Legal Description and Property Information

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

Lot 81 & 82, RP 334, in the Geographic Township of Windham in Norfolk County

Municipal Civic Address: N/A

Present Official Plan Designation(s): Residential

Present Zoning: R2 - Residential Type 2

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:

The subject lands are a remenient 0.61m reserve that was not transfered to the County in the past and the desire is to eliminate these small blocks and transfer them to the abutting residential lots.

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.

N/A

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:

N/A - Residential Rear Yard

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:

> 50 years (1956)

9. Existing use of abutting properties:

Vacant until recently where residential and municipal park is established.

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	N/A	15.0m (see plan)			
Lot depth	0.610m	N/A			
Lot width	20.156	(See Plan)			
Lot area	12.295	N/A			
Lot coverage	N/A				
Front yard	N/A	N/A			
Rear yard	N/A	N/A			
Height	N/A	N/A			
Left Interior side yard	N/A	N/A			
Right Interior side yard	N/A	N/A			
Exterior side yard (corner lot)	N/A	N/A			
Parking Spaces (number)	N/A	N/A			
Aisle width	N/A	N/A			
Stall size	N/A	N/A			
Loading Spaces	N/A	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: N/A

Depth: 0.610m

Width: 20.156m

Lot Area: 12.270 sq.m.

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: Lot 5 within the registered plan

Description of land intended to be retained in metric units:

Frontage:	<u>N/A</u>	<u>Part 2 on the Preliminary Reference Plan to be added to Lot 4 of Bluegrass Estates Subdivision RP 37M - 101</u>
Depth:	<u>0.610m</u>	
Width:	<u>8.381m</u>	
Lot Area:	<u>5.101 sq.m.</u>	<u>Part 1 on the Preliminary Reference Plan to be added to Lot 5 of Bluegrass Estates Subdivision RP 37M - 101</u>
Present Use:	<u>Vacant</u>	
Proposed Use:	<u>Vacant</u>	

Buildings on retained land: N/A

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

Frontage: N/A

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:

Personal Knowledge

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:

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. 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 Municipal Works Yard

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

- ☐ 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: No frontage on municipal right-of-way (once merged with abutting lot frontage on McIntosh Drive would be available)

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.

Refer to attached cover letter

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

August 15, 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 1064928 Ontario Ltd. / J. Jeles am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineereing Limited 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.

Owner

August 15, 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, R W Phillips of City of Brantford

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:

City of Brantford

In County of Brant

This 15th day of August

A.D., 2023



A Commissioner, etc.

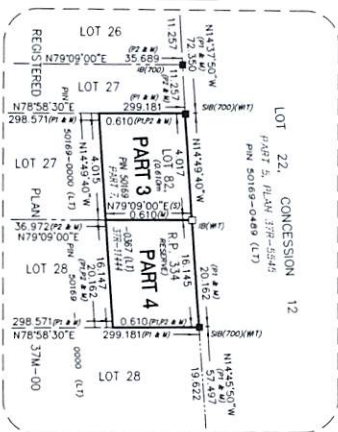
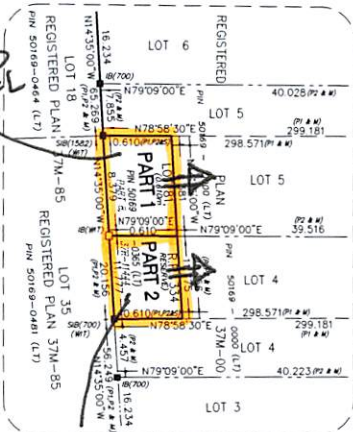


Owner/Applicant/Agent Signature

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024

DETAIL 'A'
NOT TO SCALE

DETAIL 'B'
NOT TO SCALE



CHORD TABLE				
LOT	RADIUS	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING
LOT 27	20.000	12.903	12.680	N11°57'20"E
LOT 28	20.000	12.903	12.680	N48°55'10"E



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TILES ACT

DATED _____ date

R. C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-

RECEIVED AND DEPOSITED

DATED _____

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	LOT	PLAN	PIN	AREA(SQ.M)
1	PART LOT 81	REGISTERED PLAN 334	PART OF PIN 50169-0365	5.101 sq.m
2	PART LOT 81	REGISTERED PLAN 334	PART OF PIN 50169-0365	7.169 sq.m
3	PART LOT 82	REGISTERED PLAN 334	PART OF PIN 50169-0367	2.444 sq.m
4	PART LOT 82	REGISTERED PLAN 334	PART OF PIN 50169-0367	9.827 sq.m

PARTS 1 & 2 COMPRISE ALL OF PIN 50169-0365 (LT)
PARTS 3 & 4 COMPRISE ALL OF PIN 50169-0367 (LT)

PLAN OF SURVEY OF ALL OF LOTS 81 & 82 REGISTERED PLAN 334 IN THE GEOGRAPHIC TOWNSHIP OF WINDHAM IN NORFOLK COUNTY

SCALE: 1 : 1000

10 0 40 METRES

JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF
REGISTERED PLAN 37M-85 AND AS SHOWN ON PLAN 37M-85, HAVING A BEARING
OF N14°35'00"W, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION
OF 0°57'05" COUNTER CLOCKWISE.
DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED
TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999716133.
THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL.
RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM
SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF
N15°01'34"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010)
COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP ①	4744446.217	542699.631
ORP ②	4744508.009	542992.536

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SEVERANCE No. 2

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W. - T.H.
BOOK - LL-FILE
CALC - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - JELES
19-2428-SEVRP

SHOWN (700)
SHOWN (727)
SHOWN (996)
SHOWN (1582)
SHOWN (W1)
SHOWN (OU)
SHOWN (P1)
SHOWN (P2)
SHOWN R.P.

NOTIFICATION OF NEW SUBDIVISION

Bluegrass Estates Phase 3



Urban Area of DELHI

Registered Plan Number:
NOT YET REGISTERED

New Street Names and Street Ranges:

MARIA LANE **1-200**

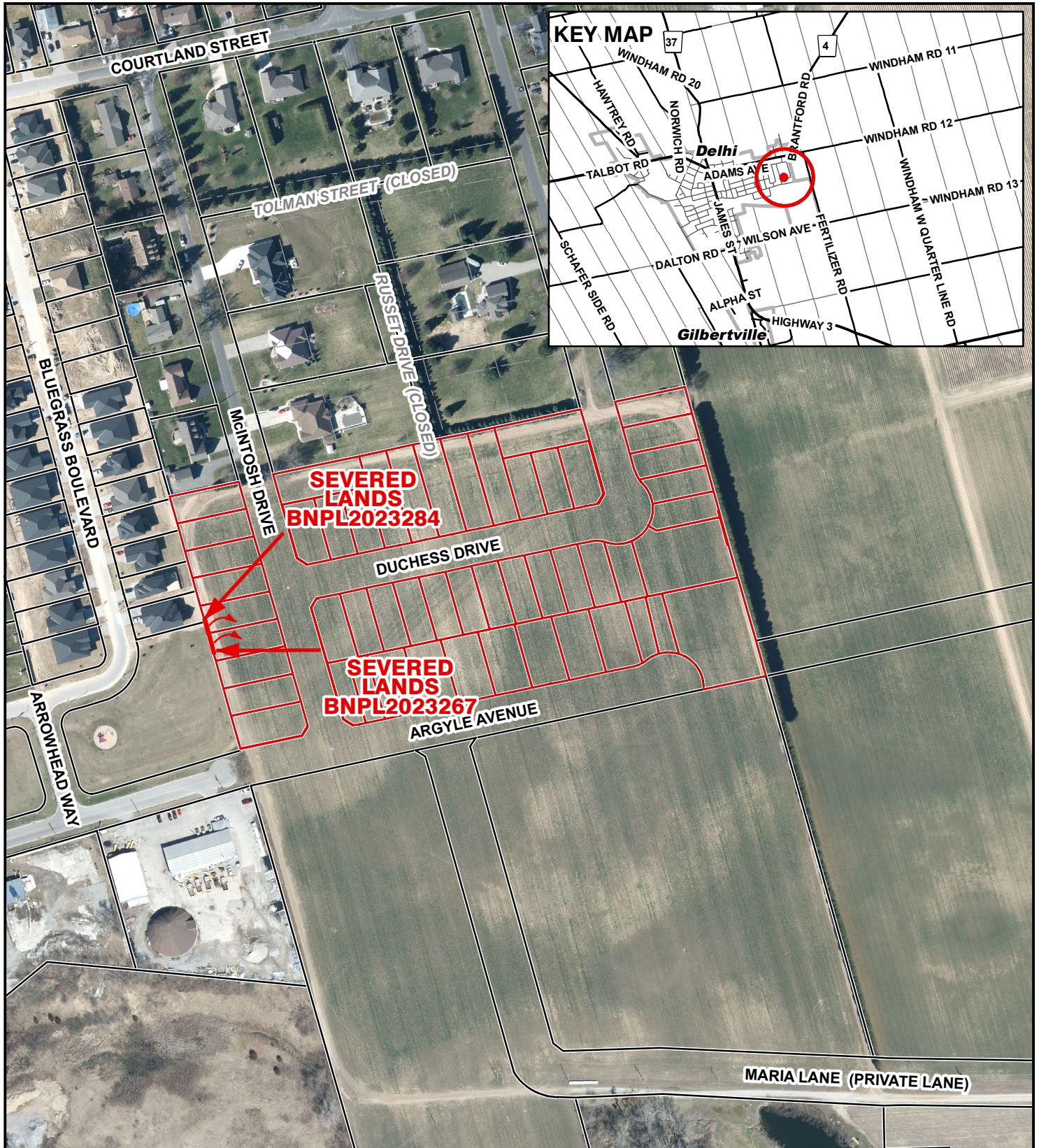
Existing Street Extensions and Address Ranges:

ARGYLE AVENUE	351-400
DUCHESS DRIVE	21-95
McINTOSH DRIVE	32-70

A new plan of subdivision is being developed within Norfolk County. The above information and map show the location of this new plan. This office is in the process of notifying the appropriate 911 emergency service agencies and utilities. Please ensure that your records are updated.

Notification Date: 13/09/2022





Legend

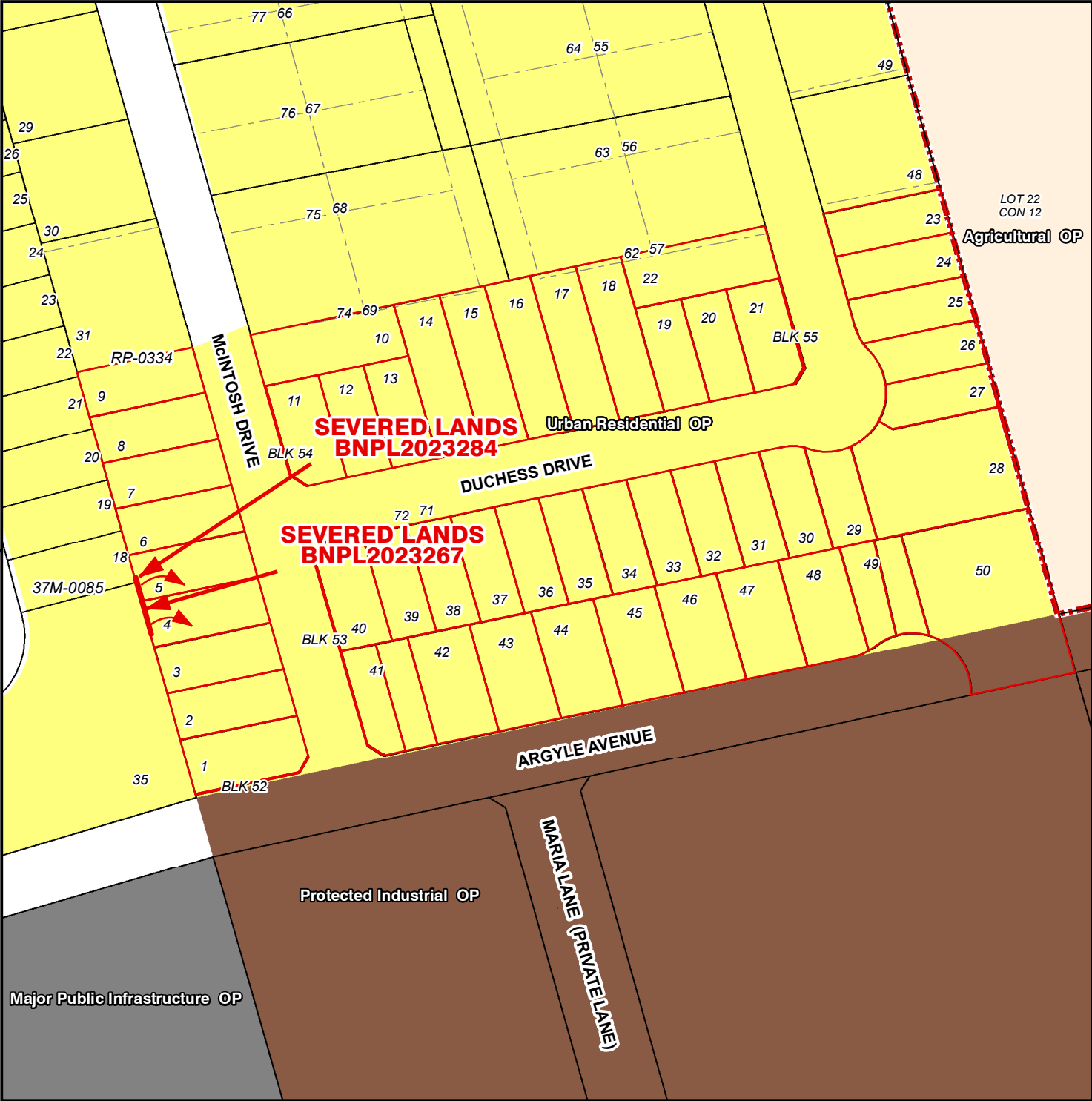
- Subject Lands
- Lands Owned

2020 Air Photo

10/30/2023



20 10 0 20 40 60 80 Meters



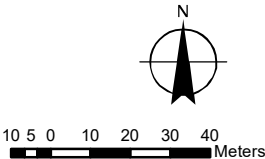
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

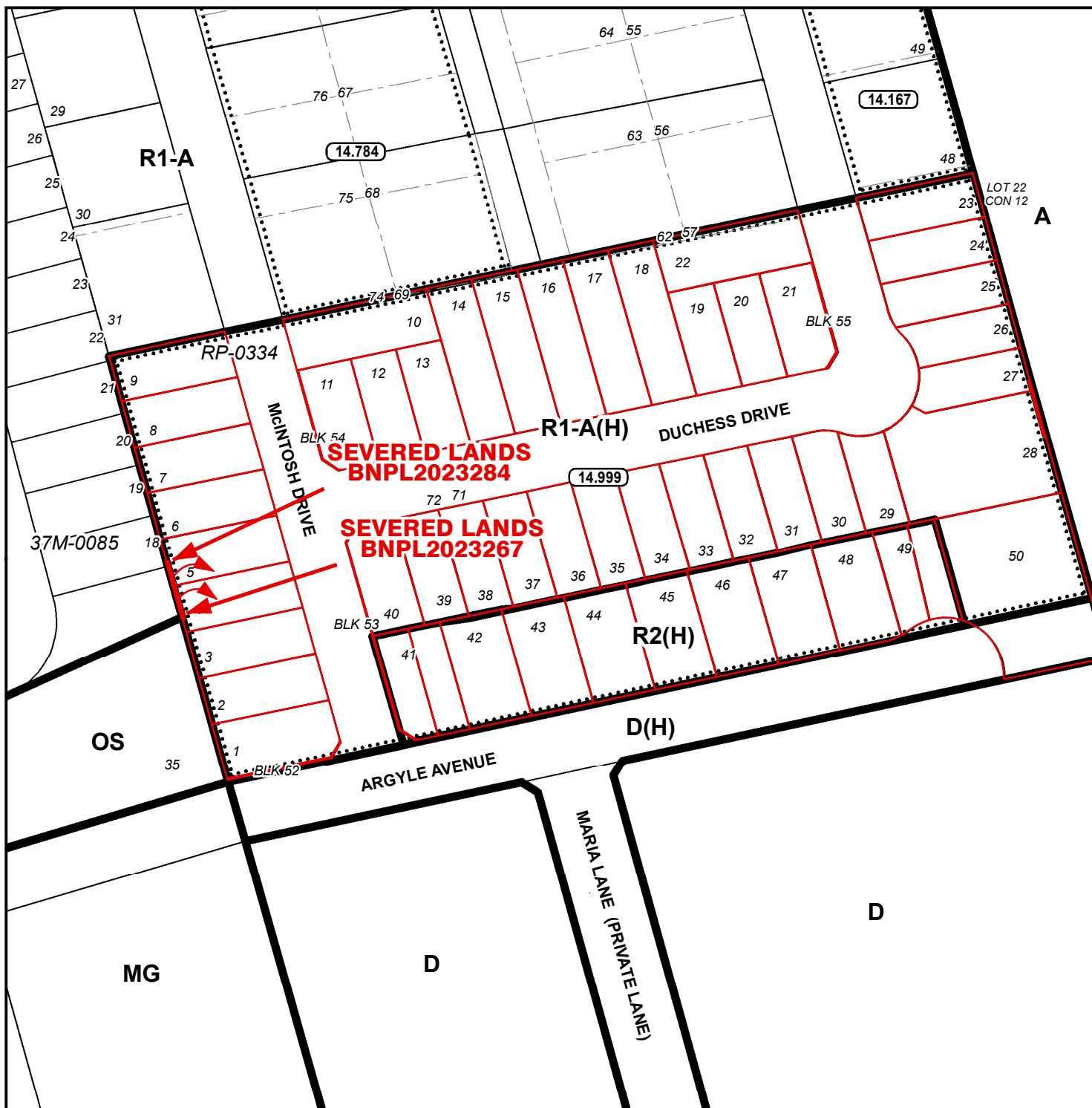
- Agricultural
- Urban Residential
- Protected Industrial
- Major Public Infrastructure
- Urban Area Boundary

10/30/2023



MAP C
ZONING BY-LAW MAP
 Geographic Township of WINDHAM

BNPL2023267
 BNPL2023284



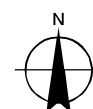
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

10/30/2023

- (H) - Holding
- A - Agricultural Zone
- D - Development Zone
- MG - General Industrial Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone



10 5 0 10 20 30 40
 Meters

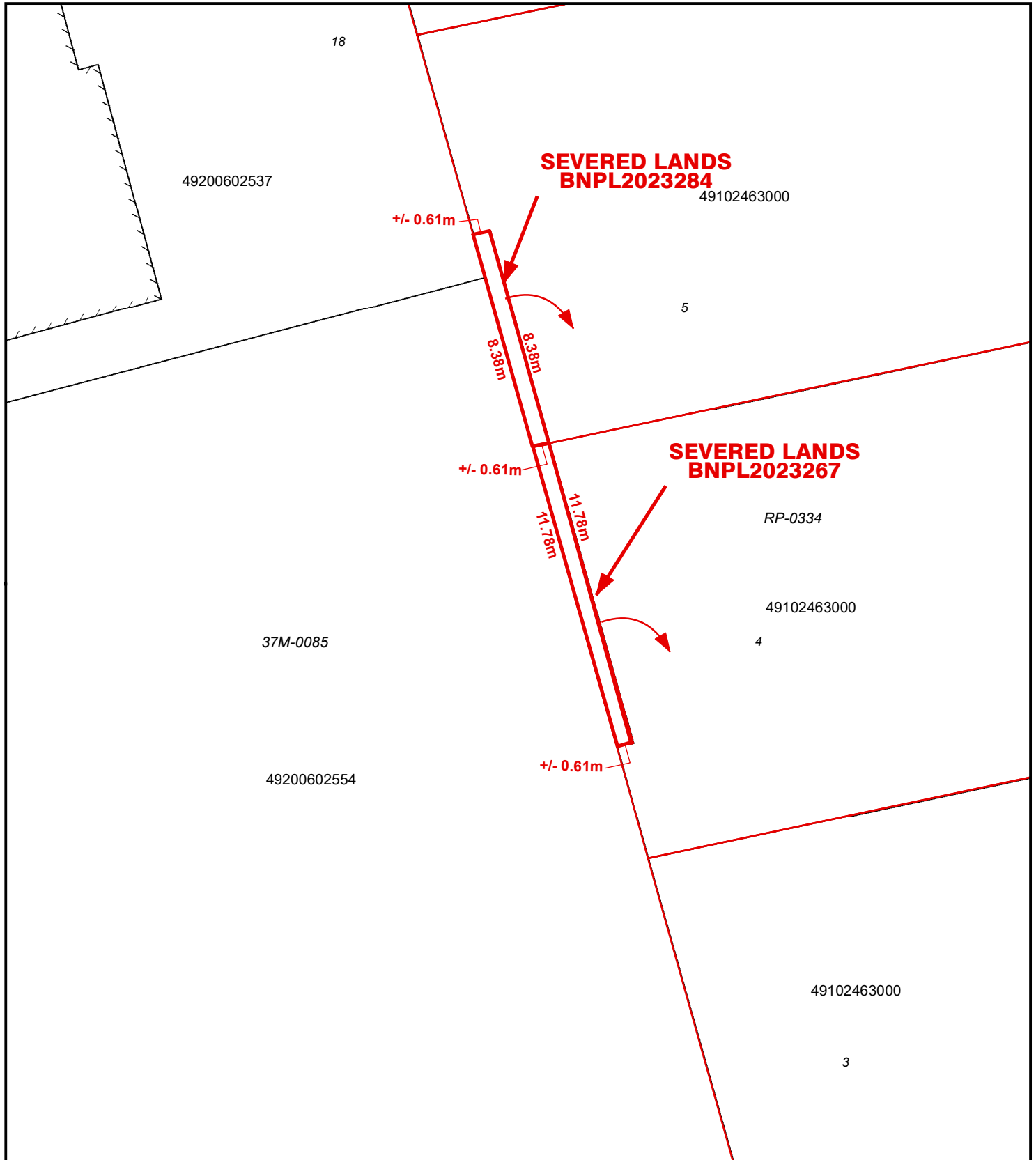
MAP D

CONCEPTUAL PLAN



Geographic Township of WINDHAM

BNPL2023267

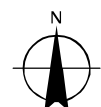
BNPL2023284



Legend

-  Subject Lands
-  Lands Owned

10/30/2023



1.50.75 0 1.5 3 4.5 6 Meters

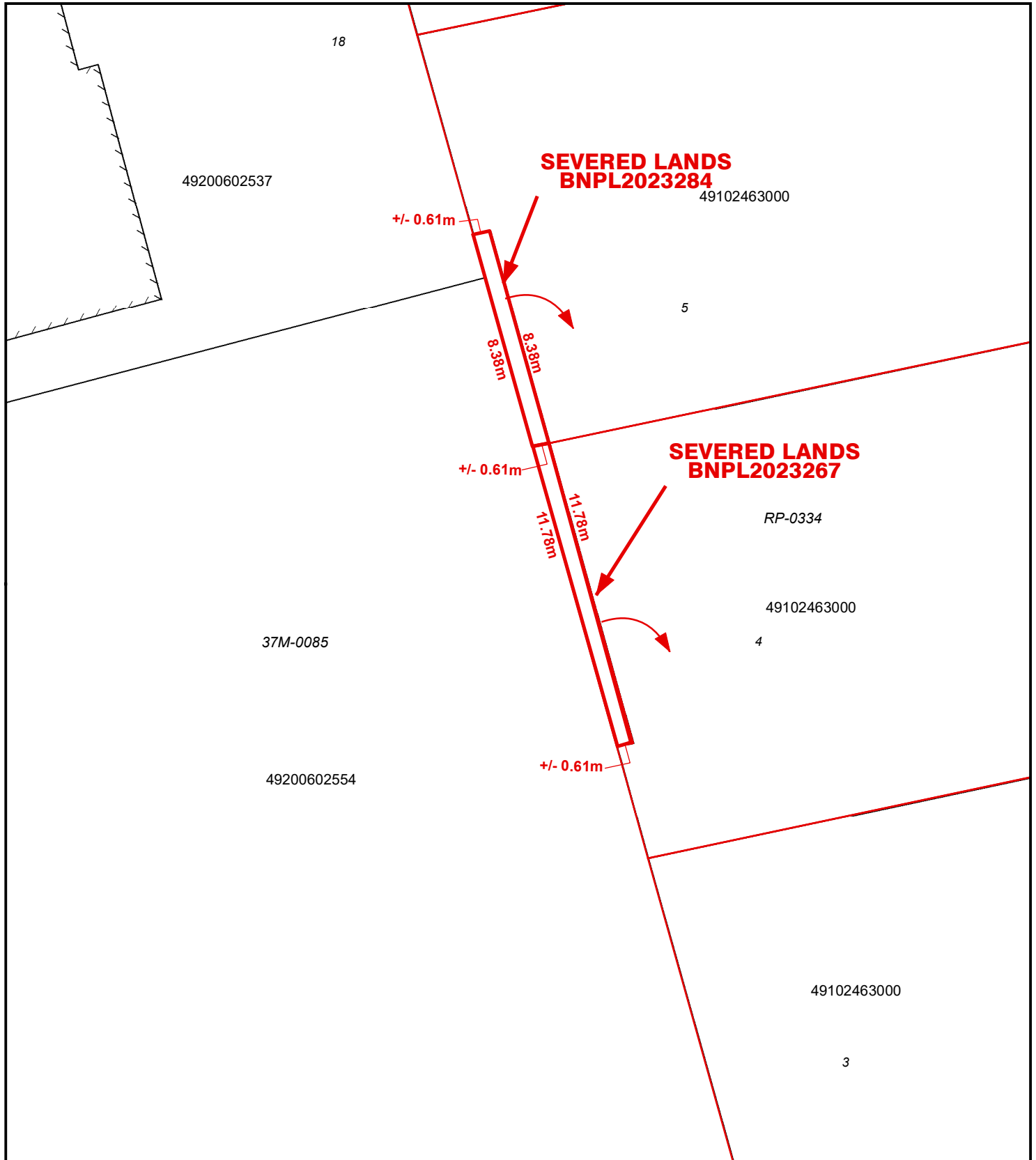
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN



Geographic Township of WINDHAM

BNPL2023267

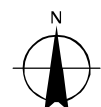
BNPL2023284



Legend

-  Subject Lands
-  Lands Owned

10/30/2023



1.50.75 0 1.5 3 4.5 6 Meters