

For Office Use Only:

File Number	<u>BNPL2024088</u>	Application Fee	<u>5106.00</u>
Related File Number	<u>BNPL2024089, 090</u>	Conservation Authority Fee	<u>Yes</u>
Pre-consultation Meeting	<u>July 19, 2023</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>March 12, 2024</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 2, 2024</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: 336 070 19000

A. Applicant Information

Name of Owner 2716452 Ontario Limited

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 1449 Windham Road 11

Town and Postal Code Windham Centre

Phone Number 519-426-8673

Cell Number -

Email -

Name of Applicant same as above

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent R. C. Dixon
Address 277 Emily St.
Town and Postal Code Simcoe, On N3Y 1J5
Phone Number -
Cell Number 519-410-1632
Email dixonr@

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:

B. Location, Legal Description and Property Information

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

Townsend Con. 12 Lot 3 Bloomsburg

Municipal Civic Address: 196 Old Hwy 24

Present Official Plan Designation(s): Agriculture > Hamlet

Present Zoning: Agriculture

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:

This lot is within Hamlet and is used as residential

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:

House and garage - see attached sketch

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:

50+ years

9. Existing use of abutting properties:

Residential + Agriculture

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:

existing hydro + gas easements - see sketch

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	69.8 m	30 m			
Lot depth	57 m	-			
Lot width	69.8 ± m	-			
Lot area	3817 m ²	4000 m ²			
Lot coverage	less than 10%	-			
Front yard	13.31 m	13 m			
Rear yard	14.81 m	9 m			
Height	7.9 m	11 m			
Left Interior side yard	16.24 43.8 m	3 m			
Right Interior side yard	43.81 m	3 m			
Exterior side yard (corner lot)	-				
Parking Spaces (number)	-				
Aisle width	-				
Stall size	-				
Loading Spaces	-				
Other	-				

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

By-law:

Area is slightly less than 0.4 ha and is being dealt with in zoning amendment.

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

Frontage: 69.8 m

Depth: 57 m

Width: 69.8 m

Lot Area: 3817 m²

Present Use: Residential

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: 286 m ±

Depth: 852 m ±

Width: 597 m ±

Lot Area: 36.72 ha ±

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: barn to be removed

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

Frontage: existing hydro & gas easements - see sketch

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: 276452 Ontario Limited
Roll Number: subject of this application
Total Acreage:
Workable Acreage:
Existing Farm Type: (for example: corn, orchard, livestock) corn, beans
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built
Date of Land Purchase:

Owners Name: Eugene + Shirley Gawazlok
Roll Number: (49101743000) 49101743000
Total Acreage: 98
Workable Acreage: 92 ±
Existing Farm Type: (for example: corn, orchard, livestock) tobacco, corn, beans
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:

local 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 —

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: existing

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:

Old Hwy 24

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.

lot is slightly less than 0.4 ha. - zoning amendment to
address that aspect.

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

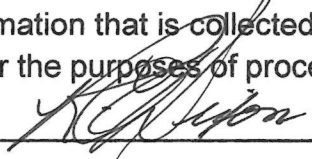
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

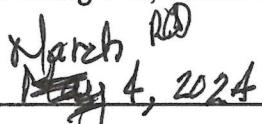
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



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 2716452 Ontario Limited am/are the registered owner(s) of the lands that is the subject of this application.

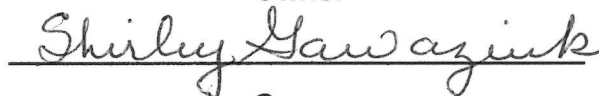
I/We authorize R.C. Dixon to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

01-03-24

Date



Owner

11-03-24

Date

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

K. Declaration

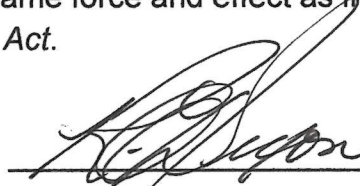
I, R.C. Dixon of Simcoe

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:

Simcoe

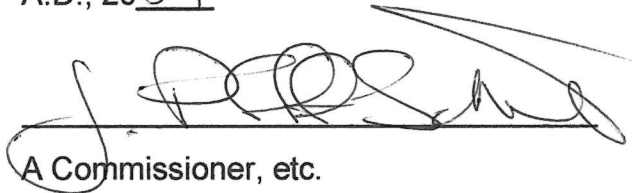


Owner/Applicant/Agent Signature

In Norfolk County

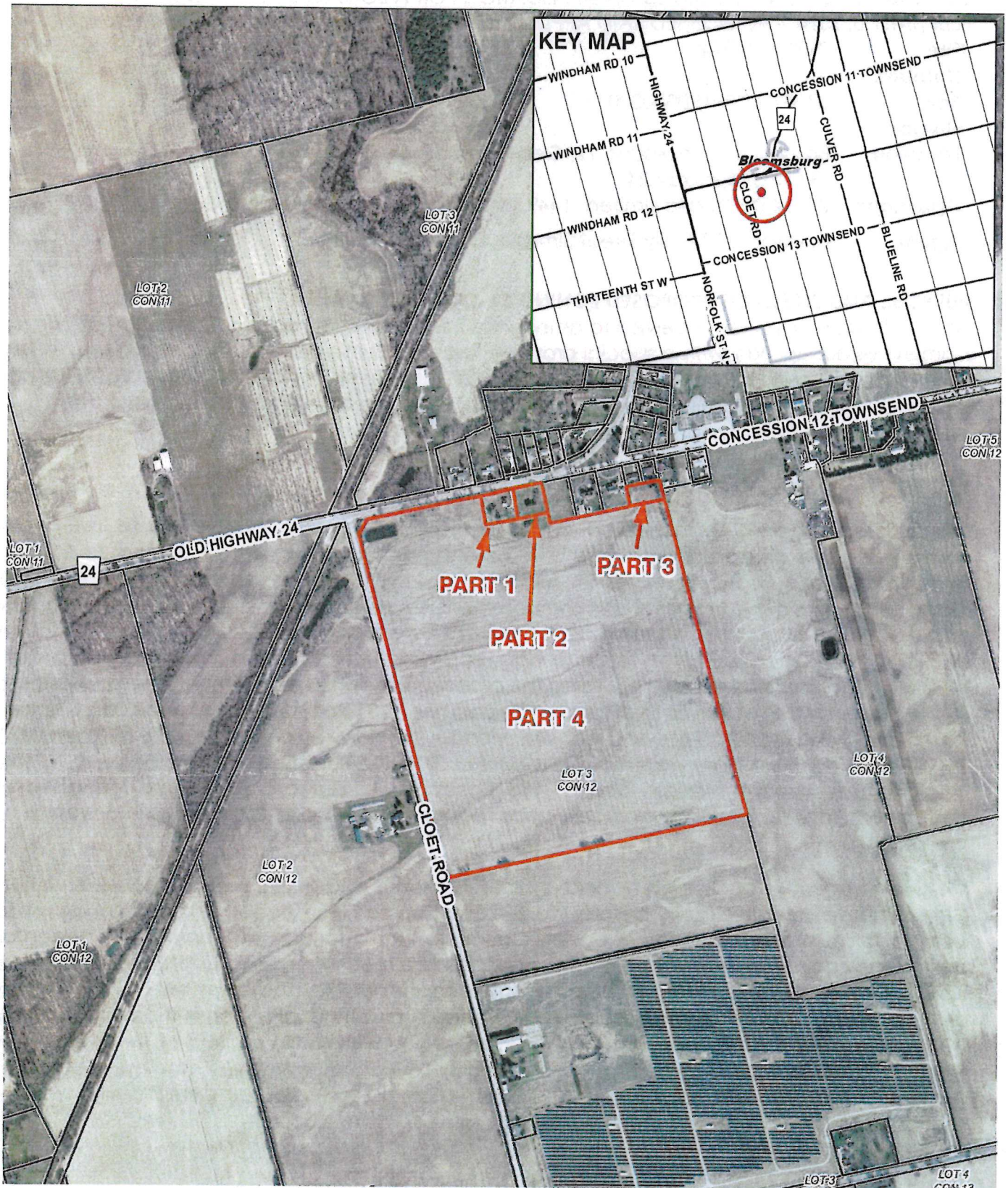
This 12 day of March

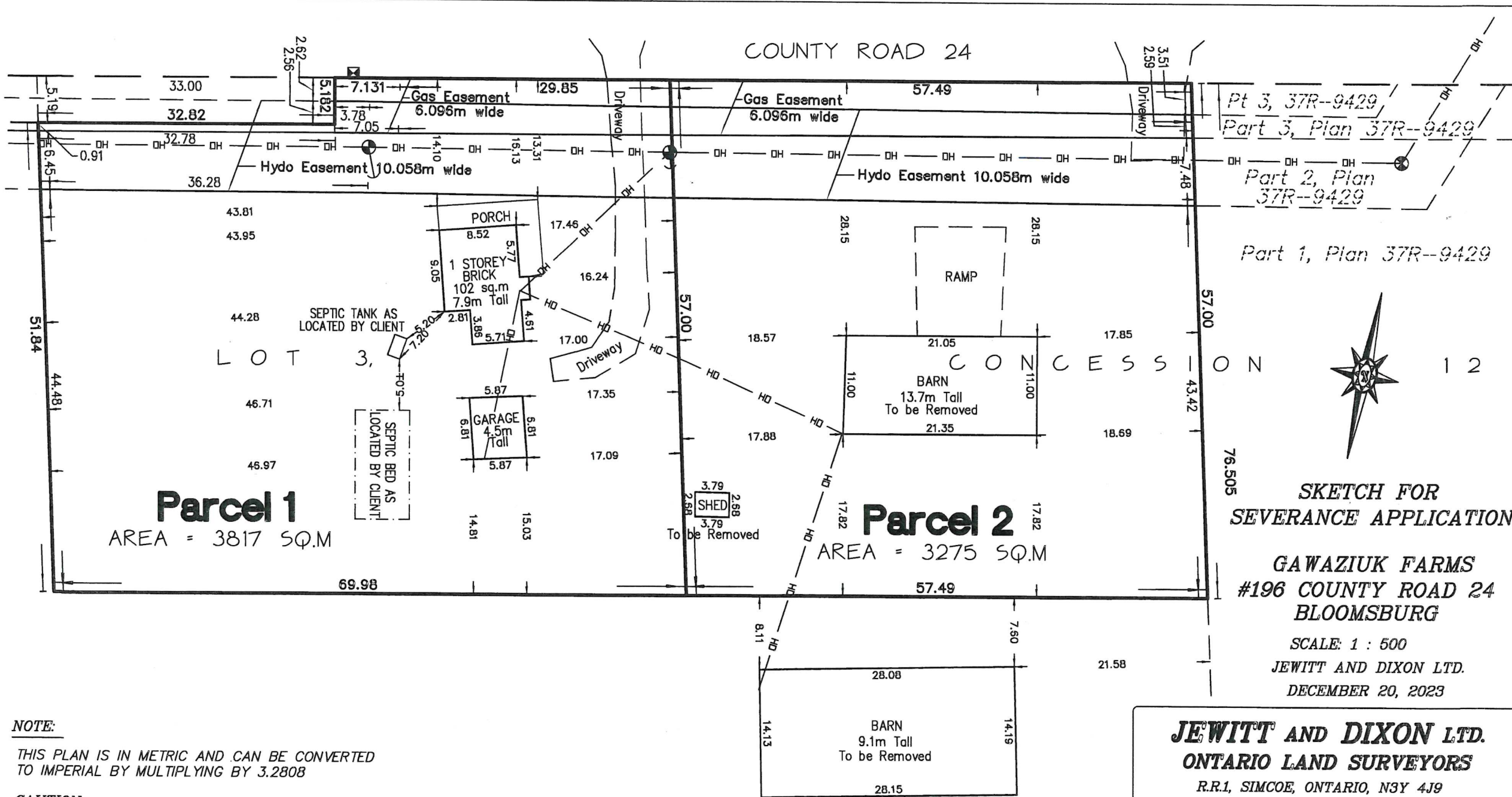
A.D., 2024


A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.

LOCATION OF SUBJECT LANDS AFFECTED BY APPLICATION NUMBER ZNPL2024044





SKETCH FOR SEVERANCE APPLICATION

GAWAZIUK FARMS
#196 COUNTY ROAD 24
BLOOMSBURG

SCALE: 1 : 500
JEWITT AND DIXON LTD.
DECEMBER 20, 2023

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

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

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

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For Office Use Only:

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Related File Number	<u>BNPL2024088, 090</u>	Conservation Authority Fee	<u>Yes</u>
Pre-consultation Meeting	<u>July 19, 2023</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>March 12, 2024</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 2, 2024</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: 336 070 19000

A. Applicant Information

Name of Owner 2716452 Ontario Limited

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 1449 Windham Road 11

Town and Postal Code Windham Centre

Phone Number 519 - 426-8673

Cell Number -

Email -

Name of Applicant Same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent R. C. Dixon
Address 277 Emily St.
Town and Postal Code Simcoe, On. N3Y1S5
Phone Number -
Cell Number 519-410-1632
Email dixonr@amtelecom.net

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:

-

B. Location, Legal Description and Property Information

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

Townsend Con. 12 Lot 3 Bloomsburg
196 Old Hwy. 24

Municipal Civic Address: 196 Old Hwy. 24

Present Official Plan Designation(s): Hamlet

Present Zoning: Agriculture

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:

Agriculture - farm yard with barn being removed

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:

been being removed

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:

unknown dwelling

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

9. Existing use of abutting properties:

Agriculture and Residential

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:

see sketch - existing hydro and gas easements

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	57.49m	30 m			
Lot depth	57 m	-			
Lot width	57.49 m	-			
Lot area	3276 m ²	4000 m ²			
Lot coverage	-				
Front yard	28.15 m	} all for partially removed barn which will be removed			
Rear yard	17.8 m				
Height	13.7m				
Left Interior side yard	12.85 m				
Right Interior side yard	17.88m				
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

lot area is slightly less than required and being dealt with in zoning application.

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

Frontage: 57.49 m

Depth: 57 m

Width: 57.49 m

Lot Area: 3275 m²

Present Use: partially removed barn on farmyard.

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: 268 m ±

Depth: 852 m ±

Width: 597 m ±

Lot Area: 36.72 ha ±

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: barn to be removed.

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: Shirley + Eugene Gowazuk (owners of 2716452)
Roll Number: 49101743000
Total Acreage: 98
Workable Acreage: 92±
Existing Farm Type: (for example: corn, orchard, livestock) tobacco, corn, beans
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:

local 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 —

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:

Old Hwy. 24

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.
-
-
-

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 6, 2024

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 2716452 Ontario Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize R. C. Dixon 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.

Eugene Banayink

Owner

Mar 11, 2024

Date

Shirley Hawazink

Owner

Mar 13, 2024

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. C. Dixon of Simcoe

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:

Simcoe




Owner/Applicant/Agent Signature

In Norfolk County

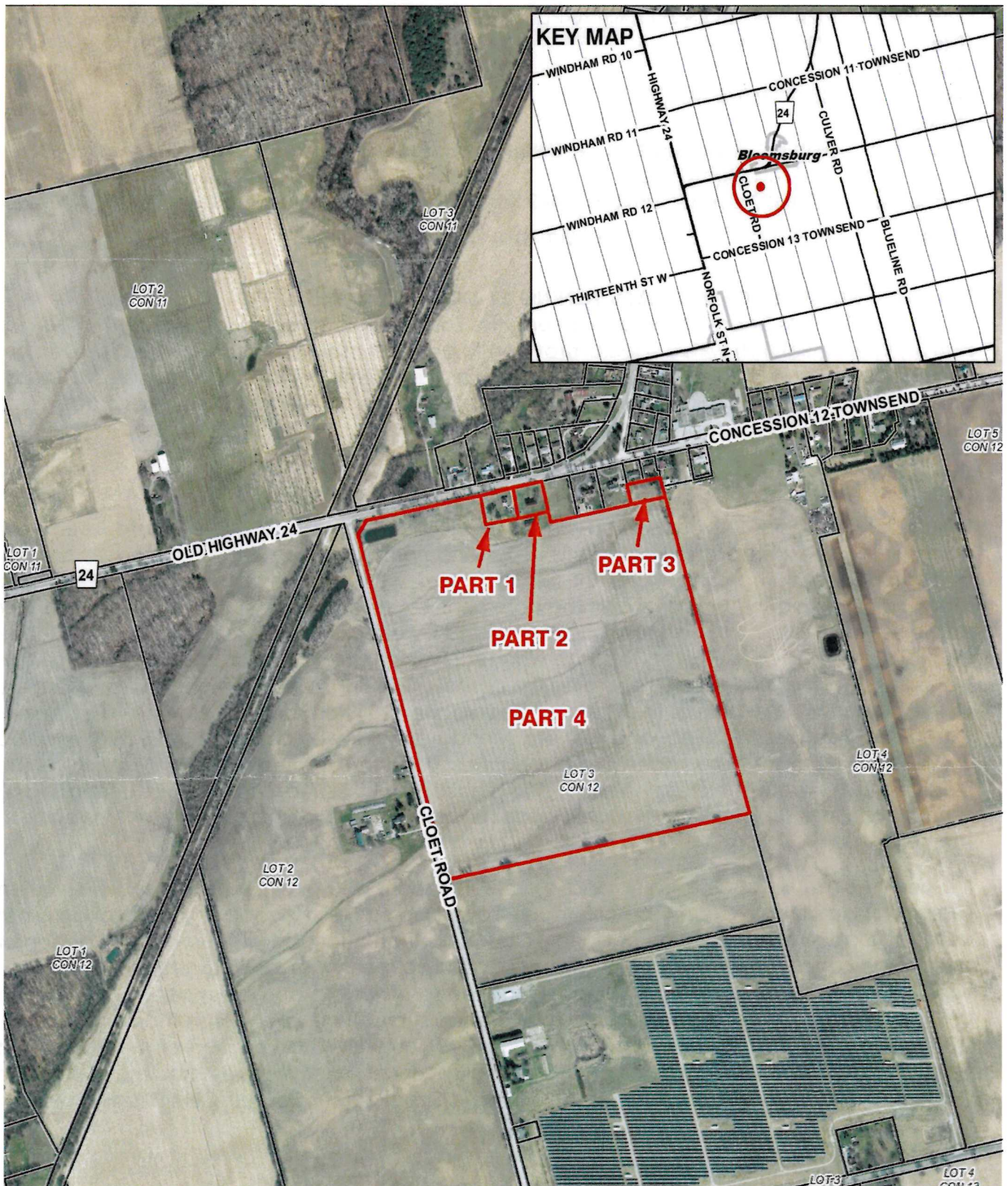
This 12 day of March

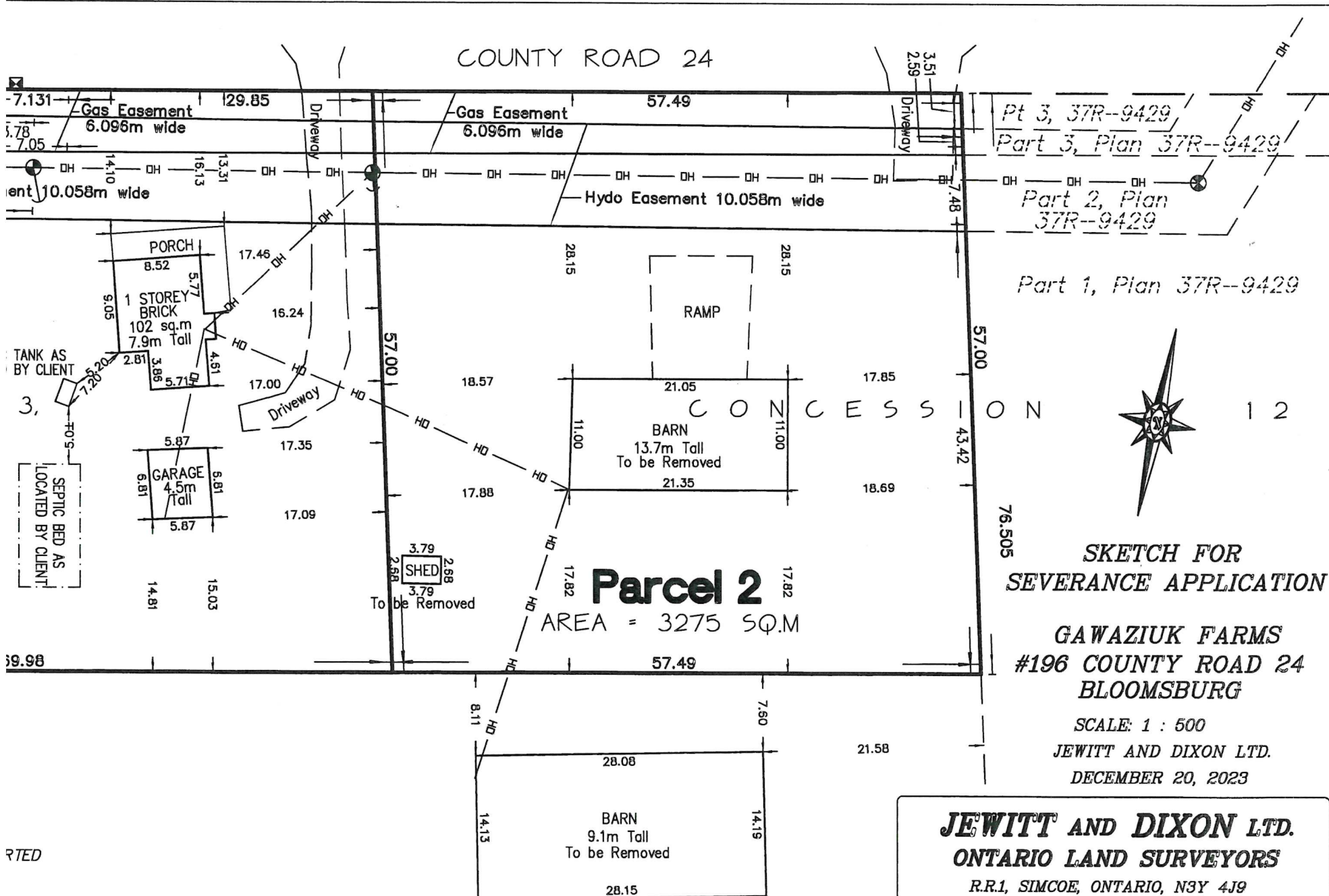
A.D., 2024


A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025

LOCATION OF SUBJECT LANDS AFFECTED BY APPLICATION NUMBER ZNPL2024044





JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 20-2708

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For Office Use Only:

File Number	<u>BNPL2024090</u>	Application Fee	<u>5106.00</u>
Related File Number	<u>BNPL2024088,089</u>	Conservation Authority Fee	<u>Yes</u>
Pre-consultation Meeting	<u>July 19, 2023</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>March 12, 2024</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 2, 2024</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: 336 070 19000

A. Applicant Information

Name of Owner 2716452 Ontario Limited

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 1449 Windham Road 11

Town and Postal Code Windham Centre

Phone Number 519-426-8673

Cell Number

Email

Name of Applicant same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

R.C. Dixon

Address

277 Emily St.

Town and Postal Code

Simcoe, On

N3Y1S5

Phone Number

-

Cell Number

519-410-1632

Email

dixonr@amtelecom.net

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:

B. Location, Legal Description and Property Information

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

Townsend Con. 12 Lot 3

Municipal Civic Address:

196 Old Hwy. 24

Present Official Plan Designation(s):

(Agriculture) Hamlet

Present Zoning:

Agriculture

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:

Un-useable portion not used for agriculture but within the Hamlet of Blansburg.

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.

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:

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

50+ years

9. Existing use of abutting properties:

Agriculture and Residential

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	6				
Lot depth	34.54m				
Lot width	68.37m				
Lot area	2337 m ²				
Lot coverage	—				
Front yard	—				
Rear yard	—				
Height	—				
Left Interior side yard	—				
Right Interior side yard	—				
Exterior side yard (corner lot)	—				
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

—

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

Frontage: 0
Depth: 34.54 m
Width: 68.37 m
Lot Area: 2337 m²
Present Use: unuseable agricultural
Proposed Use: to be added to lot to west (residential)
Proposed final lot size (if boundary adjustment): 6,385 m²

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 336 070 19100

Description of land intended to be retained in metric units: (less 3 applications)

Frontage: 286 m ±
Depth: 852 m ±
Width: 597 m ±
Lot Area: 36.72 ha ±
Present Use: Agriculture
Proposed Use: Agriculture
Buildings on retained land: 1 Barn to be removed (see sketch)

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: (n/a) Eugene + Shirley Gawazsuk
Roll Number: 491 017 43000
Total Acreage: 98.0 ac.
Workable Acreage: 92 ac ±
Existing Farm Type: (for example: corn, orchard, livestock) tobacco, corn, beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built
Date of Land Purchase:

Owners Name: n/a
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: n/a
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: n/a
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: n/a
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:

local 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:

subject lands are vacant unused agricultural land with
no buildings, water needs or septic required.

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 to take place.

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

n/a

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Sewage Treatment

n/a

☐ 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:

n/a

☐ 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?

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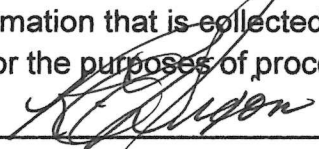
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Owner/Applicant/Agent Signature

March 6, 2024

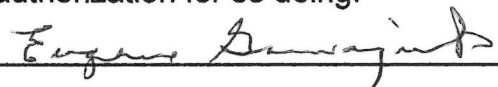
Date

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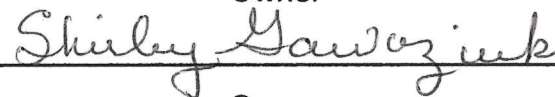
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Owner

11-03/24

Date



Owner

11/03/24

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.C. Dixon of Simcoe

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:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 12 day of March

A.D., 2024



A Commissioner, etc.

Jodi Lynn Pfaiff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.



NOTICE OF
COMPLETE APPLICATION

TAKE NOTICE THAT PURSUANT TO THE *PLANNING ACT*, R.S.O. 1990, C. P. 13, THE CORPORATION OF NORFOLK COUNTY RECEIVED AN APPLICATION FOR A ZONING BY-LAW AMENDMENT ON FEBRUARY 5, 2024 AND DEEMED SAID APPLICATION TO BE COMPLETE ON FEBRUARY 9, 2024.

File ZNPL2024044

Related File

Number:

Number:

Roll 3310336070190000000

Number:

Location: Part Lot 3, Concession 12, Geographic Area of Townsend, Norfolk County
196 Old Highway 24

Applicant: 2716452 Ontario Limited 1449 Windham Road 11 Windham Centre, ON, N0E 2A0

Agent: R. Dixon 277 Emily Street Simcoe, ON, N3Y 1J5

PURPOSE AND EFFECT OF PROPOSED ZONING BY-LAW AMENDMENT

An application has been received to amend the Zoning By-Law from Agricultural (A) to: Hamlet Residential (RH) with a special provision to permit a minimum lot area of 2337 sq. m. on Part 1 AND to Agricultural (A) with a special provision to permit a minimum lot area of 39.06 ha on Part 2. This application is being proposed to facilitate the creation of two lots and one boundary adjustment as consents to sever.

NOTICE INTENT AND ADDITIONAL INFORMATION

This notice is intended to make you aware of the proposed application and to invite your comments. The proposed Zoning By-Law Amendment is now being circulated to County Departments and Public Agencies for technical review. Once this has been completed, a report summarizing the proposal and the comments received will be prepared by the Planner and presented at a public meeting accompanied by a recommendation to Council. Notice of Public Meeting will be given to those who received this Notice and those requesting such Notice. Additional information regarding the proposed Zoning By-Law Amendment is available to the public for inspection at the Planning Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6, between 8:30 am and 4:00 pm, Monday to Friday by calling 519-426-5870 ext 8095 or by emailing hannelore.yager@norfolkcounty.ca. Written comments can be sent to the Planning Department, Norfolk County, 185 Robinson St., Simcoe. Accessible formats and communications supports are available upon request, please notify the Planner in advance of the hearing.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the By-Law is passed, the person or public body is not entitled to appeal the decision of Norfolk County to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the By-Law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. If you wish to be notified of the decision of Norfolk County in respect to the proposed zoning By-Law amendment, you must make a written request to the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3. Written submissions will become part of the public record.

33.55 31.66 1.46 12.20 12.73 10.41 26.21 3.05 15.71 12 21.56 10.48 8.56 6.67 10.96 4.74 8.06 17.57 4.52 4.1.91 7.64 7.62 8.09 7.73 5.41 20.43 1 STOREY BRICK 170 sq.m 5.35 12.37 0.87 14.70 15.14 16.34 17.82 18.52 41.91 4.91 1.46 10.41 26.21 3.05 15.71 12 21.56 10.48 8.56 6.67 10.96 4.74 8.06 17.57 4.52 4.1.91 7.64 7.62 8.09 7.73 5.41 20.43 1 STOREY BRICK 170 sq.m 5.35 12.37 0.87 14.70 15.14 16.34 17.82 18.52 41.91 4.91

LOT 3

Part 1, Plan 37R--114

CONCESSION

SHED

RAIL FENCE

TREELINE

FLOWER BED

66.93

EDGE OF CULTIVATION

Parcel 3

AREA = 2337 SQ.M

34.54 34.67 68.37

INVERTED



GAWAZIUK FARMS
#291 COUNTY ROAD 24
BLOOMSBURG

JEWITT AND DIXON LTD.
DECEMBER 2, 2020

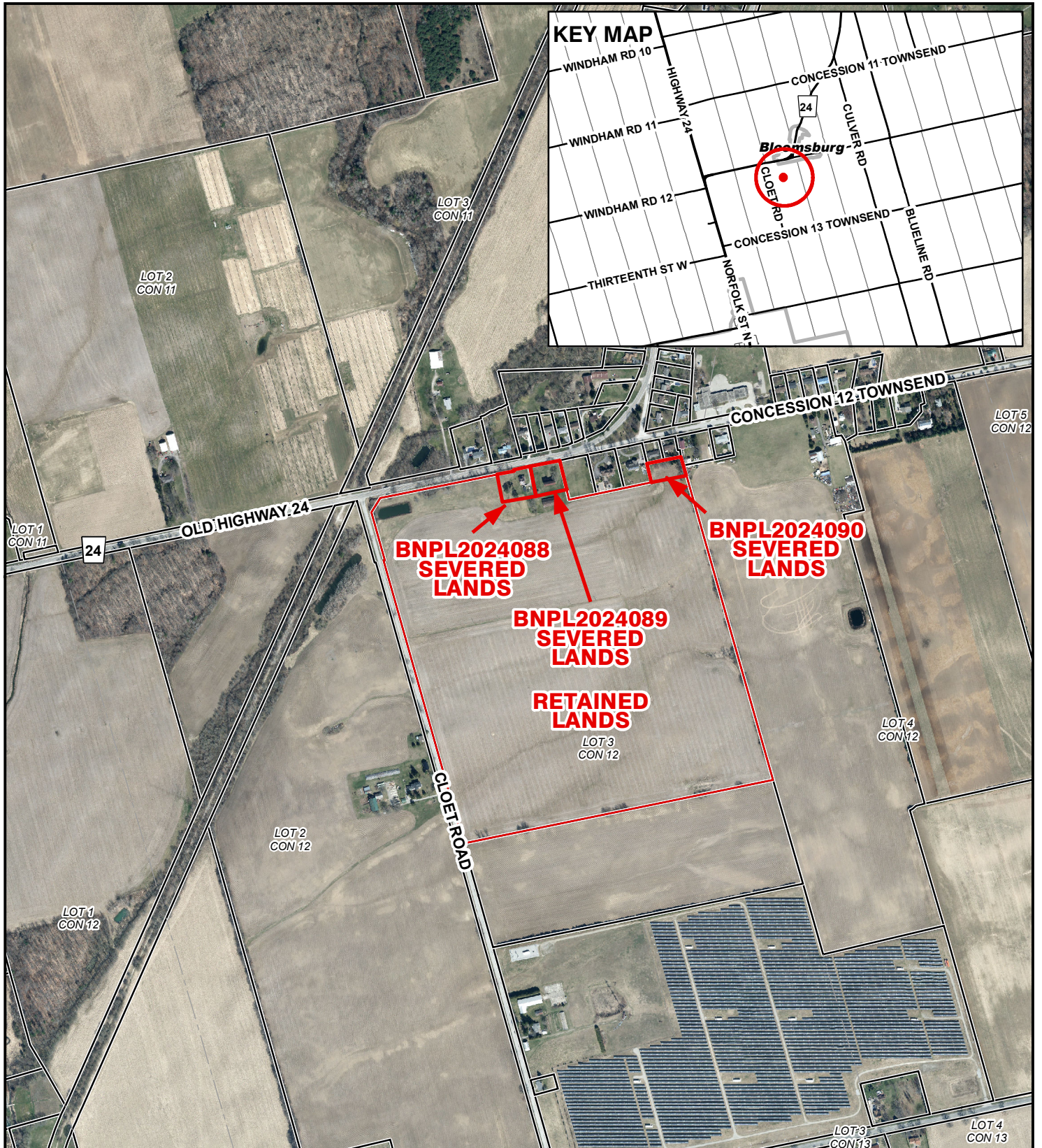
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
 R.R.1, SIMCOE, ONTARIO, N3Y 4J9
 (51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 20-2708

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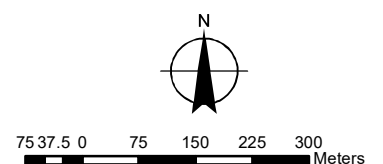


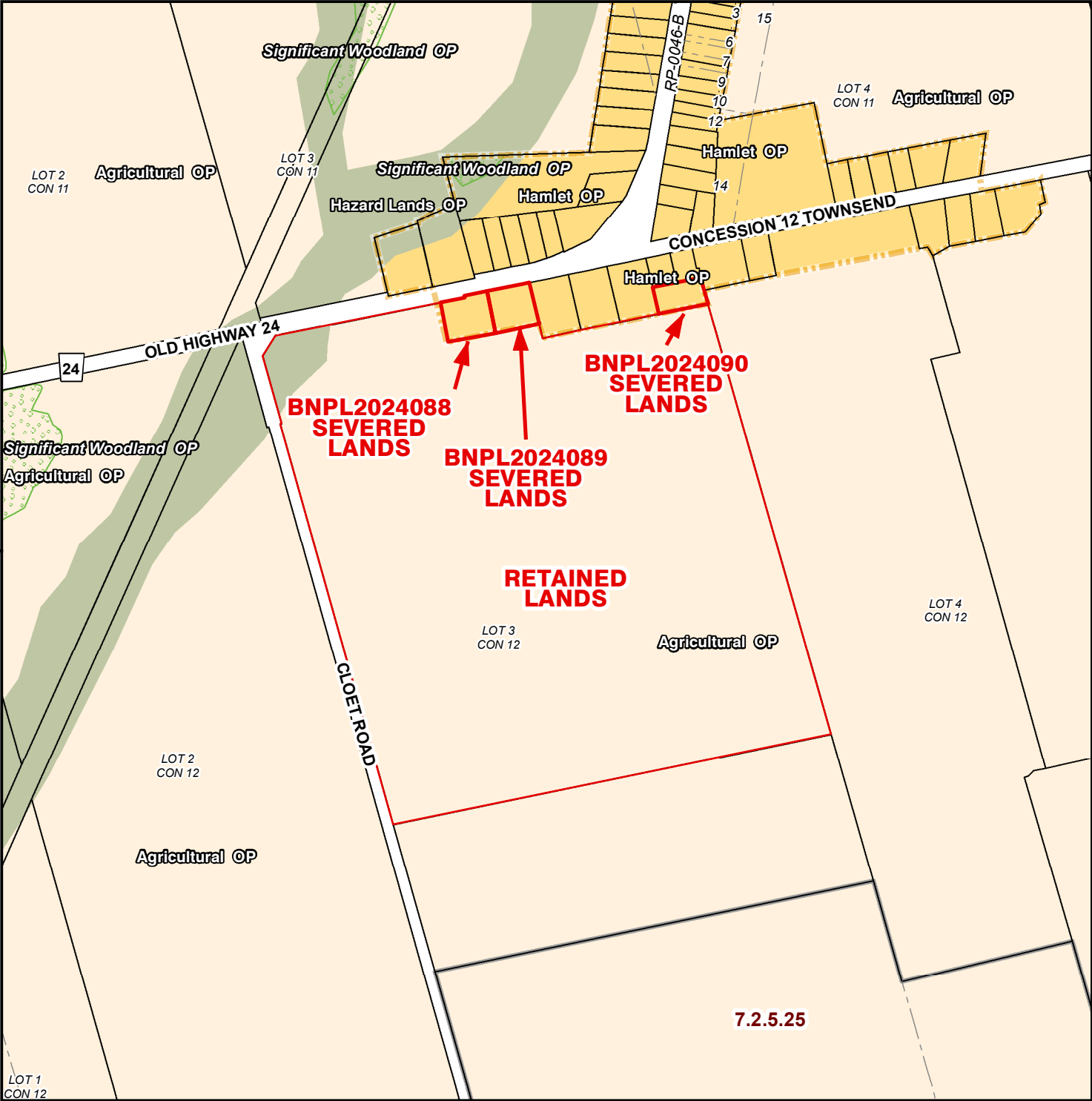
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

4/4/2024



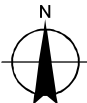


Legend

- Subject Lands
- Lands Owned

Official Plan Designations

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



60 30 0 60 120 180 240 Meters

MAP C

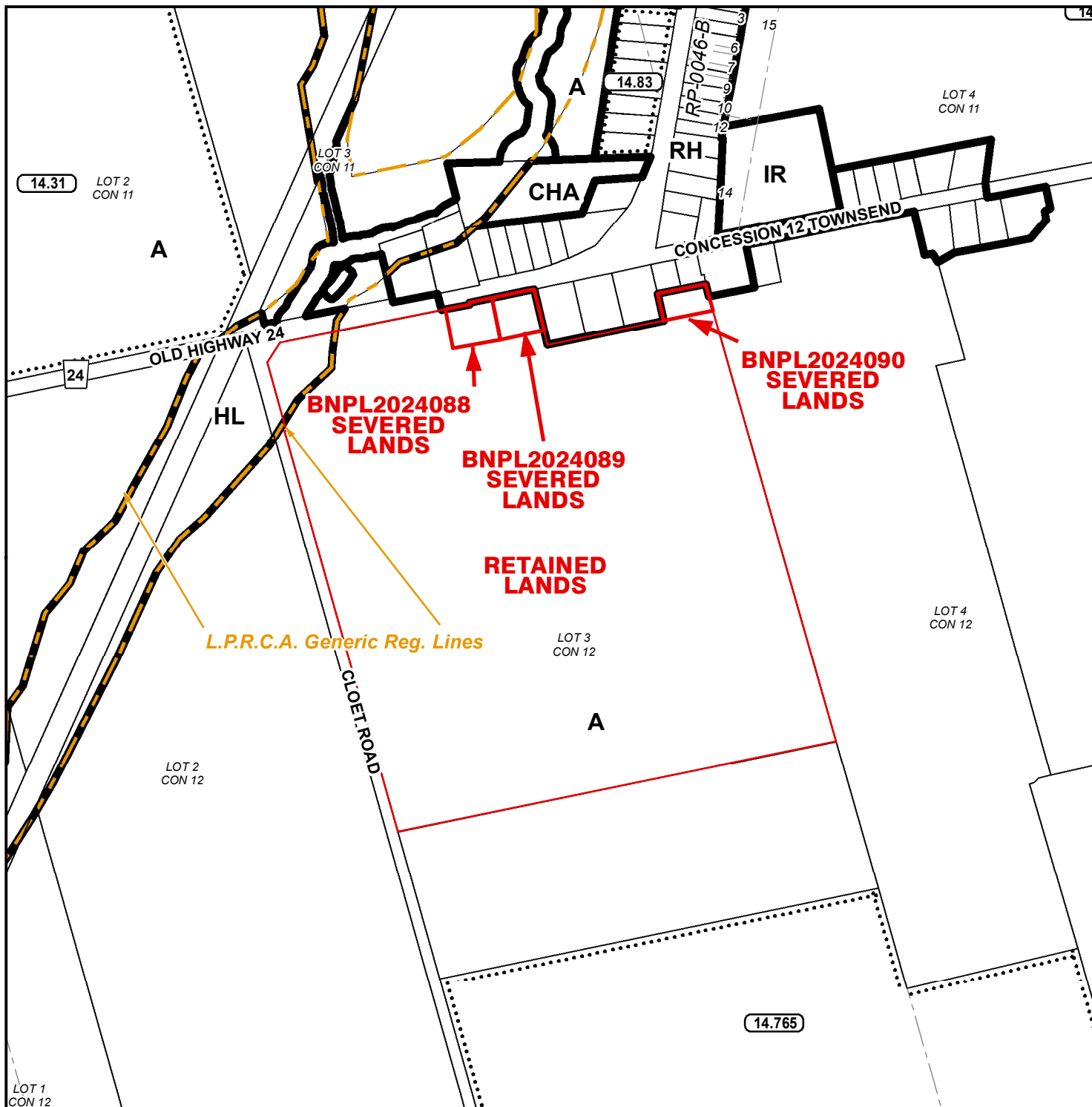
PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of TOWNSEND

BNPL2024088

BNPL2024089

BNPL2024090



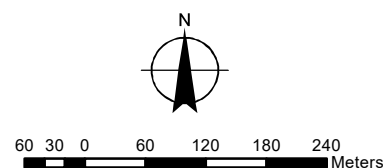
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

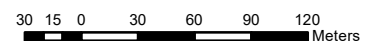
4/4/2024

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



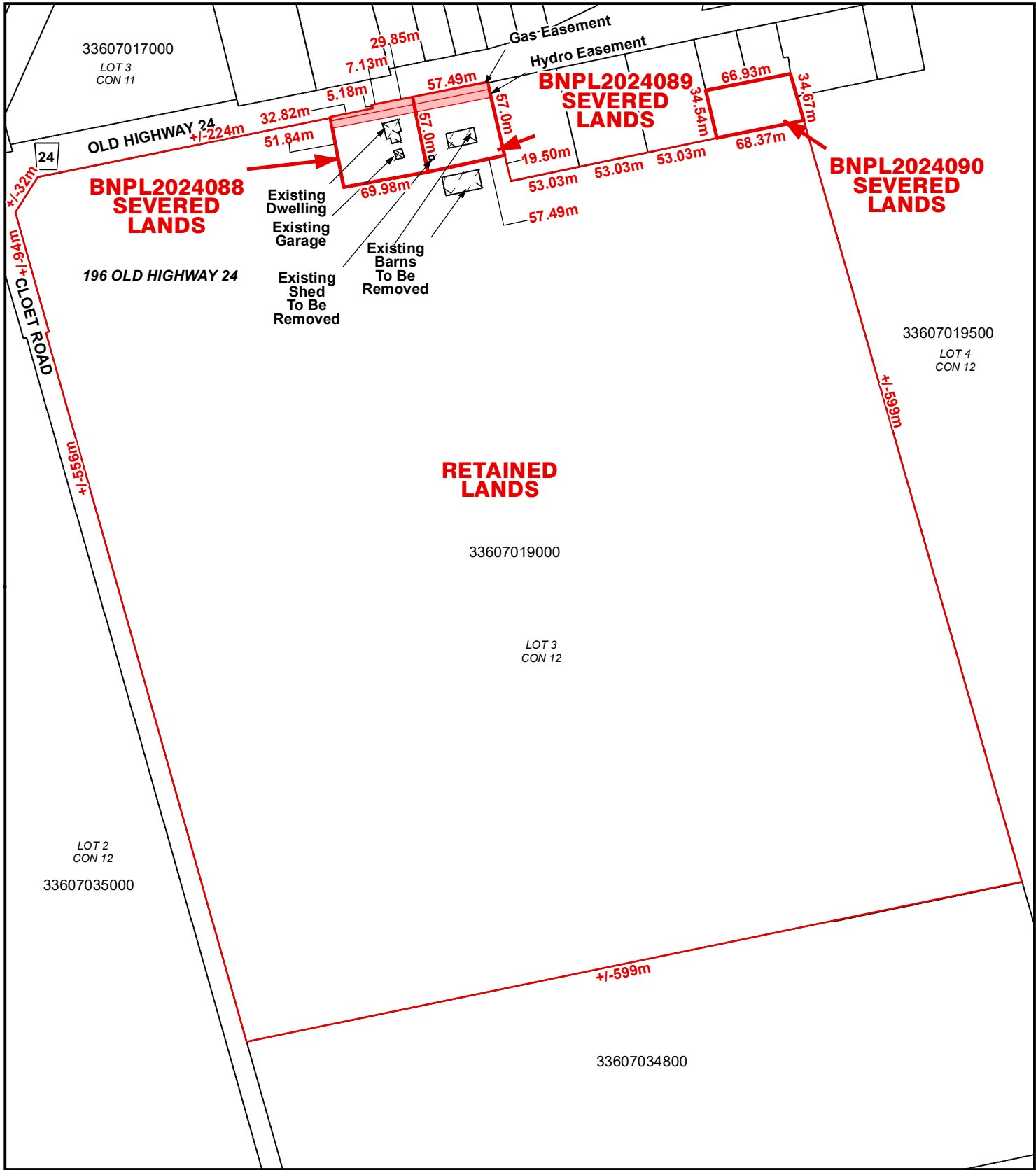
Geographic Township of TOWNSEND

BNPL2024090



LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of TOWNSEND

BNPL2024088
BNPL2024089
BNPL2024090



Legend

- Subject Lands
- Lands Owned

