

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 542020385000000

A. Applicant Information

Name of Owner 453997 Ontario Limited c/o Terry DeVos

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 1100 12th Concession

Town and Postal Code Langton, Ontario N0E 1G0

Phone Number 519-688-1380

Cell Number _____

Email _____

Name of Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Brimage Law Group - Nathan Kolomaya
Address 21 Norfolk Street North
Town and Postal Code Simcoe, Ontario n3Y 4L1
Phone Number 519-426-5840
Cell Number _____
Email nkolomaya@brimage.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):

PT LT 16 CON 11 NORTH WALSINGHAM AS IN NR523520 (SECONDLY);
NORFOLK COUNTY

Municipal Civic Address: 1230 12th Concession Road, Langton, Ontario

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

Agricultural and single-family 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:
Single-family dwelling, shed, and small accessory building to be severed. Barn to be retained.

Please see attached severance 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.

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

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

N/A

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

9. Existing use of abutting properties:

Agricultural and single-family 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	528.9m	30m	12.1.2(b)(i)	483.9m	NIL
Lot depth	678m				
Lot width	602.1m				
Lot area	40.2ha	40ha	12.1.2(ai)(i)	39.8ha	N/A Surplus Dwelling Severance
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: 45m

Depth: 87m

Width: 45m

Lot Area: 3,915 sqm

Present Use: Single-family residential

Proposed Use: Single-family residential

Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

Description of land intended to be retained in metric units:

Frontage: 483.9m

Depth: 678m

Width: 602.1m

Lot Area: 39.8ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn

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: 453997 Ontario Limited
Roll Number: 542 020 37700 0000
Total Acreage: 88ac
Workable Acreage: 80ac
Existing Farm Type: (for example: corn, orchard, livestock) Ginseng and soybeans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2021/04/01

Owners Name: 453997 Ontario Limited
Roll Number: 542 020 24200 0000
Total Acreage: 50ac
Workable Acreage: 35ac
Existing Farm Type: (for example: corn, orchard, livestock) Ginseng, corn, soybeans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950 and 1963 (two dwellings)
Date of Land Purchase: 2016/06/03

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:

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:

Severance of existing surplus dwelling

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:

Severance of existing surplus dwelling

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

12th Concession Road

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

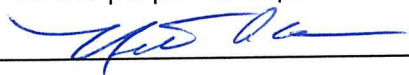
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



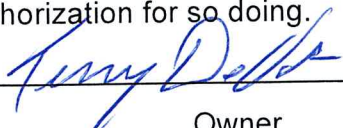
Date

J. Owner's Authorization

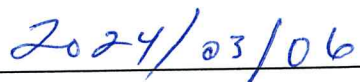
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Terry De Vos, A.S.O., 453997 Ontario Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law Group 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



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, Nathan Kolomaya of Norfolk County, Province of Ontario

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:

Norfolk County

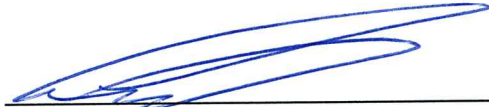


Owner/Applicant/Agent Signature

In the Province of Ontario

This 26 day of June

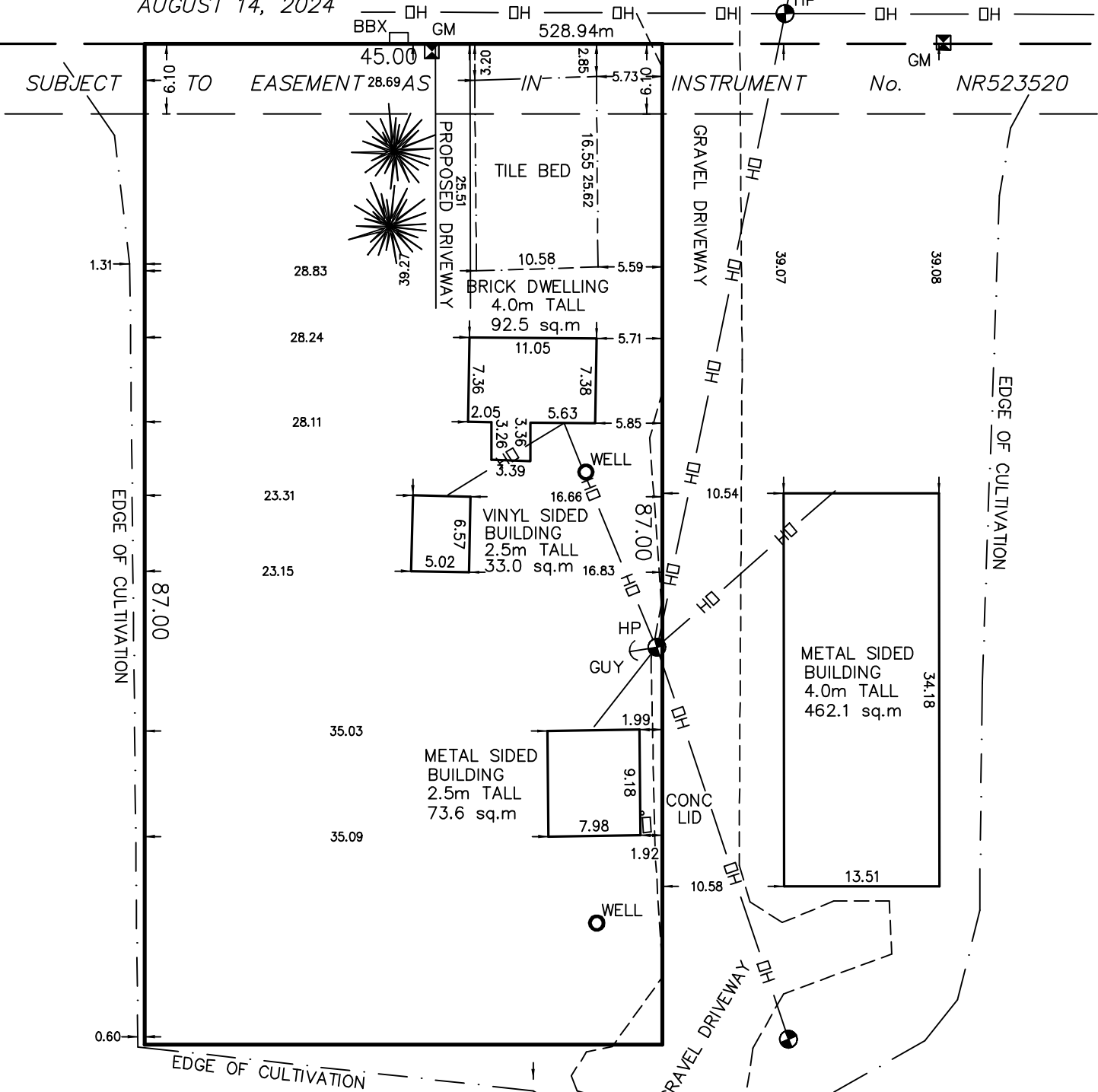
A.D., 2024



A Commissioner, etc.

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 16, CONCESSION 11
IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSINGHAM
IN
NORFOLK COUNTY

SCALE: 1 : 500
JEWITT AND DIXON LTD.
AUGUST 14, 2024



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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.

	EXISTING	PROPOSED	REMAINDER
AREA (sq.m)	40.2 Ha	3915 sq.m	40.2 Ha
% LOT COVERAGE	0.16%	5.1%	0.11%
FRONTAGE	528.9m	45.0m	483.9m
WIDTH	602.1m	45.0m	602.1m
DEPTH	678m±	87.0m	678m±

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD, SIMCOE, ON, N3Y 4K2

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



Profile Report

453997 ONTARIO LIMITED as of April 19, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	453997 ONTARIO LIMITED
Ontario Corporation Number (OCN)	453997
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation/Amalgamation	August 15, 1980
Registered or Head Office Address	R R 1, Langton, Ontario, N0E 1G0, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.
Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors 1
Maximum Number of Directors 10

Name SONIA DEVOS
Address for Service R R # 1, Langton, Ontario, N0E 1G0, Canada
Resident Canadian Yes
Date Began April 29, 1994

Name TERRY DEVOS
Address for Service R.R. #1, Langton, Ontario, N0E 1G0, Canada
Resident Canadian Yes
Date Began August 15, 1980

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Active Officer(s)

Name	SONIA DEVOS
Position	Secretary
Address for Service	R R # 1, Langton, Ontario, N0E 1G0, Canada
Date Began	April 29, 1994

Name	TERRY DEVOS
Position	President
Address for Service	R.R. #1, Langton, Ontario, N0E 1G0, Canada
Date Began	August 15, 1980

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Corporate Name History

Name	453997 ONTARIO LIMITED
Effective Date	Refer to Corporate Records

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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Document List

Filing Name	Effective Date
Annual Return - 2022 PAF: MICAELA CAVAN	March 22, 2023
Annual Return - 2021 PAF: MICAELA CAVAN	March 22, 2023
Annual Return - 2020 PAF: TERRY DEVOS - DIRECTOR	November 08, 2020
Annual Return - 2019 PAF: TERRY DEVOS - DIRECTOR	October 27, 2019
Annual Return - 2018 PAF: TERRY DEVOS - DIRECTOR	November 04, 2018
Annual Return - 2017 PAF: TERRY DEVOS - DIRECTOR	November 05, 2017
Annual Return - 2016 PAF: TERRY DEVOS - DIRECTOR	November 13, 2016
Annual Return - 2015 PAF: TERRY DEVOS - DIRECTOR	November 14, 2015
Annual Return - 2014 PAF: SONIA OR TERRY DEVOS - DIRECTOR	November 01, 2014
Annual Return - 2013 PAF: SONIA OR TERRY DEVOS - DIRECTOR	November 09, 2013
Annual Return - 2008 PAF: SONIA OR TERRY DEVOS - DIRECTOR	January 03, 2009
Annual Return - 2007 PAF: SONIA OR TERRY DEVOS - DIRECTOR	December 22, 2007
Annual Return - 2006 PAF: SONIA OR TERRY DEVOS - DIRECTOR	December 09, 2006

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Annual Return - 2005 PAF: SONIA OR TERRY DEVOS - DIRECTOR	January 28, 2006
Annual Return - 2003 PAF: SONIA OR TERRY DEVOS - DIRECTOR	December 18, 2004
Annual Return - 2002 PAF: SONIA OR TERRY DEVOS - DIRECTOR	November 26, 2003
Annual Return - 2001 PAF: SONIA OR TERRY DEVOS - DIRECTOR	December 17, 2002
Annual Return - 2001 PAF: SONIA OR TERRY DEVOS	February 12, 2002
Annual Return - 2000 PAF: PAUL GRUMMETT, ACCOUNTANT - OTHER	February 05, 2001
Other - SPECIAL NOTICE 3 PAF: TERRY DEVOS - DIRECTOR	February 14, 1995
BCA - Articles of Amendment	April 28, 1994
Other - SPECIAL NOTICE 2 PAF: PAUL GRUMMET - OTHER	February 03, 1994
Other - SPECIAL NOTICE PAF: TERRY DEVOS - Director	November 18, 1992
CPCV - Corporate Conversion ADD	June 27, 1992

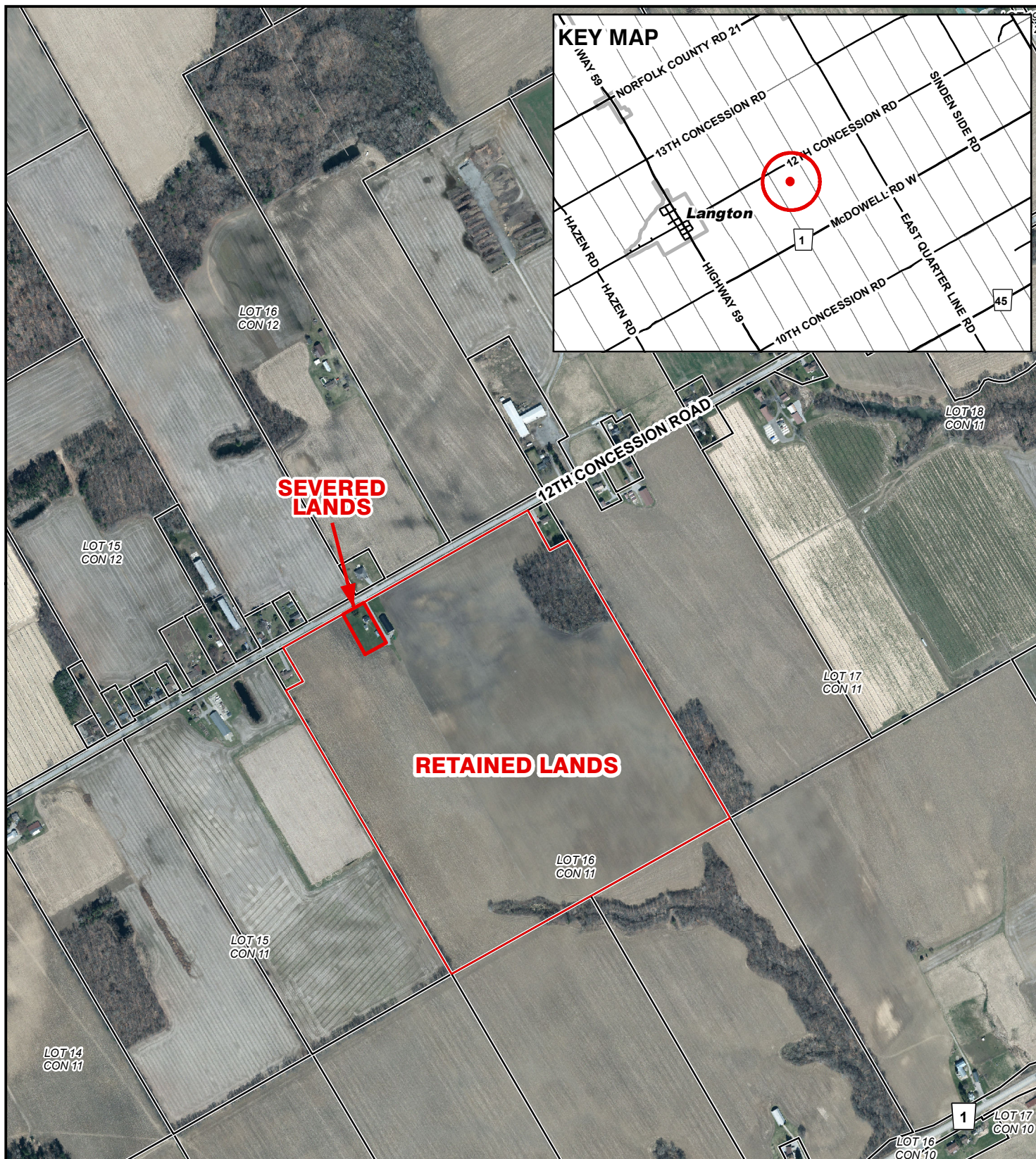
All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

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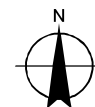


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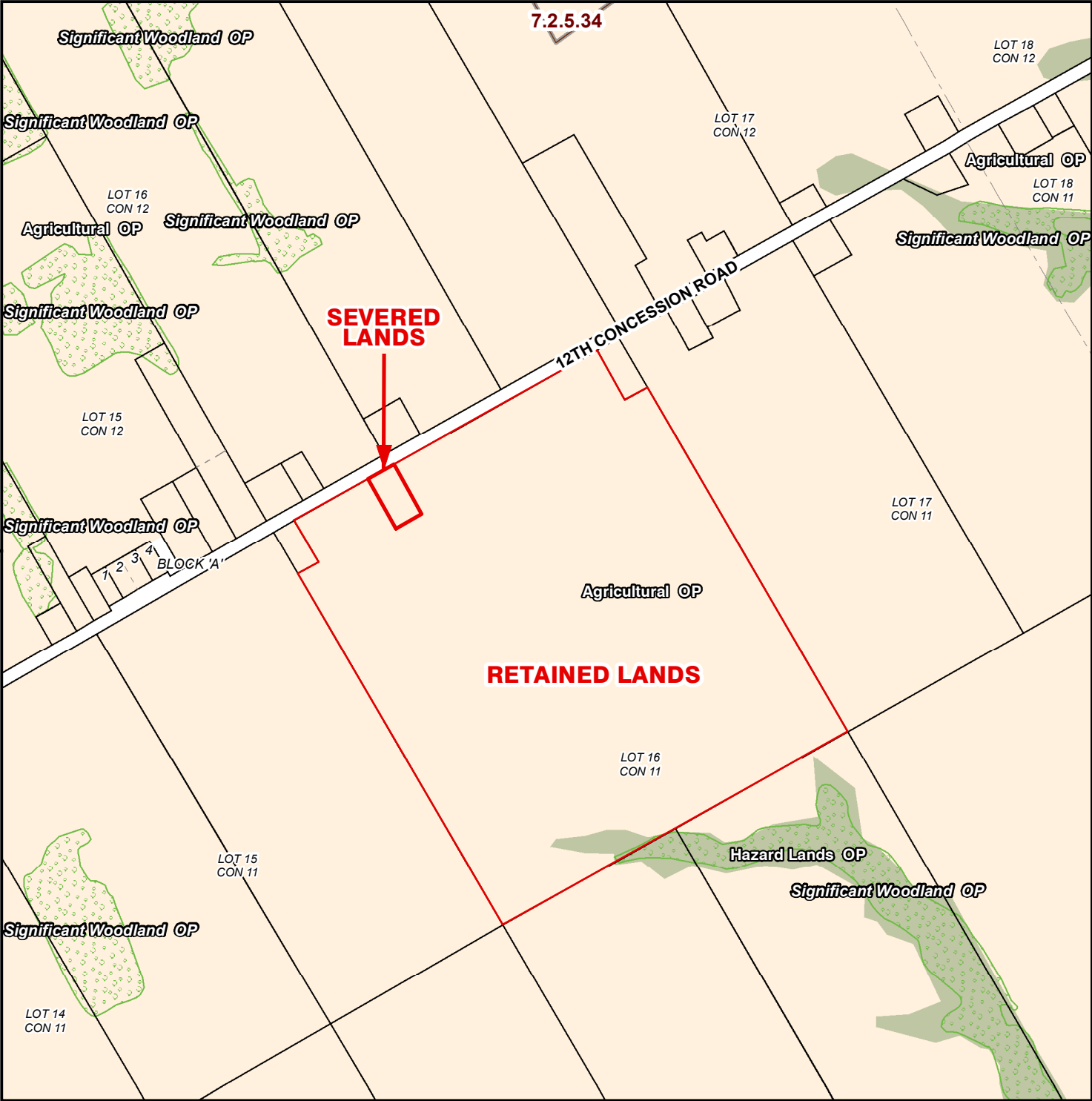
-  Subject Lands
-  Lands Owned

2020 Air Photo



9/9/2024






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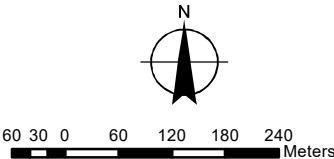
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-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

9/9/2024

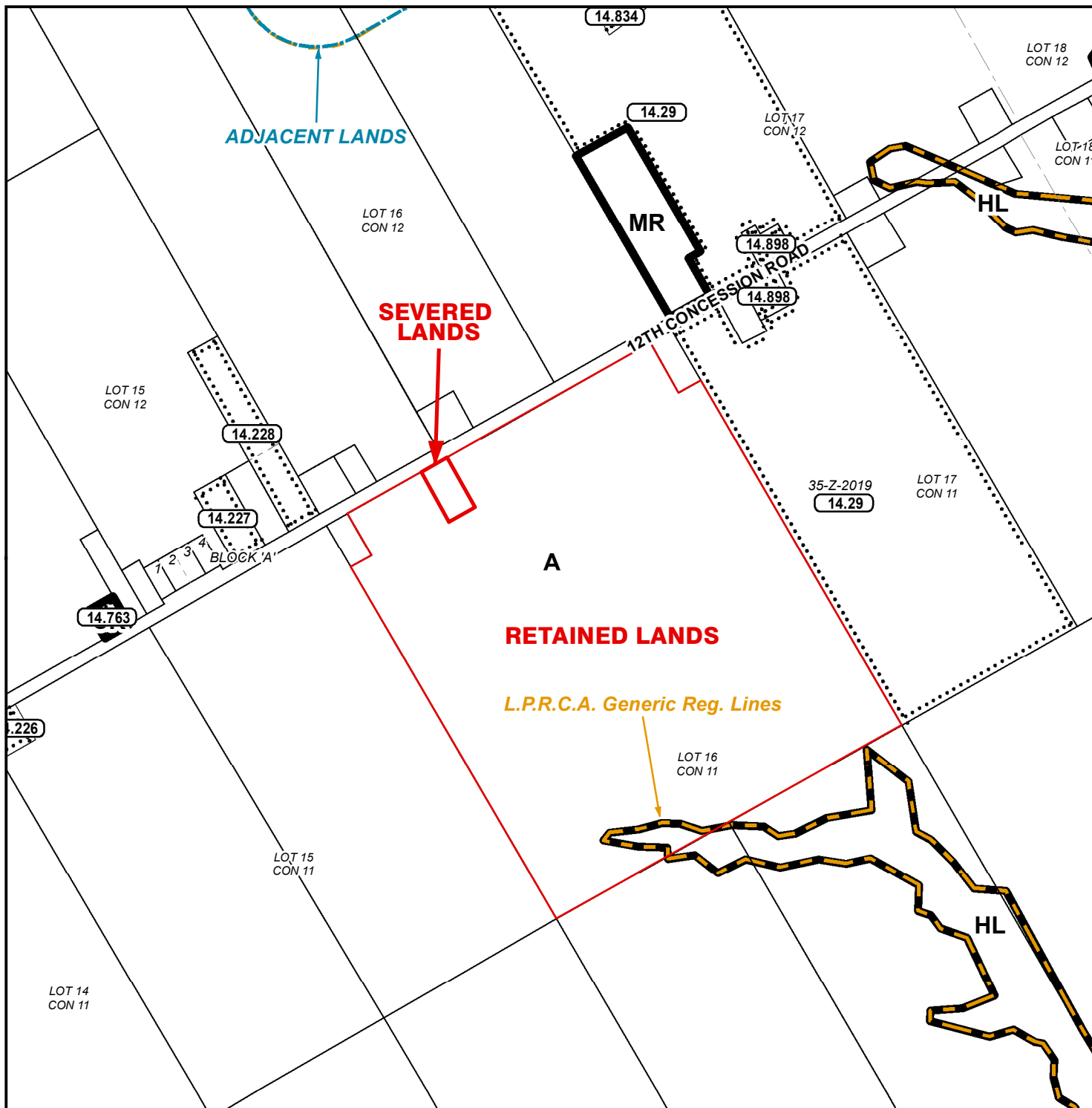


MAP C

ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2024252



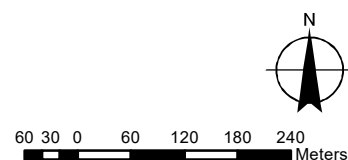
LEGEND

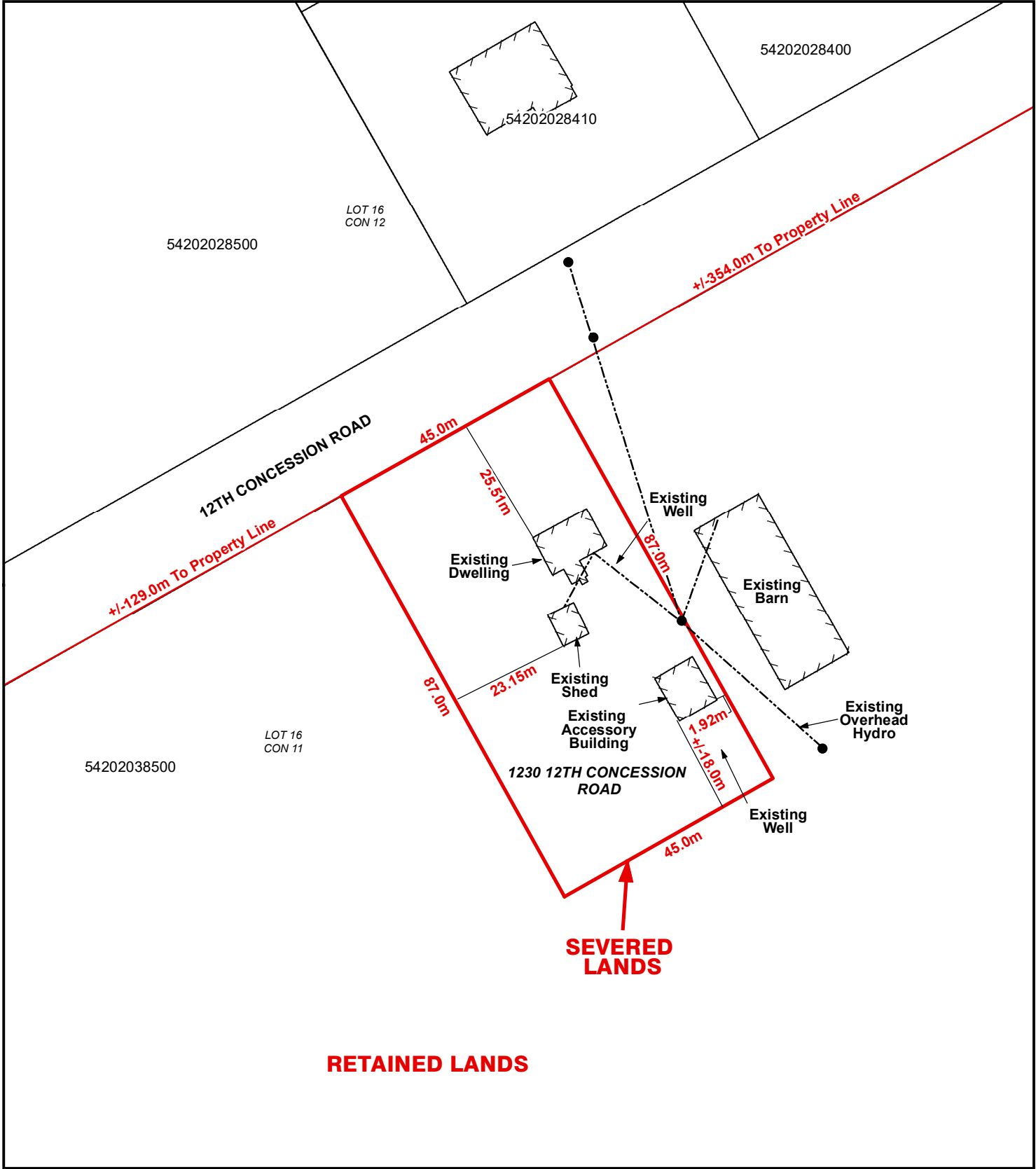
- Subject Lands
- Lands Owned
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

9/9/2024

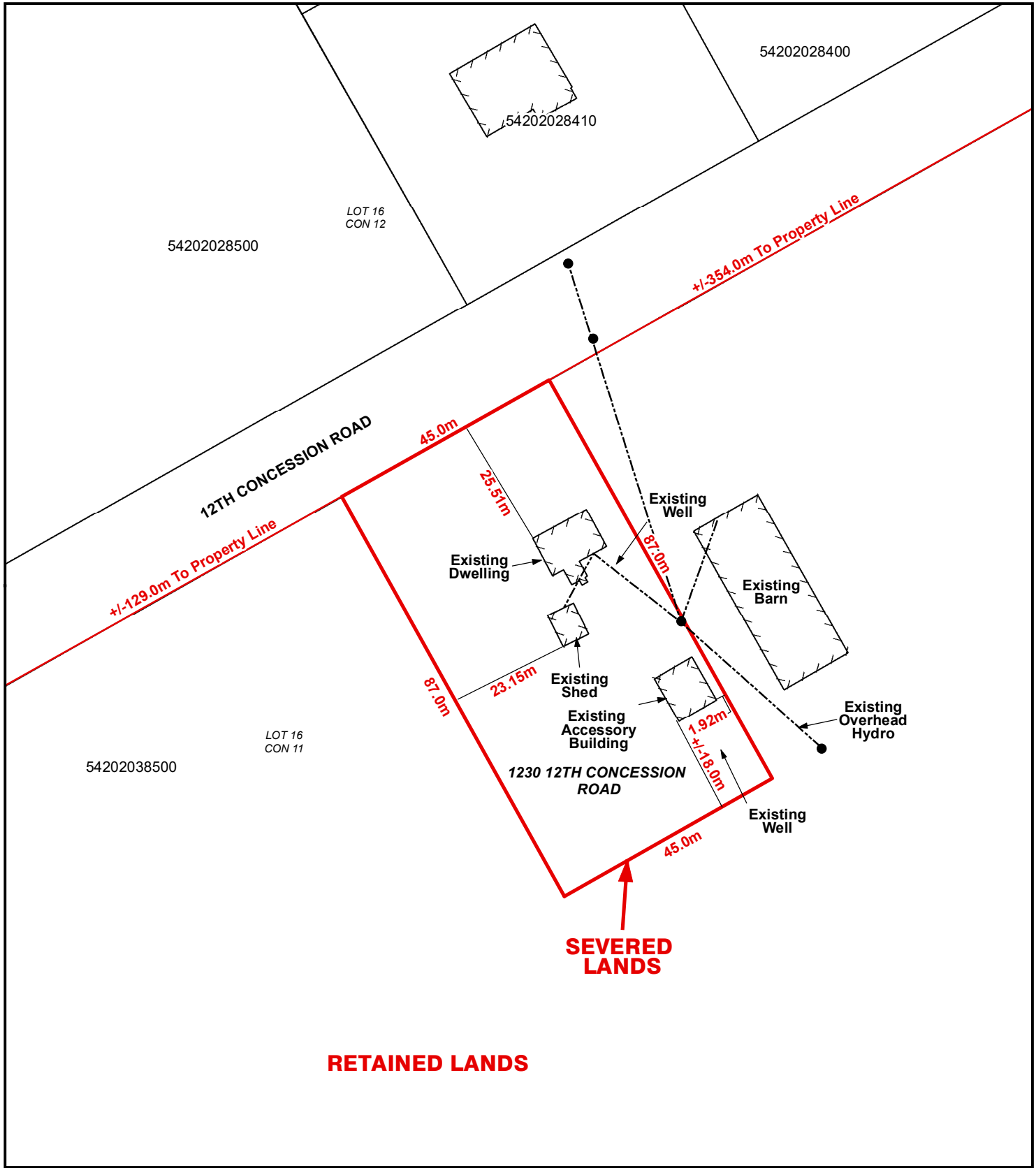
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone
- MR - Rural Industrial Zone





CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



Legend

-  Subject Lands
-  Lands Owned

9/9/2024

