

For Office Use Only:

File Number	<u>BNPL2018269</u>	Application Fee	<u>\$3061</u>
Related File Number	<u>ZNPL2018270/BNPL</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Summer 2018</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Nov 6/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Nov 6/18</u>	Public Notice Sign	<u>Yes</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

PIN -50288-0254

Property Assessment Roll Number: 3310 336 030 17000 0000**A. Applicant Information**Name of Owner KEVIN MILES/BEV MILES

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 1701 OLD HWY 24 RR#1Town and Postal Code WATERFORD NOE 1Y0Phone Number 443-4227

Cell Number _____

Email miles produce @ knuc . comName of Applicant AS ABOVE

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent BILL CULVER
Address 62 QUEENSWAY EAST
Town and Postal Code SIMCOE N3Y 4M5
Phone Number 519-426-0001/7187
Cell Number 519-429-8553
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the 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):

PT LOT 6 CONC 5 TOWNSHIP

Municipal Civic Address: 1521 OLD HWY 24

Present Official Plan Designation(s): A

Present Zoning: A

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:

ZONED AGRICULTURE - SINGLEFAMILY
HOME SURROUNDED BY FARMLAND.

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, height, etc. on your attached sketch which must be included with your application:

SINGLE FAMILY HOME 1 1/2 STOREY BECK

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

NIL.

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, height, etc. on your attached sketch which must be included with your application:

ONLY EXISTING

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:

90 YEARS

9. Existing use of abutting properties:

ALR

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:

HYDRO EASEMENT



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	7.5 MET.
Lot depth	_____	79.12
Lot width	_____	48.27
Lot area	_____	4417.71 M ² + 1522
Lot coverage	_____	(5939)
Front yard	_____	25.33
Rear yard	_____	_____
Left Interior side yard	_____	36 M.
Right Interior side yard	_____	13.59
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

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

4. Description of land intended to be severed in metric units:

Frontage:	7.5 M	(FROM SEPARATE APPLICATION)
Depth:	79.12	
Width:	55.61	
Lot Area:	4364.2	3 Q MET
Present Use:	A - SINGLE FAMILY	
Proposed Use:	A	
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: ROAD ALLOWANCE FROM COUNTY (60')
Depth: 3951.97
Width: 1100.78
Lot Area: 106.73 ACRES
Present Use: A
Proposed Use: A

5. Description of proposed right-of-way/easement in metric units:

Frontage: ~~HYPO EASEMENT~~
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: SEE ATTACHED LIST
Roll Number: _____
Total Acreage: 583
Workable Acreage: 525
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

D. 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 (example: gas station, petroleum storage, etc.):

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:

FROM PREVIOUS OWNER

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. 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 WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. 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. 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 ☐ 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. 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. Names of adjacent streets
8. 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:

- ☐ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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

NOV. 6 2018

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 KEVIN BEY MILES am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Brian Curran 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

Owner

June 4/18

Date

June 4/18

Date

K. Declaration

I, BILL OULF of NORFOLK COUNTY

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 6th day of November

A.D., 20 18



A Commissioner, etc.

OWNED FARMS									
<u>Assessment Roll #</u>	<u>Name of Farm</u>	<u>Geographic Township</u>	<u>Total Acreage</u>	<u>Acres Workable</u>	<u>Existing Farm Type</u>	<u>Dwelling Present YES/NO</u>	<u>Year Dwelling Built</u>		
336.010.58100.0000	Home Farm	Townsend	15.1	0	Packbarn/cooler/ 2 bunkhouses	NO			
#1707 Old Hwy 24, R.R. #1, Waterford, Ont N0E 1Y0									
336.010.58150.0000	Home	Townsend	0.72	0	Home	YES	1961		
#1701 Old Hwy 24, R.R. #1, Waterford, Ont N0E 1Y0									
336.030.17500.0000	Biro Front	Townsend	24.19	23.5	Vegetable Production	NO			
#1539 Old Hwy 24, R.R. #1, Wtfd, Ont N0E 1Y0 L5/6/Pt 7 C5									
336.030.02100.0000	Biro Back	Townsend	89.98	74.2	Vegetable Production	NO			
#474 Conc 5 (beside)									
336.030.02110.0000	Lot	Townsend	1.16	1.16	Vacant Lot	NO			
R.R. #1, Waterford, Ont N0E 1Y0									
336.030.16000.0000	Pajor East	Townsend	59.01	57.36	Vegetable Production	NO			
#1469 Old Hwy 24 (beside)									
336.030.17000.0000	Phan Farm	Townsend	118	112	Vegetable Production	YES	1870's		
#1521 Old Hwy 24, R.R. #1, Waterford, Ont N0E 1Y0									
491.017.22000.0000	Benko Farm Front	Windham	77.87	74	Vegetable Production	NO			
#2899 Hwy 24									
491.017.28000.0000	Benko Farm Back	Windham	50.06	47	Vegetable Production	NO			
(back of Benko Farm Front)									
336.030.62220.0000	Jay Farm	Townsend	58	52	Vegetable Production	YES	1870's		
#93 Conc 7, R.R. #1, Waterford, Ont N0E 1Y0									
336.050.81630.0000	Schooley Farm	Townsend	92.08	85	Vegetable Production	NO			
336.030.17005.0000	Front of Andy's	Townsend	8	8	Vegetable Production	Packbarn/Kilns			



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

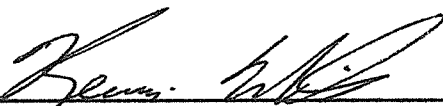
OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address:			
		1521 OLD Hwy 24 RR#1 WATERFORD NOE 1Y0			
Owner:		Lot:		Concession:	
Kevin & Beverley Miles.		6 & 7		5	
Lot Area:		Lot Frontage:		Assessment Roll No.	
108.8 AC.				3310-336-030-17000.0000	
PURPOSE OF EVALUATION		☒ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area:		No. of Bedrooms:		No. of Fixture Units:	
		2		18	
		Is the building currently occupied? ☒ Yes / ☐ No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name:		Company Name:	
		ALLAN GEE.		ALLAN'S EXCAVATING.	
Address:		Postal Code:		Phone:	
869 7 th CON. CHARLOTTEVILLE		N3Y 4K5		(519) 428-9998	
Email:		BCIN #			
EXCAVATING @ Kwik . Com.		16332			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
		GRASS		SAND	
Site Slope:		Soil Conditions:		Depth of Water Table:	
☒ Flat ☐ Moderate ☐ Steep		☐ Wet ☒ Dry		35 ft.	
Surface Discharge Observed:		Odour Detected:		Current Weather (at time of evaluation):	
Yes ☐ No ☒		Yes ☐ No ☒		SUNNY	
SYSTEM EVALUATION		Class of System:			
		☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)			
Tank:		Size:		Pump:	
☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____		800 Gal.		Yes ☐ No ☒	
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: ☒ Trench Bed ☐ Filter Medium		5		50'	
Tile Material:		Ends:		Cover:	
☒ PVC ☐ Clay ☐ Other		☒ Capped ☐ Joined		☐ Filter Cloth ☒ Sand ☒ Top Soil ☒ Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		8'		20'	
Distance to Bodies of Water (ft)		1500'		1500'	
Distance to Nearest Well (ft)		65'		75'	
Distance to Proposed Property Lines		Front 118' Rear 108' Side 84' Side 92'		Front 108' Rear 100' Side 95' Side 50'	

OVERALL SYSTEM RATING	☒ System Working Properly / No Work Required
	☐ System Functioning / Maintenance Required
	☐ System Not Functioning / Minor Repair Required
	☐ System Failure/Major Repair / Replacement Required
	Note: Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments:

VERIFICATION

OWNER:
 The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

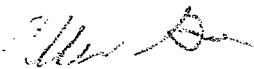
I, KEVIN MILES (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.


 Owner Signature

Jan. 30/15
 Date

EVALUATOR:

1. I, ALLAN GEE declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied


 Evaluator Signature

Mar. 16/15
 Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

 Chief Building Official or designate

 Date



On Site Sewage Disposal System Location Plan

DATE: Jan 30/15

APPLICATION NUMBER: _____

OWNER KEVIN AND BEVERLEY MILES EVALUATOR ALLAN GEE

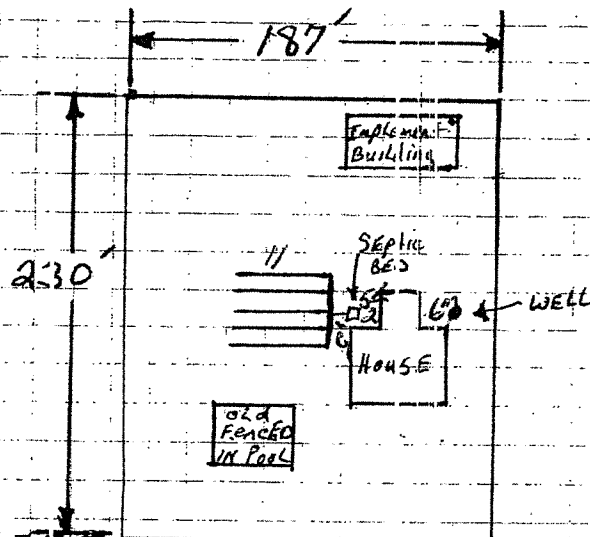
PROPERTY ADDRESS 1521 OLD Hwy 24 RR#1 WATERFORD ON NOE1

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

0254



43,010² ft

ALLOWANCE FOR ROAD BETWEEN

LOTS 6 AND 7

730.9'

0269

0268

→ N

REGIONAL ROAD NO. 24

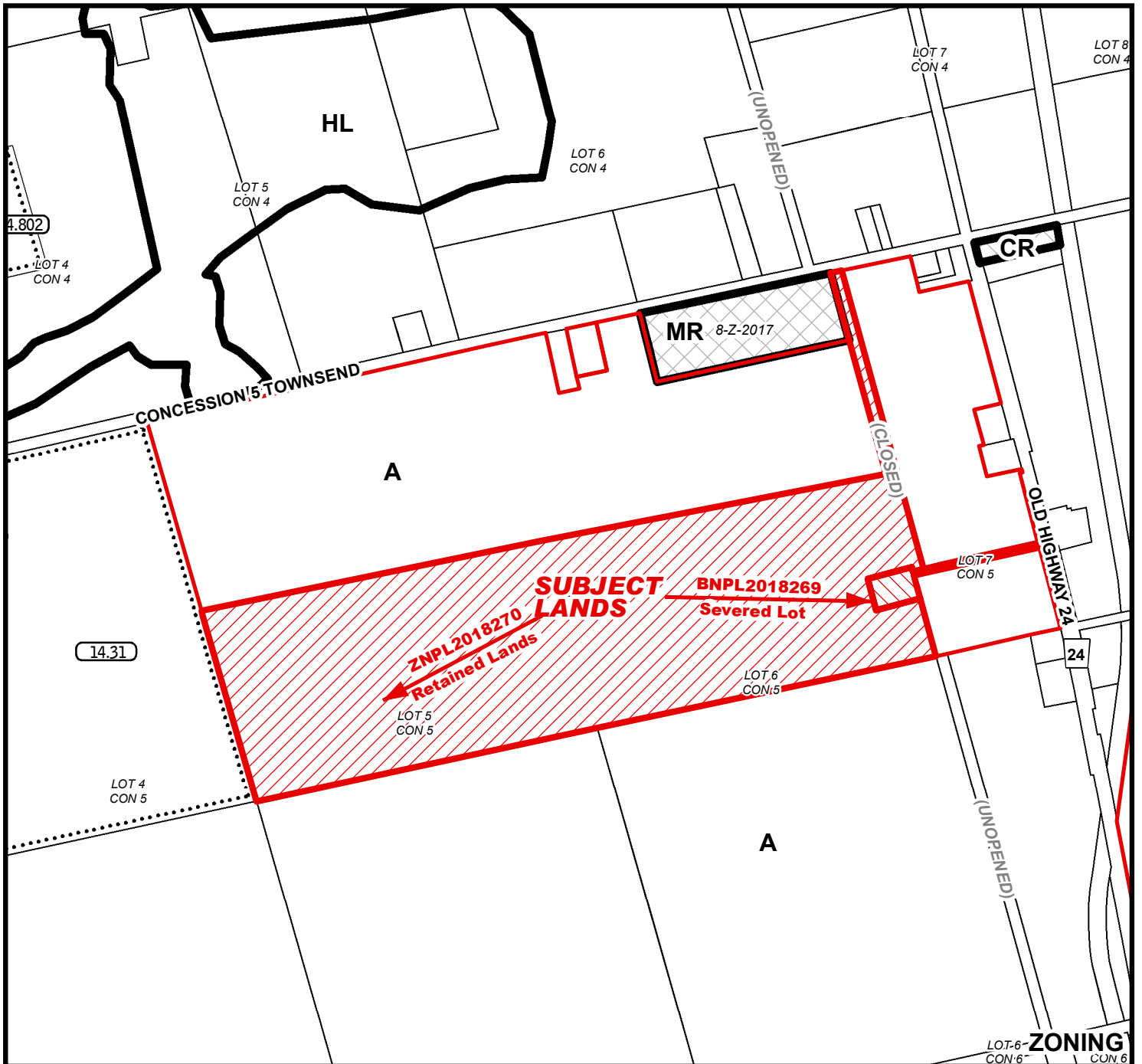
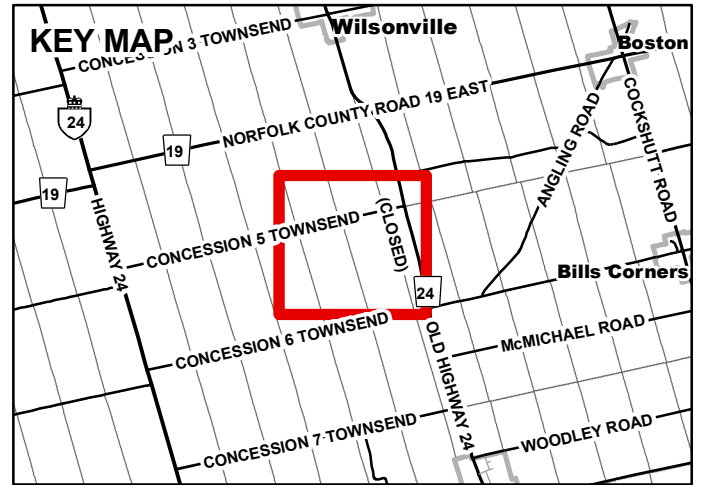
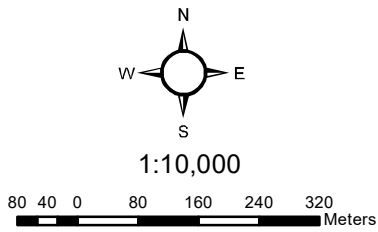
1521

(VARIOUS WIDTHS AS WIDENED BY PLAN 37R-3563 AND PLAN 37R-886)
PIN 50275 - 0101 (LT)

MAP 1

File Number: BNPL2018269 & ZNPL2018270

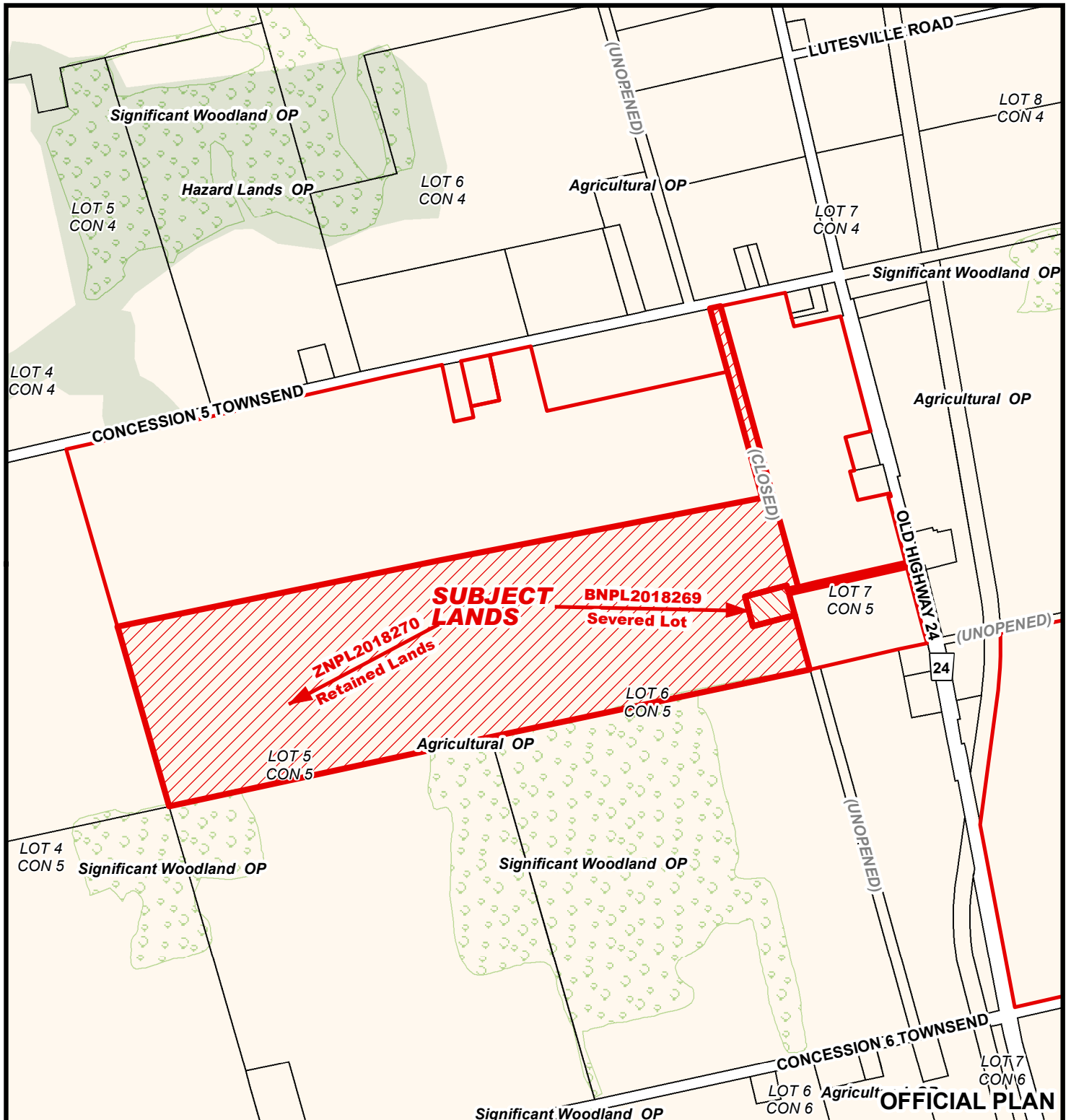
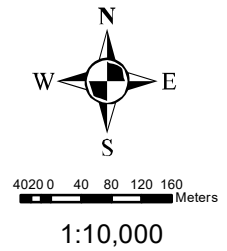
Geographic Township of
TOWNSEND



MAP 2

File Number: BNPL2018269 & ZNPL2018270

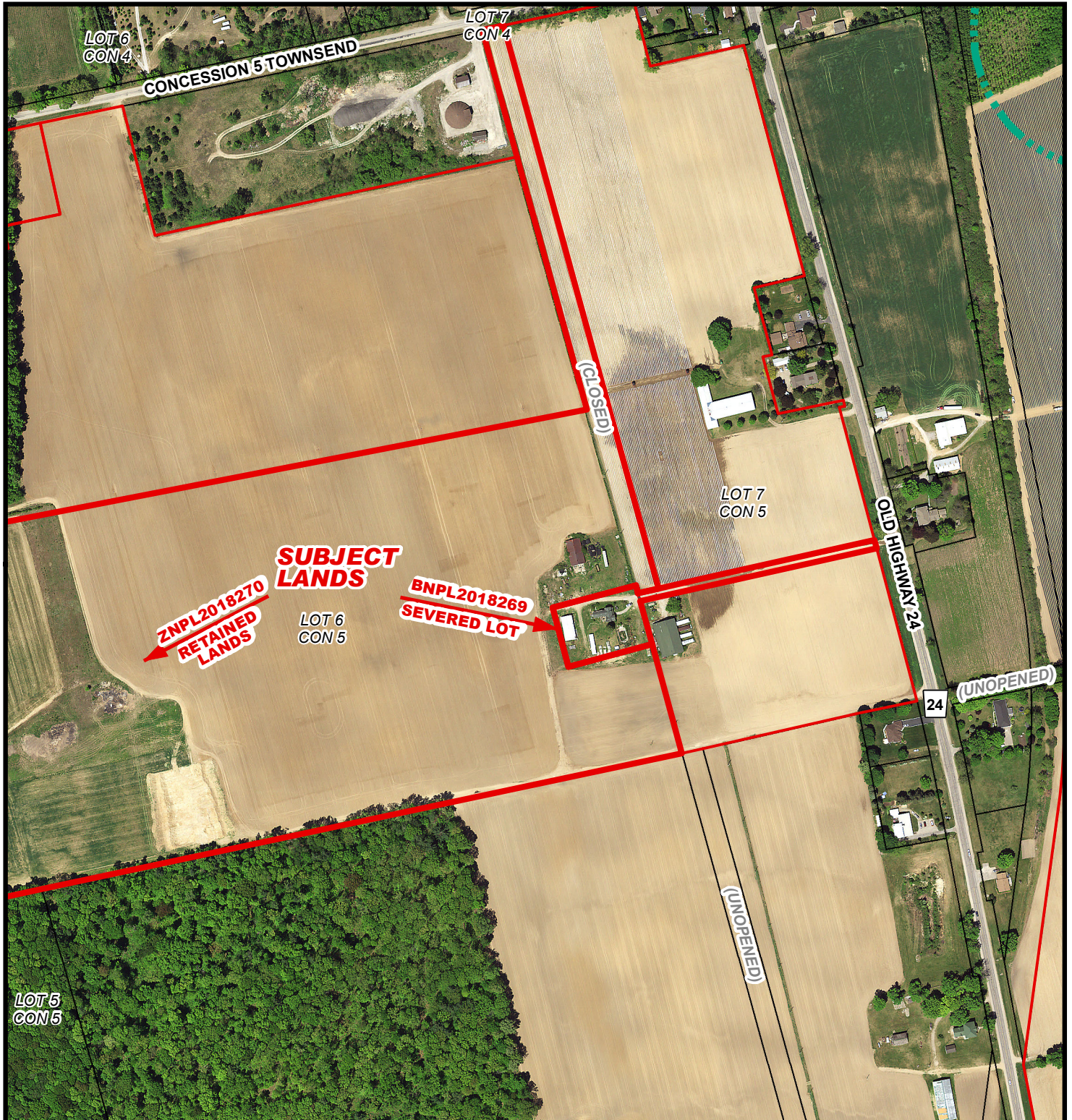
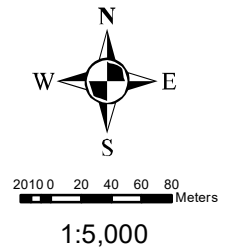
Geographic Township of TOWNSEND



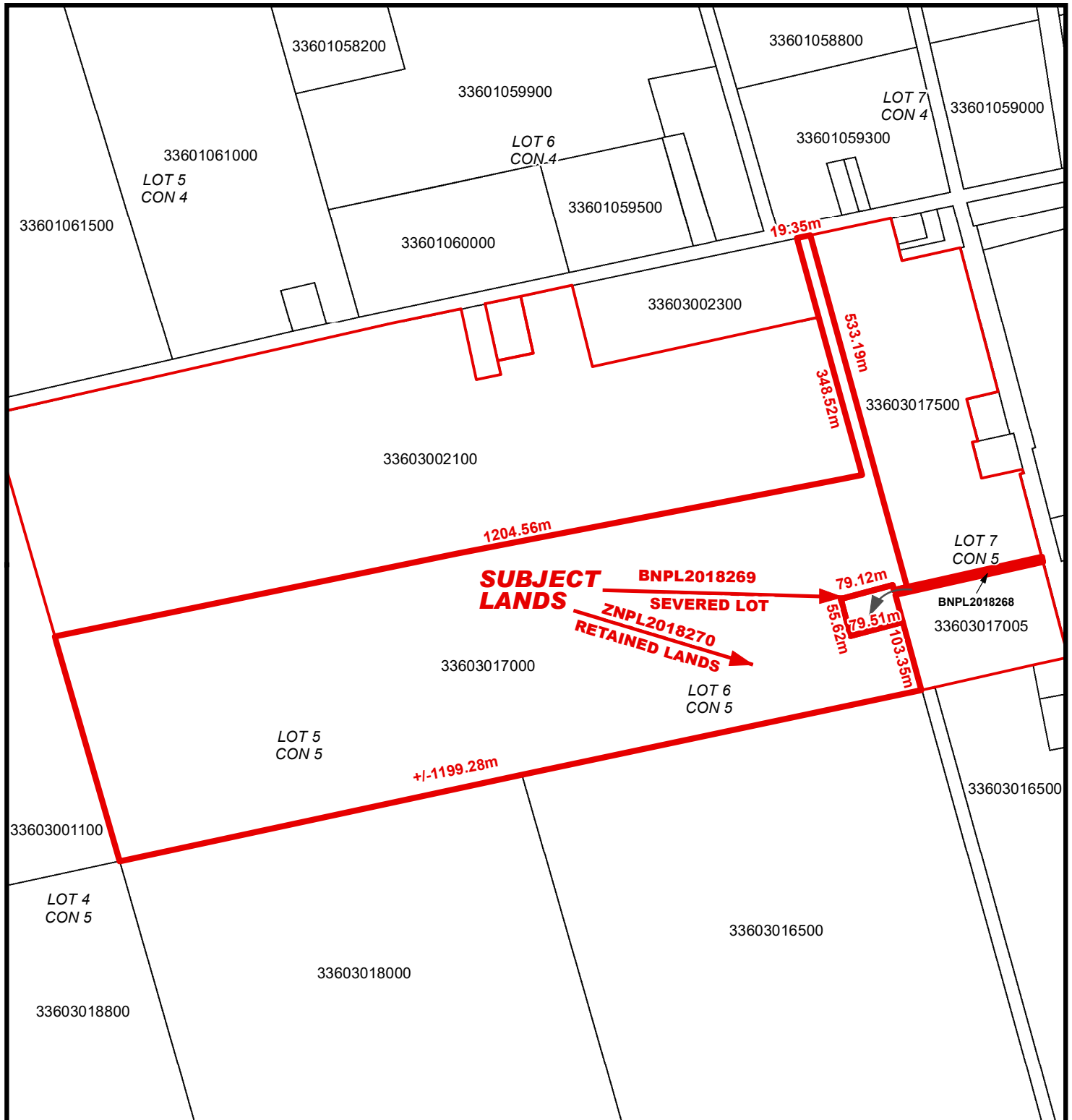
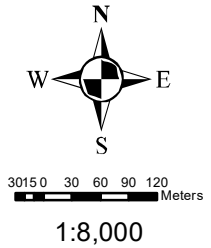
MAP 3

File Number: BNPL2018269 & ZNPL2018270

Geographic Township of TOWNSEND



Geographic Township of TOWNSEND



MAP 5

File Number: BNPL2018269 & ZNPL2018270

Geographic Township of TOWNSEND

