

For Office Use Only:

File Number BNPL2017304
 Related File Number OPNPL2017301
 Pre-consultation Meeting Oct 2017
 Application Submitted Dec 13 2017
 Complete Application " "

Application Fee _____
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Planner _____
 Public Notice Sign N/A

Check the type of planning application(s) you are submitting.

Consent/Severance
 Surplus Farm-Dwelling Severance and Zoning By-law Amendment
 Minor Variance

Property Assessment Roll Number: 545-030-00400

A. Applicant Information

Name of Owner LISABETH FARMS LTD.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 640 COUNTY ROAD 28
 Town and Postal Code LANGTON ON N0E 1G0
 Phone Number 519-875-1132
 Cell Number 519-983-7220
 Email lis@kwic.com

Name of Agent JASON JUHASZ
 Address 760 11TH CON.
 Town and Postal Code LANGTON ON N0E 1G0
 Phone Number 226-231-0418
 Cell Number _____
 Email juhaszconsulting@hotmail.ca

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



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT SERVICES

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 7 CON 2 HOUGHTON

Municipal Civic Address: 667 COUNTY ROAD 28

Present Official Plan Designation(s): HAMLET

Present Zoning: RH

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 2003

4. Present use of the subject lands:

AGRICULTURAL

5. 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:

NONE

6. If known, the date existing buildings or structures were constructed on the subject lands: /

7. 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.

/



8. 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:

SINGLE DETACHED DWELLING

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

UNKNOWN

10. 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:

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

CONTINUOUS

12. Existing use of abutting properties:

AGRICULTURE + HAMLET RESIDENTIAL

13. 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

LOT B

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	_____	<u>53m</u>
Lot depth	_____	<u>83.6m</u>
Lot width	_____	<u>53m</u>
Lot area	_____	<u>.42 ha</u>
Lot coverage	_____	<u>-</u>

Front yard	_____	/
Rear yard	_____	/
Left Interior side yard	_____	/
Right Interior side yard	_____	/
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: 53 m

Depth: 83.6 m

Width: 53 m

Lot Area: .42 ha

Present Use: AGRICULTURAL

Proposed Use: HAMLET RESIDENTIAL - SINGLE DETACHED DWELLING

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units: (AFTER 3 PARCELS)

Frontage: 100 m

Depth: 1 - 640 m

Width: + - 640 m

Lot Area: 91.7 AC - 3 AC = 88.7 AC

Present Use: AGRICULTURE

Proposed Use: HAMLET RESIDENTIAL - SINGLE DETACHED DWELLING



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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

UNKNOWN

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (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. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? Yes No Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

4. Provide the information you used to determine the answers to the above questions:

5. 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. Have you consulted with Public Works & Environmental Services concerning storm water management?

Yes No

3. Has the existing drainage on the subject lands been altered?

Yes No

4. Does a legal and adequate outlet for storm drainage exist?

Yes No

5. Existing or proposed access to subject lands:

Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street:

FAIRGROUND ROAD

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

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.

Larry Leibeth

Owner/Applicant Signature

Dec 12-2017

Date

J. 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.

Larry Leibeth

Owner/Applicant Signature

Dec 12-2017

Date

K. 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.

Larry Leibeth

Owner/Applicant Signature

Dec 12-2017

Date



L. 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 Harry Lester am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Jason Jurasz 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. /

larry isabel b

Owner

Dec 12-2017

Date

Owner

Date _____

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Dany Westell

Applicant Signature

Dec. 12-2017

Date

Agent Signature

Date



N. Declaration

1. JASON JUHASZ 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:

Langton



Owner/Applicant Signature

In Norfolk County

This 13th day of December.

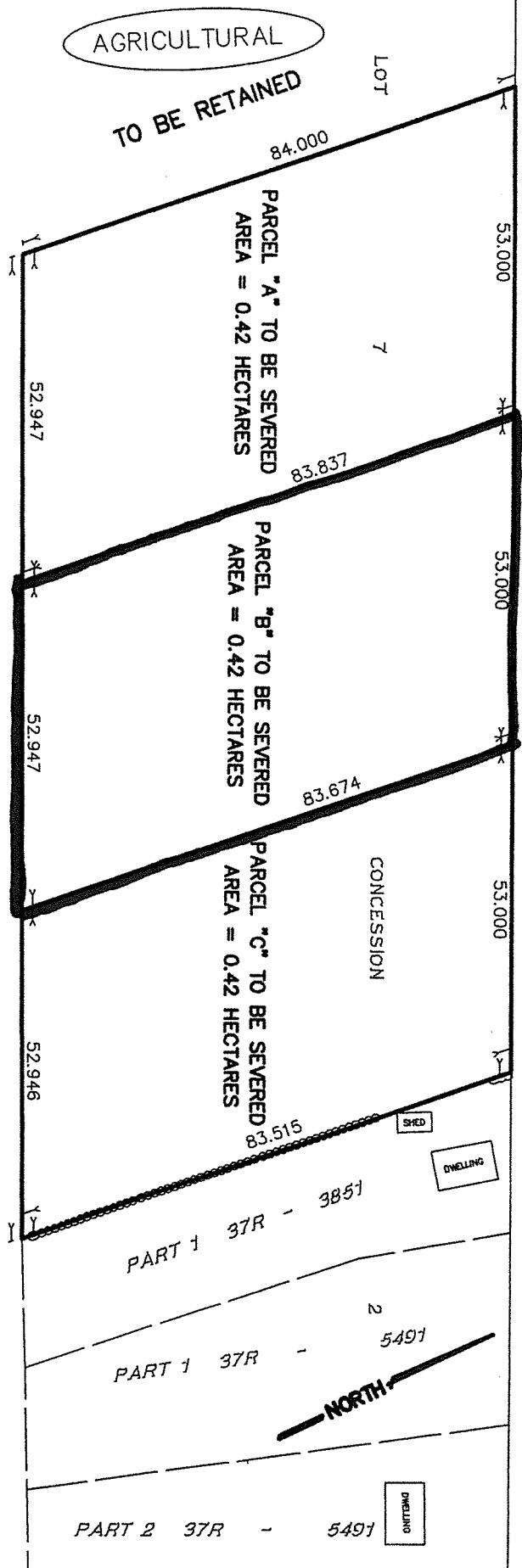
A.D., 2017



A Commissioner, etc.

MATHEW VINCENT VAUGHAN, :
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires September 21, 2018.

ROAD ALLOWANCE BETWEEN LOTS 7 AND 8



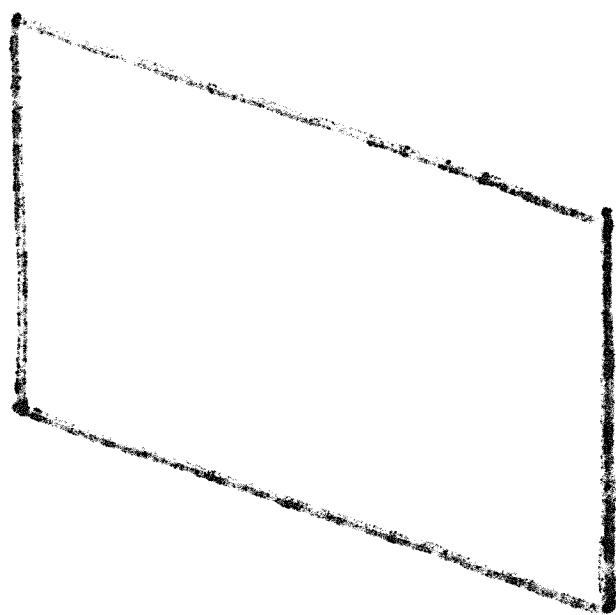
SKETCH FOR PROPOSED SEVERANCE
PART OF LOT 7
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF HOUGHTON
IN
NORFOLK COUNTY
NOT TO SCALE
KIM HUSTED SURVEYING LTD.

TO BE RETAINED

TO BE RETAINED

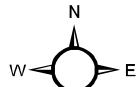
TO BE RETAINED

KIM HUSTED SURVEYING LTD.	
ONTARIO LAND SURVEYOR	
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8	
PHONE: 519-842-3638 FAX: 519-842-3639	
PROJECT: 17-12516	REFERENCE: FILE
DISK No.	DWG.
CKD.	



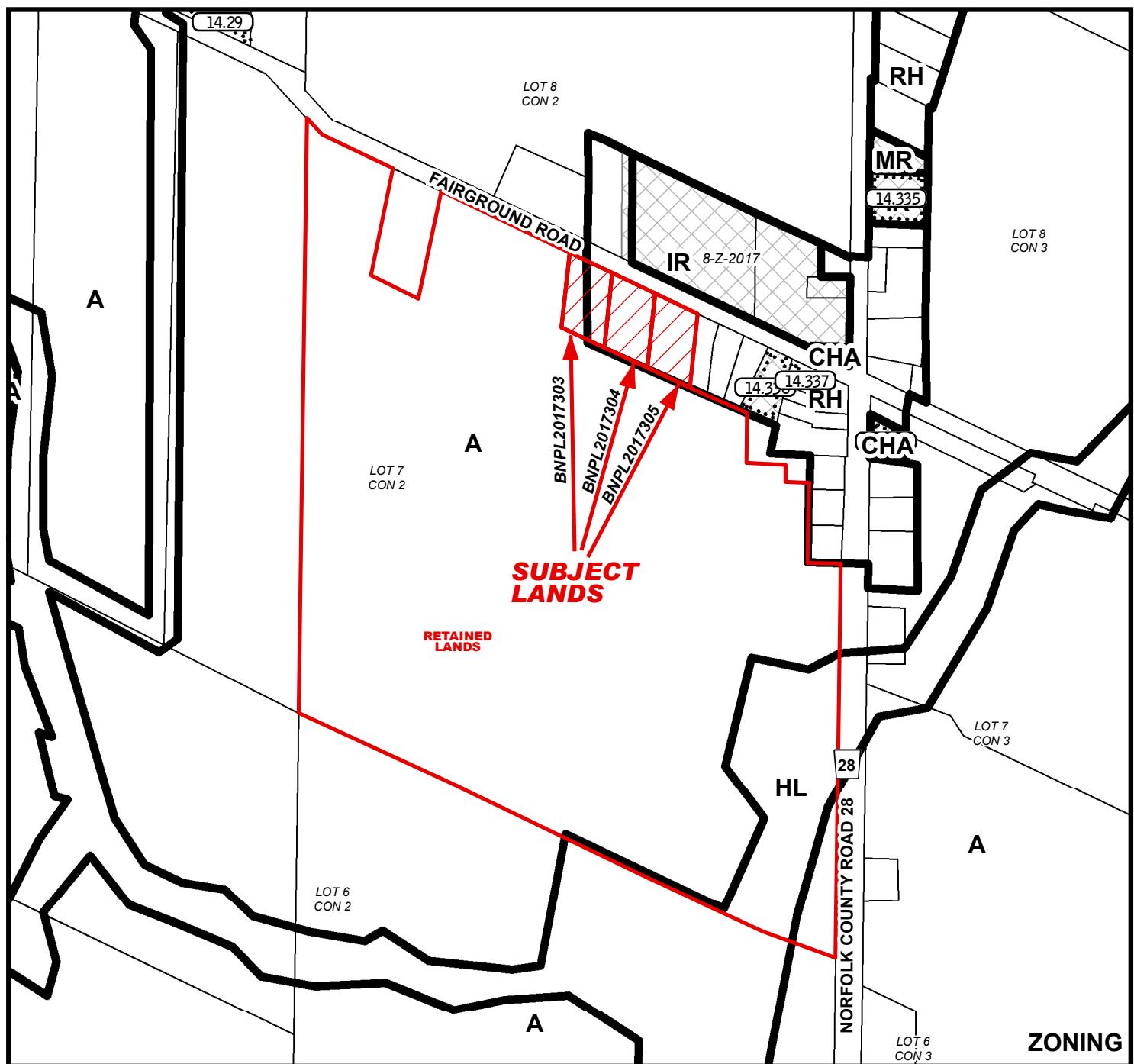
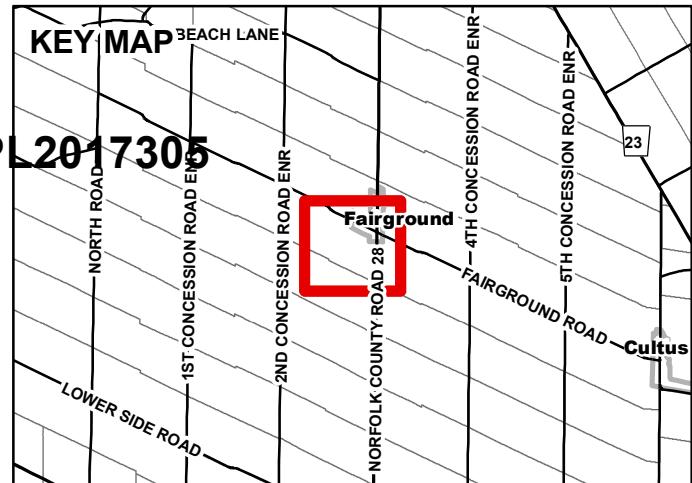
MAP 1
File Number: BNPL2017303 &
BNPL2017304, BNPL2017305

Geographic Township of
HOUGHTON



1:6,500

50 25 0 50 100 150 200 Meters



MAP 2

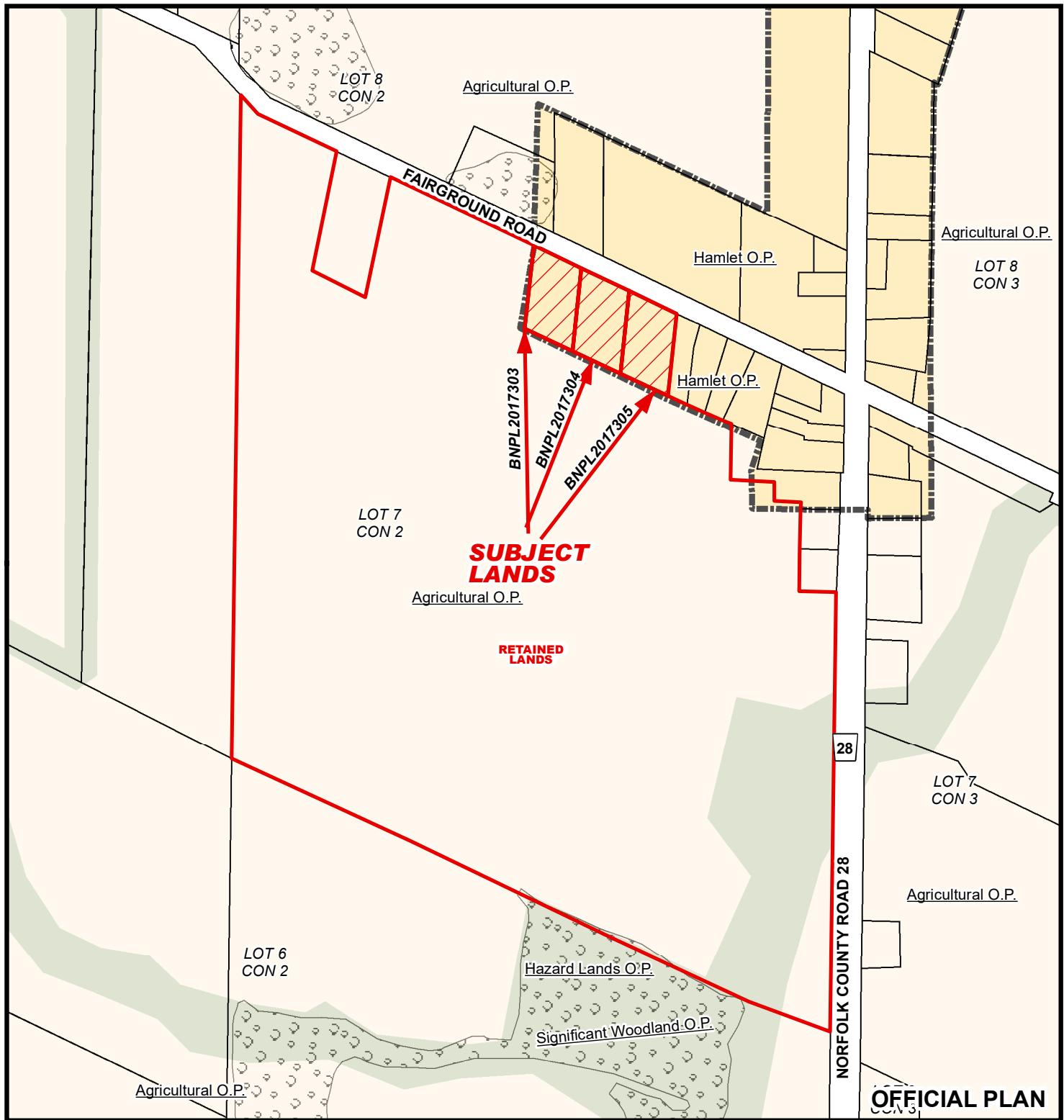
File Number: BNPL2017303 & BNPL2017304, BNPL2017305

Geographic Township of HOUGHTON



20100 20 40 60 80 Meters

1:5,500



MAP 3

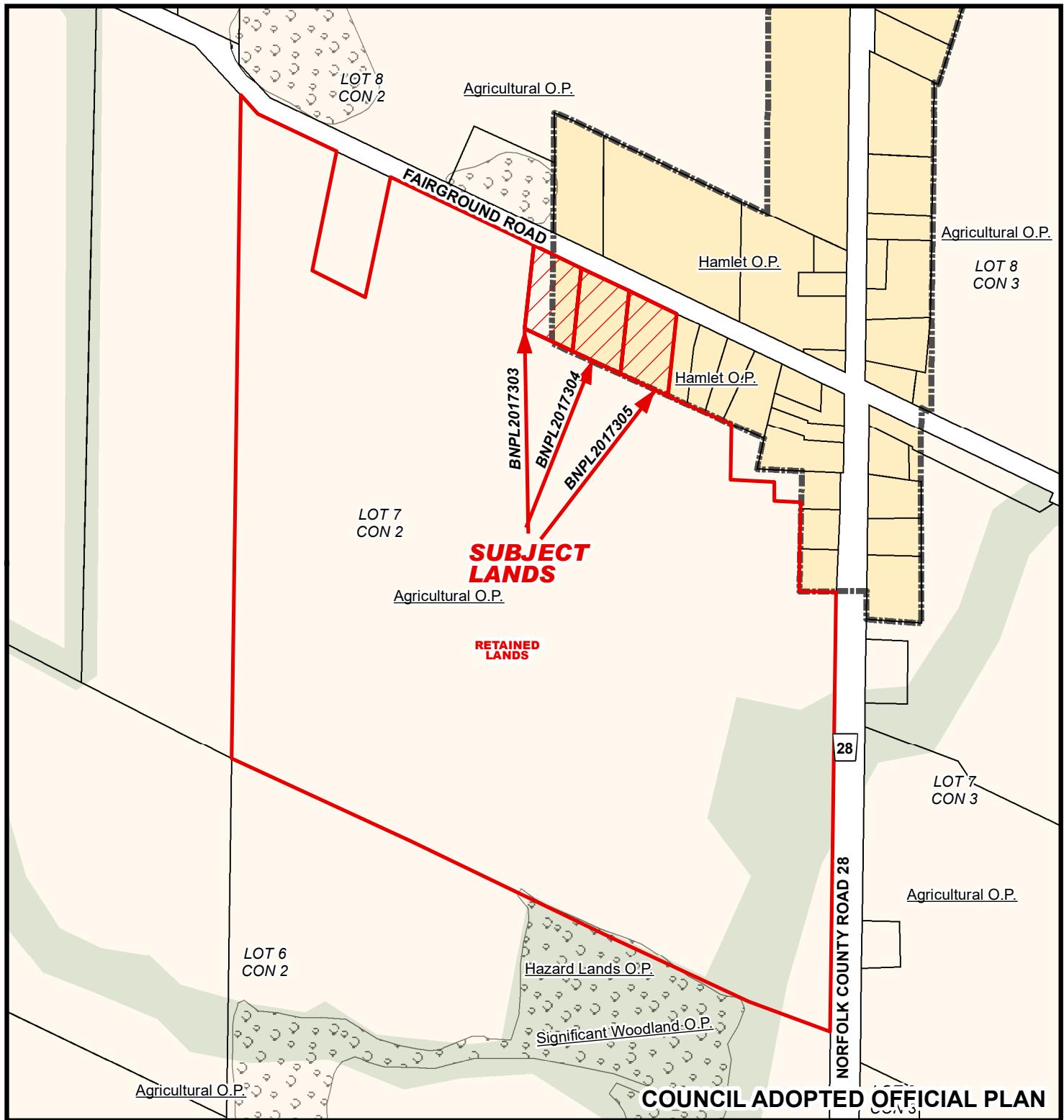
File Number: BNPL2017303 & BNPL2017304, BNPL2017305

Geographic Township of HOUGHTON



20100 20 40 60 80 Meters

1:5,500



2018-04-19

MAP 4

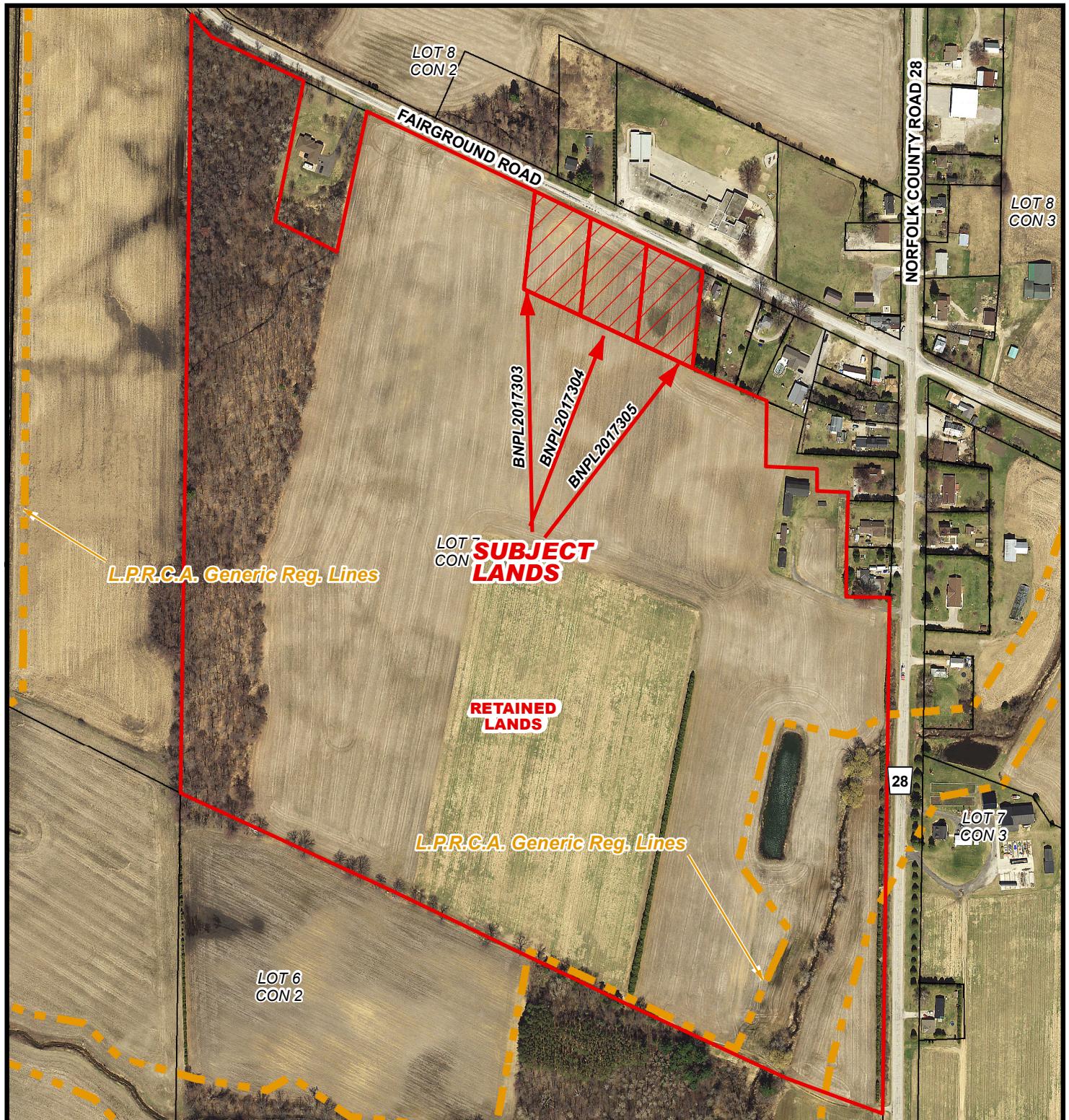
File Number: BNPL2017303 & BNPL2017304, BNPL2017305

Geographic Township of HOUGHTON



1050 10203040 Meters

1:4,700



2018-04-19

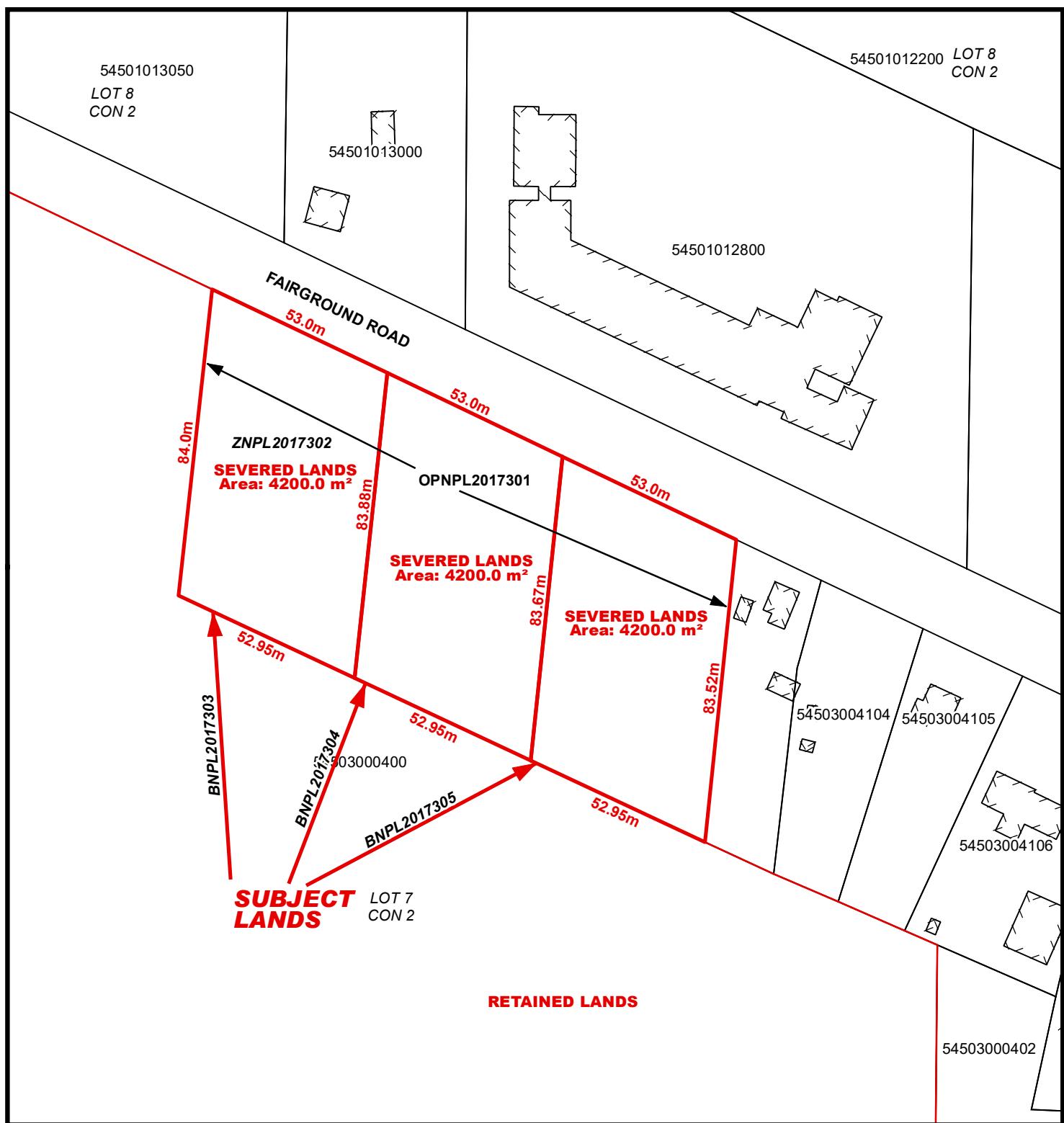
MAP 5

File Number: BNPL2017303 & BNPL2017304, BNPL2017305
Geographic Township of HOUGHTON



6 3 0 6 12 18 24 Meters

1:1,500



2018-05-30

LOCATION OF LANDS AFFECTED

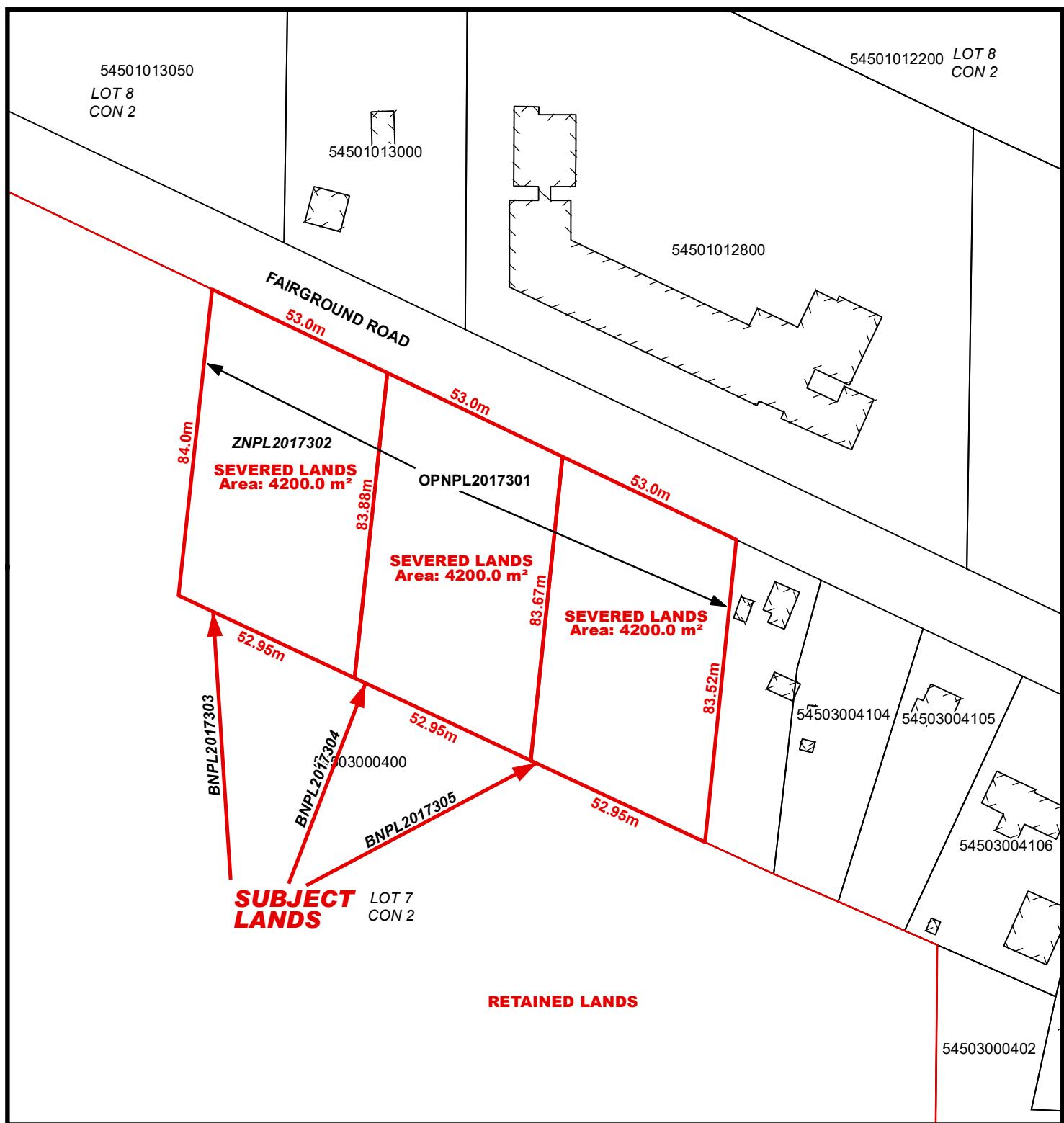


File Number: BNPL2017303 & BNPL2017304, BNPL2017305

Geographic Township of HOUGHTON

6 3 0 6 12 18 24 Meters

1:1,500



2018-05-30