

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2017234
ANPL2017233 BNP
SEP 8/17 2017
OCT 19/17
OCT 23/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172

\$

-

Alisha

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: 3310-545 020 17100**A. Applicant Information****Name of Owner**

1819833 Ontario Inc. (Peter Banman)

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

RR#4 437 4th Concession

Town and Postal Code

Langton, ON N0E 1G0

Phone Number

519 671 3763

Cell Number

SAME AS ABOVE

Email

county.roofing@yahoo.ca

Name of Agent

Gary Blazak MA, RPP, MCIP

Address

P.O. Box 444 Lambeth Station

Town and Postal Code

London, ON

Phone Number

519 639 1419

Cell Number

same as above

Email

gblazak@rogers.com

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

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. Lot 8 Concession 6 Township of Houghton, County of Norfolk

Municipal Civic Address: 47 Cultus Road

Present Official Plan Designation(s): Hamlet

Present Zoning: RH - Hamlet Residential

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: September, 2016

4. Present use of the subject lands:

vacant residential

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:

One existing, abandoned dwelling will be removed.

6. If known, the date existing buildings or structures were constructed on the subject lands: 50+ years ago

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.

N/A

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:

One single detached dwelling unit will be constructed on each of the two proposed lots. Each dwelling will have an approximate floor area of 204m² (2200 ft²).

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

2018

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:

50+ years

12. Existing use of abutting properties:

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

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	<u>66.4m</u>	<u>33.2m (each lot)</u>
Lot depth	<u>124.6m (average)</u>	<u>124.6m (average)</u>
Lot width	<u>46m @rear 66m @front</u>	<u>23m rear/33m front</u>
Lot area	<u>6995.45</u>	<u>3497.7m² (each of two lots)</u>
Lot coverage	<u>1.6%</u>	<u>7% (approx.)</u>

Front yard	10.88m	15m (estimated)
Rear yard	121m	100m (estimate)
Left Interior side yard	1.8m	6+m
Right Interior side yard	16.4m	6+m
Exterior side yard (corner lot)		

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

Relief is requested from the minimum lot area of 0.40 ha to 0.35 ha, a lot area deficiency of 0.05 ha.

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

The existing lot is just under the minimum lot size requirements for two lots totaled together in area.

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

Frontage:	33.223m
Depth:	124.8m
Width:	23m (rear) 33m (front)
Lot Area:	3497.7m ²
Present Use:	vacant residential
Proposed Use:	residential dwelling unit
Proposed final lot size (if boundary adjustment):	

Description of land intended to be retained in metric units:

Frontage:	33.223m
Depth:	124.8m
Width:	23m (rear) 33m (front)
Lot Area:	3497.7m ²
Present Use:	vacant residential
Proposed Use:	residential dwelling unit

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: _____
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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:

Owner's knowledge/familiarity with the subject lands

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:

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.

Peter (per Peter Bamman)

Owner/Applicant Signature

October 18/17

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.

Peter

Owner/Applicant Signature

Oct 04/17

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.

Peter

Owner/Applicant Signature

Oct 04/17

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

I/We authorize Gary Blazak, MA, RPP, MCIP 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

Oct 04/17

Date



Owner

Oct 04/17

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.



Applicant Signature

Oct 04/17

Date



Agent Signature

OCT 18/17

Date

N. Declaration

I, Gary Blazak of the City of London
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

City of London

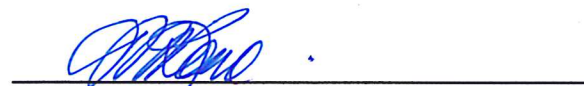


Owner/Applicant Signature

In County of Middlesex

This 18th day of October

A.D., 20 17



A Commissioner, etc.

LINDA ROWE, a Commissioner for taking
Affidavits and Oaths, Middlesex County,
while a deputized Clerk of The Corporation
of the City of London.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 47 Cultus Road, Cultus

Legal Description: HGN CON 6 PT LOT 8 RP 37R6253 PART 1 IRREG
1.73AC 218.00FR D - Parcel 2

Roll Number: 331054502017100

Application #:

Information Origins: Development Services GIS/Kim Husted Survey 16-12599

Hamlet Residential Zone (RH)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.7.2 a) minimum lot area				
i) new lot	0.40	0.35	0.05	ha
ii) lot of record	930.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	30.00	33.22	N/A	m
ii) corner lot	30.00		N/A	m
iii) lot of record	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	11.00		N/A	m

Comments

1) Proposed lot does not meet the minimum lot area requirement - deficient 0.05ha

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

OCT 17/17

date

Signature of Zoning Administrator

11 Sept 17

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

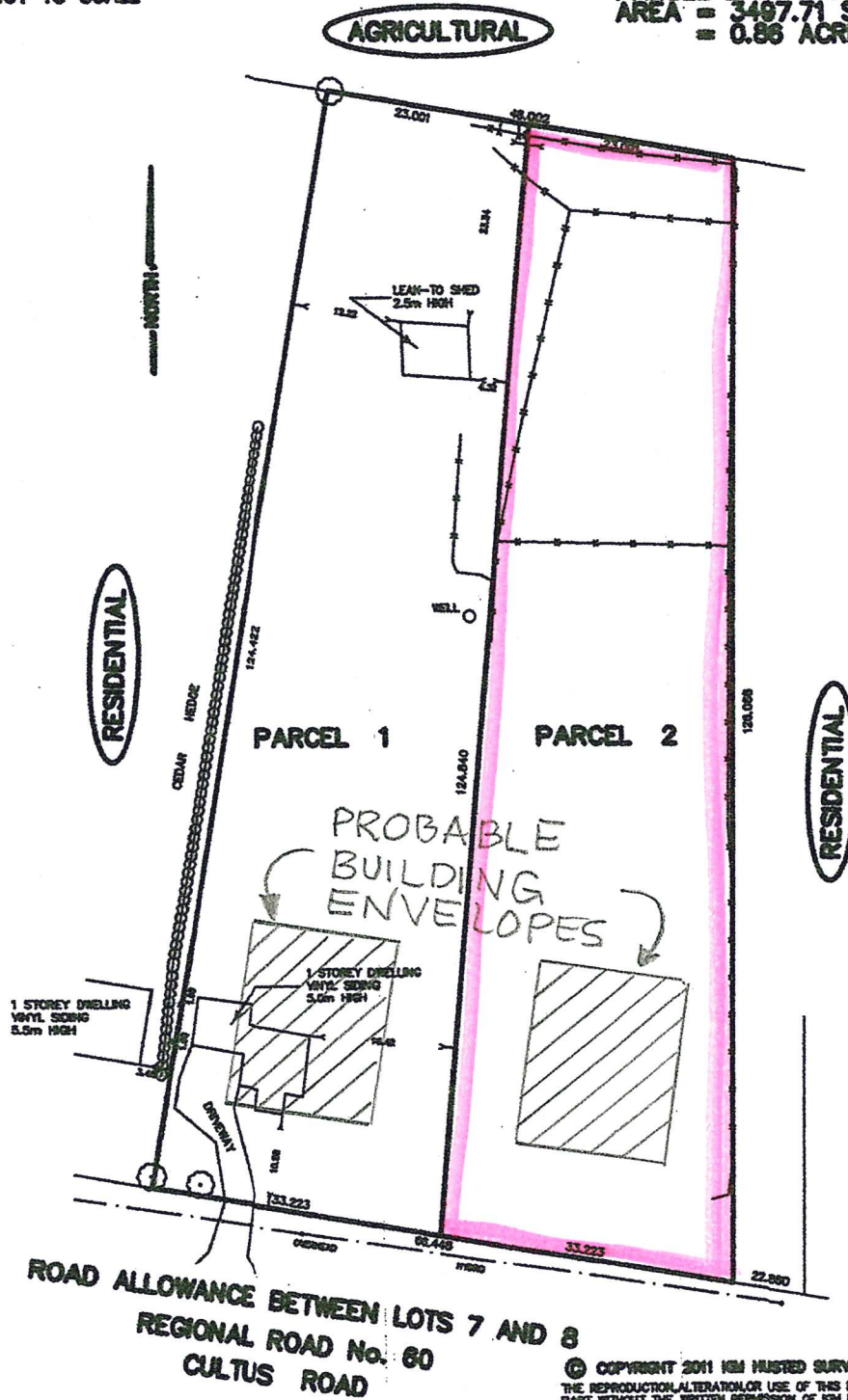
**ILLUSTRATING PROPOSED SEVERANCE
FOR: PETER BANMAN**

NOT TO SCALE

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT
BE USED FOR TRANSACTION OR FINANCING PURPOSES

(1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN
AND HAVE NOT BEEN VERIFIED BY SURVEY

PARCEL 2: TO BE SEVERED
AREA = 3497.71 SQUARE METRES
= 0.86 ACRES



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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3630 FAX: 519-842-3630



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 47 Cultus Road, Cultus

Legal Description: HGN CON 6 PT LOT 8 RP 37R6253 PART 1 IRREG
1.73AC 218.00FR D - Parcel 2

Roll Number: 331054502017100

Application #:

Information Origins: Development Services GIS/Kim Husted Survey 16-12599

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5.7.2 a) minimum lot area				
i) new lot	0.40	0.35	0.05	ha
ii) lot of record	930.00		N/A	m.sq
b) minimum lot frontage				
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g) maximum building height	11.00		N/A	m

Comments

1) Proposed lot does not meet the minimum lot area requirement - deficient 0.05ha

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Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

Signature of Zoning Administrator

11 Sept 17

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

RECEIVED

NOV - 3 2017

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 47 Cultus Road, Cultus

Legal Description: HGN CON 6 PT LOT 8 RP 37R6253 PART 1 IRREG
1.73AC 218.00FR D - Parcel 1

Roll Number: 331054502017100

Application #:

Information Origins: Development Services GIS/Kim Husted Survey 16-12599

Hamlet Residential Zone (RH)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
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Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

Signature of Zoning Administrator

11 Sept 17

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

SKETCH

ILLUSTRATING PROPOSED SEVERANCE
FOR: PETER BANMAN

PART OF LOT 8
CONCESSION 6
TOWNSHIP OF HOUGHTON
COUNTY OF NORFOLK

KIM HUSTED SURVEYING LTD.

NOT TO SCALE

CAUTION

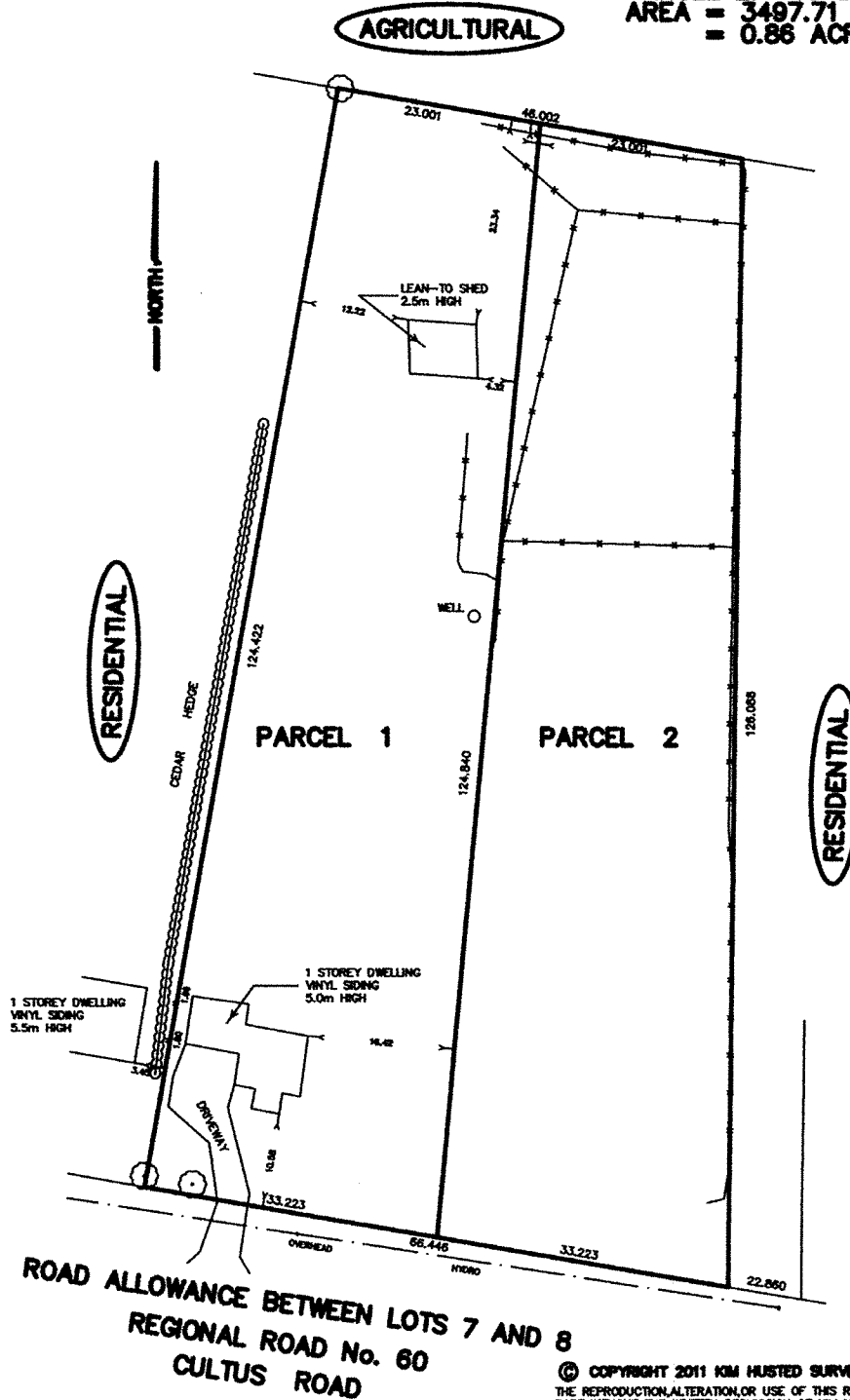
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT
BE USED FOR TRANSACTION OR FINANCING PURPOSES

NOTES

(1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN
AND HAVE NOT BEEN VERIFIED BY SURVEY

PARCEL 1: TO BE RETAINED
AREA = 3497.74 SQUARE METRES
= 0.86 ACRES

PARCEL 2: TO BE SEVERED
AREA = 3497.71 SQUARE METRES
= 0.86 ACRES



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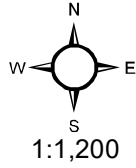
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ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3636 FAX: 519-842-3639

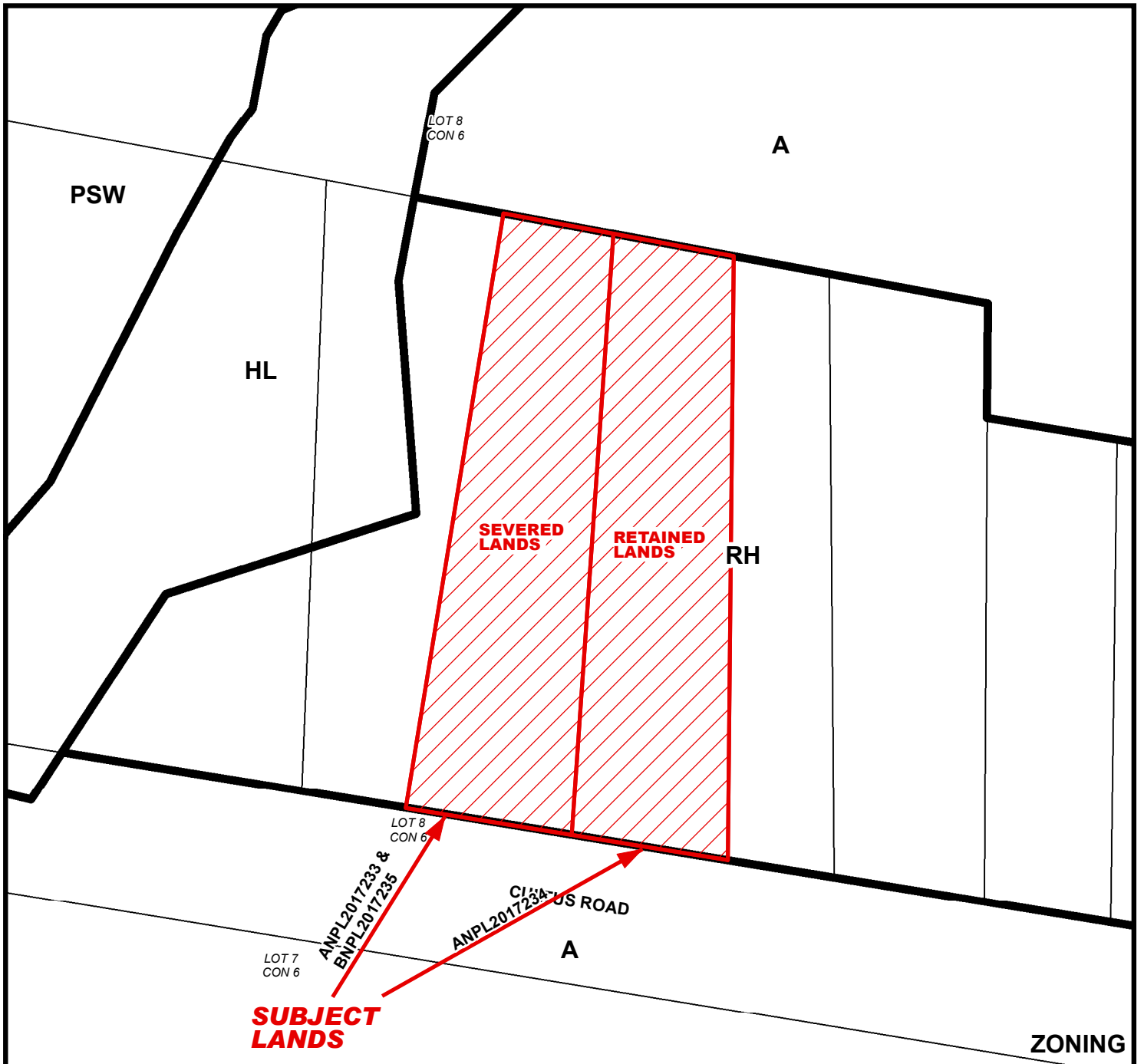
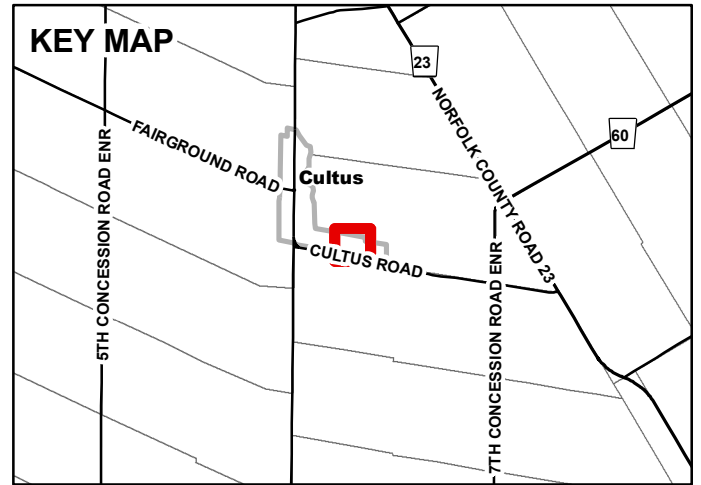
MAP 1

File Number: ANPL2017233
BNPL2017235 &
ANPL2017234

Geographic Township of
HOUGHTON



1:1,200
9.5 19 28.5 38 Meters



MAP 2

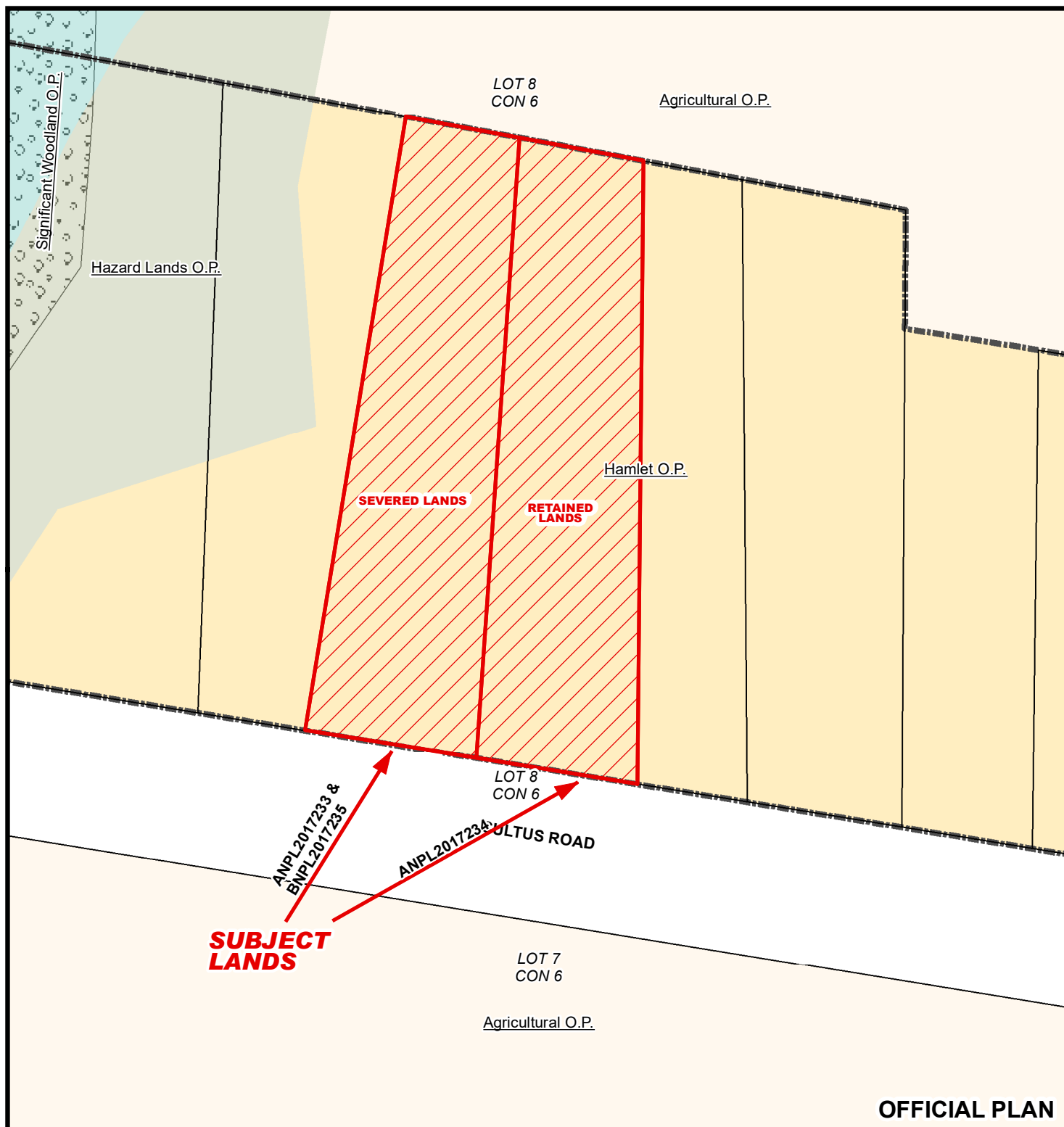
File Number: ANPL2017233, BNPL2017235 &
ANPL2017234

Geographic Township of HOUGHTON



4.8 250 4.5 9 13.5 18 Meters

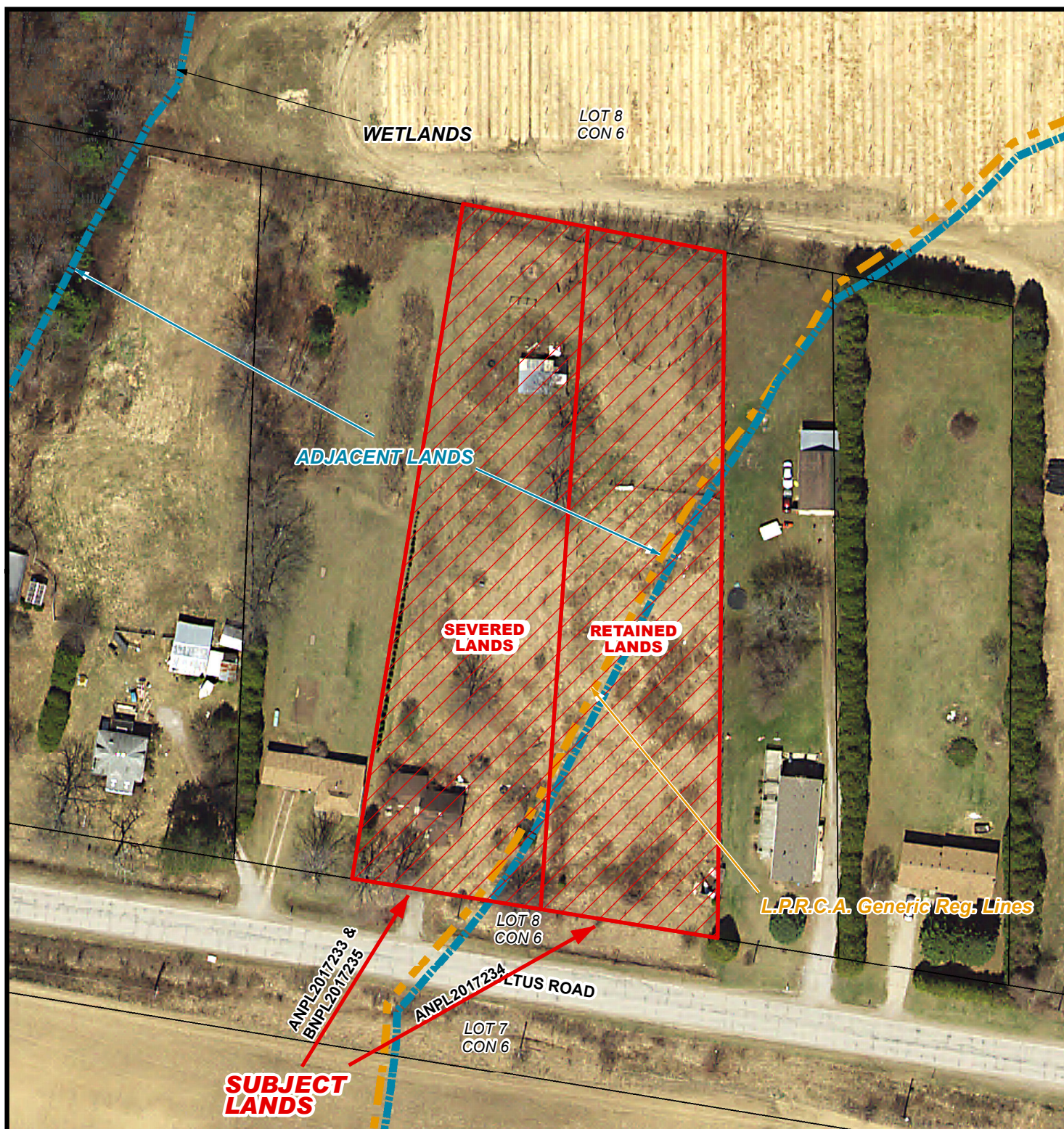
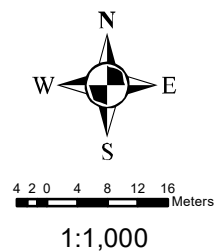
1:1,100



MAP 3

File Number: ANPL2017233, BNPL2017235 &
ANPL2017234

Geographic Township of HOUGHTON



MAP 4

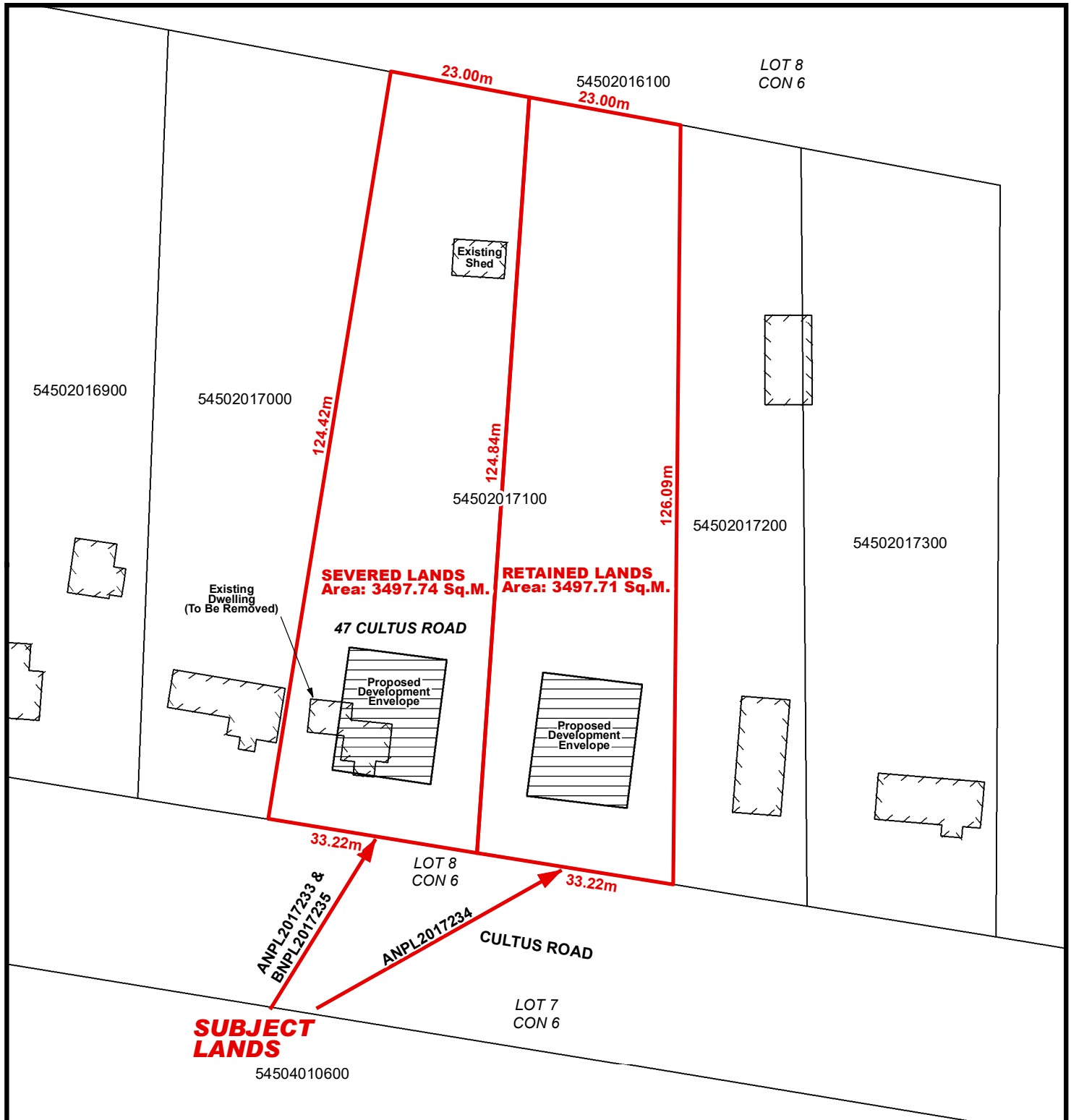
File Number: ANPL2017233, BNPL2017235 &
ANPL2017234

Geographic Township of HOUGHTON



3.5 7.0 10.5 14 Meters

1:900



LOCATION OF LANDS AFFECTED

File Number: ANPL2017233, BNPL2017235 &
ANPL2017234

Geographic Township of HOUGHTON

