

For Office Use Only:

File Number	<u>ANPL2020055</u>	Application Fee	<u>\$1529.00</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>MARCH 13/20</u>	Planner	<u>MHIGGINS.</u>
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: 543-030-03600 ~~10510~~

A. Applicant Information

Name of Owner David Fehr

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 431 1st Conc Rd

Town and Postal Code Port Rowan NOE 1M0

Phone Number _____

Cell Number 519 617 0074

Email dafeetf@gmail.com

Name of Applicant D SAME AS ABOVE

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 agent noted above.

☒ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Scotiabank

B. Location, Legal Description and Property Information

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

Norfolk, Concession 1 lot 6

Municipal Civic Address: 431 1st conc Rd Port Rowan

Present Official Plan Designation(s): HAMLET RESIDENTIAL

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:

RESIDENTIAL AND AGRICULTURAL

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:

DWELLING AND ACCESSORY BUILDING

P

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:

PROPOSE A NEW ACCESSORY BUILDING

P

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:

9. Existing use of abutting properties:

RESIDENTIAL AND AGRICULTURAL

P

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:

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

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: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

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 _____

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 _____

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 _____

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 (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. 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:

HAMLET AREA

(F)

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:

NOT IN SOURCE WATER PROTECTION AREA

(F)

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. 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

- | | |
|--|---|
| <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:

1st CONCESSION 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. 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:

- ☐ Zoning Deficiency Form
- ☐ 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.

David Fehr

Owner/Applicant/Agent Signature

March 13 2020

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 Sara Fehr David Fehr (am) are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Fehr 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.

Sara Fehr

Owner

2020/03/13

Date

David Fehr

Owner

2020/03/13

Date

K. Declaration

I, David Fehr of Port Rowan

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:

185 Robinson St.

David Fehr

Owner/Applicant/Agent Signature

In Norfolk County

This 13th day of March

A.D., 2020

Sue Wakeling
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: 430 1st Concession Road

Legal Description:

Roll Number: 543-030-10510

Application #:

Information Origins: survey, site plan, and preliminary drawings from owner

NORFOLK COUNTY
RECEIVED

MAR 17 2020

Agricultural Zone (A)

DEVELOPMENT AND
CULTURAL SERVICES

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height		8.00	7.00	N/A	m
b) minimum front yard		13.00		N/A	m
c) minimum exterior side yard		6.00		N/A	m
d) minimum interior side yard	Right	1.20		N/A	m
e) minimum rear yard		1.20		N/A	m
f) through lot distance to street line		6.00		N/A	m
g) Lot coverage (Note: Proposed Area)					
i) lot coverage		10.00	1.90	N/A	%
ii) usable floor area		200.00	301.94	101.94	m.sq
3.36 Surplus Farm Dwelling Severance					
		200.00		N/A	m.sq
b) existing accessory buildings/structures					

Comments

Accessory to residence for personal storage, no livestock permitted
Exceeds useable floor area

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:

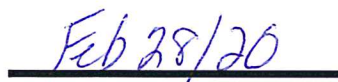
Roxanne Koot

I have read and understand the above.

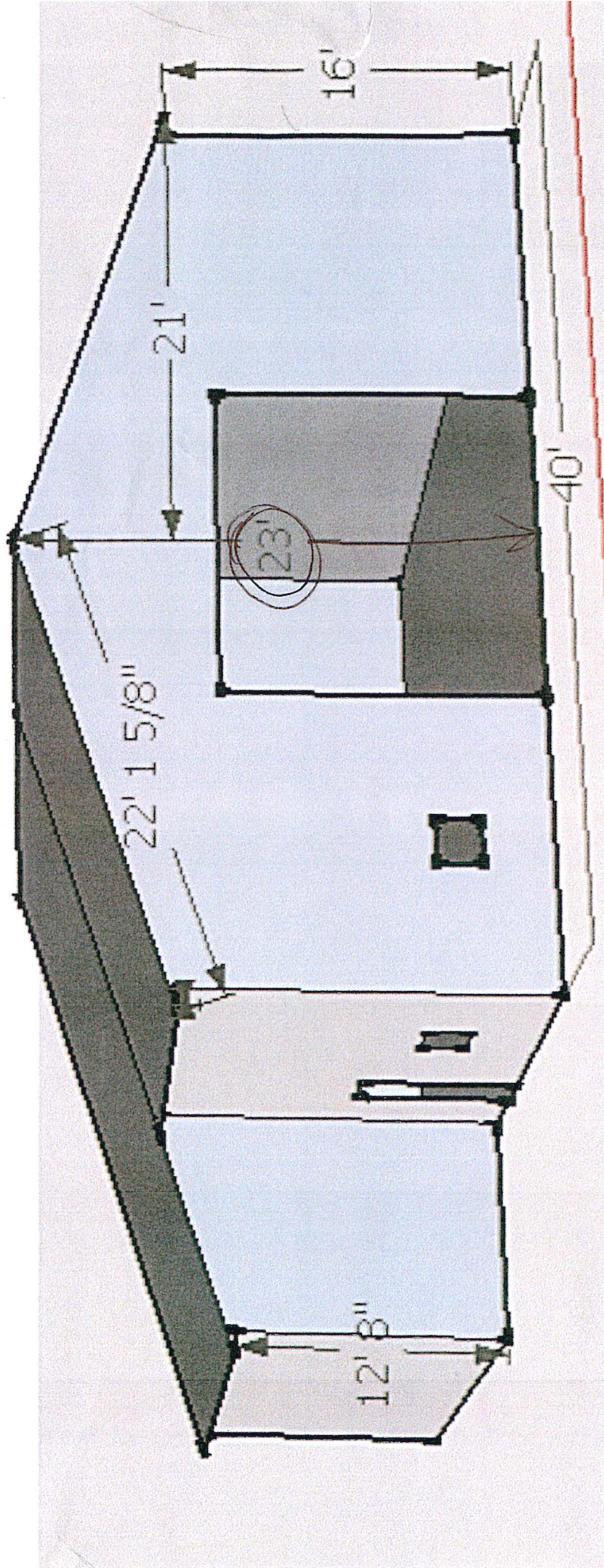

Signature of owner or authorized agent


date


Signature of Zoning Administrator


date

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



PLAN OF SURVEY
OF PART OF
LOT 6, CONCESSION I
IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSHINGHAM
IN THE COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF NORFOLK
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND-NORFOLK
SCALE: 1" = 100'
JEWITT and DIXON Ltd.
1989

Area = 3.866 acres

I require this plan be deposited under
THE REGISTRY ACT.

PLAN:
RECEIVED AN

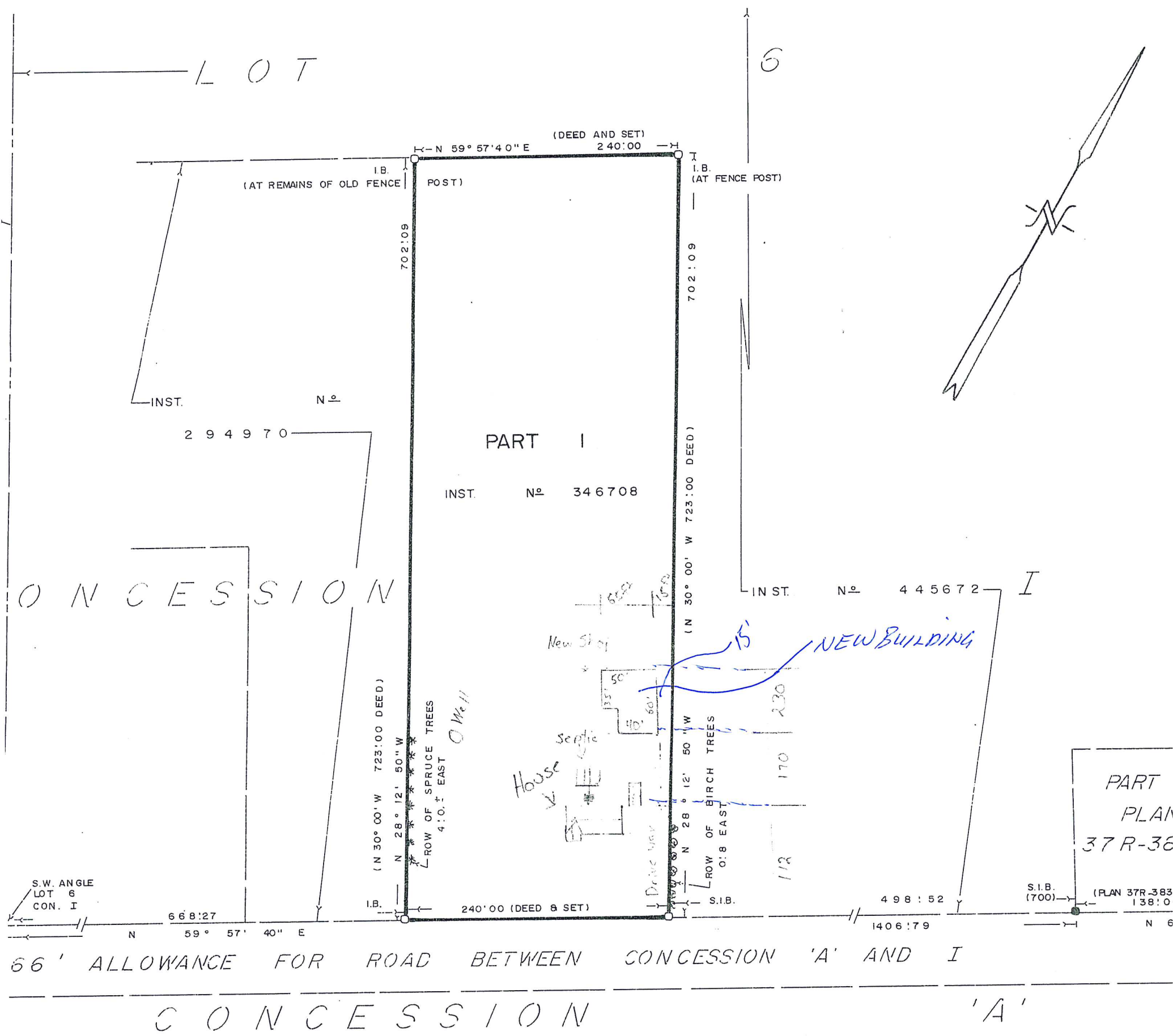
DATED SEPTEMBER 29, 1989 DATED 29

R. C. Dixon
R. C. DIXON
ONTARIO LAND SURVEYOR

LAND REGISTR
DIVISION OF I

SCHEDULE			
PART	PART OF LOT	CONCESSION	INSTRUM
1	6	I	34

BEARINGS ARE ASTRONOMIC AND ARE REFERR
NORTH LIMIT OF THE ROAD ALLOWANCE
CONCESSIONS 'A' AND I AS SHOWN ON
BEING N 60° 00' E.



YOR'S CERTIFICATE

I CERTIFY THAT:
SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT
THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
SURVEY WAS COMPLETED ON THE 25th DAY OF SEPTEMBER, 1989

SEPTEMBER 26, 1989

R. C. Dixon
R. C. DIXON
ONTARIO LAND SURVEYOR

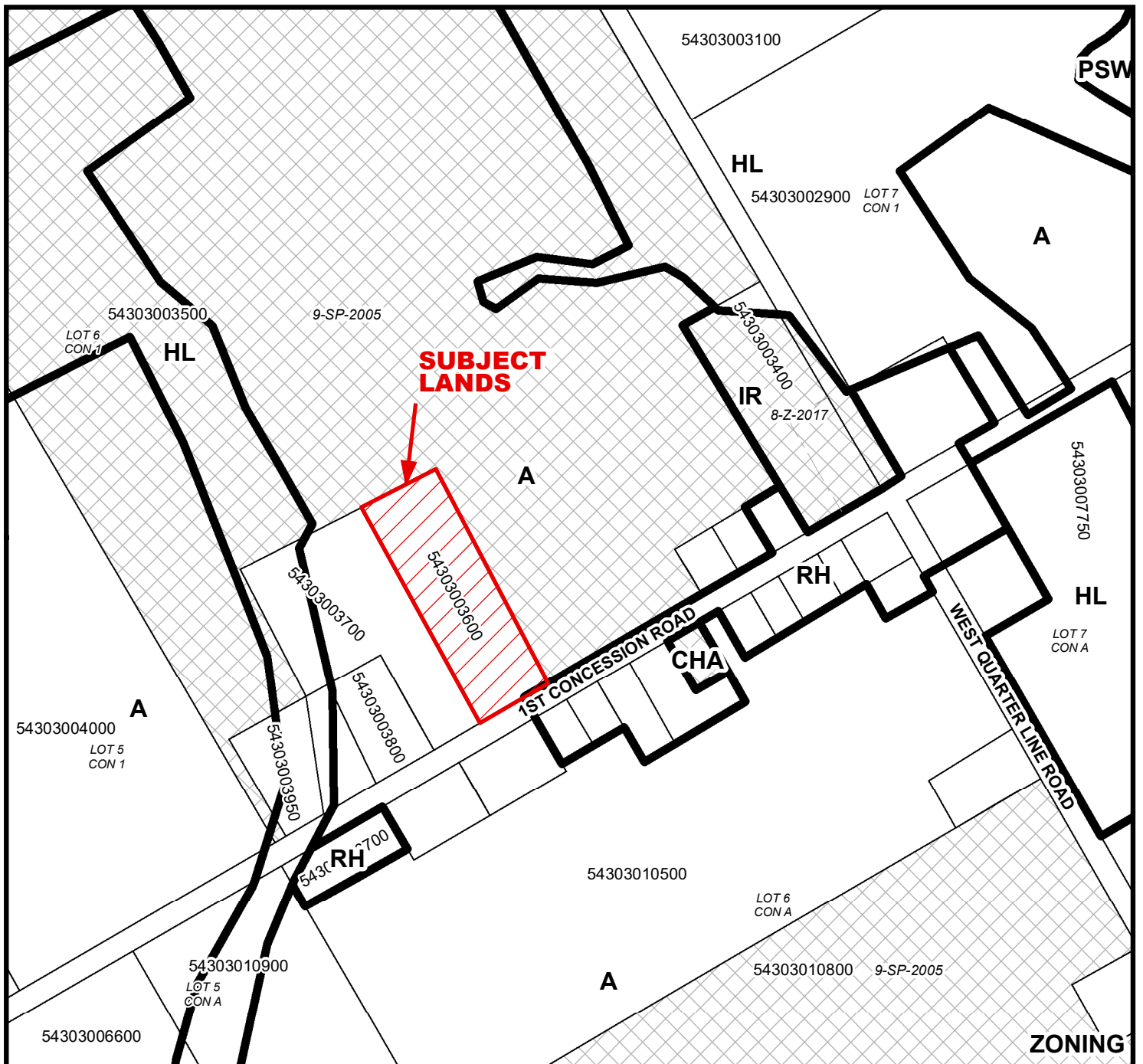
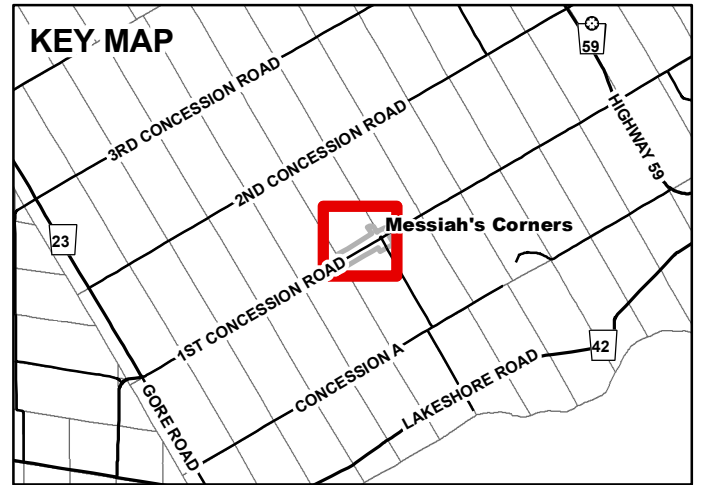
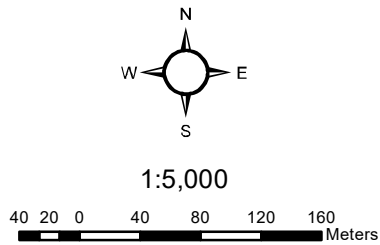
CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND

1" X 1" X 48" STANDARD IRON BARS SHOWN	—□— S.I.B.
5/8" X 5/8" X 24" IRON BARS SHOWN	—□— I.B.
5/8" X 24" ROUND IRON BARS SHOWN	—□— I.B.
LOT LINES SHOWN	— — — — —
DEED LINES SHOWN	— — — — —
FENCES SHOWN	— x — x — x — x —
FOUND IRON BARS SHOWN	—□—
PLANTED IRON BARS SHOWN	—□—
CUT CROSS SHOWN	—□— C.C.

JEWITT AND DIXON LTD
ONTARIO LAND SURVEYORS
90 KENT STREET, SOUTH, SIMCOE, ONTARIO
N3Y 2Y1
PHONE: (519) 426-0842

MAP 1
File Number: ANPL2020055
Geographic Township of
SOUTH WALSHINGHAM

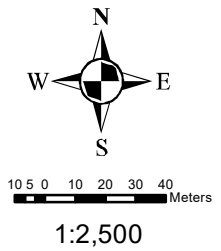


ZONING

MAP 2

File Number: ANPL2020055

Geographic Township of SOUTH WALSINGHAM



MAP 3

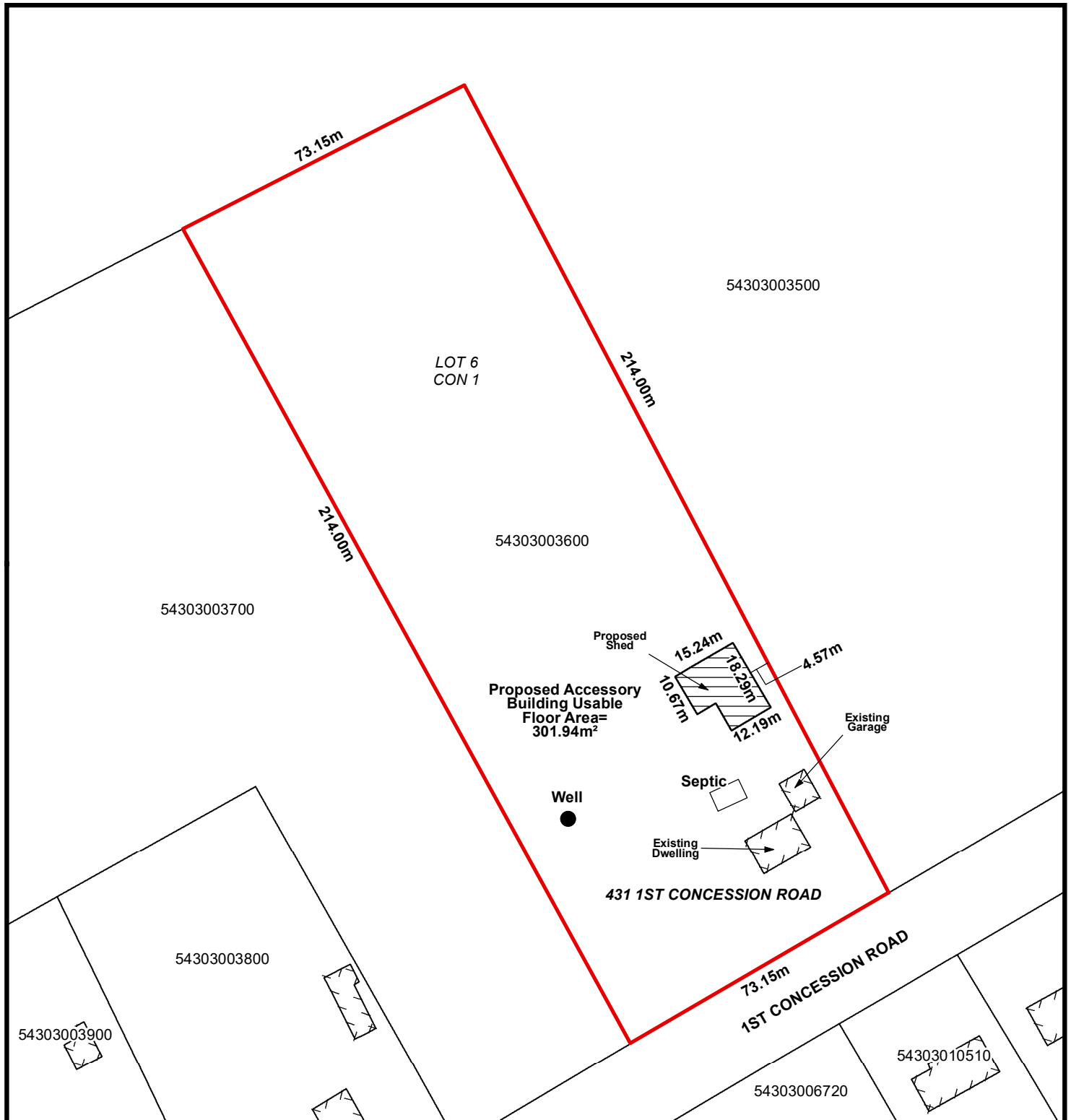
File Number: ANPL2020055

Geographic Township of SOUTH WALSHINGHAM



52.50 5 10 15 20 Meters

1:1,250



LOCATION OF LANDS AFFECTED

File Number: ANPL2020055

Geographic Township of SOUTH WALSINGHAM



52.50 5 10 15 20 Meters

1:1,250

