

**For Office Use Only:**

File Number	<u>BNPL2017254</u>	Application Fee	<u>1842.00</u>
Related File Number		Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>Oct 2017</u>	OSSD Form Provided	<u>yes.</u>
Application Submitted	<u>Oct 31 2017</u>	Planner	<u>Mat</u>
Complete Application	<u>Nov 3 2017</u>	Public Notice Sign	

**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: 331054501024700 KWD  
MB

**A. Applicant Information**

Name of Owner Michael and Kathryn Boothby

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 710 North Rd.  
 Town and Postal Code Langton NOE-1G0  
 Phone Number 519-875-2994  
 Cell Number 905-330-0943  
 Email \_\_\_\_\_

Name of Agent Linda Coldham - RHP Wood Realty  
 Address 55 Brock St. E.  
 Town and Postal Code Tillsonburg N4G-4H5  
 Phone Number 519-842-8418  
 Cell Number 519-688-8645  
 Email coldham@kwic.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



NORFOLK COUNTY  
PLANNING & DEVELOPMENT

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):

Part lot 8 Con. ~~ENR~~ North Rd. Houghton. *KMB.*  
*ENR. Norfolk County.*

Municipal Civic Address: \_\_\_\_\_ *ENR*

Present Official Plan Designation(s): \_\_\_\_\_ *Ag. Agr. KMB*

Present Zoning: \_\_\_\_\_ *Ag Agr. KMB*

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: \_\_\_\_\_

4. Present use of the subject lands:

*Ag Agr. ENR*

*KMB.*

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:

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:

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

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:

12. Existing use of abutting properties:

Farm Land.

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:

ENCROACHMENT ORDER RE PROPOSED SEWERAGE PIECE

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage



NORFOLK COUNTY  
DEVELOPMENT  
APPLICATION

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: N/A  
 Depth: 3.2 +/- x irregular.  
 Width: 57.990 +/- x irregular.  
 Lot Area: 132.1 sq Metres.  
 Present Use: FARM Land.  
 Proposed Use: part of a residential lot - Well on severed.  
 Proposed final lot size (if boundary adjustment): 5565.7 sq metres. Ppty

Description of land intended to be retained in metric units:

Frontage: 578 metres  
 Depth: \_\_\_\_\_  
 Width: \_\_\_\_\_  
 Lot Area: 48.62 acres. 50.31 acres  
 Present Use: less 132.1 sq metres.  
 Proposed Use: (see Out Land Survey dated

list # 472618.

July 06/2005)



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):

*Heinrich Unger Redecop / Susana Byeckert Redecop.* 3310 545 01024720

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:

*grass area being cut - (lawn).*

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 20 metres.

**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 50 metres.

**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)

on land that is to be Severed.

**Sewage Treatment**

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)





Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

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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:

North Road

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**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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.

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## **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.

x [Signature] M. Smith Oct 26/17  
Owner/Applicant Signature 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.

x [Signature] M. Smith Oct 26/17  
Owner/Applicant Signature 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.

x [Signature] Oct 26/17  
Owner/Applicant Signature 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 Michael/Kathryn Boothby am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Linda Coldham - Agent 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.

X [Signature] M. Boothby Oct 26/17  
Owner Date  
X [Signature] M. Boothby Oct 26/17  
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.

X [Signature] Oct 26/17  
X M. Boothby \_\_\_\_\_  
Applicant Signature Date

Linda Coldham \_\_\_\_\_  
Agent Signature Date

We give permission to enter ppty to inspection if desire. - Owner's of 736 North Rd.

X Susana Redecop  
X Heimrich Redecop

Oct 13/17  
Oct 13/17



**N. Declaration**

I, Linda Coldham of NORFOLK

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

Linda Coldham  
Owner/Applicant Signature

In Norfolk County

This 27 day of October

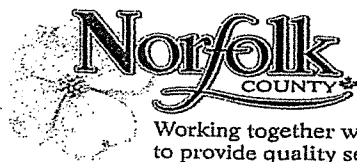
A.D., 20 17

[Signature]

A Commissioner, etc.

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





# Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>736 North Rd. Langton Ont NOE-160.</u>			
Owner: <u>Heinrich U. Redeoop and Susana Redeoop</u>		Lot: <u>Pt Lt 8</u>		Concession: <u>ENR-160 E/S North Rd</u>	
Lot Area: <u>64,874.036t</u>		Lot Frontage: <u>473.85</u>		Assessment Roll No. <u>331054501024720</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other <u>Severance</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: <u>2</u>		No. of Fixture Units: <u>14</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Richard Miller</u>		Company Name: <u>Miller Construction</u>	
Address: <u>1507 WOLFORD RD 45</u>		Postal Code: <u>NOE 1C0</u>		Phone:	
Email: <u>millerconstruct@gmail.com</u>		BCIN #: <u>46141</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>9</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>CLOUDY</u>	
SYSTEM EVALUATION		Class of System:			
		<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank:		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System:		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>300'-0"</u>	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		Distance Between Tile Runs: <u>6'-0"</u>			
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>5'-0</u>		<u>19'-0</u>	
Distance to Bodies of Water (ft)		<u>NA</u>		<u>NA</u>	
Distance to Nearest Well (ft)		<u>60'-0</u>		<u>70'-0"</u>	
Distance to Proposed Property Lines		Front <u>90</u> Rear <u>45</u> Side <u>100+</u> Side <u>65</u>		Front <u>70</u> Rear <u>30</u> Side <u>100+</u> Side <u>15</u>	

## 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:

GOOD WORKING ORDER @ TIME OF INSPECTION  
NO WORK REQUIRED

## 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.

Susana Redecop

I, Hennrich Redecop (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.

X Susana Redecop

X Hennrich Redecop

Owner Signature

Oct 13/17

Oct 13/17

Date

EVALUATOR:

1. I, RICHARD NIELSEN 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.

[Signature]

Evaluator Signature

Oct 23/17

Date

## BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

Revised: October 5, 2015



# On Site Sewage Disposal System Location Plan

DATE: OCT 23/17

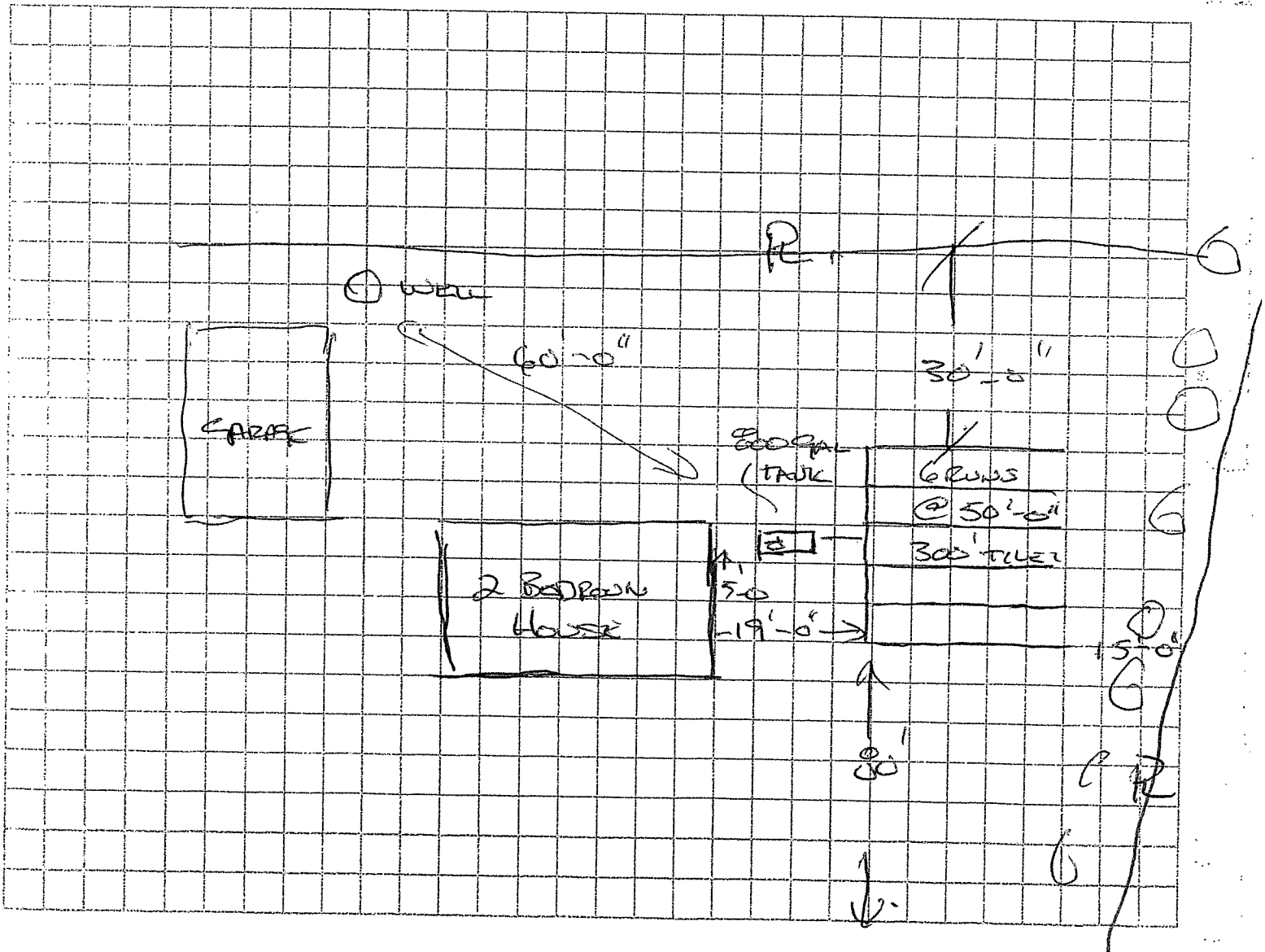
APPLICATION NUMBER: \_\_\_\_\_

OWNER \_\_\_\_\_

EVALUATOR R. Almon

PROPERTY ADDRESS 736 WORTH RD

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.

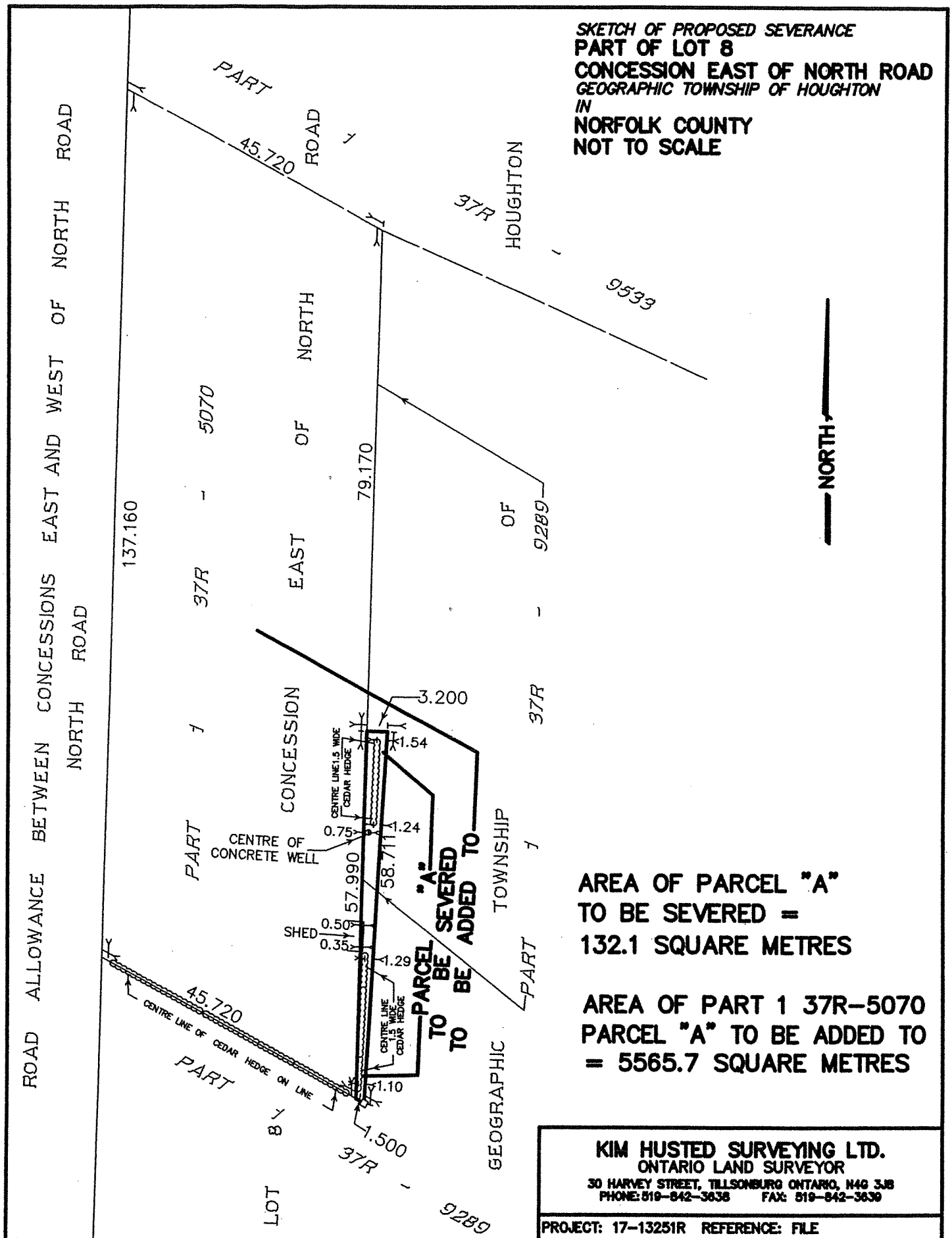


PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.



SKETCH OF PROPOSED SEVERANCE  
 PART OF LOT 8  
 CONCESSION EAST OF NORTH ROAD  
 GEOGRAPHIC TOWNSHIP OF HOUGHTON  
 IN  
 NORFOLK COUNTY  
 NOT TO SCALE

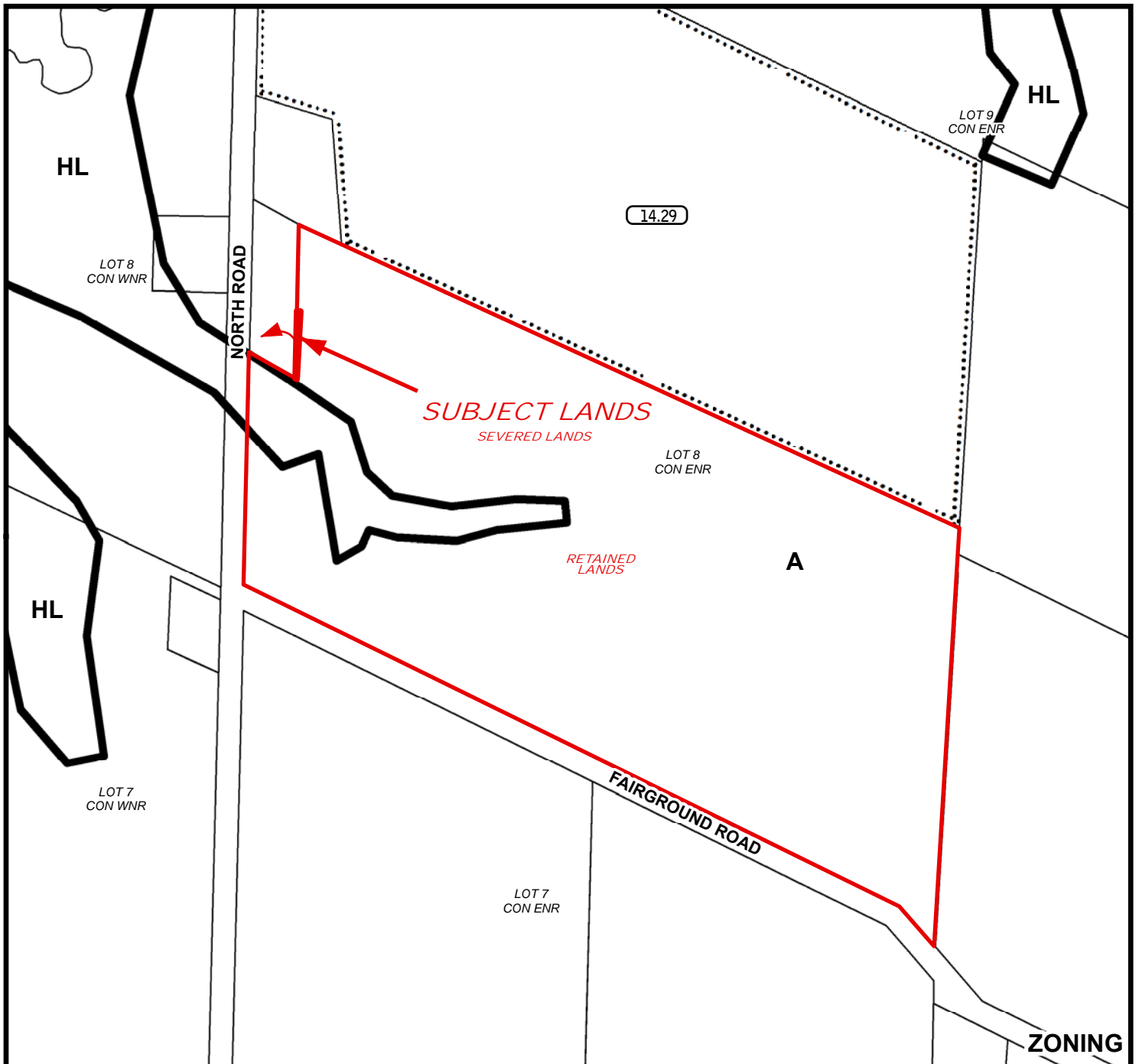
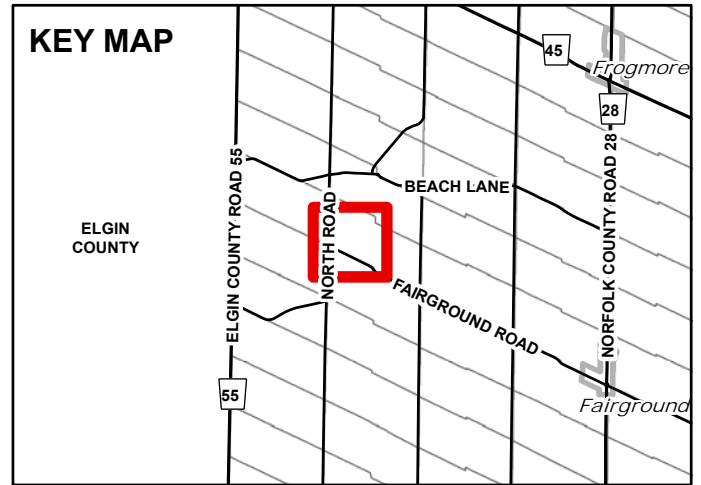
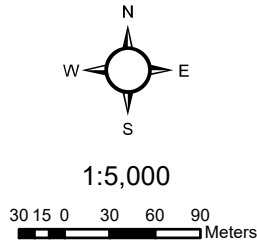


# MAP 1

## File Number: BNPL2017254

Geographic Township of

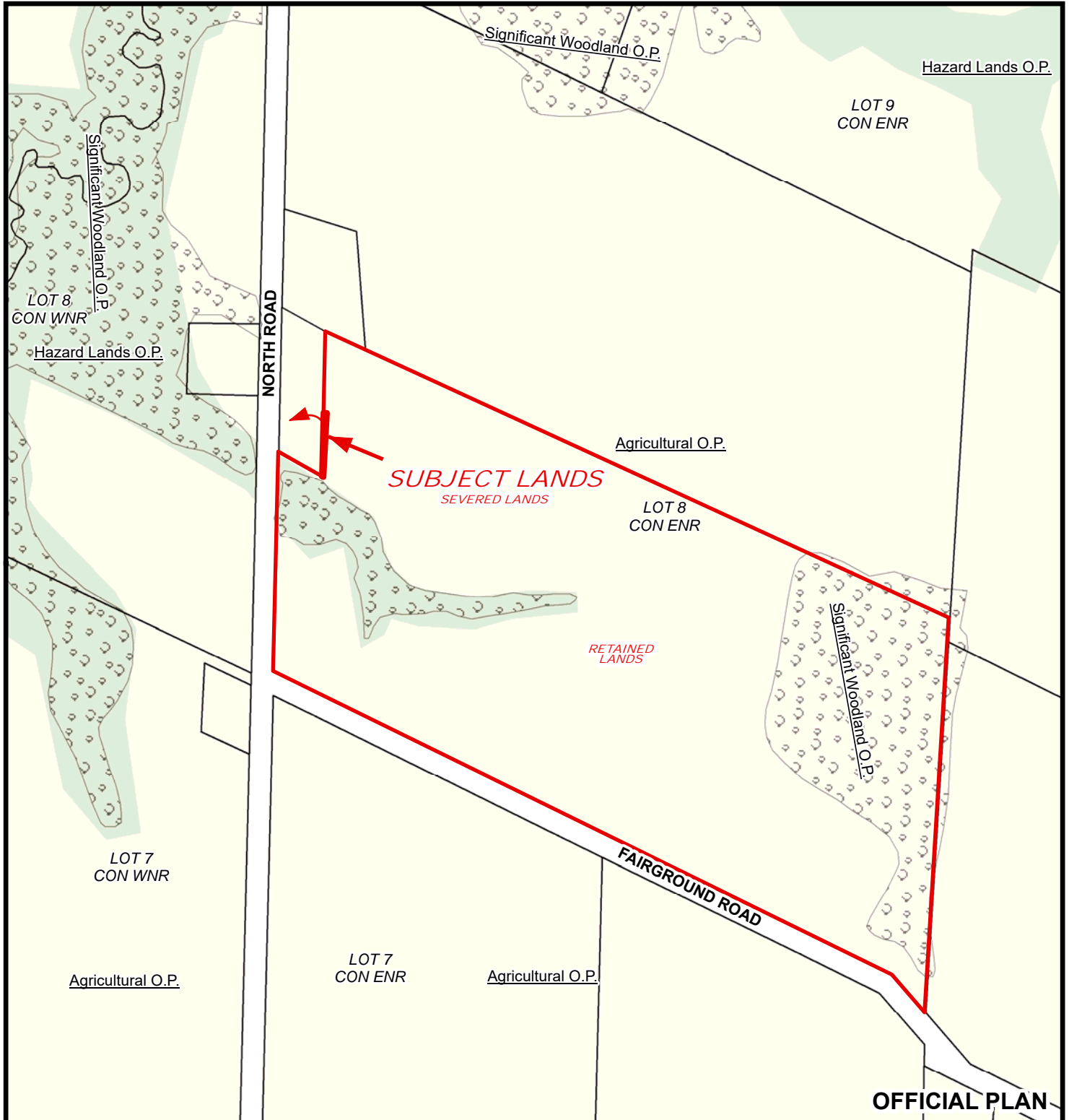
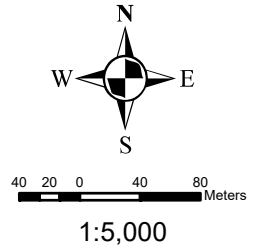
### HOUGHTON



# MAP 2

File Number: BNPL2017254

Geographic Township of HOUGHTON

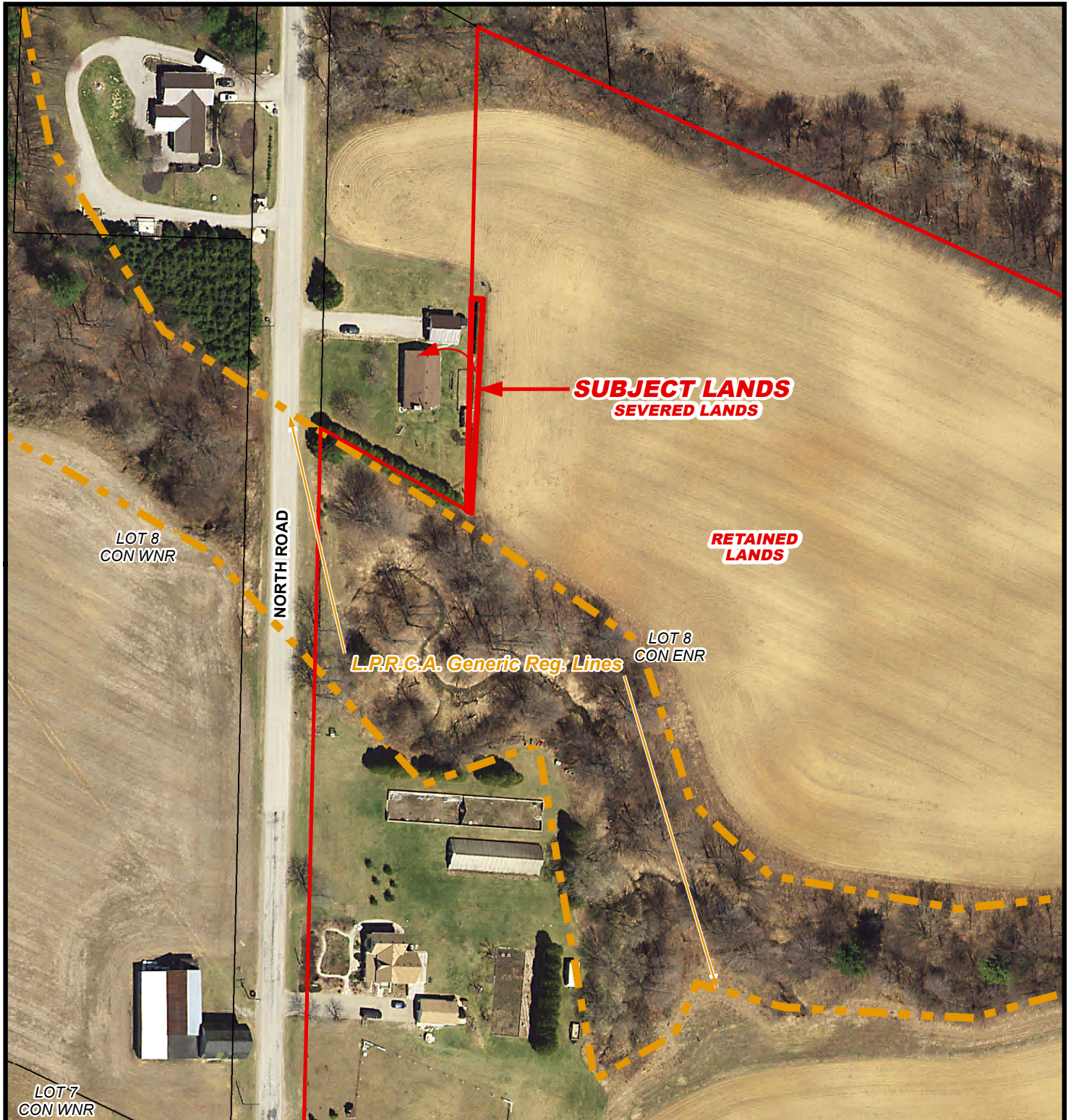
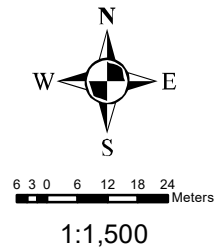




# MAP 3

File Number: BNPL2017254

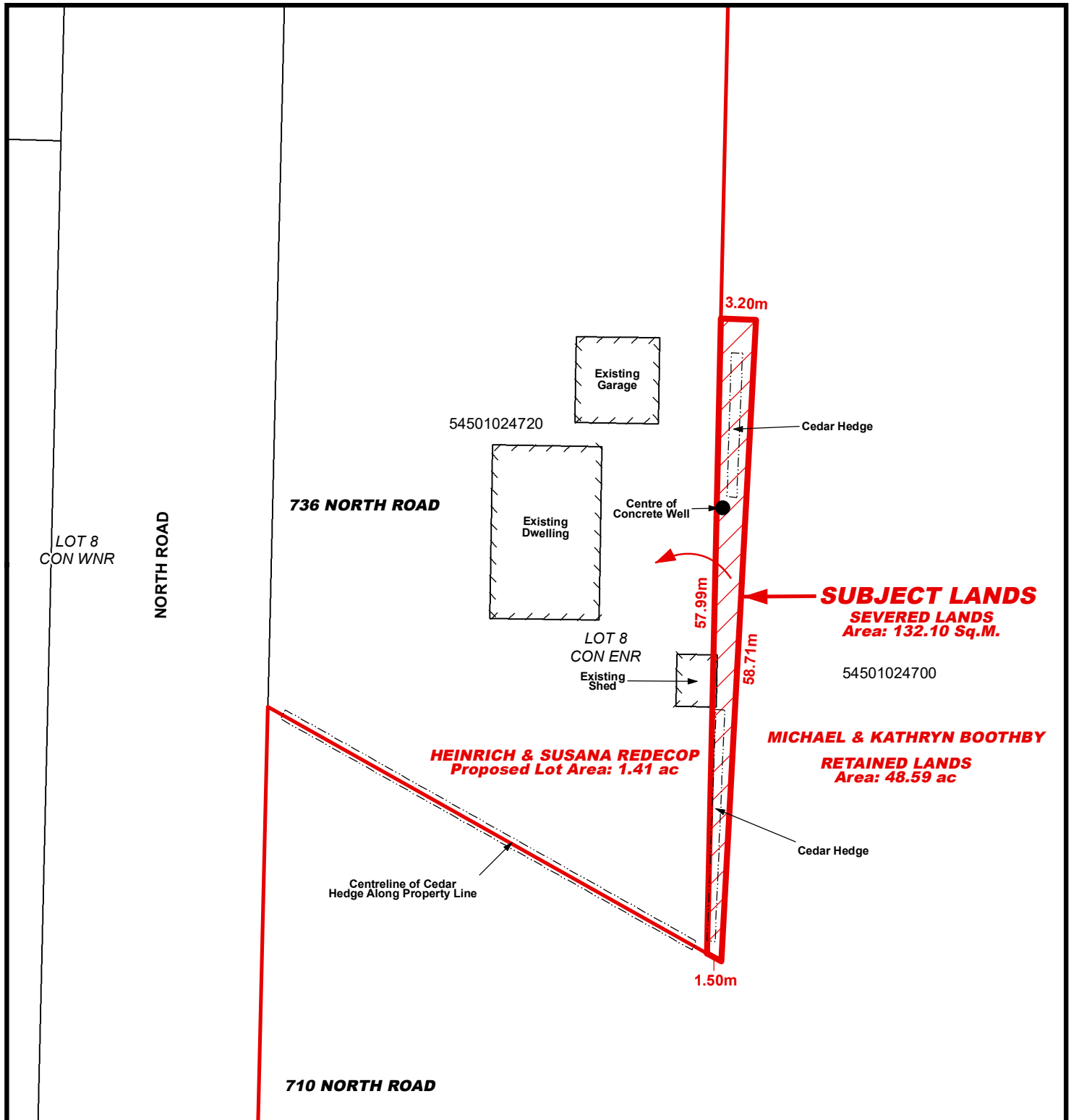
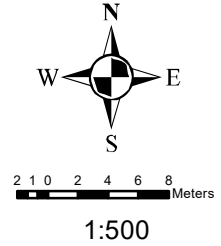
Geographic Township of HOUGHTON



# MAP 4

File Number: BNPL2017254

Geographic Township of HOUGHTON





# LOCATION OF LANDS AFFECTED

File Number: BNPL2017254

Geographic Township of HOUGHTON

