

Lot A.

**For Office Use Only:**

File Number	BNPL2017314	Application Fee	1842. <sup>00</sup>
Related File Number	COPNPL2017312	Conservation Authority Fee	-
Pre-consultation Meeting	Oct 2017	OSSD Form Provided	-
Application Submitted	Dec 21 2017	Planner	MAT
Complete Application	11	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:** 545-010-06500

**A. Applicant Information**

**Name of Owner** JUDITH MATTEU + JOHN REID

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** 264 PLOWMANS LING  
**Town and Postal Code** TILSONBURG ON N4G 4G9  
**Phone Number** 519 688 7614  
**Cell Number** 519 550 5677  
**Email** thereidsjm@gmail.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@lotmail.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

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 20 CON 1 HUGHTON

Municipal Civic Address: \_\_\_\_\_

Present Official Plan Designation(s): HAMLET

Present Zoning: A + 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: 1958

4. Present use of the subject lands:

AGRICULTURE

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:

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:

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, m<sup>2</sup> or %, etc.

Lot frontage

\_\_\_\_\_

18.665

Lot depth

\_\_\_\_\_

85.028

Lot width

\_\_\_\_\_

76.552

Lot area

\_\_\_\_\_

4,048 m<sup>2</sup>

Lot coverage

\_\_\_\_\_

—

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):

frontage of 18.665 vs 30 - to be addressed  
in ZBA

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

lot is irregularly ~~shaped~~ shaped.

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

Frontage:

18.665 m

Depth:

85.028 m

Width:

76.552 m

Lot Area:

4,048 m<sup>2</sup>

Present Use:

AG

Proposed Use:

RESIDENTIAL

Proposed final lot size (if boundary adjustment):

Description of land intended to be retained in metric units:

Frontage:

61.2 m

Depth:

+ 255 m

Width:

+ 450 m

Lot Area:

~ 41 AC after 3 lots

Present Use:

AG

Proposed Use:

AG

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:

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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:

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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:

GLEN MEYER 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.

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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.

John O Reil  
Owner/Applicant Signature

12/18/17  
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.

John O Reil  
Owner/Applicant Signature

12/18/17  
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.

John O Reil  
Owner/Applicant Signature

12/18/17  
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 JOHN REID am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize JASON JUHASZ 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.

John O Reid  
Owner

12/18/17  
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.

John O Reid  
Applicant Signature

12/18/17  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

**N. Declaration**

I, JASON JUNGAS 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:

Longton

[Signature]  
Owner/Applicant Signature

In Norfolk County

This 21 day of December

A.D., 2017

[Signature]

A Commissioner, etc.

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

**SKETCH FOR PROPOSED SEVERANCE**  
**PART OF LOT 20**  
**CONCESSION 1**  
**GEOGRAPHIC TOWNSHIP OF HOUGHTON**  
**NORFOLK COUNTY**  
**NOT TO SCALE**

**TO BE RETAINED**

**NORTH**

GIVEN ROAD KNOWN AS GLEN MEYER ROAD (20.117 MILES)

COUNTY ROAD 23 (20.117 MILES)

ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF HOUGHTON AND NORTH WALSHINGHAM

LOT 20  
 AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

**PARCEL "A"**  
**TO BE SEVERED**

**4048**  
**SQUARE METRES**

**PARCEL "B"**  
**TO BE SEVERED**

**4138**  
**SQUARE METRES**

**PARCEL "C"**  
**TO BE SEVERED**

**4047**  
**SQUARE METRES**

DWELLING

SHED

KILN  
 KILN

DWELLING

SHED

DWELLING

LOT 20  
 GEOGRAPHIC

CONCESSION

1

TOWNSHIP OF

HOUGHTON

PART 1  
 37R - 870

PART 2  
 37R - 870

**KIM HUSTED SURVEYING LTD.**

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

PROJECT: 17-13534 REFERENCE: FILE

DISK No.

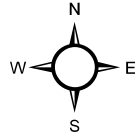
DWG.  
 CKD.



# MAP 1

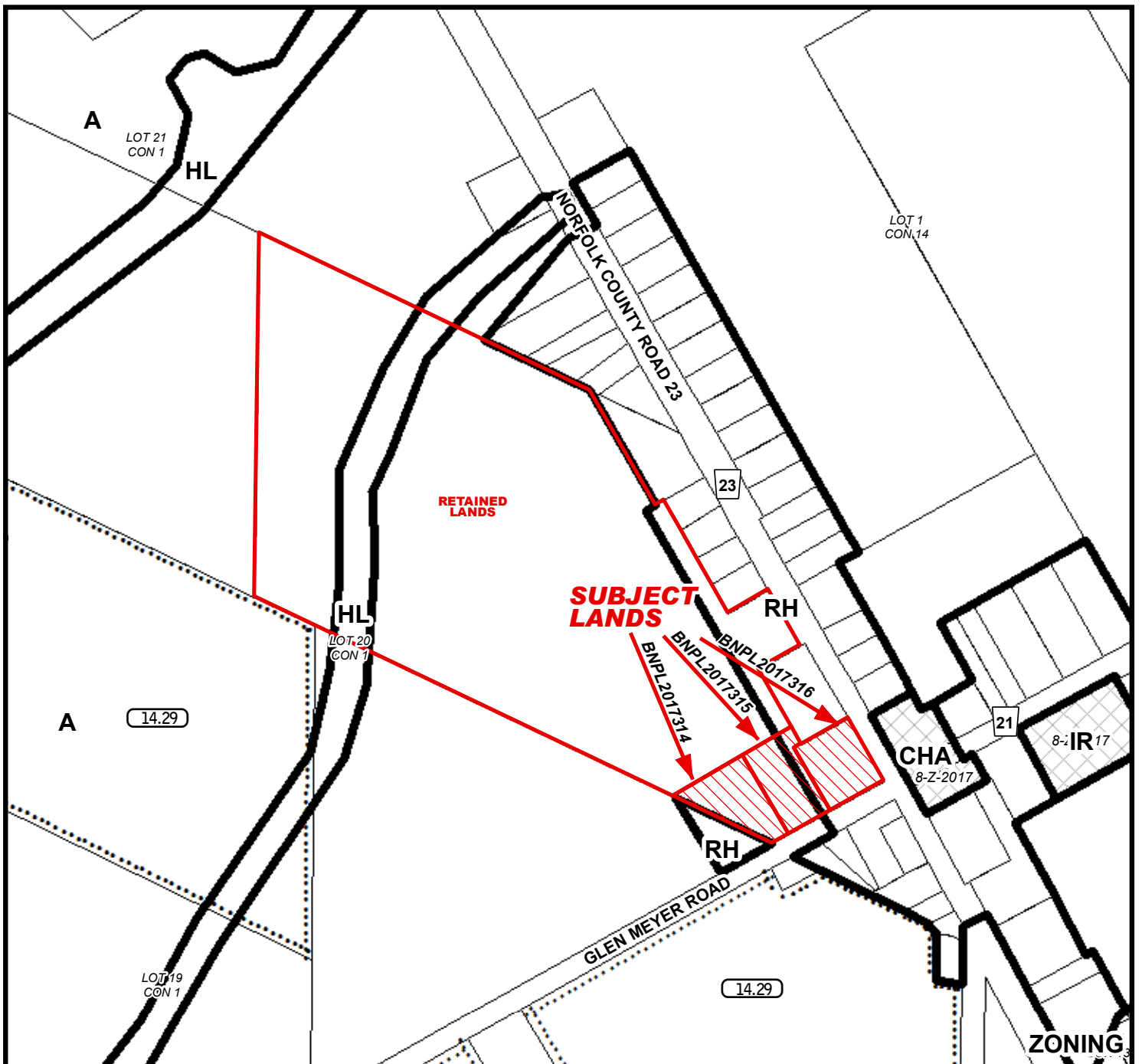
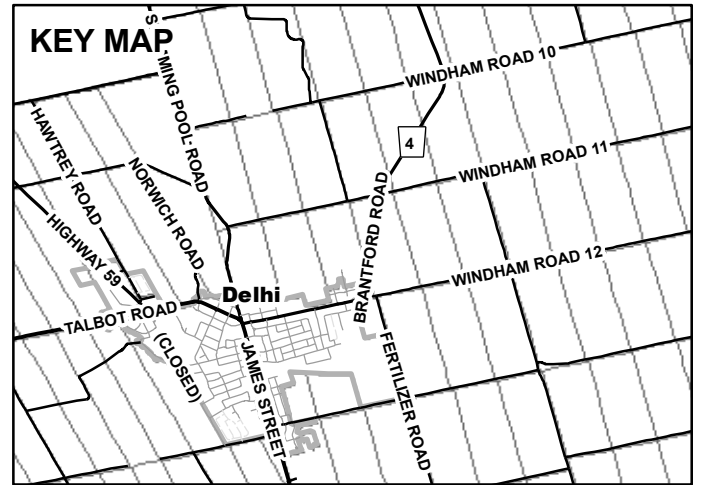
File Number: BNPL2017314  
BNPL2017315  
BNPL2017316

Geographic Township of  
**HOUGHTON**



1:5,500

40 20 0 40 80 120 160  
Meters



**ZONING**

2018-04-18



# MAP 2

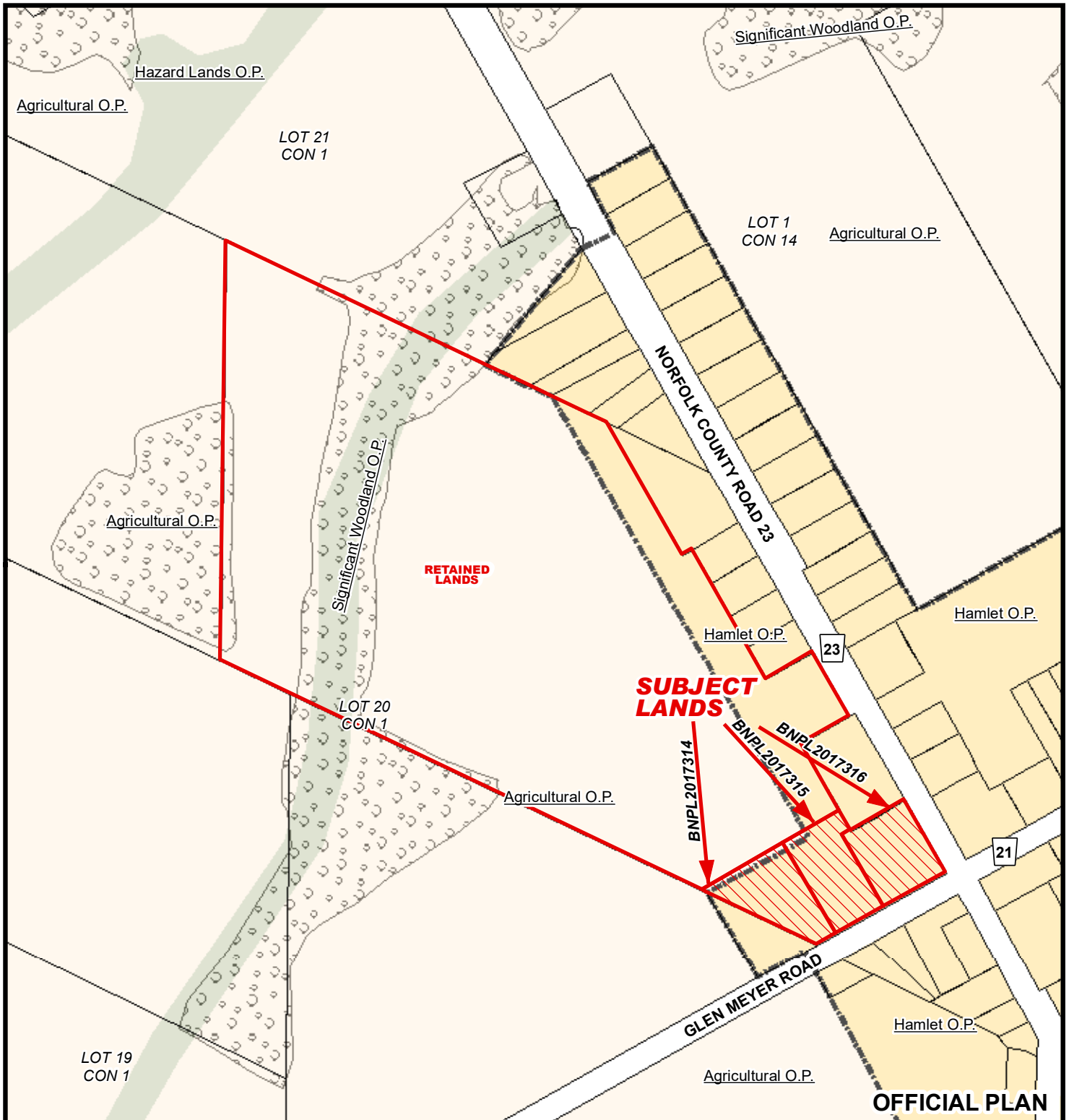
File Number: BNPL2017314, BNPL2017315, BNPL2017316

Geographic Township of HOUGHTON



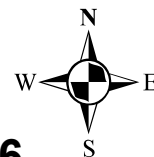
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1:4,500



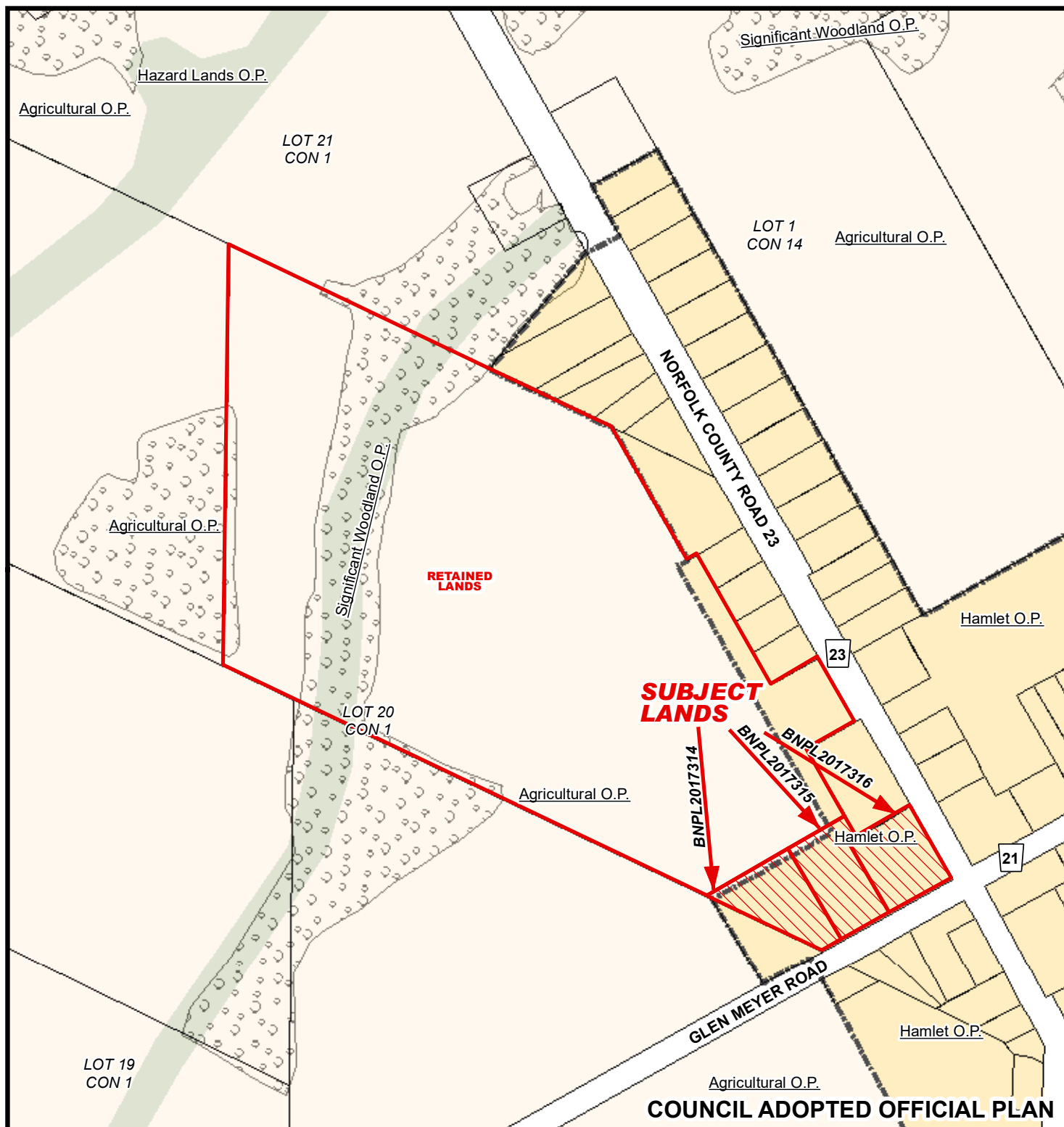
# MAP 3

File Number: BNPL2017314, BNPL2017315, BNPL2017316  
Geographic Township of HOUGHTON



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Meters

1:4,500



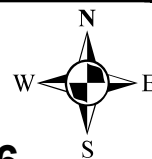
COUNCIL ADOPTED OFFICIAL PLAN

2018-04-18



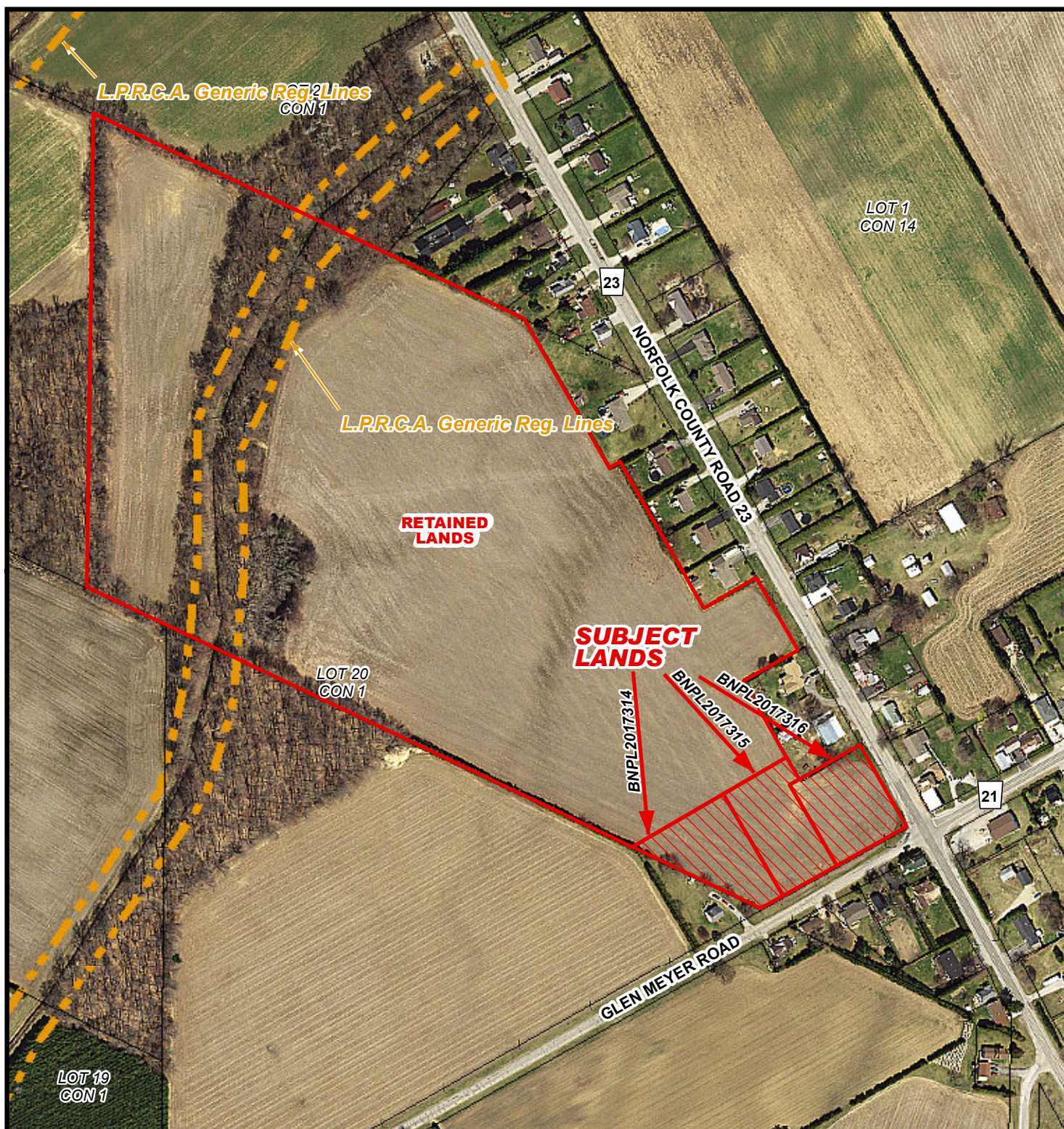
# MAP 4

File Number: BNPL2017314, BNPL2017315, BNPL2017316  
Geographic Township of HOUGHTON



105 0 10 20 30 40  
Meters

1:4,000





# MAP 5

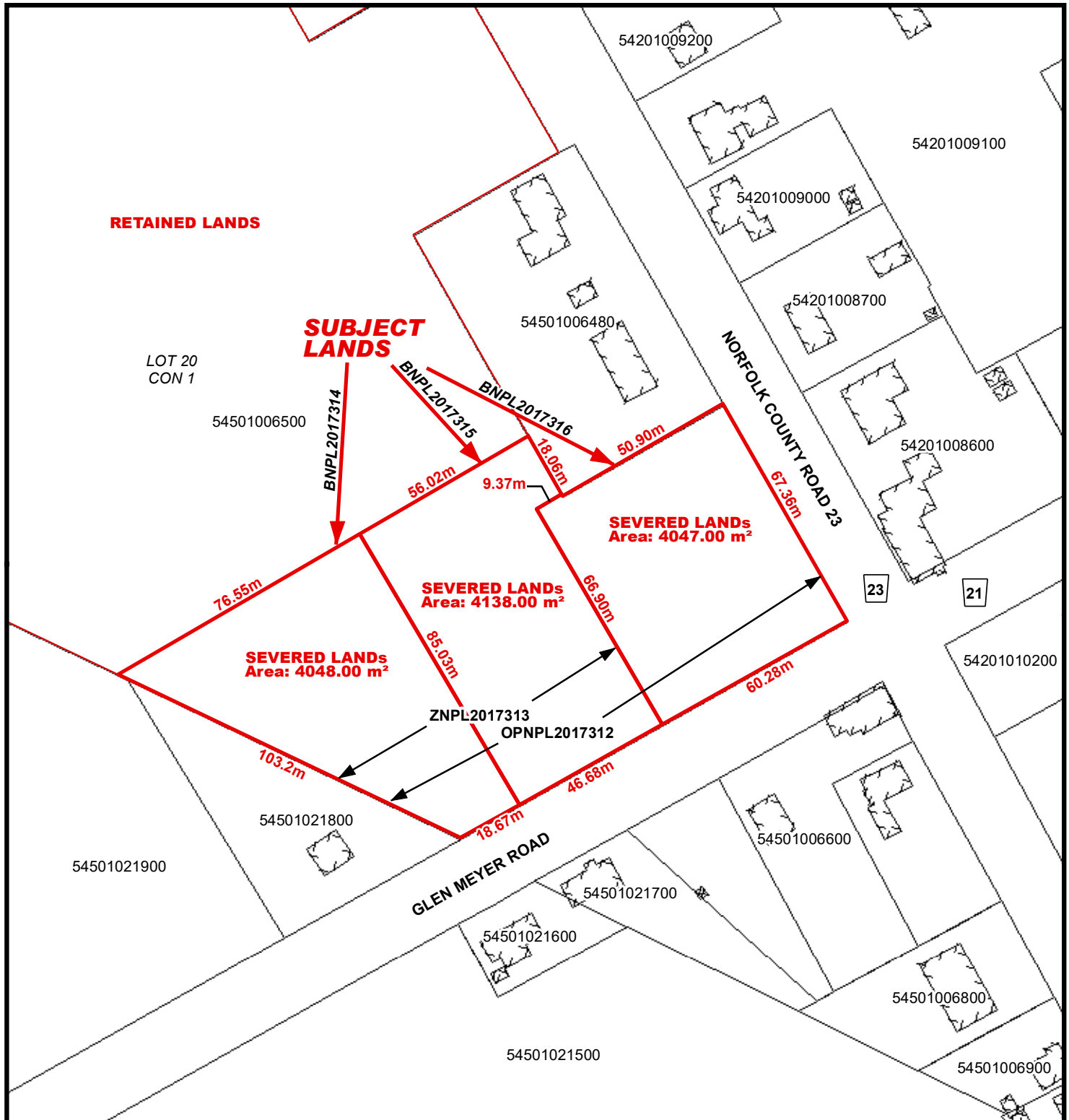
File Number: BNPL2017314, BNPL2017315, BNPL2017316

Geographic Township of HOUGHTON



6 3 0 6 12 18 24 Meters

1:1,500



# LOCATION OF LANDS AFFECTED

File Number: BNPL2017314, BNPL2017315, BNPL2017316

Geographic Township of HOUGHTON



6 3 0 6 12 18 24 Meters

1:1,500

