

For Office Use Only:

File Number

BNPh2018330

Related File Number

Pre-consultation Meeting

Application Submitted

December 21, 2018

Complete Application

Application Fee

\$ 3061.00

Conservation Authority Fee

N/A.

OSSD Form Provided

YES

Planner

MAT VAUGHAN

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: 545-020-02600

A. Applicant Information

Name of Owner

TILL VALLEY FARMS INC.

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

455 GOSHEN ROAD

Town and Postal Code

TILSONBURG ON N4G 4G7

Phone Number

Cell Number

519-550-4175

Email

ann@tillvalleyfarms.com

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

JASON JUMASZ

Address

760 11TH CON.

Town and Postal Code

LAWTON ON N0E 160

Phone Number

226 231 0418

Cell Number

Email

jumaszconsulting@hotmail.ca

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 mortgages, 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):

HGN CON 4 PT LOT 9

Municipal Civic Address:

674 4TH CON ENR

Present Official Plan Designation(s):

Ag + HAZARD

Present Zoning:

A + HL

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:

AGRICULTURAL + RURAL RESIDENTIAL

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:

SEE SKETCH

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:

NONE

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:

1950's

9. Existing use of abutting properties:

AG + RURAL RESIDENTIAL

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage

~ 660 m

Lot depth

~ 690 m

Lot width

~ 660 m

Lot area

100 AC

Lot coverage

- 1%

Front yard

63 m

Rear yard

+ 500 m

N. Left Interior side yard

~ 240 m

S. Right Interior side yard

~ 400 m

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:

45.9 m

Depth:

89.7 m

Width:

4047 m²

Lot Area:

45.9 m

Present Use:

RURAL RESIDENTIAL

Proposed Use:

"

Proposed final lot size (if boundary adjustment): 99 AC

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: ~ 615m

Depth: ~ 690m

Width: ~ 660m

Lot Area: 99 AC

Present Use: AG

Proposed Use: AG

Buildings on retained land: AS SHOWN ON SKETCH

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: SEE ATTACHED PAGE

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:

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 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

☐ 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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

4 con ENR.

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 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.



Owner/Applicant/Agent Signature

12/21/18

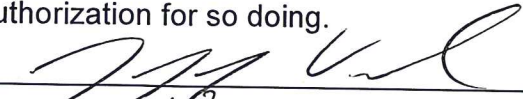
Date

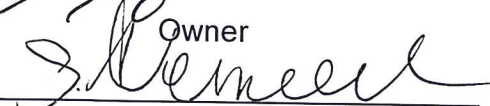
J. Owner's Authorization

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 TILL VALLEY FARMS 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.



Owner


Owner

Dec 14th / 18

Date
Dec. 14 / 18

Date

K. Declaration

I, 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/Agent Signature

In Norfolk County

This 21 day of December

A.D., 2018



A Commissioner, etc.

Mathew Vincent Vaughan, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2021

SKETCH FOR PROPOSED SEVERANCE
 PART OF LOT 9
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF HOUGHTON
 IN
 NORFOLK COUNTY
 KIM HUSTED SURVEYING LTD.
 NOT TO SCALE

AREA OF PARCEL "A" TO BE SEVERED
 = 4047.0 SQUARE METRES

- DENOTES GUY WIRE
- DENOTES HYDRO POLE

TO BE RETAINED **AGRICULTURAL**

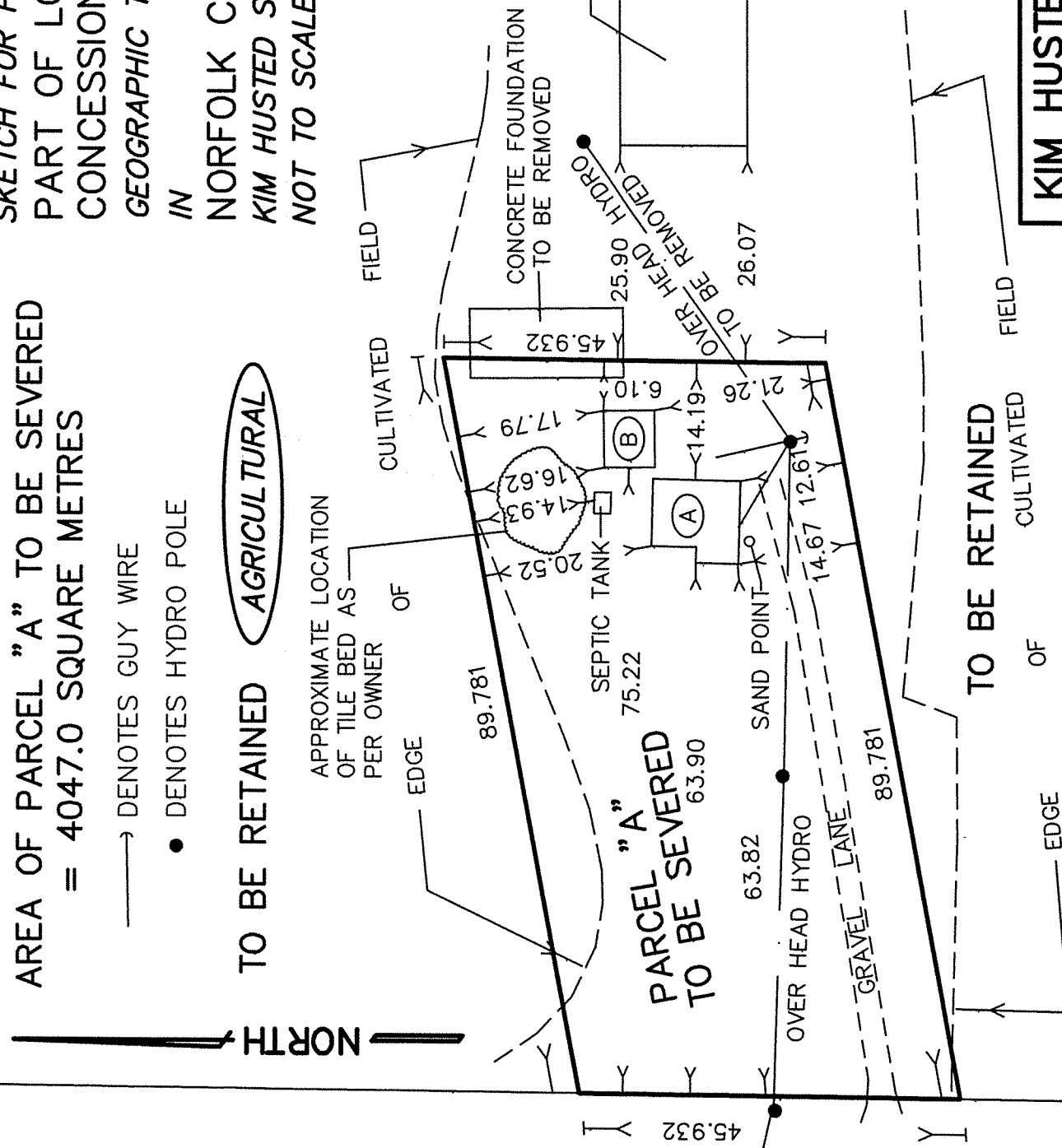
APPROXIMATE LOCATION
 OF TILE BED AS
 PER OWNER
 OF
 EDGE

- (A) = 2 STOREY DWELLING
 7.3 HIGH
 AREA = 41.9 SQ.M.
- (B) = FRAME GARAGE
 4.6 HIGH
 AREA = 41.9 SQ.M.

METAL BARN
 6.1 HIGH
 AREA = 334.5 SQ.M.

AGRICULTURAL

TO BE RETAINED



TO BE RETAINED
 OF
AGRICULTURAL

KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639
 PROJECT: 18-14305 REFERENCE: FILE



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 674 4TH CON HOUGHTEN			
Owner: TILL VALLEY FARMS INC		Lot: R LT 9		Concession: 4 ENR	
Lot Area: 4047 m²	Lot Frontage: 45.932 m	Assessment Roll No. 331054502 0026			
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 Severance			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: 4	No. of Fixture Units:	Is the building currently occupied? <input checked="" type="radio"/> Yes / No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: SCOTT DARLINGTON		Company Name: DARLINGTON WIRING + PLBG LTD	
Address: RR # 1 DELHI ONT		Postal Code: N4B 2W4		Phone: 519 875-2521	
Email: scott@darlingtonwp.com		BCIN # 15833			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): LAWN		Soil Type: Sand	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input type="checkbox"/> Dry		Depth of Water Table: 35 ft.	
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>		Current Weather (at time of evaluation): + 2° SUNNY	
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: 1000 Gal.		Pump: Yes <input type="radio"/> No <input checked="" type="radio"/>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		No. of Tile Runs: 6		Total Length of Tile: 400'	
Distribution System:		Distance Between Tile Runs: 6'			
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium					
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		3m		15m	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		20m		28m	
Distance to Proposed Property Lines		Front 72m Rear 15m Side 25m Side 14.93		Front 35m Rear 30 Side 25 Side 10	

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:

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.

I, Ann Vermeersch (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.

Ann Vermeersch

Owner Signature

Date

Dec. 11 / 2018

EVALUATOR:

1. I, SCOTT DARLINGTON 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.

Scott Darlington

Evaluator Signature

Date

Dec. 11 / 2018

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: DEC. 11 / 2018

APPLICATION NUMBER: _____

OWNER TILLVALEY FARMS INC

EVALUATOR SCOTT DARLINGTON

PROPERTY ADDRESS _____

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.

See Att.

PREPARED BY: SCOTT DARLINGTON

NOTE: The above sketch is not to exact scale.

AREA OF PARCEL "A" TO BE SEVERED
= 4047.0 SQUARE METRES

→ DENOTES GUY WIRE

• DENOTES HYDRO POLE

TO BE RETAINED **AGRICULTURAL**

APPROXIMATE LOCATION
OF TILE BED AS
PER OWNER
OF

EDGE

OF

CULTIVATED

FIELD

(A) = 2 STOREY DWELLING
7.3 HIGH
AREA = 41.9 SQ.M.

(B) = FRAME GARAGE
4.6 HIGH
AREA = 41.9 SQ.M.

METAL BARN
6.1 HIGH
AREA = 334.5 SQ.M.

AGRICULTURAL

TO BE RETAINED

PARCEL "A"
TO BE SEVERED

6 Rows
400' Total

SEPTIC TANK

25.22

14.93

16.62

17.19

6.10

21.26

14.19

12.61

14.67

63.90

63.82

OVER HEAD HYDRO

SAND POINT

GRAVEL LANE

89.781

45.932

25.90

26.07

CONCRETE FOUNDATION
TO BE REMOVED

OVER HEAD HYDRO
TO BE REMOVED

FIELD

CULTIVATED

EDGE

TO BE RETAINED

AGRICULTURAL

ROAD ALLOWANCE

BETWEEN CONCESSIONS 3 AND 4

NORTH

SKETCH FOR PROPOSED SEVERANCE
PART OF LOT 9
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF HOUGHTON
IN
NORFOLK COUNTY
KIM HUSTED SURVEYING LTD.
NOT TO SCALE

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639
PROJECT: 18-14305 REFERENCE: FILE

TILL VALLEY FARMS - CURRENT COMPANY

Farm	Work Ac	Bush	Total	Buildings	Legal Description	911 Address
Steyaert	88	11.53	99.53	House + Barn	MID CON NTR PT LOT 151 (Middleton)	795 Bell Mill Sideroad, Tillsonburg, Ontario, N4G 4G9
Vantighem					(3 legal descriptions) HGN CON ENR PT LOT 21, HGN CON ENR PT LOT 20, HGN CON ENR PT LOT 20 (Houghton)	NONE
Vanderhoeven	126	68.04	194.04	0	Colonel Talbot Rd, MID CON 1 NTR PT LOTS 157 and 158 (Middleton)	1337 Colonel Talbot Road, Courtlund, Ontario
Matisz	123	27.07	150.07	0	PTLT 9 CON 4 Houghton As in NR322581/NR327238	674 4th concession Road, Langton, Ontario, NOE 1G0
	71	29	100	House + Barn		
TOTAL	408	135.64	543.64			

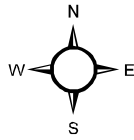
151 CON

MAP 1

File Number: BNPL2018330

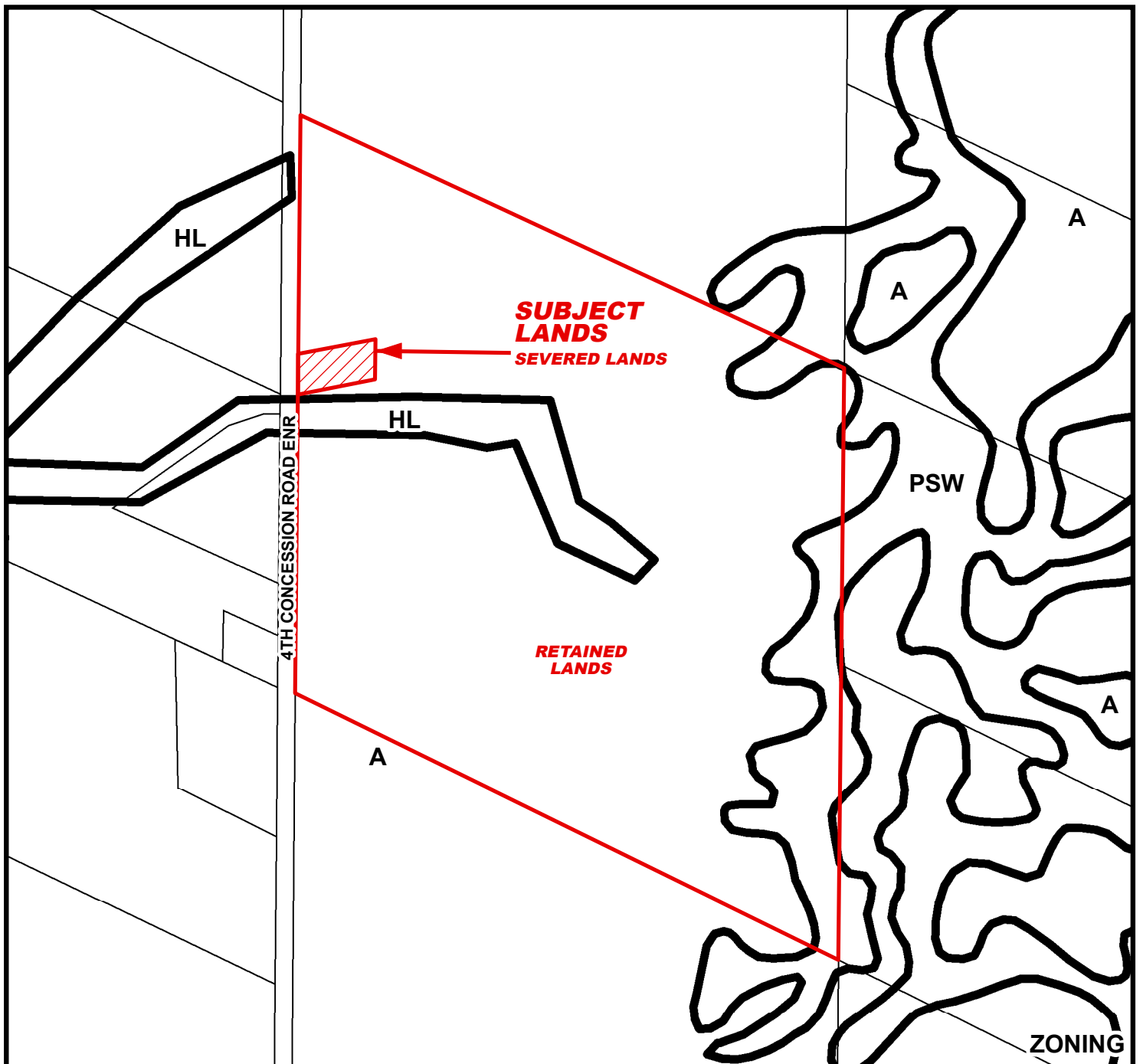
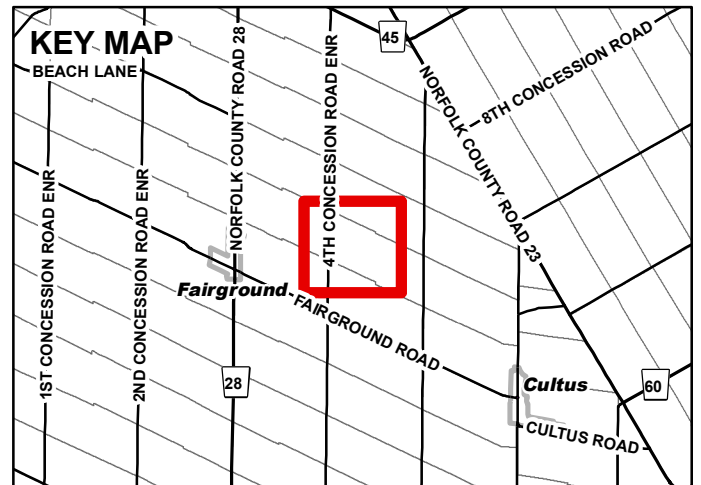
Geographic Township of

HOUGHTON



1:6,600

50 25 0 50 100 150 200 Meters



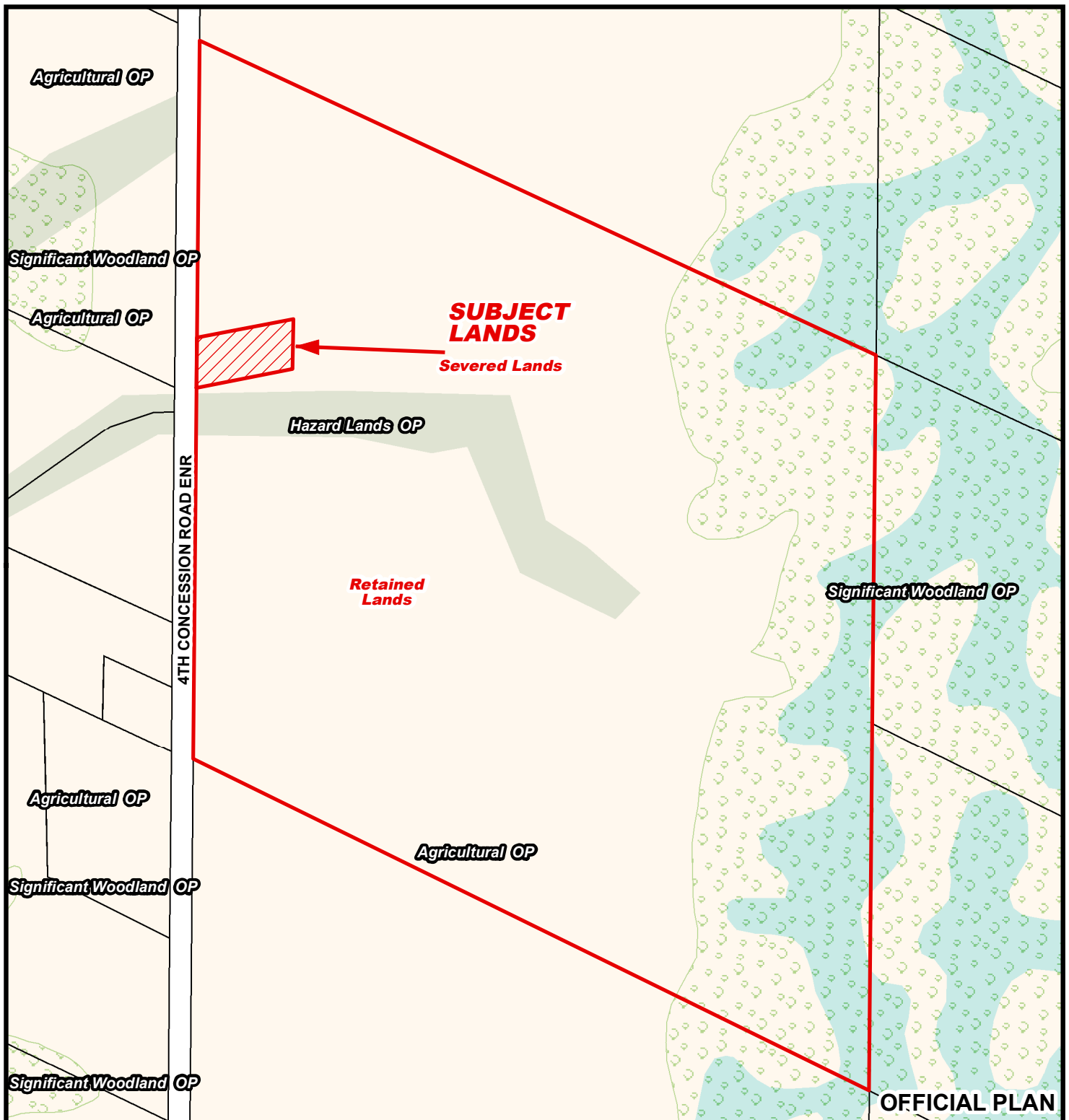
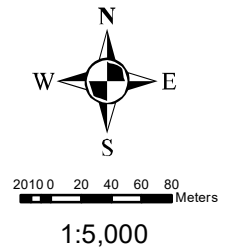
ZONING

1/3/2019

MAP 2

File Number: BNPL2018330

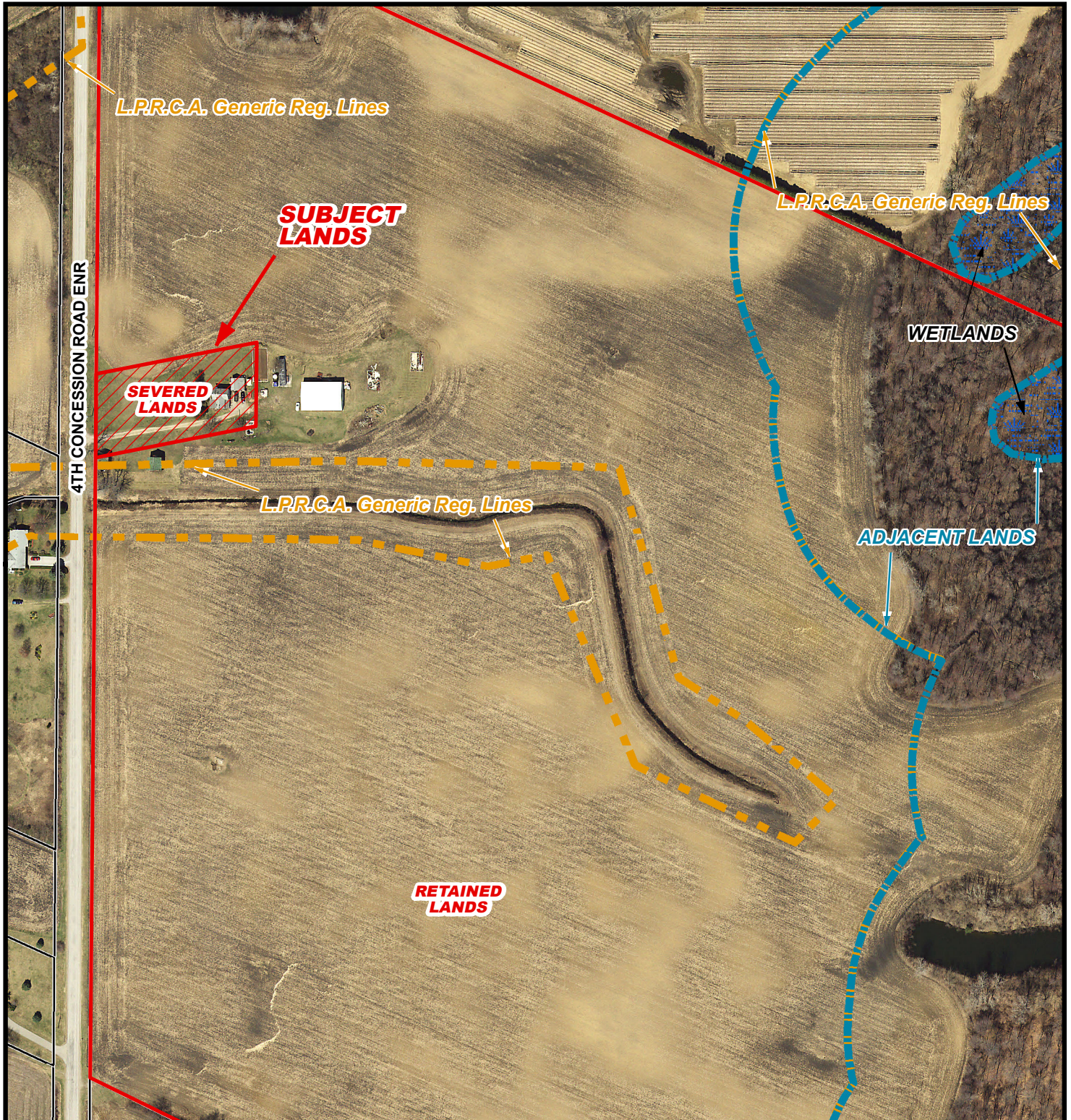
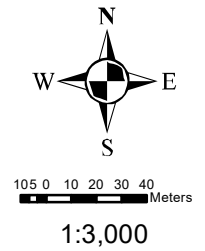
Geographic Township of HOUGHTON



MAP 3

File Number: BNPL2018330

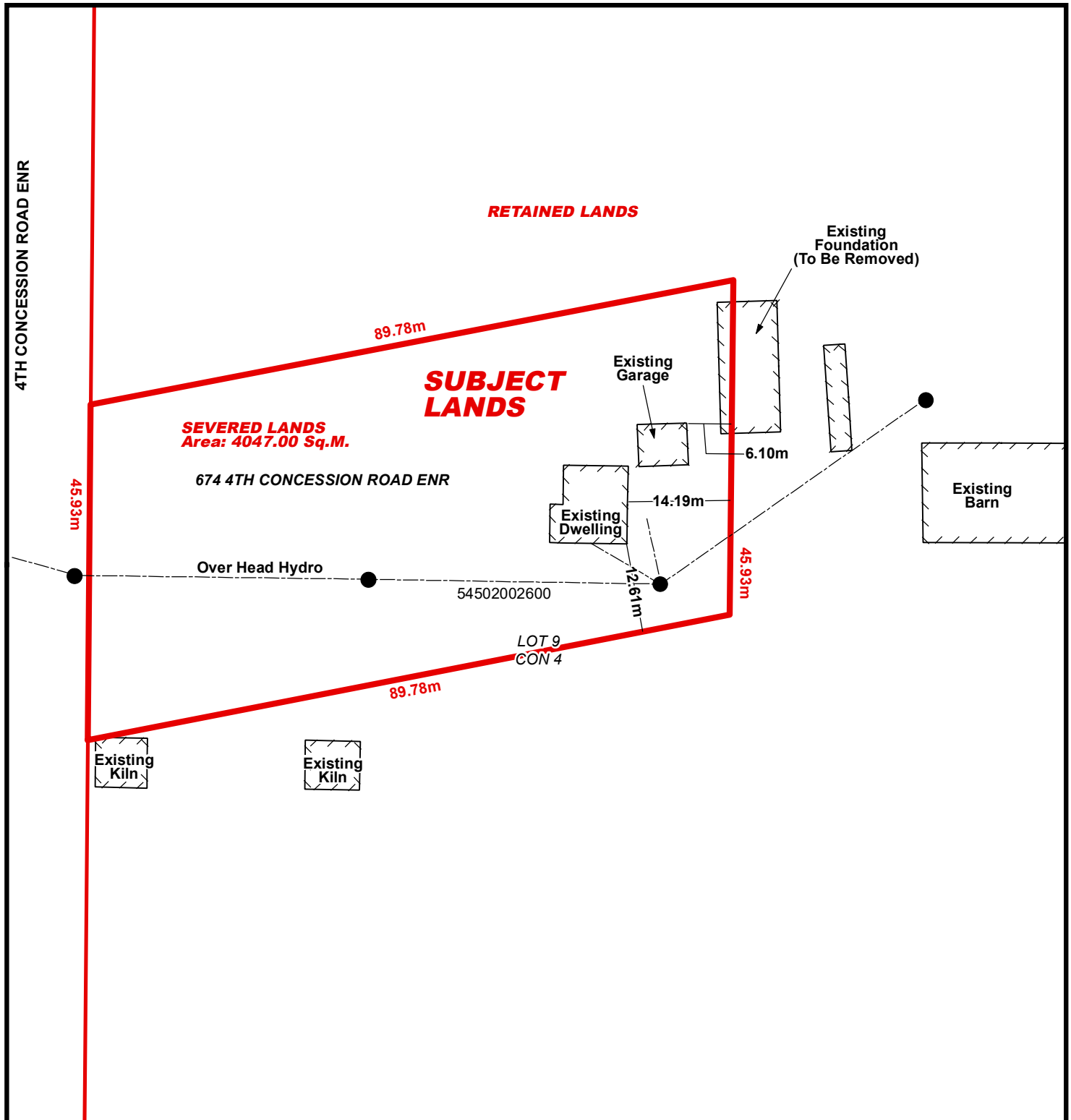
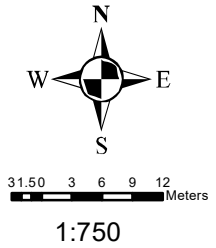
Geographic Township of HOUGHTON



MAP 4

File Number: BNPL2018330

Geographic Township of HOUGHTON



LOCATION OF LANDS AFFECTED

File Number: BNPL2018330

Geographic Township of HOUGHTON

