

For Office Use Only:

File Number	<u>BNPL2019040</u>	Application Fee	<u>Waived by Pam D.</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>Feb 8/19</u>	Planner	<u>Steve</u>
Complete Application	<u>Feb 8/19</u>	Public Notice Sign	<u>Yes</u>

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: 542-010-03503

A. Applicant Information

Name of Owner 2137430 ONT. LTD.

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 254 JERSEYVILLE RD.

Town and Postal Code BRANTFORD ON N3T 5M1

Phone Number 519-428-5972

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

JASON JUHASZ

Address

760 11TH. CON

Town and Postal Code

LANGTON ON NOE 160

Phone Number

226-231-0418

Cell Number

juhaszconsulting@hotmail.ca

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:

B. Location, Legal Description and Property Information

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

NW CON 14 AT LOT 12

PART 1 RP 37R 10230

Municipal Civic Address:

3945 HIGHWAY 59

Present Official Plan Designation(s):

HAMLET

Present Zoning:

RH

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:

AG - DRAFT PLAN OF SUB

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:

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:

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

9. Existing use of abutting properties:

HAMLET RESIDENTIAL + AG

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	<u>173.7m</u>	<u></u>
Lot depth	<u>150.0m</u> <u>38.7m</u> 114.7m	<u></u>
Lot width	<u>194.7m</u>	<u></u>
Lot area	<u>7 AC</u>	<u></u>
Lot coverage	<u>~2.1.</u>	<u></u>
Front yard	<u></u>	<u></u>
Rear yard	<u></u>	<u></u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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:	<u>13.5m</u>
Depth:	<u>114m</u> <u>116.74m</u>
Width:	<u>30.3m</u>
Lot Area:	<u>~ 3641 sqm.</u>
Present Use:	<u>AG</u>
Proposed Use:	<u>RURAL RESIDENTIAL</u>

Proposed final lot size (if boundary adjustment): ~ 5,016 sq. m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

542-010-03501

Description of land intended to be retained in metric units:

Frontage: 160m

Depth: 144m

Width: 194m

Lot Area: ~ 6 AC

Present Use: AG

Proposed Use: RURAL RESIDENTIAL

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:

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

- | | |
|--|---|
| <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 | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input 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:

Highway 59

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

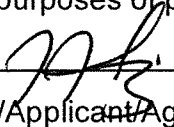
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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

2/6/19
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 _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize JASON JHASZ 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

Date

X

Owner

Date

* See Attached *

K. Declaration

I, JASON JUMASZ 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:

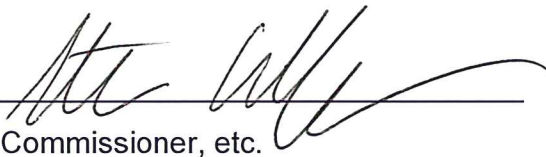
Langton


Owner/Applicant/Agent Signature

In Norfolk County

This 8th day of February

A.D., 20 19


A Commissioner, etc.

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.

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[Signature]
Owner/Applicant/Agent Signature

2/6/19
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 Darren DeDobbeleer am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize JASON JHASEZ 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]
Owner

Owner

[Signature]
Date

2/17/19
Date

Chris Baird
General Manager of Development and Cultural
Services Department - Norfolk County

2.5cm x 2.5cm x 1.2m	STANDARD	IRON BARS	SHOWN	→	SB
2.5cm x 2.5cm x 0.6m	SHORT	STANDARD IRON BARS	SHOWN	→	SB
1.6cm x 1.6cm x 0.6m		IRON BARS	SHOWN	→	IB
ROUND X 0.6m		IRON BARS	SHOWN	→	IB
LOT LINES					
DEED LINES	SHOWN				
FENCE LINES	SHOWN				
SEATTLE LINES	SHOWN				
ROAD LINES	SHOWN				
FOUND IRON BARS					
PAINTED IRON BARS			SHOWN	→	
JEWITT AND DIXON LTD.			SHOWN	→	
KIM HUSTED, O.L.S.			SHOWN	→	(700)
REGISTERED MONUMENT			SHOWN	→	(1582)
PLAN 37R-10230			SHOWN	→	(W17)
REGISTERED PLAN			SHOWN	→	(P1)
REGISTERED PLAN 464			SHOWN	→	(P2)

I CERTIFY THAT THIS PLAN _____ IS REGISTERED IN THE LAND REGISTRY
OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK (37) AT _____ O'CLOCK
ON THE _____ DAY OF _____, 2018 AND ENTERED IN THE
PARCEL REGISTER(S) FOR PIN _____ AND THE REQUIRED CONSENTS
ARE REGISTERED AS PLAN DOCUMENT NO. _____

LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 50136-0420 (LT)

SCALE: 1 : 750

0 10 20 30 40 50 METRES

JEWITT AND DIXON LTD

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 5, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
1. I HEREBY DEDICATE LOT 6 TO NORFOLK COUNTY AS ROAD WIDENING FOR COUNTY ROAD No. 52

DATED:

DARREN ALBERT DEDOBBLAER
2137430 ONTARIO LIMITED
I HAVE THE AUTHORITY TO
BIND THE CORPORATION

DATED:

DARREN ALBERT DEBORLAER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____, 2018

DATED:

KIM HUSTED
ONTARIO LAND SURVEYOR

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 12 & 13 AS SHOWN ON PLAN 37R-10230, HAVING A BEARING OF N29°14'00"W, AND CAN BE OBTAINED TO GRID BY APPLYING A ROTATION OF 0°00'00" COUNTER CLOCKWISE/CLOCKWISE. DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999777, THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL. RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N00°00'00"E, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)

OBSERVED REFERENCE POINTS (ORP#): DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010) COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O.R.G. 215/10

POINT ID	NORTHING	EASTING
ORP A	0	0
ORP B	0	0
ORP C	0	0

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

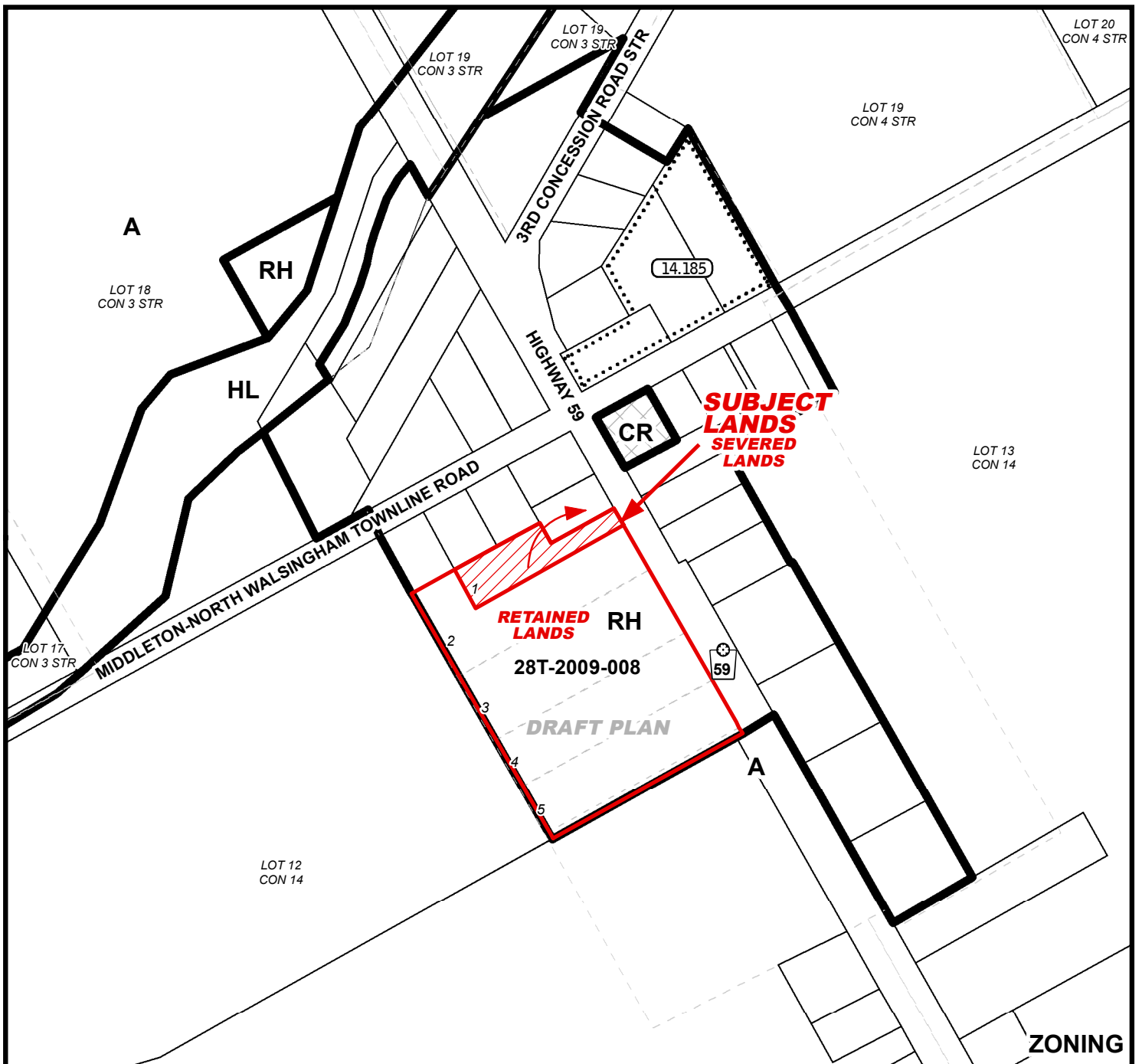
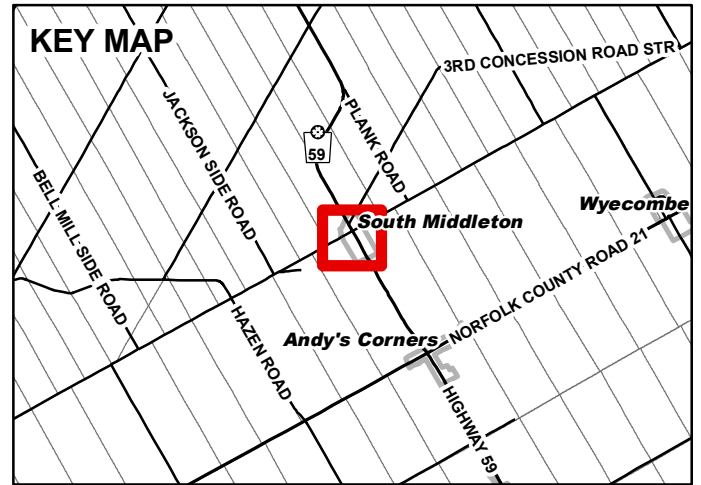
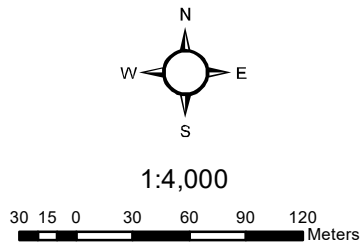
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE (519) 426-0842 FAX (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	-	J.P.H.
BOOK	-	WA46.34-45
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
JOB No. - 18-1816		

P0903A8744-2

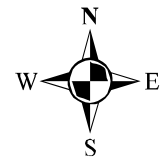
MAP 1
File Number: BNPL2019040
Geographic Township of
NORTH WALSINGHAM



MAP 2

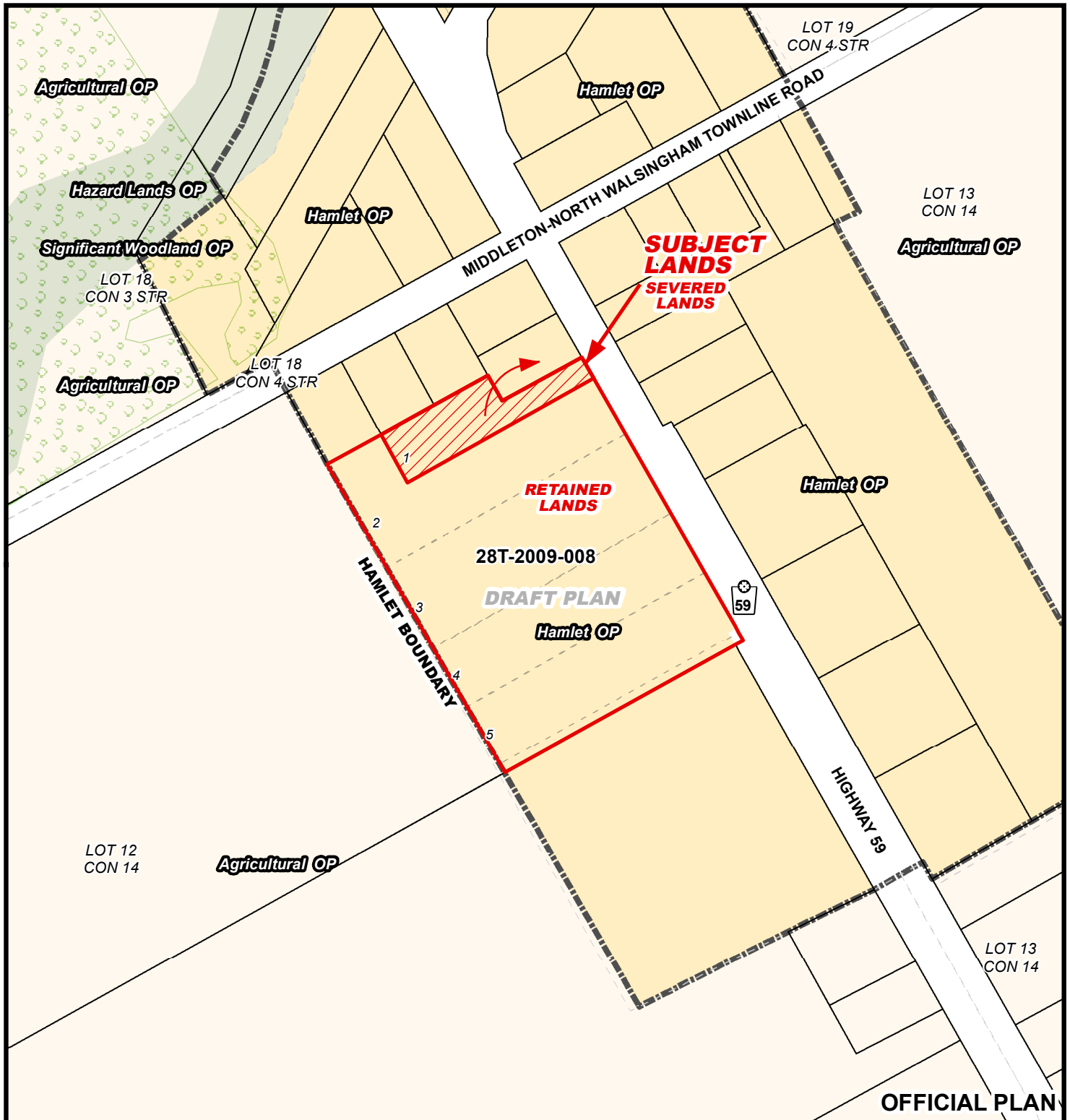
File Number: BNPL2019040

Geographic Township of NORTH WALSINGHAM



105 0 10 20 30 40 Meters

1:3,000



MAP 3

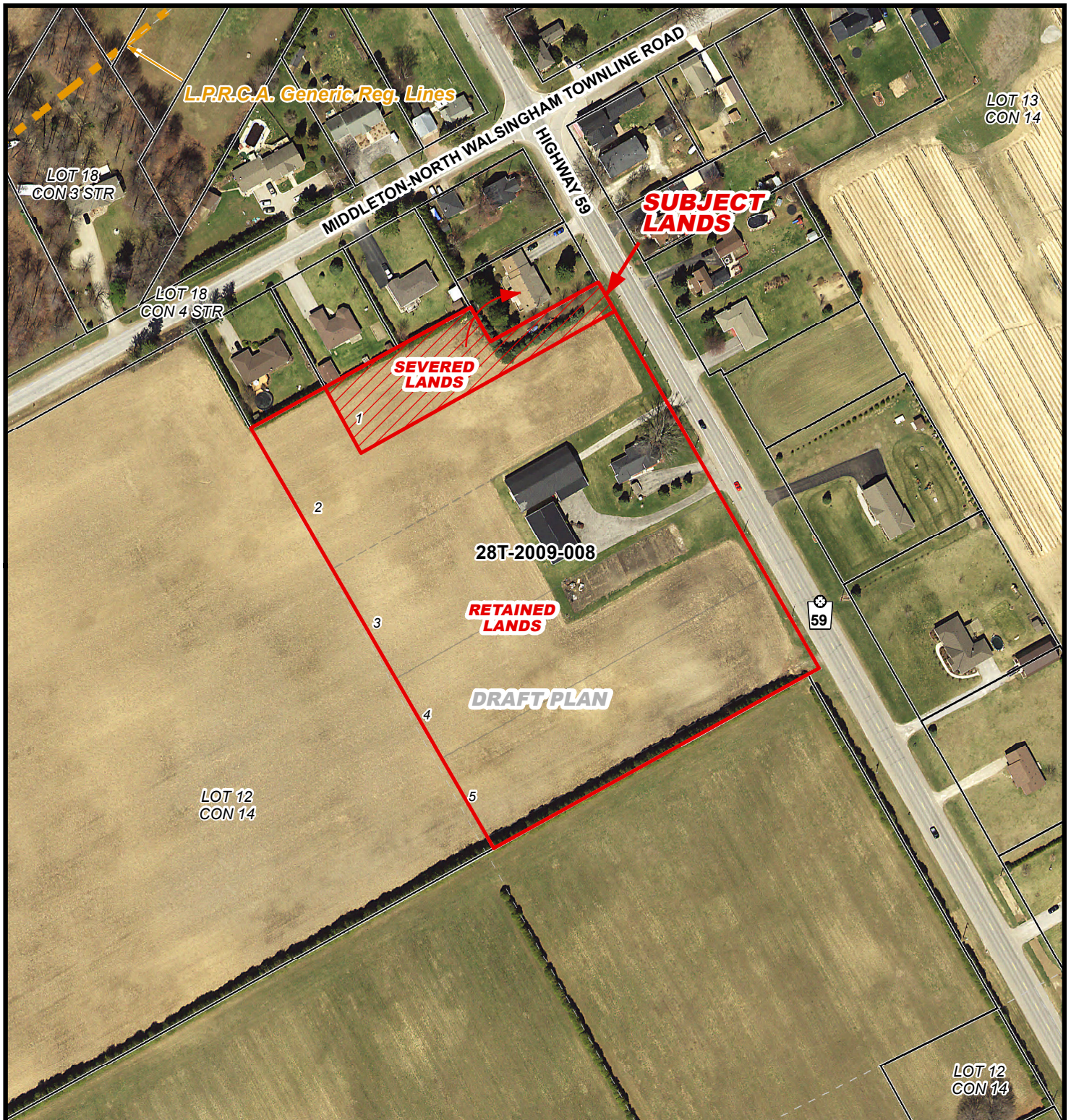
File Number: BNPL2019040

Geographic Township of NORTH WALSHINGHAM



94.50 9 18 27 36 Meters

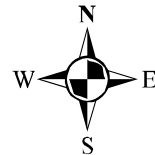
1:2,200



MAP 4

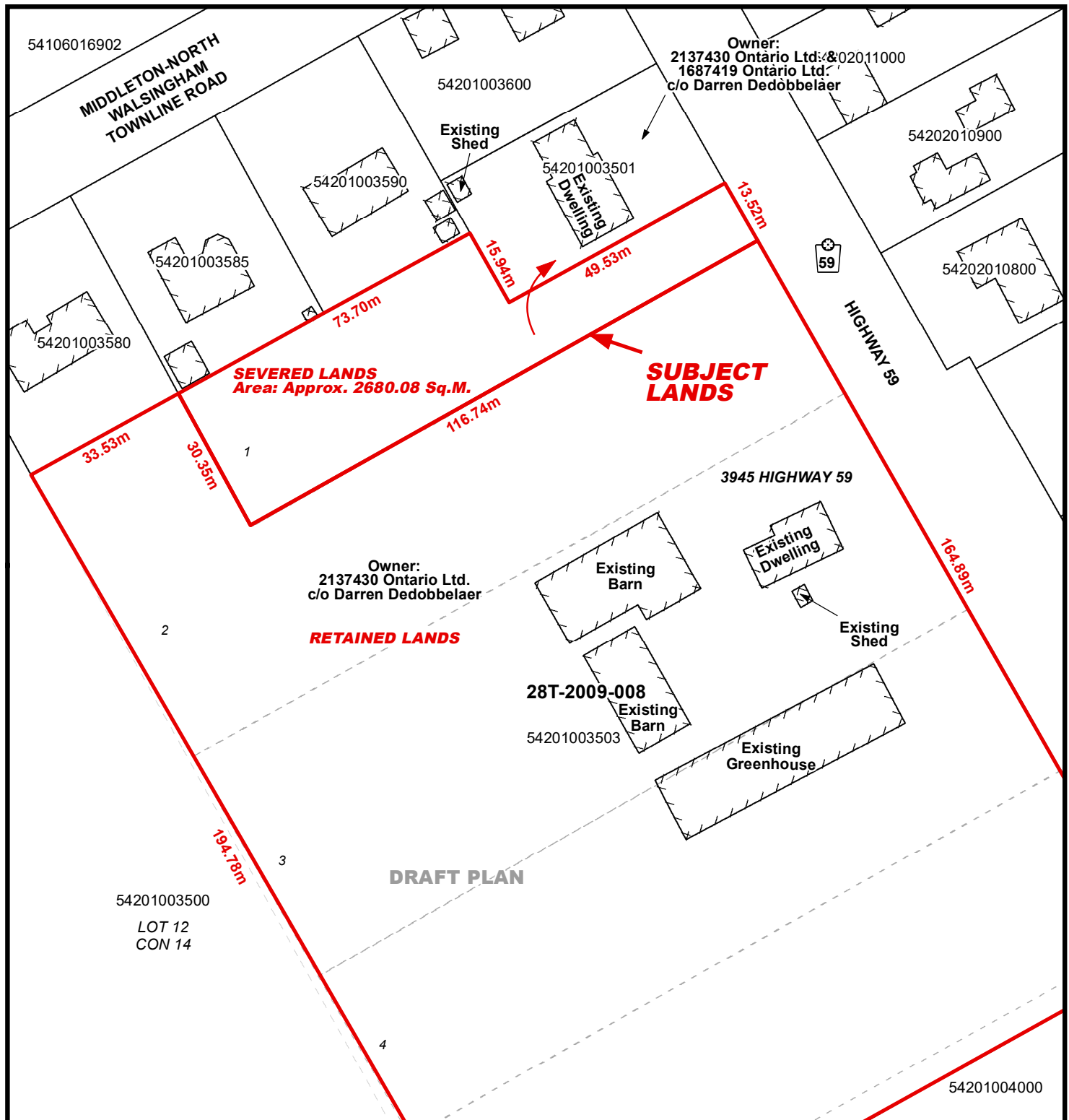
File Number: BNPL2019040

Geographic Township of NORTH WALSINGHAM



4.8 250 4.5 9 13.5 18 Meters

1:1,100



LOCATION OF LANDS AFFECTED

File Number: BNPL2019040

Geographic Township of NORTH WALSHINGHAM



4.8 250 4.5 9 13.5 18 Meters

1:1,100

