

For Office Use Only:

File Number	<u>BNPL20A260</u>	Application Fee	<u>\$ 3239.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>April 10</u>	Well & Septic Info Provided	<u>yes</u>
Application Submitted	<u>July 22</u>	Planner	<u>Neri</u>
Complete Application	<u>July 22</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 Dwelling TSYNKS + old.
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 541-060-07100-0000

A. Applicant Information

Name of Owner Frank & Barbara Schuster

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 355-2nd Concession Rd. STR

Town and Postal Code Courtland NOJ 1E0

Phone Number 519-842-2781

Cell Number 519-688-8461

Email schuster@oxford.net

Name of Applicant Frank & Barbara Schuster

Address 355-2nd Concession Rd. STR

Town and Postal Code Courtland NOJ 1E0

Phone Number 519-842-2781

Cell Number 519-688-7578

Email schuster@oxford.net

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:

NONE

B. Location, Legal Description and Property Information

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

335-2nd Concession Rd. STR, Lot 18

Courtland NOTED

Municipal Civic Address: # 335

Present Official Plan Designation(s):

Agricultural

Present Zoning:

Agricultural "A"

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

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
ATTACHED
SKETCH"

small 3-bedroom rental house, no basement (only small area w/water pump & water heater) + separate double-garage. Buildings to remain as rental property.

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.

NONE proposed

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:

SEE ATTACHED SKETCH

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:

29 years

9. Existing use of abutting properties:

farms & residential homes

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	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
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):

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:	86.93
Depth:	76.03
Width:	71.18
Lot Area:	4296 SQ. M.
Present Use:	Residential
Proposed Use:	Residential

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: 384.5m

Depth: 1005.8m

Width: 563

Lot Area: 37.2 HECTARES

Present Use: AGRICULTURAL / RESIDENTIAL

Proposed Use: " "

Buildings on retained land: 1 dwelling & 1 barn

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: 175 acres

Owners Name: Barbara Schuster

Roll Number: 541-060-06700-0000

Total Acreage: 174.09 acres.

→ Workable Acreage: _____

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

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

Owners Name: Frank & Barbara Schuster
Roll Number: 541-060-07100-0000
Total Acreage: 92.11 acres
→ Workable Acreage: 55 Acres
Existing Farm Type: (for example: corn, orchard, livestock) hay
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1990

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:

former tobacco farms
Farm in family since 1945

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 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:

2nd Concession Road STR.

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.

NO.

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.

Andrea Schuster
Owner/Applicant/Agent Signature

22 JUL 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.

I/We authorize _____ 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

Owner

Date

K. Declaration

I, Barbara Schuster of Courtland, Ontario

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:

County of Norfolk

Barbara Schuster

Owner/Applicant/Agent Signature

In 22 Albert St. Longton

This 22 day of July

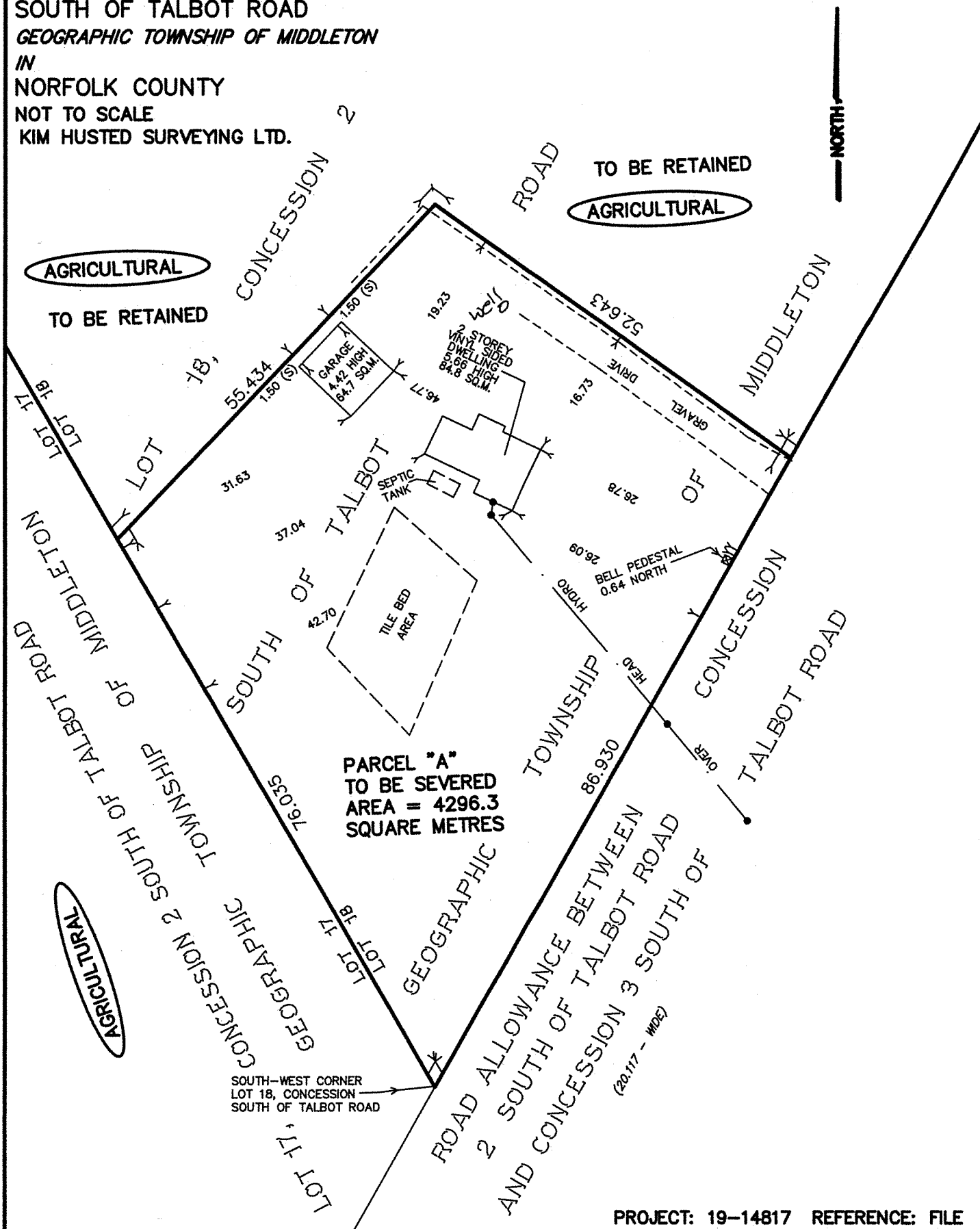
A.D., 20 19

Neil Stoop

A Commissioner, etc.

Neil John Stoop, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
For a period of three years from the
24th day of April, 2019.

SKETCH FOR PROPOSED SEVERANCE
 PART OF LOT 18, CONCESSION 2
 SOUTH OF TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF MIDDLETON
 IN
 NORFOLK COUNTY
 NOT TO SCALE
 KIM HUSTED SURVEYING LTD.



PROJECT: 19-14817 REFERENCE: FILE

SOUTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY
NOT TO SCALE
KIM HUSTED SURVEYING LTD.

TO BE RETAINED
AGRICULTURAL

TO BE RETAINED
AGRICULTURAL

TO BE SEVERED
AREA = 4296.3
SQUARE METRES

PARCEL "A"

SEPTIC TANK

TILE BED AREA

2 STOREY
80' x 120' x 120' x 120'
1.86' x 1.86' x 1.86' x 1.86'

GRAVEL DRIVE

BELL PEDESTAL
0.84' NORTH

HYDRO HEAD

ROAD ALLOWANCE BETWEEN
2 SOUTH OF TALBOT ROAD
AND CONCESSION 3 SOUTH OF
(20.117' - WIDE)

CONCESSION 2 SOUTH OF TALBOT ROAD

CONCESSION 3 SOUTH OF TALBOT ROAD

TALBOT ROAD

MIDDLETON

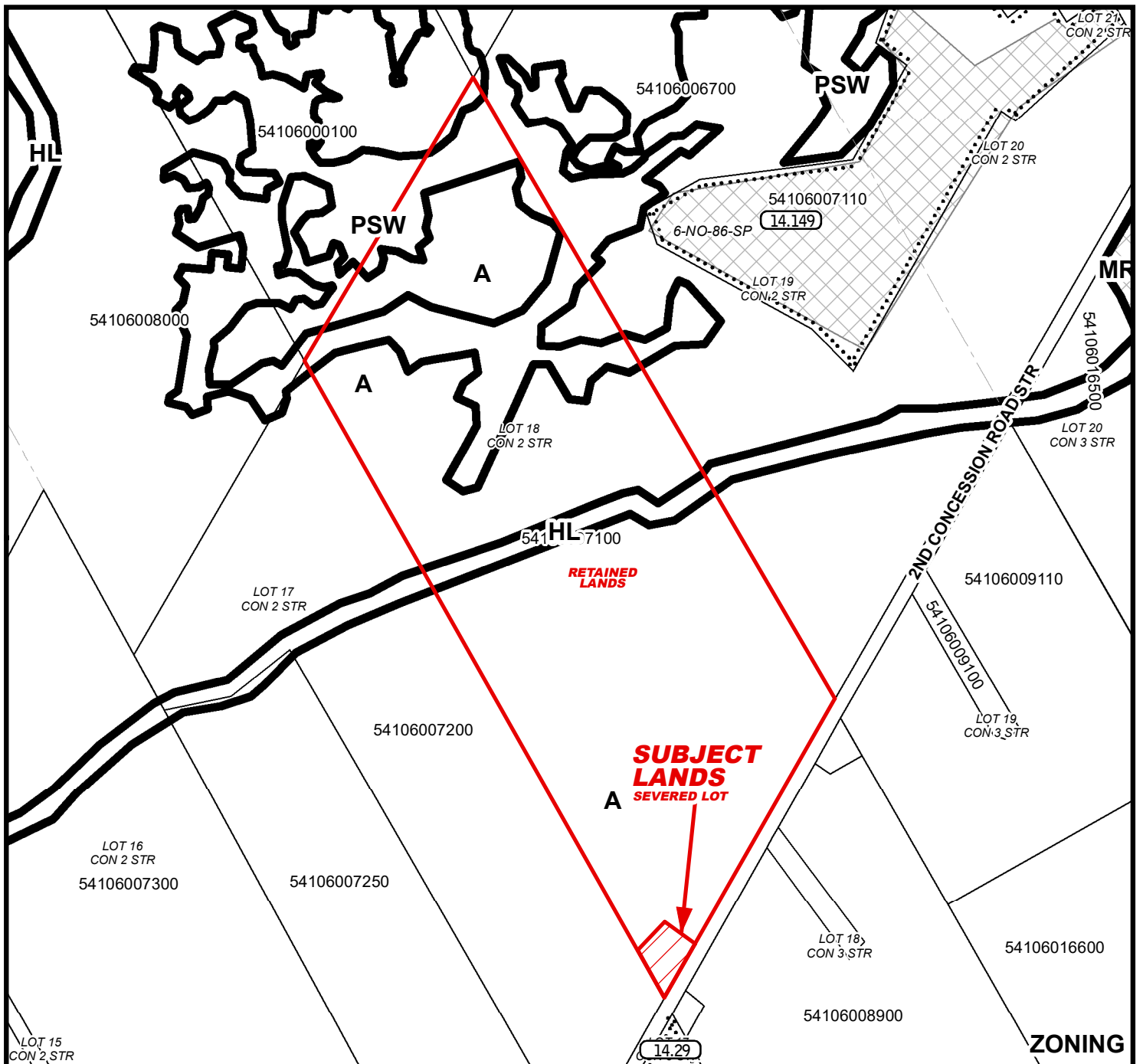
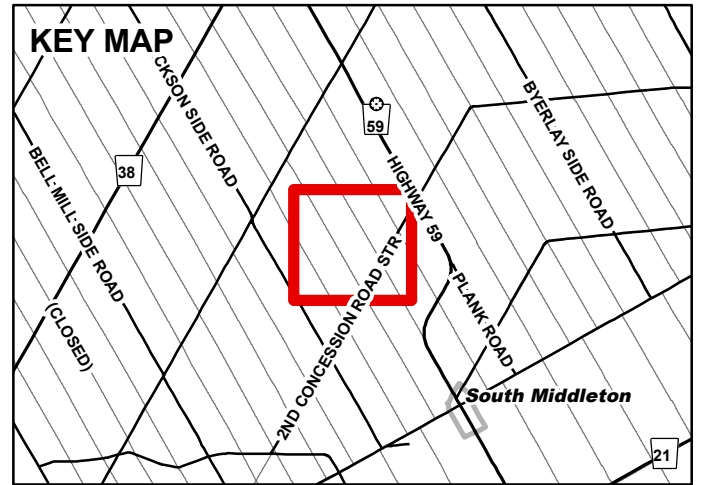
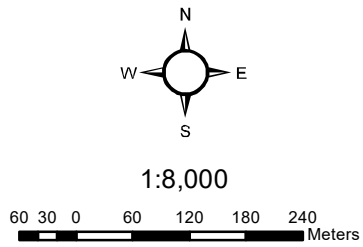
NORTH

C:\GREGWORK\19-14817.dwa. 2019-07-08 2:39:08 PM. HP PageWide XL 4000PS MFP PS3

MAP 1

File Number: BNPL2019260

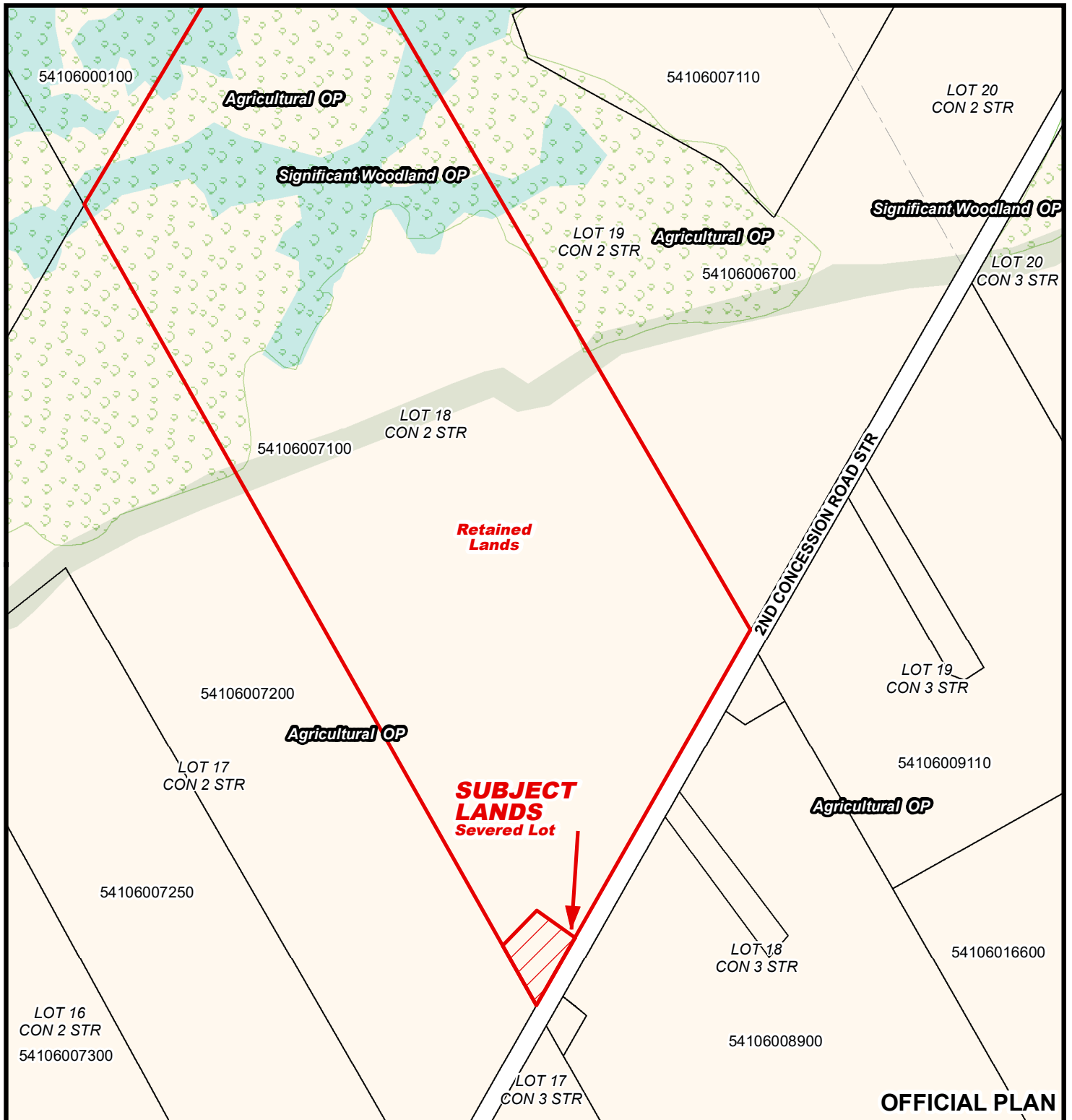
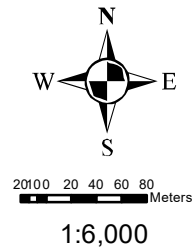
Geographic Township of
MIDDLETON



MAP 2

File Number: BNPL2019260

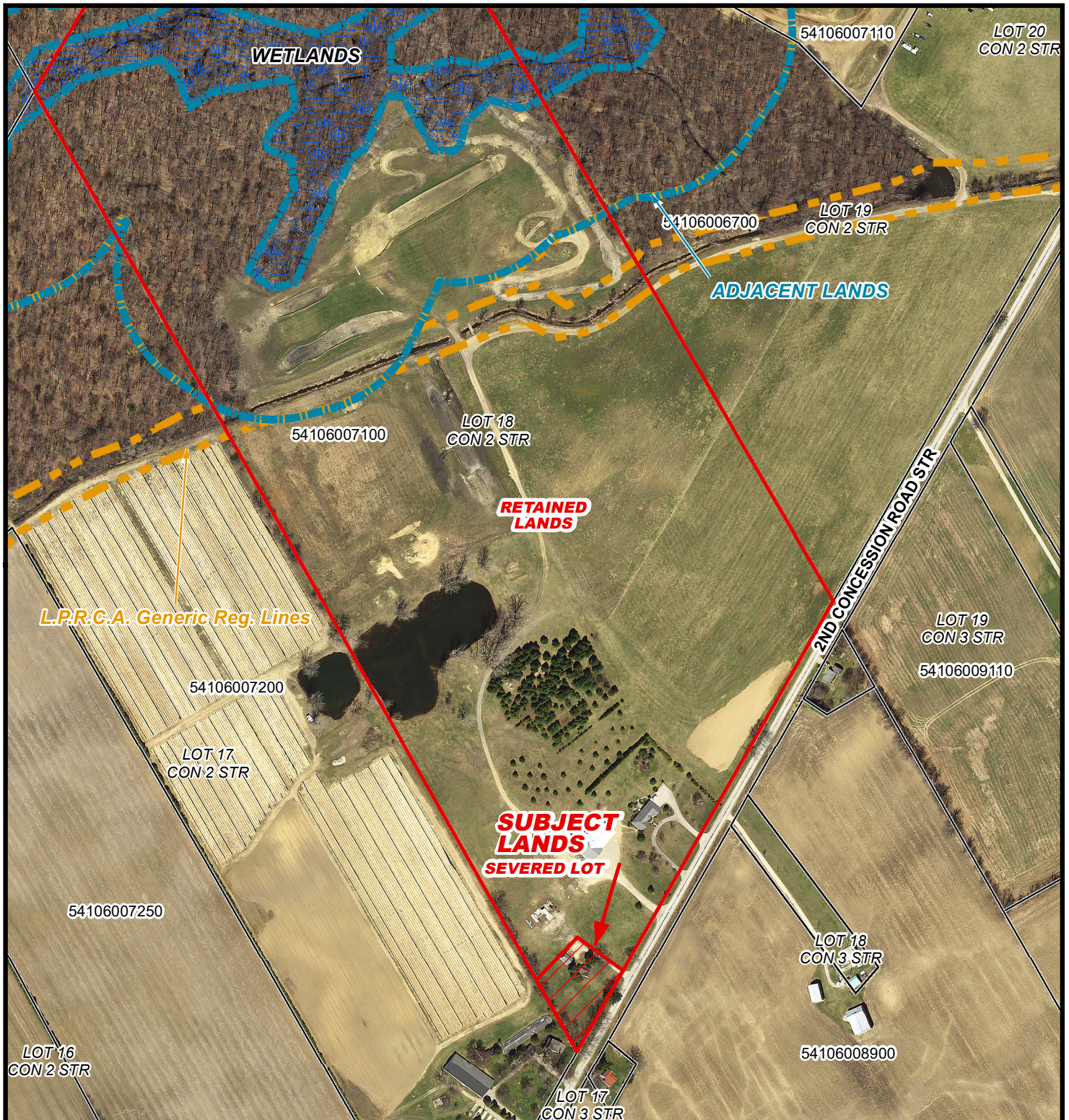
Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2019260

Geographic Township of MIDDLETON



MAP 4

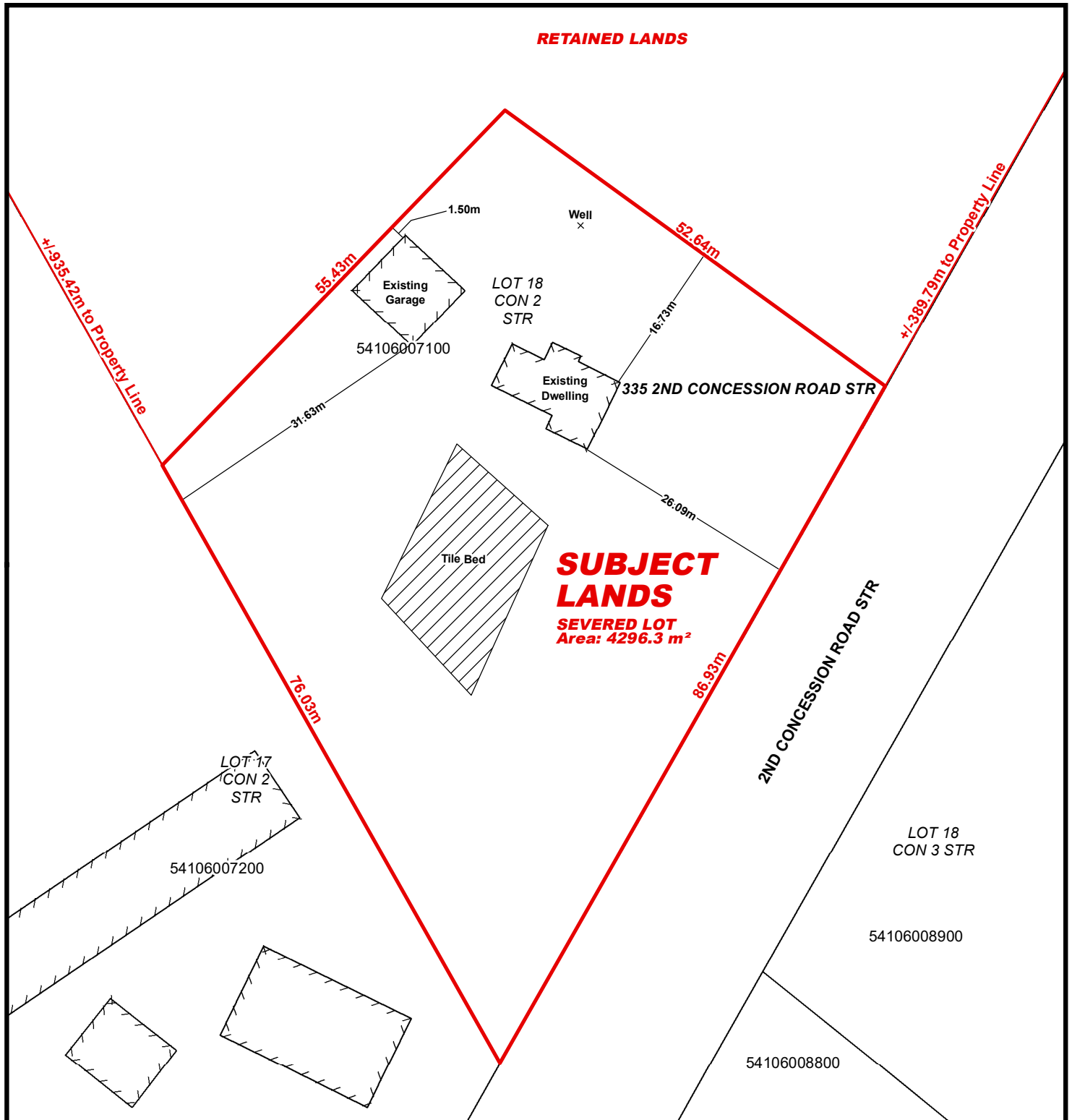
File Number: BNPL2019260

Geographic Township of MIDDLETON



2 1 0 2 4 6 8 Meters

1:600



LOCATION OF LANDS AFFECTED

File Number: BNPL2019260

Geographic Township of MIDDLETON



2 1 0 2 4 6 8 Meters

1:600

