

For Office Use Only:

File Number	<u>BNPL2019267</u>	Application Fee	<u>\$3239</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u>\$480.25</u>
Pre-consultation Meeting	<u> </u>	OSSD Form Provided	<u>shown on sketch</u>
Application Submitted	<u>July 26/19</u>	Planner	<u>Steve</u>
Complete Application	<u>July 26/19</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: 545 020 021 00

A. Applicant Information

Name of Owner DARIN + ELISSA SCHRAM

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 901 5th Con Rd E.N.R. RR#4

Town and Postal Code LANGTON ONT NOE 1G0

Phone Number 519-875-4499

Cell Number 519-429-4166

Email darin.schram@gmail.com

Name of Applicant Darin Schram

Address 901 5TH Concession Rd. ENR R.R.4

Town and Postal Code Langton NOE 1G0

Phone Number 519-875-4499

Cell Number 519-429-4166

Email darinschram@gmail.com

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:

F.C.L. SIMCOR

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 8

Municipal Civic Address: 791 5th CON RD ENR. RR#4 LANGTON

Present Official Plan Designation(s): AGRICULTURAL, HAZARD, WETLAND

Present Zoning: A, HL, PSW

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

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:

HOUSE DETACHED GARAGE

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.

N/A

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:

N/A

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:

50+ YEARS

9. Existing use of abutting properties:

FARM LAND, WOODLAND

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>102.62 m</u>
Lot depth	_____	<u>105.57 m</u>
Lot width	_____	<u>102.62 m</u>
Lot area	_____	<u>5245 m²</u>
Lot coverage	_____	_____
Front yard	_____	<u>36.92 m</u>
Rear yard	_____	26.08 <u>26.08 m</u>
Left Interior side yard	_____	<u>12.48 m</u>
Right Interior side yard	_____	<u>26.08 m</u>
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:	<u>102.62 m</u>
Depth:	<u>105.57 m</u>
Width:	<u>102.62 m</u>
Lot Area:	<u>5245 m²</u>
Present Use:	<u>RESIDENTIAL</u>
Proposed Use:	<u>RESIDENTIAL.</u>

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: +/- 230 m

Depth: _____

Width: _____

Lot Area: 19.7 HEC

Present Use: AGRICULTURAL

Proposed Use: AGRICULTURAL

Buildings on retained land: NONE

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: Darin and Elissa Schram

Roll Number: 545-020-01400-0000

Total Acreage: 96.69

Workable Acreage: 70

Existing Farm Type: (for example: corn, orchard, livestock) corn & beans

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

Owners Name: Darin and Elissa Schram
Roll Number: 542-030-00200-0000
Total Acreage: 88.36
Workable Acreage: 30
Existing Farm Type: (for example: corn, orchard, livestock) Corn + beans
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Darin and Elissa Schram
Roll Number: 545-020-01800-0000
Total Acreage: 50
Workable Acreage: 14
Existing Farm Type: (for example: corn, orchard, livestock) Corn + beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1960

Owners Name: DARIN AND ELISSA SCHRAM
Roll Number: 54502002100
Total Acreage: 50 ACRES
Workable Acreage: 16 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) CORN + BEANS
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1960

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:

PROPERTY OWNERS KNOWLEDGE

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:

NO DEVELOPMENT PROPOSED.

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 170 m

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 250 m

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 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:

5th CON RD 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

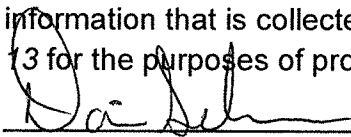
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

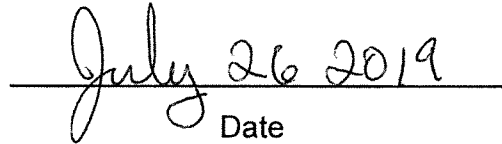
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



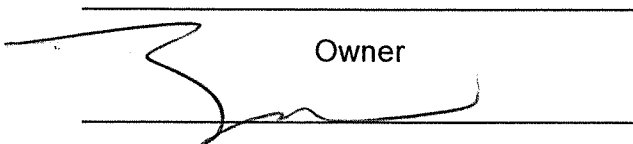
Date

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.

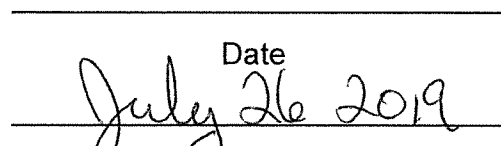
I/We ELISSA SCHRAM am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize DARIN SCHRAM 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



Date

Date

* leave blank until submitting *

K. Declaration

I, DARIN SCHRAM 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:

Simcoe

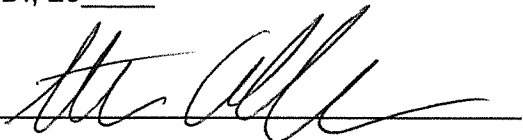


Owner/Applicant/Agent Signature

In Norfolk County

This 26th day of July

A.D., 20 19



A Commissioner, etc.

Steven James Collyer,
a Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 3, 2021

NORFOLK COUNTY
SCALE: 1 : 750
JEWETT AND DIXON LTD.
JULY 22, 2019

SCALE: 1 : 750

JULY 22, 2019

LOT 8.

~~CONSENSION~~

GEOGRAPHIC

TOWNSHIP

HOUGHTON

CENTRELINE OF DITCH 3.0m WIDE
127.52

AREA
5245 sq.m
(1.3 acres)

TO LOT LINE
33.474

5TH CONCESSION S ROAD E.N.R.



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

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: surveymors@amtelecom.net

JOB # 19--2254 SCHRAM

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 8, CONCESSION 4
IN THE GEOGRAPHIC
TOWNSHIP OF HOUGHTON
IN
NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.
JULY 22, 2019

LOT 8, CONCESSION

GEOGRAPHIC

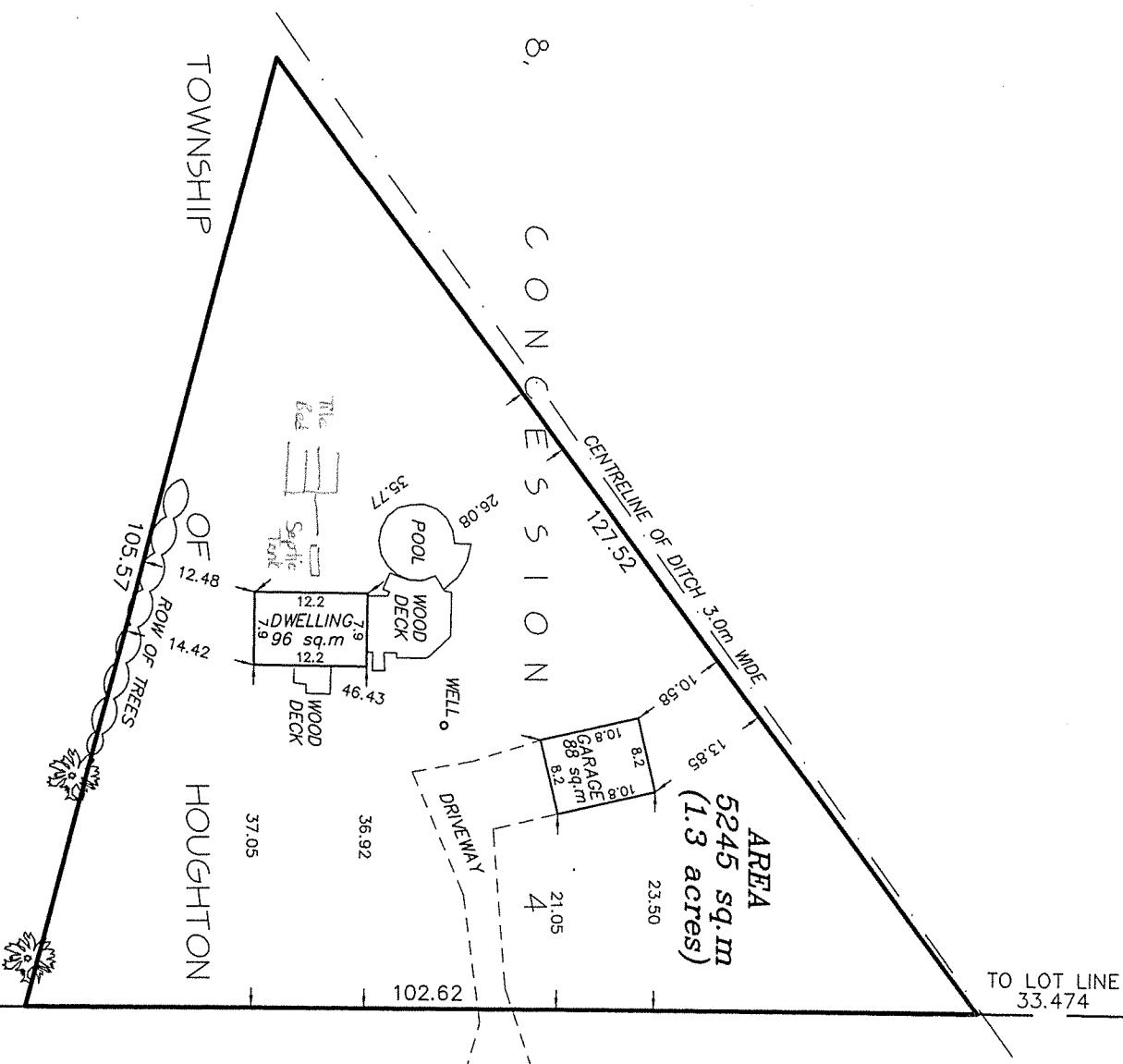
TOWNSHIP

HOUGHTON

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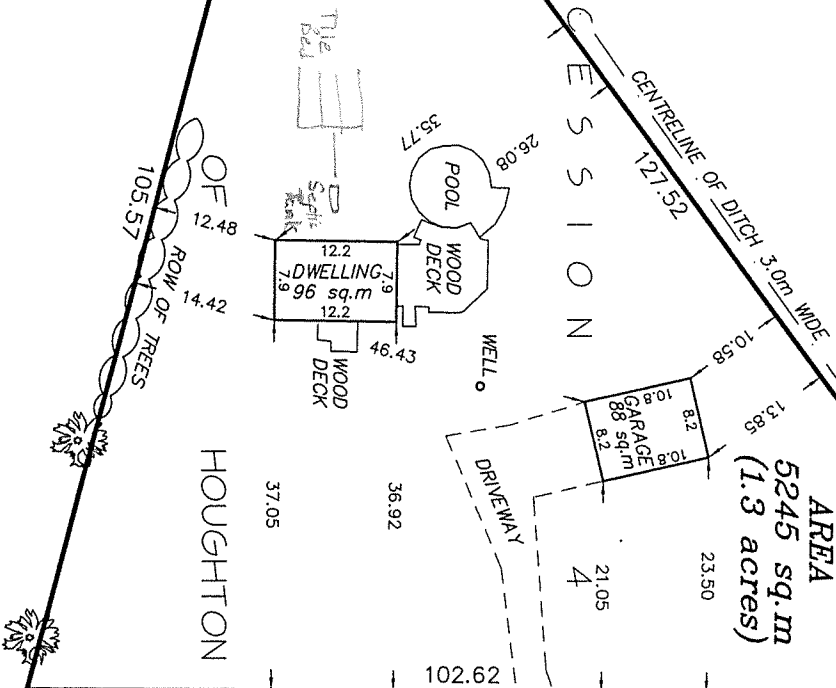
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ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

NORFOLK COUNTY
SCALE: 1 : 750
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CONSENSION

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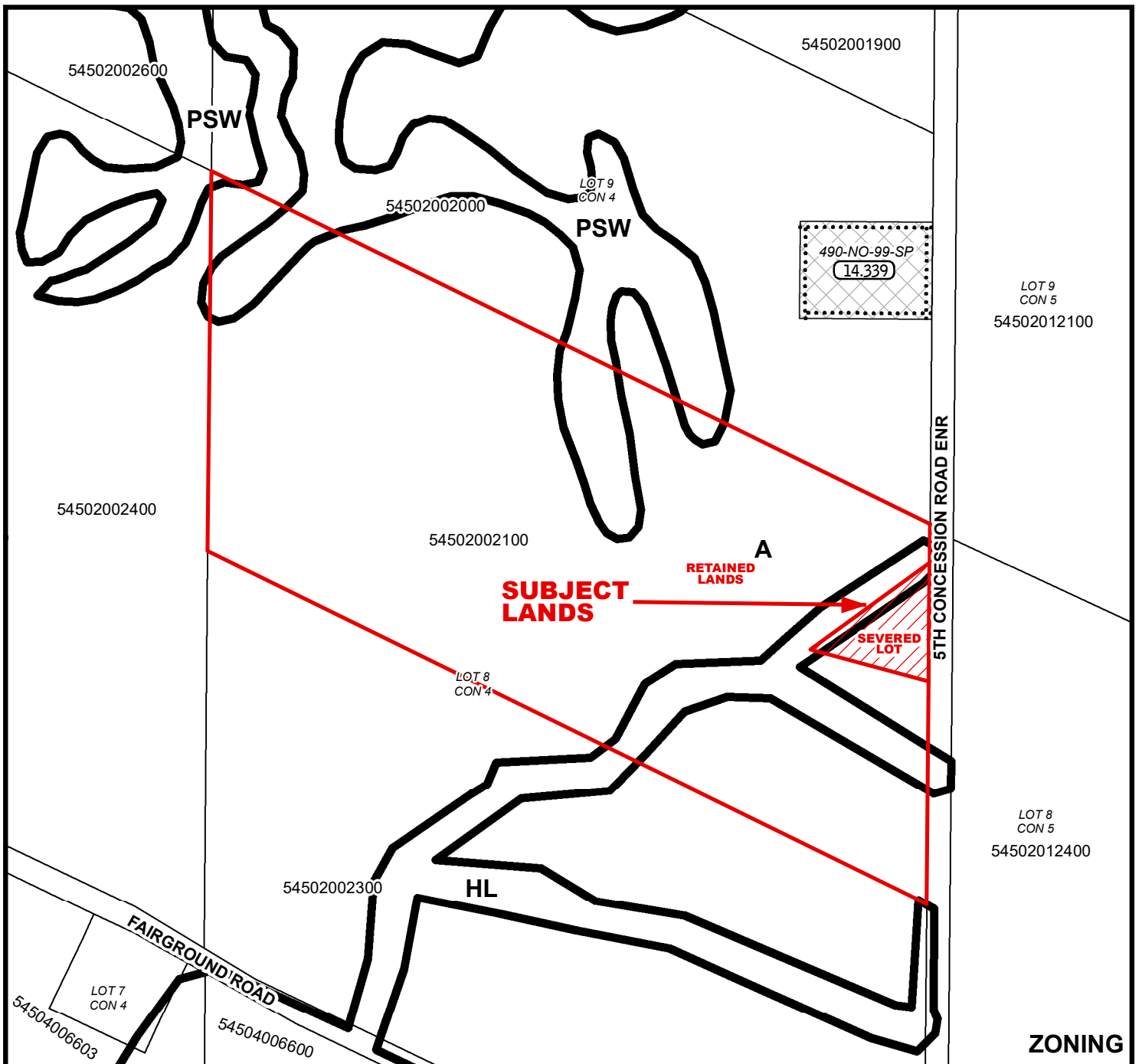
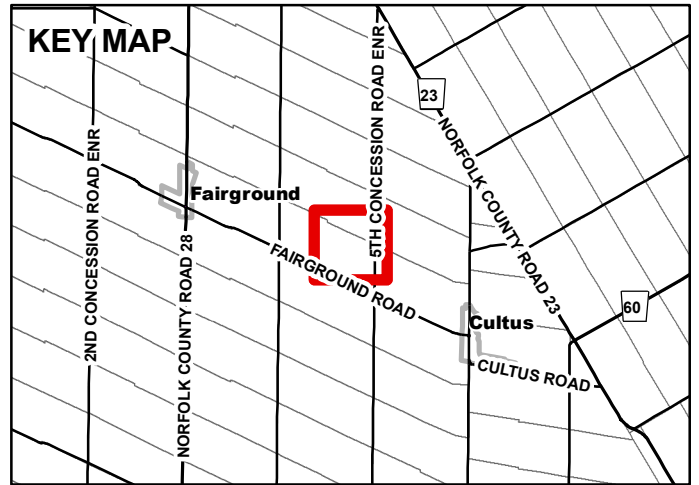
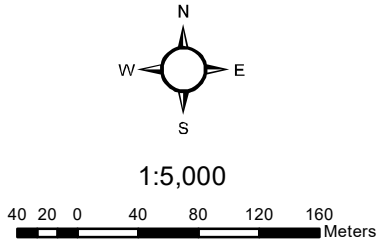
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R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

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

MAP 1

File Number: BNPL2019267

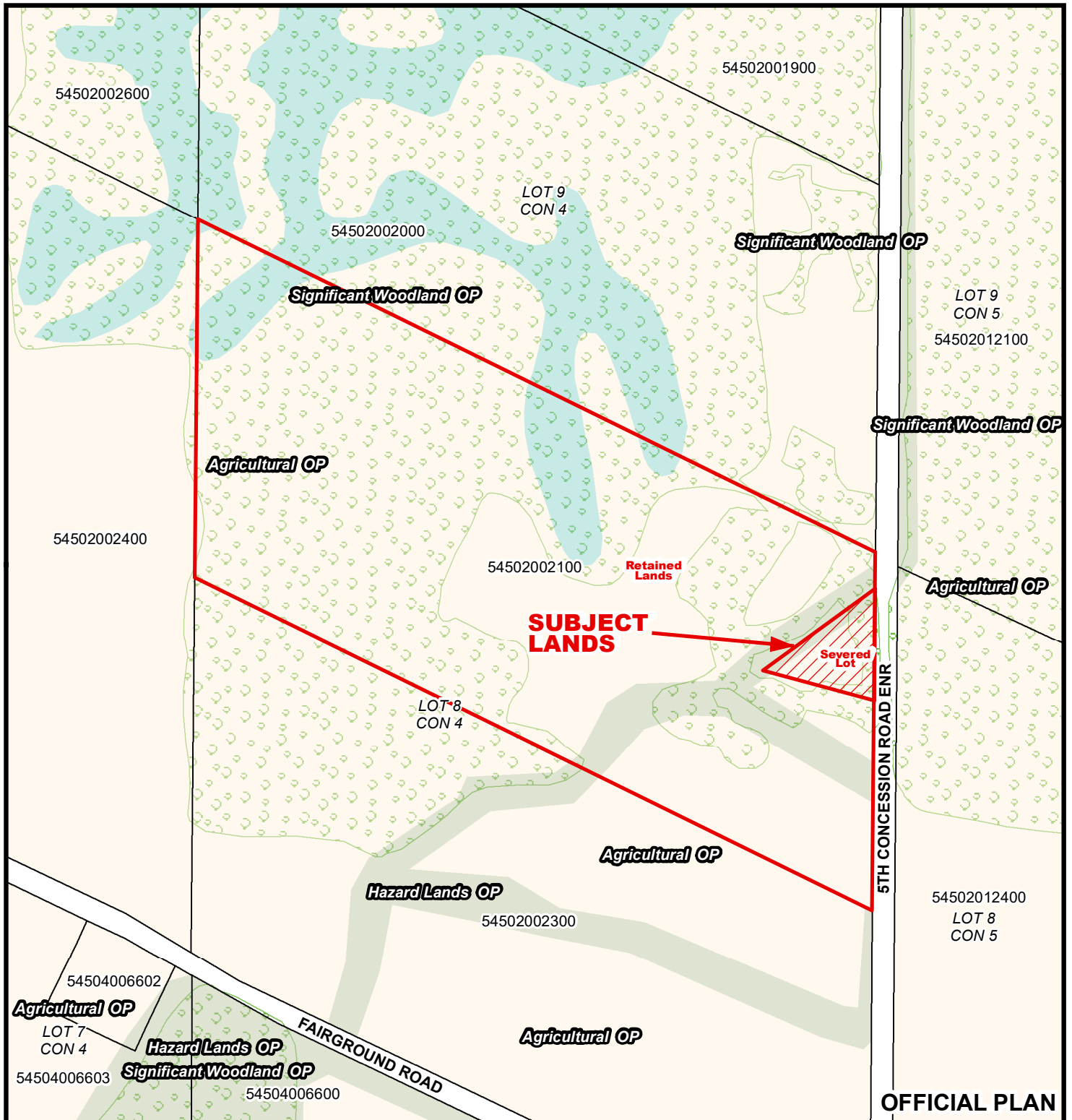
Geographic Township of
HOUGHTON



MAP 2

File Number: BNPL2019267

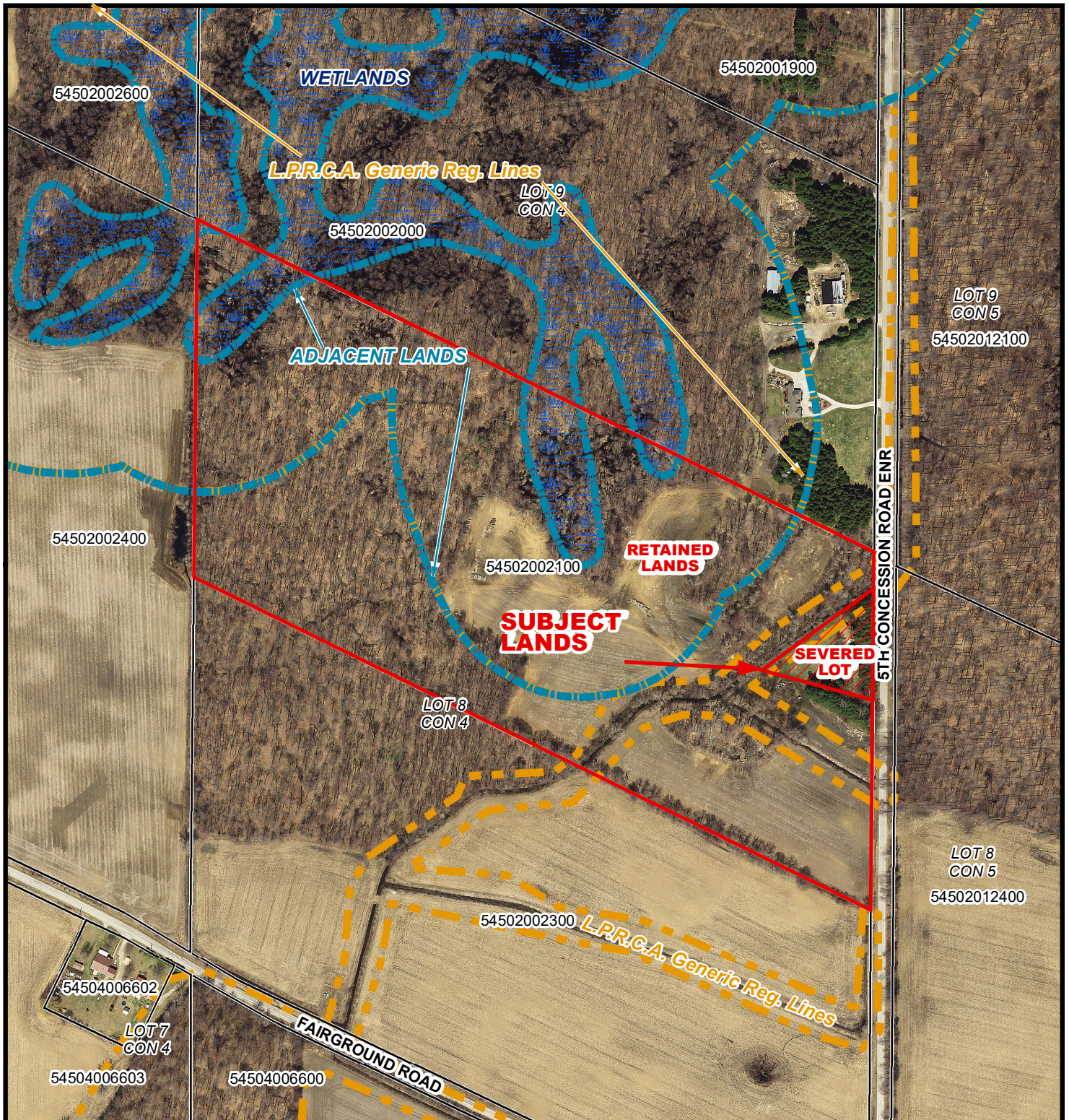
Geographic Township of HOUGHTON



MAP 3

File Number: BNPL2019267

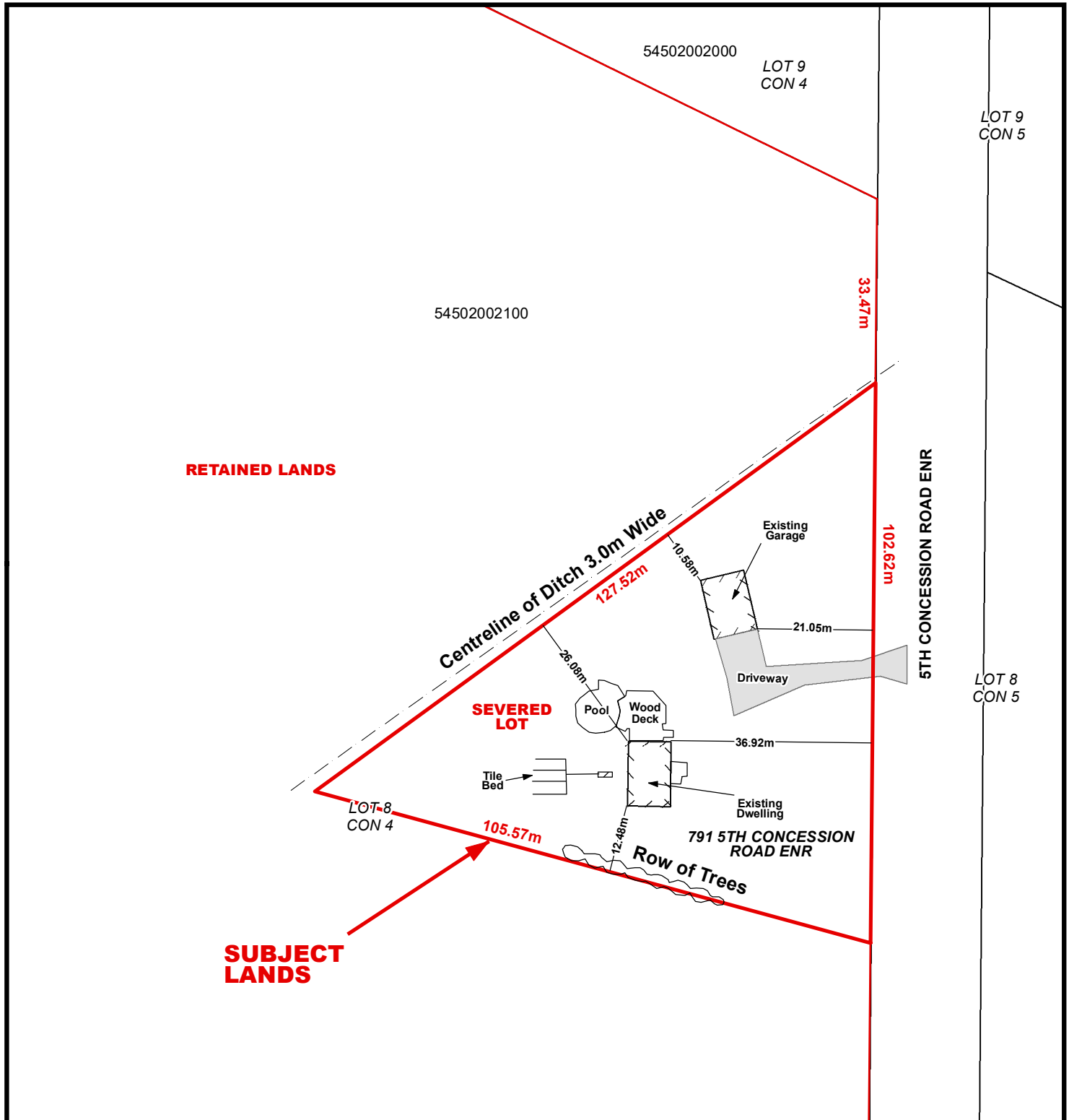
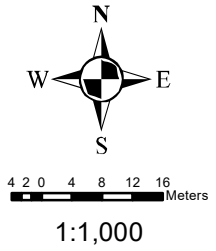
Geographic Township of HOUGHTON



MAP 4

File Number: BNPL2019267

Geographic Township of HOUGHTON



LOCATION OF LANDS AFFECTED

File Number: BNPL2019267

Geographic Township of HOUGHTON

