

For Office Use Only:

File Number BNP20200028
Related File Number _____
Pre-consultation Meeting _____
Application Submitted FEB 13 2020
Complete Application FEB 14 2020

Application Fee 2761.00
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner M. HIGGINS
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: 545-010-35700-0000

A. Applicant Information

Name of Owner Richard Pasztor & Connie Pasztor.

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 1614 North Rd.
Town and Postal Code LANGTON NOE-1G0
Phone Number 519-875-3394
Cell Number 519-983-0103
Email rcpasztor@hotmail.com

Name of Applicant Richard Pasztor
Address 1614 North Rd.
Town and Postal Code LANGTON NOE-1G0
Phone Number 519-875-3394
Cell Number 519-983-0103
Email rcpasztor@hotmail.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:

B. Location, Legal Description and Property Information

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

Lot 16, Con. W.N.R., Houghton

Municipal Civic Address: 143 Donovan Rd.

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Vacant

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:

no Buildings or structures.

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:

Green House.

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:

20 years.

9. Existing use of abutting properties:

Agriculture

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:

Hydro right of way. SET OUT AS PARTS 4 & 5 ON PLAN 37R-4747

C. Purpose of Development Application

Note: Please complete all that apply.

All measurements
are in meters.

1. Site Information

Existing

Proposed

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

Lot frontage

321.1 ON NORTH ROAD
472.4 ON DUNDY ROAD

198.0 ON NORTH ROAD
33.8 DUNDY ROAD

Lot depth

672.1

34.5

Lot width

325.5

34.5

Lot area

19.18 HAT

0.65 HAT

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:

33.9m

Depth:

198.0m

Width:

34.5m

Lot Area:

0.65 HAT

Present Use:

VACANT

Proposed Use:

to build a Greenhouse.

Proposed final lot size (if boundary adjustment): 143.6 FRONTAGE X 198.0 DEEP.

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 545-010-30350-0000

John & Maria Reddecopp

Description of land intended to be retained in metric units:

Frontage: 123.1 ON NORTH FORD & 438.5 ON DOUGLAS FORD.

Depth: 672.1 m

Width: 325.5 m

Lot Area: 18.53 HECTARS.

Present Use: AG

Proposed Use: AG

Buildings on retained land: Pack Barn, Bunk House, Shed, Kiln.

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: Richard & Connie Pasztor

Roll Number: 545-010-35700-0000

Total Acreage: 47.64

Workable Acreage: 36

Existing Farm Type: (for example: corn, orchard, livestock) Asparagus, Ginseng.

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

Owners Name: Richard & Connie Pasztor
Roll Number: 545-010-27100-0000
Total Acreage: 82
Workable Acreage: 48
Existing Farm Type: (for example: corn, orchard, livestock) Asparagus, Ginseng
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 2013

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:

Lived in the area for 57 years.

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 in good working order ☐ 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:

Donovan Rd and North Rd

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.

The purchaser of the subject Lands wishes to erect a greenhouse to start up a farming operation to produce vegetables and flowers.

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.



Owner/Applicant/Agent Signature

Feb. 13, 2020.

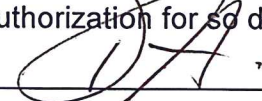
Date

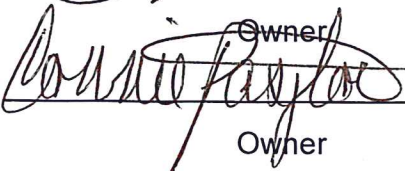
J. Owner's Authorization

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 Richard & Connie Pasztor. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Richard & Connie Pasztor. 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

Feb. 13, 2020

Date
Feb. 13, 2020.

Date

K. Declaration

I, Richard Pasztor 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:

185 Robinson St. Suite 200


Owner/Applicant/Agent Signature

In Norfolk County

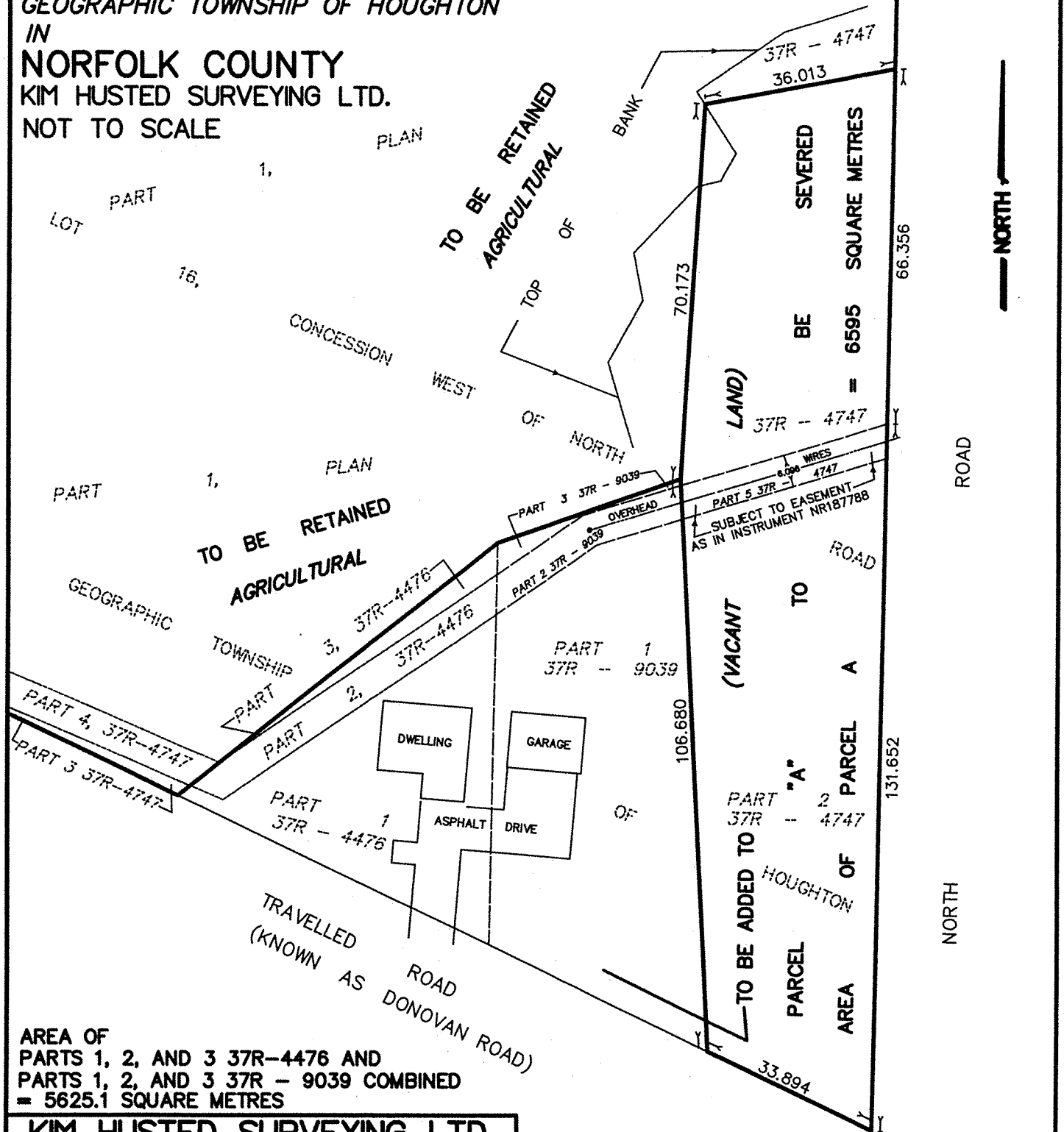
This 13th day of February

A.D., 2020

Susan Diana Wakeling
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.

SKETCH ILLUSTRATING PROPOSED SEVERENCE
PART OF LOT 16
CONCESSION WEST OF NORTH ROAD
 GEOGRAPHIC TOWNSHIP OF HOUGHTON
 IN
NORFOLK COUNTY
 KIM HUSTED SURVEYING LTD.
 NOT TO SCALE

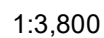


KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 19-15480 REFERENCE: FILE

Geographic Township of HOUGHTON

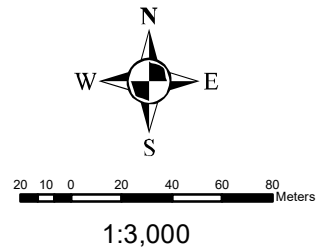


2/28/2020

MAP 3

File Number: BNPL2020028

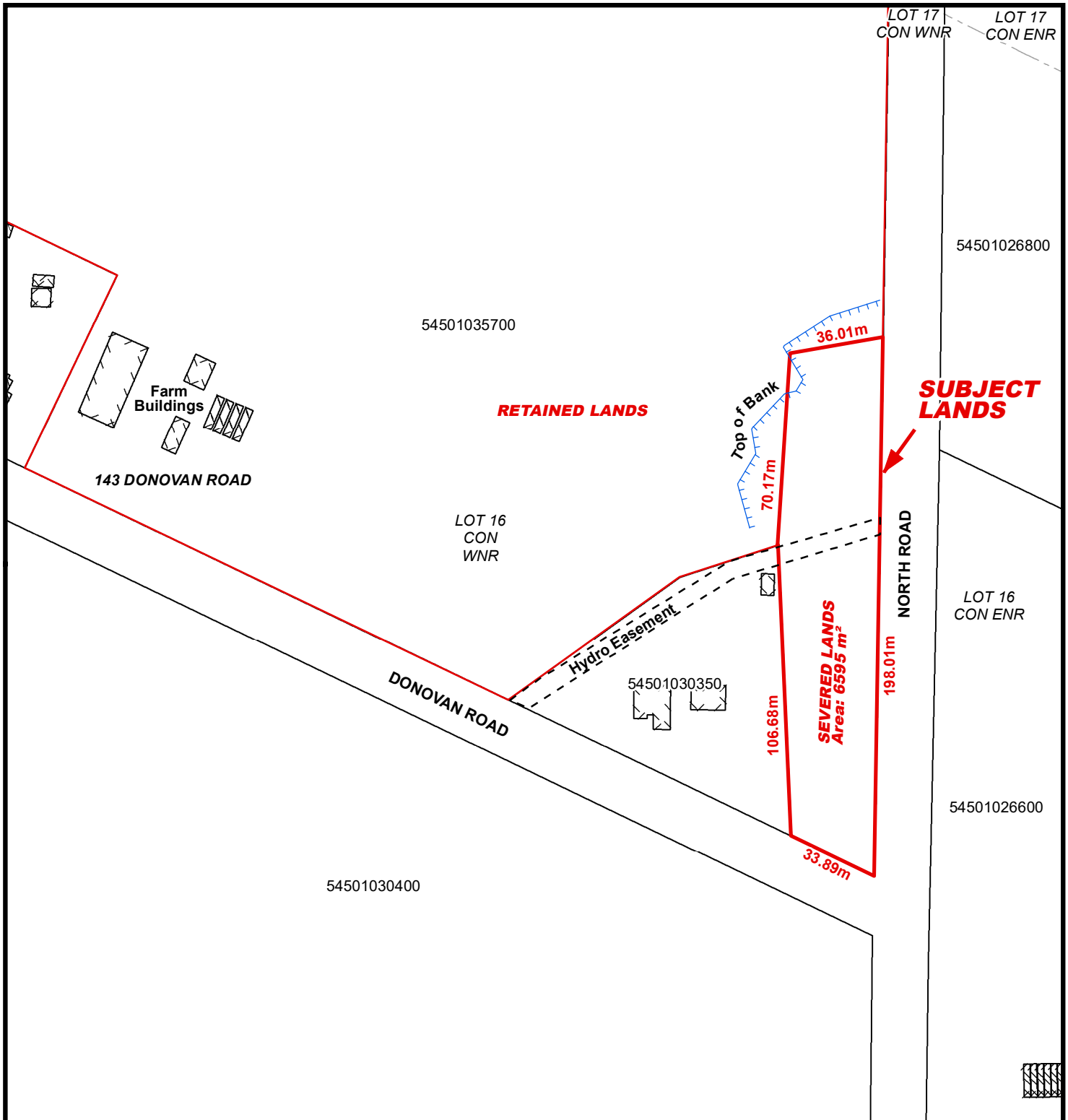
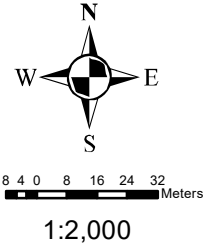
Geographic Township of HOUGHTON



MAP 4

File Number: BNPL2020028

Geographic Township of HOUGHTON



LOCATION OF LANDS AFFECTED

File Number: BNPL2020028

Geographic Township of HOUGHTON

