

Complete Application

✓

Public Notice Sign

Michael Higgins.

☐ Easement/Right-of-Way

James and Jessica Fitzpatrick.

826 396 Township road 8 Deembo ant

Drumbo No3 190

519 320 0913

Same

jj.fitzpatrick@outlook.com.

Same.

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:

Farm credit Canada.

B. Location, Legal Description and Property Information

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

North Walsingham con 13 pt lot 13.

Municipal Civic Address: N/A

Present Official Plan Designation(s): Agriculture.

Present Zoning: Ag

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 on 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.

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:

no uses on proposed land

9. Existing use of abutting properties:

residential, residential, 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:

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>66 FT</u>	<u>Same</u>
Lot depth	<u>200 FT</u>	<u>Same.</u>
Lot width	<u>66 FT</u>	<u>Same.</u>
Lot area	<u>13 200 sq FT</u>	<u>Same.</u>
Lot coverage	<u></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:

lot area. (under-sized) too small to farm.

4. Description of land intended to be severed in metric units:

Frontage:	<u>66 FT</u>	<u>19.8 m.</u>
Depth:	<u>200 FT</u>	<u>60 m.</u>
Width:	<u>66 FT</u>	<u>19.8 m.</u>
Lot Area:	<u>13 200 sq FT</u>	<u>1188 sq m</u>
Present Use:	<u>Agriculture</u>	
Proposed Use:	<u>Residential</u>	

Proposed final lot size (if boundary adjustment): N/A

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: 31 ha.

Present Use: Agriculture.

Proposed Use: Same.

Buildings on retained land: No.

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: James and Jessica Fitzpatrick

Roll Number: 33 10542 020 19700 0000

Total Acreage: 77.58

Workable Acreage: 63

Existing Farm Type: (for example: corn, orchard, livestock) Crop farming

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:

former owner.

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 no

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance no

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance no

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance no

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance no

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance no

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance no

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance no

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance no

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance no

Erosion

☐ On the subject lands or ☐ within 500 meters – distance no

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance no

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☐ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

county road 21

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.

infilling lot in hamlet, too small for Agricultural equipment.

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 26 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 James and Jessica Fitzpatrick am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize James and Jessica Fitzpatrick 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 26 2020
Date
Feb 26 2020
Date

K. Declaration

I, _____ of _____

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:


Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

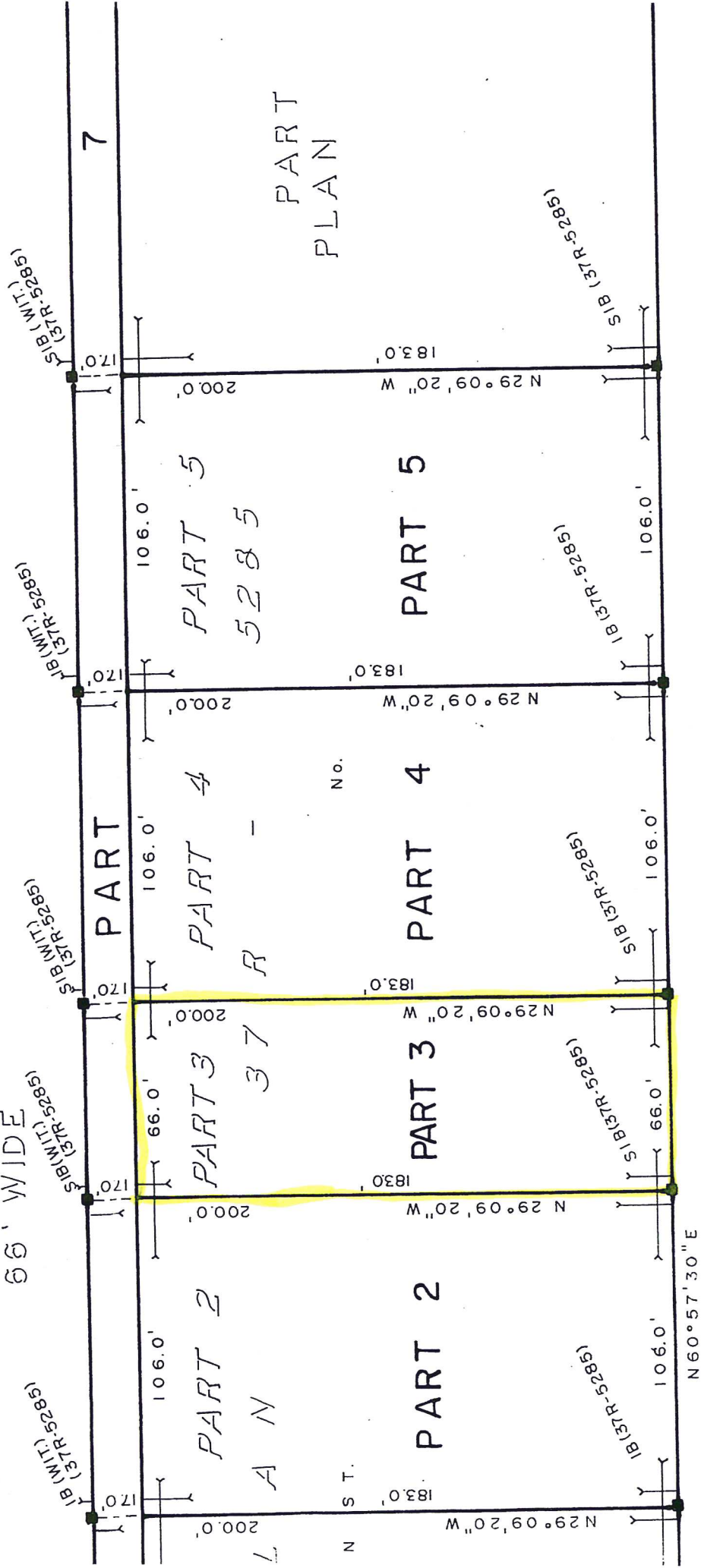
CONCESSION

14

13

ALLOWANCE BETWEEN CONCESSIONS 13 AND 14
66' WIDE

(REC



INST. No. 345546

LOT 13 CONCESSION 13

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

DATE July 12/1990

Kim S. Husted
KIM S. HUSTED O.L.S.

PLAN 37R-5361

RECEIVED AND DEPOSITED

DATE 13 July 1990

Judy Pascoe
DEPUTY LAND REGISTRAR FOR THE
REGISTRY DIVISION OF NORFOLK
(No. 37)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF THE PLANNING ACT.

PART SCHEDULE

PART	LOT	CON.	INST.	GEOGRAPHIC TOWNSHIP
1,2,3,4,5,6,7	13	13	345546	NORTH WALSINGHAM

PLAN OF SURVEY OF
PART OF LOT 13, CONCESSION 13
GEOGRAPHIC TOWNSHIP OF NORTH WALSINGHAM
MUNICIPALITY OF THE
TOWNSHIP OF NORFOLK
REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK

SCALE - 1 INCH = 50 FEET
KIM S. HUSTED O.L.S.
1990

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER.
- (2) - THIS SURVEY WAS COMPLETED ON THE 24th DAY OF MAY 1990.

July 12/1990
DATE

Kim S. Husted
KIM S. HUSTED
ONTARIO LAND SURVEYOR

NOTES

- (1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHERLY LIMIT OF LOT 13, CONCESSION 13 AS SHOWN ON
PLANS 37R-1943 AND 37R-3694 HAVING A BEARING
OF N60°57'30"E.

LEGEND

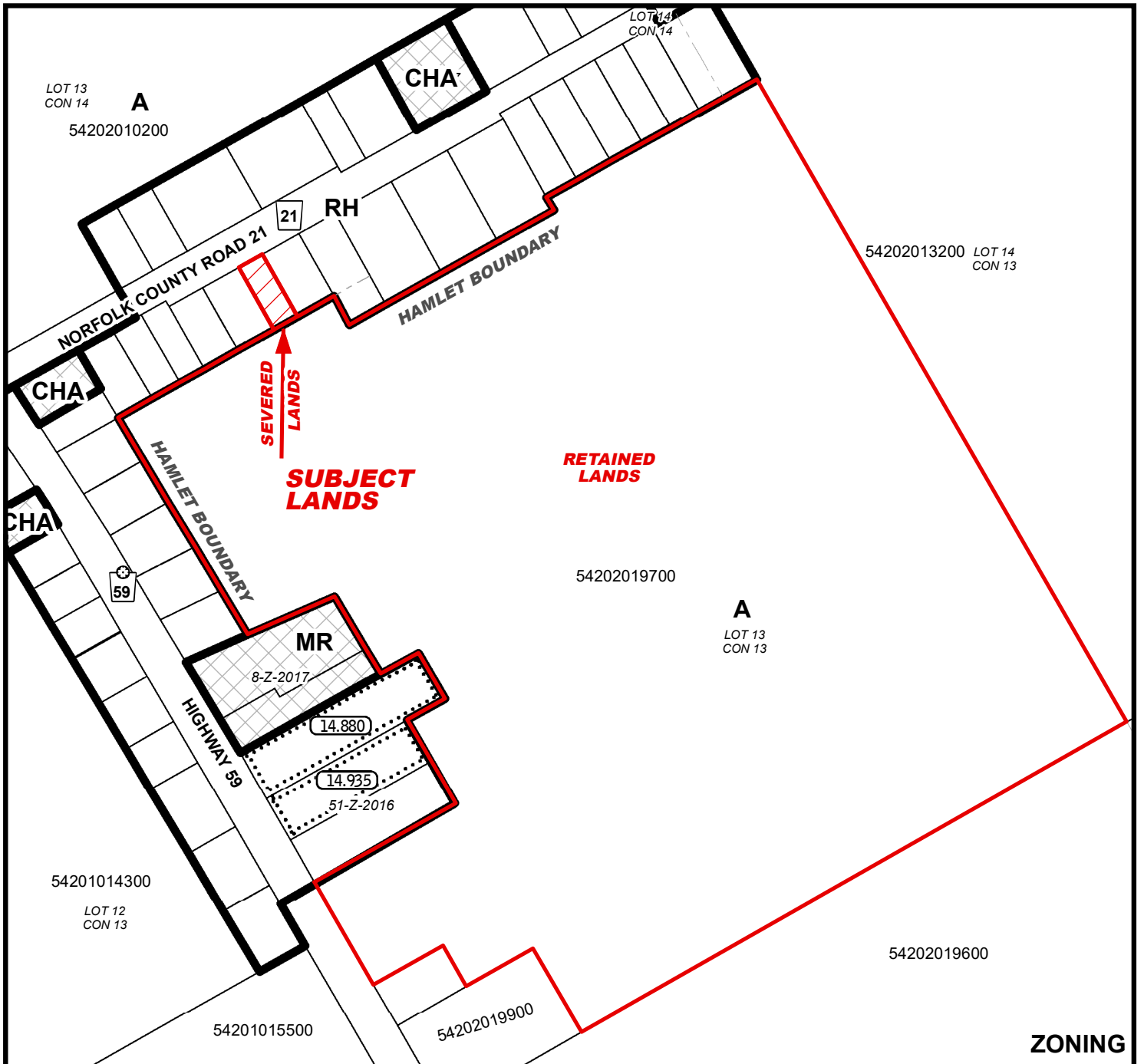
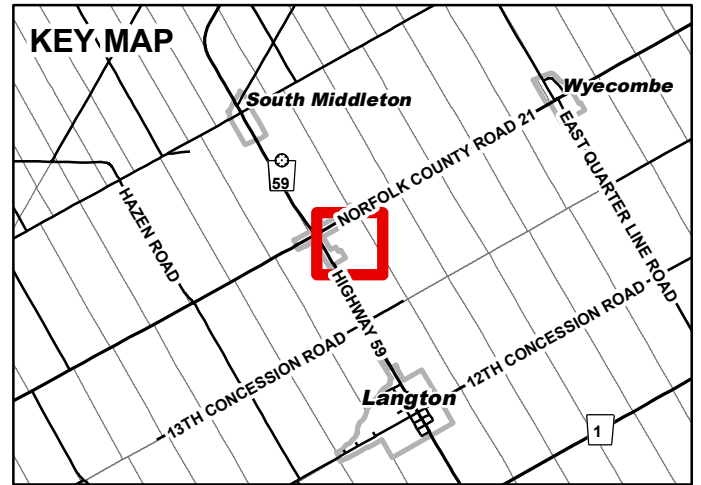
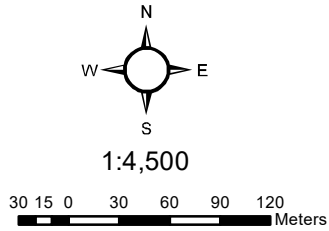
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37R-5361

MAP 1

File Number: BNPL2020039 & ANPL2020038

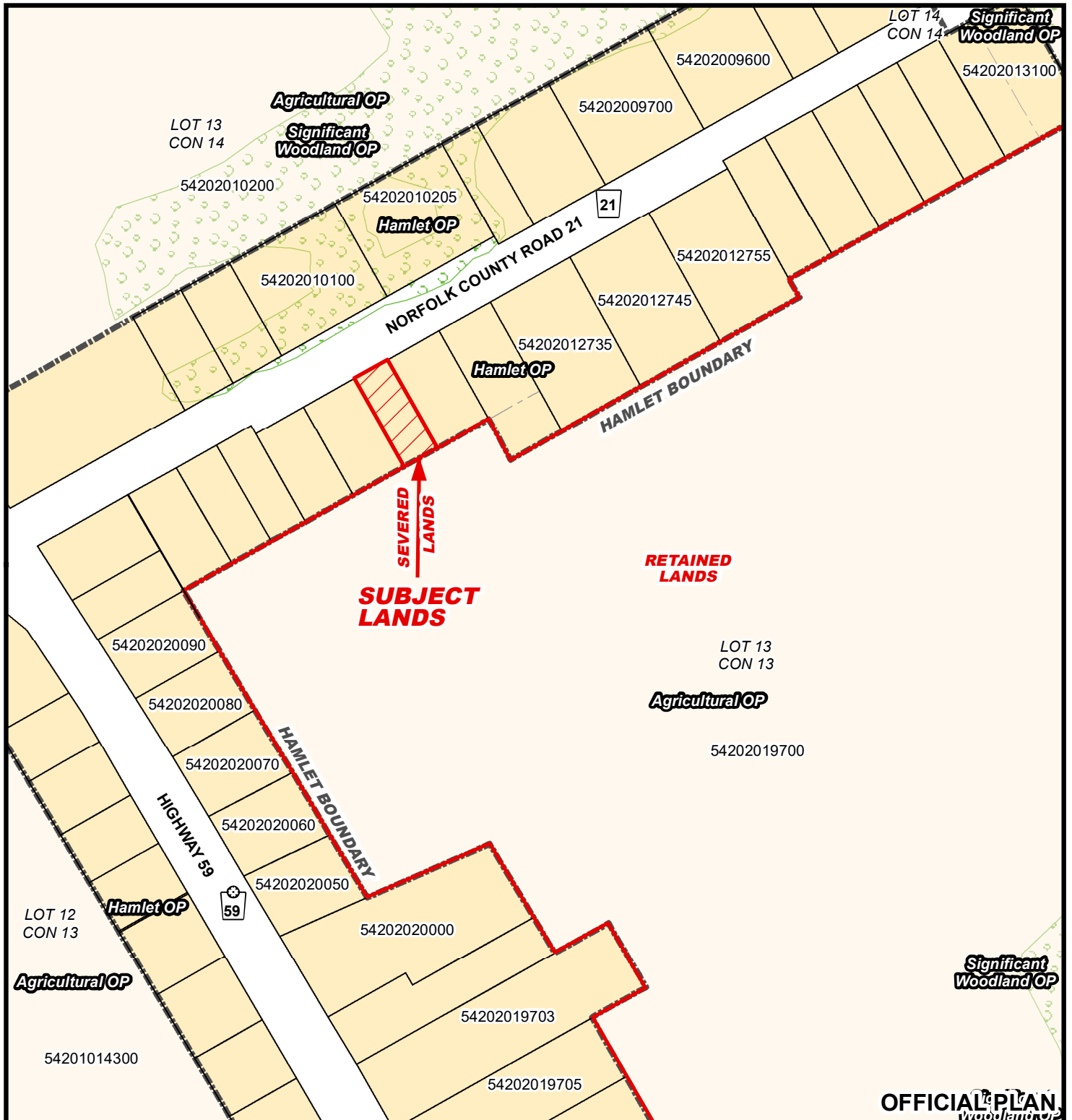
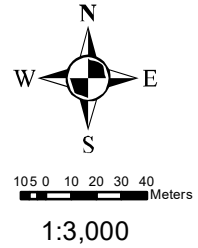
Geographic Township of
NORTH WALSLINGHAM



MAP 2

File Number: BNPL2020039 & ANPL2020038

Geographic Township of NORTH WALSINGHAM



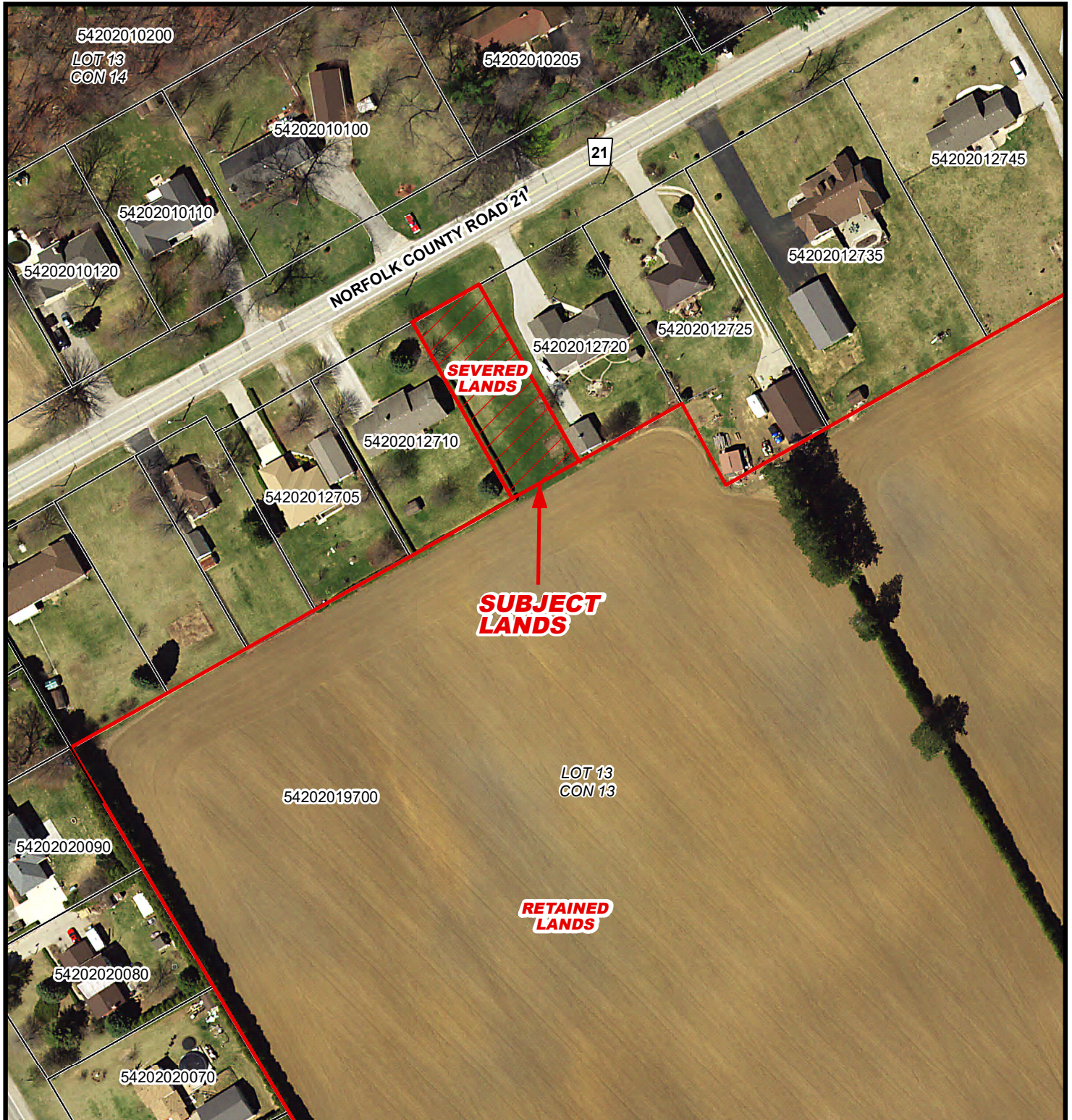
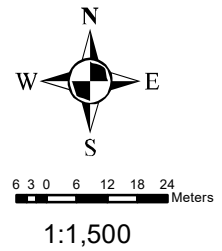
OFFICIAL PLAN

3/24/2020

MAP 3

File Number: BNPL2020039 & ANPL2020038

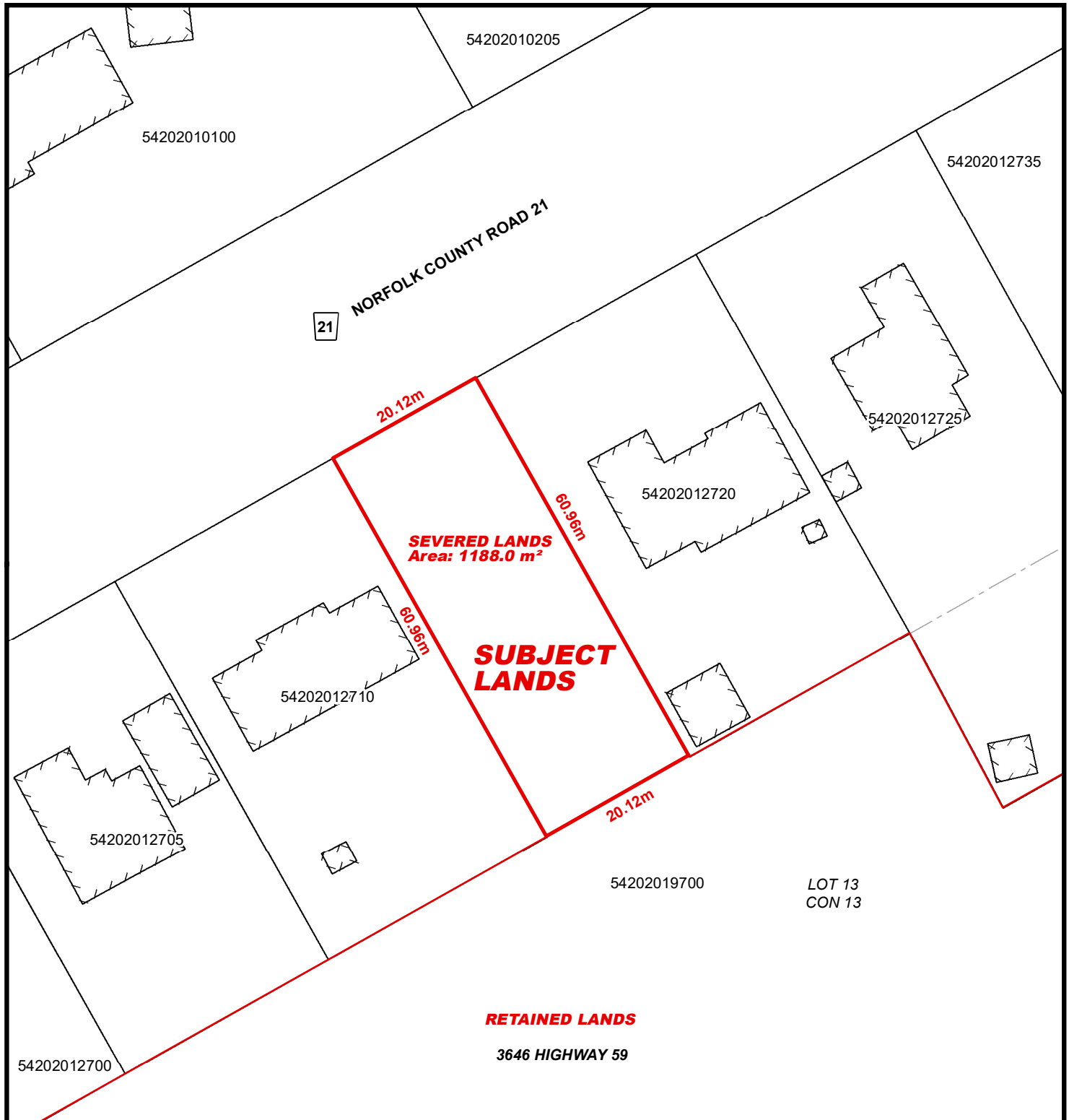
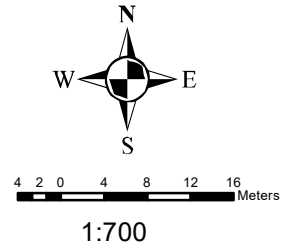
Geographic Township of NORTH WALSHINGHAM



MAP 4

File Number: BNPL2020039 & ANPL2020038

Geographic Township of NORTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2020039 & ANPL2020038

Geographic Township of NORTH WALSHINGHAM

