

3211 Hwy #3

Keresturi Severance #1

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNPL2020098

BNPL2020099

APRIL 23, 2020

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

✓ pd.

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

NORFOLK COUNTY
RECEIVED

APR 23 2020

DEVELOPMENT AND
CULTURAL SERVICES

Property Assessment Roll Number: 491 026 61000 0000 491 026 60000 0000

A. Applicant Information

Name of Owner

Joseph and Mercedes Keresturi

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

900 Mount Pleasant Road

Town and Postal Code

Scotland, ON N0E 1R0

Phone Number

Cell Number

519-774-2460

Email

merv2003@rogers.com

Name of Applicant

Same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	<u>David Roe, Civic Planning Solutions Inc.</u>
Address	<u>599 Larch Street</u>
Town and Postal Code	<u>Delhi, ON N4B 3A7</u>
Phone Number	<u>519-582-1174</u>
Cell Number	<u>519-983-8154</u>
Email	<u>civicplanningsolutions@nor-dei.com</u>

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):

WDM CON 14 LOT 10 LOT 9

Municipal Civic Address: 3213 and 3211 Highway 3 & 3255 Highway 3

Present Official Plan Designation(s): Agricultural, Hazard Lands and PSW

Present Zoning: Agricultural, Hazard Lands and 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, cash crop farming (corn and beans)

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:

3 barns, 4 houses, garage, shed and mobile home (to be removed) & 1 kilns (see sketch attached)

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:

nothing new proposed

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:

9. Existing use of abutting properties:

Agricultural and Residential

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:

Union Gas easement

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	765m	
Lot depth	1117m & 1373M	
Lot width	759m	
Lot area	174.8ac	
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:	30m
Depth:	94.85m
Width:	30m and 24.82m
Lot Area:	2442m ²
Present Use:	Agricultural
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: 705m

Depth: 1117m & 1373m

Width: 759m

Lot Area: 175.5ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 3 barns 2 houses, garage and 1 kiln

5. Description of proposed right-of-way/easement in metric units: See sketch

Frontage: 4.5m

Depth: 5m

Width: 4.5m

Area: 22.5m²

Proposed Use: Shared Driveway

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: Joseph and Mercedes Keresturi

Roll Number: 491 026 61000 0000

Total Acreage: 79ac

Workable Acreage: 39ac

Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop (corn and beans)

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900's
two dwellings

Owners Name: Mercedes Kesesturi
Roll Number: 491 026 6000 0000
Total Acreage: 95.86ac
Workable Acreage: 53.4ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop (corn and beans)
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900's
Two houses

Owners Name: Mercedes Kesesturi
Roll Number: 402 010 07500 0000
Total Acreage: 61.3ac
Workable Acreage: 41.3ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop (corn and beans)
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built recently severed

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:
knowledge of 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: no change in use 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: not in source water protect area

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 adjacent

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 adjacent

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
☒ 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:

Highway 3

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. 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
- ☐ Agricultural Impact Assessment

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

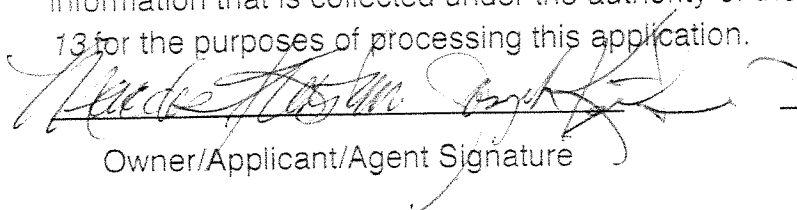
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

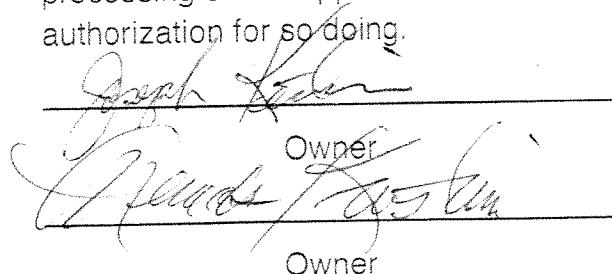
April 19/2020
Date

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 Joseph and Mercedes Keresturi am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, Civic Planning Solutions Inc. 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

April 19/2020
Date

K. Declaration

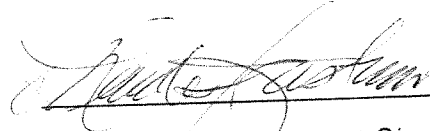
I, Joseph and Mercedes Keresturi of Brant County

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*.

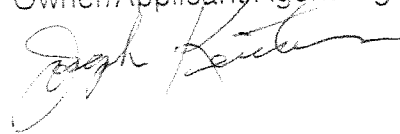
Declared before me at:

Brantford



Owner/Applicant/Agent Signature

In Presence of Detina



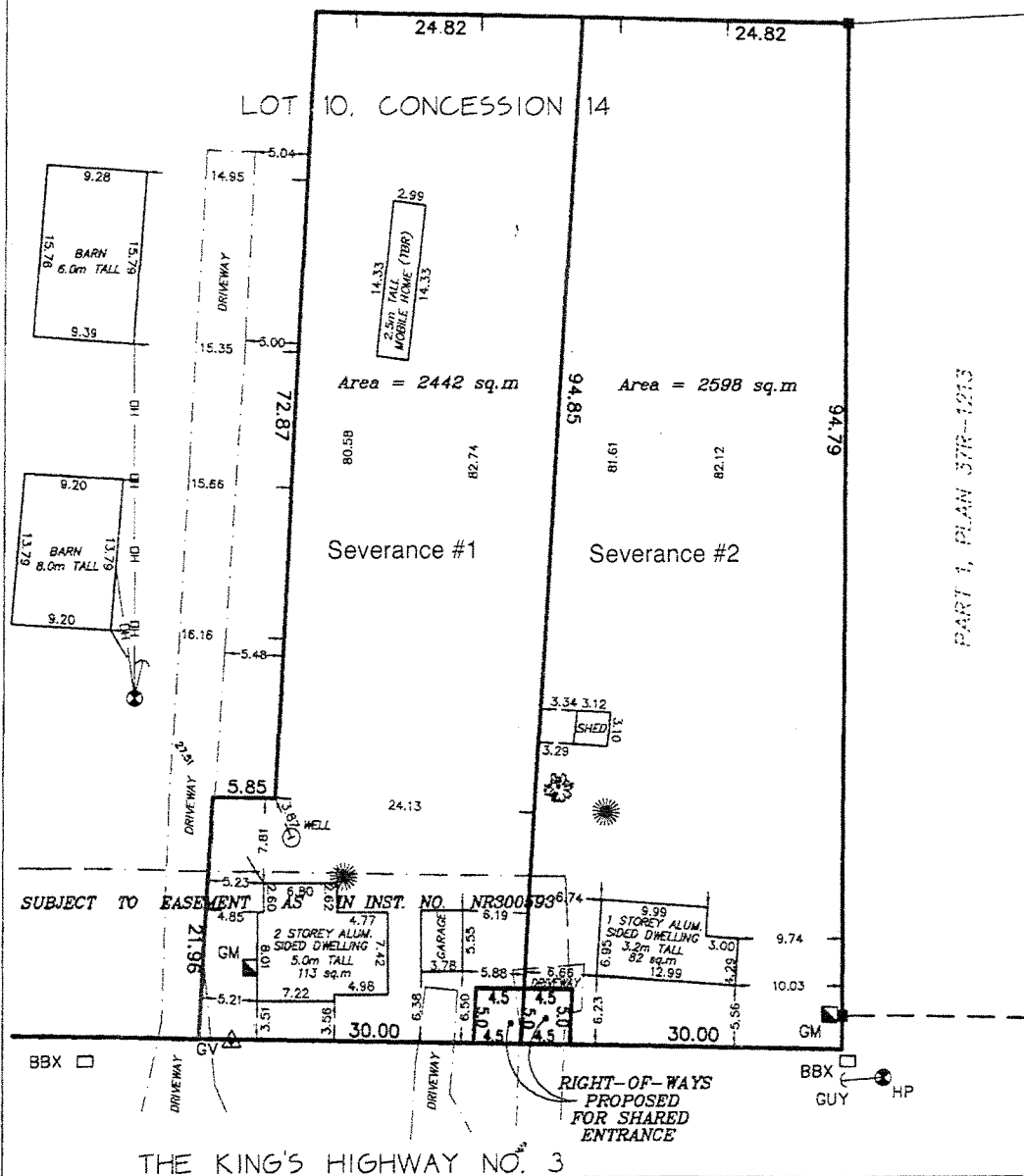
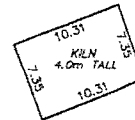
This 19 day of April

A.D., 20 20



A Commissioner, etc.

SCALE: 1 : 500
JEWITT AND DIXON LTD.
APRIL 16, 2020



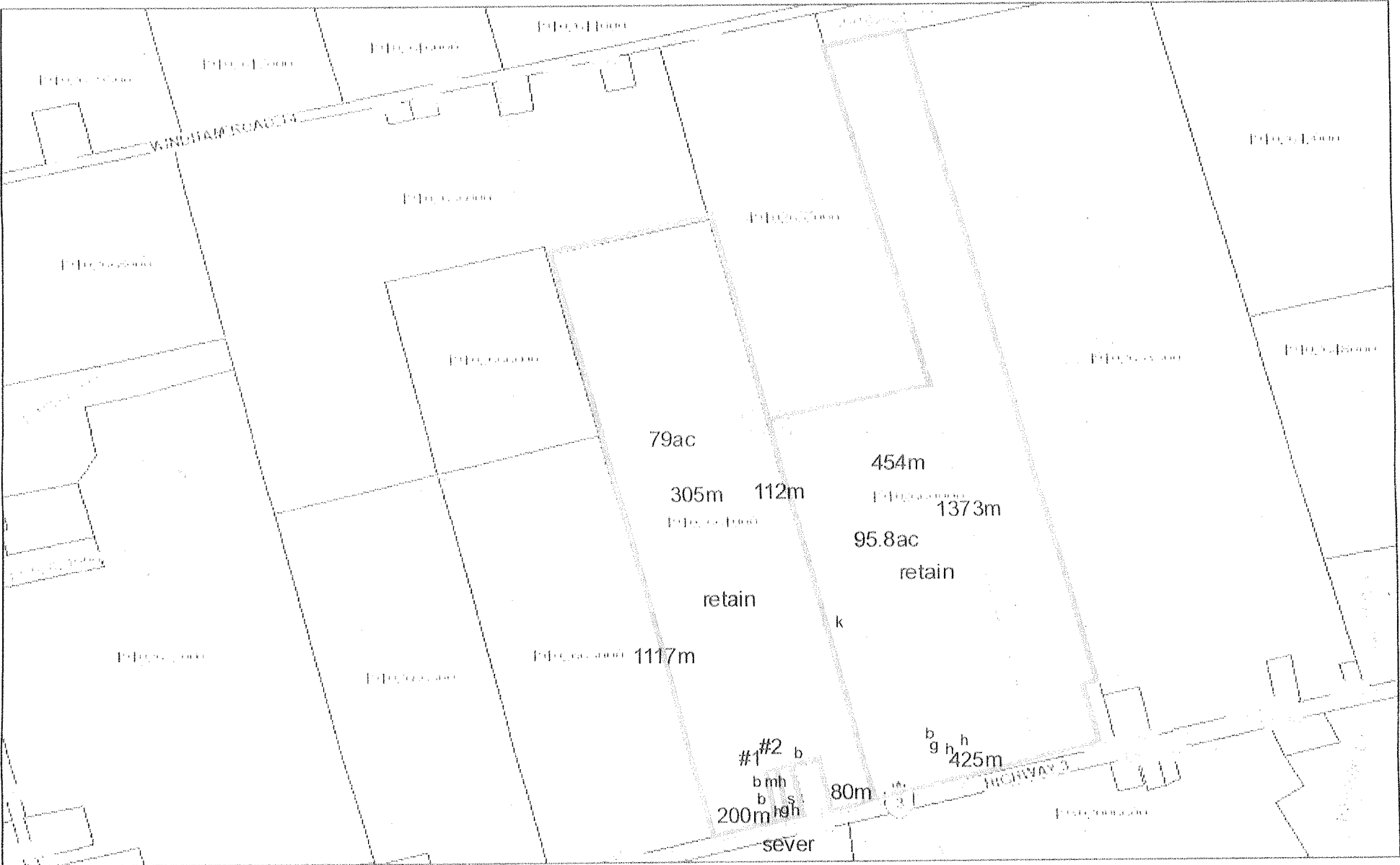
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

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

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

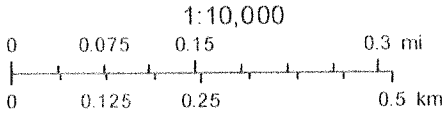
JOB # 19-2381 KERESTURI

MAP NORFOLK - Community Web Map



4/15/2020, 10:25:32 AM

- ☐ Land Parcels
- ☐ Plan Lines
- ☐ DraftPlan

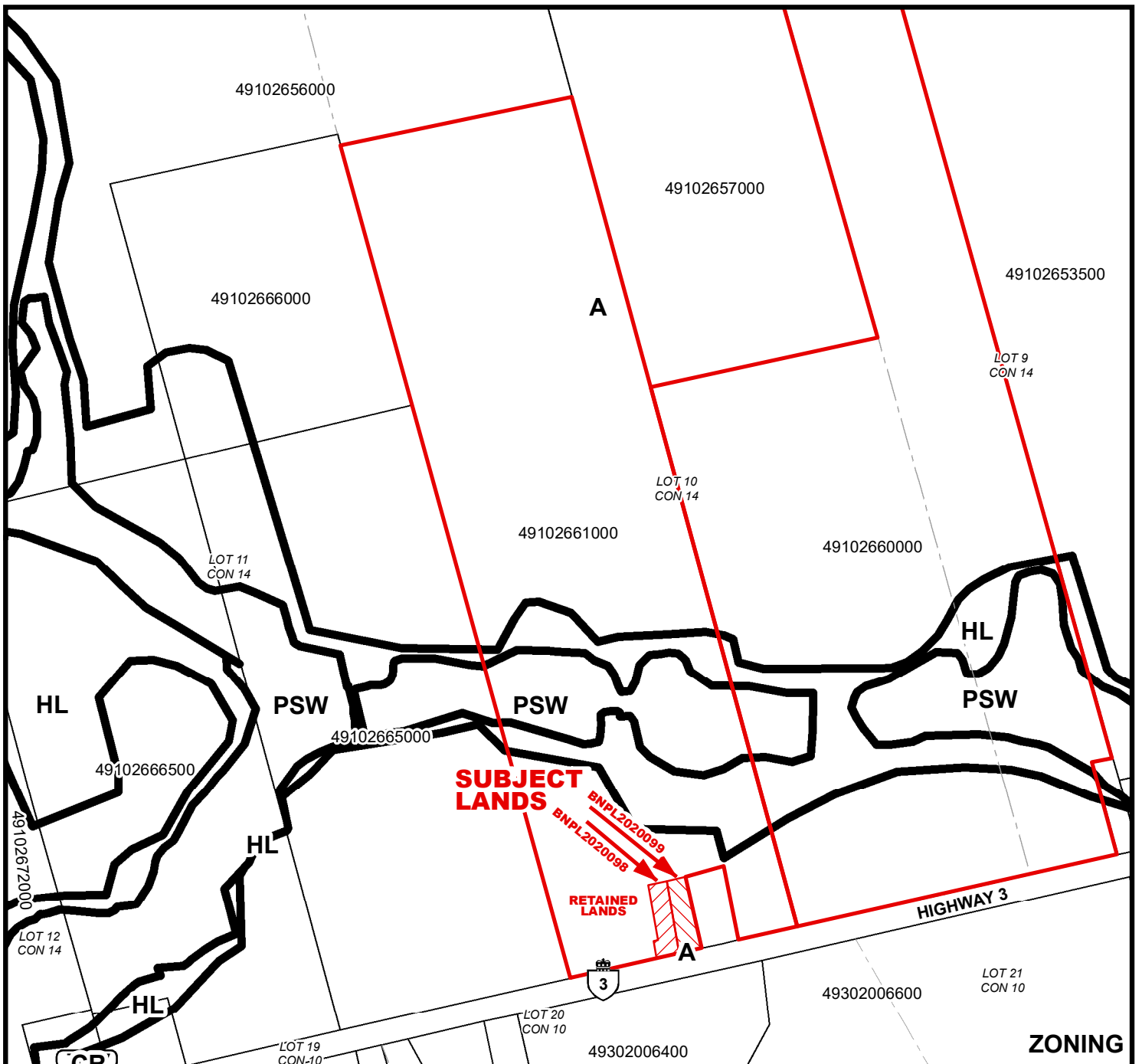
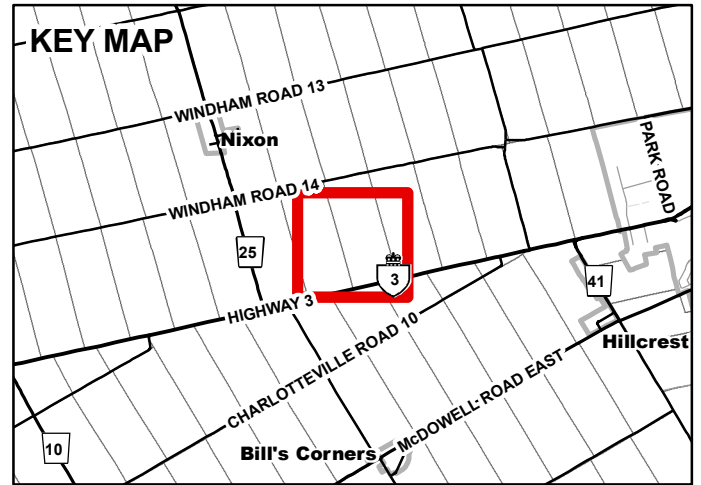
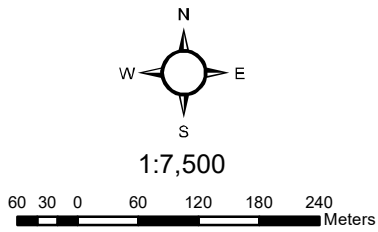


Norfolk GIS

MAP 1

File Number: BNPL2020098 & BNPL2020099

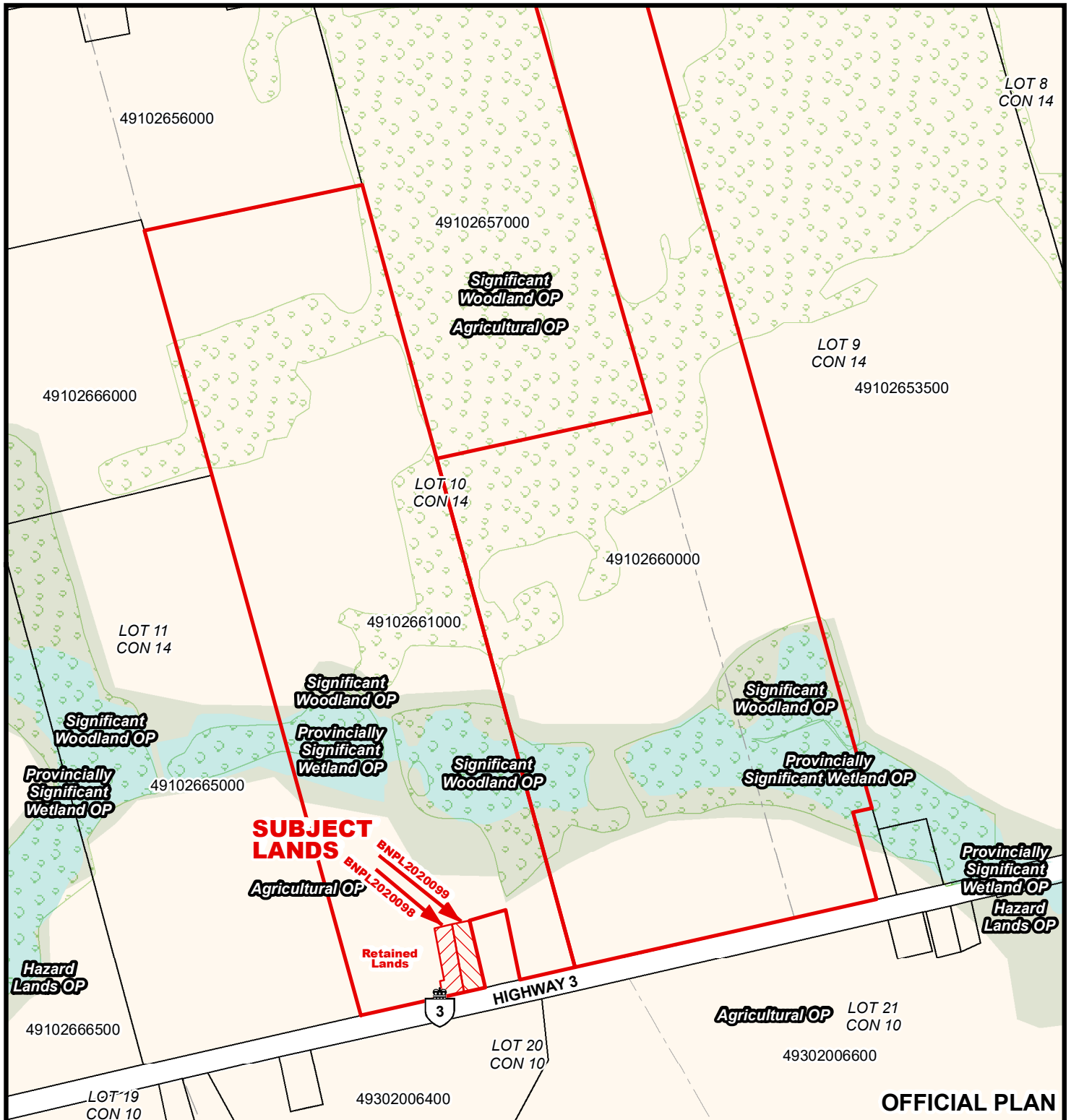
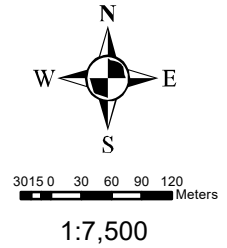
Geographic Township of
WINDHAM



MAP 2

File Number: BNPL2020098 & BNPL2020099

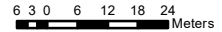
Geographic Township of WINDHAM



OFFICIAL PLAN

2020-05-22

Geographic Township of WINDHAM



MAP 4

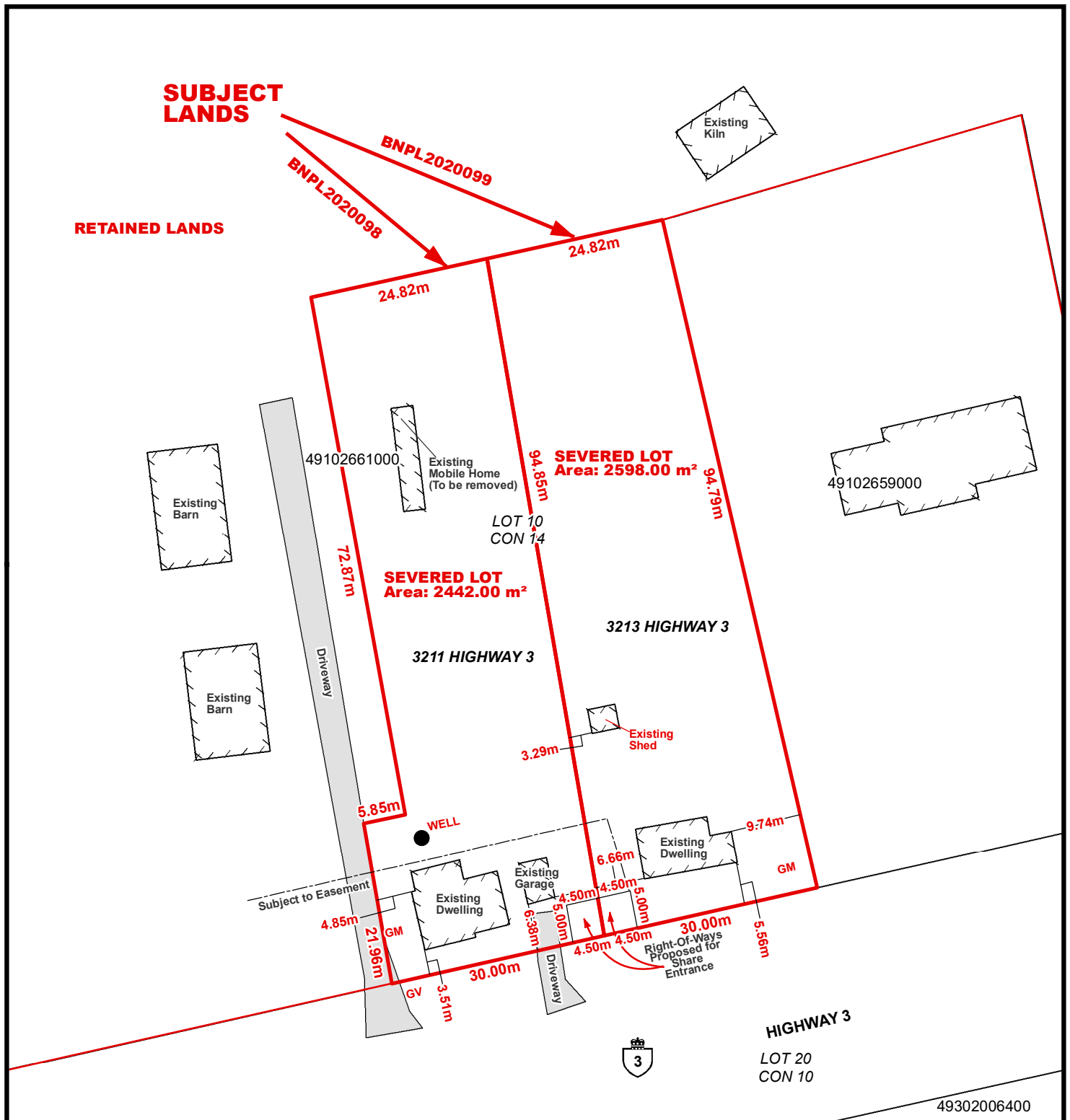
File Number: BNPL2020098 & BNPL2020099

Geographic Township of WINDHAM



31.50 3 6 9 12 Meters

1:750



LOCATION OF LANDS AFFECTED

File Number: BNPL2020098 & BNPL2020099

Geographic Township of WINDHAM



31.50 3 6 9 12 Meters

1:750

