

For Office Use Only:

File Number

BNPL2021382

Related File Number

N/A

Pre-consultation Meeting

N/A

Application Submitted

Oct. 12/2021

Complete Application

Dec. 3/2021

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

Vpd 3367.00✓✓+Lanne Yager—**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: 3310-545-010-205-00**A. Applicant Information****Name of Owner**Schonberger Family Farms Limited

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

1412 1st Concession ENR

Town and Postal Code

Langton, ON N0E 1G0

Phone Number

519-875-2988

Cell Number

519-983-6546

Email

cathieschon@gmail.com**Name of Applicant**Frank & Catherine Schonberger

Address

1412 1st Concession ENR

Town and Postal Code

Langton, ON N0E 1G0

Phone Number

519-875-2988

Cell Number

519-983-69546

Email

frankschon62@gmail.com cathieschon@gmail.com

Name of Agent	Mary Elder, Elder Plans Inc.
Address	32 Miller Cres
Town and Postal Code	Simcoe, ON N3Y 4R1
Phone Number	
Cell Number	519-429-4933
Email	ElderPlans2018@gmail.com

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

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
part of lot 14, concession 1, Houghton

Municipal Civic Address: 1250 1st Concession Road ENR

Present Official Plan Designation(s): Agricultural

Present Zoning: Agriculture

- Is there a special provision or site specific zone on the subject lands?

☐ Yes
 ☒ No
 If yes, please specify:

- Present use of the subject lands:

Single detached dwelling and small garage are on the proposed lot.

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	<u>665.4 m</u>	<u>625.37 m</u>
Lot depth	<u>about 670 m</u>	<u>about 670 m</u>
Lot width	<u>665.4 m</u>	<u>varies</u>
Lot area	<u>40.47 ha</u>	<u>40.04</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>54.38 m</u>	<u>54.38 m</u>
Rear yard	<u>about 536 m</u>	<u>22.82 m</u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u>about 608 m</u>	<u>11.99 m</u>
Exterior side yard (corner lot)	<u>26.93 m</u>	<u>26.93</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:

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

Frontage:	<u>40.02 m on County Road 45</u>
Depth:	<u>varies 88.689 m</u>
Width:	<u>varies but all wider than 40.02 m, wider at rear of lot</u>
Lot Area:	<u>0.43 ha</u>
Present Use:	<u>single detached dwelling and associated garage</u>
Proposed Use:	<u>same</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: about 625.37 m on County Road 45

Depth: a minimum of 670 m

Width: varies but at least 665 m

Lot Area: 40.04 ha

Present Use: agricultural farm

Proposed Use: agricultural

Buildings on retained land: two barns and kilns

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: existing hydro services

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

Owners Name: Schonberger Family Farms Limited

Roll Number: 3310-545-010-205-00

Total Acreage: 100 ac - 40 ha

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) cash crop

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built <1950

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.

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
- sandy soils
-

2. Existing or proposed access to subject lands

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

Name of road/street:

1st Concession Road 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.

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.

Catherine Schonberger
Owner/Applicant/Agent Signature

OCTOBER 12, 2021

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 FRANK & CATHERINE SCHONBERGER am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans 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.

Catherine Schonberger
Owner

OCTOBER 12, 2021

Date

Frank Schonberger
Owner

OCTOBER 12, 2021

Date

Being 50% shareholders as well as signing officers, we, Frank and Catherine Schonberger, have the legal authority to sign on behalf of and to bind Schonberger Family Farms Limited.

Owners Name: SCHONBERGER FAMILY FARMS LIMITED
Roll Number: 545-010-25900-0000
Total Acreage: 77.35 Acres
Workable Acreage: 56 Acres
Existing Farm Type: (for example: corn, orchard, livestock) VEGEABLES/CASH CROPS
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: SCHONBERGER CATHERINE R
Roll Number: 545-010-20400-0000
Total Acreage: 42.5 ACRES
Workable Acreage: 34.5 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) ASPARAGUS/CASH CROPS
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built < 1940

Owners Name: SCHONBERGER CATHERINE R
Roll Number: 545-010-20600-0000
Total Acreage: 50 ACRES
Workable Acreage: 40.5 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) VEGETABLES/CASH CROPS
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: SCHONBERGER FAMILY FARMS LIMITED
Roll Number: 542-030-21700-0000
Total Acreage: 47.02 ACRES
Workable Acreage: 43 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) VEGETABLES/FIELD CROPS
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: SCHONBERGER FRANK STEVEN/SCHONBERGER CATHERINE R
Roll Number: 545-010-20700-0000
Total Acreage: 50 ACRES
Workable Acreage: 47 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) VEGETABLES/FIELD CROPS
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1985

Owners Name: SCHONBERGER FRANK STEVEN
Roll Number: 545-010-20800-0000
Total Acreage: 100 ACRES
Workable Acreage: 46.5 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) VEGETABLES/CASH CROPS
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1958

Owners Name: SCHONBERGER FRANK STEVEN
Roll Number: 545-010-20900-0000
Total Acreage: 50 ACRES
Workable Acreage: 47 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) ASPARAGUS
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:
owners history with property _____

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_____	OCTOBER 12, 2021
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_____	OCTOBER 12, 2021
Owner	Date
_____	OCTOBER 12, 2021
Owner	Date

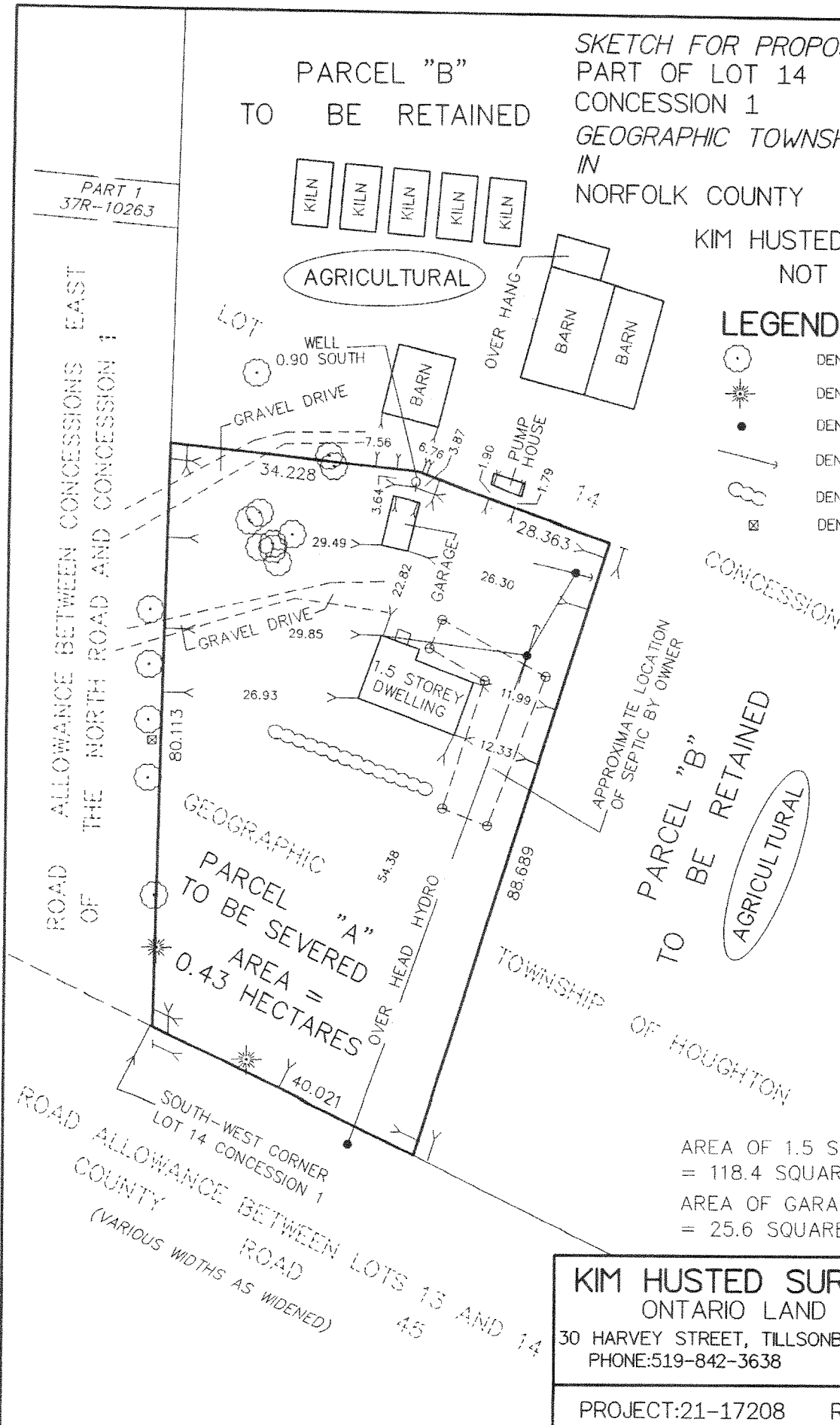
PARCEL "B"
TO BE RETAINED

SKETCH FOR PROPOSED SEVERENCE
PART OF LOT 14
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF HOUGHTON
IN
NORFOLK COUNTY

KIM HUSTED SURVEYING LTD.
NOT TO SCALE

LEGEND

-  DENOTES DECIDUOUS TREE
-  DENOTES CONIFEROUS TREE
-  DENOTES UTILITY POLE
-  DENOTES GUY WIRE
-  DENOTES HEDGE
-  DENOTES PEDESTAL



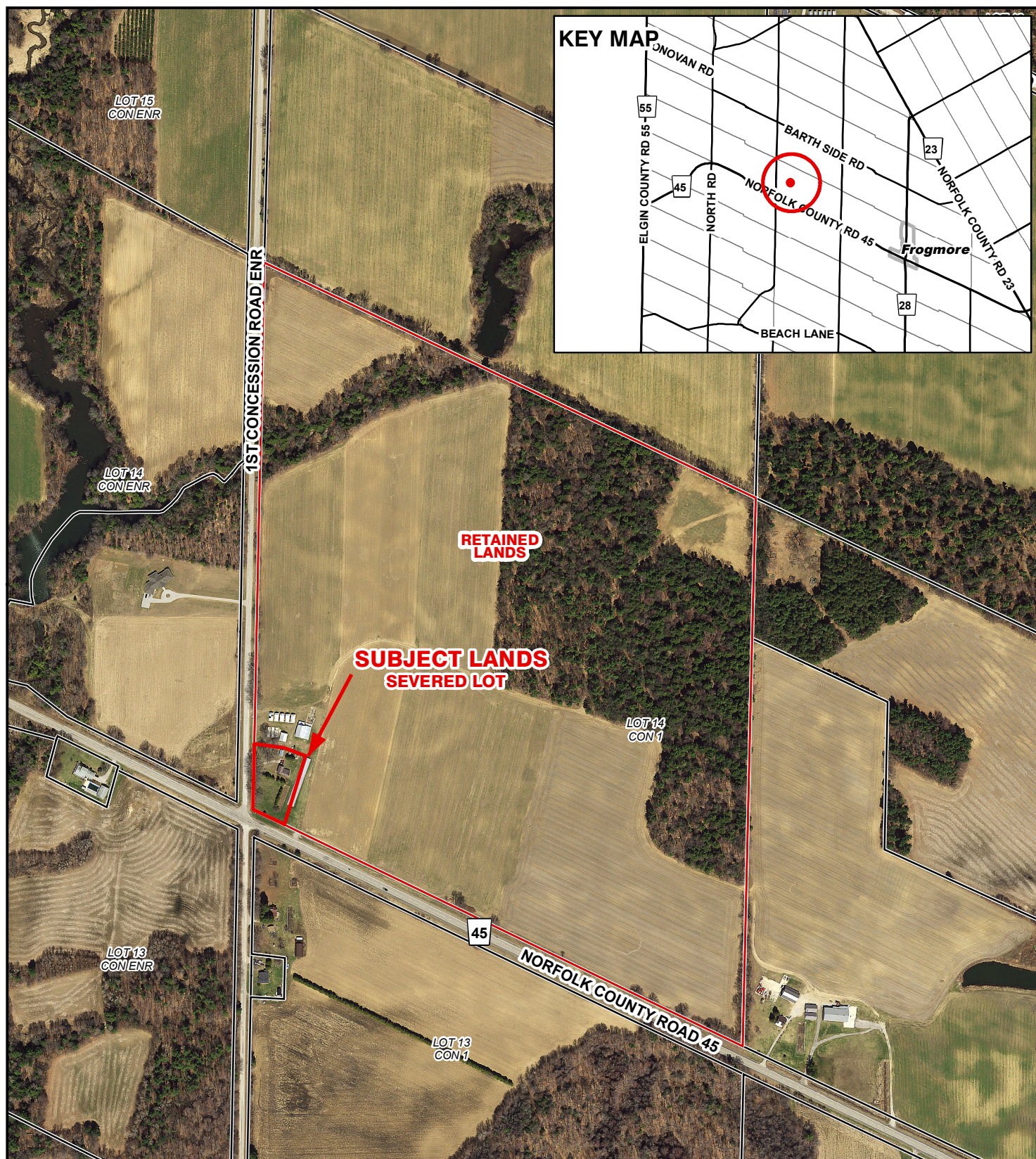
AREA OF 1.5 STOREY DWELLING
= 118.4 SQUARE METRES
AREA OF GARAGE
= 25.6 SQUARE METRES

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

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

PROJECT: 21-17208

REFERENCE: FF8

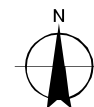


Legend

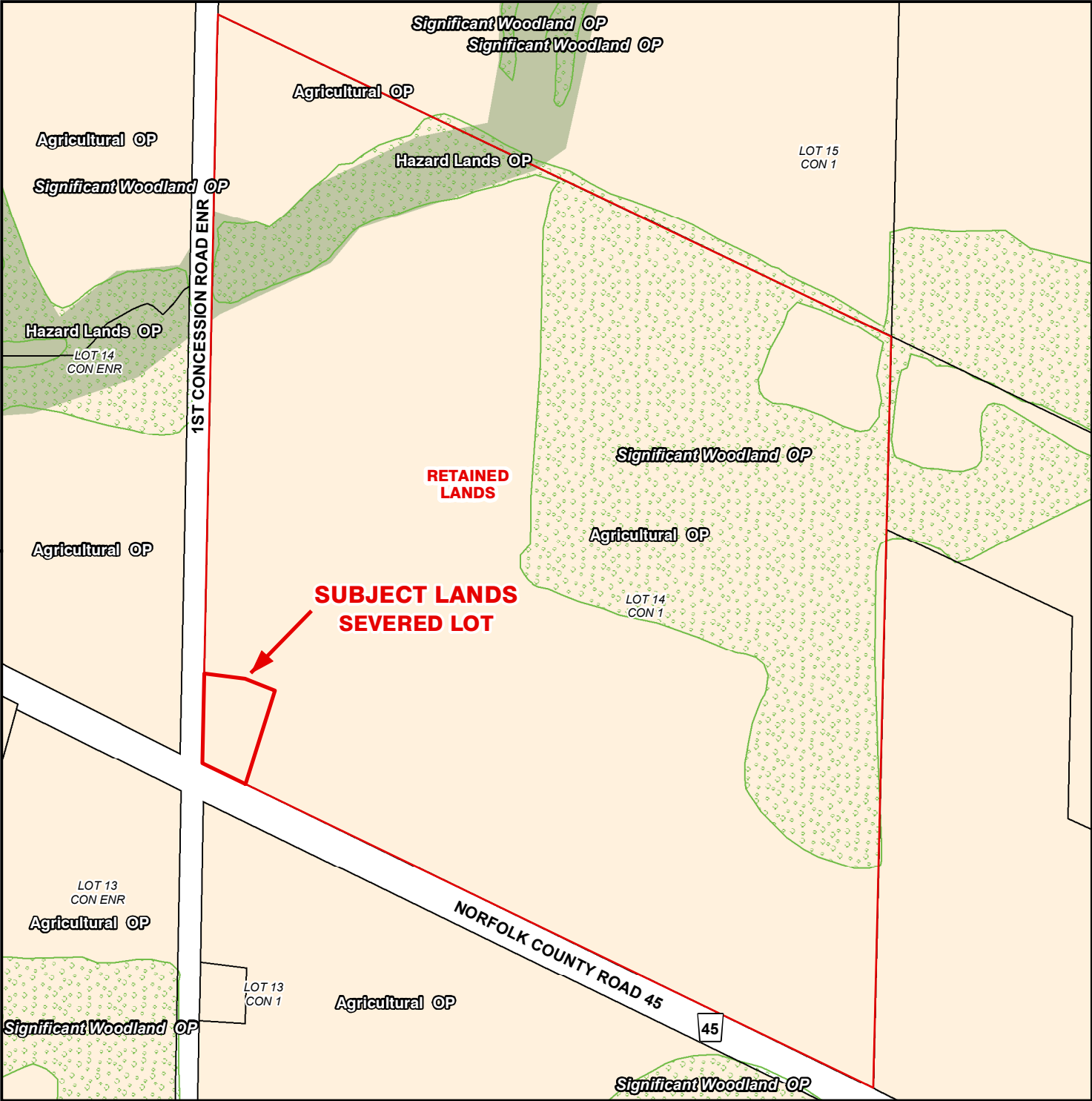
- ☐ Subject Lands
 - ☐ Lands Owned

2020 Air Photo

2022-01-07



A horizontal scale bar with markings at 50, 25, 0, 50, 100, 150, and 200 meters. The bar is black with white markings and the word "Meters" at the right end.



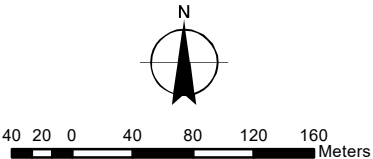
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

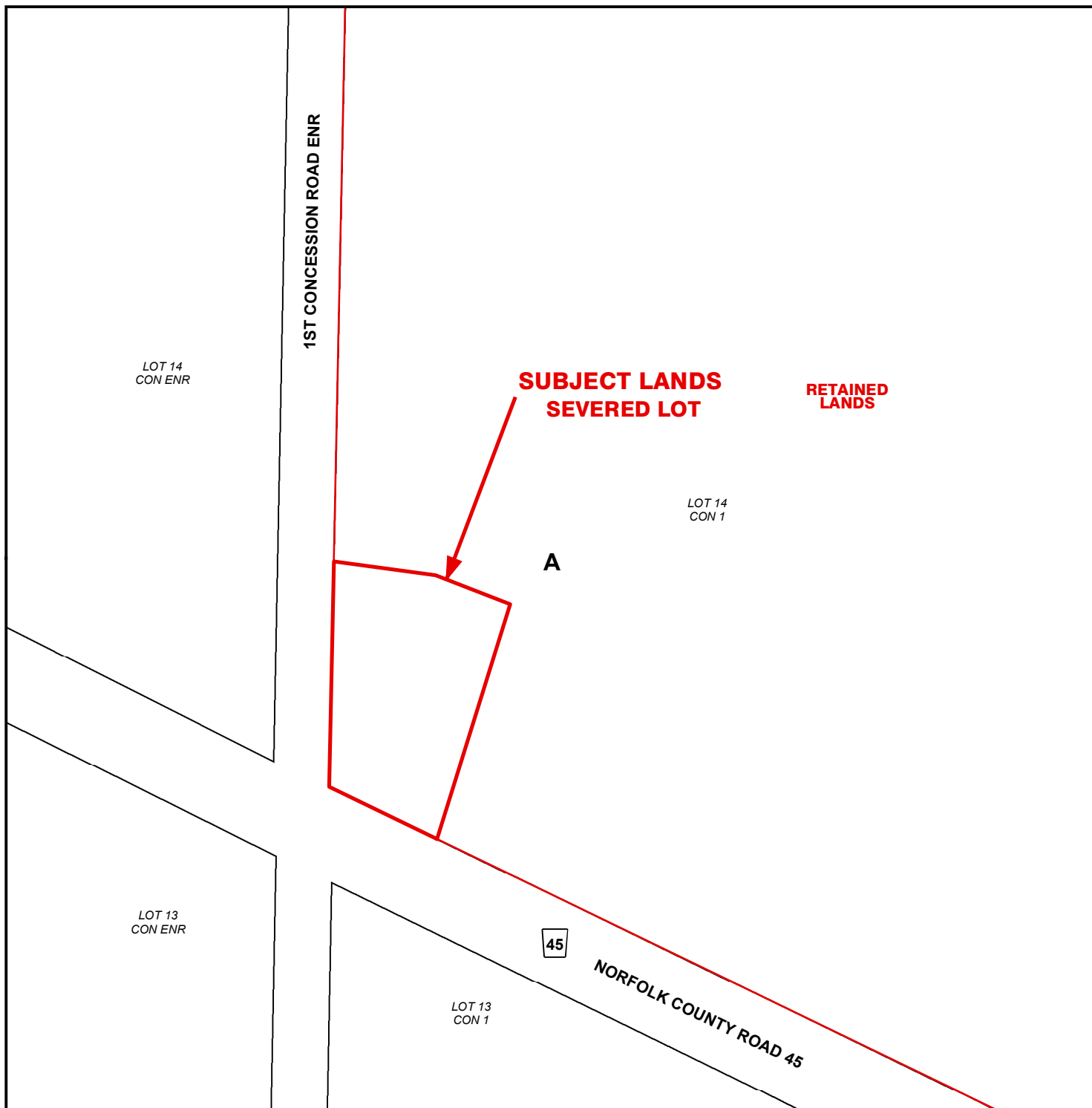
- Agricultural
- Hazard Lands
- Significant Woodland

2022-01-07



MAP C
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

BNPL2021382

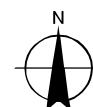


LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

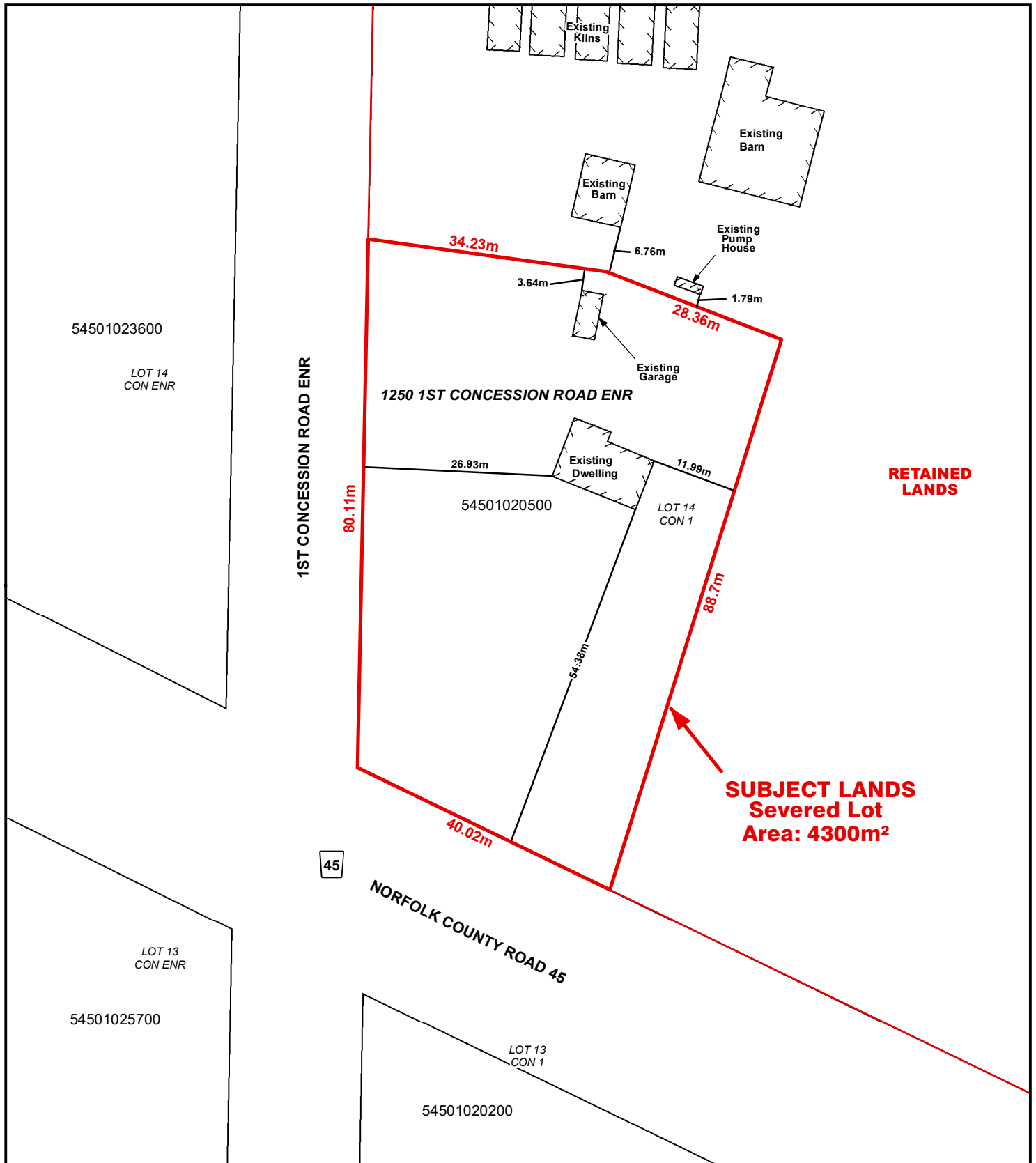
- (H) - Holding
- A - Agricultural Zone



10 5 0 10 20 30 40
 Meters

CONCEPTUAL PLAN

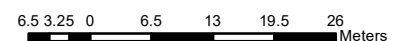
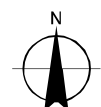
Geographic Township of HOUGHTON



Legend

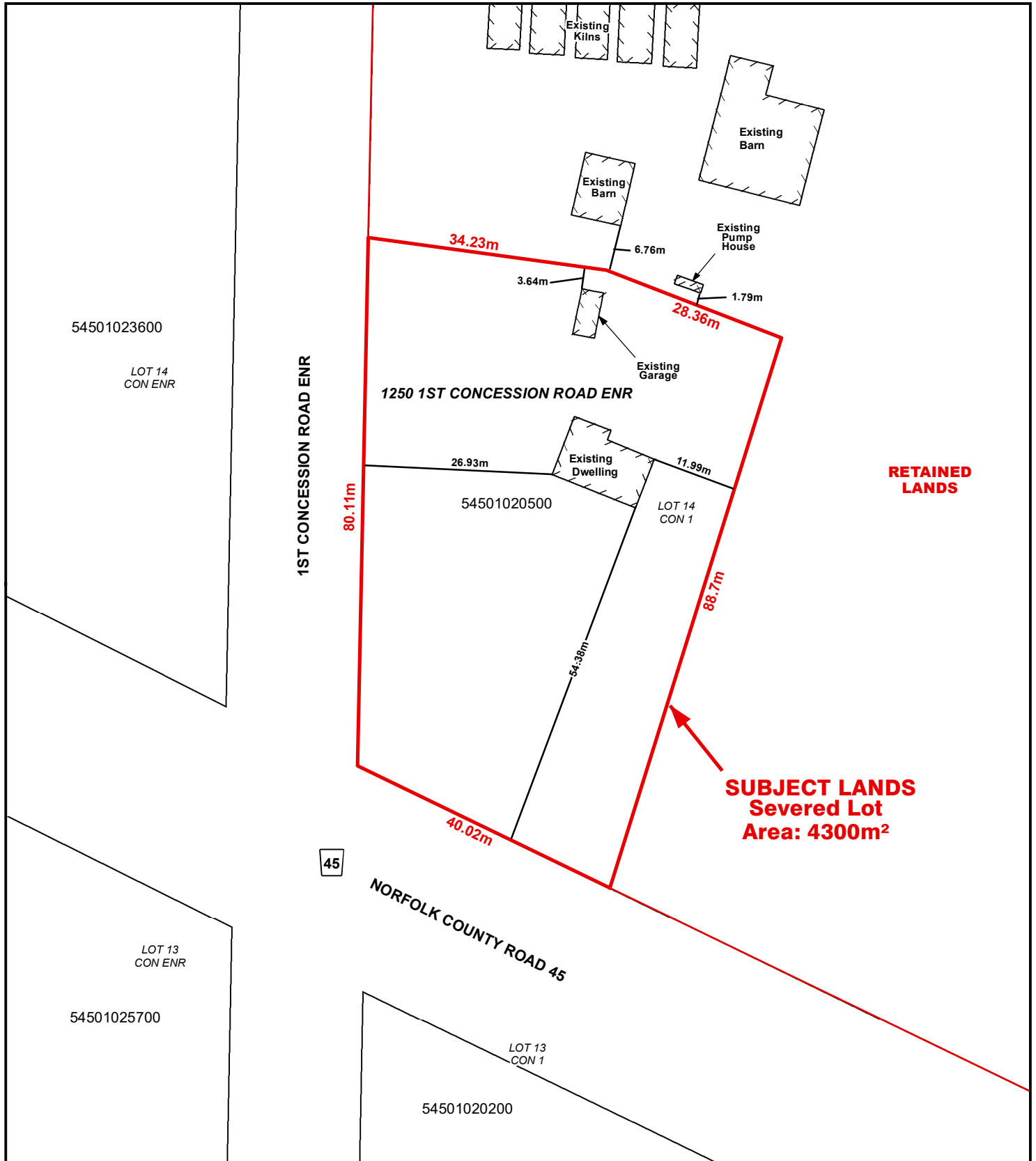
- Subject Lands
- Lands Owned

2022-01-07



CONCEPTUAL PLAN

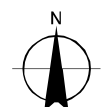
Geographic Township of HOUGHTON



Legend

- Subject Lands
- Lands Owned

2022-01-07



6.5 3.25 0 6.5 13 19.5 26 Meters