



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: January 22, 2018

File # B 02/18

TO:

- ☐ Owner/Applicant – Tylor House / Joe Reinhardt
- ☐ Clerk- Municipality of Morris-Turnberry
- ☐ Abutting Municipality with 1 km of subject property – North Huron
- ☐ Huron County Public Works
- ☐ Huron County Health Unit
- ☐ Jenn Burns, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Morris-Turnberry
Owner: Tylor House

Lot: Part Lots 64 & 65, Plan 162, Belgrave, John Street
Applicant/Agent: Joe Reinhardt

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of a new lot. There are 2 concurrent applications to sever, this file and File B 01/18. The vacant land to be severed in this second application is approximately .43 acres. The land to be retained after this second application is approximately 1.09 acres and contains a house and shed.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **February 5, 2018** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Senga Smith, Land Division Administrator at the following by e-mail address ssmith@huroncounty.ca or by regular mail to the address above and to the Attention of Senga Smith, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

**Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2**

Alternatively, you may review the application at the local municipal office.

"Planning with the community for a healthy, viable and sustainable future."





For office use only

File # B 02118

Received JAN 11, 2018

Considered complete on JAN 19, 2018

APPLICATION FOR CONSENT COUNTY OF HURON

1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: _____

2. APPLICATION INFORMATION

Name of Applicant <u>DEREINHART CONST</u> Telephone Numbers Home <u>519-335-6034</u> Work _____ Fax <u>519-335-6634</u> Cell <u>519-357-6449</u> Email <u>JRCONST@WIGHTMAN.CA</u> Address <u>Box 1506 WINGHAM</u> Postal Code <u>N0G-2W0</u>	Name of Owner <u>TYLOR HOUSE</u> ☐ Check if same as Applicant Telephone Numbers Home <u>519-291-315</u> Work _____ Fax _____ Cell _____ Email <u>TYLOR_KENT_223@HML.COM</u> Address <u>35 Queen St Belgrave</u> Postal Code <u>N0G-2W0</u>
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Solicitor name (if known) ROSS DAVIS

Address WINGHAM Tel: _____

Email: _____

Correspondence to be sent to: ☐ to all parties, or ☐ applicant, and/or ☐ owner.

3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

Municipality: <u>Morris-Turnberry</u> Concession: _____ Registered Plan: <u>P1162</u> Reference Plan: _____ Municipal Address (911 number and street/road name): <u>35 Queen's St.</u>	Ward: <u>Morris</u> Lot Number(s): <u>Pt lot 64 & 65</u> Lot(s) Block(s): _____ Part Number(s): _____ Street Number: <u>35</u> Roll # (if available) <u>406054001105000</u>
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a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? Yes ☐ No ☐

If Yes, describe the location of the right-of-way or easement or covenant and its effect:

Water main at rear of property

b) Is any of the severed or retained land in Wellhead Protection Area C? Yes ☐ No ☒ Unknown ☐

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

4. PURPOSE OF THE APPLICATION

Type of proposed transaction: (Check appropriate box)

Transfer:	☒ creation of a new lot	Other:	☐ charge
	☐ addition to a lot		☐ lease
	☐ an easement		☐ correction of title
	☐ other purpose (please specify) _____		

Briefly, describe the proposed transaction.

Sever the rear portion of lot 64+65 for single detached dwellings. (1 per new lot)

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Joe Reinhardt

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

/

If a lot addition, identify the lands to which the parcel will be added.

Municipality: _____	Ward: _____
Concession: _____	Lot Number(s): _____
Registered Plan: _____	Lot(s) Block(s): _____
Reference Plan: _____	Part Number(s): _____
Name of Street/Road: _____	Street Number: _____

5. DESCRIPTION OF SUBJECT LAND

Description land intended to be severed:

a) Frontage: ± 31.98 metres
Depth: ± 53.3 metres
Area: 1699 sq.m / .43 acres ±
Existing Use(s) Vacant
Proposed Use(s) Residential
Existing Building(s) or Structure(s) N/A

Proposed Building(s) or Structures 1 residence
single family

b) Type of access: (check appropriate space)

- ☐ provincial highway
☐ county road
☒ municipal road, maintained all year
☐ municipal road, seasonally maintained
☐ other

c) Type of water supply proposed: (check appropriate space)

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ dug ☐ drilled

Description of land intended to be retained:

a) Frontage: 63.97 m. ±
Depth: 64 m ±
Area: 4100 m² ± / 1.09 acres ±
Existing Use(s) Residential
Proposed Use(s) Residential
Existing Building(s) or Structure(s) 1 house
1 shed

Proposed Building(s) or Structures same
as above

b) Type of access: (check appropriate space)

- ☐ provincial highway
☒ county road
☐ municipal road, maintained all year
☐ municipal road, seasonally maintained
☐ other

c) Type of water supply proposed: (check appropriate space)

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ dug ☐ drilled

☐ privately owned and operated communal well ☐ lake or other water body ☐ other means (please specify) _____ d) Type of sewage disposal proposed: (check appropriate space) ☐ publicly owned & operated sanitary sewage system ☒ privately owned & operated individual septic tank ☐ privately owned & operated communal septic system ☐ privy ☐ other means (please specify) _____ _____	☐ privately owned and operated communal well ☐ lake or other water body ☐ other means (please specify) _____ d) Type of sewage disposal proposed: (check appropriate space) ☐ publicly owned & operated sanitary sewage system ☒ privately owned & operated individual septic tank ☐ privately owned & operated communal septic system ☐ privy ☐ other means (please specify) _____ _____
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6. LAND USE

- a) What is the existing Official Plan designation of the property? Urban - hamlet
- b) What is the zoning of the property? VRI (village residential)
- c) Are any of the following uses or features on the subject land or within 500 metres of the subject land?
Please respond "yes" or "no" to each use or feature.

Use or Feature	On the Subject Land (yes or no)	With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)
An agricultural operation, including livestock facility or stockyard	NO	NO
A landfill	NO	NO
A sewage treatment plant or waste stabilization plant	NO	NO
A provincially significant wetland (Class 1, 2 or 3 wetland)	NO	NO
A provincially significant wetland within 120m of the subject lands	N/A	NO
Flood plain	NO	NO
A rehabilitated mine site	NO	NO
A non-operating mine site within 1 km of the subject land	NO	NO
An active mine site	NO	NO
An industrial or commercial use (specify the use(s))	NO	NO
A former industrial or commercial use	NO	NO
An active railway line	NO	NO
A municipal airport	NO	NO
An underground storage tank or buried waste	NO	NO
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.	NO	NO

7. HISTORY OF PROPERTY

- a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act? Yes ☐ No ☒ Unknown ☐

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: _____

Decision: _____

- b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality? Yes ☐ No ☒

- d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes ☐ No ☒ Unknown ☐ If

Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

8. PROVINCIAL POLICY

Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act?

Yes ☒ No ☐ Unknown ☐

9. HEALTH UNIT REVIEW

Please answer Section A OR Section B, depending on the type of servicing available.

Section A – Where **SANITARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir? (slaughter house)	Yes []	No [☒]
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Section B – Where **SEPTIC SYSTEMS** are available.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	Yes ☒	No []
The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?	Yes []	No [☒]
If you answered Yes; is the on-site sewage system older than 5 years of age?	Yes []	No []
If you answered Yes; has the on-site sewage system been inspected by a licenced contractor within the past 3 years?	Yes []	No []
If you answered Yes; you are required to provide a certificate of inspection with your application.		
If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.		
Is the property <u>less than</u> .4 hectares (1 acre) in area?	Yes []	No [☒]
Does the property have less than .2 hectares (1/2 acre) of "useable land"* for a septic tank and tile bed? See definition of "useable land" below.	Yes []	No [☒]
I am uncertain of the location of the existing septic tank and tile bed on the property.	Yes []	No [☒]
There will be <u>more than</u> one dwelling unit on each lot.	Yes []	No [☒]
An industrial or commercial use is proposed which will require a septic system.	Yes []	No [☒]
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	Yes []	No [☒]
The application is for a new Plan of Subdivision.	Yes []	No [☒]

Verify _____

- * "Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section 8 is "Yes" the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee:

\$ 282.00 2018

Severance resulting in 2 lots or fewer:

\$262.65

Severance resulting in 3 lots or more:

\$499.00 2017

Total Paid

\$ 282.00

10. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.

Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

- ☐ boundaries and dimensions of the land that is to be severed and the part that is to be retained;
- ☐ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
- ☐ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
- ☐ location of all land previously severed from the parcel;
- ☐ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application
- ☐ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
- ☐ location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retained lands, and the distance of each to the proposed new lot line;
- ☐ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
- ☐ existing uses on adjacent land such as residential, agricultural and commercial uses;
- ☐ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
- ☐ location and nature of any easements affecting the property.
- ☐ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

11. APPLICANT'S/OWNER'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, JOE REINHARDT of the ~~DEGRADÉ~~ MORRIS TURNBERRY
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron County solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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." I hereby acknowledge and accept the requirements and costs referred to the in Notes listed

NOTES:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:

Region/County/District Huron County

In the Municipality of Morris-Turnberry

This 2nd day of January, 2018
(Day) (Month) (Year)

[Signature]
Signature

JOE REINHARDT
Please Print name of Applicant

[Signature]
Commissioner of Oaths

Municipality of Morris-Turnberry
PO Box 310, 41342 Morris Road,
BRUSSELS, ON N0G 1H0

13. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Joe Reinhardt the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Signature Joe Reinhardt

Date JAN 2/18

Print Name: JOE REINHARDT

Title: _____

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

14. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent
to Make the Application**

I, Tyler House, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

Joe Reinhardt to make this application on my behalf.

Signature [Signature]

Date JAN 9/18

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

**Authorization of Owner for Agent
to Provide Personal Information**

I, Tyler House, am the owner of the land that is the subject of this application for a consent and, for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize

Joe Reinhardt as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

Signature [Signature]

Date JAN 9/18

Print Name: Tyler House

Title: _____

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

Amendments
1 Amended by By-law 47-2015

Municipality of Morris-Turnberry Schedule A

Key Map - Belgrave

REVISION DATE February 03, 2016

*Reinhardt St.
Subject
Property*

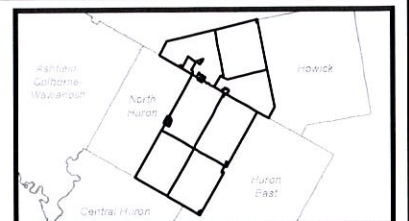
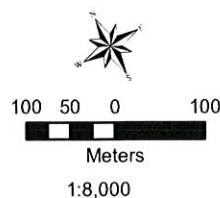
TOWNSHIP OF NORTH HURON
(Belgrave)

Lot 1
Con 4

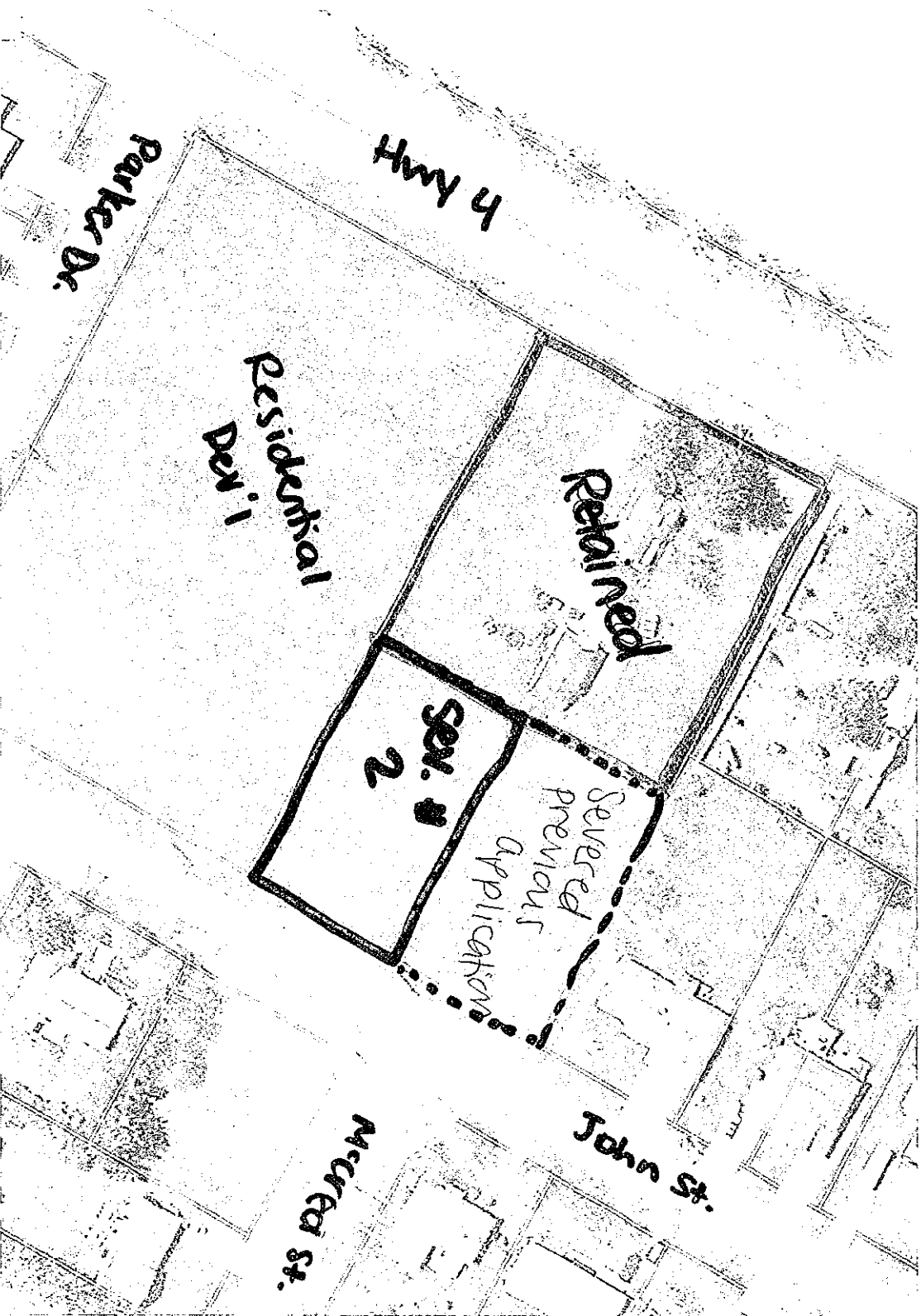
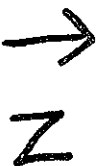
See Morris (Northwest)

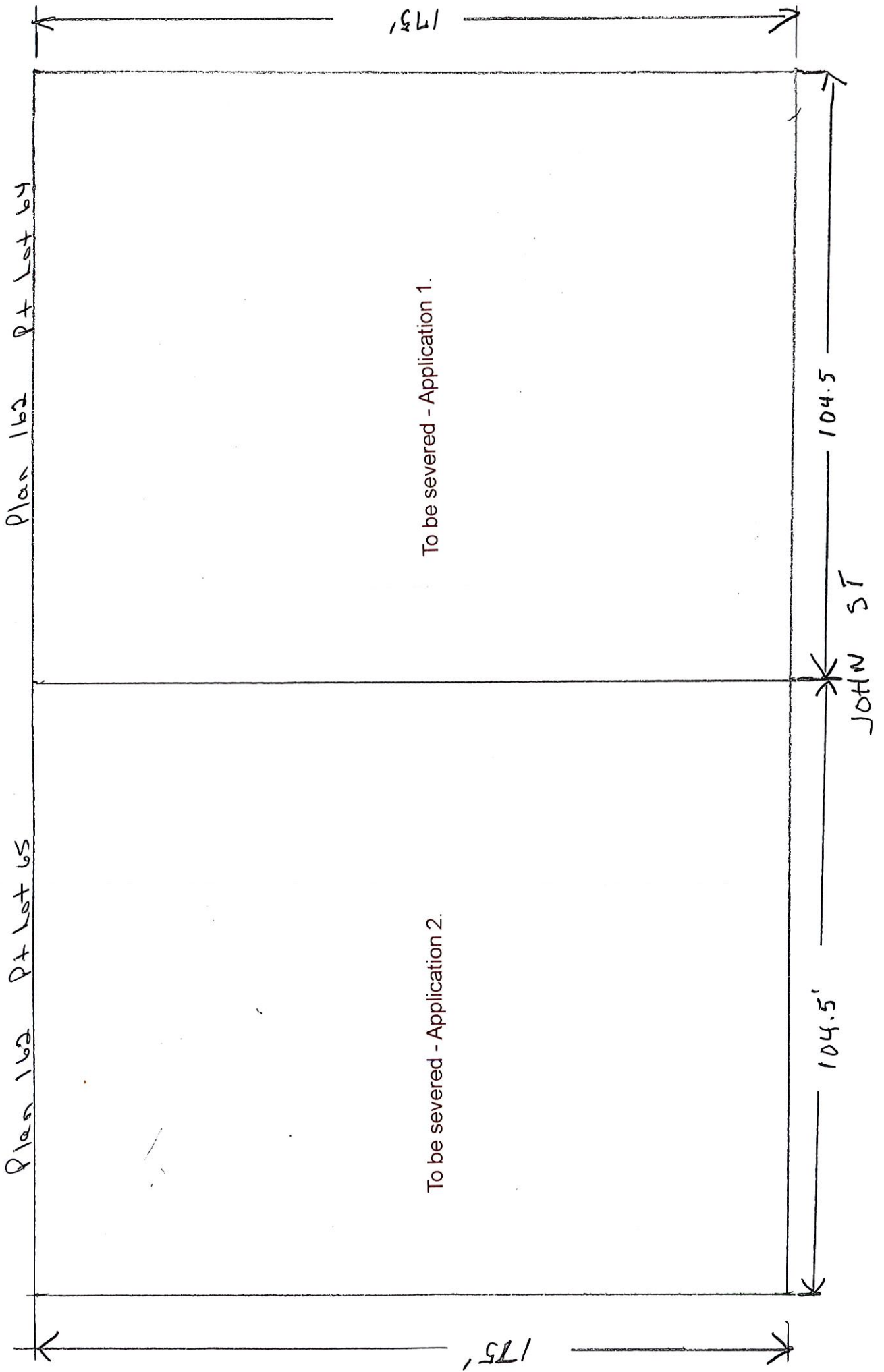
Lot 1
Con 5

- | | | |
|---|-------------------|-------------------------|
| Zone - AG1 unless otherwise labeled | Property Boundary | Open Landfill |
| Zone - NE1 (Full Protection) | Lot Boundary | Closed Landfill |
| Zone - NE2 (Limited Protection) | Water Body | Landfill Buffer 500m |
| Conservation Authority Notification Areas | River/Stream | Floodfringe |
| Former Railway Land | Road | Unopened Road Allowance |



Sketch for application #2





Concept Drawing Showing Future
Residences

