

Affidavit

Cloudpermit application number
CA-3540028-P-2024-22

Pre-consultation information

Pre-submission consultation with the County Planner assigned to the Municipality is to determine what supporting information is required, verify fees payable, and review the process.

Applicant

Last name Talbot	First name Kevin	Corporation or partnership
Street address 62 A Elgin Ave E	Unit number	Lot / Con.
Municipality Goderich	Postal code N7A1K2	Province On
Other phone	Mobile phone +1 5195240301	
Fax	Email kevin@talbotrealty.com	

Property owner

Last name Vance	First name James	Corporation or partnership
Street address 34036 Salford road	Unit number	Lot / Con.
Municipality Goderich	Postal code N7A 3Y1	Province Ontario
Other phone	Mobile phone +1 2262220157	
Fax	Email jim.c.vance@gmail.com	

Subject Land Information

Address	Legal description	Roll number
129 HINCKS ST (Primary)	PLAN 455 LOT 21 PT LOT 20 PT; LOT 22	4028010090021000000

Notes:

- a) This must be completed by the person filing the application for the proposed development site.
- b) If the owner is filing the application, then all registered owners must sign the application.
- c) Where the owner is a firm or corporation, the person signing this declaration on behalf of the corporation shall provide documentation to demonstrate that he/she has authority to bind the corporation.

Authorization by Owner for Applicant to make the application and provide personal information

If the Applicant is someone other than the owner, please download this form and have it signed by the property owner and attached to the workspace:

<https://www.huroncounty.ca/wp-content/uploads/2024/03/Owners-Authorization-form.pdf>

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
2. As the applicant, I/we hereby acknowledge and accept all requirements and costs associated with this application.
3. 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 will only address the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.
4. 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.
5. In addition to the application fee, where the County/Municipality requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the County/Municipality, at the County/Municipality's actual cost. Depending on the amount of such fees which the County/Municipality expects to incur on any given application, the County/Municipality may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.
6. In the event of third-party appeals to applications approved by the County, 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.
7. I/we acknowledge that it is my sole responsibility as the applicant to comply with the provisions of all applicable federal, Provincial, County, and Municipal laws/by-laws related to this application. I/we further acknowledge that any Planning Act approval given by the County does not absolve me from meeting these requirements.
8. In accordance with the provisions of the Planning Act, it is the policy of the County Planning & Development Department to provide the public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I/we hereby acknowledge the said 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/ourselves, my/our agents, consultants and solicitors, will be part of the public record and will also be available to the general public.
9. I/we hereby authorize the County of Huron staff, municipal staff and council members of both the County and the municipality to have access to the subject site for purposes of evaluation of the application.
10. I/we acknowledge that 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 of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissioner for taking affidavits

Municipality

Town of Goderich

Day, month, year

09, Sept, 2024

Place an imprint of your stamp below


Tara Darnbrough
Finance and Taxation Manager
Town of Goderich
Commissioner of Oaths

Affidavit and signatures

Applicant

I/We, Kevin Talbot, solemnly declare that:

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
2. As the applicant, I/we hereby acknowledge and accept all requirements and costs associated with this application.
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 Digitally signed on 2024-09-09, 9:12:22 a.m. EDT by Kevin Talbot.

1. Location of the Subject Property

a) Are there any easements or restrictive Covenants affecting the subject lands?

Yes No

b) Is any of the land in Wellhead Protection Area A, B, or C?

Yes No

c) Is the subject property systematically tiled?

Yes No

2. Purpose of the Application

Type of proposed transaction

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Surplus (lot creation) | <input type="checkbox"/> Re-creation of original lots |
| <input type="checkbox"/> Lease | <input type="checkbox"/> Addition to lot | <input type="checkbox"/> Charge |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Correction of title | <input type="checkbox"/> Validation of title |
| <input type="checkbox"/> Other purpose | | |

Briefly describe the proposed transaction:

Severing a new lot off from South side of existing property

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

Currently for sale subject to severance approval

Will you be requesting a certificate for the retained land?

Yes No Unknown

Are you able to provide the retained land legal description at this time?

Yes No

3. Description of land intended to be retained and severed

Unit of Measurement For Area
Square Meters

	Frontage	Depth	Area	Existing Use(s)	Proposed Use(s)
Parcel intended to be severed	11.278	40.654	528.6	Vacant	residential
Parcel intended to be retained	27.483	35.16	555.4	residential home	residential home

List number, use and type of buildings and structures

	Existing	Proposed
On parcel to be severed	vacant land	house
On parcel to be retained	house and garage NOTE garage being removed from property	house

Servicing - Indicate the existing/proposed sewage disposal type

	Severed	Retained
Municipal sewage system	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Privately owned/operated INDIVIDUAL septic tank	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated COMMUNAL septic system	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privy	<input type="checkbox"/> Select	<input type="checkbox"/> Select
	<input type="checkbox"/> Select	<input type="checkbox"/> Select

Servicing - Indicate the existing/proposed water supply type

	Severed	Retained
Publicly owned/ operated piped water system	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Privately owned/operated individual dug well	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated individual drilled well	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated communal well	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Lake or other water body	<input type="checkbox"/> Select	<input type="checkbox"/> Select
	<input type="checkbox"/> Select	<input type="checkbox"/> Select

Servicing - Indicate the existing/proposed access type

	Severed	Retained
Provincial highway	<input type="checkbox"/> Select	<input type="checkbox"/> Select
County road	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Municipal road (maintained year-round)	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Municipal road (seasonally maintained)	<input type="checkbox"/> Select	<input type="checkbox"/> Select
	<input type="checkbox"/> Select	<input type="checkbox"/> Select

4. Land Use

What is the Official Plan designation of the property?

Residential

What is the zoning of the property?

Residential

Are any of the following uses or features on the subject land or on adjacent land, within 500 metres of the subject land?

Please respond Yes or No to each use or feature

	On subject land	If on adjacent land provide distance up to 500 metres
An agricultural operation, including livestock facility or stockyard	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An industrial or commercial use	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A landfill	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A sewage treatment plant or waste stabilization plant	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A provincially significant wetland (Class 1, 2 or 3 wetland)	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood plain	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A rehabilitated mine site	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A non-operating mine site within 1 km of the subject land	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An active mine site	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An industrial or commercial use (specify the use[s])	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A former industrial or commercial use	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An active railway line	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A municipal airport	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An underground storage tank or buried waste	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with	Select	

	On subject land	If on adjacent land provide distance up to 500 metres
application.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5. History of the 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

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

c) Is the subject land reserved for either manure applications under the Nutrient Management Plan or manure agreement submitted to the municipality?

Yes No

6. Provincial Policy

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

Yes No Unknown

7. Natural Heritage

a) Does this application need to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? (based on direction from Planner.)

Yes No

8. Septic System 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 meters (600 feet) of an abattoir? (slaughter house)

Yes No

Section B – Where Septic Systems are available:

a) 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

b) The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?

Yes No

c) If you answered Yes to (b), is the on-site sewage system older than 5 years of age?

Yes No

d) If you answered Yes to (b), has the on-site sewage system been inspected by a licensed 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.

e) Is the property less than 0.4 hectares (1 acre) in area?

Yes No

f) Does the property have less than 0.2 hectares (1/2 acre) of "useable land"* for septic tank and tile bed? See definition of "usable land" below

Yes No

*"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 other artificial drainage. (Other restriction may apply according to legislation).

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 a pencil when completing the sketch. It does not copy well.

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> boundaries and dimensions of the land that is to be severed and the part that is to be retained; | <input checked="" type="checkbox"/> boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land; | <input checked="" type="checkbox"/> distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge; |
| <input checked="" type="checkbox"/> location of all land previously severed from the parcel; | <input checked="" type="checkbox"/> 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; | <input checked="" type="checkbox"/> 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; |
| <input checked="" type="checkbox"/> 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; | <input checked="" type="checkbox"/> existing uses on adjacent land such as residential, agricultural and commercial uses; | <input checked="" type="checkbox"/> location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront; |
| <input checked="" type="checkbox"/> location and nature of any easements affecting the property; | <input checked="" type="checkbox"/> 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. | |