

CONSENT / SEVERANCE

File Number BNPL2014082
 Related File Number —
 Pre-consultation Meeting On —
 Application Submitted On May 8 / 2014
 Complete Application On " "

Application Fee ✓
 Conservation Authority Fee N/A
 OSSD Form Provided ✓
 Sign Issued ✓

8 1066.00
 8 45.00
 1111.00

KR.

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-49102114000

- | | |
|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input checked="" type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split (form to be completed) | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ P. & S. Van Berlo Limited Phone # 519-426-7722
 Address 325 Concession Road 13 Fax # —
 Town / Postal Code Simcoe ON N3Y 4K3 E-mail —

¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent Civic Planning Solutions Inc. Phone # 519-582-1174
 Address 599 Larch Street Fax # —
 Town / Postal Code Delhi, ON N4B 3A7 E-mail —

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² same as applicant Phone # —
 Address — Fax # —
 Town / Postal Code — E-mail —

² 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.

Please specify to whom all communications should be sent ³: ☐ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

none



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u>11</u>	Lot Number(s)	<u>part Lot 5</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u>588m</u>	Depth (metres/feet)	<u>684m</u>
Width (metres/feet)	<u>610m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>101 ac</u>
Municipal Civic Address	<u>1337 Windham Road 12</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes

☒ No

IF YES, describe the easement or covenant and its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

Severance of surplus farm dwelling

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

unknown

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

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

P. & S. Van Berlo Limited Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)		Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS							
49102114000 0000 Win Con 11 Lot 5 101ac				85.3ac	corn/beans	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1920
OTHER							
336070333000000 Twn Con 12 Lot 4/5 88ac				79.ac	sweet potato	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1990
491024030000000 Win Con 11 Lot 21 39ac				35ac	sweet potato	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
491019440000000 Win Con 10 Lot 14 78ac				70.ac	sweet potato	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
491024060000000 Win Con 11 Lot 21/22 108ac 97ac					sweet potato	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
491018480500000 Win Con 10 Lot 11 67ac				60ac	sweet potato	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1940
491018510000000 Win Con 10 Lot 12 96ac				86ac	sweet potato x		1940

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

Description of land intended to be SEVERED:

Frontage (metres/feet)	52m	Depth (metres/feet)	75m
Width (metres/feet)	52m	Lot area (m ² / ft ² or hectares/acres)	3900m ² (0.96ac)
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: Agricultural farm house and garage

Proposed use: Residential



Number and type of buildings and structures **EXISTING** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

dwelling and garage

Number and type of buildings and structures **PROPOSED** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no new buildings

Description of land intended to be **RETAINED**:

Frontage (metres/feet)	505m	Depth (metres/feet)	684m
Width (metres/feet)	610m	Lot area (m ² / ft ² or hectares/acres)	100 ac (40.47ha)

Existing use: Agricultural

Proposed use: Agricultural

Number and type of buildings and structures **EXISTING** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

barn, greenhouse and shed

Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no new buildings

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet)	Depth (metres/feet)
Width (metres/feet)	Lot area (m ² / ft ²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

Is there a site specific zone on the subject lands?

no

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: _____

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☐ No ☐ Unknown

If yes, indicate the file number and the status/decision: _____

Number of separate parcels that have been created: _____

Date(s) these parcels were created: _____

Name of the transferee for each parcel: _____

Uses of the severed lands: _____

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? March 20, 2014

Date of construction of the dwelling proposed to be severed: 1880s

Date of purchase of subject lands: March 20, 2014

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses: _____

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

_____ knowledge of owner _____

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about each application: If additional space is required, attach a separate sheet.

File number: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

G. PROVINCIAL POLICY

Is the requested application 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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No ☒ Unknown

Existing or proposed access to the **RETAINED** lands:

- | | |
|------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: Windham Road 12

Existing or proposed access to SEVERED lands:

- | | |
|------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: Windham Road 12

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe: _____

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 1337 Windham Road 12 (Harmony Road)			
Owner: P. & S. Van Berlo Limited			Lot: pt. Lot 5		Concession: 11
Lot Area: Severed 1 ac		Lot Frontage: 52m		Assessment Roll No. 491021140000000	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 2000 sq ft		No. of Bedrooms: 3		No. of Fixture Units: 11.5	
Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: VICTOR KUPI		Company Name: KUPI EXCAVATING	
Address: R.R. #7 SIMCOE, ONT		Postal Code: N3Y 4K6		Phone: 519-582-0923	
Email:		BCIN # 17028			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS			Soil Type: SAND
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 10 ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): CLOUDY	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 1000 Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5 runs of 60'		Total Length of Tile: 300'	
Distance Between Tile Runs: 7' centers					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		22'		79'	
Distance to Bodies of Water (ft)		over 100'		over 100'	
Distance to Nearest Well (ft)		over 80'		over 100'	
Distance to Proposed Property Lines		Front over 100' Rear over 100' Side 106' Side 100'		Front over 100' Rear 40' Side 30' Side 100'	

OVERALL SYSTEM RATING☒ System Working Properly / No Work Required☐ System Functioning / Maintenance Required☐ System Not Functioning / Minor Repair Required☐ System Failure/Major Repair / Replacement Required**Note:**

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, P. & S. Van Berlo Limited

(the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Peter Van Berlo

Date

EVALUATOR:

1. I, VICTOR KUPI declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: April 22, 2014

APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR: Victor Kuperi

PROPERTY ADDRESS 1337 WINDHAM RD 12

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

PLEASE SEE ATTACHED
DRAWING.

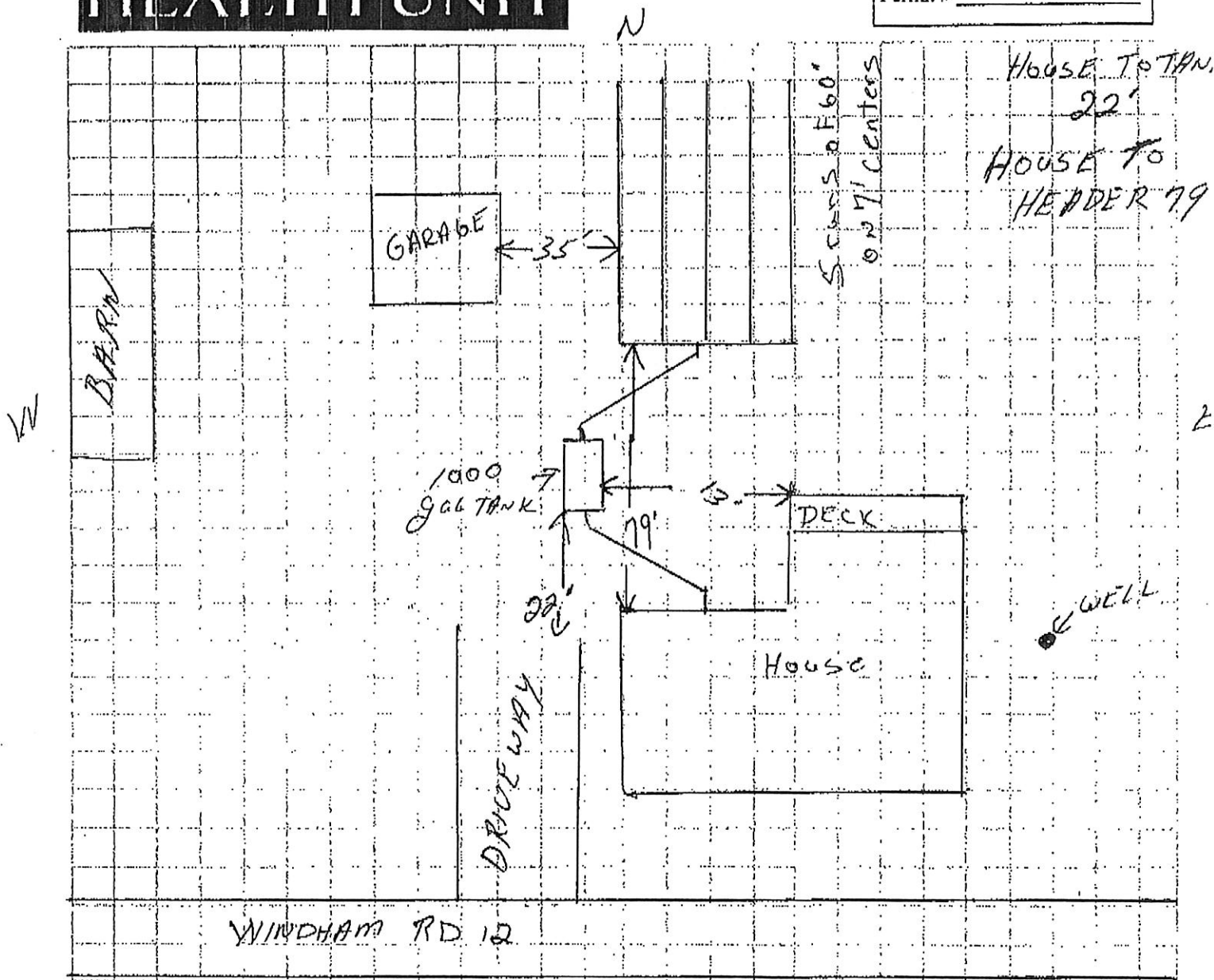
FINAL DRAWING AFTER
INSTALLATION

PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

HEALTH UNIT

Permit # _____



Septic/Holding tank size (l) 1000 gal

As Built 5 runs of 60'

Tank Make ROS WELL

Filter Area: effective area _____

base area _____

Signature of Owner or Installer

Date

Victor Kusi

NOV. 30/05

FOR OFFICIAL USE ONLY

Inspector's Signature

Date