

CONSENT / SEVERANCE

File Number BNPL2014090.
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On May 5/14.
 Complete Application On May 20/14.

Application Fee ✓
 Conservation Authority Fee _____
 OSSD Form Provided ✓
 Sign Issued _____

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- 541.030.09600.0000

- | | |
|--|--|
| <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 checked="" type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Ralph Rosastik Phone # 519-582-0800
 Address 155 Argyle Ave Fax # _____
 Town / Postal Code Delhi N4B 1J7 E-mail _____

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

AGENT INFORMATION

David Roe
 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 mortgages, charges or other encumbrances on the subject lands:

None



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u>NTR</u>	Lot Number(s)	<u>117</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>344.8m</u>	Depth (metres/feet)	<u>996.9m</u>
Width (metres/feet)	<u>411.3m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>95.25acres</u>
Municipal Civic Address	<u>1639 Highway 3</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):

Propose to sever surplus dwelling with right of way
over existing driveway for access purposes

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:

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						
541030096000000	MID ConNTR1t117	95.25ac	90ac	beans ginseng	yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1910
OTHER						
541030221000000	MID conSTR 1t177	49	49ac	beans	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
541030222000000	MID ConSTR 1t178	44ac	44ac	beans	<input type="checkbox"/> Yes <input type="checkbox"/> No	
541030243000000	MID ConSTR 1t178	29	29ac	beans	<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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) 75m Depth (metres/feet) 56.01m
 Width (metres/feet) 75m Lot area (m² / ft² or hectares/acres) 0.52ha
 plus rt. of way over driveway
 PROPOSED FINAL LOT SIZE (if boundary adjustment)

Frontage: 6.5m, depth: 73.14m Area: 0.05ha
 Existing use:

Agricultural
 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:

1 1/2 storey dwelling

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:

none

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

Frontage (metres/feet)	<u>269.8m</u>	Depth (metres/feet)	<u>996.9m</u>
Width (metres/feet)	<u>411.3m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>94acres</u>

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:

1 1/2 storey dwelling, barn, shop, shed, 6 old tobacco kilns

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:

none

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

Frontage (metres/feet)	<u>6.5m</u>	Depth (metres/feet)	<u>75.14m, 77.86m</u>
Width (metres/feet)	<u>6.5m</u>	Lot area (m ² / ft ²)	<u>0.05ha</u>

Proposed use: driveway access for severed house to be shared with the retained farm parcel.

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? 2011

Date of construction of the dwelling proposed to be severed: 1930s

Date of purchase of subject lands: _____

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:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete MDS 1 Calculation Form)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 175m distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s)) candles	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes [10 ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) _____

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☒☒

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

☐☐

Open ditches

☒☒

Other (describe) _____



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:

☐ Unopened road ☒ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Highway 3 and Middleton Church Road

Existing or proposed access to **SEVERED** lands:

☐ Unopened road ☒ Provincial highway
☐ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Highway 3

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.



MDS I CALCULATION

Name	Paul Mauthe (1665 Highway 3)	File No.	
Geographic Township	Middleton	Urban Area or Hamlet	
Concession Number	NTR	Lot Number(s)	178 (37)
Total Acreage (m ² / ft ² or hectares/acres)	100ac	Total Workable Acres (m ² / ft ² or hectares/acres)	90ac
Shortest Distance from Barn to Lot Line (m ² / ft ² or hectares/acres)	78m	Shortest Distance from Manure Storage Area to Lot Line (m ² / ft ² or hectares/acres)	78m

Information provided by owner.

Type of Livestock	Existing Capacity of Barn	Proposed Capacity of Barn
Poultry <ul style="list-style-type: none"> laying hens breeders pullets chicken broilers turkey broilers turkey hens turkey toms roasters 		
Swine <ul style="list-style-type: none"> sows boars weanlings feeders 		
Beef <ul style="list-style-type: none"> cows calves feeders (400-750 lbs) feeders (400-1,100 lbs) feeders (750-1,100 lbs) 	12 none in barn now	no change
Dairy <ul style="list-style-type: none"> cows calves heifers 		
Mink - females		
Horses 3	has 3 horses now	
Sheep - rams		

Manure Storage

Dry					
<input checked="" type="checkbox"/>	Open pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Covered pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Semi Solid					
<input type="checkbox"/>	Open pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Storage with buck walls	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Liquid					
<input type="checkbox"/>	Covered tank	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Above ground uncovered tank	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Below ground uncovered tank	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Open earth sided pit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No



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: 1639 Highway 3			
Owner: RALPH ROSASTIK		Lot: 117		Concession: NTR	
Lot Area: 0.52 ha		Lot Frontage: 75m		Assessment Roll No. 541030096000000	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <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: 1500 sq ft		No. of Bedrooms: 5		No. of Fixture Units: 12	
		Is the building currently occupied? Yes / <input checked="" type="radio"/> If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: ED DOVE		Company Name: Bill's Septic Ltd	
Address: 17 BERKLEY CRESCENT SIMCOE, ON		Postal Code: N3Y 2C3		Phone: 519-426-7108	
Email: billsseptic@sympatico.ca		BCIN #		38259	
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: 60 ft.	
Surface Discharge Observed: Yes <input checked="" type="radio"/> No		Odour Detected: Yes <input checked="" type="radio"/> No		Current Weather (at time of evaluation): SUNNY	
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:		Size: 800 Gal.		Pump: Yes <input checked="" type="radio"/> No	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		4		250 FT	
				Distance Between Tile Runs: 6 FEET	
Tile Material:		Ends:		Cover:	
<input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<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)		31 FEET		40 FEET	
Distance to Bodies of Water (ft)		95 FEET		110 FEET	
Distance to Nearest Well (ft)		N/A		N/A	
Distance to Proposed Property Lines		Front >100' Rear 40' Side 15' Side >100'		Front >100' Rear 12' Side 20' Side >100'	

OVERALL SYSTEM RATING

OK

☒ 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: SYSTEM APPEARS TO BE IN GOOD WORKING CONDITION AT THE TIME OF EVALUATION.

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, Ralph Rosastit (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.

Ralph Rosastit
Owner Signature

April 22/14
Date

EVALUATOR:

1. I, Ed Dove - Bill's Sertic Ltd 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.

Ed Dove
Evaluator Signature

APRIL 22/2014
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, 2011



On Site Sewage Disposal System Location Plan

DATE: April 22/14

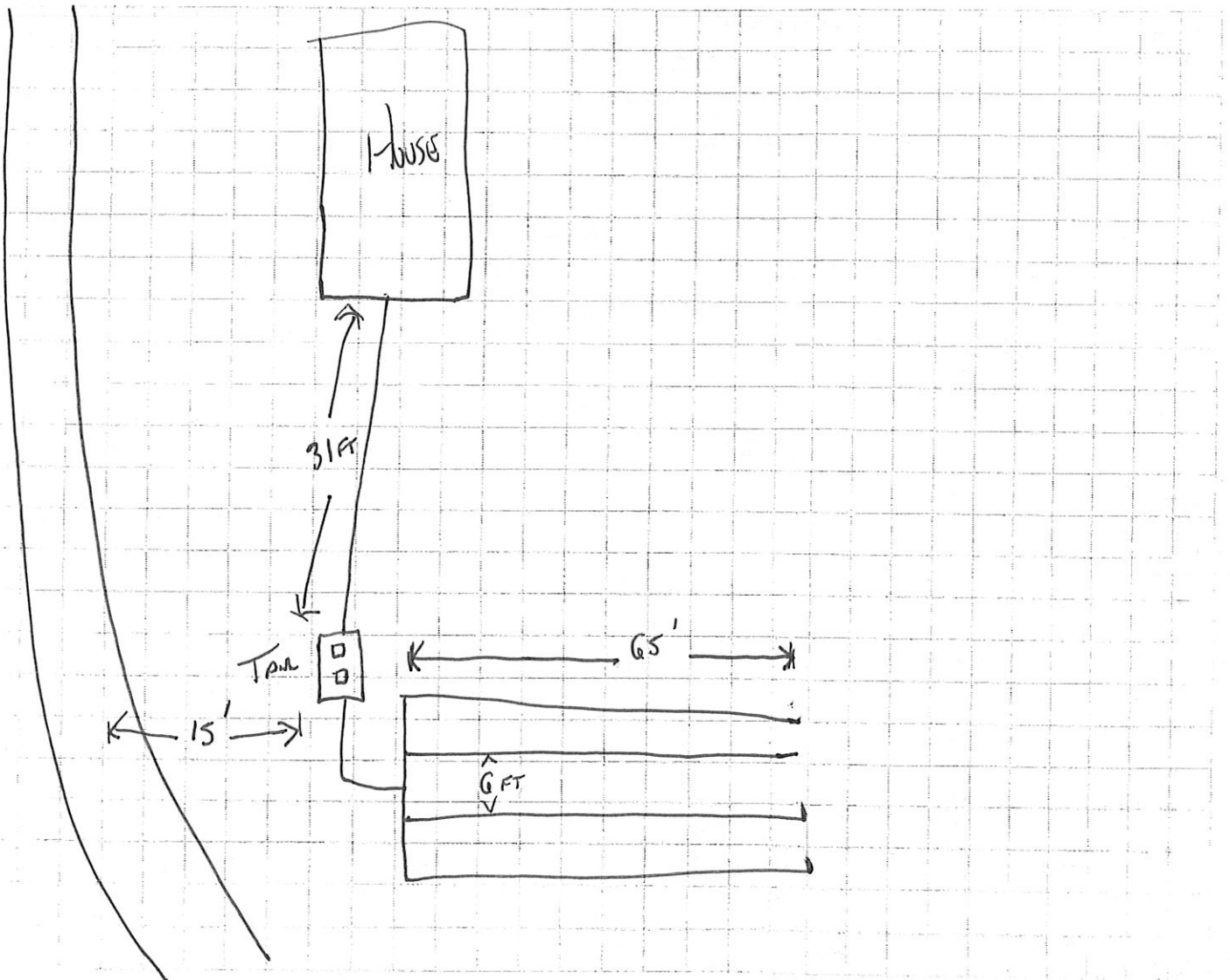
APPLICATION NUMBER: _____

OWNER: Ralph Rosastit

EVALUATOR: Ed Dove

PROPERTY ADDRESS: 1639 Highway # 3

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.



PREPARED BY: _____

NOTE: The above sketch is not to exact scale.