

CONSENT / SEVERANCE

File Number BNPL2014091 Application Fee ✓
 Related File Number ✓ Conservation Authority Fee N/A
 Pre-consultation Meeting On early May OSSD Form Provided ✓
 Application Submitted On " Sign Issued ✓
 Complete Application On May 21/2014 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- 336 - 0 80 - ~~60900~~ 60900

- | | |
|--|--|
| <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 Schuyler Farms Limited Phone # (519) 426 - 5784
 Address 383 14th Street East Townsend Fax # 426-7838
 Town / Postal Code Simcoe, On. N3Y4K3 E-mail _____

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

AGENT INFORMATION

Name of Agent R. C. Dixon Phone # (519) 426-0456
 Address 13-175 Victoria St. Fax # cell 410-1632
 Town / Postal Code Simcoe, On N3Y5L8 E-mail dixonr@amtelecom.net

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

Name of Owners ² same as above 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:



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|--------------------------------------|---------------------------------------|------------------|
| Geographic Township | <u>Townsend</u> | Urban Area or Hamlet | |
| Concession Number | <u>14</u> | Lot Number(s) | <u>16</u> |
| Registered Plan Number | <u>37R 3148 Pt 3</u> | Lot(s) or Block Number(s) | |
| Reference Plan Number | <u>37R 4574 Pt 1 (less 37R 4704)</u> | Part Number(s) | |
| Frontage (metres/feet) | <u>535 m ±</u> | Depth (metres/feet) | <u>647 m ±</u> |
| Width (metres/feet) | <u>780 m ±</u> | Lot area (m² / ft² or hectares/acres) | <u>44.5 ha ±</u> |
| Municipal Civic Address | <u>4923 Hwy. N° 3 East</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):

This application is to sever a dwelling made surplus through farm amalgamation and to create an easement for gas, hydro and telephone lines while removing the driveway access to Hwy 3.

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

—

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

—

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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 | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| * See attached sheet | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <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) 4.5 m Depth (metres/feet) 194 m
 Width (metres/feet) irregular - see sketch Lot area (m² / ft² or hectares/acres) (1.0 ac) 0.405 ha
 PROPOSED FINAL LOT SIZE (if boundary adjustment)

Existing use: Agriculture - residential
 Proposed use: residential

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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 stone brick dwelling - see sketch

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:

see sketch - all buildings to be removed except house on severance

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

| | | | |
|------------------------|--------------|---|------------------|
| Frontage (metres/feet) | <u>535 m</u> | Depth (metres/feet) | <u>647 m</u> |
| Width (metres/feet) | <u>780 m</u> | Lot area (m ² / ft ² or hectares/acres) | <u>44.1 ha ±</u> |

Existing use: Agriculture

Proposed use: Agriculture

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:

see sketch

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:

all buildings to be removed

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

| | | | |
|------------------------|------------------|--|------------------|
| Frontage (metres/feet) | <u>19.43 m</u> | Depth (metres/feet) | <u>70.35 m ±</u> |
| Width (metres/feet) | <u>irregular</u> | Lot area (m ² / ft ²) | |

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture

Present zoning: Agriculture

Is there a site specific zone on the subject lands?
no

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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? 2014

Date of construction of the dwelling proposed to be severed: pre 1970

Date of purchase of subject lands: 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:

local knowledge

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:

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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

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

O'Mahoney Road

Existing or proposed access to SEVERED lands:

☐ Unopened road

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

O'Mahoney Road

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: 5017 Hwy #3 | | | |
| Owner: Schuyler Farms Ltd | | Lot: 16 | | Concession: 14 | |
| Lot Area: | | Lot Frontage: | | Assessment Roll No. 336 080 609.0000 | |
| 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: 1500 ft² | | No. of Bedrooms: 3 | | No. of Fixture Units: 11.5 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long? | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: Neil Montague | | Company Name: Neil Montague Construction Ltd. | |
| Address: 2461 Hwy 3, Jarvis NOA 150 | | Postal Code: N6A 150 | | Phone: 519-587-4173 | |
| Email: | | BCIN # | | 16574 | |
| 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: 750 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): 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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ | | Size: 800 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 | | Total Length of Tile: 300 ft | |
| Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____ | | Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined | | Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | | 10 ft | | 20 ft | |
| Distance to Bodies of Water (ft) | | >200 ft | | >200 ft | |
| Distance to Nearest Well (ft) | | 110 ft | | 120 ft | |
| Distance to Proposed Property Lines | | Front 71 Rear 65 Side 70 Side 110 | | Front 55 Rear 49 Side 24 Side 120 | |

Survey Attached.

OVERALL SYSTEM RATING

GOOD

- ☒ 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, Marshall Schayler (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

Date

EVALUATOR:

1. I, Neil Montague 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 30 2014

APPLICATION NUMBER: _____

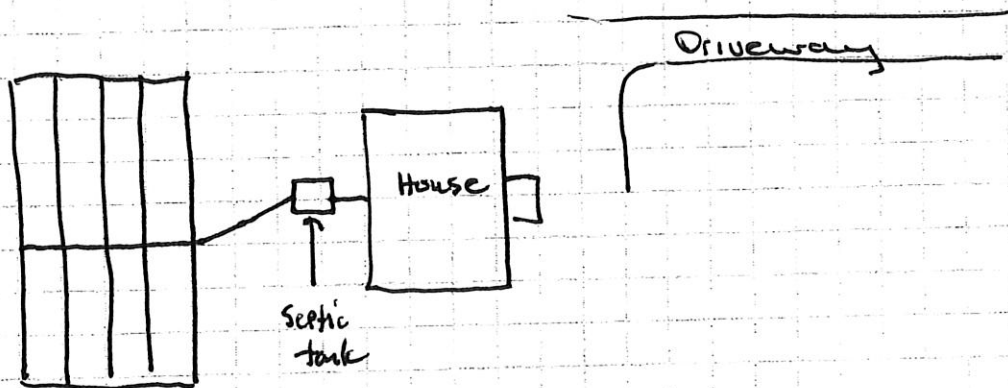
OWNER Schuyler Farms Ltd.

EVALUATOR Neil Montague

PROPERTY ADDRESS 5017 Hwy #3, Simcoe

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.

Survey Attached



6 runs of 50 ft

PREPARED BY: Neil Montague

NOTE: The above sketch is not to exact scale.

Survey Attached.