

CONSENT / SEVERANCE

File Number BNPL2014102
 Related File Number BNPL2014103
 Pre-consultation Meeting On May 7/2014
 Application Submitted On May 12/2014
 Complete Application On June 4/2014

Application Fee \$1111.00
 Conservation Authority Fee ✓
 OSSD Form Provided ✓
 Sign Issued ✓

SM

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- 336-040-64200.0000

- ☐ Creation of a new lot
☐ Surplus Dwelling
☐ Farm Split (form to be completed)
☐ Other (lease / charge)

- ☒ Boundary adjustment
☐ Easement
☐ Right-of-way

NORFOLK COUNTY PLANNING DEPT.

MAY 10 2014

RECEIVED

A. APPLICANT INFORMATION

Name of Applicant ¹ MARTIN DE BOER Phone # 519-443-8837
 Address 1647 CONB RR#4 Fax # _____
 Town / Postal Code WATERFORD, ONT NOE-1Y0 E-mail msdeboer@optionsdsl.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent MARTIN DEBOER Phone # 519-443-8837
 Address 1647 CONB RR#4 Fax # _____
 Town / Postal Code WATERFORD, ONT NOE-1Y0 E-mail msdeboer@optionsdsl.ca

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

Name of Owners ² _____ 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>Townsend</u>	Urban Area or Hamlet	
Concession Number	<u>CON 8</u>	Lot Number(s)	<u>Lot 22.</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>1568'</u>	Depth (metres/feet)	<u>701 meters (2300')</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>89 acres.</u>
Municipal Civic Address	<u>1709 CON 8 Twn</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):

I want to take a 30' x 250' strip of Land that is between a
House lot and neighbouring farm, and attach this strip of land to the House lot.
This strip of land is part of my 89 Acre farm and it is too narrow to work.
I would like to trade this land for an equal amount of land from the back of the lot
 Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known): and add it
Martin De Boer to the Farm!

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

property to be traded between Roll # 336.040.64200 (Farm)
and Roll # 336.040.64250 (House lot)

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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						
336 040 64200	CON 7 Lot 22	89	85	cash Crops ↓	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1950
OTHER 336 040 63600	CON 7 Lot 24	99	94		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336 040 64600	CON 7 Lot 21	5.5	2		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1948
336 040 64800	CON 7 Lot 20+21	161.5	140		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336 040 68000	CON 7 Lot 16+17	148.5	140		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336 060 01800	CON 8 Lot 17	43.5	32		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336 060 01300	CON 8 Lot 15	42	40		<input type="checkbox"/> Yes <input checked="" 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)	N/A	
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 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	NONE	NONE
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage	NONE	NONE

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

Frontage (metres/feet) _____ Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) _____
 PROPOSED FINAL LOT SIZE (if boundary adjustment) Same as before 45,000 sq. ft.

Existing use: Agriculture
 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:

N/A

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:

N/A

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	_____

Existing use: _____

Proposed use: _____

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:

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:

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

NONE

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): 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: BN 143-90

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: BN 061-80

Number of separate parcels that have been created: one

Date(s) these parcels were created: 1990

Name of the transferee for each parcel: Tina De Boer

Uses of the severed lands: Residential

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

Date of construction of the dwelling proposed to be severed: _____

Date of purchase of subject lands: 1986

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

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

OWNED The property since 1986 and lived next to this property for over 55 years!

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:

- | | |
|------------------------------------------------------------------------|-------------------------------------------------|
| <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: Existing driveways to be used, no new access required!

Name of road/street: CON 8 TOWNSEND

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: CON 8 Townsend

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: <u>1677 CON 8 TOWNSEND</u>	
Owner: <u>Tina DeBoer</u>		Lot: <u>21</u>	Concession: <u>7</u>
Lot Area: <u>150' x 300'</u> <u>1.03 Ac</u>	Lot Frontage: <u>150'</u>	Assessment Roll No. <u>336.040.64250.0000</u>	
PURPOSE OF EVALUATION	<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>Boundary Adjustment</u>		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area:	No. of Bedrooms: <u>4</u>	No. of Fixture Units: <u>19</u>	Is the building currently occupied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: <u>[Signature]</u> <u>10598</u>		Company Name: <u>Larry's Backhoe Service</u>
Address: <u>#3018 Hwy #6 Jarvis ON</u>	Postal Code: <u>N0A 1J0</u>		Phone: <u>519-587-2601</u>
Email:	BCIN # <u>15737</u>		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): <u> </u>		Soil Type: <u>Sandy Clay</u>
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: <u>8</u> 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):	
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: <u>1000</u> 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: <u>10</u>	Total Length of Tile: <u>60'</u>	Distance Between Tile Runs: <u>6'</u>
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 type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:	Tank	Distribution Pipe	
Distance to Buildings & Structures (ft)	<u>6'</u>	<u>20'</u>	
Distance to Bodies of Water (ft)			
Distance to Nearest Well (ft)			
Distance to Proposed Property Lines	Front <u> </u> Rear <u> </u> Side <u> </u> Side <u> </u>	Front <u>55'</u> Rear <u> </u> Side <u>16'</u> Side <u>10'</u>	



On Site Sewage Disposal System Location Plan

DATE: May 1 2014

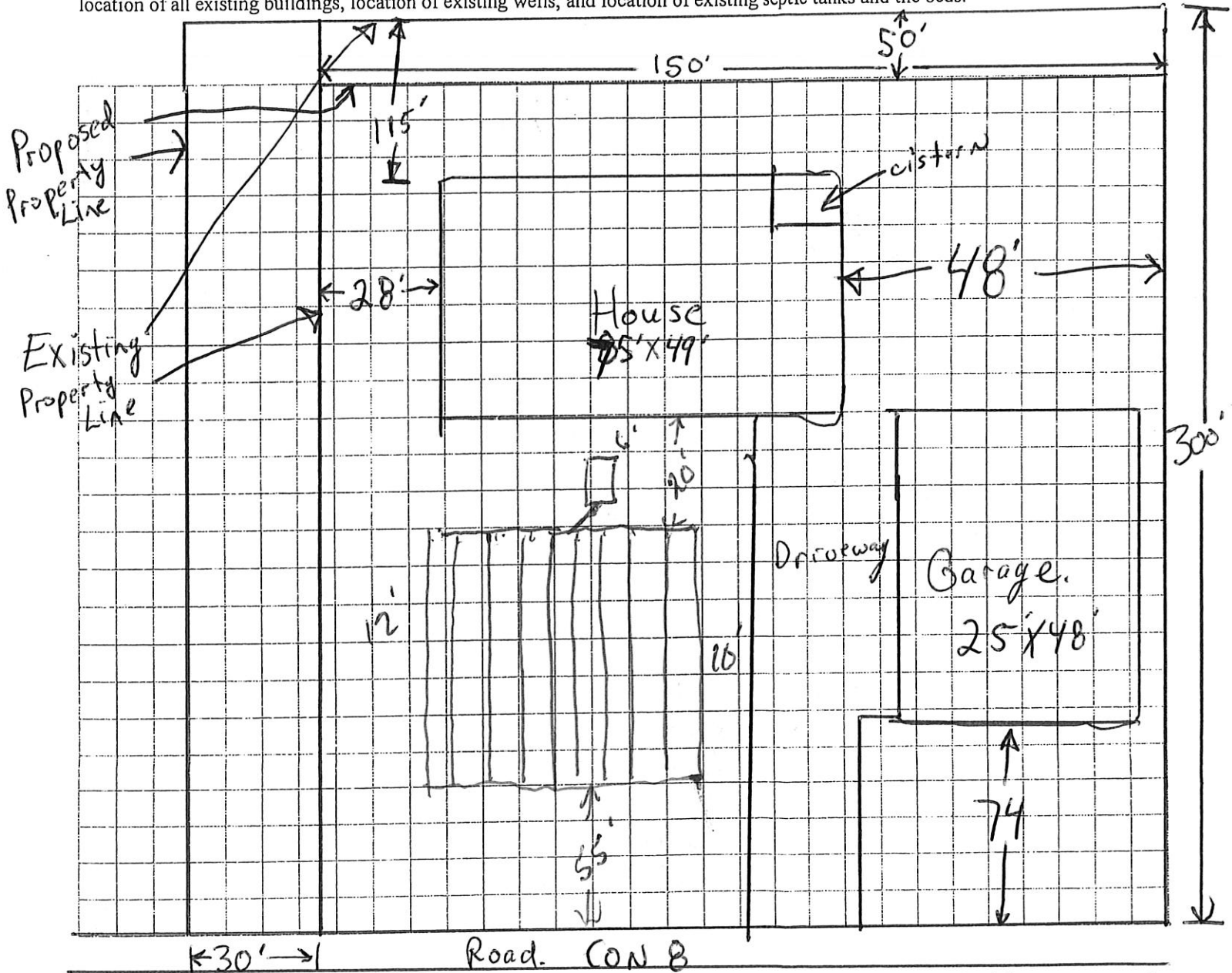
APPLICATION NUMBER: _____

OWNER Tina De Boer

EVALUATOR Jerry Mayer

PROPERTY ADDRESS 1677 CON 8 TWN RR#4 WATERFORD, ONT NOE-140

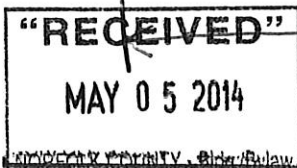
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

[Signature]



150'



On Site Sewage Disposal System Location Plan

DATE: _____

APPLICATION NUMBER: _____

OWNER _____

EVALUATOR _____

PROPERTY ADDRESS _____

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.

A large rectangular grid consisting of 20 columns and 20 rows of small squares, intended for a dimensioned sketch drawing.

PREPARED BY: _____

NOTE: The above sketch is not to exact scale.