

CONSENT / SEVERANCE

File Number BNPL2014103  
 Related File Number BNPL2014102  
 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- 336.040.64250.0000

- |  |   |
|--|---|
| <input type="checkbox"/> Creation of a new lot             | <input checked="" type="checkbox"/> Boundary adjustment |
| <input 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)            |   |

FOLK COUNTY PLANNING DEPT.  
 MAY 10 2014  
 RECEIVED

A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> MARTIN DE BOER Phone # 519-443-8837  
 Address 1647 CON 8 RR#4 Fax # \_\_\_\_\_  
 Town / Postal Code WATERFORD, ONT N0E-1Y0 E-mail msdeboer@optionsdsl.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent MARTIN DE BOER Phone # 519-443-8837  
 Address 1647 CON 8 RR#4 Fax # \_\_\_\_\_  
 Town / Postal Code WATERFORD, ONT N0E-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 <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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>CONC 8</u>	Lot Number(s)	<u>Lot 22</u>
Registered Plan Number	<u>37R 5994</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>150'</u>	Depth (metres/feet)	<u>300'</u>
Width (metres/feet)	<u>150'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>45,000 sq ft (1.03 Ac)</u>
Municipal Civic Address	<u>1677 CONC. 8 TOWNSEND</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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):

There is 30' x 300' strip of land which is part of a 89 Acre Cash Crop farm that is too narrow to work because of the size of implements. We would like to trade this land (7500 sq ft) with an equal amount of land at the rear of this lot and add it to the 89 Acres.

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

MARTIN DE BOER

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 with Roll No. 336.040.64200 owned by Martin De Boer, and Roll # 336.040.64250 which is the House lot owned by Tina De Boer!

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	CON7 Lot 22	89	85	CASH crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1950
OTHER 336.040.63600	CON7 Lot 24	99	94	Cash crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
336.040.64600	CON7 Lot 21	5.5	2	Cash crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1948
336.040.64800	CON7 Lot 20+21	161.5	140	Cash crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
336.040.68000	CON7 Lot 16+17	148.5	140	Cash crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
336.060.01800	CON8 Lot 17	43.5	32	Cash crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
336.060.01300	CON8 Lot 15	42	40	Cash crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None

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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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 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	

Description of land intended to be SEVERED:

Frontage (metres/feet)	Depth (metres/feet)
Width (metres/feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
	PROPOSED FINAL LOT SIZE (if boundary adjustment)

Same as before 45,000 sq ft

Existing use: Residential

Proposed use: Agriculture

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 <sup>2</sup> / ft <sup>2</sup> 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<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

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

CONSENT / SEVERANCE

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? \_\_\_\_\_

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

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

Owned the property since 1986. Lived next to this  
property for 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:

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ 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))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ 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

Municipal piped water



### SEVERED

☐

### RETAINED

☐

Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input type="checkbox"/>	<input type="checkbox"/>

Other means (describe) Cistern at house no well

SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other means (describe) \_\_\_\_\_

STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

<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 Entrance required.

Name of road/street: CON G 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: CONC. 8 Townsend.

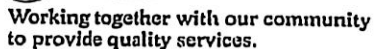
## I. OTHER INFORMATION

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.

\_\_\_\_\_  
\_\_\_\_\_



## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.		DATE RECEIVED	
PROPERTY INFORMATION		Municipal Address: 1677 CON 8 TOWNSEND			
Owner: Tina DeBoer		Lot: 21		Concession: 7	
Lot Area: 150' x 300' 1.03 AC		Lot Frontage: 150'		Assessment Roll No. 336.040.64250.0000	
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: 4		No. of Fixture Units: 19 (Yes) No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: [Signature] BE 48 10598		Company Name: Larry's Backhoe Service	
Address: #3018 Hwy #6 Jarvis ON		Postal Code: N0A 1L0		Phone: 519-587-2601	
Email:		BCIN # 15737			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type: Sandy Clay	
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: 8 ft.	
Surface Discharge Observed: Yes (No)		Odour Detected: Yes (No)		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: 1000 Gal.		Pump: Yes (No)	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 10		Total Length of Tile: 60'	
Distance Between Tile Runs: 6'					
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)		6'		20'	
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)					
Distance to Proposed Property Lines		Front _____ Rear _____ Side _____ Side _____		Front 55' Rear _____ Side 16' Side 10'	



# On Site Sewage Disposal System Location Plan

DATE: May 1 2014

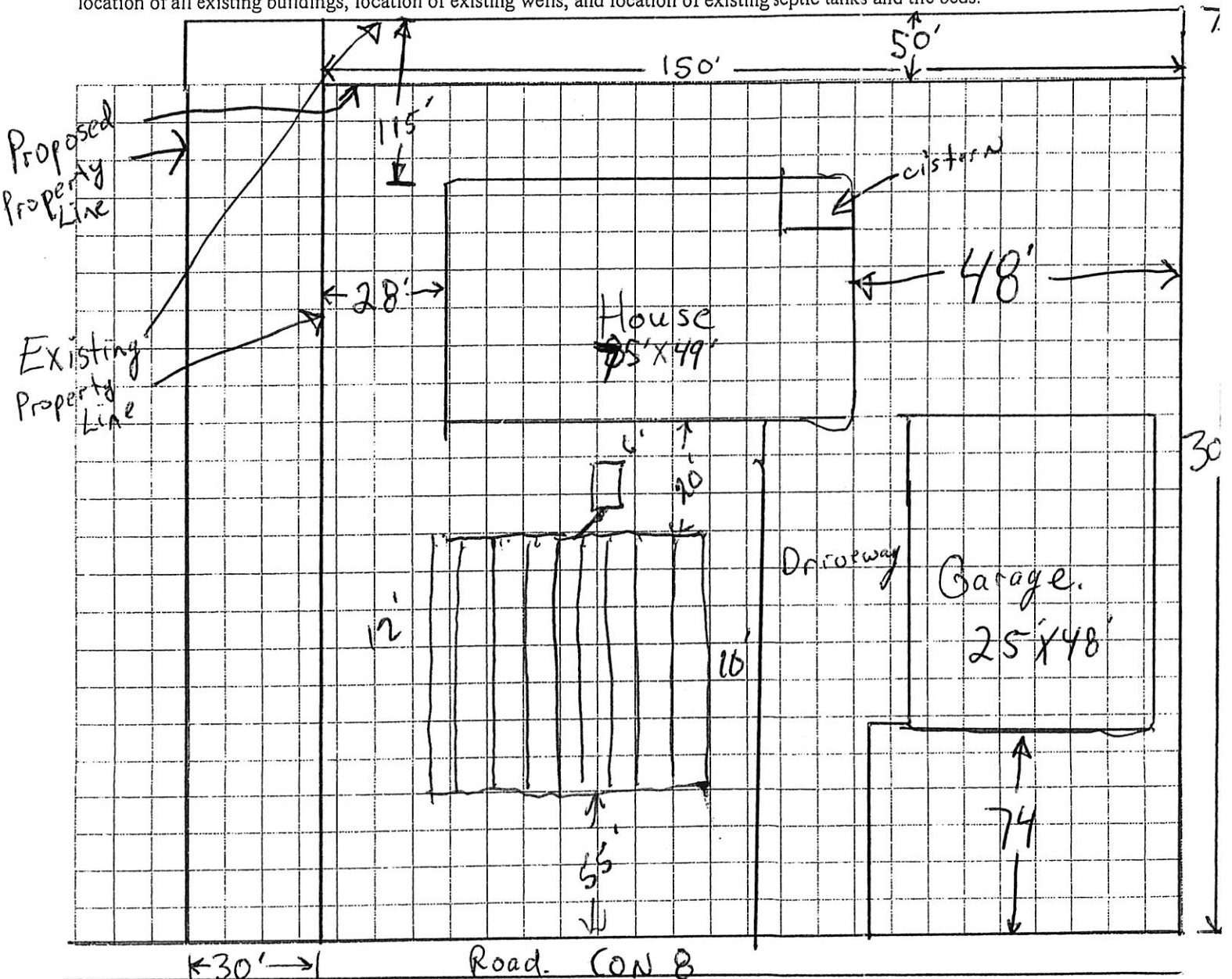
APPLICATION NUMBER: \_\_\_\_\_

OWNER Tina De Boer

EVALUATOR Jerry Mayer

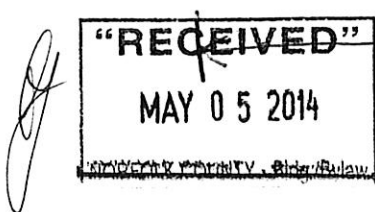
PROPERTY ADDRESS 1677 CON 8 TWN RR#4 WATERFORD ONT NOE-140

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.

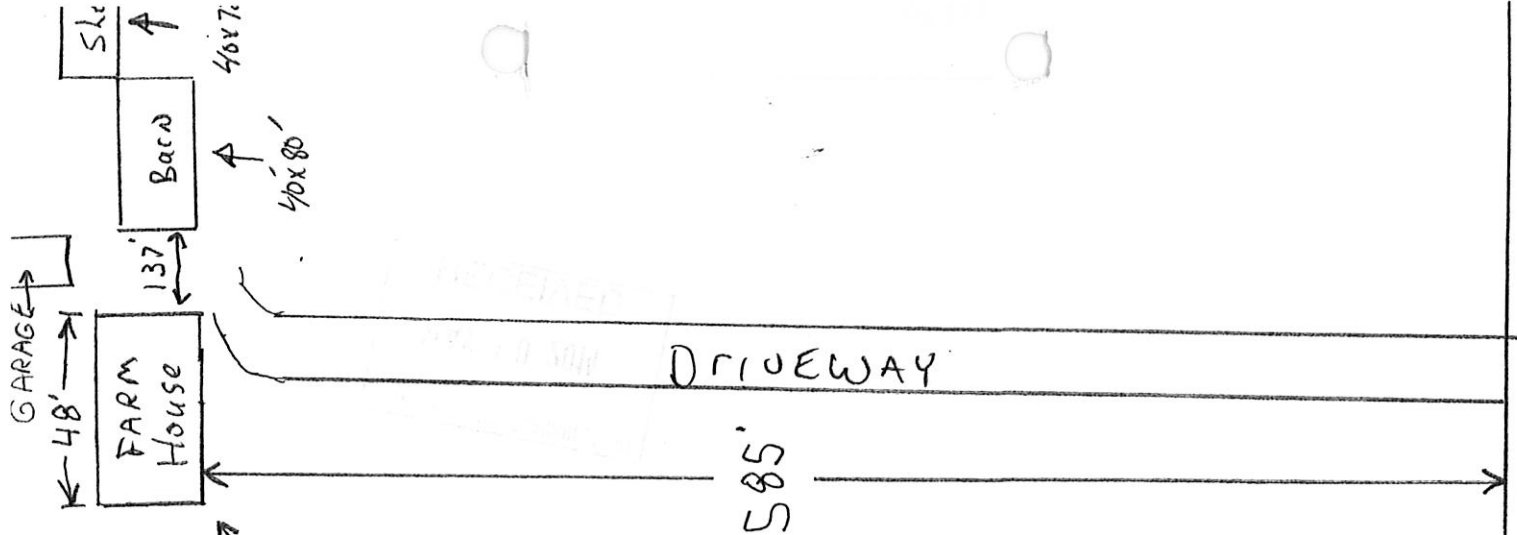


PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.



150'



89 Acres  
TWN LOT 20 CON 7

Proposed House Boundary  
Existing House Boundary  
Proposed New Boundary  
Proposed New Boundary

