

CONSENT / SEVERANCE

* MNR Handout
provided to Dave
Roe July 28th/14.

* See Related File
BNPL2013060
for notes (same application)

Office Use:

File Number: BN-PL2014147
Related File: BNPL2013060
Fees Submitted: ☒
Application Submitted: July 28th 2014
Sign Issued: July 29th 2014
Complete Application: " "

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: 3310-49407012900

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

A. APPLICANT INFORMATION

Name of Applicant¹ Koert and Hermina Pelleboer Phone # _____
Address 224841 Otterville Road, RR #1 Fax # _____
Town / Postal Code Otterville, ON, N0J 1R0 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe, Civic Planning Solutions Inc. Phone # 519-582-1174
Address 599 Larch St. Fax # 519-582-4616
Town / Postal Code Delhi, ON N4B 3A7 E-mail dfrfez@bellnet.ca

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

Name of Owners² Same as Applicant 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 sent³: ☐ 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:



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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Middleton	Urban Area or Hamlet	
Concession Number	2 STR	Lot Number(s)	45
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	37R-7835	Part Number(s)	1
Frontage (metres/feet)	944.49m	Depth (metres/feet)	441.81m
Width (metres/feet)	944.49	Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	88 Tisdale Side Road		

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 a dwelling made surplus through farm consolidation

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:

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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 (Johannes Brus, 244263 Airport Road, Norwich, ON 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						
494070129000000	Middleton Lot 45, Con 2STR	38.9ha	27.8ha	Cash Crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1900
OTHER						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
	see attached				<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 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		

Sherry Mott

From: Kayla Rell
Sent: July-29-14 3:23 PM
To: Sherry Mott
Subject: FW: Pelleboer Severance - revisions
Attachments: CCF29072014_00001.pdf

Hi Sherry,

Please see email below and attachments. Could you please print the updated information and switch into the application.

This one is coming to you in the currier....was put in today.

Thanks- see you tomorrow :)

Kayla Rell, B.A. M.A
Planner

Norfolk County
Community Planning Division
60 Colborne St. S.
Simcoe, ON N3Y 4H3
519-426-5870 ext. 1828
Email: kayla.rell@norfolkcounty.ca

-----Original Message-----

From: David Roe [<mailto:dfrfez@bellnet.ca>]
Sent: July-29-14 2:28 PM
To: Kayla Rell
Subject: Pelleboer Severance - revisions

Kayla, I have amended page 4 of the application to reflect the widening of the lot to accommodate the septic tile beds to ensure a 10ft or more distance to the property line. the result is a lot which is a little larger, but still reasonable. the two sketches have been revised as well. I have provided the Building Department with a new septic evaluation. David

CONSENT / SEVERANCErevised July 29/14 (by agent) **Description of land intended to be SEVERED:**

Frontage (metres/feet)	<u>12m</u>	Depth (metres/feet)	<u>169.28m</u>
Width (metres/feet)	<u>55.82m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.52ha (1.28ac)</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u></u>

Existing use: AgriculturalProposed use: Agricultural

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 8.3m height, and old barn (13.9m x 15.4m) 8.6m height – set backs as per the 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:

No new buildings**Description of land intended to be RETAINED:**

Frontage (metres/feet)	<u>932.49m</u>	Depth (metres/feet)	<u>441.8m</u>
Width (metres/feet)	<u>944.49m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>38.4 ha</u>

Existing use: AgriculturalProposed 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 (27.5m x 11.6m) 6.7m height 3.8m from lot line

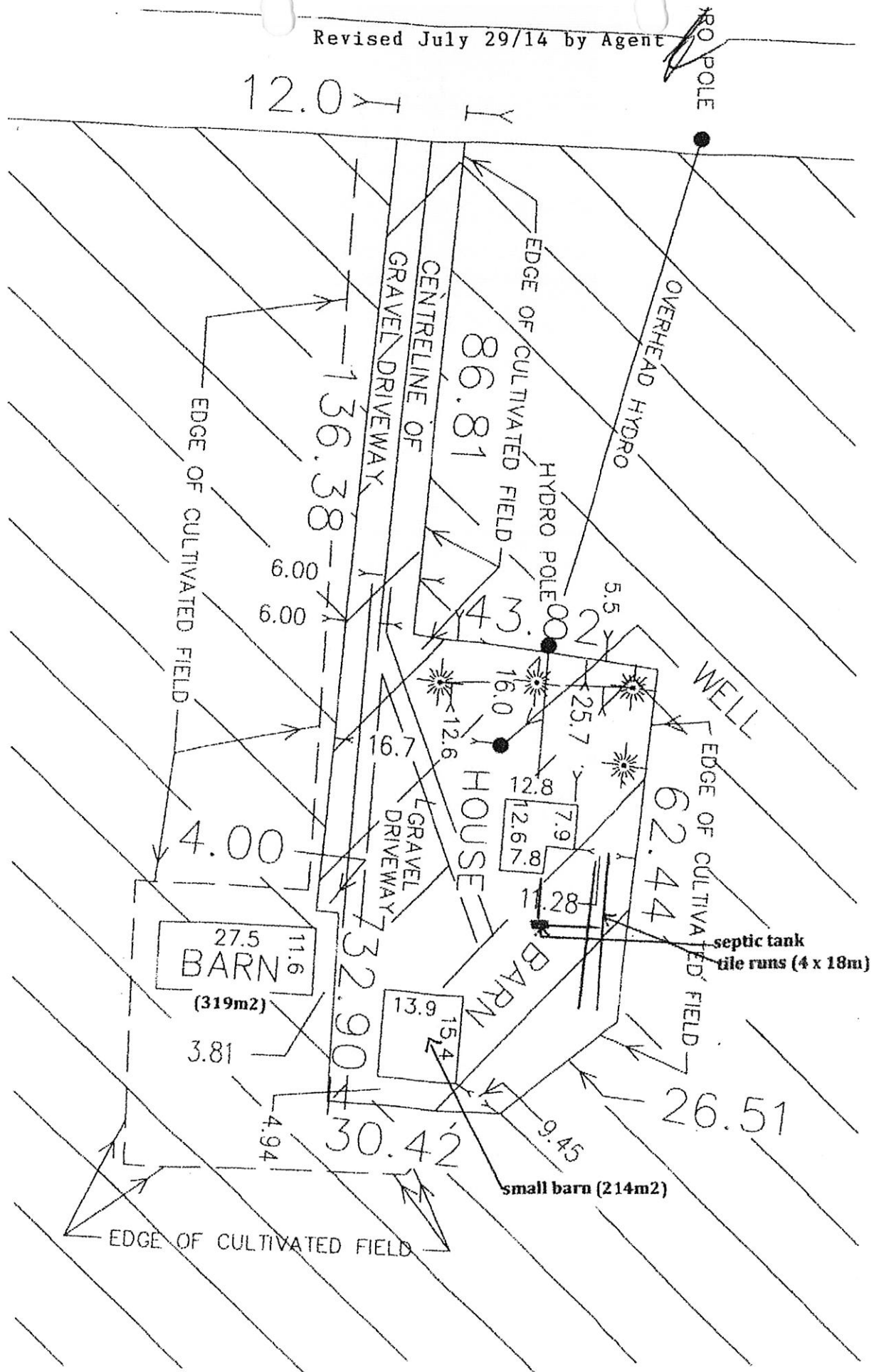
Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

No new buildings proposed**Description of proposed RIGHT OF WAY/EASEMENT:**

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

Proposed use:

Revised July 29/14 by Agent



Revised July 29/14 (by A. [Signature])

SKETCH OF PROPOSED SEVERANCE
PART OF LOT 45
CONCESSION 2 SOUTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NOW IN
NORFOLK COUNTY

SCALE - NOT TO SCALE

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

JULY 29, 2014

LEGEND



TO BE SEVERED
0.52 HECTARES

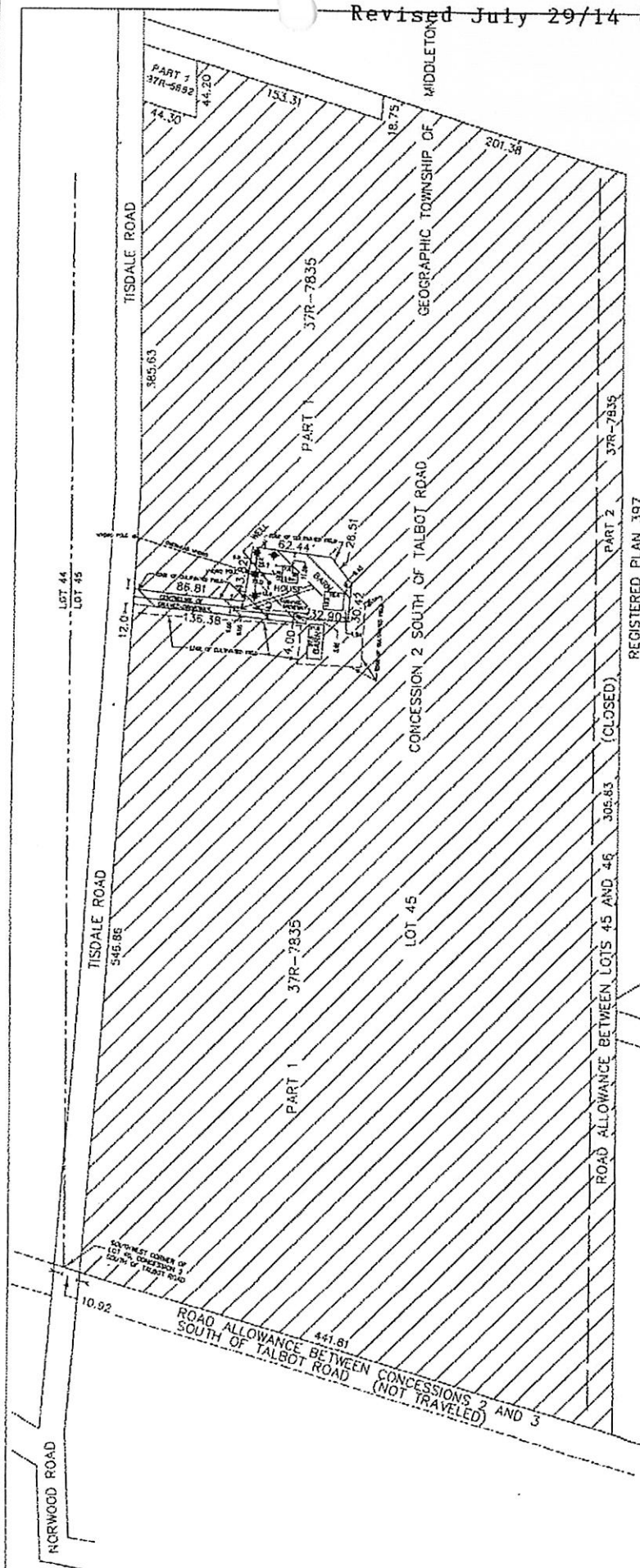


TO BE RETAINED
38.40 HECTARES

SEVERED HOUSE 2 STOREYS
FRAME CONSTRUCTION
WOOD SIDING
8.3 METRES HIGH

SEVERED BARN FRAME CONSTRUCTION
WOOD SIDING
8.6 METRES HIGH

RETAINED BARN FRAME CONSTRUCTION
METAL SIDING
6.7 METRES HIGH



KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILSONBURG, ONTARIO, N4C 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 13-103535-1 REFERENCE: FILE

DRAWN BY
K.H.

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

Frontage (metres/feet)	<u>12m</u>	Depth (metres/feet)	<u>169.28m</u>
Width (metres/feet)	<u>52m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4899m² (1.21ac)</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u></u>

Existing use: Agricultural

Proposed use: Agricultural

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 8.3m height, and old barn (13.9m x 15.4m) 8.6m height – set backs as per the 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:

No new buildings

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

Frontage (metres/feet)	<u>932.49m</u>	Depth (metres/feet)	<u>441.8m</u>
Width (metres/feet)	<u>944.49m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>38.43ha/94.95ha</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:

Barn (27.5m x 11.6m) 6.7m height 3.8m from lot line

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 proposed

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

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

Proposed use:

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D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

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: 1900 or thereabouts

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?



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☐ 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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) 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

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

Other means (describe) _____

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 checked="" 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: _____

Name of road/street : Tisdale Side Road

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: Tisdale Side 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

DATE RECEIVED:

OFFICE USE ONLY

FILE NO.:

PROPERTY INFORMATION

Municipal Address:

88 Tisdale Road

Lot:

45

Concession:

2 STR MID

Owner:

Koert and Hermina Pelleboer

Lot Area:

4899m²

Lot Frontage:

12m

Assessment Roll No.

494070129000000

PURPOSE OF EVALUATION

☒ Consent

☐ Zoning

☐ Minor Variance

☐ Other _____

☐ Site Plan

BUILDING INFORMATION

☒ Residential

☐ Commercial

☐ Industrial

☐ Agricultural

Building Area: 278.7m²

No. of Bedrooms: 4

No. of Fixture Units: 9.5

Is the building currently occupied?

Yes / No If No, how long? 3 mos.

EVALUATOR'S
INFORMATION

Evaluator's Name:

Andrew Malcolm

Company Name:

Malcolm Holdings Inc.

Postal Code:

N0J 1C0

Phone:

519-533-9090

Address:

P.O. Box 179, Burgessville, ON

BCIN #

34822

Email:

info@malcolmhholdingsinc.ca

SITE EVALUATION

Ground Cover (trees, bushes, grass, impermeable surface):
grass

Soil Type:

sandy

Site Slope: ☐ Flat ☒ Moderate ☐ Steep

Soil Conditions: ☐ Wet ☒ Dry

Depth of Water Table: 40 ft.

Surface Discharge Observed: Yes ☒ No

Odour Detected: Yes ☒ No

Current Weather (at time of evaluation):
rainy

SYSTEM EVALUATION

Class of System:

☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)

Tank:

☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____

Size: ? Gal.

Pump: Yes ☒ No

Distribution System:

Area: ☒ Trench Bed ☐ Filter Medium

No. of Tile Runs:
4

Total Length of Tile:
60 ft

Distance Between Tile Runs:
6 ft

Tile Material:

☒ PVC ☐ Clay ☐ Other

Ends:

☒ Capped ☐ Joined

Cover:

☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded

Distribution Pipe

Setbacks:

same

Distance to Buildings
& Structures (ft)

30ft and 80ft

Distance to Bodies of
Water (ft)

same

Distance to Nearest
Well (ft)

100ft

Distance to Proposed
Property Lines

Front 100⁺ Rear 30^{ft} Side 60^{ft} Side 30^{ft}

Front 100⁺ Rear 10^{ft} Side 60^{ft} Side 60^{ft}

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:


owner proposing to sever house and one barn

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, Koert and Hermina Pelleboer (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



July 17, 2014

Date

EVALUATOR:

1. I, Andrew Malcolm 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



July 17, 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, 2012



On Site Sewage Disposal System Location Plan

DATE: July 17, 2014

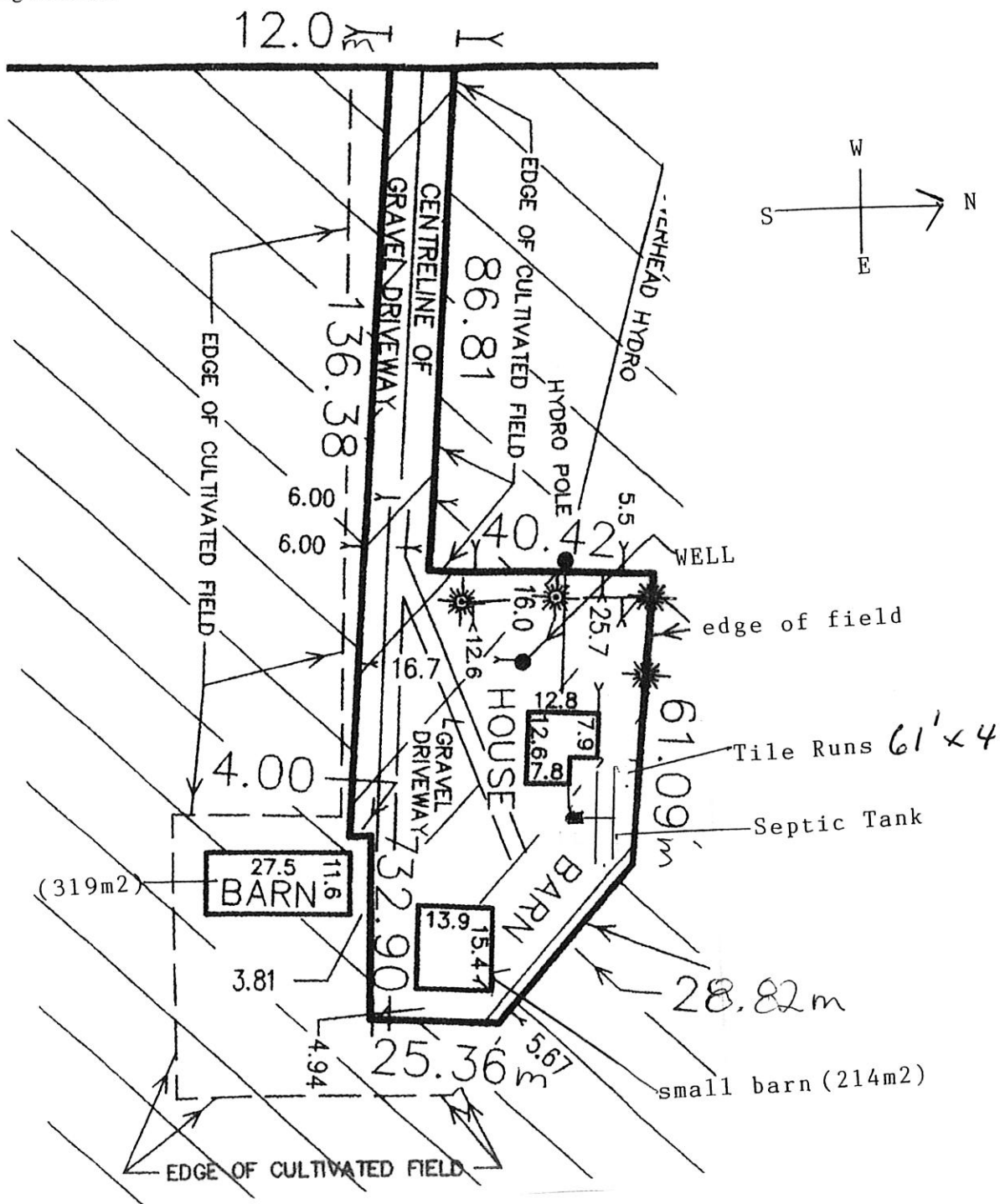
APPLICATION NUMBER: _____

OWNER: Pelleboer

EVALUATOR: Andrew Malcolm

PROPERTY ADDRESS: 88 Tisdale Dr.

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: Andrew Malcolm

NOTE: The above sketch is not to exact scale.