

CONSENT / SEVERANCE

File Number BNPL2014150 Application Fee ✓
 Related File Number _____ Conservation Authority Fee ✓
 Pre-consultation Meeting On _____ OSSD Form Provided ✓
 Application Submitted On July 29, 2014 Sign Issued ✓
 Complete Application On July 29th/14

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- 542,020.04400.0000

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

A. APPLICANT INFORMATION

Name of Applicant ¹ TERRY VERMEERSCH Phone # 519-582-2164
 Address 1630 MID-N WAL TLINE RD Fax # _____
 Town / Postal Code DELHI N4B-2W4 E-mail VERMEER AT XPLORNET.COM

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

AGENT INFORMATION

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

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

Name of Owners ² VERMEERSCH TERRY ROGER Phone # SAME AS
 Address CRIMSON CREEK FARM LTD Fax # ABOVE
 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>NORTH WALSHINGHAM</u>	Urban Area or Hamlet	_____
Concession Number	<u>14</u>	Lot Number(s)	<u>PART LOT 22</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>+/- 304 M</u>	Depth (metres/feet)	<u>+/- 1116 M</u>
Width (metres/feet)	<u>+/- 60.3 M IRREGULAR</u>	Lot area (m ² / ft ² or hectares/acres)	<u>102.00 AC</u>
Municipal Civic Address	<u>1701 NORFOLK CTY RD 21</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):

SEVER OFF A HOUSE SURPLYS TO A FARMING OPERATION

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

NO

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

NO

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						
542.020.02600.0000	N WAL, 14, 21	93.81	85	TOBACCO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1890
OTHER 542.020.02800.0000	N WAL, 14, 22	125.14	100	"	<input checked="" type="checkbox"/> YES	1920
541.070.18700.0000	MID, 3, 35	46.46	40	"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
541.070.19500.0000	MID, 3, 34	119.00	102	"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1930
541.070.01100.0000	MID, 2, 37	100.00	86	"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1930
494.040.25700.0000	MID, 1, 184 & 185	104.00	68	CORN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1920
					<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage		

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

Frontage (metres/feet) 42.942 M Depth (metres/feet) 100.185 M IRREGULAR
 Width (metres/feet) 35.295 M IRREGULAR Lot area (m² / ft² or hectares/acres) 0.966 ACRES
 PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: _____

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:

HOUSE 2 STOREY, FRAME GARAGE

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) 261.9 M

Depth (metres/feet) +/- 1116 M

Width (metres/feet) +/- 603 M

Lot area (m² / ft² or hectares/acres) 101.034

Existing use: FARMING

Proposed use: FARMING

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:

ONE SHED, ONE BARN

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:

ONE SHED, ONE BARN

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

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

Proposed use: N/A

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURAL

Present zoning: AGRICULTURAL

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: 0

Date(s) these parcels were created: N/A

Name of the transferee for each parcel: N/A

Uses of the severed lands: N/A

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: 1930

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:

PERSONAL 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:

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>200</u> 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

☐

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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 type="checkbox"/>

Other (describe) _____

Have you consulted with Public Works & Environmental Services concerning stormwater management?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Has the existing drainage on the subject lands been altered?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Does a legal and adequate outlet for storm drainage exist?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/> 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: NORFOLK COUNTY ROAD 21





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: 1701 NORFOLK COUNTY RD 21			
Owner: TERRY VERMEERSCH		Lot: 22		Concession: 14	
Lot Area: 0.966A 22		Lot Frontage: 42.942m		Assessment Roll No.	
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: 1800 sq ft		No. of Bedrooms: 4		No. of Fixture Units: 12	
EVALUATOR'S INFORMATION		Is the building currently occupied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?			
Evaluators Name: SCOTT DARLINGTON		Company Name: DARLINGTON WIRING + R06 LTD			
Address: RR# 1 DELHI ONT		Postal Code: N4B 2W4		Phone: 519 875-2571	
Email: Scott@darlingtonwp.com		BCIN# 15833			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): lawn. Soil Type: Sand			
Site Slope: <input checked="" 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: >40 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 24°C	
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: 11000' gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<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: 6		Total Length of Tile: 360'	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		Distance Between Tile Runs: 6'			
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input 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 type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		15'		30'	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		120'		110'	
Distance to Proposed Property Lines		Front 100' Rear 200' Side 25' Side 80'		Front 43' Rear 220' Side 12' Side 75'	

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:

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, TERRY VERMEERSCH (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.

Terry Vermeersch
Owner Signature

July 22/2014
Date

EVALUATOR:

1. I, SCOTT DARLINGTON 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.

Scott Darlington
Evaluator Signature

July 22/2014
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

