

CONSENT / SEVERANCE

File Number	<u>BNPL2014178</u>	Application Fee	<u>✓</u>
Related File Number	<u>B-036/94-DE</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>Sept. 15/14</u>	OSSD Form Provided	<u>N/A - vacant</u>
Application Submitted On	<u>Sept. 24/14</u>	Sign Issued	
Complete Application On			

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: 3310-493-060-29800-0000

- | | |
|--|---|
| <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) | |

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>CHESTER & LAURIE STENCLIK</u>	Phone #	<u>519-426-8104</u>
Address	<u>1210 VITTORIA RD.</u>	Fax #	
Town / Postal Code	<u>VITTORIA, ON. N0E1W0</u>	E-mail	<u>estenclik@hotmail.ca</u>

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

AGENT INFORMATION

Name of Agent	<u>THOMAS A. CLINE</u>	Phone #	<u>519-426-6763</u>
Address	<u>P.O. BOX 528, 39 COLBORNE N.</u>	Fax #	<u>519-426-2055</u>
Town / Postal Code	<u>SIMCOE, ON. N3Y 4N5</u>	E-mail	<u>cline@cclinebackus.com</u>

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

Name of Owners ²	<u>SAME AS APPLICANTS</u>	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 mortgages, charges or other encumbrances on the subject lands:

NIL

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	_____
Concession Number	<u>3</u>	Lot Number(s)	<u>PT. L. 16</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>37R-2918</u>	Part Number(s)	<u>PART 1</u>
Frontage (metres/feet)	<u>1823.2 FT.</u>	Depth (metres/feet)	<u>1122.8 FT.</u>
Width (metres/feet)	<u>1983.2 FT.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>50.66 AC</u>
Municipal Civic Address	<u>1210 VITTORIA RD., VITTORIA, ON. NOE 1WO</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):

TO CONSTRUCT A SINGLE FAMILY DWELLING ON PROPOSED SEVERED PARCEL

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:

EXISTING PARCEL UNDER ROLL # 493-060-29750-000 WILL BE ADDED TO
ROLL # 493-060-29800-0000

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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	
OTHER						
	N/A				<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)	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock	N/A	
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)	<u>170 FT</u>	Depth (metres/feet)	<u>260 FT</u>
Width (metres/feet)	<u>170 FT</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1 AC</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>1 AC</u>

Existing use: AGRICULTURE

Proposed use: SINGLE FAMILY DWELLING



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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:

NIL

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:

SINGLE FAMILY DWELLING

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

Frontage (metres/feet)	<u>1813.2 FT.</u>	Depth (metres/feet)	<u>1122.83 FT.</u>
Width (metres/feet)	<u>1983.2 FT.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>50.4 AC.</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:

SEE ATTACHED DIAGRAM

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:

NONE

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

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

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: FILE # UNKNOWN / STATUS APPROVED

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: AS ABOVE

Number of separate parcels that have been created: ONE

Date(s) these parcels were created: 1995

Name of the transferee for each parcel: NO TRANSFER

Uses of the severed lands: FARMING

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

Date of construction of the dwelling proposed to be severed: N/A

Date of purchase of subject lands: N/A

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: SEE ABOVE

Land it affects: N/A

Purpose: N/A

Status/decision: N/A

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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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

SEVERED

RETAINED

Municipal piped water

☐
☐

Communal Wells

☐
☐

Individual Wells

☒
☒

Other means (describe) _____

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐
☐

Communal System

☐
☐

Septic tank and tile bed

☒
☒

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

☐
☐

Open ditches

☐
☐

Other (describe) _____



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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 ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: VITTORIA RD.

Existing or proposed access to **SEVERED** lands:

☐ Unopened road ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: VITTORIA RD.

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No
If yes, describe: _____

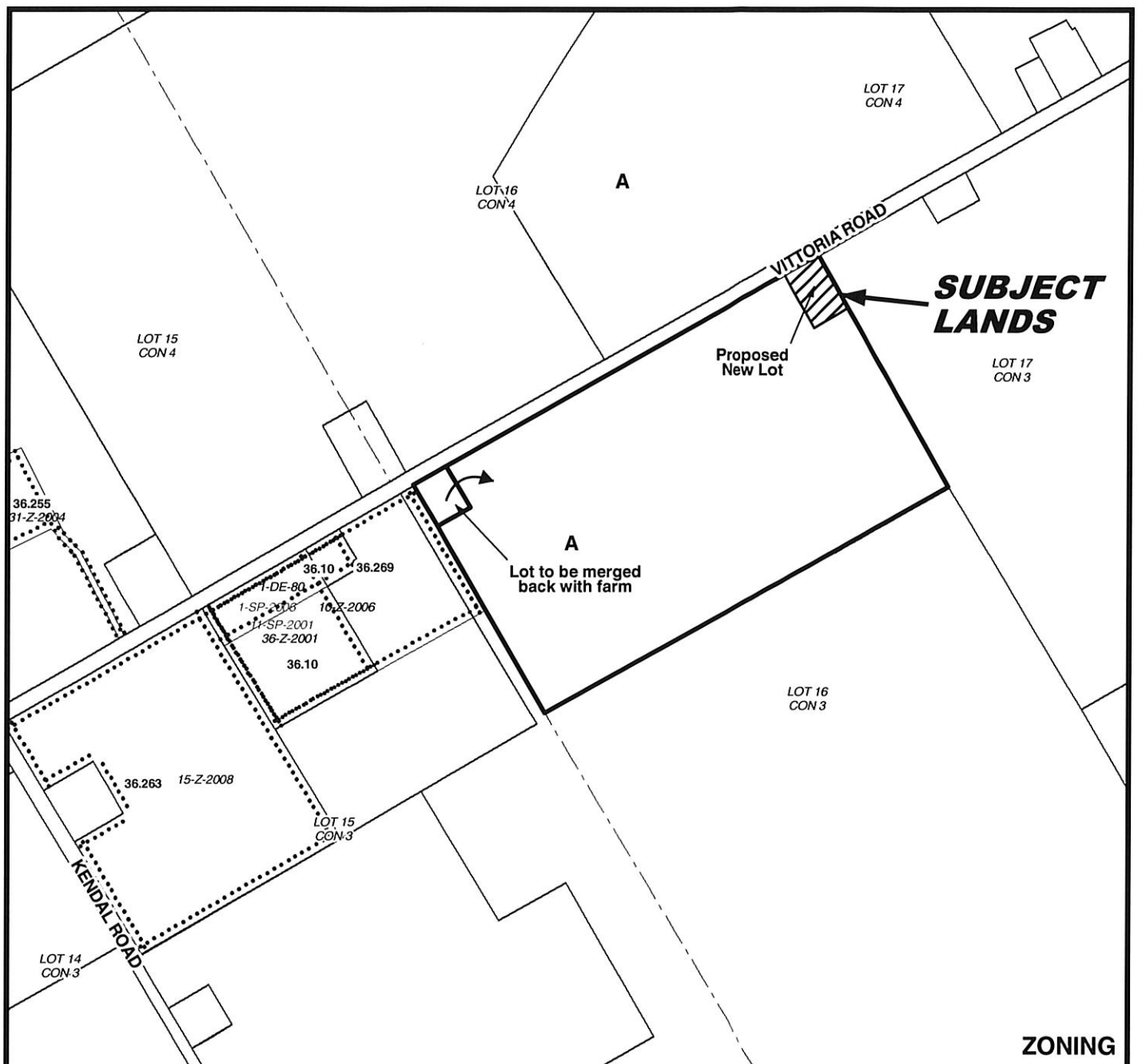
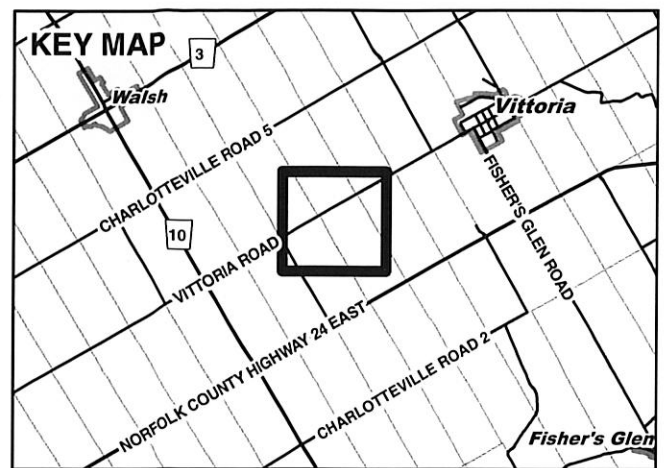
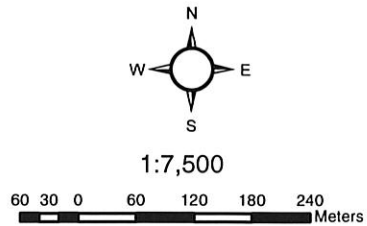
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

SEE ATTACHED LETTER

MAP 1

File Number: BNPL2014178

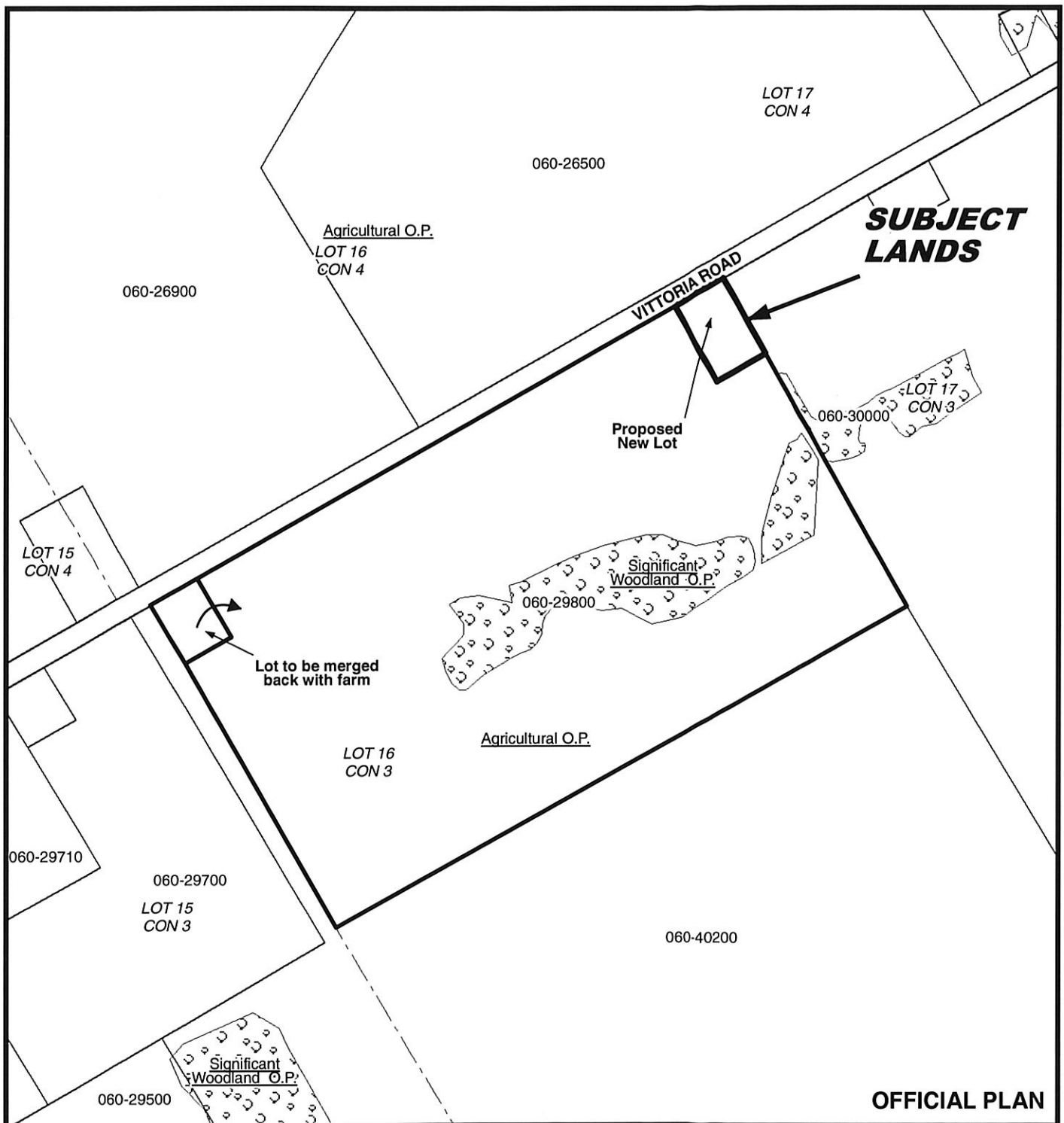
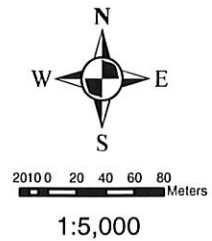
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2014178

Geographic Township of CHARLOTTEVILLE



OFFICIAL PLAN

12/12/2014

MAP 3

File Number: BNPL2014178

Geographic Township of CHARLOTTEVILLE



10 20 30 40
Meters

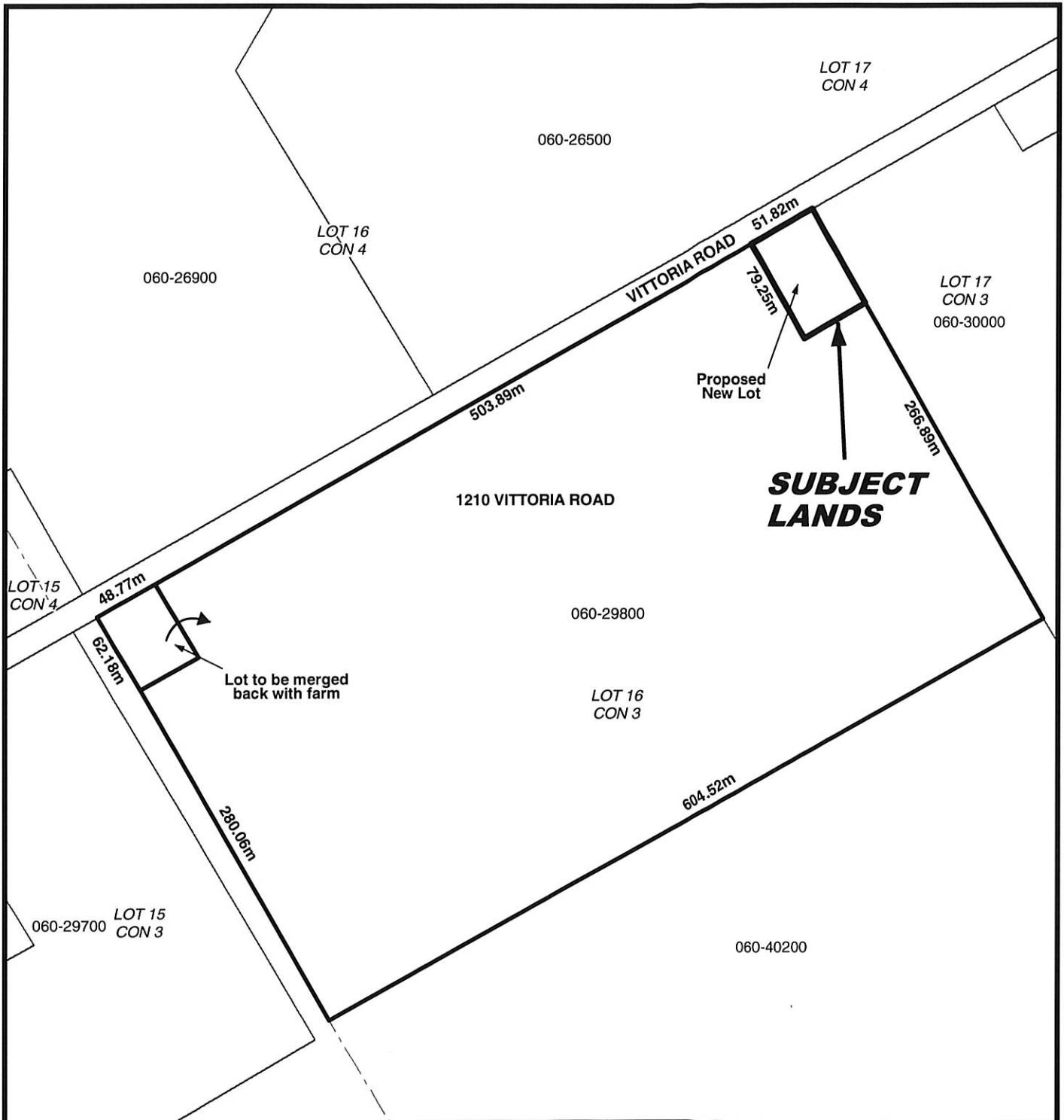
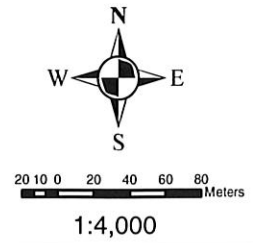
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MAP 4

File Number: BNPL2014178

Geographic Township of CHARLOTTEVILLE





CLINEBACKUS
LAWYERS LLP

September 10, 2014

RECEIVED
SEP 15 2014
NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

Norfolk County
22 Albert St.
Langton, ON
N0E 1G0

Attention: Sherry Mott

Dear Sherry:

RE: Chester & Laurie Stenlik Application for Severance

Enclosed are the following:

1. Application;
2. our clients' cheque payable to Norfolk County in the sum of \$1,111; and
3. diagram.

In 1995, my clients secured a severance of a lot on the west side of their property, as shown "existing lot" on the enclosed diagram. At the time that the severance was secured, the abutting land to the west was used for agricultural purposes. Subsequent to securing the severance, the property to the west was redeveloped and now houses the Scotlynn head office, its farming product processing facility and, of course, its trucking operation.

Therefore, clearly the site of the subject lot is not as attractive as it was when the severance was secured and accepting that, the purpose of this Application is to attempt to relocate the lot to the easterly extreme of the 50 acre parcel, as shown under "proposed lot" on the accompanying diagram.

39 Colborne Street North P.O. Box 528 Simcoe Ontario N3Y 4N5

Thomas Cline, Q.C. Paul Hosack ~ Maria Kinkel ~
John Backus Robert MacLeod ~ Peter Karsten
Michael McArthur* Jamie Pereira ~

* Certified Specialist in Criminal Law, ~ Professional Corporation

www.clinebackus.com

Phone: 519.426.6763

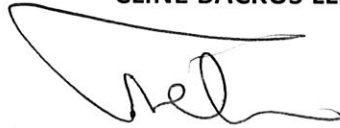
Fax: 519.426.2055

My clients have requested an increase in lot size to 1 acre, to accommodate a geothermal heat source apparatus.

I would ask that this application be processed as a boundary adjustment, as soon as possible.

Yours very truly,

CLINE BACKUS LLP



Thomas A. Cline

TAC/tc
Encl.

39 Colborne Street North P.O. Box 528 Simcoe Ontario N3Y 4N5

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John Backus	Robert MacLeod ~	Peter Karsten
Michael McArthur*	Jamie Pereira ~	

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