

CONSENT / SEVERANCE

File Number BNPL2014239  
 Related File Number N/A  
 Pre-consultation Meeting On ✓  
 Application Submitted On Dec 9/2014  
 Complete Application On Dec 9/2014

Application Fee ✓  
 Conservation Authority Fee N/A  
 OSSD Form Provided N/A (new system proposed)  
 Sign Issued \_\_\_\_\_

K.R

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: 3310-491 004 47 000

- |  |  |
|--|--|
| <input checked="" 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 <sup>1</sup> Jeff & Katy Whiteside Phone # 519-468-8424  
 Address 37 Windham Rd. 3 Fax # \_\_\_\_\_  
 Town / Postal Code Norwich NOJ1P0 E-mail whitesideirrigation@gmail.com

<sup>1</sup> 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 <sup>2</sup> D.R. Whiteside Farms Ltd. Phone # 519-688-2570  
 Address 712431 Middletown Line Fax # 519-688-3101  
 Town / Postal Code Tillsonburg N4G 4G8 E-mail dwhiteside@silomail.com

<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:

BMO - Norwich branch



## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	<u>N/A</u>
Concession Number	<u>2</u>	Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	<u>Pt. Lt. 24</u>
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>± 116.31 ac.</u>
Municipal Civic Address	<u>37 Windham Road 3</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):

To sever a surplus dwelling from a farm holding

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

Jeff and Katy Whiteside

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

N/A

CONSENT / SEVERANCE

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					<input type="checkbox"/> Yes <input type="checkbox"/> No	
* Please see attached notes *					<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 <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)		
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)	<u>52.5 m</u>	Depth (metres/feet)	<u>88.44m</u>
Width (metres/feet)	<u>50.94 (irregular) m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>1.0 acre / 0.405 ha</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: residential

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:

2 buildings: single family dwelling and 1 detached 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:

same as above

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: viable farm

Proposed use: continue farming operation, keep existing farm structures

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**:

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

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: 1939

Date of purchase of subject lands: January 2013

## 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:

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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:

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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 type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 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 type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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) \_\_\_\_\_

*\* New septic tank & tile bed proposed entirely on the Severed property.*

### STORM DRAINAGE

#### SEVERED

#### RETAINED

Storm Sewers

☐
☐

Open ditches

☐
☐

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

CONSENT / SEVERANCE

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

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Windham Road 3, Norfolk County

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

☐ Unopened road

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Windham Road 3, Norfolk County

**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.

Please see: entrance permit approval (copy enclosed)

survey sketch enclosed

Please note: probable location of new septic



Properties Owned & Farmed

D.R. Whiteside Farms Ltd.

1. Home Farm

D.R. Whiteside Farms Ltd.  
C/O Dennis and Susan Whiteside  
712431 Middletown Line, RR#3  
Tillsonburg, Ontario, N4G 4G8

Concession 9 S Pt. Lot 15  
712431 Middletown Line  
100 acres, 50 workable  
Potato & cash crop farm  
Dwelling present

2. Jeff & Katy Whiteside – Farm applying for Severance

Owner: D.R. Whiteside Farms Ltd.  
37 Windham Road 3, Norwich, Ontario, N0J 1P0  
Wdh Concession 2 Pt. Lot 24  
116.31 acres, 113 workable  
Potato & cash crop farm  
Dwelling Present – 1939

491-004-47000

3. Church Road Farm 1

Owner: Thomas Dennis Ross Whiteside, Susan Margaret Whiteside  
Mid Concession 2 NTR Pt. Lot 35  
37R5700 Part 1  
Reg  
62.42 acres FR D  
Potato & cash crop farm

541-030-03400

4. Church Road Farm 2

Owner: Jeffrey Dennis Whiteside  
1<sup>st</sup> Concession Rd NTR  
Middletown Concession 2 NTR Pt. Lot  
Irreg  
50 acres Fr D  
Potato & cash crop farm

541-030-05150

5. Carroll Farm 1

Owner: Dennis Ross Whiteside & Susan Margaret Whiteside  
285864 Airport Road, Norwich, Ont,  
Con 6N Pt. Lots RP 41R6812 PT Part 1  
80 acres  
Potato & cash crop farm

6. Carroll Farm 2

Owner: Dennis Ross Whiteside & Susan Margaret Whiteside  
28544 Airport Road, Norwich, On  
Con 6N Pt. Lot 6  
RP 41R6812 Pt. Part 1  
50 acres  
Potato & cash crop farm

7. Brayley Farm

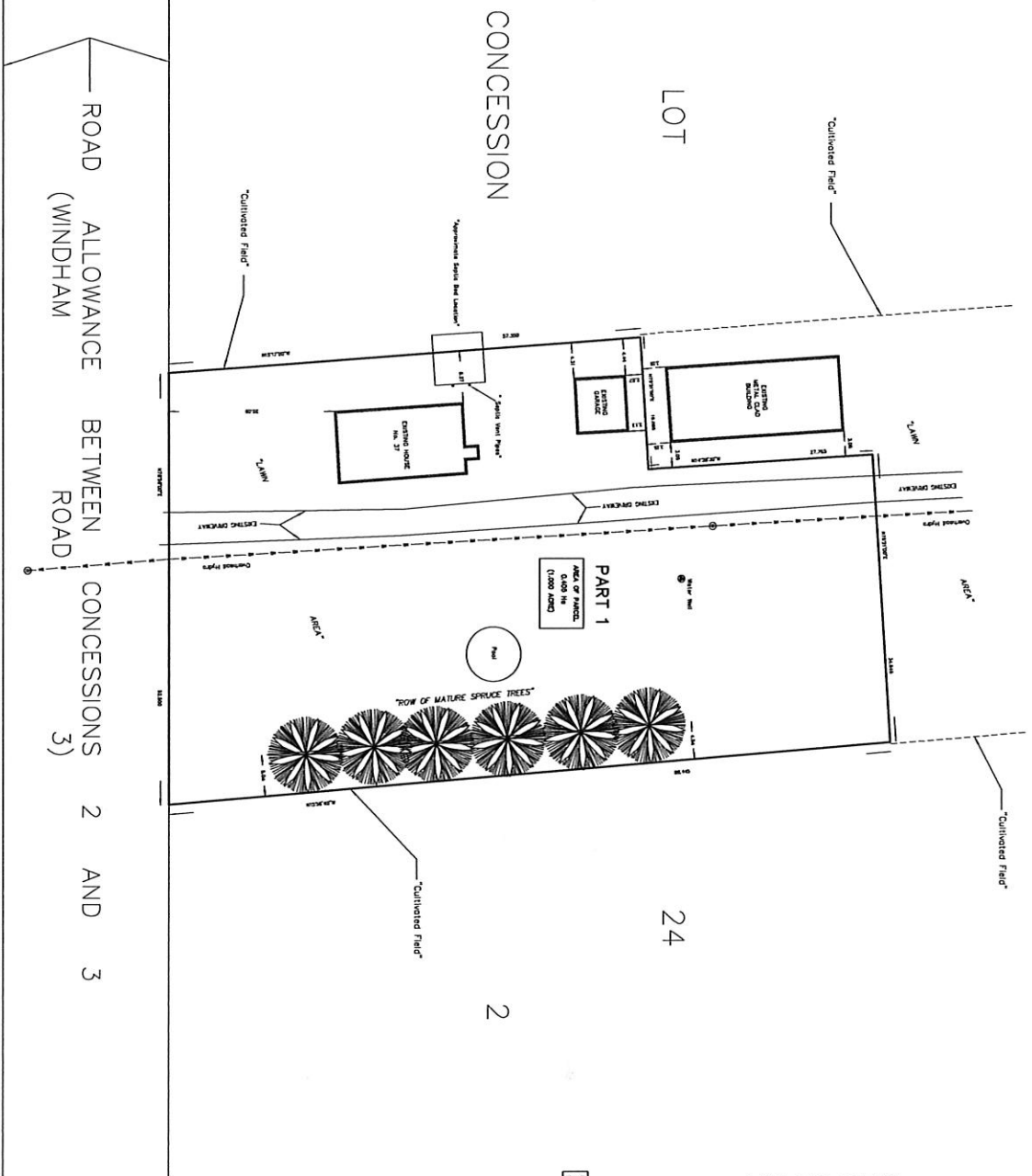
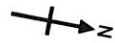
Owner: Dennis Ross Whiteside & Susan Margaret Whiteside  
712444 Middletown Line  
Con 9 S Pt. Lot 14  
35 acres  
Potato & cash crop farm

8. Fody Farm

Owner: Dennis Ross Whiteside & Susan Margaret Whiteside  
125063 Mall Road  
Cib 12 S Pt. Lot 20  
12 Con W/S  
50 acres  
Potato & cash crop farm

9. Oxford Pond

Owner: Jeffrey Dennis Whiteside & Dennis Ross Whiteside  
003045- Regional Road 37  
Con 6 Gore Plan 396 Pt. Lot 59  
3045 Regional Road 37  
6 acres, 0 workable – irrigation pond



CONCESSION

LOT

ROAD ALLOWANCE BETWEEN ROAD (WINDHAM 3)

2

24

PART 1  
AREA OF PARCEL  
0.000 Ha  
(0.000 ACRES)


ROW OF MATURE SPRUCE TREES

NOT A SEVERANCE APPLICATION FOR THIS PARCEL TO  
BE SEVERED FROM THE CONCESSION. THIS PARCEL IS  
PART OF THE CONCESSION AND IS NOT TO BE  
PART OF THE CONCESSION.

SKETCH FOR SEVERANCE APPLICATION  
PART LOT 24  
CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF WINDHAM  
NORFOLK COUNTY  
SCALE 1:200  
VALLEE & YEO LIMITED

DATE: NOVEMBER 24, 2014

PROJECT: 14-1000-0000  
DRAWING: 14-1000-0000



**vallee & yeo limited**  
2140 LAMAR AVENUE  
SUITE 200  
WINDHAM, N.S. B0N 1A0  
PHONE: 506-228-4277 FAX: 506-228-4277  
WWW.VALLEE-AND-YEO.COM

DESIGNED BY: J. YEO	CHECKED BY: J. YEO	DWG. 14-1000-0000
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PUBLIC WORKS & ENVIRONMENTAL SERVICES  
ROADS DIVISION  
183 Main St. of Delhi  
Delhi, ON N4B 2M3

02	14	20
Area	Year	Permit #

### ENTRANCE PERMIT APPROVAL

Owner(s) Name: D.R. WHITESIDE FARMS LTD.  
Mailing Address: RR #3 712431 MIDDLETOWN LINE  
Town: TILLSONBURG Postal Code: N4G 4G8  
Telephone Number: Res. \_\_\_\_\_ Business: ( ) \_\_\_\_\_  
Cell ( ) \_\_\_\_\_

Property Details: 37 24 2 WINDHAM  
911 # (if assigned) Lot Concession Township  
Block/Plan Number Roll Number  
NORTH side of County Road WINDHAM RD. 3  
North, South, East, West

Purpose: ☒ New ☐ Modify existing  
☐ Construct curbs, gutter or other permanent works ☐ Change classification  
☐ Change location of existing ☐ Lawn Pipe  
☐ Temporary entrance

Finished Material: ☐ Gravel ☐ Asphalt ☐ Concrete (if Commercial or Industrial, must be asphalt)

Classification: ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Culvert Size: 400 mm Diameter \_\_\_\_\_ m Length \_\_\_\_\_ Gauge \_\_\_\_\_ Not Required

Proposed Contractor: TBA

Comments: INSTALL PIPE 3" BELOW DITCH GRADE, GRAVEL LEVEL WITH ROAD EDGE  
\_\_\_\_\_  
\_\_\_\_\_

### APPROVAL

Roads: [Signature]  
Operations Supervisor or Designate

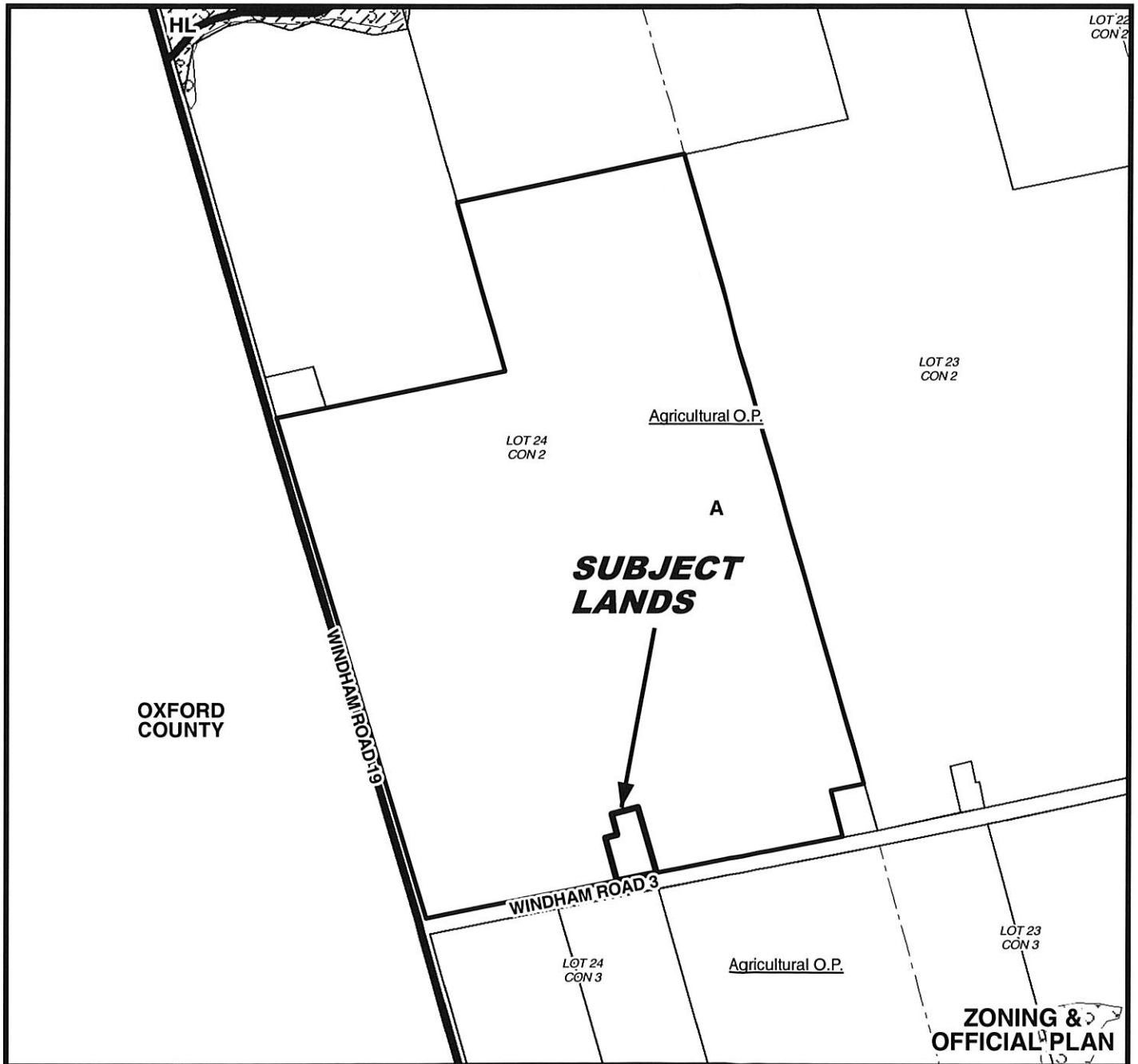
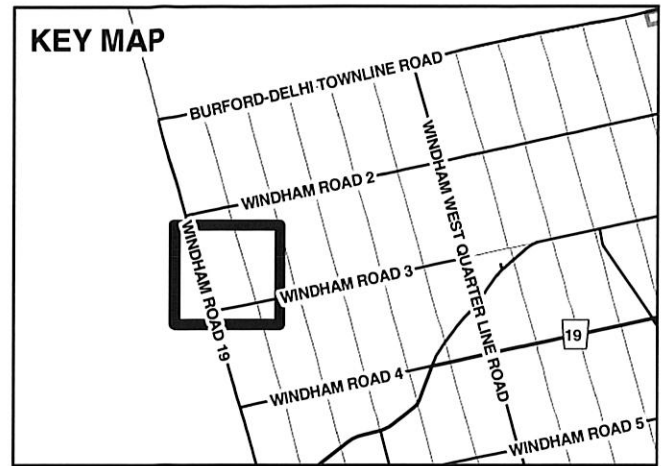
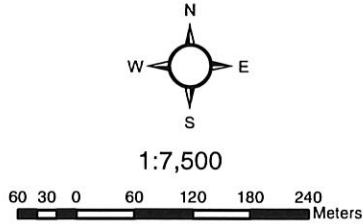
Engineering: [Signature]  
Development Technician or Designate  
or Senior Drainage Superintendent (Municipal Drains only)

MAY 14, 2014  
Date

**MAP 1**  
**File Number: BNPL2014239**

Geographic Township of

**WINDHAM**



# MAP 2

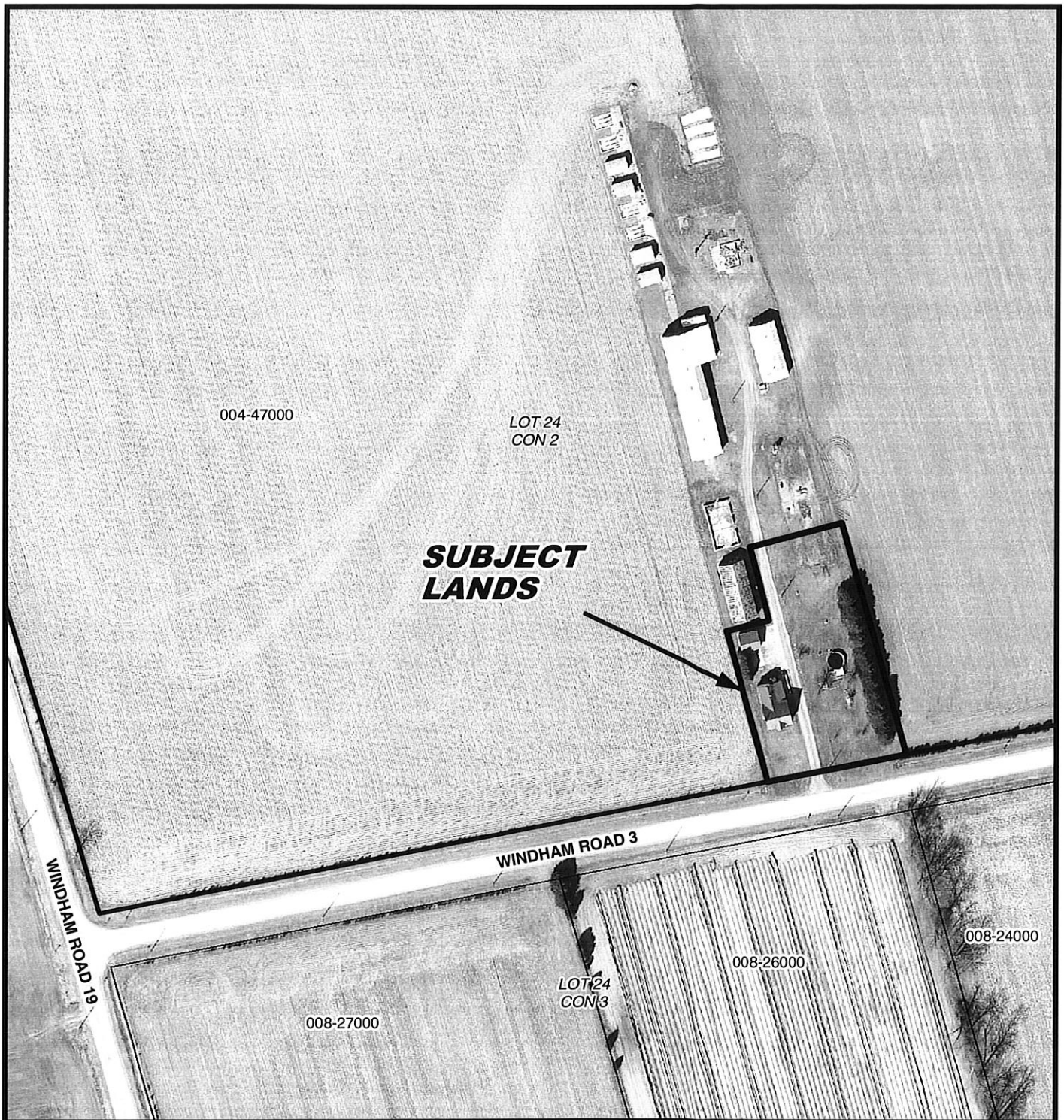
File Number: BNPL2014239

Geographic Township of WINDHAM



8 4 0 8 16 24 32 Meters

1:2,000



# MAP 3

File Number: BNPL2014239

Geographic Township of WINDHAM

