

Information contained within this box is for office use only



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April 28, 2015 JC

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Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

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B. Location and Legal Description Of Subject Lands

Geographic township North Walsingham Urban or hamlet area _____
Concession number #7 Lot number Pf lots 10 & 11
Registered plan number _____ Lot or block number #
Reference plan number _____ Part number _____
Frontage 578 m Depth 1,390 m (irregular)
Width 621 m (irregular) Lot Area 148.99 acres / 60.29 ha
Municipal civic address 821 North Walsingham - South Walsingham Townline Rd.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes

☒ No

If yes, describe the easement or covenant and its effect:

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C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

To sever a dwelling made surplus as a result of farm amalgamation.

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

Unknown

Description of land intended to be **SEVERED** in metric units:

Frontage

39.5 m

Depth

96.505 m

Width

39.5 m

Lot Area

0.94 acres /

Present use:

0.381 ha.

Residential

Proposed use:

Residential

Number, type of buildings and structures and dates **existing** buildings or structures were constructed 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:

See attached 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:

None.

Description of land intended to be **RETAINED** in metric units:

Frontage

538.5 m (irregular)

Depth

1,390 m (irregular)

Width

621 m (irregular)

Lot Area

148.05 acres / 59.91 ha

Present use:

Native plant & seed production; forestry

Proposed use:

Native plant & seed production; forestry

Number, type of buildings and structures and dates **existing** buildings or structures were constructed 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:

see attached sketch.

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.

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D. Property Information

Present official plan designation:

Agricultural

Present zoning:

Agricultural

Is there a site specific zone on the subject lands?

No.

Surplus Farm Dwelling Consent / Severance and Zoning By-Law Amendment Application

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:

NA.

Number of separate parcels that have been created:

NA.

Date(s) these parcels were created:

NA.

Name of the transferee for each parcel:

NA.

The date the subject lands was acquired by the current owner:

NA.

Uses of the subject lands:

NA.

If known, the length of time the existing uses have continued on the subject lands:

NCC started actively farming in Spring 2012 in Norfolk County & received a registered farm business number in April 2013.

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

16 June 2008

Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

☐ Yes

☒ No

If yes, identify and provide details of the building:

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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:

NA.

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

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F. Status Of Other Planning Development Applications

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* 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;
3. Approval of a plan of subdivision or condominium or a site plan?

☐ Yes

☐ No

☒ Unknown

If yes, indicate the following information about each development application:

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

Is the above information for other development applications attached?

☐ Yes

☐ No

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G. Provincial Policy

Is the requested consent / severance and zoning by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ 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 amendment 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 of the subject lands, unless otherwise specified? Please check the appropriate boxes.

Please reply to all uses or features.

If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.

Table 1 Uses or Features on or Within the Subject Lands

| Use or Feature | On the Subject Lands | Within 500 Metres of Subject Lands (Indicate Distance) |
|--|---|--|
| Livestock facility or stockyard (if yes, complete MDS 1 – available upon request) <i>* pasture land on farm to the west of subject lands</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance |
| Wooded area | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance |
| Floodplain | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance |
| Erosion | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" 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 |

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H. Servicing And Access

Indicate the existing and proposed type of water supply on the severed lands (example: municipal piped water, communal wells, individual wells):

Individual well

Indicate the existing and proposed type of sewage treatment on the severed lands (example: municipal sewers, communal system, septic tank and tile bed):

Septic tank & tile bed.

** A new septic system will be installed on the severed lot so the lot contains the system.*

Surplus Farm Dwelling Consent / Severance and Zoning By-Law Amendment Application

Indicate the existing and proposed type of storm drainage on the severed lands (example: storm sewers, open ditches):

Open ditches.

Indicate the existing and proposed type of water supply on the retained lands (example: municipal piped water, communal wells, individual wells):

NIA.

Indicate the existing and proposed type of sewage treatment on the retained lands (example: municipal sewers, communal system, septic tank and tile bed):

NIA.

Indicate the existing and proposed type of storm drainage on the retained lands (example: storm sewers, open ditches):

open ditches

Other:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 litres of effluent per day as a result of the development being completed?

☐ Yes

☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes

☒ No

Has the existing drainage on the subject lands been altered? If so, explain:

No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes

☐ No

☒ Unknown

Existing and proposed access to severed lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

municipal road - North Walsingham South Walsingham Townline Rd.

Name of road or street:

North Walsingham South Walsingham Townline Rd.

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

municipal roads.

Name of road or street:

8th Concession, North Walsingham South Walsingham Townline Rd.

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I. Other Information

Is there a time limit that affects the processing of this development application?

☒ Yes

☐ No

If yes, describe:

if severance is approved, ZBA will have to be approved within one year.

Is there any other information that you think may be useful in the review of this development application?

Please see attached.



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: 821 North Walsingham - South Walsingham Townline Road | | | |
| Owner: The Nature Conservancy of Canada | | Lot: Plots 10811 | | Concession: 7 | |
| Lot Area: | Lot Frontage: | Assessment Roll No. 3310542030241000000 | | | |
| 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: existing | No. of Bedrooms: 3 | No. of Fixture Units: 12 | Is the building currently occupied? Yes / No If No, how long? | | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: Jim + Jack Granger Company Name: Granger's Excavating Address: 166 Concession 4 St. Williams Postal Code: N0E 1P0 Phone: 519 586 7792 Email: jcggranger@hotmail.com BCIN #: 23318 | | | |
| SITE EVALUATION | | Ground Cover (trees, bushes, grass, impermeable surface): grass | | Soil Type: sand | |
| Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep | | Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry | | Depth of Water Table: 10 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): 17° degrees - rain | |
| 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 checked="" 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium | | No. of Tile Runs: 6 | | Total Length of Tile: 50 ft | |
| Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____ | | Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined | | Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | | 5 ft | | 15 ft | |
| Distance to Bodies of Water (ft) | | 2000 ft | | 2000 ft | |
| Distance to Nearest Well (ft) | | 50 ft | | 150 ft | |
| Distance to Proposed Property Lines | | Front 104 ft Rear 186 ft Side 50 ft Side 84 ft | | Front 199 ft Rear 92 ft Side 124 ft Side 0 | |

OVERALL SYSTEM RATING

tank is dated
in early 1980's
the bed is
modern and
up to date
and good for
several years

- ☒ 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, Wendy Cridland - The Nature Conservancy of Canada (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.

Wendy Cridland
Owner Signature

14 April 2014
Date

EVALUATOR:

1. I, Jim Granger 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.

Jim Granger
Evaluator Signature

April 14 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

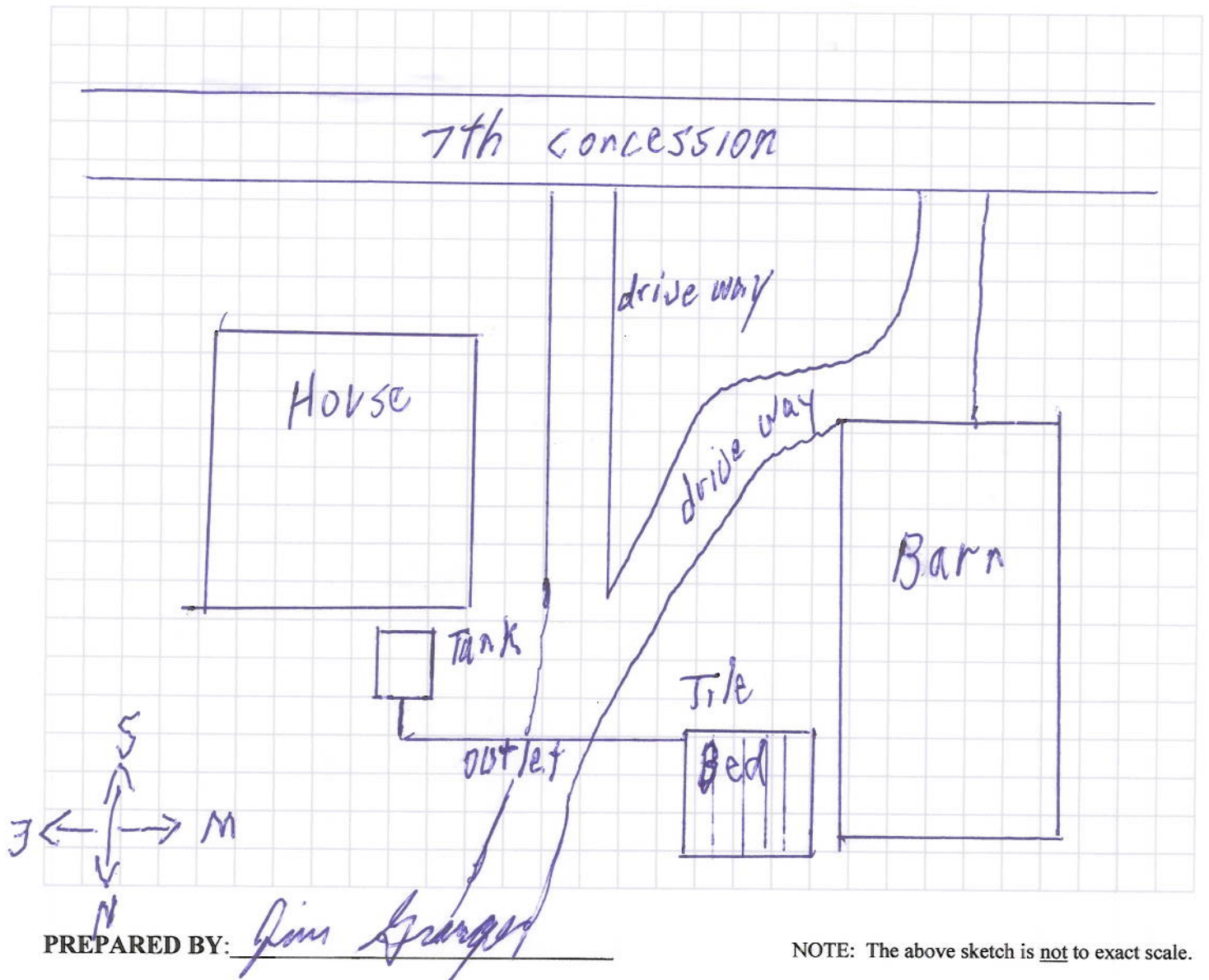
DATE: 14 April 2014

APPLICATION NUMBER: _____

OWNER: The Nature Conservancy of Canada EVALUATOR: Jim Granger

PROPERTY ADDRESS: 821 North Walsingham South Walsingham Town Line

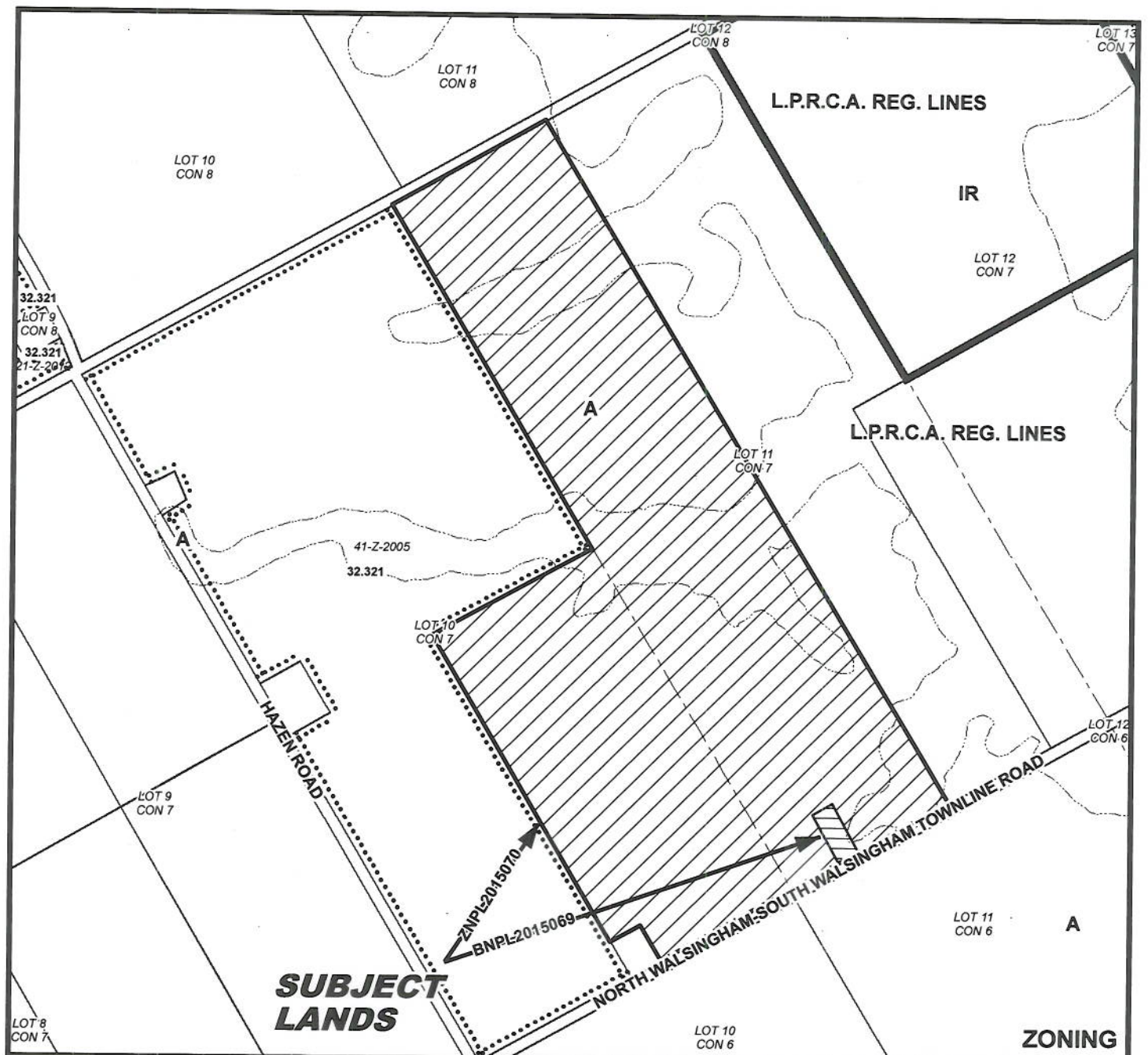
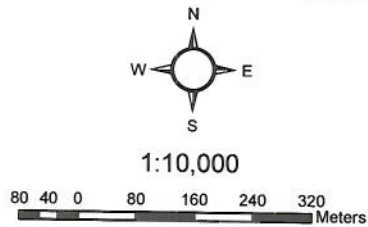
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



MAP 1

File Number: BNPL2015069 & ZNPL2015070

Geographic Township of
NORTH WALSINGHAM



MAP 2

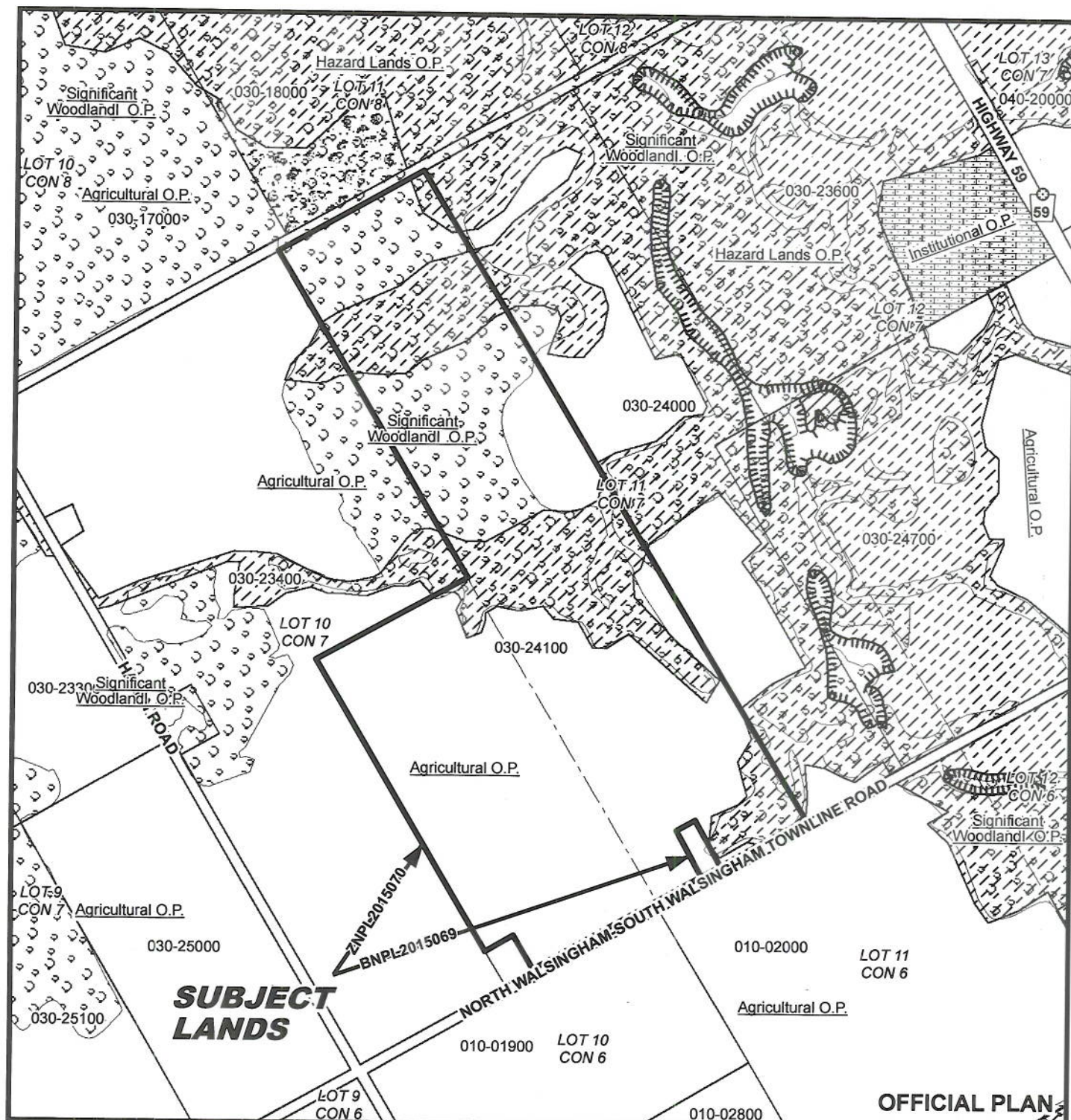
File Number: BNPL2015069 & ZNPL2015070

Geographic Township of NORTH WALSHINGHAM



4020 0 40 80 120 160 Meters

1:10,000

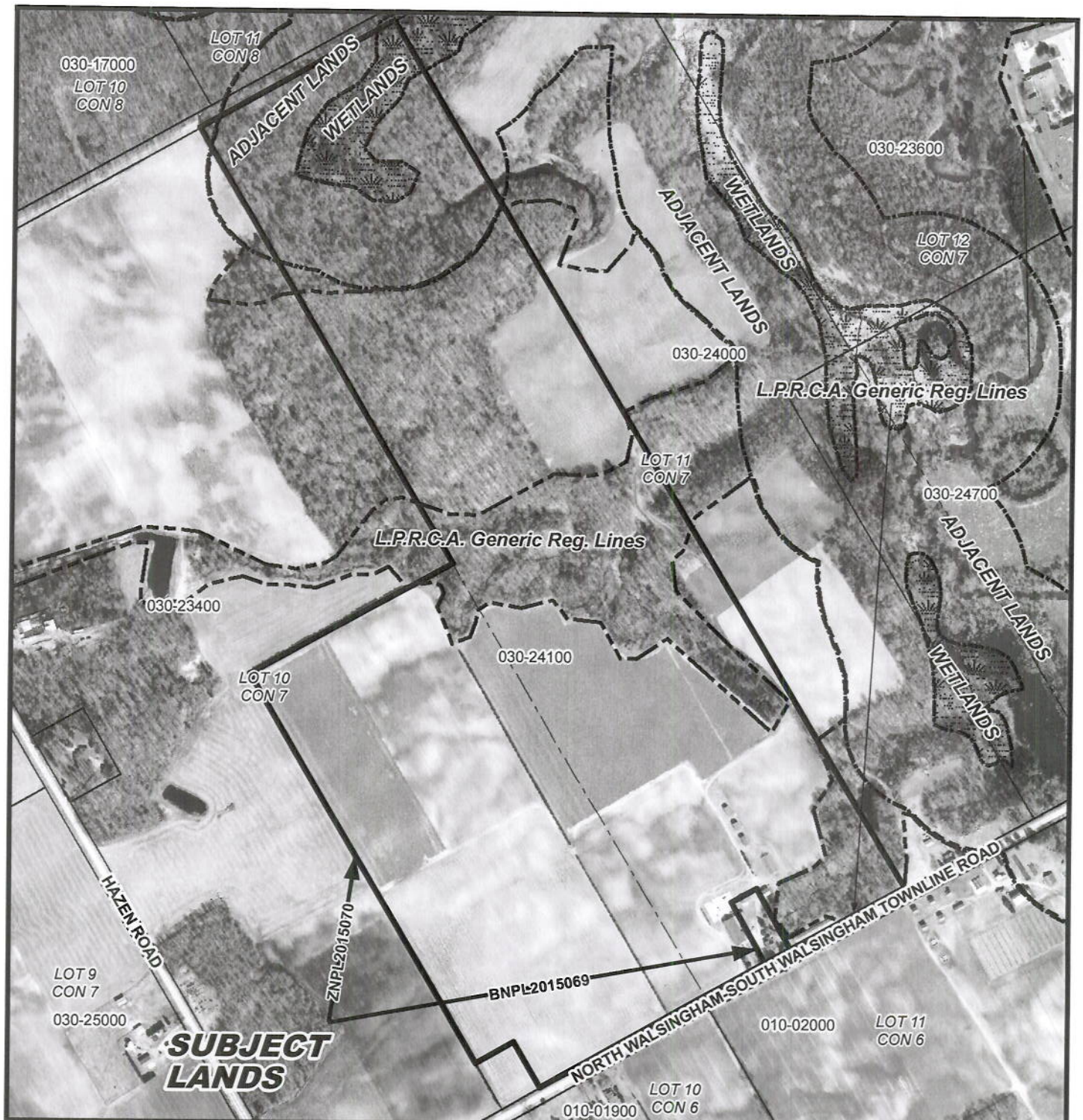
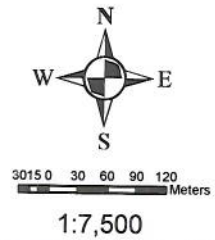


04/05/2015

MAP 3

File Number: BNPL2015069 & ZNPL2015070

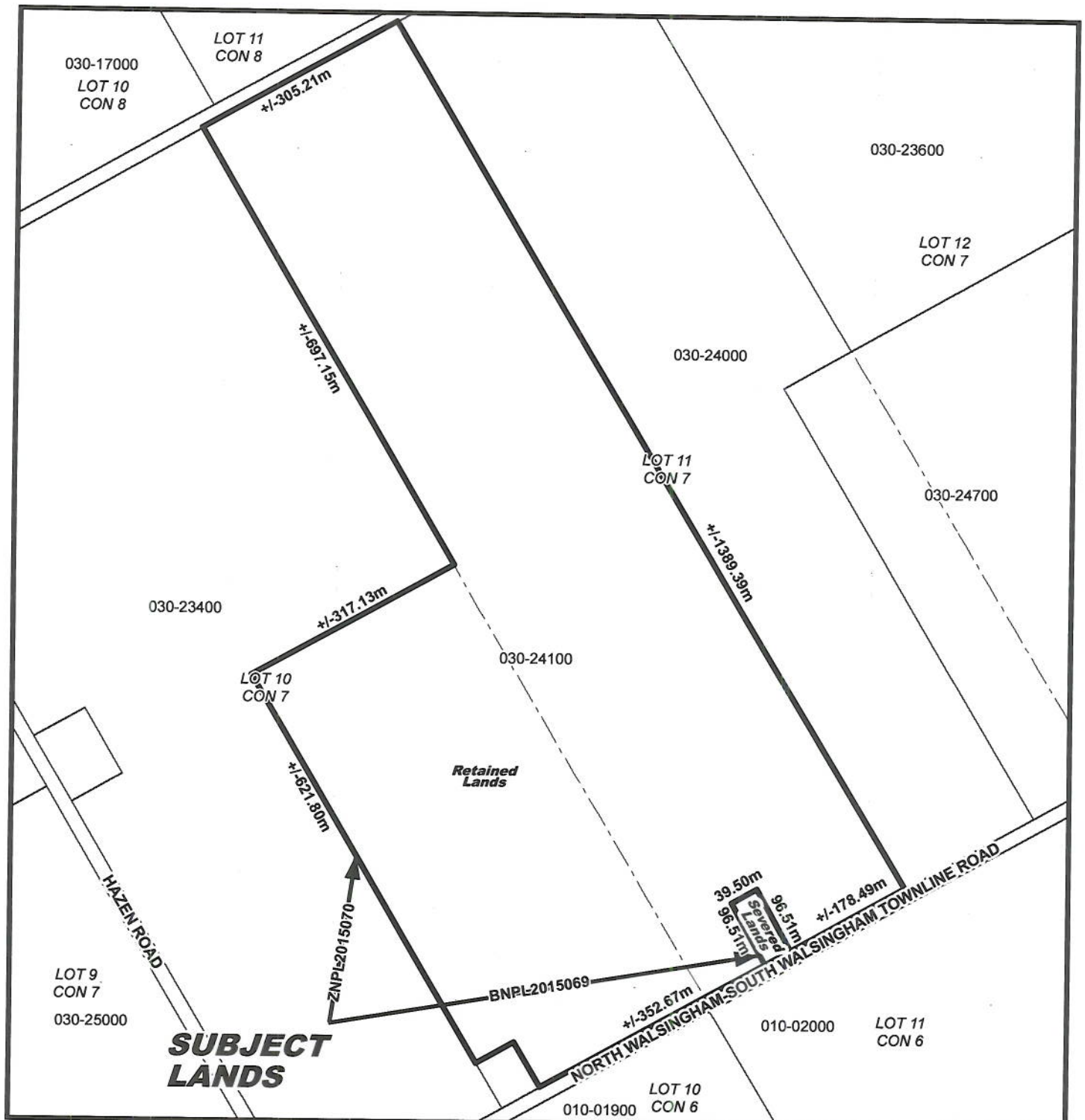
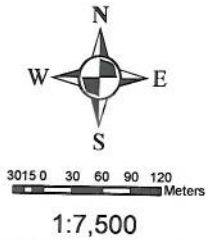
Geographic Township of NORTH WALSHINGHAM



MAP 5

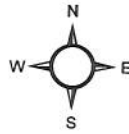
File Number: BNPL2015069 & ZNPL2015070

Geographic Township of NORTH WALSINGHAM



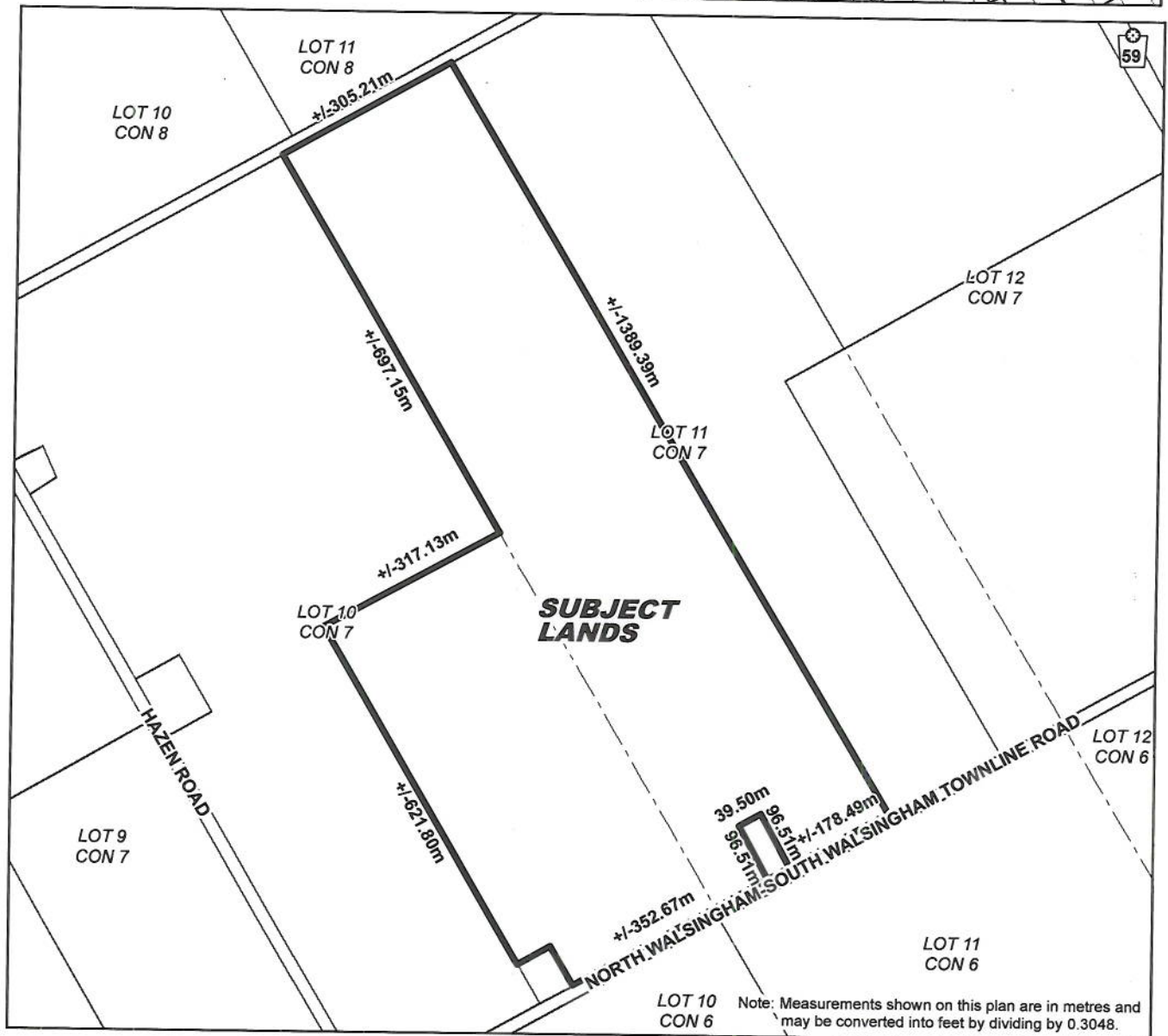
Norfolk County

Geographic Township of North Walsingham



1:10,000

80 40 0 80 160 240 320 Meters



This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2015.

MAYOR

CLERK