

CONSENT / SEVERANCE

File Number

BNPL2015128

Related File Number

Pre-consultation Meeting On

July 24/15

Application Submitted On

July 28/15

Complete Application On

July 29/15

Application Fee

1279.00

Conservation Authority Fee

see application #1

OSSD Form Provided

N/A

Sign Issued

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: 3310-54201002800
-54201005500

☐

Creation of a new lot

☐

Surplus Dwelling

☐

Farm Split (form to be completed)

☐

Other (lease / charge)

☐

Boundary adjustment

☒

Easement

☐

Right-of-way

A. APPLICANT INFORMATION

Application # 6

Name of Applicant 1

Lake Erie Farms Inc.

Address

Trish Fournier CEO

Phone #

519-875-2485

Town / Postal Code

P.O.Box 247

Fax #

Tillsonburg, ON N4G 4H5

E-mail

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

AGENT INFORMATION

Name of Agent

Civic Planning Solutions Inc.
David Roe

Address

599 Larch St.

Phone #

519-582-1174

Town / Postal Code

Delhi, ON N4B 3A7

Fax #

E-mail

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

Name of Owners 2

same as applicant

Phone #

Address

Fax #

E-mail

Town / Postal Code

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:

Farm Credit Canada FCC 421 Queensway W. Simcoe, ON N3Y 2N4
519-426-3312

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS retained Parcel E of Hazen Road

Parcels 1 and 2

Geographic Township	North Walsingham	Urban Area or Hamlet	
Concession Number	14	Lot Number(s)	10 & 11
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	288m	Depth (metres/feet)	1879.9m
Width (metres/feet)	1206.4	Lot area (m ² / ft ² or hectares/acres)	130.5ha/322.46ac
Municipal Civic Address	2486 Hazen Road (multiple addresses)		

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:

Hydro easement along Norfolk Road 21

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):

consent for easement purpose for irrigation system

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

Lake Erie Farms Inc. in seperate ownerships

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:

N/A

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	
					<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:

N/A

Description of Land	Lands to be Severed (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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 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		
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:

N/A

Frontage (metres/feet)	Depth (metres/feet)
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)
PROPOSED FINAL LOT SIZE (if boundary adjustment)	

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:

nothing

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**: retained parcel E of Hazen Road

Description of land intended to be retained by owner		Parcels 1 & 2	
Frontage (metres/feet)	288m	Depth (metres/feet)	1979.9m
Width (metres/feet)	1206.4m	Lot area (m ² / ft ² or hectares/acres)	130.5ha/322.46ac

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:

3 barns, 2 greenhouses and 5 sheds

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

Detailed chart attached

Description of proposed **RIGHT OF WAY/EASEMENT**: See sketch - Easements A, B & C

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: irrigation system

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural A Zone

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 *N/A* ☐ 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 *N/A* ☐ 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: _____

Date of purchase of subject lands: _____

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.

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:

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 3 other severances being submitted

If yes, indicate the following information about each application: If additional space is required, attach a separate sheet.

File number: _____

Land it affects: _____

Purpose: Surplus farm dwelling, farm split and boundary adjustment

Status/decision: pending

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>500m</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

☐

N/A

☒

Other means (describe) _____

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐
☐

Communal System

☐
☐

Septic tank and tile bed

☐

N/A

☒

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: Mid NWal townline, Hazen Road, Norfolk Road 21

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: _____

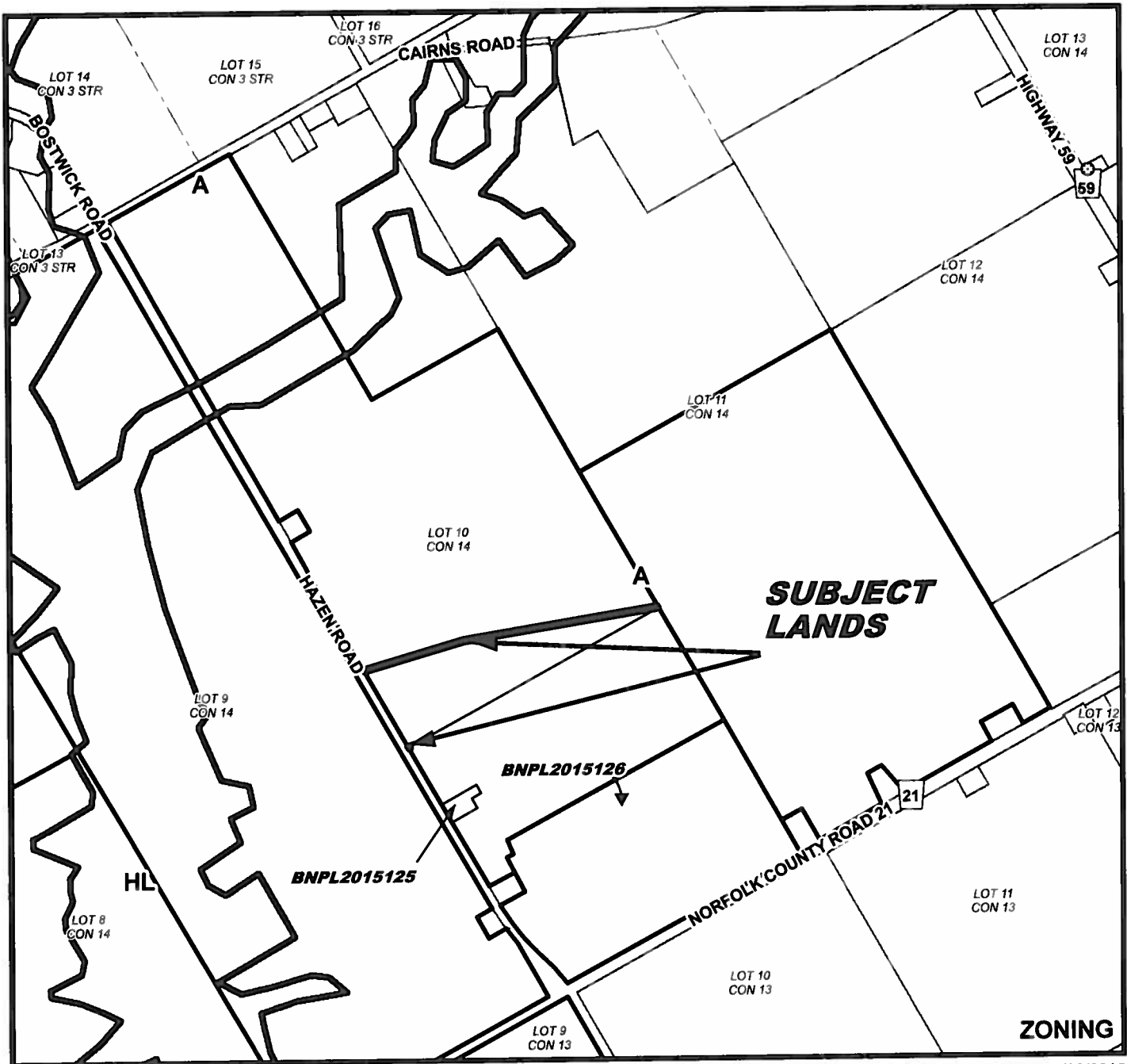
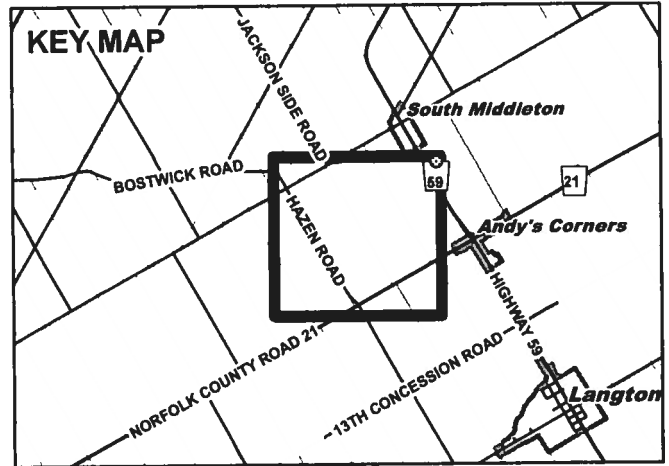
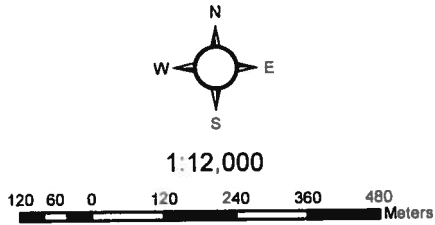
Name of road/street: Hazen Road

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.

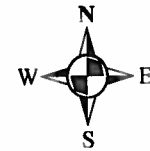
MAP 1
File Number: BNPL2015128
Geographic Township of
NORTH WALSHINGHAM



MAP 2

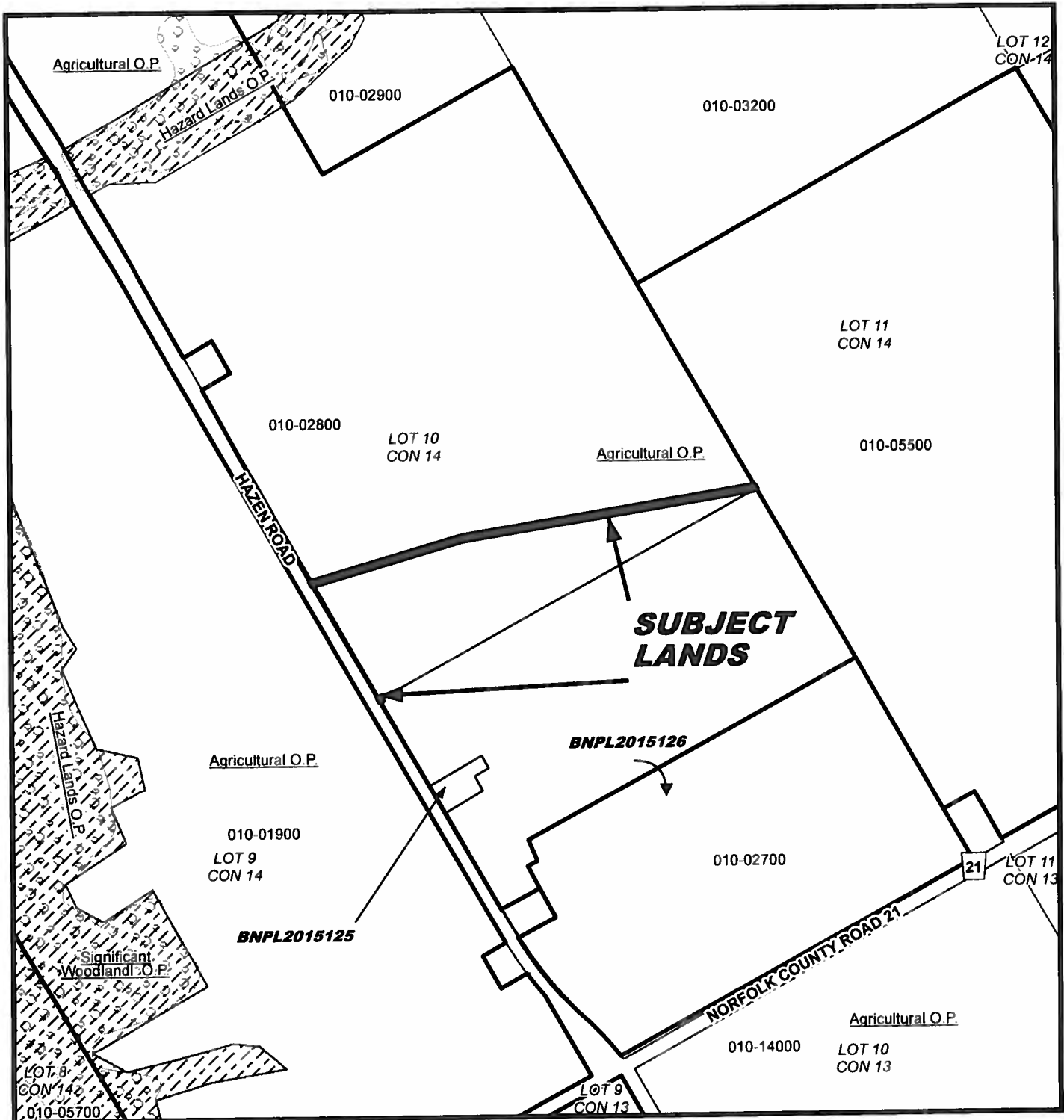
File Number: BNPL2015128

Geographic Township of NORTH WALSHINGHAM



30 60 90 120 Meters

1:7,500

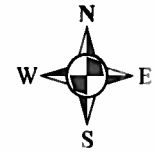


07/08/2015

MAP 3

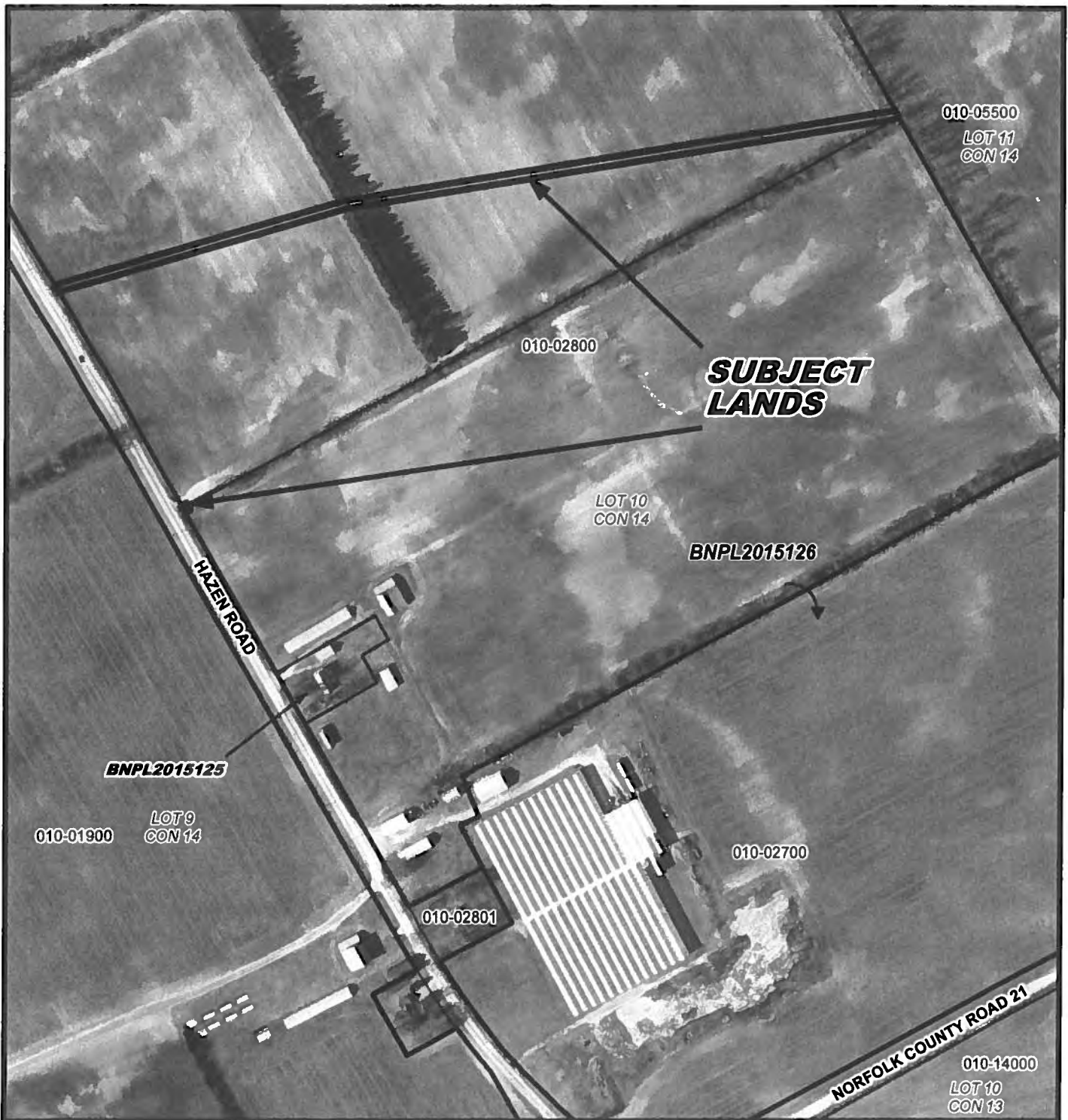
File Number: BNPL2015128

Geographic Township of NORTH WALSHINGHAM



20 10 0 20 40 60 80 Meters

1:4,000



MAP 4

File Number: BNPL2015128

Geographic Township of NORTH WALSHINGHAM

