

CONSENT / SEVERANCE

| | | | |
|-----------------------------|--------------------|----------------------------|----------------|
| File Number | <u>BNPL2015149</u> | Application Fee | <u>1854.00</u> |
| Related File Number | <u>ZNPL2015152</u> | Conservation Authority Fee | <u>N/A</u> |
| Pre-consultation Meeting On | <u>Aug 17 / 15</u> | OSSD Form Provided | <u>yes</u> |
| Application Submitted On | <u>Aug 17 / 15</u> | Sign Issued | |
| Complete Application On | <u>Aug 18 / 15</u> | | |

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- 336030001000000

- | | |
|--|--|
| <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 C & C Masselis Farms Limited Phone # 519-443-7687

Address 3916 Highway 24, RR 1, Fax # _____

Town / Postal Code Waterford, ON NOE 1Y0 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe Phone # 519-582-1174

Address 599 Larch St Fax # _____

Town / Postal Code Delhi, ON N4B 3A7 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 # _____

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:

No Mortgage

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|------------------------|---|---------------------|
| Geographic Township | <u>Townsend</u> | Urban Area or Hamlet | <u></u> |
| Concession Number | <u>5</u> | Lot Number(s) | <u>Pt. 1</u> |
| Registered Plan Number | <u></u> | Lot(s) or Block Number(s) | <u></u> |
| Reference Plan Number | <u></u> | Part Number(s) | <u></u> |
| Frontage (metres/feet) | <u>610m</u> | Depth (metres/feet) | <u>905m</u> |
| Width (metres/feet) | <u>678m</u> | Lot area (m ² / ft ² or hectares/acres) | <u>147.14 acres</u> |
| Municipal Civic Address | <u>3968 Highway 24</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):

Severance of surplus farm dwelling

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

unknown

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

N/A.

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 | | | | | | |
| 336030001000000 | TWN Con5 Lot1 | 150.00 | 12800 | corn / beans | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 1900 |
| OTHER | | | | | | |
| 491017070000000 | WDM Con9 Lot2 | 162.56ac | 12000 | corn / beans | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 1900 |
| | | | | | <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 | 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) | | <i>N/A</i> |

| Description of Existing Buildings | Lands to be Severed | Lands to be Retained |
|-----------------------------------|---|---|
| Residence | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input 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 | | <i>n/a</i> |
| Capacity of barn | | <i>n/a</i> |
| Manure storage | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Type of manure storage | | <i>n/a</i> |

Description of land intended to be SEVERED:

| | | | |
|------------------------|----------------------------|---|---------------------------------------|
| Frontage (metres/feet) | 68m | Depth (metres/feet) | 45m (<i>varies</i>) |
| Width (metres/feet) | <i>varies</i> 63.8 at rear | Lot area (m ² / ft ² or hectares/acres) | 2967m ² (<i>0.73 ac</i>) |
| | | PROPOSED FINAL LOT SIZE (if boundary adjustment) | <i>n/a</i> |

Existing use: Agricultural

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:

Dwelling and greenhouse (greenhouse to be removed)
K-9.81m. Nucle 9.14m S. Seal 49.58m R-17.21m.

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:

nothing new

Description of land intended to be RETAINED:

| | | | |
|------------------------|------|---|--------------|
| Frontage (metres/feet) | 542m | Depth (metres/feet) | 905m |
| Width (metres/feet) | 678m | Lot area (m ² / ft ² or hectares/acres) | 146.41 acres |

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:

Barn, 2 sheds and storage building, bunk house

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:

nothing new

Description of proposed RIGHT OF WAY/EASEMENT:

N/A

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

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

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

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: approved retirement lot in 1980's

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? recently

Date of construction of the dwelling proposed to be severed: 1900

Date of purchase of subject lands: 1960's

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

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 *N/A*

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>adj</u> 600m± 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

☒
☐

N/A

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

☐
☐

Open ditches

☒
☒

Other (describe) _____

- 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: Highway 24

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: Highway 24

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.



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

| | | | | | |
|---|--|---|--|--|--|
| OFFICE USE ONLY | | FILE No.: | | DATE RECEIVED: | |
| PROPERTY INFORMATION | | Municipal Address: <u>3968 Highway #24 North</u> | | | |
| Owner: <u>C & C Musselis Farms Limited</u> | | Lot: <u>1</u> | | Concession: <u>5 Twp</u> | |
| Lot Area: <u>2994.7 m²</u> | | Lot Frontage: <u>68 m</u> | | Assessment Roll No. <u>3360 3000100 0000</u> | |
| 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: <u>1,700 sq ft</u> | | No. of Bedrooms: <u>2</u> | | No. of Fixture Units: <u>10</u> Is the building currently occupied? <u>Yes</u> / No If No, how long? | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: <u>ED DOVE</u> | | Company Name: <u>BILL'S SEPTIC LTD</u> | |
| Address: <u>24 WERRET AVE - SIMCOE, ON</u> | | Postal Code: <u>N3Y 5N5</u> | | Phone: <u>519-426-7108</u> | |
| Email: <u>billsseptic@sympatico.ca</u> | | BCIN # <u>38413 / 38259</u> | | | |
| SITE EVALUATION | | Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u> | | Soil Type: <u>SAND / LOAM</u> | |
| 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: <u>25</u> ft. | |
| Surface Discharge Observed: Yes <u>No</u> | | Odour Detected: Yes <u>No</u> | | Current Weather (at time of evaluation): <u>SUNNY + DRY</u> | |
| 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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ | | Size: <u>800</u> Gal. | | Pump: Yes <u>No</u> | |
| Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium | | No. of Tile Runs: <u>5</u> | | Total Length of Tile: <u>Approx 300 ft</u> | |
| Tile Material: <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other _____ | | Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined | | Distance Between Tile Runs: <u>7 FT</u> | |
| Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded | | | | | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | | <u>9 FT</u> | | <u>25 FT</u> | |
| Distance to Bodies of Water (ft) | | <u>N/A</u> | | <u>N/A</u> | |
| Distance to Nearest Well (ft) | | <u>SAND POINT IN BASEMENT</u> | | | |
| Distance to Proposed Property Lines | | Front <u>55'</u> Rear <u>95'</u> Side <u>70'</u> Side <u>125'</u> | | Front <u>30'</u> Rear <u>95'</u> Side <u>85'</u> Side <u>50'</u> | |

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: SYSTEM COMPONENTS APPEAR TO BE IN A GOOD STATE OF REPAIR AND IN GOOD WORKING ORDER AT THE TIME OF EVALUATION.

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, Rebecca Mossell (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.

Owner Signature

(Agent)

Date

July 28/15**EVALUATOR:**

1. I, Ed Dove - Bui's Service Ltd 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.

Evaluator Signature

Date

July 28/2015**BUILDING DIVISION COMMENTS**

Comments:

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

Chief Building Official or designate

Date



On Site Sewage Disposal System Location

DATE: July 28/ 2015

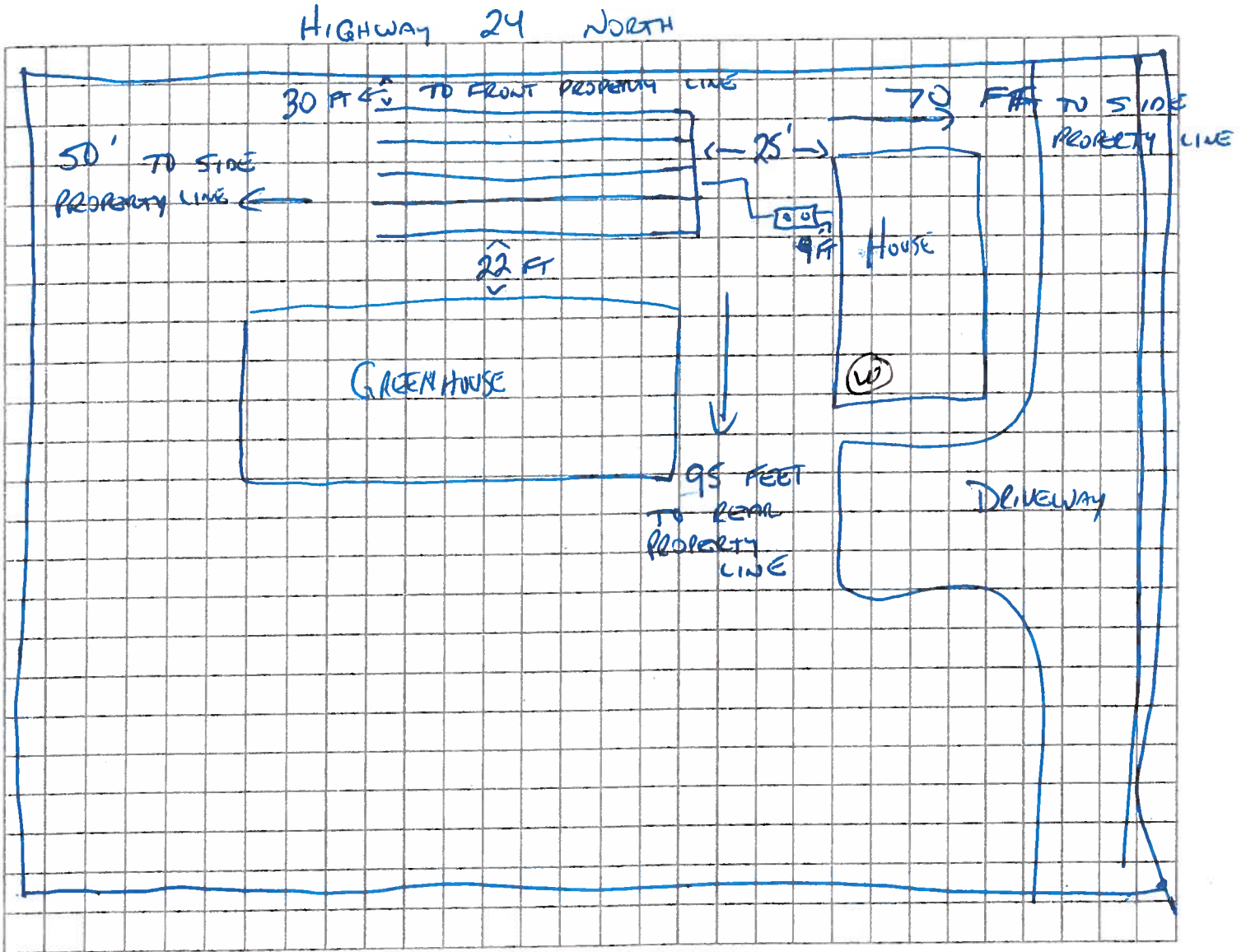
APPLICATION NUMBER: _____

OWNER _____

EVALUATOR Ed Dove

PROPERTY ADDRESS 3968 Highway # 24 North

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.

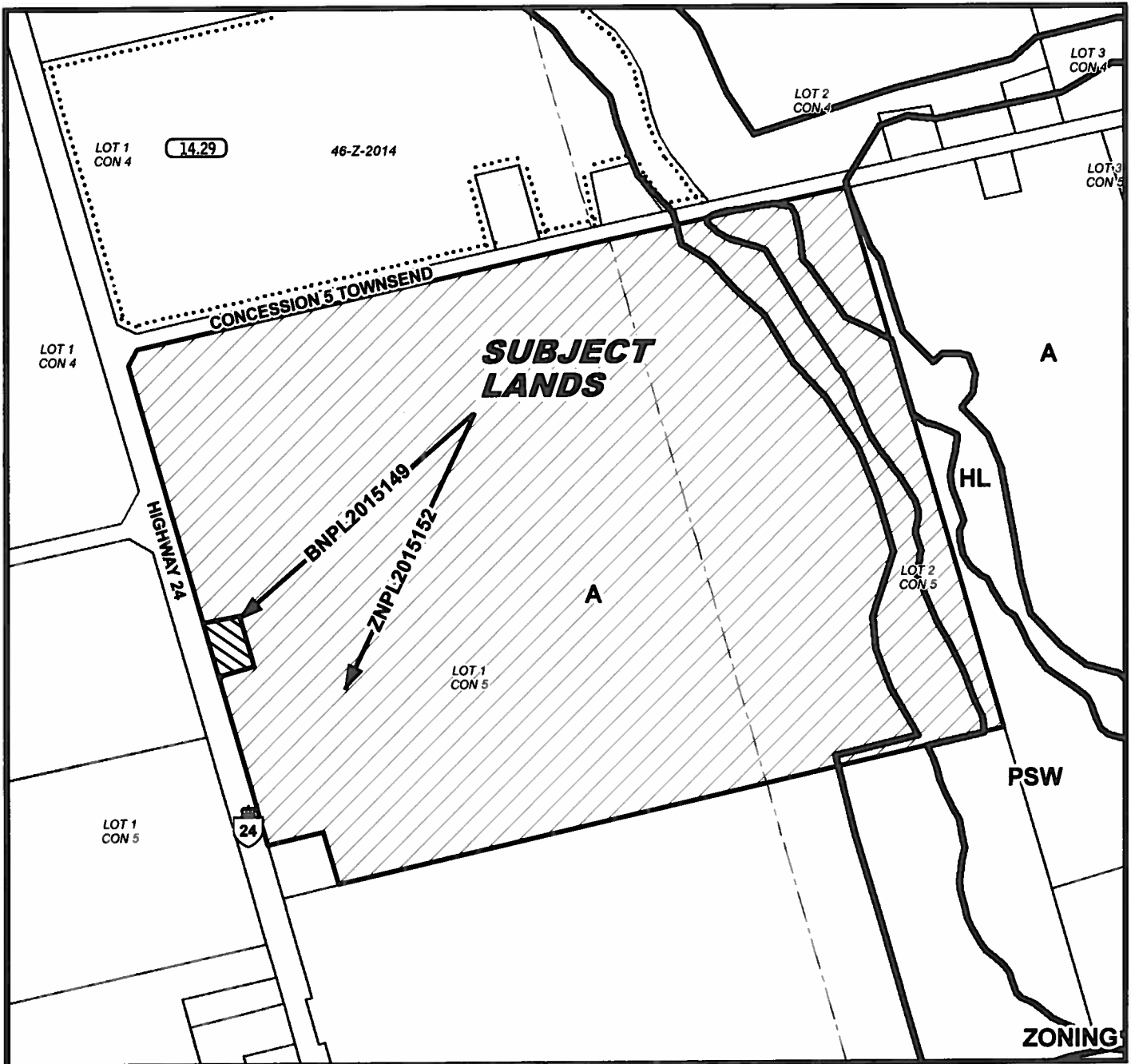
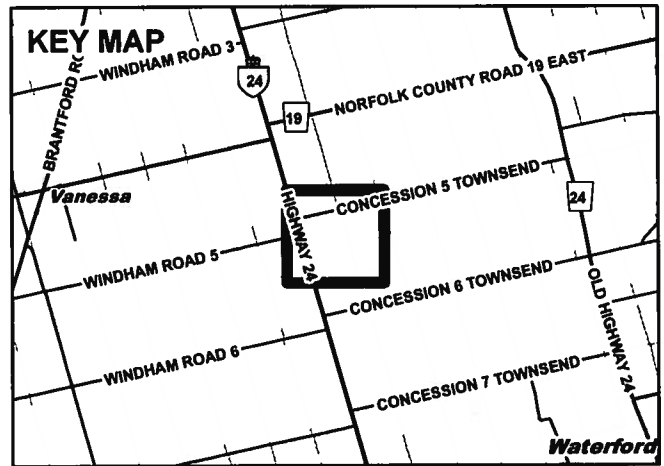
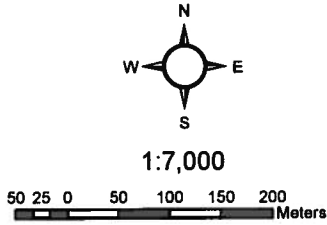


PREPARED BY: Ed Dove - Brian's Septic Ltd

NOTE: The above sketch is not to exact scale.

MAP 1
**File Number: BNPL2015149 &
ZNPL2015152**

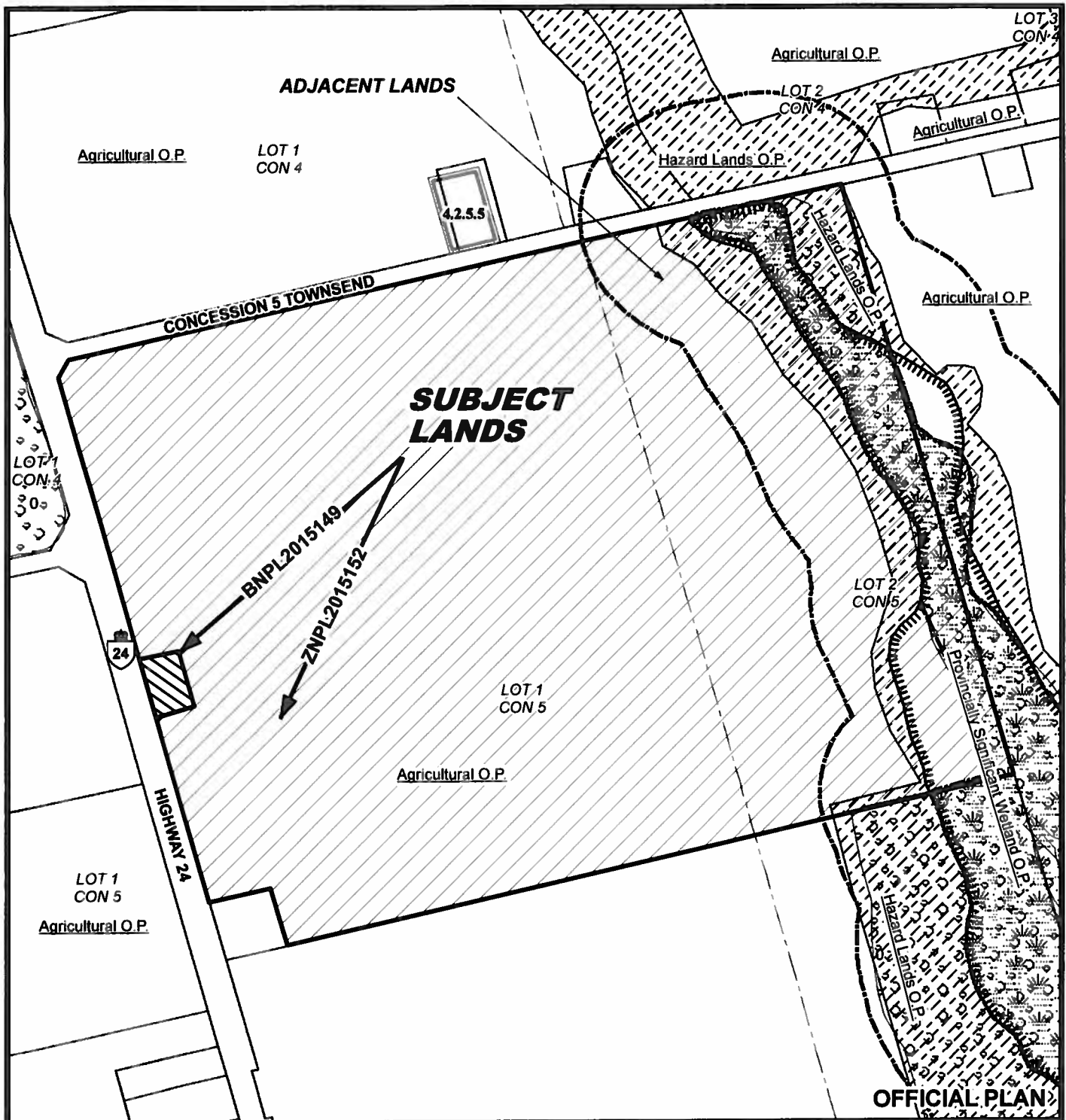
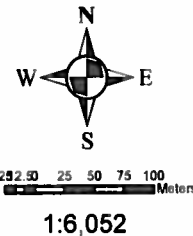
Geographic Township of
TOWNSEND



MAP 2

File Number: BNPL2015149 & ZNPL2015152

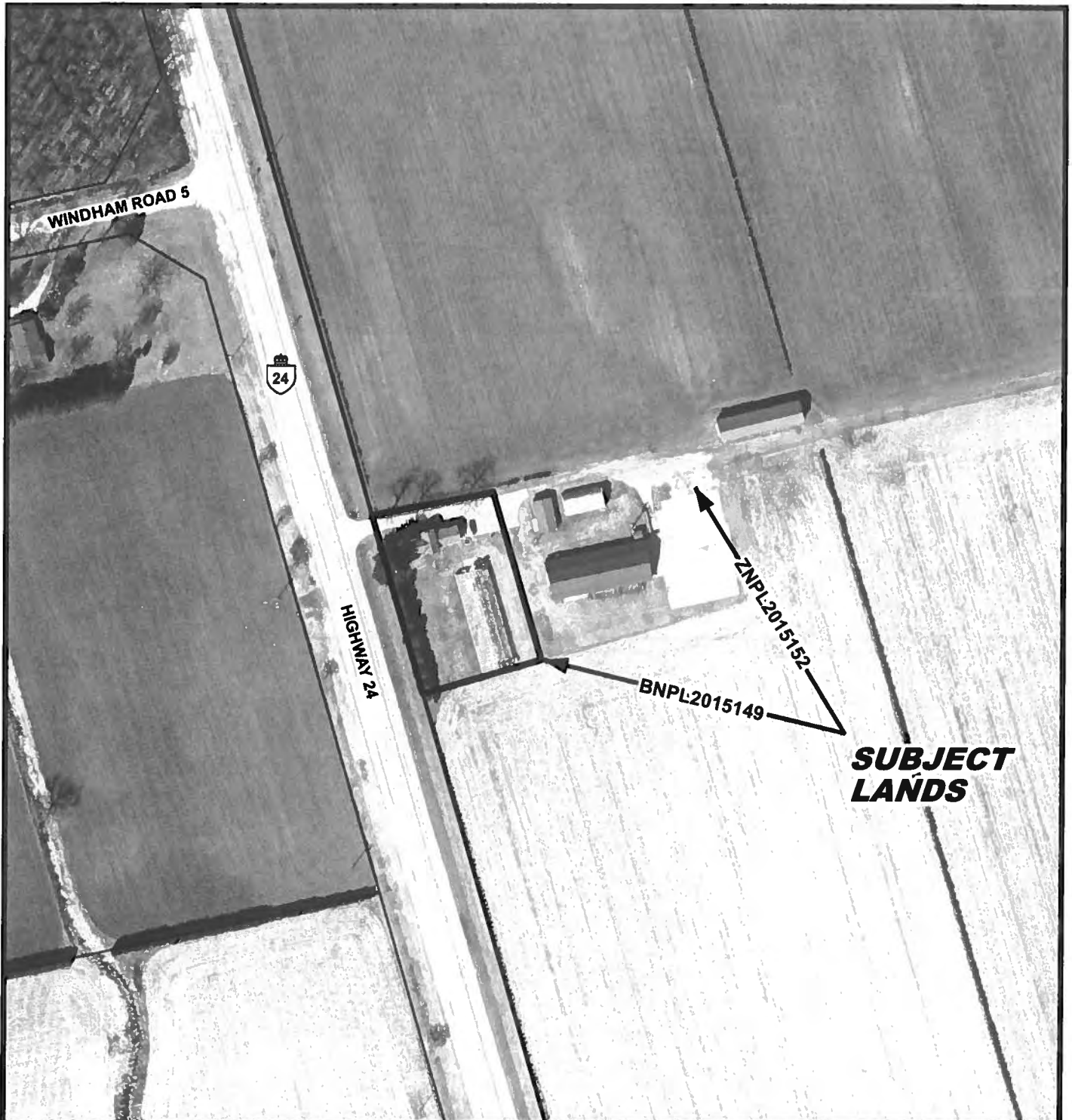
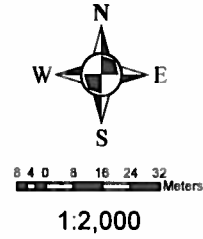
Geographic Township of TOWNSEND



MAP 3

File Number: BNPL2015149 & ZNPL2015152

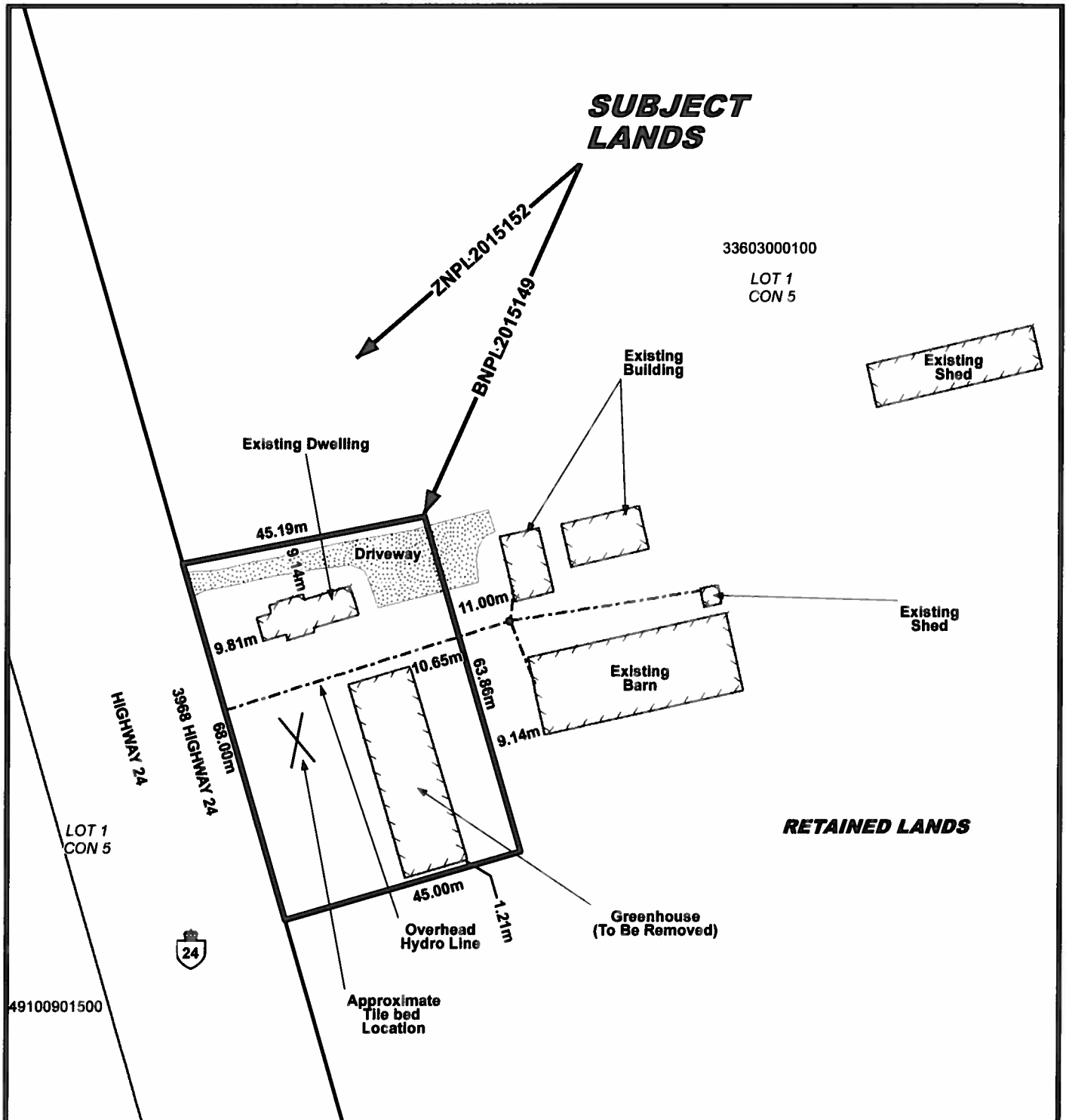
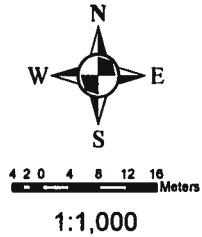
Geographic Township of TOWNSEND



MAP 4

File Number: BNPL2015149 & ZNPL2015152

Geographic Township of TOWNSEND



Geographic Township of TOWNSEND

