

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

Information contained within this box is for office use only

Consent file number BNPL20 15161

Application fee

\$1279.00

Zoning file number ZNPL20 15162

Conservation authority fee

N/A

Pre-consultation meeting on \_\_\_\_\_

OSSD form provided \_\_\_\_\_

Application submitted on Aug 25, 2015

Sign issued \_\_\_\_\_

Complete application on \_\_\_\_\_

Property assessment roll number: 3310- 493-030-16600

**A. Applicant Information**

**Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)

2375395 ONTARIO INC. c/o WILLIAM HUFFMAN

Address

1592 REG. RD. 19 W., RR3, VANESSA, ON. NOE 1V0

Email address N/A

Phone number 519-446-3304

**Agent** name

THOMAS A. CLINE OF NORFOLK LAW CHAMBERS

Address

25 NORFOLK ST. N., SIMCOE, ON. N3Y 3N6

Email address cline@norfolklawchambers.com

Phone number 519-426-1711

**Owner** name

SAME AS APPLICANT

Address

Email address

Phone number

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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:

*NIL*

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**B. Location and Legal Description Of Subject Lands**

Geographic township *CHARLOTTEVILLE* Urban or hamlet area  
Concession number *7* Lot number *PT. LOT 2*  
Registered plan number Lot or block number  
Reference plan number Part number  
Frontage *1980' / 603.5 M.* Depth *2200' / 670.56 M.*  
Width *1980' / 603.5 M.* Lot Area *100 AC. / 40.468 HA*  
Municipal civic address  
*143 CHARLOTTEVILLE RD., RR 7, SIMCOE*

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 OFF SURPLUS DWELLING*

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

UNKNOWN

Please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

**Table 1 List of Owned and Farmed Properties Within Norfolk County**

Owners Name (including those with part interest) Assessment Roll Number Civic Address	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
<u>SEE ATTACHMENT</u>				<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	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Frontage 50.96 m. Depth 66.21 m.  
Width 50.96 m. Lot Area 3,235.4 m<sup>2</sup>

Present use:

RESIDENTIAL

Proposed use:

NO CHANGE

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All properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

**Table 1 List of Owned and Farmed Properties Within Norfolk County**

<b>Owners Name Assessment Roll Number Civic Address</b>	<b>Total Acreage</b>	<b>Workable Acreage</b>	<b>Existing farm Type</b>	<b>Dwelling Present</b>	<b>Year Dwelling Built</b>
2375395 Ontario Inc. 493-030-16600-0000 141 Charlotteville Rd. 7	40 ha	40 ha	Ginseng/Cash Crops	Yes	Pre-1970
2375395 Ontario Inc. 491-005-07000-0000 1742 Norfolk Cty Rd. 19 W	40 ha	40 ha	Ginseng/Cash Crops	No	
2375395 Ontario Inc. 493-030-18000-0000 Charlotteville Rd. 6	10.1 ha	10.1 ha	Ginseng/Cash Crops	No	
Sarah E. Huffman 491-015-24000-0000 Windham Conc. 7 Rd.	14 ha	14 ha	Ginseng/Cash Crops	No	
Sarah E. Huffman 491-016-01000-0000 456 Windham Rd. 7	26 ha	26 ha	Ginseng/Cash Crops	No	
William & Sarah Huffman 491-005-42000-0000 1752 Norfolk Sty. Rd. 19W	9 ha	9 ha	Ginseng/Cash Crops	Yes	Pre-1970
Justahobby Farm Inc. 491-012-17000-0000 404 Windham Rd. 6	29.7 ha	29.7 ha	Ginseng/Cash Crops	Yes	Pre-1970
Justahobby Farm Inc. 491-011-42600-0000 499 Windham Rd. 6	45.7 ha	45.7 ha	Ginseng/Cash Crops	No	
Justahobby Farm Inc. 491-005-56000-0000 1592 Norfolk Cty. Rd. 19W	15.2 ha	15.2 ha	Ginseng/Cash Crops	No	
Justahobby Farm Inc. 545-010-16300-0000 Houghton Rd. 2	40.3 ha	40.3 ha	Ginseng/Cash Crops	No	
Justahobby Farm Inc. 545-010-16400-0000 1620 2 <sup>nd</sup> Conc. Houghton	29.9 ha	29.9 ha	Ginseng/Cash Crops	Yes	Pre-1970
Justahobby Farm Inc. 545-010-1650000000 Houghton Conc. 2 Rd.	20.2 ha	20.2 ha	Ginseng/Cash Crops	No	
Justahobby Farm Inc. 545-010-16800-0000 1631 Con. 2 Rd. Houghton	33.1 ha	33.1 ha	Ginseng/Cash	Yes	Pre-1970
William Albert Huffman 491-015-21000-0000 486 Windham Rd. 7	13.5 ha	13.5 ha	Ginseng/Cash Crops	No	

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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 DIAGRAM - PRE 1970*

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:

*NO CHANGE*

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

Frontage	<i>559.4 m.</i>	Depth	<i>670.56 m.</i>
Width	<i>559.4 m.</i>	Lot Area	<i>40.1144 Ha.</i>

Present use:

*AGRICULTURE*

Proposed use:

*AGRICULTURE*

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 DIAGRAM - NO CHANGE*

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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:

*SEE ATTACHED DIAGRAM - NO CHANGE*

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**D. Property Information**

Present official plan designation:

*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:

*N/A*

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Date(s) these parcels were created:

*N/A*

Name of the transferee for each parcel:

*N/A*

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

*2015*

Uses of the subject lands:

*AGRICULTURE*

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

*PRE-1900*

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

*2015*

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:

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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

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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



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

File number:

N/A

Land it affects:

N/A

Purpose:

N/A

Status or decision:

N/A

Effect on the requested amendment:

N/A

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:

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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 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? Please check the appropriate boxes.

**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 2 Uses and Features on or Adjacent to 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)	<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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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

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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 AND TILE BED*

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

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

*NOT REQUIRED*

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

*NOT REQUIRED*

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

*NOT REQUIRED*

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

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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:

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 MAINTAINED ALL YEAR*

Name of road or street:

*CHARLOTTEVILLE RD. 7,*

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 ROAD MAINTAINED ALL YEAR*

Name of road or street:

*CHARLOTTEVILLE RD. 7.*

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**I. Other Information**

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

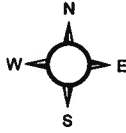
☐ Yes

☒ No

# MAP 1

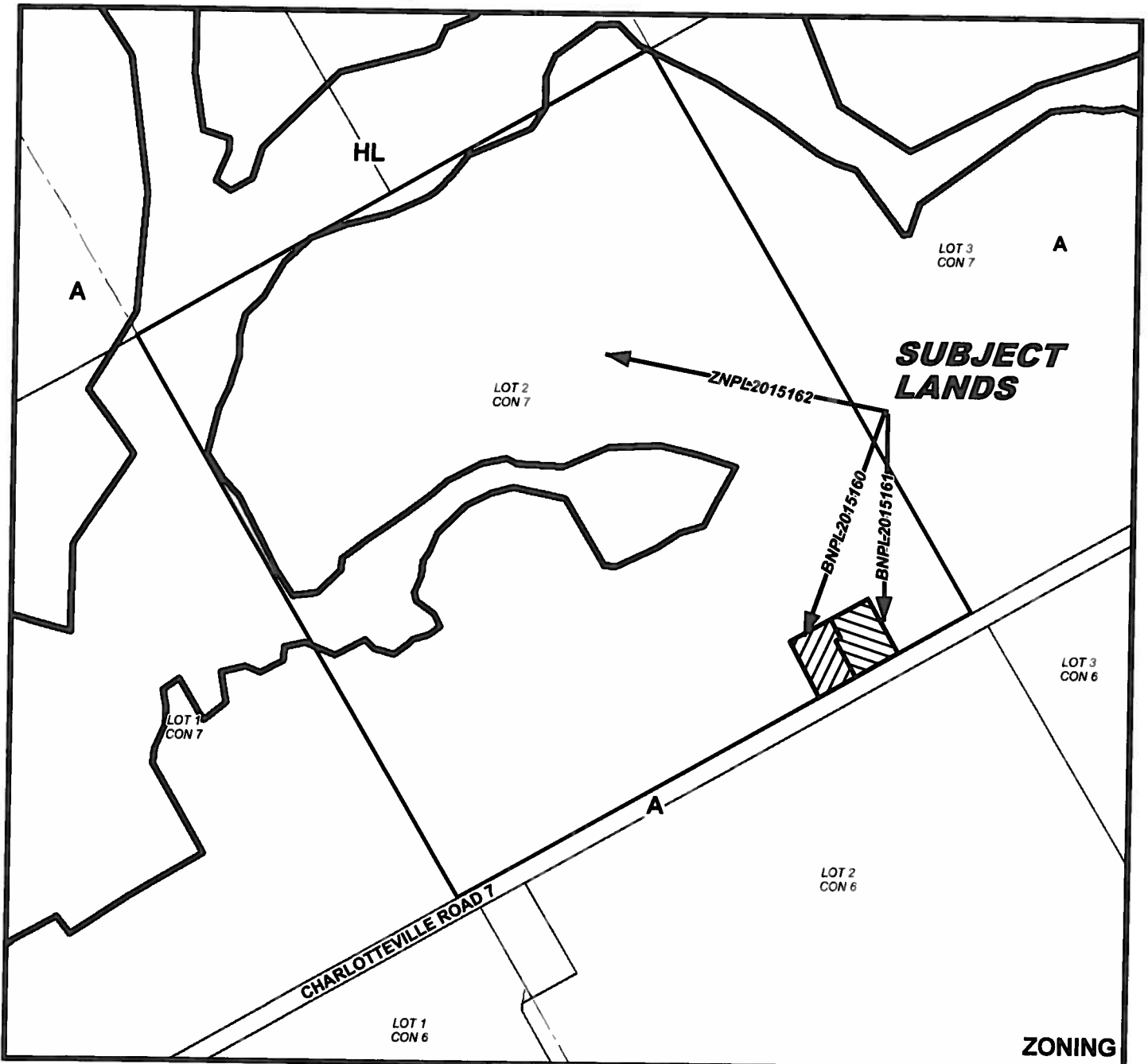
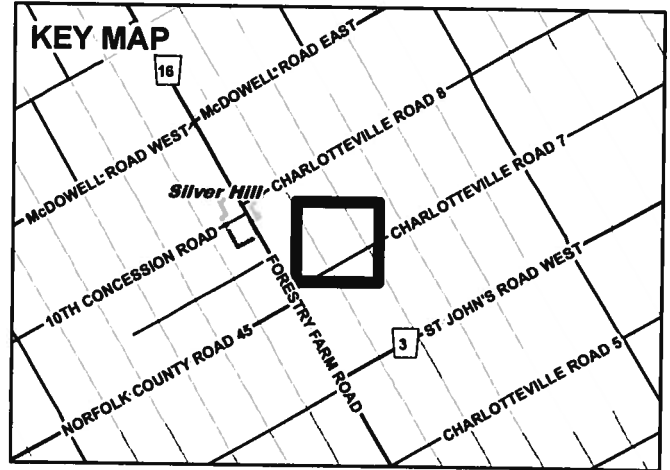
File Number: BNPL2015160 &  
BNPL2015161 &  
ZNPL2015162

Geographic Township of  
**CHARLOTTEVILLE**



1:6,000

40 20 0 40 80 120 160  
Meters



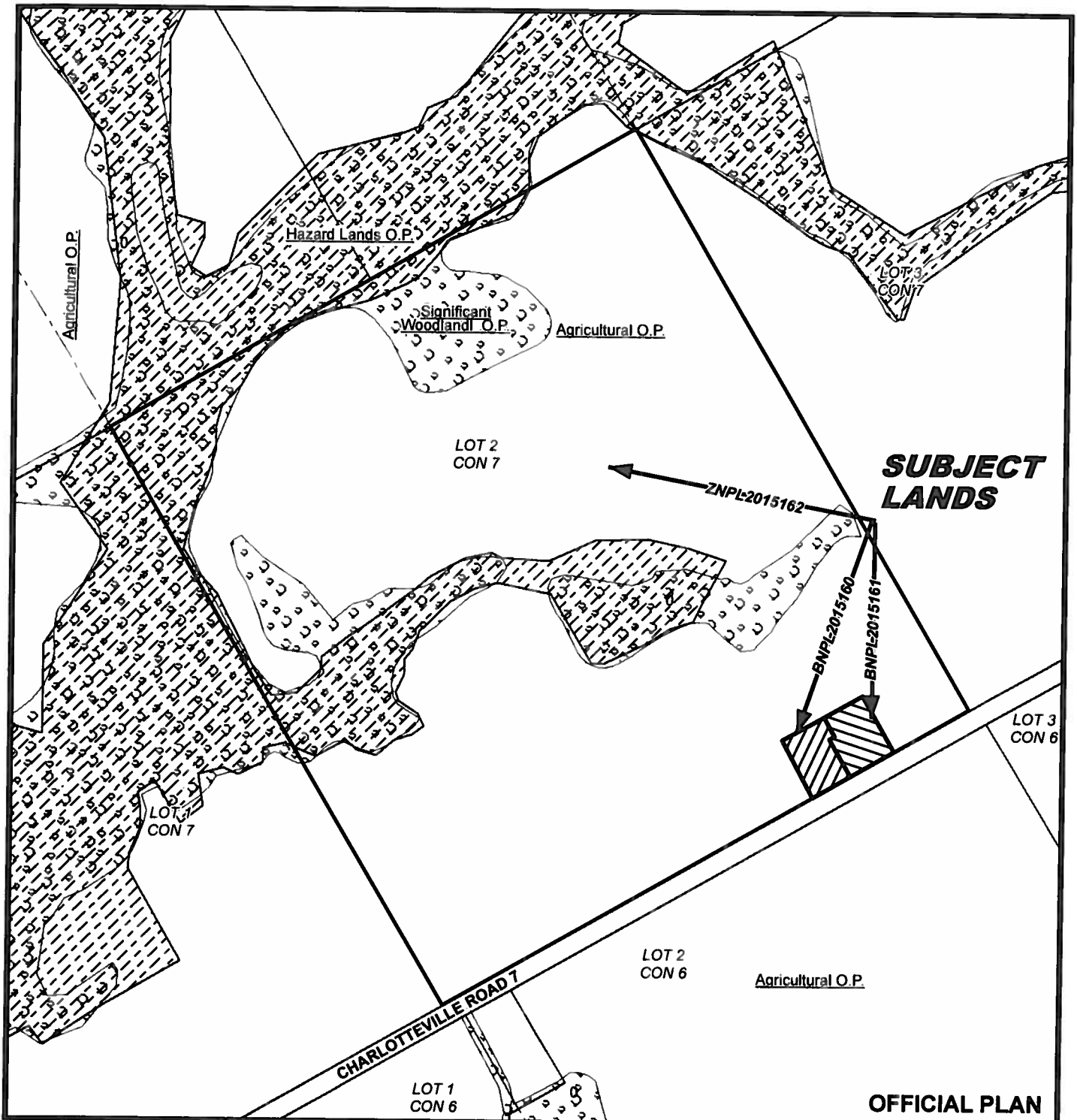
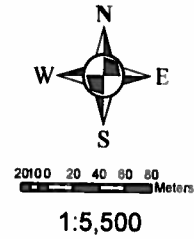
**ZONING**

17/09/2015

## MAP 2

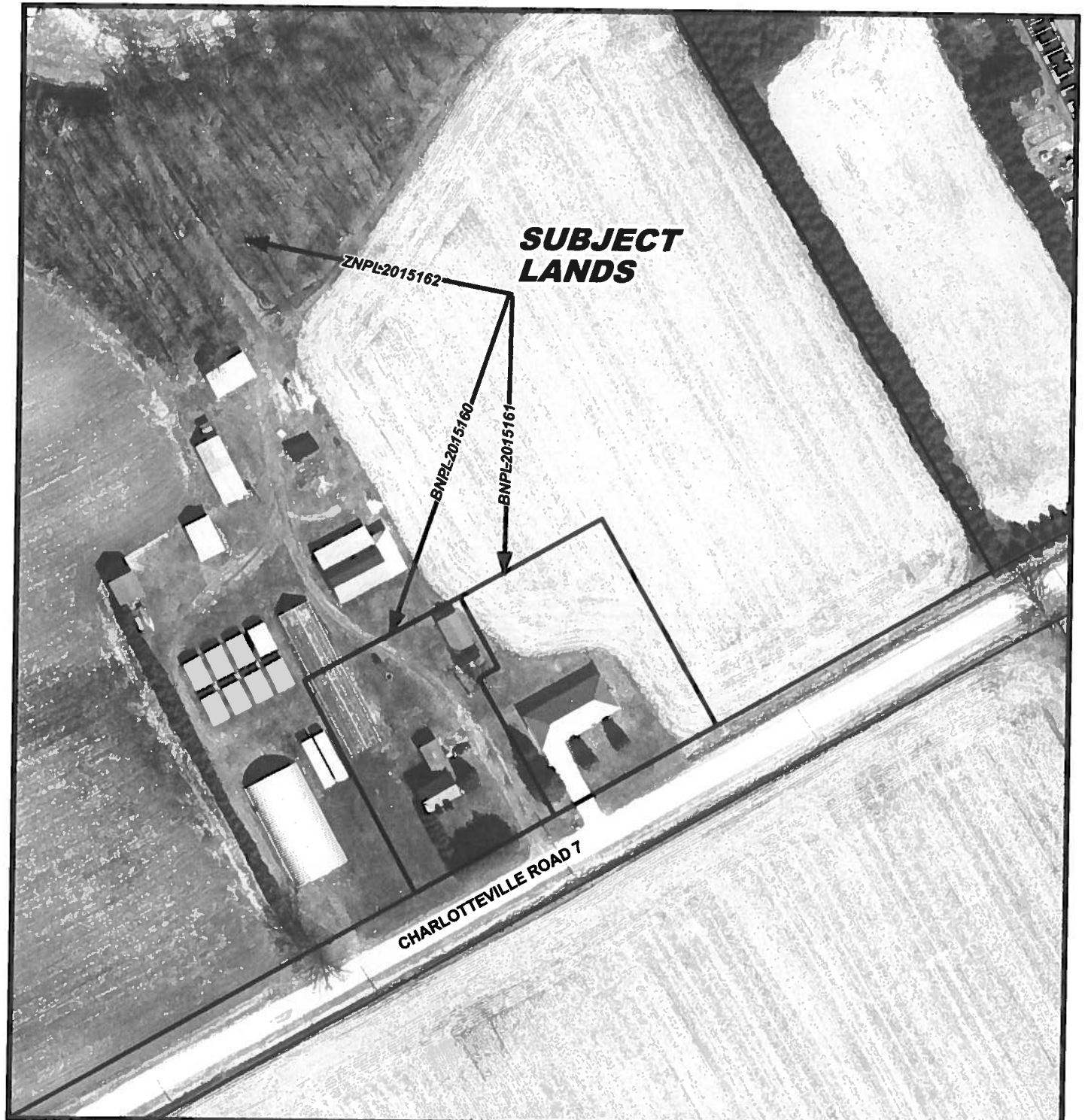
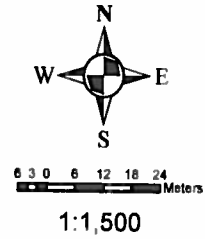
File Number: BNPL2015160 & BNPL2015161 & ZNPL2015162

Geographic Township of CHARLOTTEVILLE



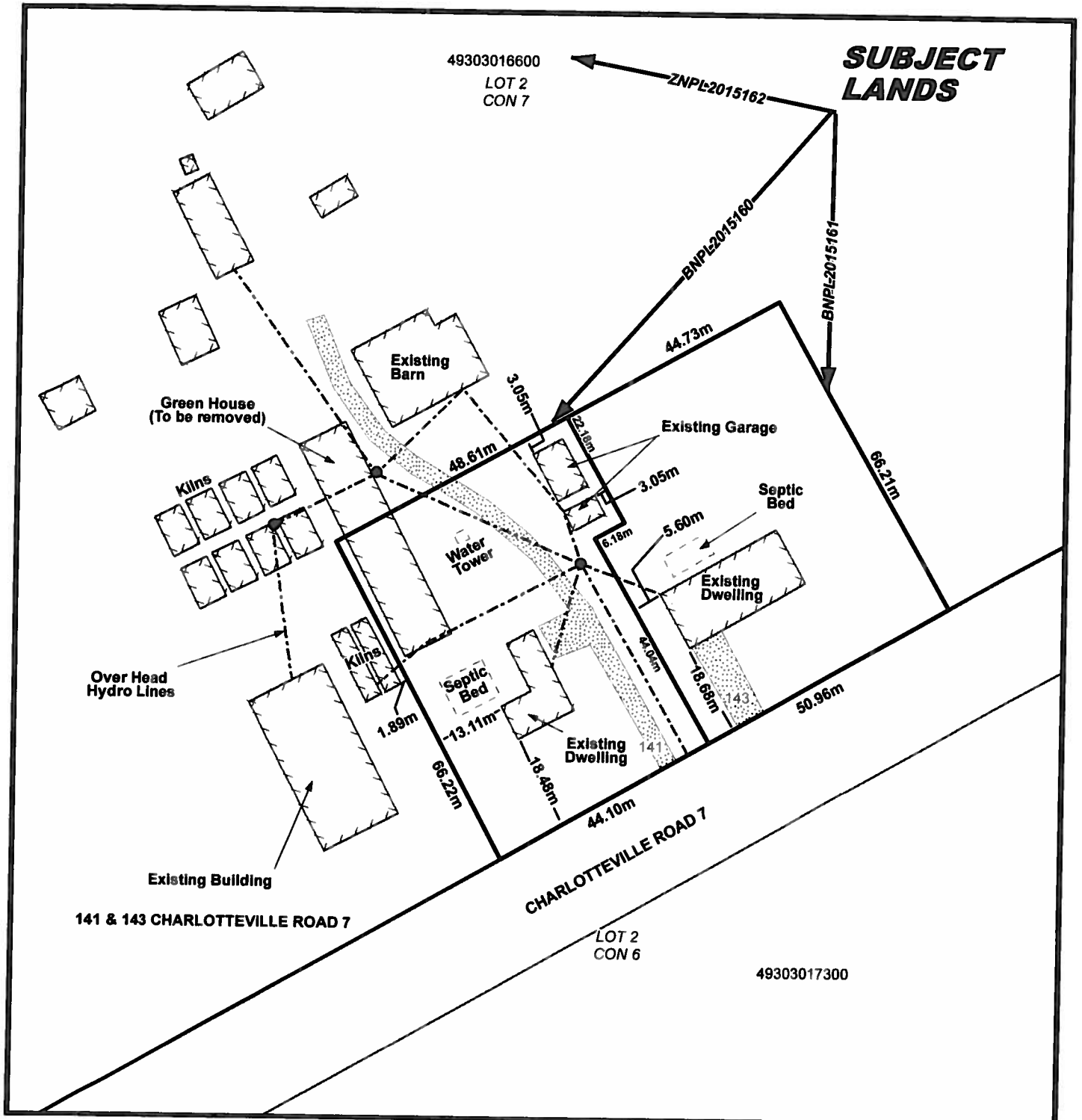
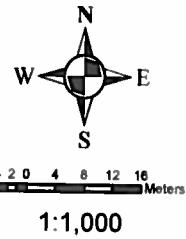
# MAP 3

File Number: BNPL2015160 & BNPL2015161 & ZNPL2015162  
Geographic Township of CHARLOTTEVILLE



# MAP 4

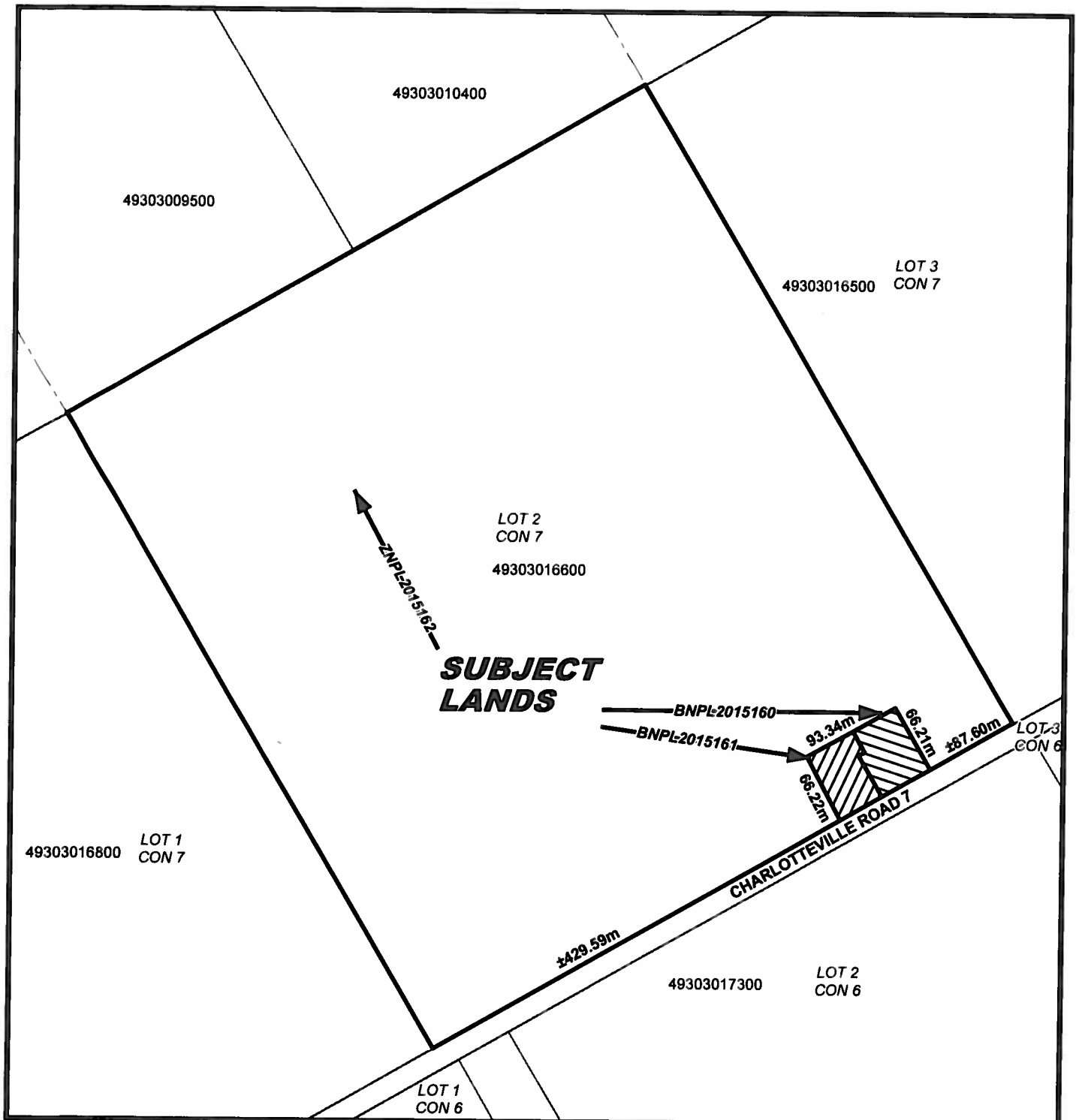
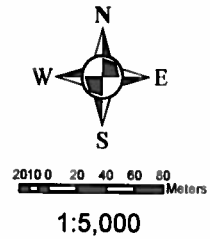
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Geographic Township of CHARLOTTEVILLE





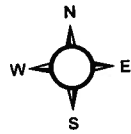
# MAP 5

File Number: BNPL2015160 & BNPL2015161 & ZNPL2015162  
Geographic Township of CHARLOTTEVILLE



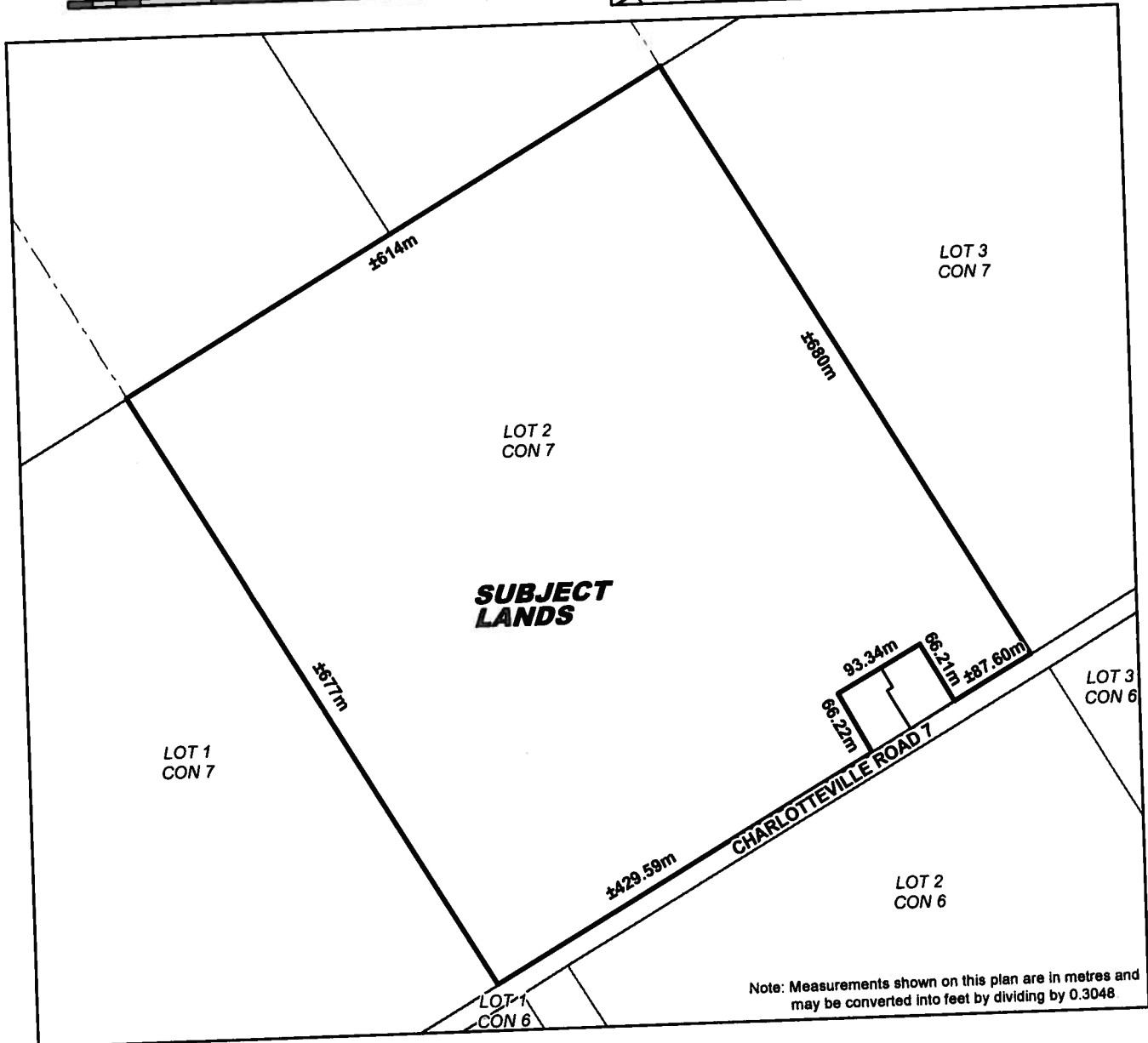
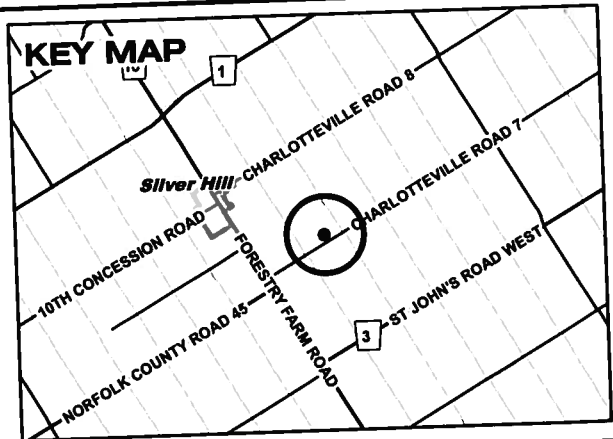
# Norfolk County

## Geographic Township of Charlottetville



1:6,000

70 35 0 70 140 210 280 Meters



Note: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048

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

MAYOR

CLERK