

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

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Information contained within this box is for office use only

Consent file number BNPL2015176

Application fee 1854.00

Zoning file number ZNPL2015182

Conservation authority fee N/A (see attached)

Pre-consultation meeting on 10 Sept 2015

OSSD form provided yes

Application submitted on Sept 16, 2015

Sign issued _____

Complete application on Sept 16, 2015

Property assessment roll number: 3310- 541.070.01100.0000

A. Applicant Information

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

TERRY VERMEERSCH

Address

1630 MID-NWAL TLINE RD

Email address

Phone number 519-582-2164

Agent name

Address

Email address

Phone number

Owner name

TERRY VERMEERSCH

Address

1630 MID-NWAL TLINE RD

Email address

Phone number 519-582-2164

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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:

BANK OF MONTREAL

160 BROADWAY ST TILLSONBURG

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B. Location and Legal Description Of Subject Lands

Geographic township MIDDLETON Urban or hamlet area

Concession number 2 Lot number 37

Registered plan number _____ Lot or block number _____

Reference plan number _____ Part number _____

Frontage _____ Depth _____

Width _____ Lot Area _____

Municipal civic address

2244 1ST CONG RD STR

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:

SURPLUS FARM 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):

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

Frontage 40 M Depth 70.09 M
Width 40 M Lot Area 0.69 ACRES (2803.6 sqm)

Present use:

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:

ONE DOUBLE GARAGE 5.98 M TO BACK, 10.64 M TO SIDE,
50.34 TO FRONT, 13.15 TO SIDE, 3.6 M HIGH,
7.95 M X 6.72 M FLOOR AREA

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:

ONE HOUSE ONE DOUBLE GARAGE
HOUSE 39.3 M FRONT, 19.75 BACK, 13.3 SIDE, 19.25 SIDE
7.54 HIGH 11.04 X 7.45 M FLOOR AREA

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

Frontage 304.436 M Depth 919 M IRREG
Width 304.436 M Lot Area 99.31 ACRES

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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:

SINGLE DETACHED HOUSE 1910

DOUBLE GARAGE 1960

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:

BARN, 2 METAL BUILDINGS (SHEDS) 4 KILNS

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D. Property Information

Present official plan designation:

AGRICULTURE, HAZZARD LAND, MUNICIPAL DRAINS

Present zoning:

AGRICULTURE

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

☒ 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:

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

MARCH 2010

Uses of the subject lands:

AGRICULTURE

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

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

1998

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:

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:

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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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 387 distance M
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 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 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 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 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 + TILE BED

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

NONE

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

NONE

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

NONE

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

MUNICIPAL DRAIN

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

Name of road or street:

1ST CONC RD STR

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

Name of road or street:

1ST CONC RD STR

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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:

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

NO



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: 2244 1ST CONC MIDDLETON			
Owner: TERRY VERMEERSH		Lot: A LOT 37		Concession: 2	
Lot Area: .69A	Lot Frontage: 40m	Assessment Roll No.			
REVIEWED					
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Other _____ JUL 22 2015			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural PER CHIEF BUILDING OFFICIAL YES NO IF NO, how long?			
Building Area:		No. of Bedrooms: 3	No. of Fixture Units: 14	Is the building currently occupied?	
EVALUATOR'S INFORMATION		Evaluator's Name: SCOTT DARLINGTON		Company Name: DARLINGTON WIRING & PLUMBING	
Address: RR# 1 DELHI ONT		Postal Code: N4B 2W4		Phone: 519 875-2571	
Email: scott@darlingtonwp.com		BCIN #		15833	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): lawn		Soil Type: SANDY	
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: 30 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): Sunny 25°C	
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: 800 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: 300'	Distance Between Tile Runs: 6'	
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 type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	6'		18' ✓		
Distance to Bodies of Water (ft)	N/A		N/A		
Distance to Nearest Well (ft)	55'		75' ✓		
Distance to Proposed Property Lines	Front 35m Rear 50m Side 13m Side 22m		Front 5m Rear 55m Side 25m Side 5m ✓		

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:

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, TERRY VERMEERSCH (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 SignatureJuly 10/2015
Date**EVALUATOR:**

1. I, SCOTT DARLINGTON 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 SignatureJuly 7/2015
Date**BUILDING DIVISION COMMENTS**

Comments:

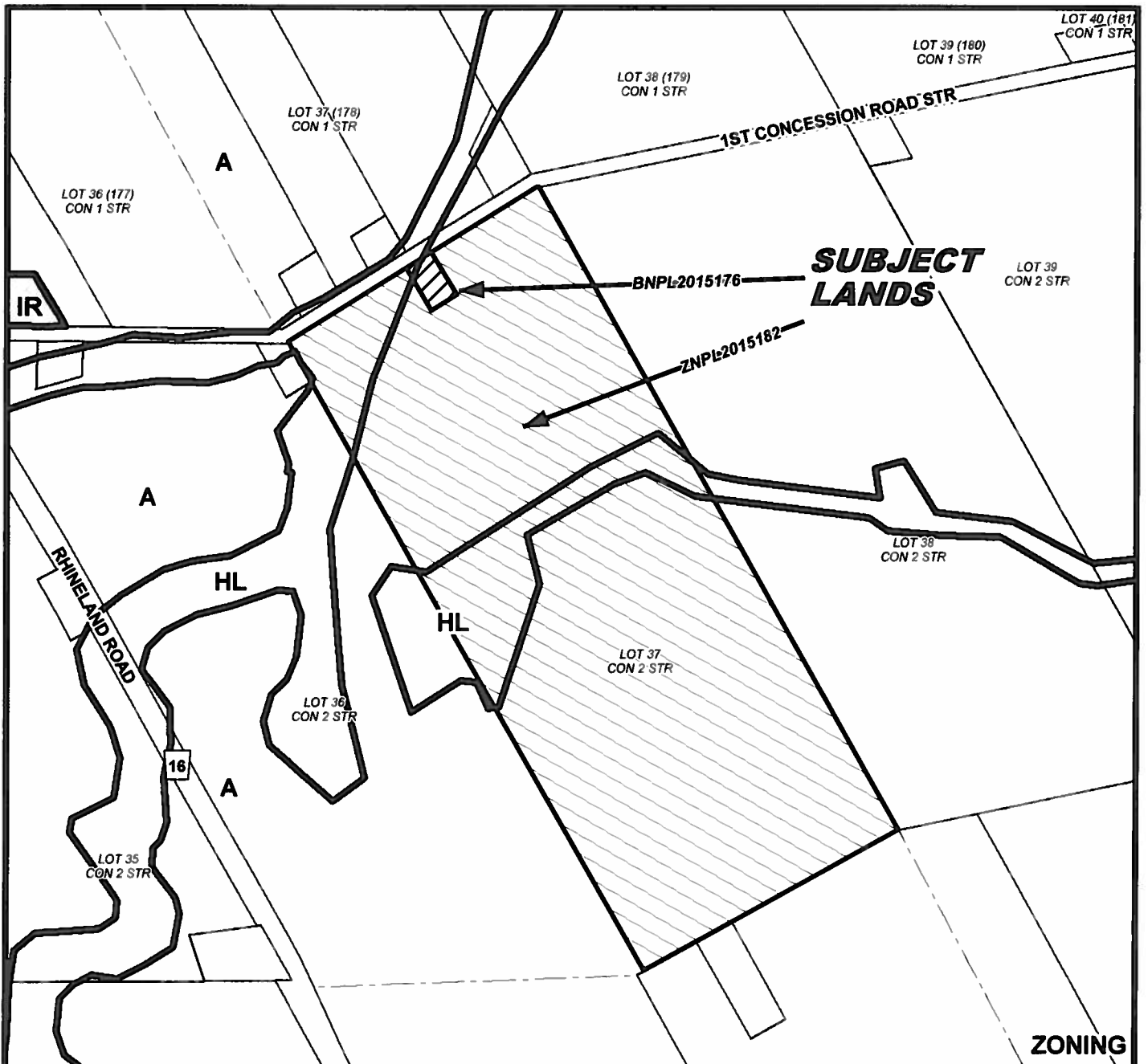
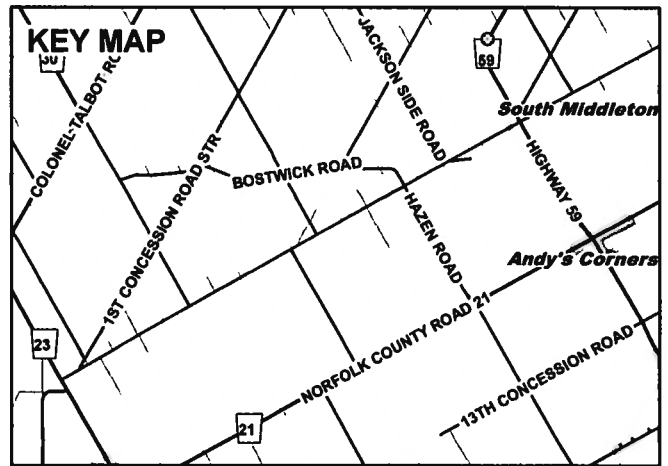
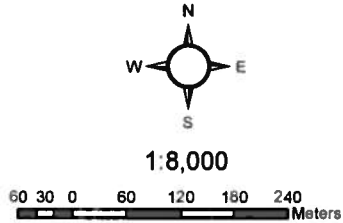
I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate_____
Date

MAP 1

File Number: BNPL2015176 & ZNPL2015182

Geographic Township of
MIDDLETON



MAP 2

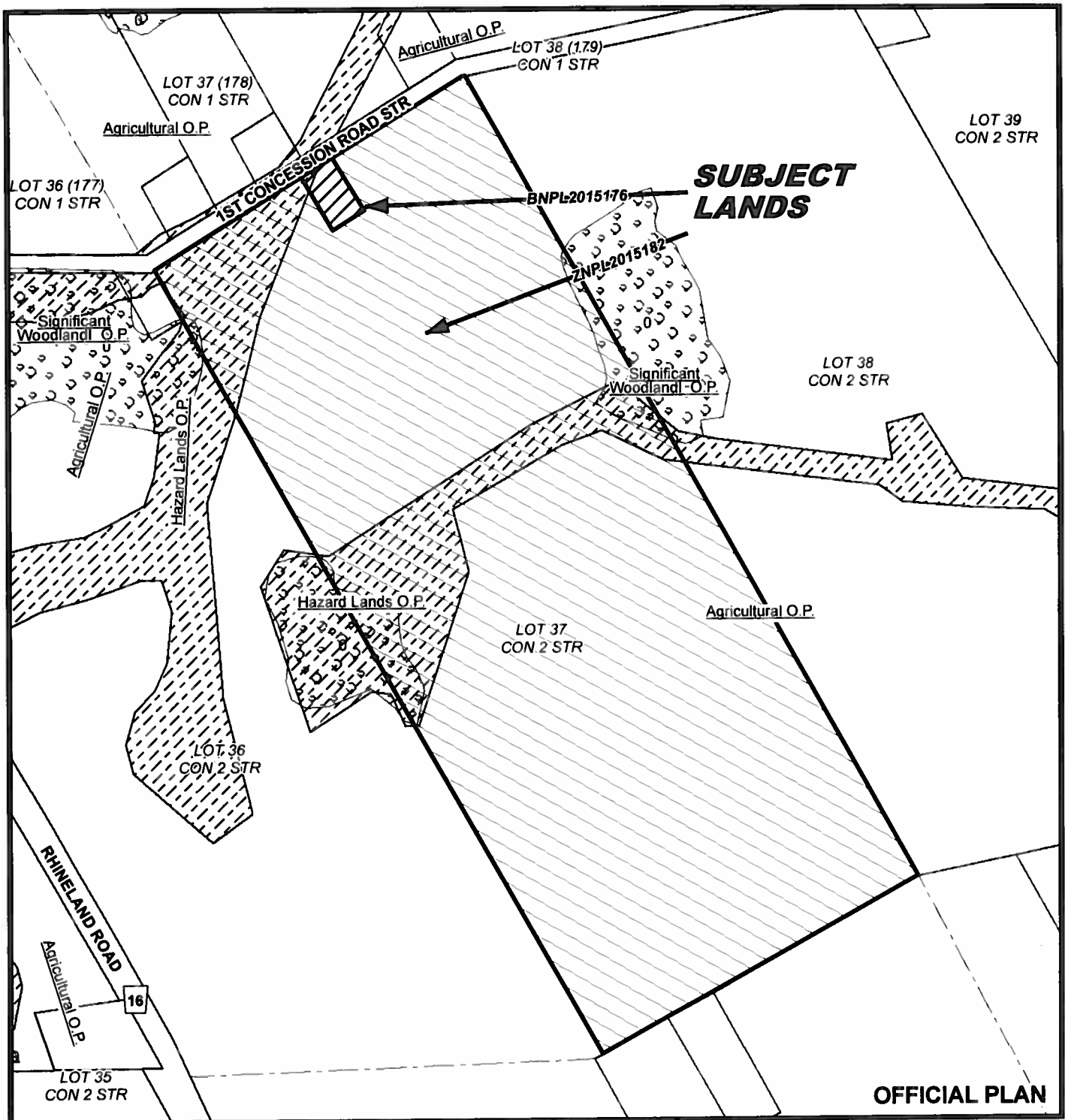
File Number: BNPL2015176 & ZNPL2015176

Geographic Township of MIDDLETON



20 40 60 80 Meters

1:6,000

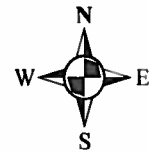


01/10/2015

MAP 3

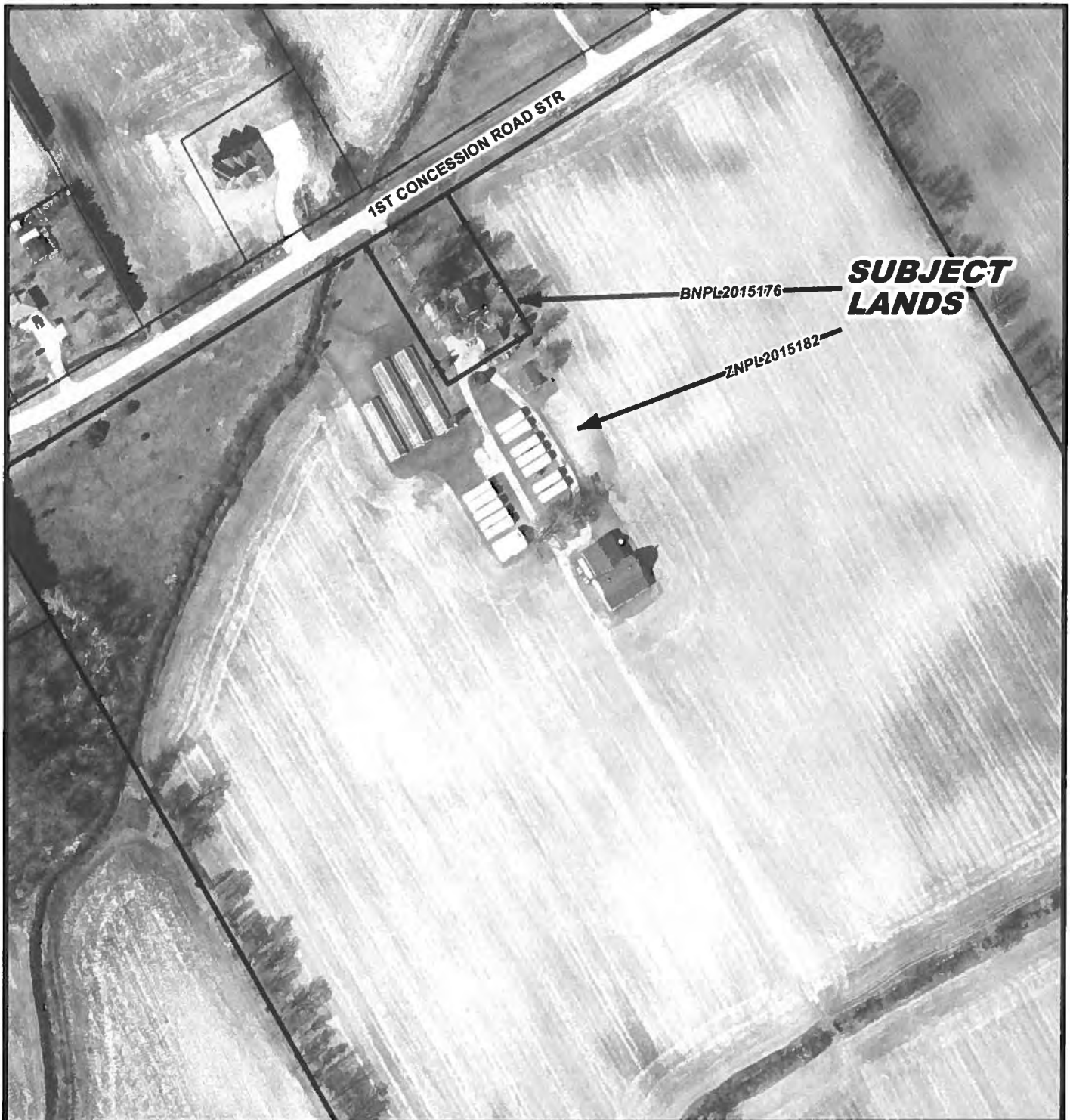
File Number: BNPL2015176 & ZNPL2015182

Geographic Township of MIDDLETON



0 4.750 9.5 19 28.5 38 Meters

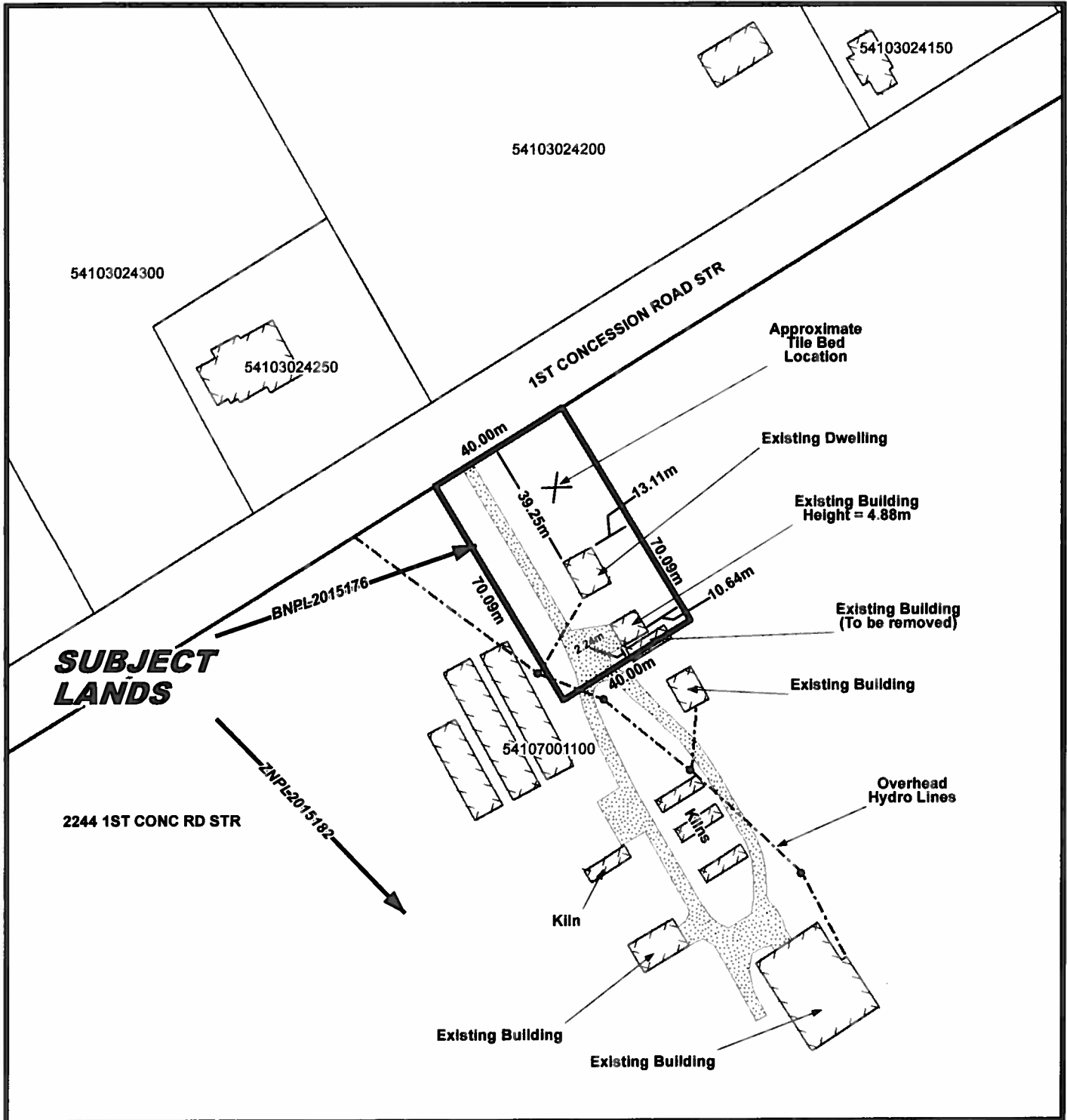
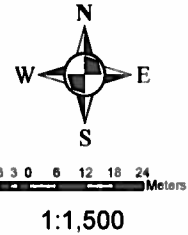
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MAP 4

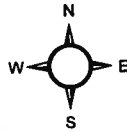
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Geographic Township of MIDDLETON



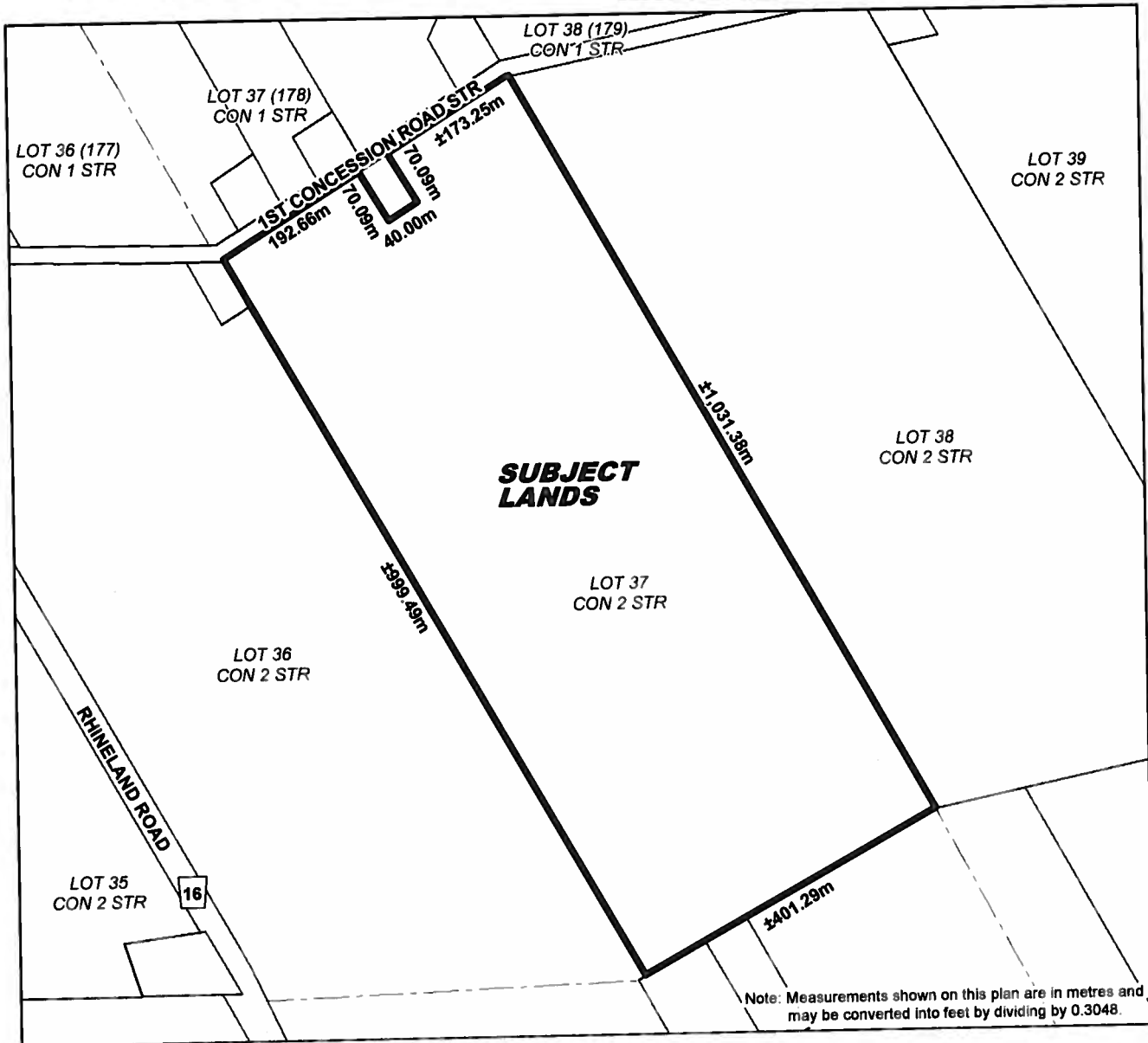
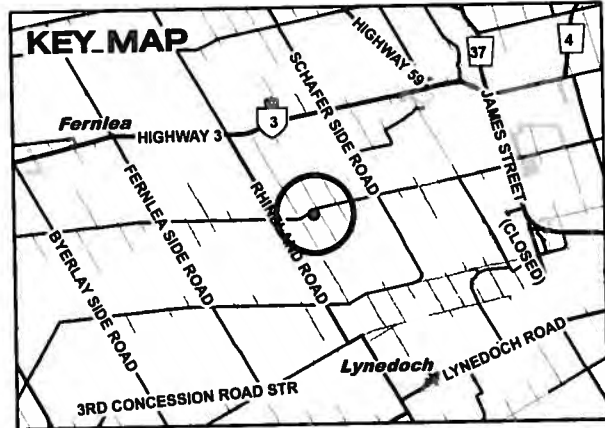
Norfolk County

Geographic Township of Middleton



1:7,500

90 45 0 90 180 270 360 Meters



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

MAYOR

CLERK