

CONSENT / SEVERANCE

AR

File Number

BNPL2015189

Application Fee

~~800~~ \$1279

Related File Number

AN-008/2009

Conservation Authority Fee

Pre-consultation Meeting On

Oct 13/15

OSSD Form Provided

Application Submitted On

Oct 13/15

Sign Issued

Complete Application On

Oct 13/15

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.

Applicant's 543-010-24550
Owner's 543-010-24500

Property assessment roll number: 3310-

- ☐ 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

Name of Applicant¹ Nathan & Michelle Block

Phone # 519-586-8225/519-586-3169

Address 486 Norfolk County Rd. 23

Fax # 519-586-3169

Town / Postal Code Port Rowan ON N0E1M0

E-mail nateandmich@gmail.com

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

AGENT INFORMATION

Name of Agent

N/A

Phone #

Address

Fax #

Town / Postal Code

E-mail

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

Name of Owners² Hiebert Farms Ltd.

Phone # 519-718-1235

Address 500 Norfolk County Rd. 23

Fax # 519-586-7876

Town / Postal Code Port Rowan, ON N0E1M0

E-mail hiebertfarms@live.ca

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 sent³:

- ☒ 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

Suite 200-1133 St. George Blvd. Moncton, NB. E1E 4E1

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>South Walsingham</u>	Urban Area or Hamlet	_____
Concession Number	<u>2</u>	Lot Number(s)	<u>1</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>694 m</u>	Depth (metres/feet)	<u>694 m</u>
Width (metres/feet)	<u>725 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>503 145 m² / 124.33 ac</u>
Municipal Civic Address	<u>410 Norfolk County Rd. 23</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):

Residential Use ① drinking well is only four feet from property line
 ② Driveway partially on and over property line ③ South corner of house
 is less than seven feet from property line ④ Subject land is not currently
 farmed on south side of house as it is too hilly and wet, we maintain
 it, but cutting the grass.

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

Nathan and Michelle Block

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

3310-543-010-24550

Nathan and Michelle Block

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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:

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						
					☐ Yes ☐ No	
OTHER						
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

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)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

Description of land intended to be **SEVERED**:

Frontage (metres/feet) 60 ft Depth (metres/feet) 255 ft

Width (metres/feet) 160 ft across the back Lot area (m² / ft² or hectares/acres) 0.38 acres

PROPOSED FINAL LOT SIZE (If boundary adjustment) 0.93 acres

Existing use: Partially farmed / vacant

Proposed use: Residential

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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:

N/A

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:

N/A

Description of land intended to be **RETAINED**:

Frontage (metres/feet)	<u>674.7 m</u>	Depth (metres/feet)	<u>694 m</u>
Width (metres/feet)	<u>725 m</u>	Lot area (m ² / ft ² or hectare/s/acres)	<u>123.97 acres</u>

Existing use: agricultural cropping, woodlot

Proposed use: agricultural cropping, woodlot

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:

machine shed 15.24m x 24.38m x 6.8m high 114.83m from front lot line Former hogbarn 10.97m x 32.92m x 4.7m high 126.86m from front lot line. House 8.53m x 14.63m x 6.6m high 75.19m to front of lot line

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:

no buildings proposed

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet)	<u>N/A</u>	Depth (metres/feet)	<u> </u>
Width (metres/feet)	<u> </u>	Lot area (m ² / ft ²)	<u> </u>

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural & Hazardous Land

Present zoning: Agricultural & Hazardous Land

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: BN-069/2009 approved. BNPL2013 175
Approved

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? _____

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

Date of purchase of subject lands: August 14, 2015

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:

Personal Knowledge from living here

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

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)	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Wooded area	☒ Yes	☐ No	☒ Yes	☐ No <u>1m</u> distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☒ Yes	☐ No	☒ Yes	☐ No <u>1m</u> distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Seasonal wetness of lands	☒ Yes	☐ No	☒ Yes	☐ No <u>1m</u> distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ 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

☒
☒

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: Norfolk County Rd. 23

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: Norfolk County Rd. 23

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☒ Yes ☐ No

If yes, describe: Owner plans on severing surplus dwelling on property as well, if the Severance happens before this application for the boundary adjustment, it will change the property zoning.

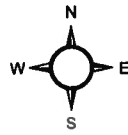
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

File Number: BNPL2015189

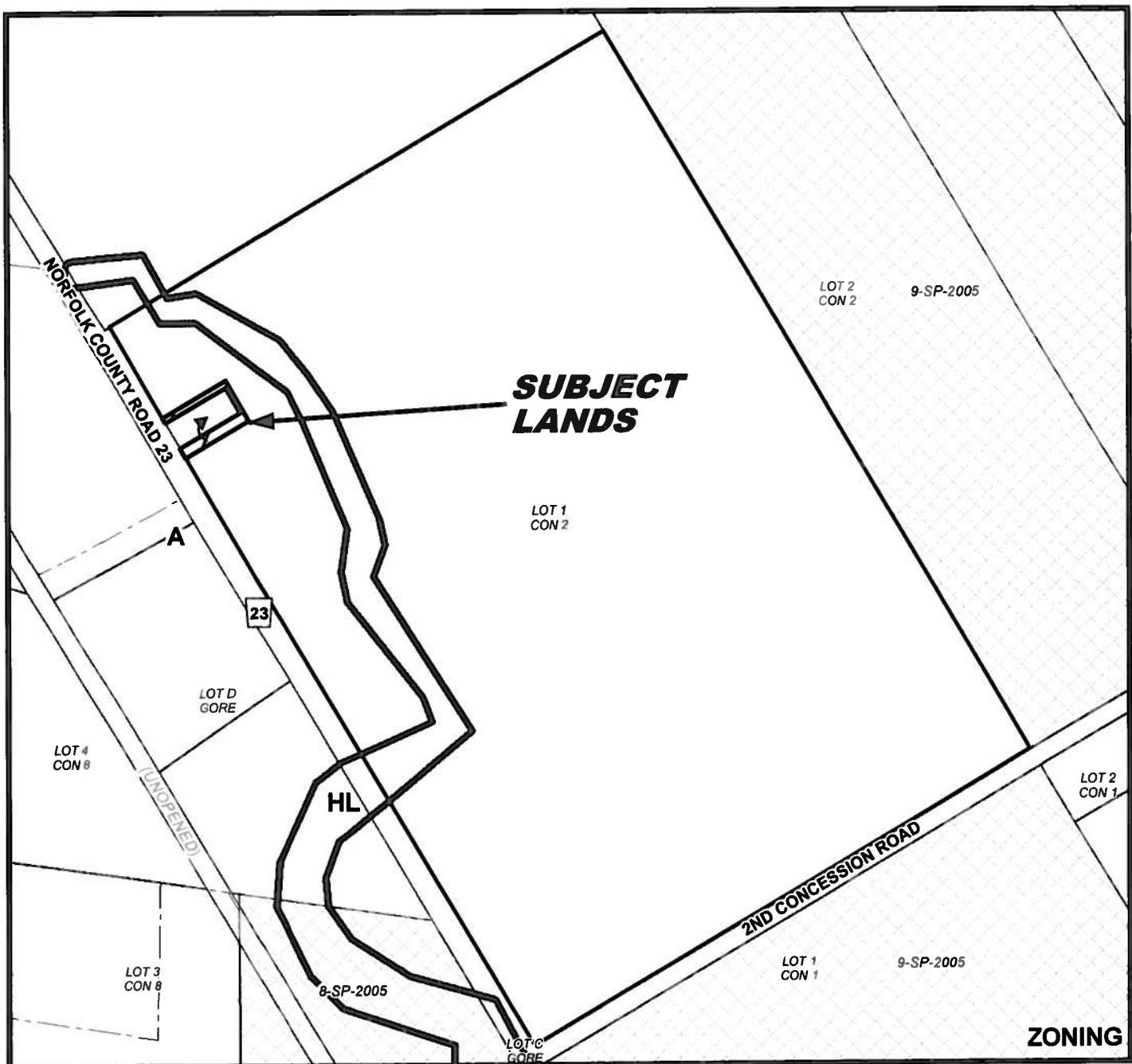
Geographic Township of

SOUTH WALSINGHAM



1:6,000

40 20 0 40 80 120 160
Meters



MAP 2

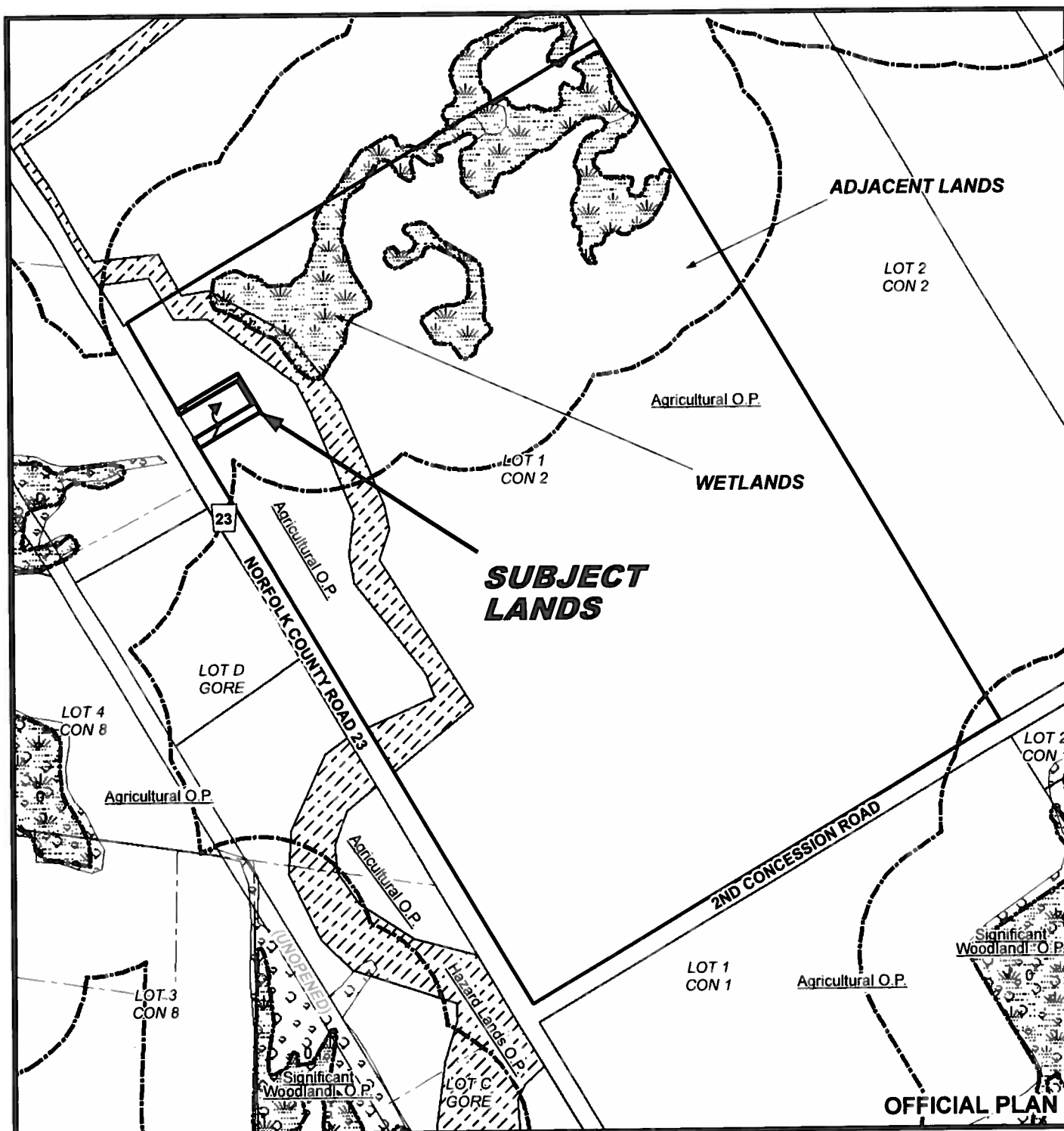
File Number: BNPL2015189

Geographic Township of SOUTH WALSLINGHAM



20 40 60 80 Meters

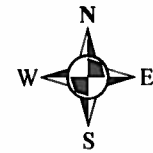
1:6,000



MAP 3

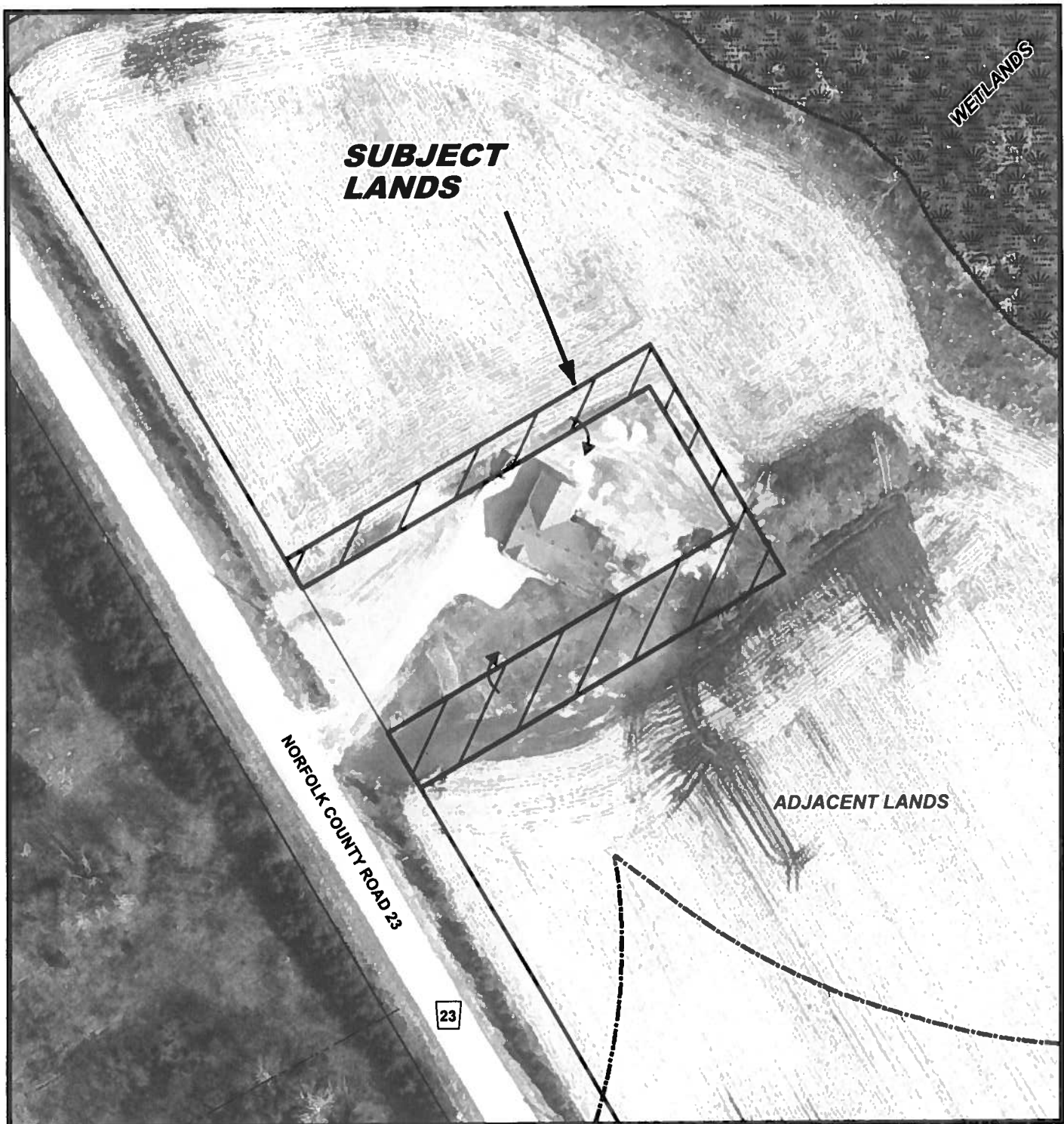
File Number: BNPL2015189

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



MAP 4

File Number: BNPL2015189

Geographic Township of SOUTH WALSINGHAM

