

Alisha

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

Information contained within this box is for office use only

Consent file number BNPL2015222

Application fee

\$1854

Zoning file number ZNPL2015223

Conservation authority fee

n/a

Pre-consultation meeting on NOV 20/15

OSSD form provided

yes

Application submitted on NOV 20/15

Sign issued

Complete application on NOV 24/15

Property assessment roll number: 3310- 491-013-15000

**A. Applicant Information**

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

Whites Potatoe Farms Inc (David + Francine White)

Address

1612 Windham Road 7

Email address

Phone number (519) 443-6964

**Agent** name

R. C. Dixon

Address

277 Emily St. Simcoe, On

N3Y1J5

Email address dixonr@amtelecom.net

Phone number

(519) 426-0456

cell 416-1632

**Owner** name

same as applicant

Address

"

Email address

Phone number

"

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:

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

Geographic township Windham Urban or hamlet area \_\_\_\_\_  
Concession number 7 Lot number 4 & 5  
Registered plan number \_\_\_\_\_ Lot or block number \_\_\_\_\_  
Reference plan number \_\_\_\_\_ Part number \_\_\_\_\_  
Frontage 591 m ± Depth 675 m ±  
Width 515 m ± Lot Area 35 ha  
Municipal civic address  
1578 Windham Road 7

Are there any easements or restrictive covenants affecting the subject lands?

Yes

(No)

If yes, describe the easement or covenant and its effect:

this application will create a 3m wide easement for an existing hydro line (see sketch)

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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:

Sever a dwelling made surplus by farm amalgamation and create a 3m wide easement for hydro line.

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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):

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
see package of tax forms			potatoes	Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	

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

Frontage 39.0m Depth 51.51 m  
Width 39.01 m Lot Area 2009 m<sup>2</sup>

Present use:

Agricultural 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:

1 storey brick dwelling - see sketch

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	552 m ±	Depth	676 m ±
Width	515 m ±	Lot Area	34.2 ha

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 sketch

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 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:

—

Date(s) these parcels were created:

—

Name of the transferee for each parcel:

—

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:

—

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:

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:

local 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:

—

Land it affects:

—

Purpose:

—

—

Status or decision:

—

Effect on the requested amendment:

—

—

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? 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)	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Wooded area	Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes No 80 m. distance
Municipal landfill	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Sewage treatment plant or waste stabilization plant	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Floodplain	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Rehabilitated mine site	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Non-operating mine site within one kilometre	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Active mine site within one kilometre	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Industrial or commercial use (specify the use(s))	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Active railway line	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Seasonal wetness of lands	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Erosion	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No distance
Abandoned gas wells	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> 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):

open ditches

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

n/a

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

n/a

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

open ditches

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:

Wind. Con 7 Road

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:

Wind. Con 7 Road

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## I. Other Information

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

Yes

☒ No



# Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 1578 WINDHAM ROAD #7 - RR#3 VANESSA			
Owner: DAVID WHITE - WHITE POTATO FARMS		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No.	
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1400 sq ft		No. of Bedrooms: 3		No. of Fixture Units: 18	
		Is the building currently occupied? Yes / No If No, how long?			
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: ED DOVE		Company Name: BILL'S SEPTIC LTD	
Address: 17 BARKLEY CRES. SIMCOE		Postal Code: N3Y 2K3		Phone: 519-426-7108	
Email: BILLSSEPTIC@SIMPTICO.CA		BCIN # 38413 / 38259			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND / LOAM	
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: 15 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 + DRY	
<b>SYSTEM EVALUATION</b>		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: 5		Total Length of Tile: ~ 200 FT	
				Distance Between Tile Runs: 6 FT	
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		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
<b>Setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings & Structures (ft)		6 FT		18 FT	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		SAND POINT IN BASEMENT OF HOUSE			
Distance to Proposed Property Lines		Front 20' Rear 210' Side 35' Side 85'		Front 18' Rear 710' Side 35' Side 12'	

# OVERALL SYSTEM RATING

OK

- ☒ 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 GOOD WORKING ORDER AND IN A GOOD STATE OF REPAIR 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, David & Francine White (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

Date

### EVALUATOR:

1. I, Ed Dore - Bruce Sorenson 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

## 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 Plan

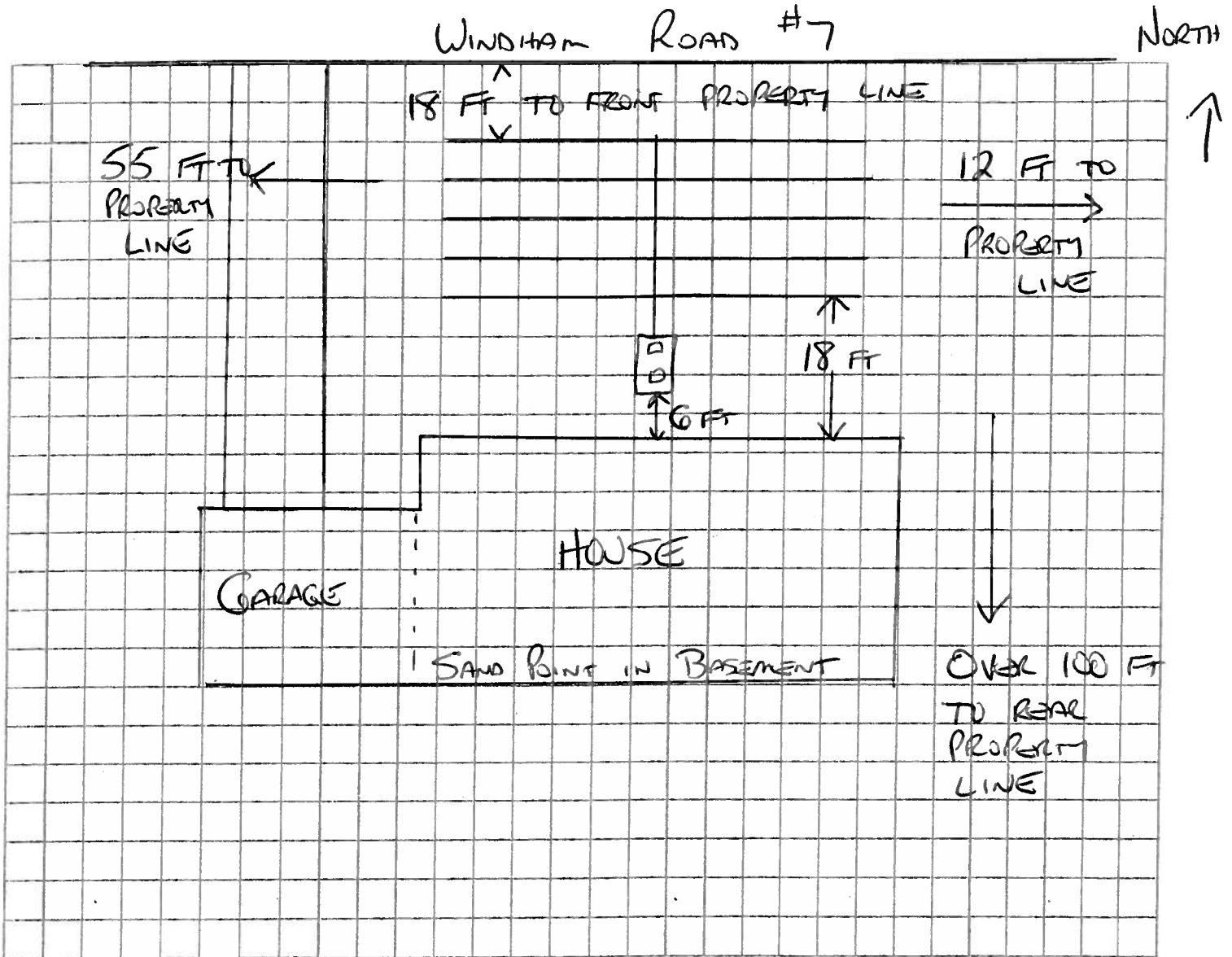
DATE: JUNE 23/2015

APPLICATION NUMBER: \_\_\_\_\_

OWNER: DAVID WHITE - WHITE POND FARM EVALUATOR: ED DOWE - BILL'S SEPTIC LTD

PROPERTY ADDRESS: 1578 WINDHAM ROAD #7 - RR#3 VANESSA

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.



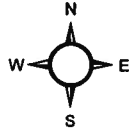
PREPARED BY: ED DOWE - BILL'S SEPTIC LTD

NOTE: The above sketch is not to exact scale.

# MAP 1

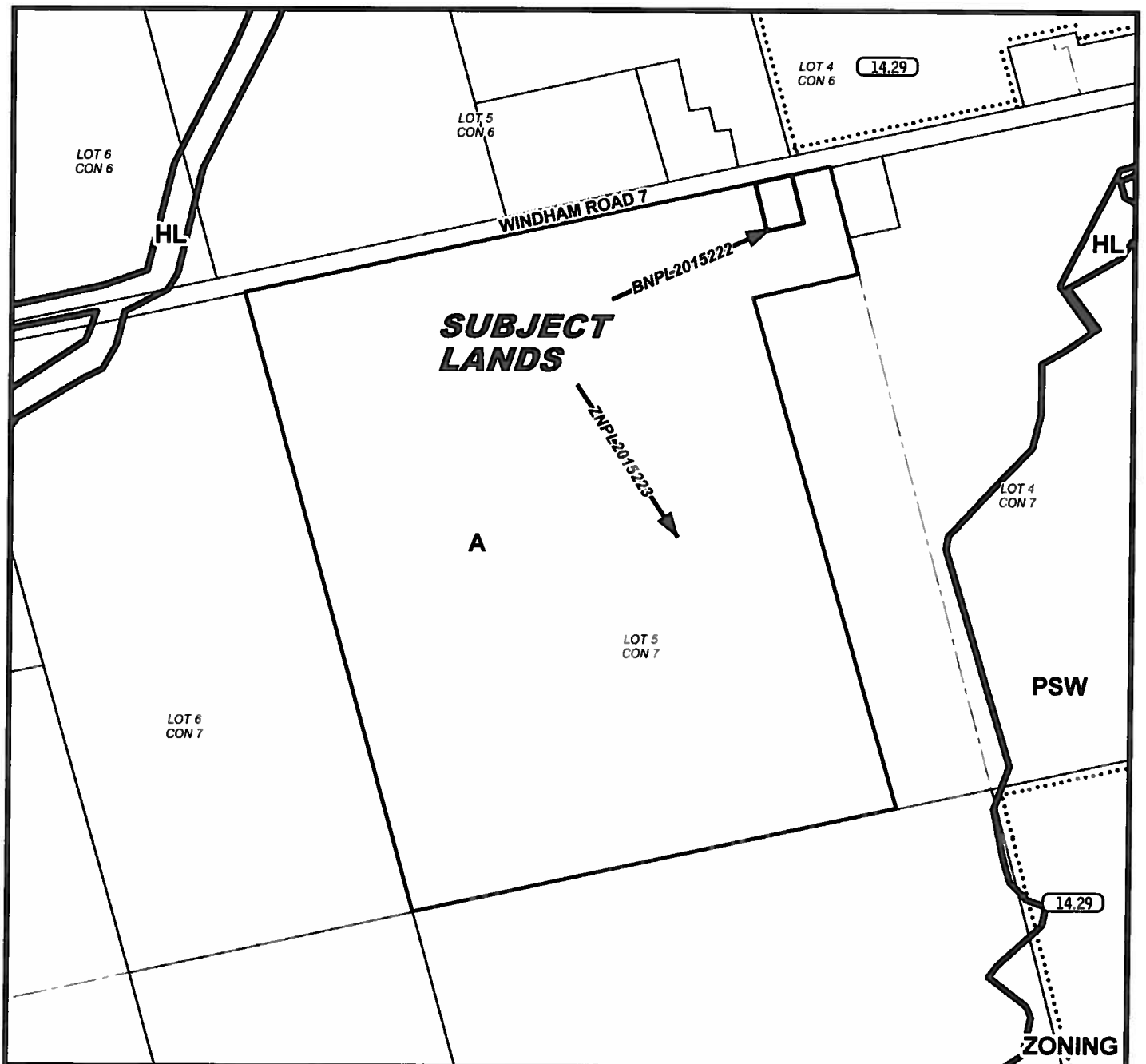
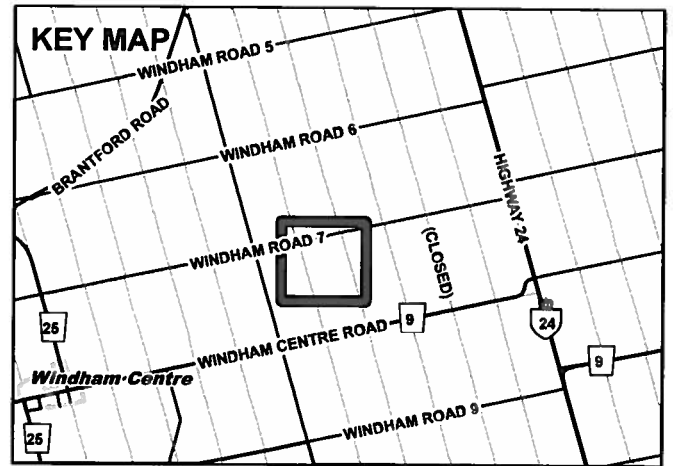
File Number: BNPL2015222 &  
ZNPL2015223

Geographic Township of  
**WINDHAM**



1:6,000

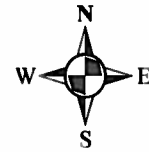
40 20 0 40 80 120 160  
Meters



## MAP 2

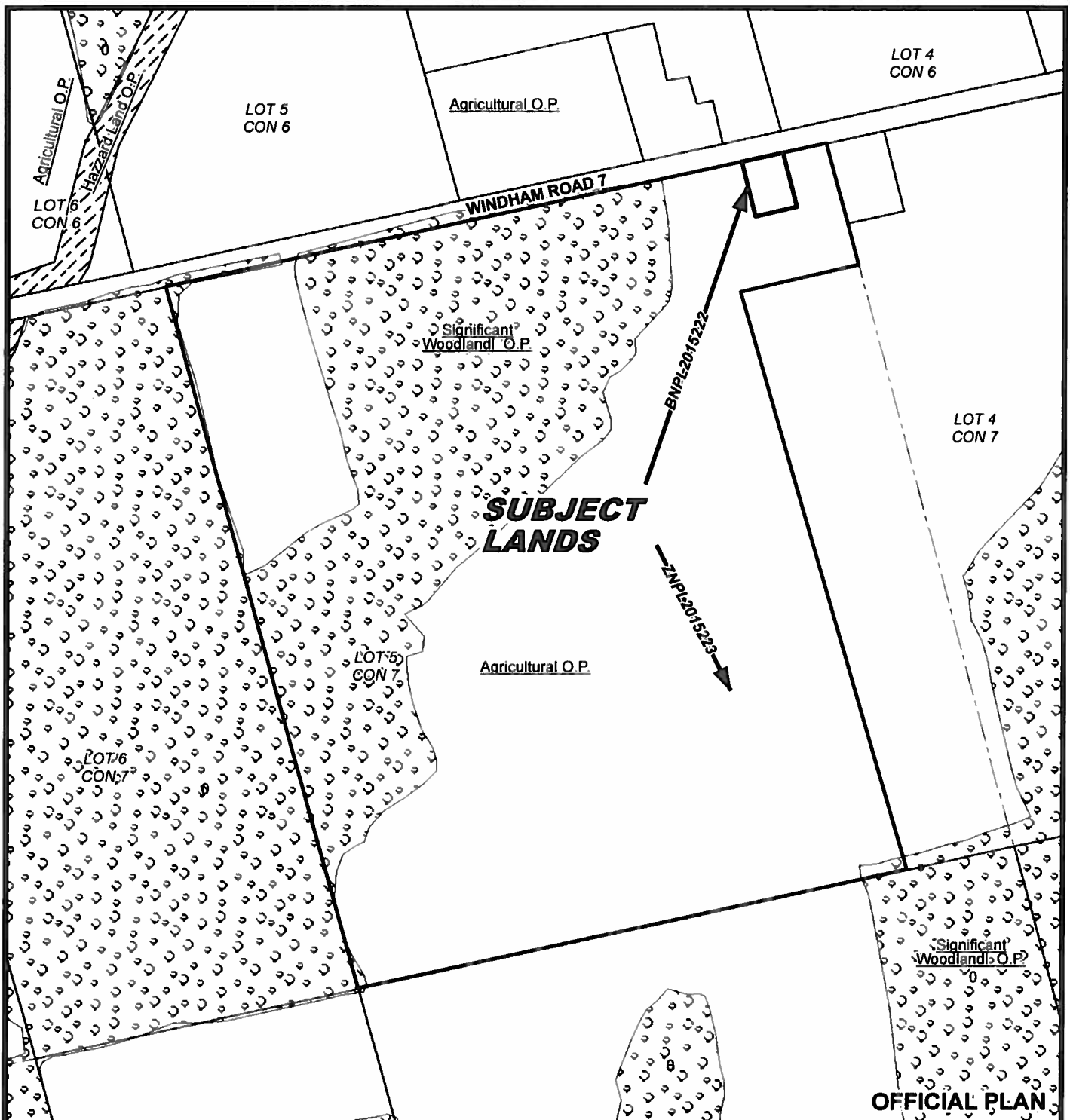
File Number: BNPL2015222 & ZNPL2015223

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000

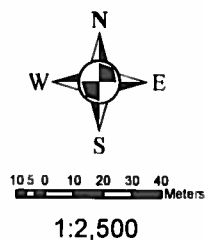


02/12/2016

# MAP 3

File Number: BNPL2015222 & ZNPL2015223

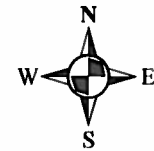
Geographic Township of WINDHAM



# MAP 4

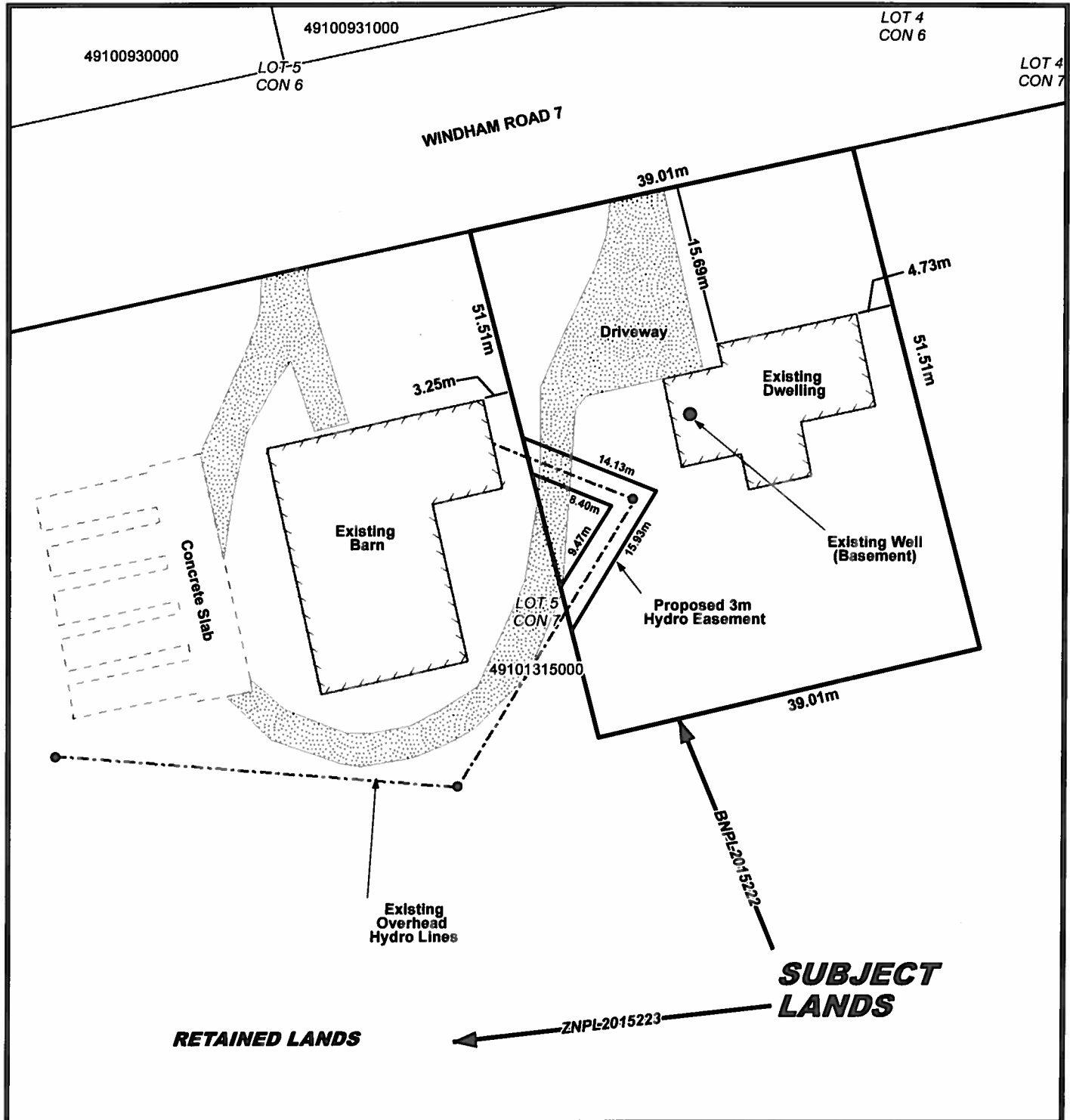
File Number: BNPL2015222 & ZNPL2015223

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:544



# MAP 5

File Number: BNPL2015222 & ZNPL2015223

Geographic Township of WINDHAM

