

CONSENT / SEVERANCE

File Number MP20150003803  
 Related File Number BNPL205235  
 Pre-consultation Meeting On n/a  
 Application Submitted On DEC 2/15  
 Complete Application On DEC 7/15

Application Fee \$1279.00  
 Conservation Authority Fee n/a  
 OSSD Form Provided yes  
 Sign Issued \_\_\_\_\_

*Jackson*  
*Alisho*

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: 3310-49101139000000

- |  |   |
|--|---|
| <input type="checkbox"/> Creation of a new lot             | <input checked="" type="checkbox"/> Boundary adjustment |
| <input 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 <sup>1</sup> Ted McElhone Enterprises Inc. Phone # 519-428-9575  
 Address 679 Windham Road 6, RR#2 Fax # \_\_\_\_\_  
 Town / Postal Code Vanessa, ON NOE 1V0 E-mail \_\_\_\_\_  
<sup>1</sup> 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 <sup>2</sup> same as applicant Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_  
<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☒ Agent ☐ Owner  
<sup>3</sup> 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:  
none



## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	
Concession Number	<u>5</u>	Lot Number(s)	<u>Part Lot 14</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>479.3m (Teeter St)</u>	Depth (metres/feet)	<u>577.7 varies</u>
Width (metres/feet)	<u>947.4m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>110.69ac</u>
Municipal Civic Address	<u>136 and 142 Teeter St.</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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):

minor boundary adjustment severance with neighbour

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

Rose Helene Jackson

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

3310491011375000000

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:

N/A

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					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER					<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	

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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>4.6m</u>	Depth (metres/feet)	<u>53.6m</u>
Width (metres/feet)	<u>7.6m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>404.7m<sup>2</sup> (.10ac)</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>110..5ac</u>

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:

Vacant

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

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

Frontage (metres/feet)	<u>479 m. + 424.1 m</u>	Depth (metres/feet)	<u>varies</u>
Width (metres/feet)	<u>varies</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>128.77 ha.</u>

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:                   see sketch attached

House shed and Garage, House 2 barns and bulk kilns.

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

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

Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_

Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use: \_\_\_\_\_

#### D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural A Zone

Is there a site specific zone on the subject lands?

по

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: \_\_\_\_\_

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: 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:

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: adjacent lands

Purpose: minor boundary adjustment severance

Status/decision: pending

Effect on the requested amendment: affects final lot area of retained

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)	<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 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

## H. SERVICING AND ACCESS

### WATER SUPPLY

#### SEVERED

#### RETAINED

Municipal piped water

☐
☐

Communal Wells

☐
☐

Individual Wells

☐ N/A

☒

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) \_\_\_\_\_



CONSENT / SEVERANCE

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: Windham Rd. 6 and Teeter St.

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: Windham Rd. 6

## I. OTHER INFORMATION

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

☒

Yes

☐

No

If yes, describe: affected by sale of adjoining property

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.

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Working together with our community  
to provide quality services.

## 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: <u>847 Windham Rd. 6</u>			
Owner: <u>Ross Jackson</u>		Lot: <u>14</u>		Concession: <u>5</u>	
Lot Area: <u>2 acres</u>	Lot Frontage: <u>200+</u>	Assessment Roll No.			
<b>PURPOSE OF EVALUATION</b>		<input checked="" type="checkbox"/> Consent <input checked="" 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: <u>1800 sq. ft.</u>	No. of Bedrooms: <u>4</u>	No. of Fixture Units: <u>20</u>	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		Company Name:			
Evaluator's Name: <u>Ross Jackson</u>		Postal Code: <u>N0E-2A0</u>			
Address: <u>3291 Deerpark Rd. Windham</u>		Phone: <u>519-428-8291</u>			
Email:		BCIN # <u>18185</u>			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>		Soil Type: <u>Sand</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>20</u> 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): <u>overcast - light rain</u>	
<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:		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System:		No. of Tile Runs: <u>5</u>		Total Length of Tile: <u>150'</u>	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		Distance Between Tile Runs: <u>6'</u>			
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<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)	<u>11'6"</u>		<u>14'</u>		
Distance to Bodies of Water (ft)	<u>—</u>		<u>—</u>		
Distance to Nearest Well (ft)	<u>65'</u>		<u>70'</u>		
Distance to Proposed Property Lines	Front <u>50'</u> Rear <u>150'</u> Side <u>40'</u> Side <u>200+</u>		Front <u>18'</u> Rear <u>150'</u> Side <u>34'</u> Side <u>200+</u>		

<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <p><small><u>Note:</u> 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.</small></p>
<div style="font-family: cursive; font-size: 1.2em; padding: 10px;">             working very well no problem           </div>	<p><b>Additional Comments:</b>  <div style="font-family: cursive; font-size: 1.2em; padding: 10px;">             top of septic tank is 18' down from surface           </div> </p>
<b>VERIFICATION</b>	
<p><b>OWNER:</b>          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.</p> <p>I, <u>Rose Jackson</u> (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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>Rose Jackson</u>            Owner Signature         </div> <div style="width: 45%;"> <u>OCT 24 2015</u>            Date         </div> </div>	
<p><b>EVALUATOR:</b></p> <p>1. I, <u>Ken Gilbert</u> 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.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>KEN GILBERT</u>            Evaluator Signature         </div> <div style="width: 45%;"> <u>Oct. 24, 2015</u>            Date         </div> </div>	
<b>BUILDING DIVISION COMMENTS</b>	
<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           _____            Chief Building Official or designate         </div> <div style="width: 45%;">           _____            Date         </div> </div>	

Revised: March 24, 2012



## On Site Sewage Disposal System Location Plan

DATE: Oct 24 2015

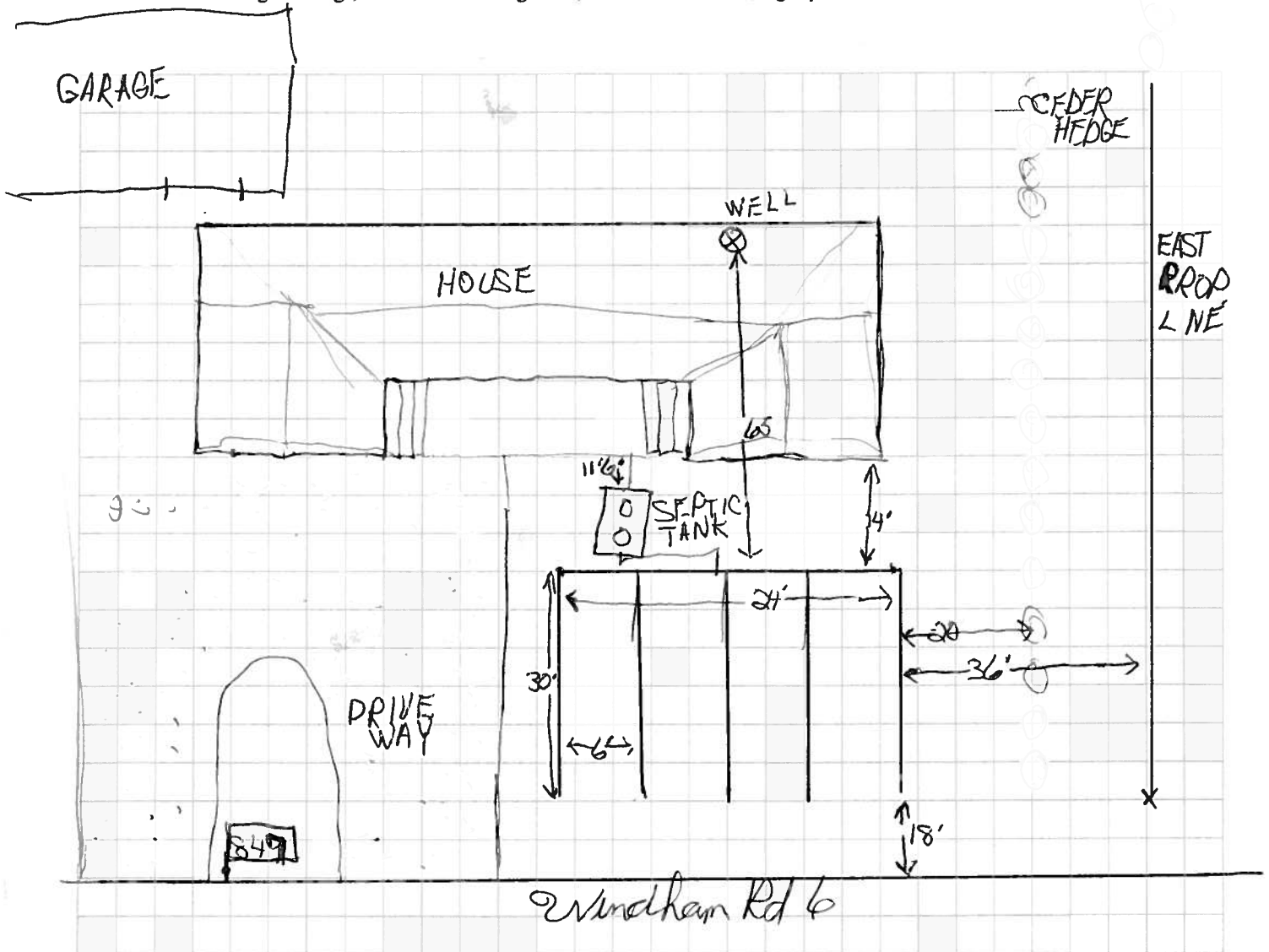
APPLICATION NUMBER: \_\_\_\_\_

OWNER: Rose Jackson

EVALUATOR: Ken Gilbert

PROPERTY ADDRESS: 847 Windham Rd 6

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.



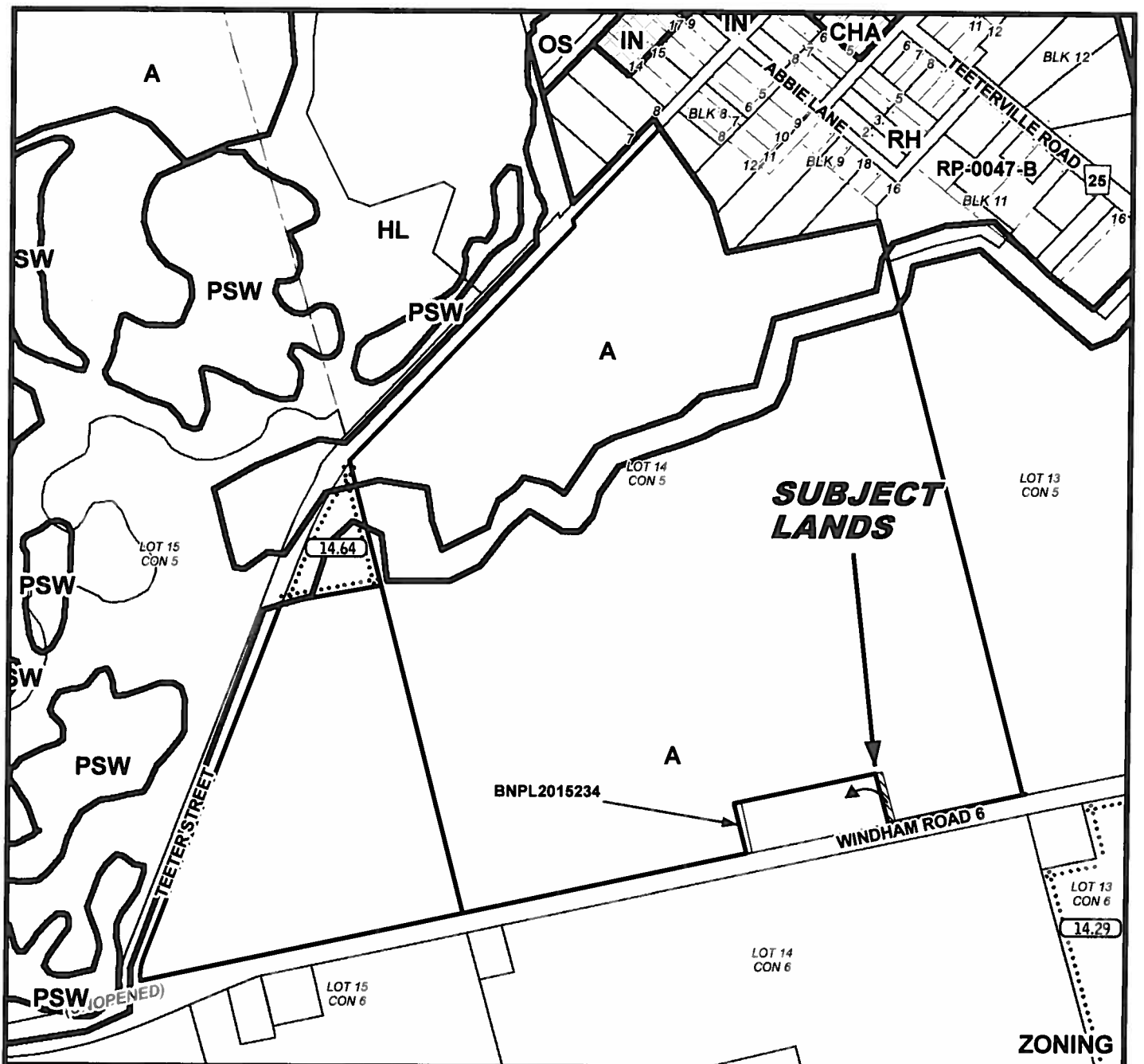
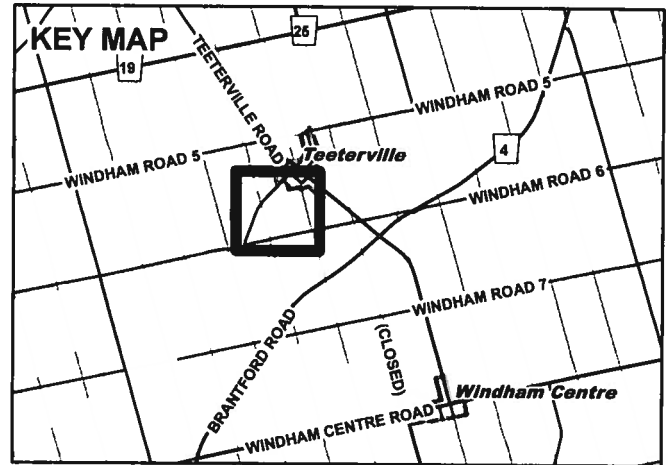
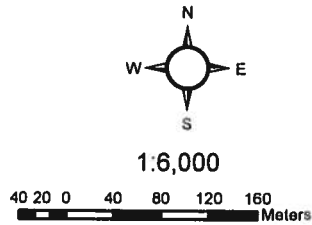
PREPARED BY: \_\_\_\_\_

NOTE. The above sketch is not to exact scale.

# MAP 1

File Number: BNPL2015235

Geographic Township of  
**WINDHAM**

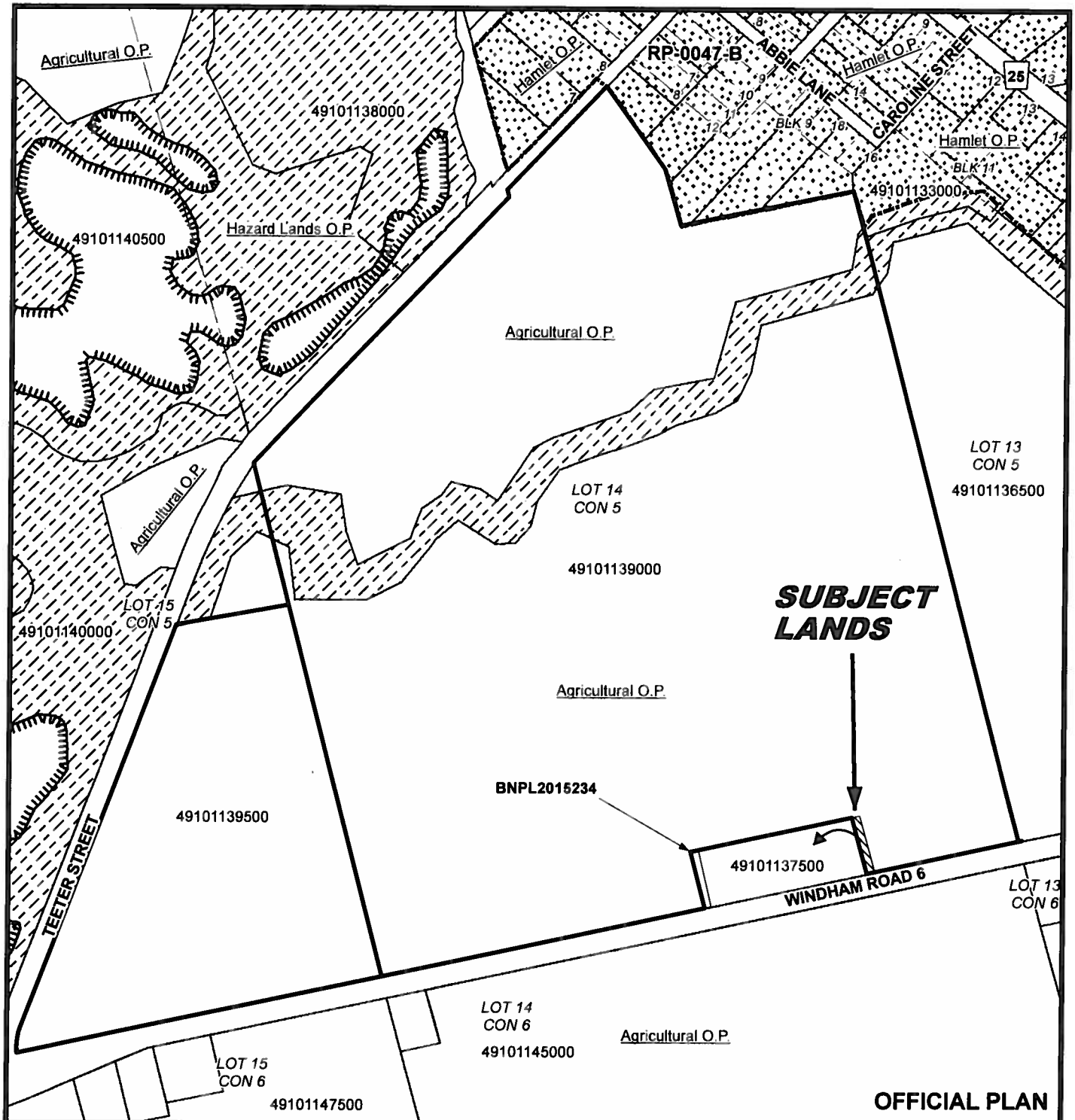
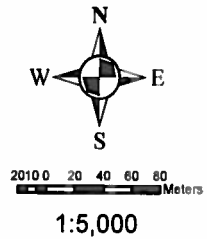


Date: 14/12/2015

## MAP 2

File Number: BNPL2015235

Geographic Township of WINDHAM

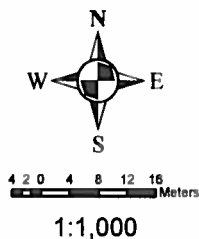


Date: 14/12/2015

# MAP 3

File Number: BNPL2015235

Geographic Township of WINDHAM

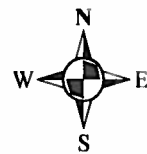


Date: 14/12/2015

## MAP 4

File Number: BNPL2015235

Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

1:1,000

49101139000

LOT 14  
CON 5

143.35m

7.62m

Existing  
Garage

Existing  
Dwelling

49101137500

144.73m

WINDHAM ROAD 6

53.64m

7.53m

7.52m

BNPL2015234

53.64m

53.59m

6.15m

LOT 14  
CON 6

49101145000

**SUBJECT  
LANDS**

Date: 11/12/2015