

MP20150003805

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	BNPL2015241	Application fee	\$1854
Zoning file number	ZNPL2015242	Conservation authority fee	n/a
Pre-consultation meeting on	n/a	OSSD form provided	yes
Application submitted on	Dec 2/15	Sign issued	
Complete application on	Dec 7/15		

Property assessment roll number: 3310-491-011-3900D and 39500
Mertens Farm 2

A. Applicant Information

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

Ted McElhone Enterprises Inc.

Address

679 Windham Rd. 6, RR2, Vanessa, ON N0E 1V0

Email address

Phone number 519-428-9575

Agent name

David Roe

Address

599 Larch St., Delhi, ON N4B 3A7

Email address

dfrfez@bellnet.ca

Phone number 519-582-1174

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:

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B. Location and Legal Description Of Subject Lands

Geographic township Windham Urban or hamlet area _____
Concession number 5 Lot number 14 & 15
Registered plan number _____ Lot or block number _____
Reference plan number _____ Part number _____
Frontage 400.22m + 424.1m Depth varies
Width varies Lot Area 128.13ac
Municipal civic address _____
142 Teeter St.

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:

Severance of dwelling made surplus though farm consolidation.

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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

see attached

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 <input type="checkbox"/> Yes <input type="checkbox"/> No	Year Dwelling Built
3310-491-011-39000 Ted McElhone Enterprises Inc. 136/142 Teeter St. 3310-491-011-39500 Ted McElhone Enterprises Inc no address	90.77 18.9ac	85ac 14ac	tobacco, ryex gensing, beans	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1920 1950
3310-491-011-45502 Ted McElhone Enterprises Inc. 1215 Brantford Road	8.2ac	4.29	tobacco, ryex	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1940
3310-491-011-48500 Ted McElhone enterprises Inc. 652 Windham Rd. 6	101ac	76ac	tobacco, rye	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1945
3310-491-011-41500	38ac	18ac	gensing, beans	<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 42.11m Depth varies
Width 42.11 varies Lot Area 2774.3m²
Present use: Agricultural .68ac

Proposed use: Residential

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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:

1920

House Front- 21.09m, N side- 14.84m, S side- 14.06m Rear-15.39m
height- 7.06m area- 145.9m²

Shed Front- 50m, N side-35m, S side-10.97m, Rear-15m Height-3.3m A 15^m
Garage Front-55m, N side-35m, S side-2.41m Rear-2.99m H-4.55m A-69.4

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 new proposed

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

Frontage	376.11	Depth	varies
Width	varies	Lot Area	127.45ac

Present use: Agricultural

Proposed use: Agricultural

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:

Barn- Front-8.72m, N side-3.05m S side- 400m+ rear- 800m+ H-5.59m A-350^m
Barn Front- 1.43m N side-65m, S side-400m+ rear-800m+ H-7.64m A-825m²
Bulk kilns- Front-6.10m, N side-100m, S side-350m+, Rear-800m+ H-3.14m

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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:

nothing new proposed

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D. Property Information

Present official plan designation: Agricultural

Present zoning: Agricultural

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:

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Date(s) these parcels were created:

Name of the transferee for each parcel:

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

Uses of the subject lands:

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:

information from 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

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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:

application to be submitted

Land it affects:

retained lands

Purpose:

severance of a surplus farm dwelling

Status or decision:

pending

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:

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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 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

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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):

existing well

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

existing septic system

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

natural drainage to ditch

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

no systems of retained lands needed

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

no system on retained lands needed

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

no changes 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):

open county road

Name of road or street:

Teelu St

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

open county road

Name of road or street:

Teelu St

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I. Other Information

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

☐ Yes

☒ 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: 142 Teeter St NOE-140	
Owner: Ted McElhine Enterprises Inc.		Lot: 14475	Concession: 5
Lot Area: 0.68 ac	Lot Frontage: 41.11 m	Assessment Roll No. 3310-491-011-39000 390500	
PURPOSE OF EVALUATION	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 2300	No. of Bedrooms: 3	No. of Fixture Units: 12	Is the building currently occupied? Yes / No If No, how long? 2 months
EVALUATOR'S INFORMATION	Evaluator's Name: Len Gilbert		Company Name:
Address: 3291 Teeterville Rd. Windham Centre	Postal Code: NOE-2A0	Phone: 504-288-8291	
Email:	BCIN # 18185		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: sand
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: 10 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): cloudy	
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: 5	Total Length of Tile: 200'	Distance Between Tile Runs: 6'
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 type="checkbox"/> Seeded	
Setbacks:	Tank		Distribution Pipe
Distance to Buildings & Structures (ft)	5'		8'
Distance to Bodies of Water (ft)	500'		500'
Distance to Nearest Well (ft)	27'		36'
Distance to Proposed Property Lines	Front 40' Rear 108' Side 183' Side 88'		Front 12' Rear 120' Side 18' Side 84'

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, Daniel Roe (Agent) for Ted M Elburn Enterprises (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

Nov 30/15

EVALUATOR:

1. I, KEN GILBERT 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

Nov 15 2015

BUILDING DIVISION COMMENTS

Comments:

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

Chief Building Official or designate

Date

Revised: March 24, 2011



On Site Sewage Disposal System Location Plan

DATE: _____

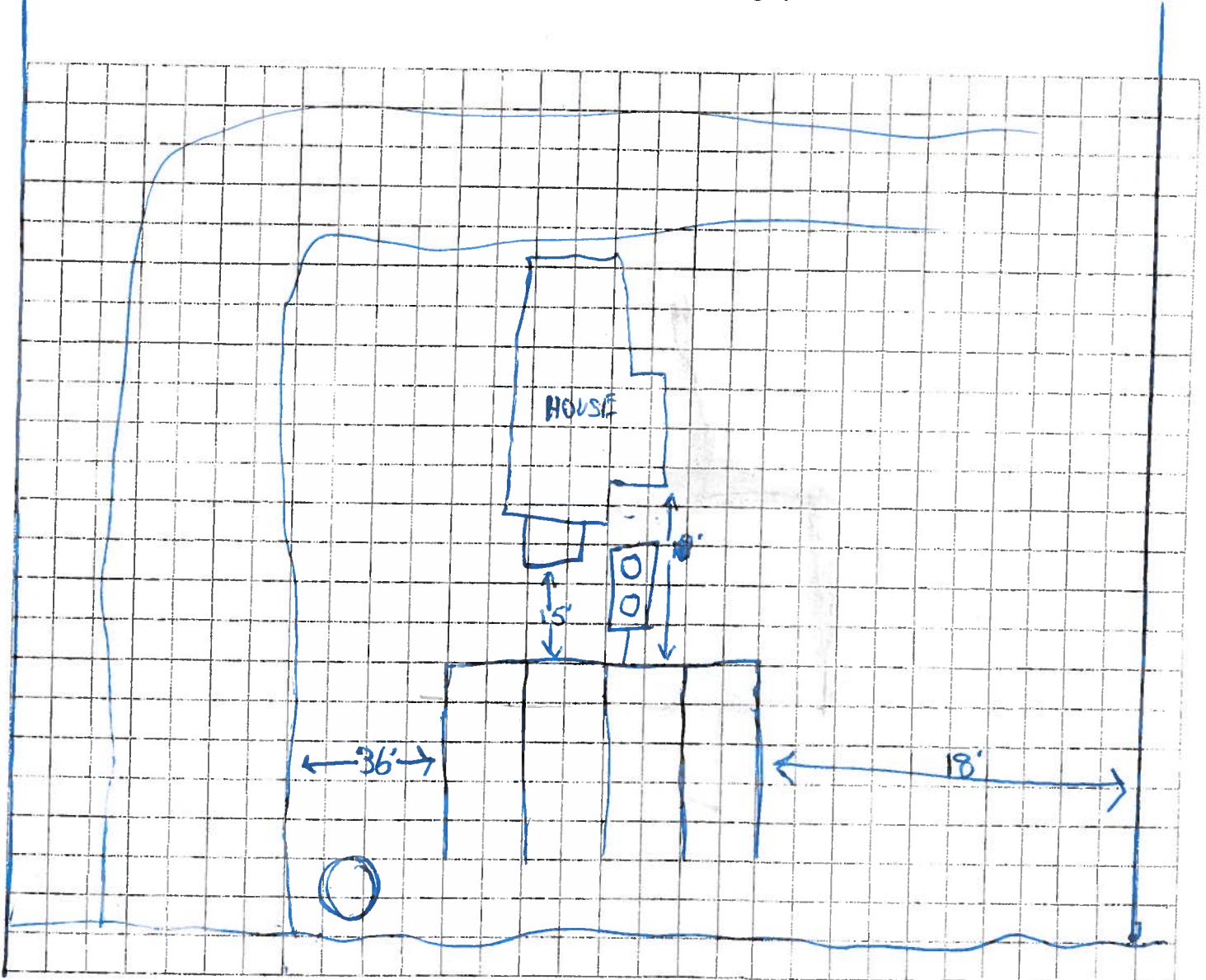
APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR: Ken Gilbert

PROPERTY ADDRESS 142 Teeter St.

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.

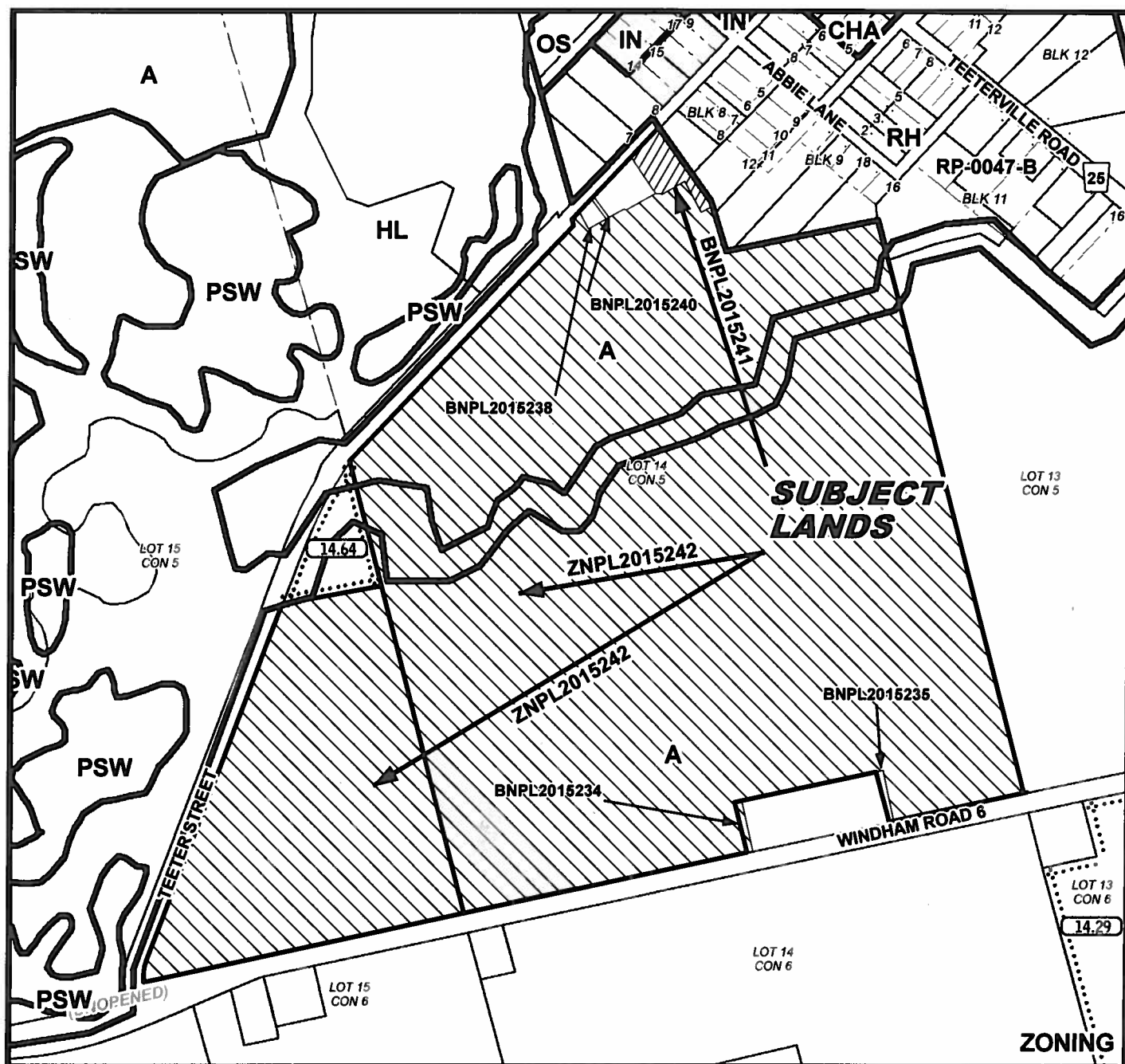
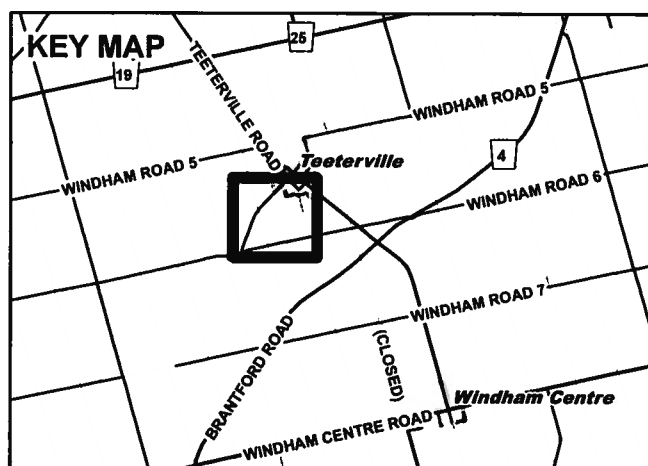
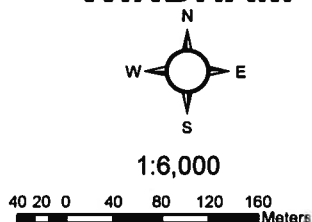


PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

**File Number: BNPL2015241 &
ZNPL2015242**

**Geographic Township of
WINDHAM**

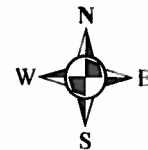


Date: 11/12/2015

MAP 2

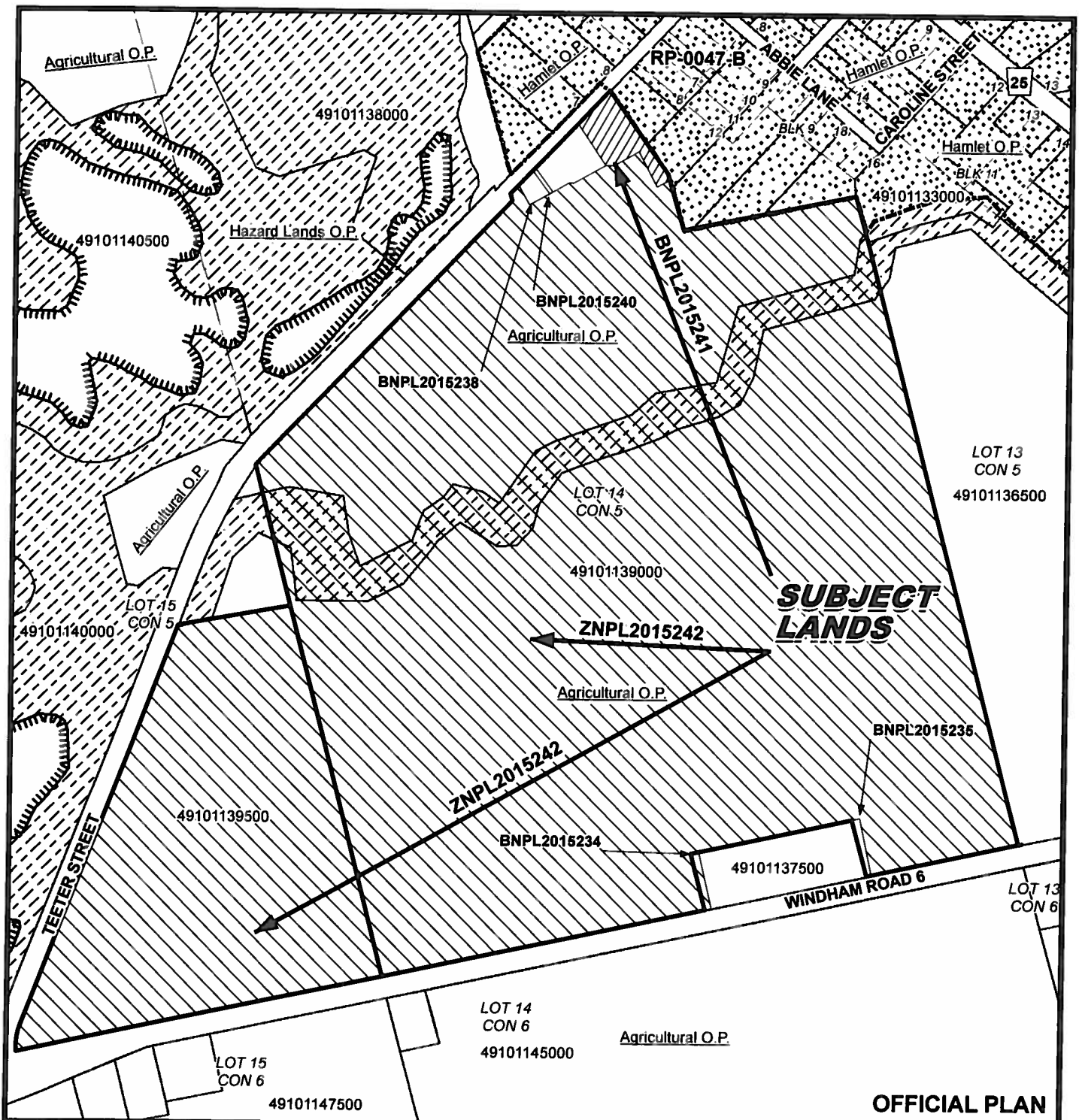
File Number: BNPL2015241 & ZNPL2015242

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



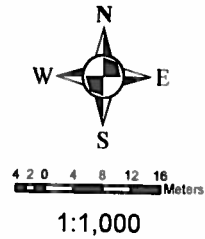
OFFICIAL PLAN

Date: 11/12/2015

MAP 3

File Number: BNPL2015241 & ZNPL2015242

Geographic Township of WINDHAM

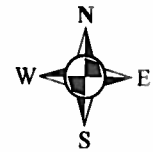


Date: 11/12/2015

MAP 4

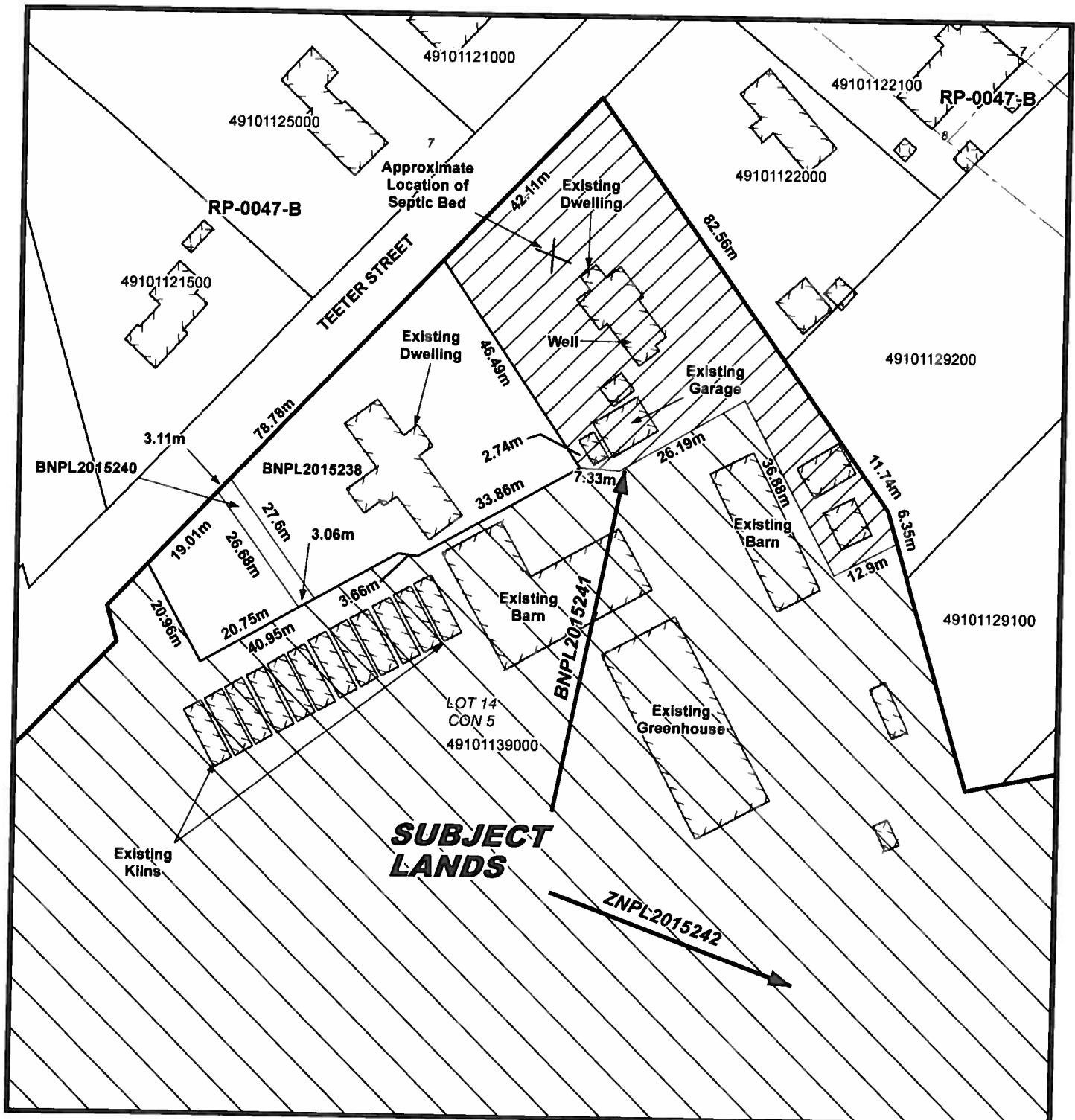
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Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

1:1,000

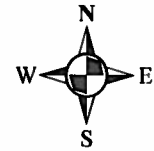


Date: 14/12/2015

MAP 5

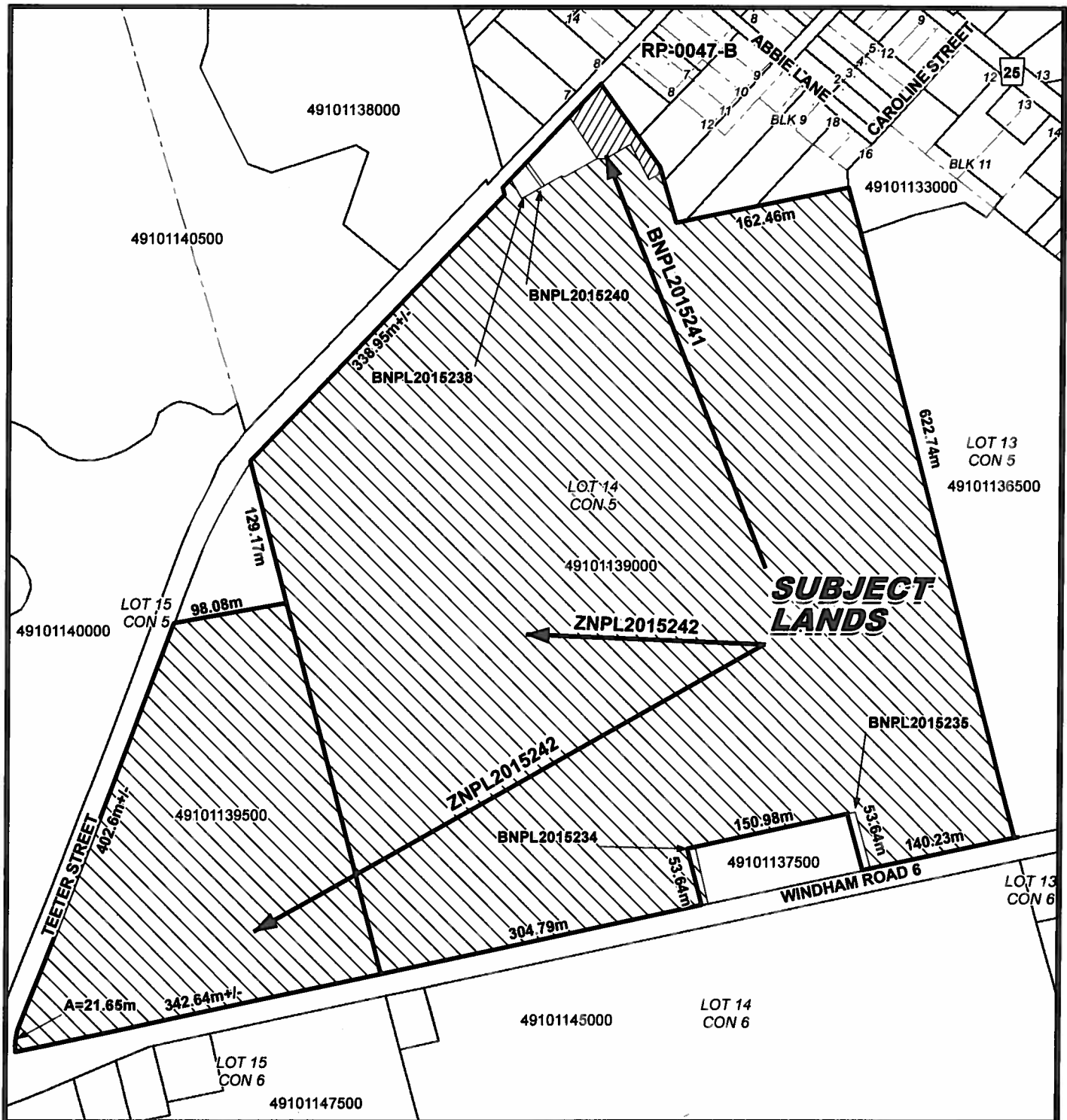
File Number: BNPL2015241 & ZNPL2015242

Geographic Township of WINDHAM



20 0 20 40 60 80 Meters

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Date: 14/12/2015