

CONSENT / SEVERANCE

Alisha

File Number BNPL2015245
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On NOV 20/15
 Complete Application On DEC 9/15

Application Fee \$1279
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

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- 491-011-050000 -

- | | |
|--|--|
| <input type="checkbox"/> Creation of a new lot | <input 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 |

☒ Other (lease / charge) TO FACILITATE DONATION OF LAND (Remainder) TO LONG POINT BASIN LAND TRUST.

A. APPLICANT INFORMATION

Name of Applicant KATHRYN DYKE Phone # 519-443-4473
 Address 205 TEETER STREET Fax # N/A
 Town / Postal Code TEETERVILLE ONT N0E1S0 E-mail N/A

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

AGENT INFORMATION

Name of Agent ALBERT E. SMELKO Phone # 519 426 1711
 Address 25 NORFOLK ST NORTH Fax # 519 426-7863
 Town / Postal Code SIMCOE ONT N3Y 3N6 E-mail Carolj@norfolk.lawchambers.com

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

Name of Owners ² KATHRYN LOUISE DYKE Phone # 519 443-4473
 Address 205 TEETER STREET Fax # N/A
 Town / Postal Code TEETERVILLE ONT N0E1S0 E-mail N/A

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 sent ³: ☐ 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:

NONE



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS
UNDER PIN 50261-0229

→ (A) Roll # 491-011-05000
→ (B) Roll # 491-011-04500

Geographic Township WINDHAM Urban Area or Hamlet TEETERVILLE
Concession Number _____ Lot Number(s) (A) LOT 11, PART LOT 12 = 1.13 AC
Registered Plan Number PLAN 47B Lot(s) or Block Number(s) (B) LOT 10, PART LOTS 4+9 = 11.7 AC
Reference Plan Number _____ Part Number(s) BLOCK 4
Frontage (metres/feet) (A) 177.76 (B) 61.16 Depth (metres/feet) IRREGULAR
Width (metres/feet) IRREGULAR Lot area (m² / ft² or hectares/acres) (A) 1.13 AC (B) 11.70⁺ AC
Municipal Civic Address (A) 205 TEETER STREET TEETERVILLE ONT N0E1S0
(B) VACANT LANDS = TEETERVILLE ONT.

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):

SEVERED LAND TO BE KEPT BY OWNER.
RETAINED LAND WILL BE DONATED TO
LONG POINT BASIN LAND TRUST (VACANT LANDS)

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

LONG POINT BASIN LAND TRUST (AGREEMENT IN
PLACE)

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

N/A

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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 | N/A | | | | <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:

| 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) | N/A | |
| 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) | 177.71 ^{51.17 m} FEET | Depth (metres/feet) | 330 FEET 100.58 m |
| Width (metres/feet) | 125.46 FEET 38.24 m | Lot area (m ² / ft ² or hectares/acres) | 1.13 ACRES |
| | | PROPOSED FINAL LOT SIZE (if boundary adjustment) | N/A |
| Existing use: | RESIDENTIAL | | |
| 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:

SINGLE FAMILY DWELLING + BARN (see sketch attached)

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:

NONE (REMAIN SAME)

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

Frontage (metres/feet) 18.04m
61.016 FEET Depth (metres/feet)
 Width (metres/feet) Lot area (m² / ft² or hectares/acres) 11.7 ACRES ±

Existing use: VACANT LANDS - PERSONAL USE

Proposed use: CONSERVATION LANDS.

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:

N/A vacant lands

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:

N/A - will be conservation lands

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

Frontage (metres/feet) N/A Depth (metres/feet)
 Width (metres/feet) Lot area (m² / ft²)

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Lands to be Severed - Hamlet (portion hazard)
Lands Remainder - Hazard Lands + Prov Significant Wetland

Present zoning: Hamlet Residential + Hazard Lands

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: N/A

Number of separate parcels that have been created: N/A

Date(s) these parcels were created: N/A

Name of the transferee for each parcel: N/A

Uses of the severed lands: N/A

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

Date of construction of the dwelling proposed to be severed: N/A

Date of purchase of subject lands: N/A

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 and belief of Applicant
Re Section "D" - Planning Staff

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:

Note: Provincially Significant Wetlands to be donated to Long Point Basin Land Trust

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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <u>0.1</u> 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <u>60m</u> 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" 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 |

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED (N/A Vacant Lands)

Municipal piped water



Communal Wells



Individual Wells

(point is in basement) ☒



Other means (describe) _____

SEWAGE TREATMENT

SEVERED

RETAINED (N/A Vacant Lands)

Municipal Sewers



Communal System



Septic tank and tile bed

last cleaned + inspected 2013



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:

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: _____

Existing or proposed access to SEVERED lands:

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: TEETER STREET

I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe: _____

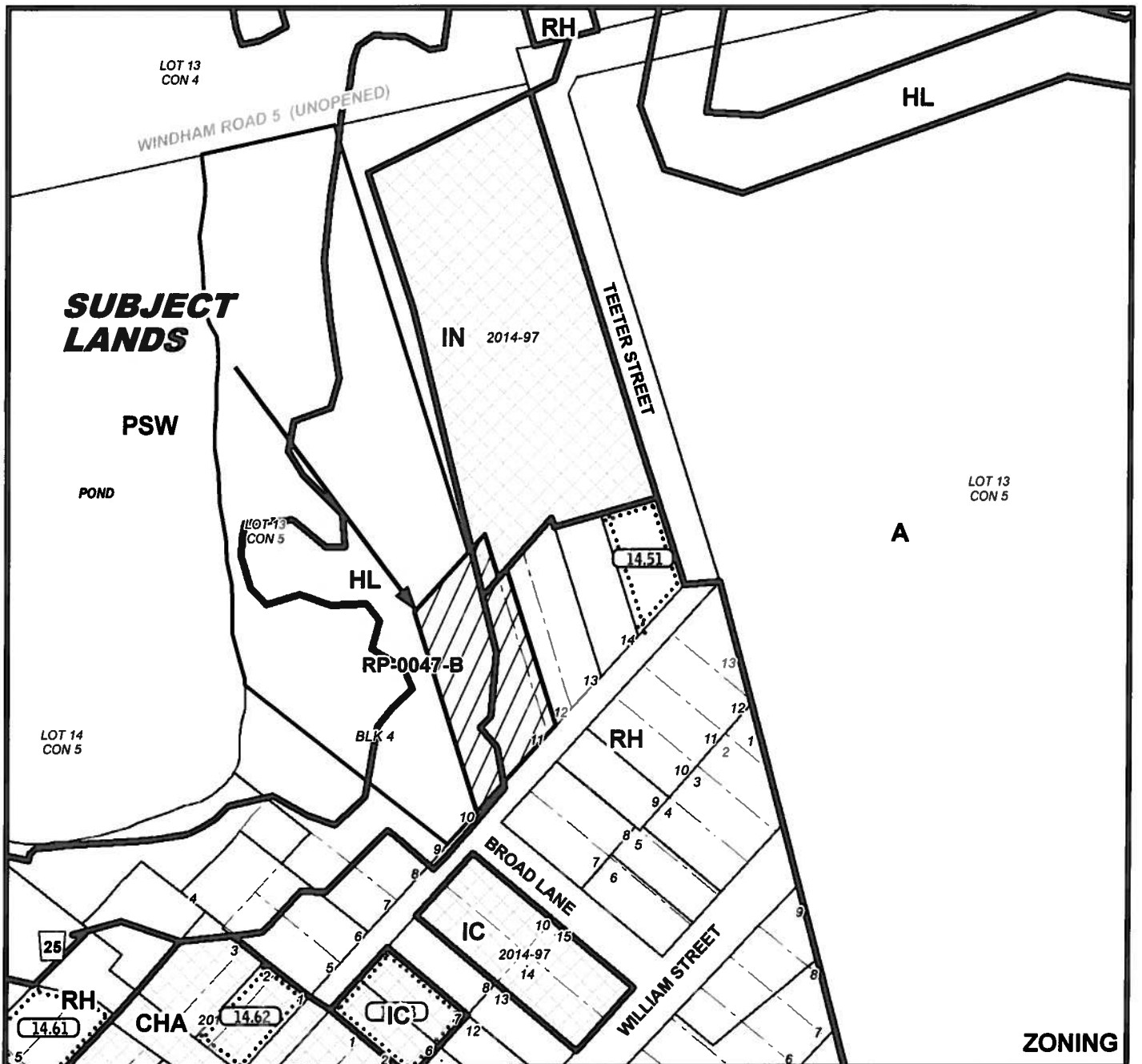
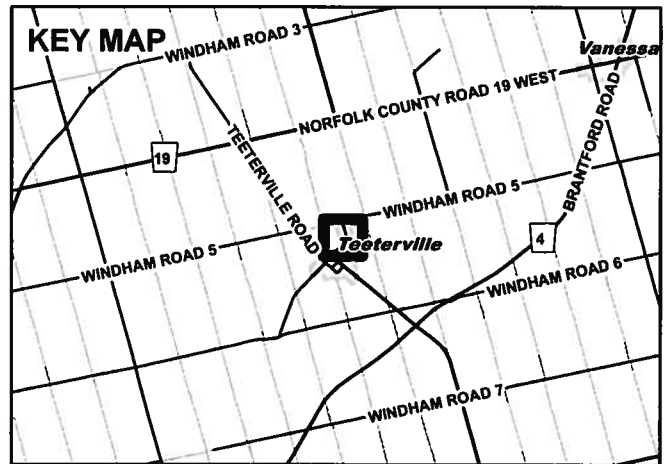
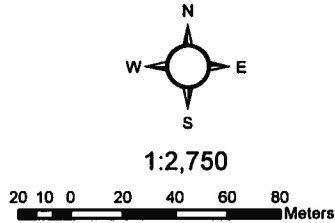
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

The applicant and Long Point Basin Land Trust
have entered into an Agreement of Purchase +
Sale.

MAP 1

File Number: **BNPL2015245**

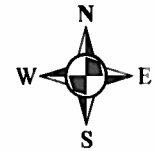
Geographic Township of
WINDHAM



MAP 2

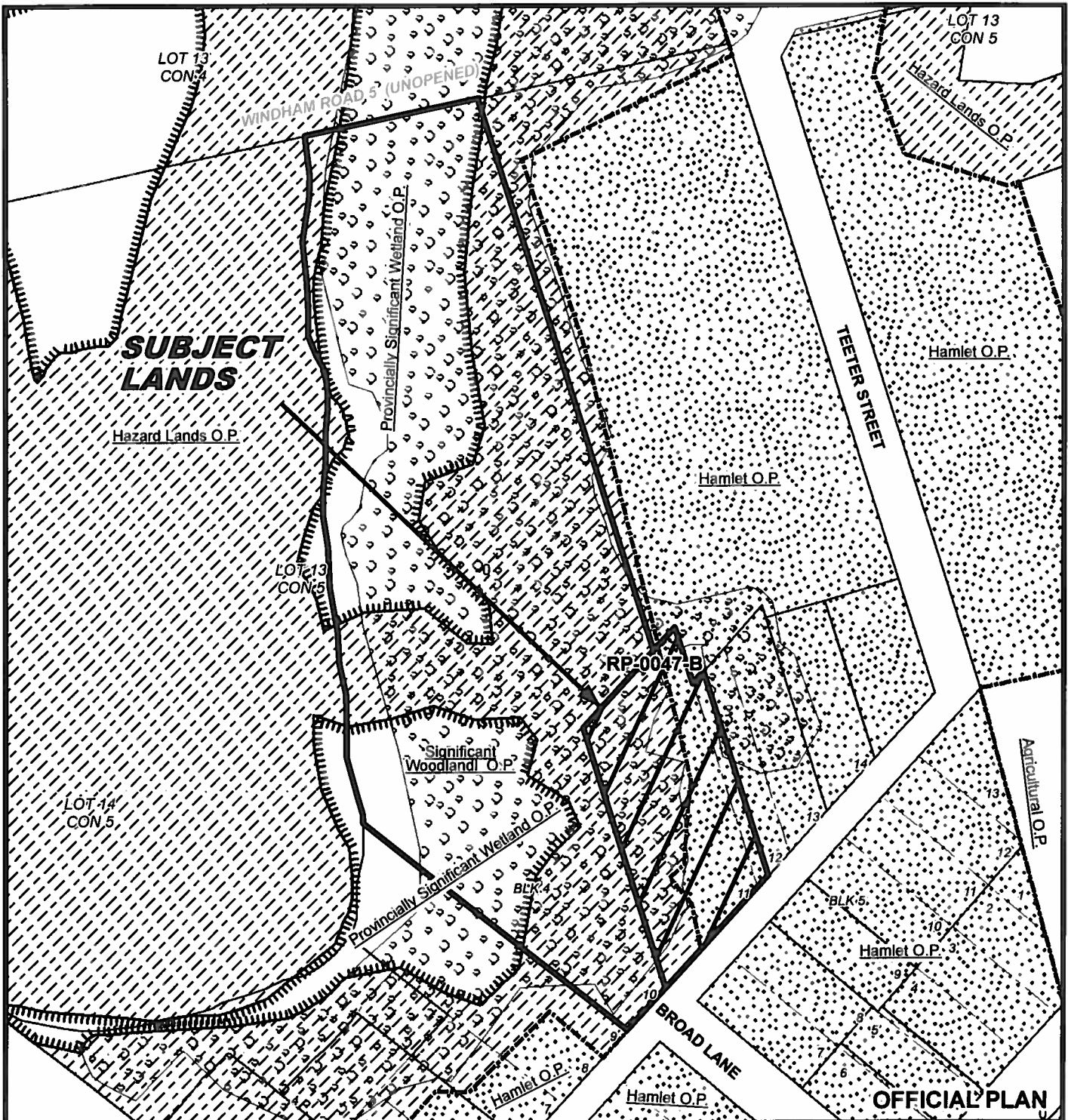
File Number: BNPL2015245

Geographic Township of WINDHAM



8 4 0 8 16 24 32 Meters

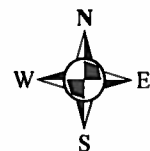
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MAP 3

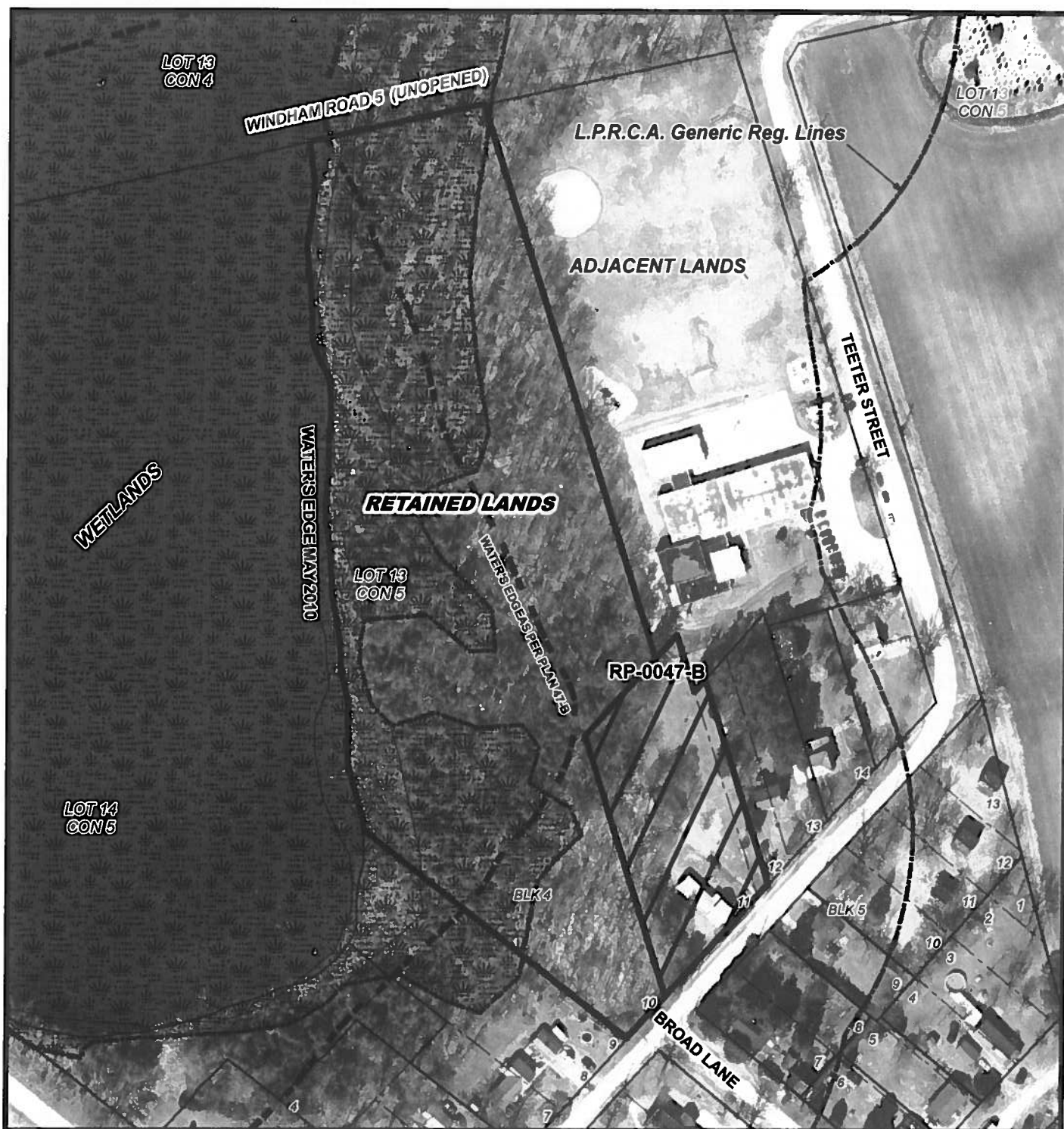
File Number: BNPL2015245

Geographic Township of WINDHAM



0 4 8 16 24 32 Meters

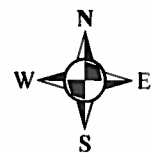
1:2,000



MAP 4

File Number: BNPL2015245

Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

1:1,000

