

Planning

MP20150003900

File Number

BNPL2015250/7NA2015251

Related File Number

2NPL2015151

Pre-consultation Meeting On

Dec 23/15

Application Submitted On

Dec 23/15

Complete Application On

Application Fee

\$1854

Conservation Authority Fee

n/a

OSSD Form Provided

with 2NPL2015151

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: 3310-49100727000

- | | |
|--|--|
| ☐ Creation of a new lot | ☐ Boundary adjustment |
| ☒ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split (form to be completed) | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹

Michael Bergman

Phone # *519-443-5287*

Address

*673 Windham Road 5
P.O. Box 71*

Fax #

Town / Postal Code

Teeterville, ON NOE 1S0

E-mail

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

AGENT INFORMATION

Name of Agent

*Civic Planning Solutions Inc.
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 ²

same as applicant

Phone #

Address

Fax #

Town / Postal Code

E-mail

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:

No mortgages

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	
Concession Number	<u>4</u>	Lot Number(s)	<u>15 & 16</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>712m</u>	Depth (metres/feet)	<u>677m/340m</u>
Width (metres/feet)	<u>758m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>75 acres</u>
Municipal Civic Address	<u>673 Windham Road 5</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:

Hydro Easement crossing property

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):

Surplus farm dwelling

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

unknown

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

CONSENT / SEVERANCE

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						
491-007-27000	WINDHAM	75AC	70 AC	Tobacco, beans	☒ Yes ☐ No	1900
OTHER						
491-010-24000	WINDHAM	75AC	65	Ginseng, Rye	☒ Yes ☐ No	1820's
491-010-17000	WINDHAM	375	34	Ginseng, MILLET BEANS	☒ Yes ☐ No	pre 1900
					☐ 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		

N/A

Description of land intended to be SEVERED:

Frontage (metres/feet)	57.6m	Depth (metres/feet)	76.49m
Width (metres/feet)	57.6m	Lot area (m ² / ft ² or hectares/acres)	4312.9m ² / 1.06ac
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

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:

House, barn/
House, garage, inground pool and greenhouse

(Greenhouse to be removed)

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

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

Frontage (metres/feet)

655m

Depth (metres/feet)

677m/340m

Width (metres/feet)

758m

Lot area (m² / ft² or
hectares/acres)

74 acres

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:

Greenhouse, barn, 2 sheds, bunlhouse 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:

none

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

Is there a site specific zone on the subject lands?

NO

CONSENT / SEVERANCE

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: Approved in 1982

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:

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: ZNPL 2015/51

Land it affects: proposed surplus dwelling lot

Purpose: permit barn on lot / height et / respect new dwelling on retained

Status/decision: approval

Effect on the requested amendment: permits existing barn to be severed with house accessory building size & height

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 ____ 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 ____ 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 ____ 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) _____

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 Road 5

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 Road 5

I. OTHER INFORMATION

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

☐

Yes

☒

No

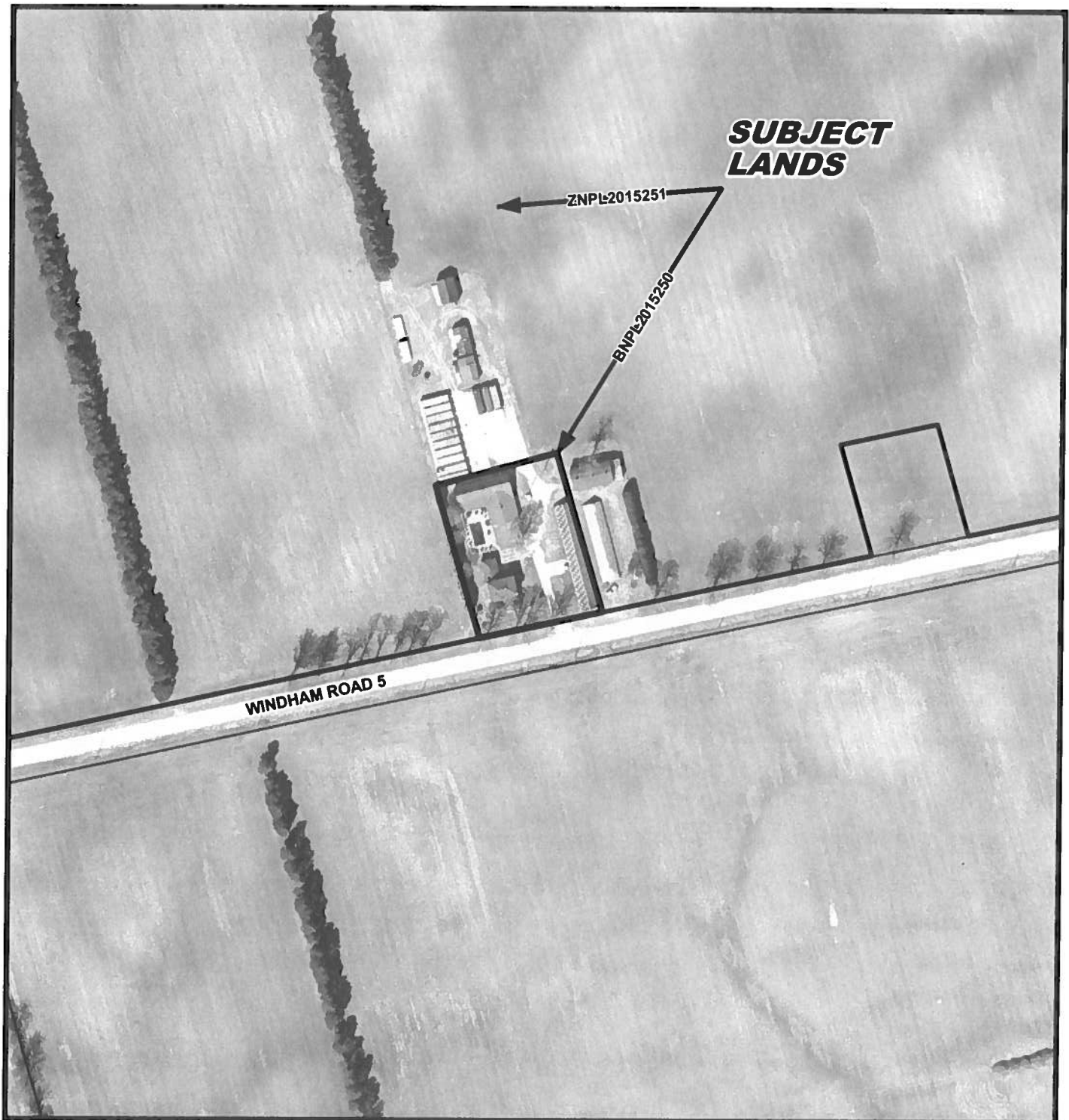
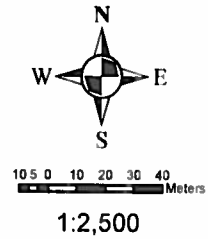
If yes, describe: _____

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.

MAP 2

File Number: BNPL2015250 & ZNPL2015251

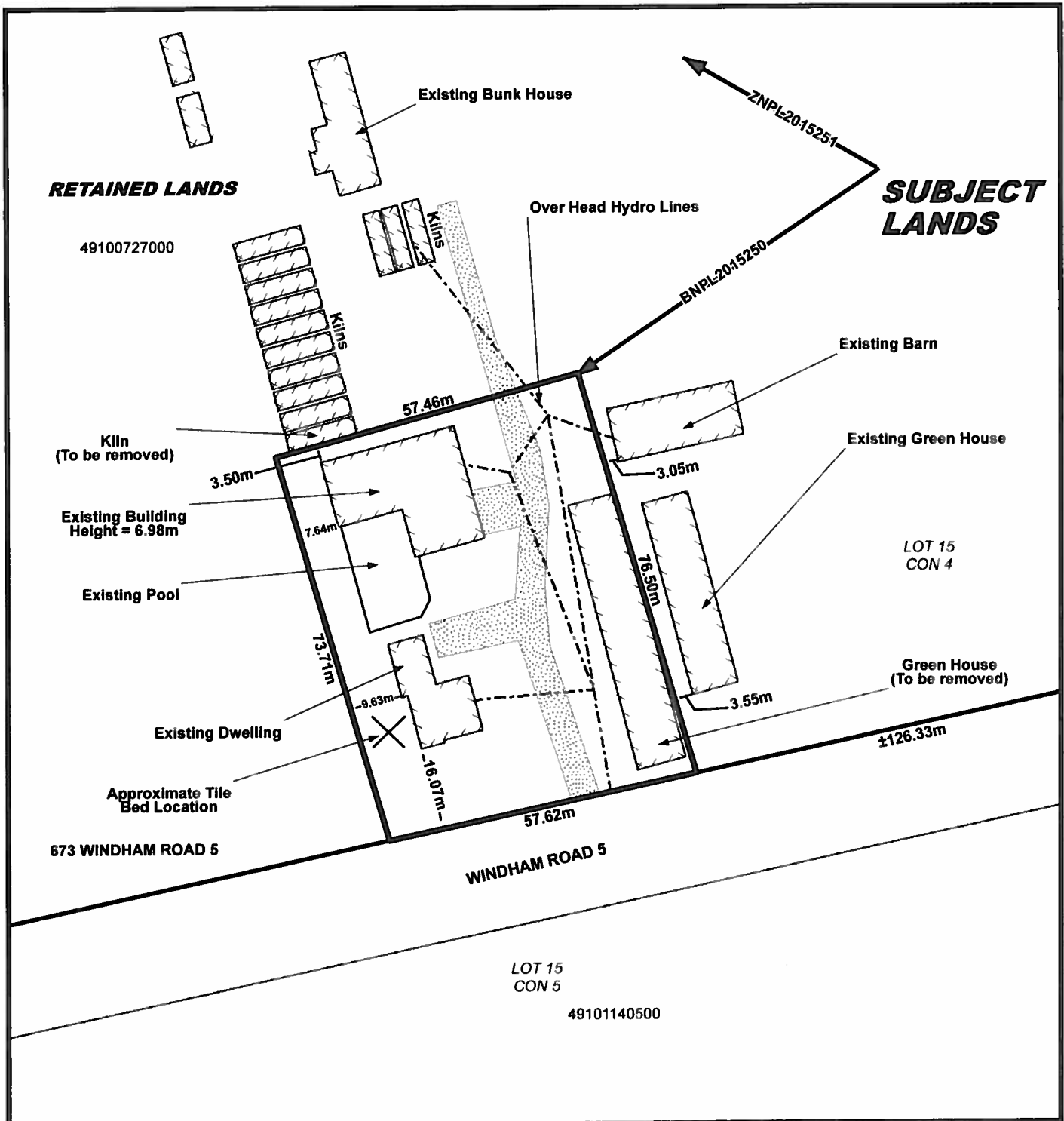
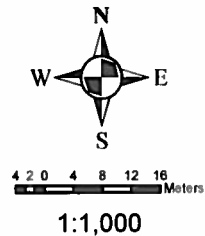
Geographic Township of WINDHAM



MAP 3

File Number:BNPL2015250 & ZNPL2015251

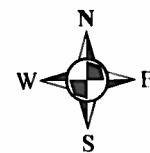
Geographic Township of WINDHAM



MAP 4

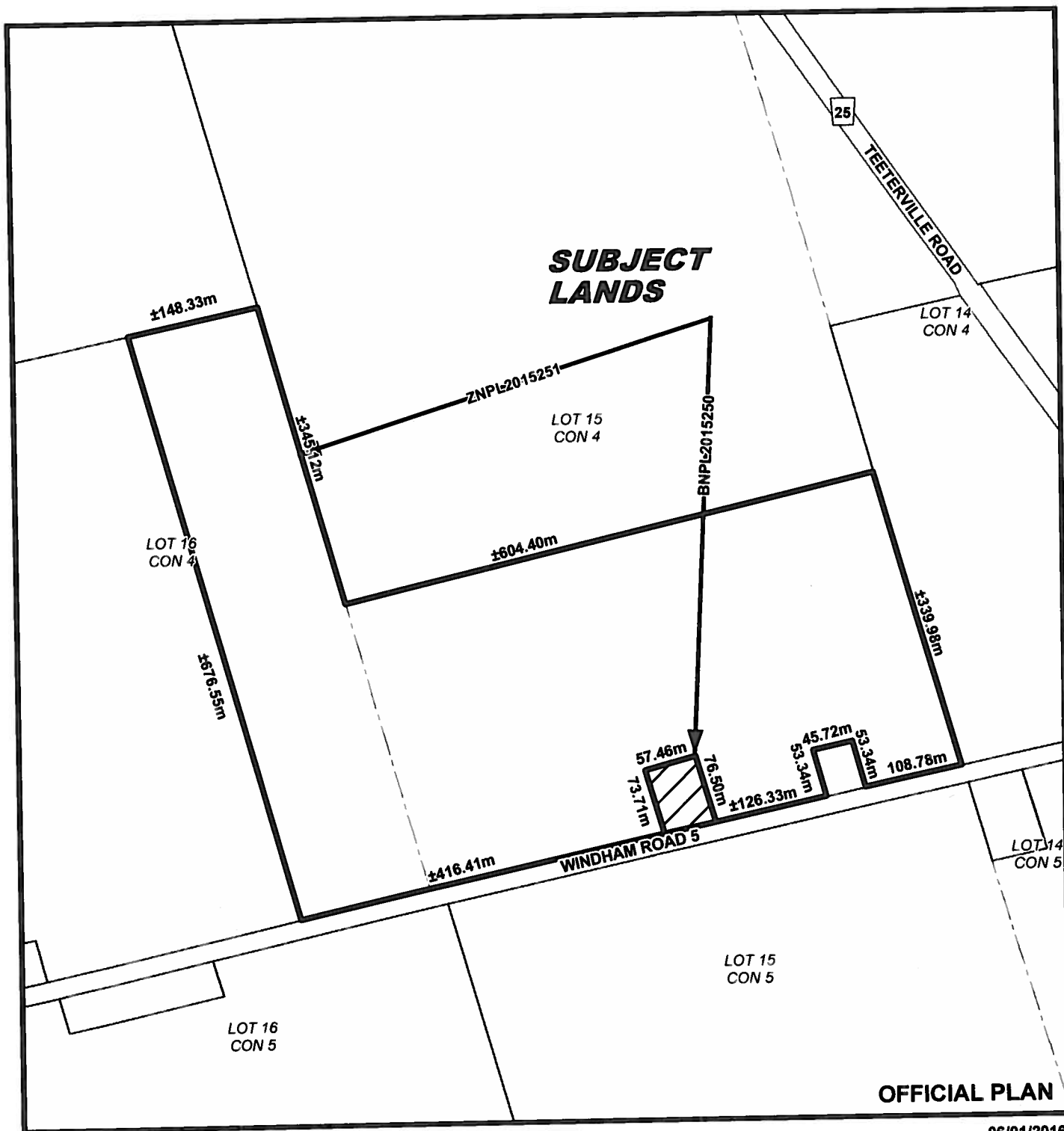
File Number:BNPL2015250 & ZNPL2015251

Geographic Township of WINDHAM



20 00 20 40 60 80 Meters

1:6,000



OFFICIAL PLAN

06/01/2016