

Information contained within this box is for office use only

Consent file number BNPL2016021

Application fee

\$2225Zoning file number ZNPL2016022

Conservation authority fee

n/aPre-consultation meeting on Sept 30/15

OSSD form provided

yesApplication submitted on Jan 27/16

Sign issued

Complete application on Jan 27/16Property assessment roll number: 3310- 543-010-24500-0000**A. Applicant Information****Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)Barry Hiebert

Address

500 Norfolk County Road 23 Port Rowan, ON N0E 1M0

Email address

hiebertfarms@live.ca

Phone number

519-718-1235**Agent** name

Address

Email address

Phone number

Owner nameHiebert Farms Ltd

Address

500 Norfolk County Road 23 Port Rowan ON N0E 1M0

Email address

hiebertfarms@live.ca

Phone number

519-718-1235

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:

FCC 4-421 Queensway W
Simcoe, ON N3Y 2N4

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B. Location and Legal Description Of Subject Lands

Geographic township South Walsingham Urban or hamlet area

Concession number 2 Lot number 1

Registered plan number _____ Lot or block number _____

Reference plan number _____ Part number _____

Frontage 693 m Depth 694 m

Width 725 m Lot Area 124.33 ac
503 145 m²

Municipal civic address

480 Norfolk County Road 23

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:

To sever a farm dwelling made surplus
through the purchase of additional farm land.
and to establish a 3m easement for hydro.
BH

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

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

The severed house and lot is to be purchased by Tyler Niebert.

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

Frontage 39.93 m Depth 111.56 m

Width 39.93 m Lot Area 4445.6 m²

Present use: Single family rural residential

Proposed use: Single family 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:

Lot contains one house. 8.53 m x 14.63 m built in 1975
6.6 m high. 13.2 m to north lot line, 11.7 m to south line
27.72 m to rear lot line, 74.26 m to front line

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 buildings proposed

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

Frontage 653 m Depth 694 m

Width 725 m Lot Area 123.23 acres

498699.4 m²

Present use:

Agricultural cropping, woodlot

Proposed use:

Agricultural cropping, woodlot

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:

Machine Shed 15.24m X 24.38m built in 1980 6.8m high 3.27m to rear of rear lot line
Former hog barn 10.97m X 32.92m built in 1980 4.7m high 25.5m to N of NE rear lot corner
Old timber frame barn date unknown 11.5m high (to be torn down) 15.3m to rear of rear lot line

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 buildings proposed
Plan on tearing down old timber frame barn

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D. Property Information

Present official plan designation:

Hazard lands + Agricultural

Present zoning:

Agricultural + ~~residential~~ Hazard land

Is there a site specific zone on the subject lands?

no

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

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:

BN-069/2009 Approved

BNPL 2013 175 Approved

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:

Aug 14, 2015

Uses of the subject lands:

Agricultural cropping

If known, the length of time the existing uses have continued on the subject lands:

many years

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

Aug 14, 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?

Just on farm fuel storage for machinery & vehicles

☒ 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:

We have rented and farmed the land for 17 years prior to purchasing it.

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

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, unless otherwise specified? Please check the appropriate boxes.

Please reply to all uses or features.

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 1 Uses or Features on or Within 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>1m</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>1m</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 <u>1m</u> 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):

individual well to be on severed property

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 to be retained and used on severed lot

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 - maintained

Name of road or street:

Norfolk County Road 23

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:

Norfolk County Road 23 (Field has drive way access off of Conc. 2)
2nd Concession Road

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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?

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

Open Municipal drainage ditch beside
Severed land

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

No water supply required

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

No Sewage required

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

Open ditch municipal drain

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



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: # 410 COUNTY Rd. 23 S. WALSHINGHAM			
Owner: HIEBERT FARMS LTD.		Lot: Pt. Lot 1		Concession: 2	
Lot Area: 4347.8 m ²	Lot Frontage: 40 m	Assessment Roll No. 543 010 24500 0000			
PURPOSE OF EVALUATION	<input 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: 140 m ²	No. of Bedrooms: 3	No. of Fixture Units: 14	Is the building currently occupied? <input checked="" type="radio"/> Yes / No If No, how long?		
EVALUATOR'S INFORMATION	Evaluator's Name: ALLEN BAILEY		Company Name: 300790 ONT. LTD / BAILEY CRUCKING		
Address: 2627 Rd. 45 RR#3 LANGTON	Postal Code: N0E 1G0		Phone: 519 875 3058		
Email: allenbailey.cruckling@yahoo.ca	BCIN # 40139				
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): GRASS, BUSHES TREES			Soil Type: SAND/LOAM	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 12' ft.		
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>	Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>		Current Weather (at time of evaluation): SUNNY + DRY		
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="radio"/> No <input checked="" type="radio"/>		
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: 5	Total Length of Tile: 250'	Distance Between Tile Runs: 6'		
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____	Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded			
Setbacks:	Tank		Distribution Pipe		
Distance to Buildings & Structures (ft)	5'		16'		
Distance to Bodies of Water (ft)	90'		100'		
Distance to Nearest Well (ft)	90'		100'		
Distance to Proposed Property Lines	Front 300' Rear 60' Side 60' Side 60'		Front 306' Rear 16' Side 50' Side 50'		

ALL SYSTEM RATING	<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><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.</p>
	<p>Additional Comments: SYSTEM IS ORIGINAL TO HOUSE BUT APPEARS TO BE FUNCTIONING WELL FOR A 30+ YR SYSTEM.</p>

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, x Hiebert Forms Ltd. (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.

x Bang Hiebert
Owner Signature

OCT. 23, 2015
Date

EVALUATOR:

1. I, ALLEN BAILEY 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.

Allen Bailey
Evaluator Signature

OCT. 23 2015
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: OCT 23 2015

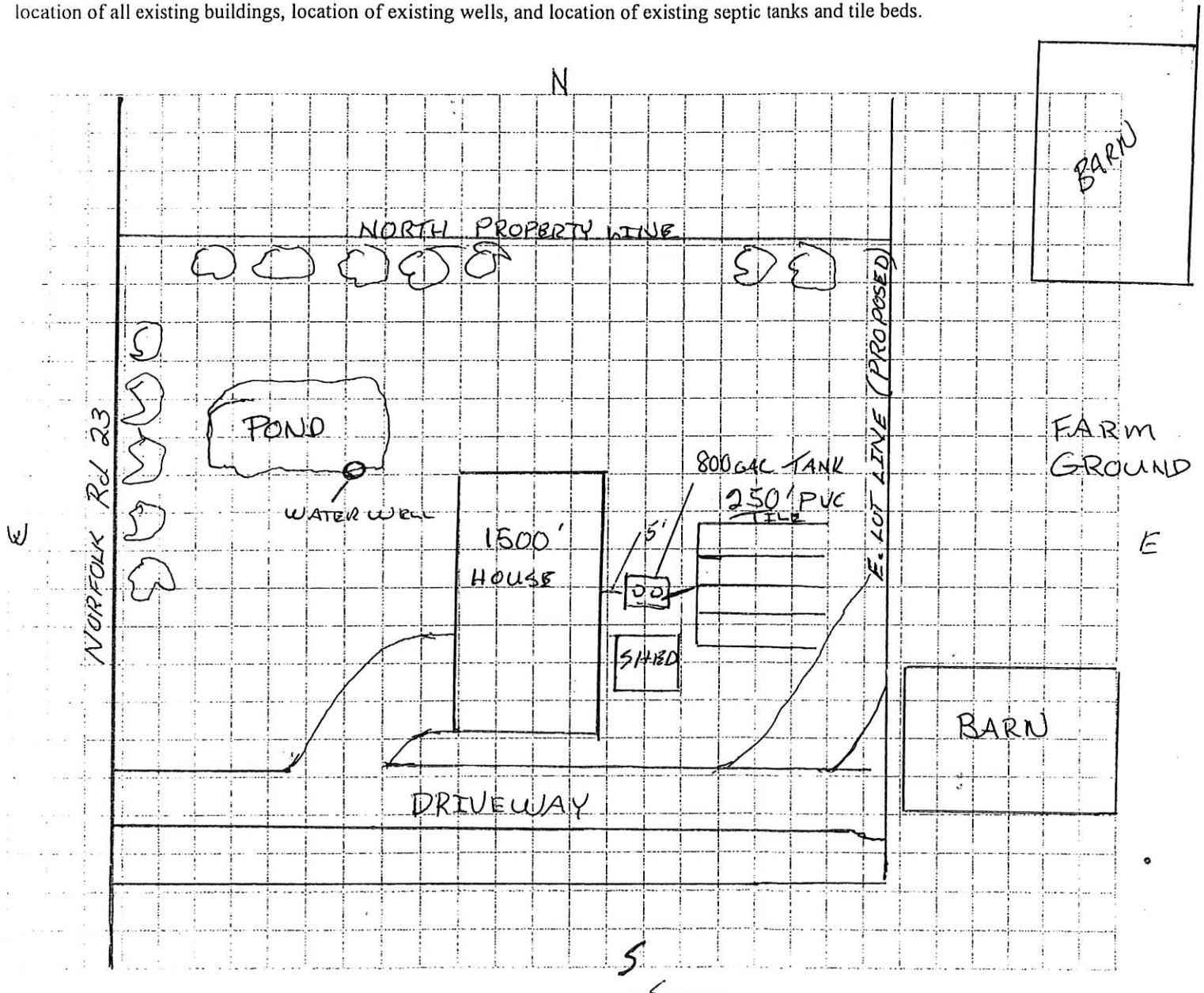
APPLICATION NUMBER: _____

OWNER X HIEBERT FARMS LTD.

EVALUATOR ALLEN BAILEY

PROPERTY ADDRESS 410 Rd 23 S. WALSINGHAM NORFOLK CTY

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:

**BAILEY
TRUCKING**

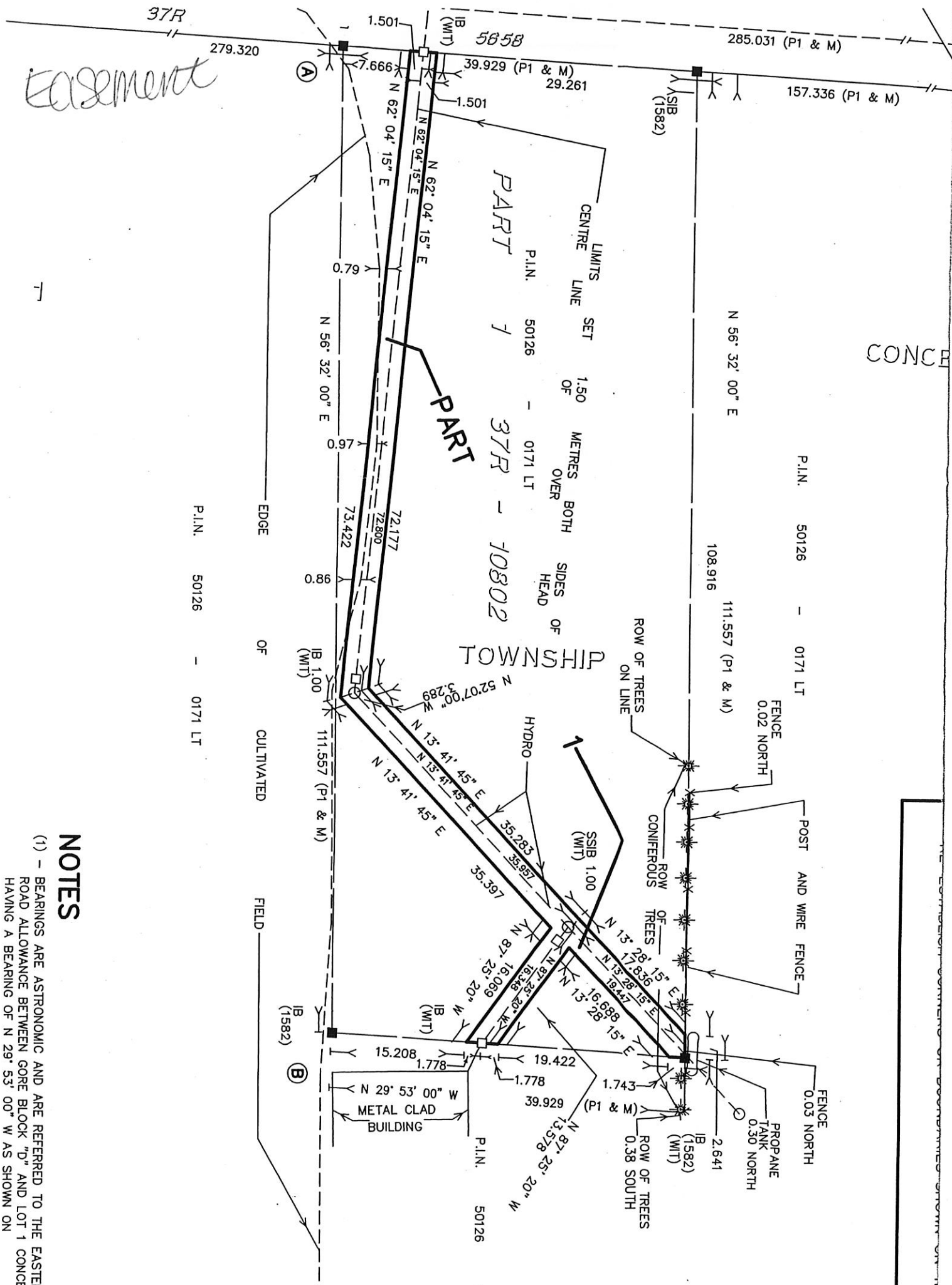
Excavating & Demolition Services
Licenced Septic Design & Construction



NOTE: The above sketch is not to exact scale.

Mike Thompson 519.983.0285
RR#3 Langton, ON N0E 1G0

Allen Bailey 519.983.3058
Tel: 519.875.2785



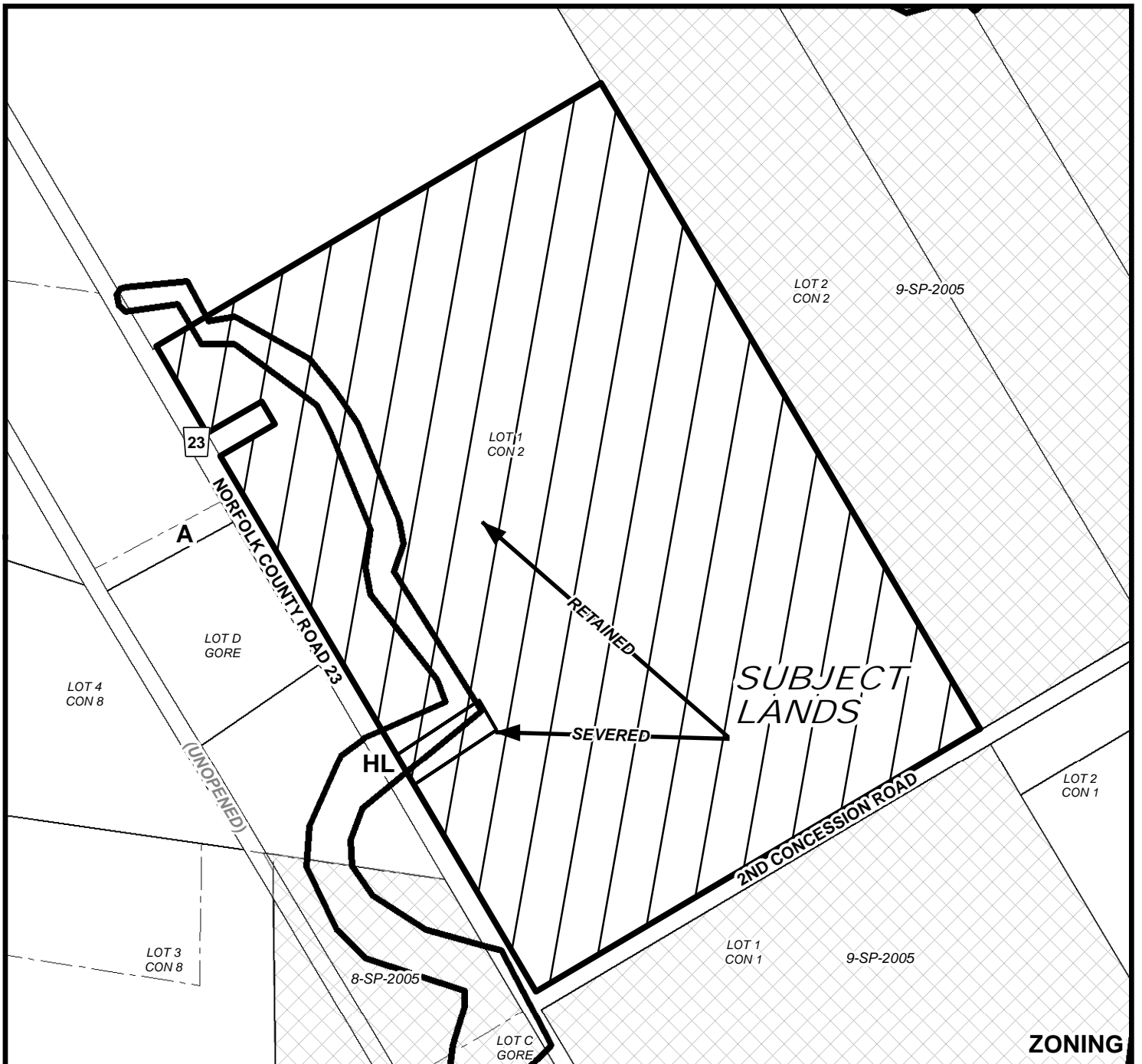
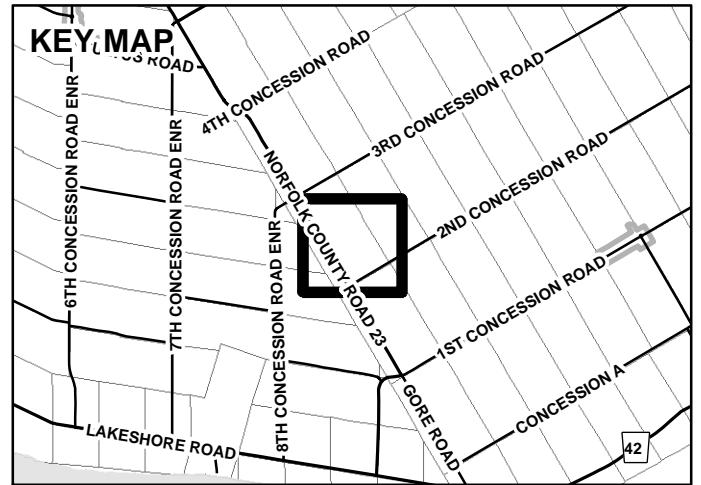
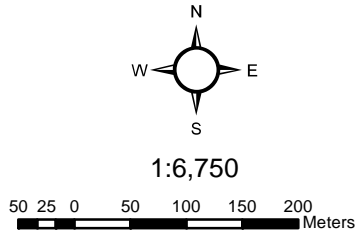
NOTES

(1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTER ROAD ALLOWANCE BETWEEN GORE BLOCK "D" AND LOT 1 CONCE. HAVING A BEARING OF N 29° 53' 00" W AS SHOWN ON

MAP 1

File Number: BNPL2016021 &
ZNPL2016022

Geographic Township of
SOUTH WALSINGHAM



MAP 2

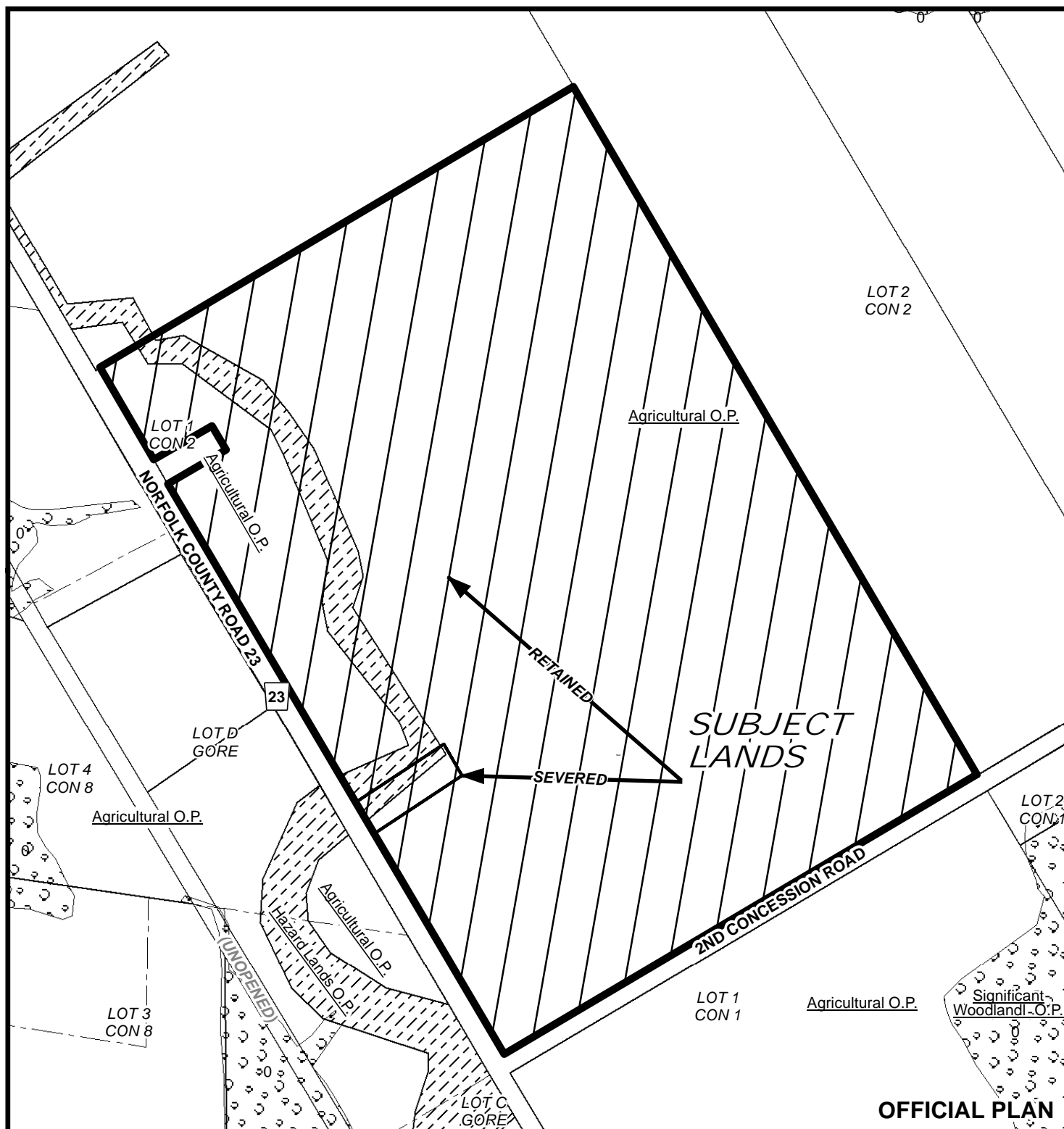
File Number: BNPL2016021 & ZNPL2016022

Geographic Township of SOUTH WALSHINGHAM



20 00 20 40 60 80 Meters

1:6,000



MAP 3

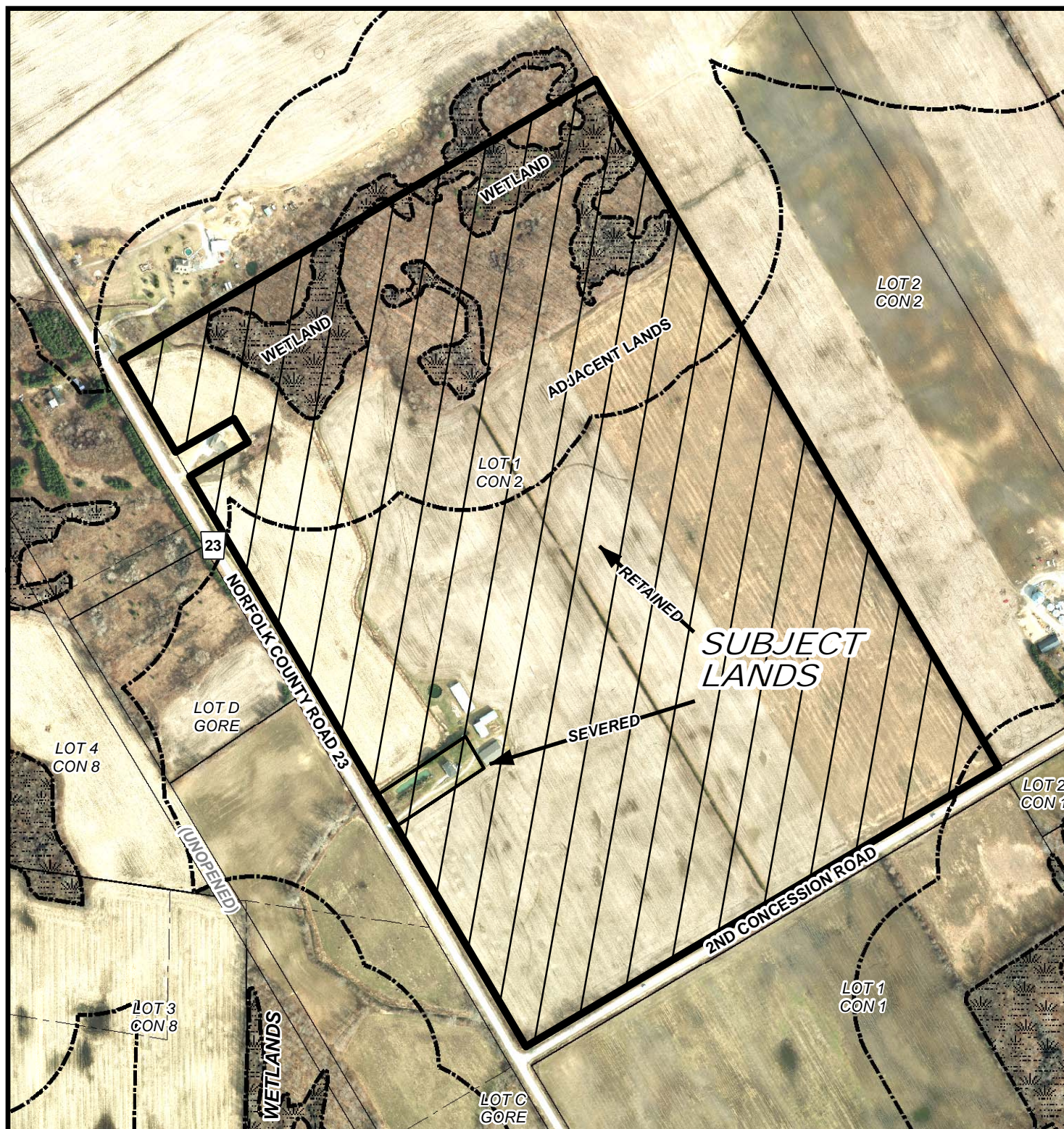
File Number: BNPL2016021 & ZNPL2016022

Geographic Township of SOUTH WALSINGHAM



20 40 60 80 Meters

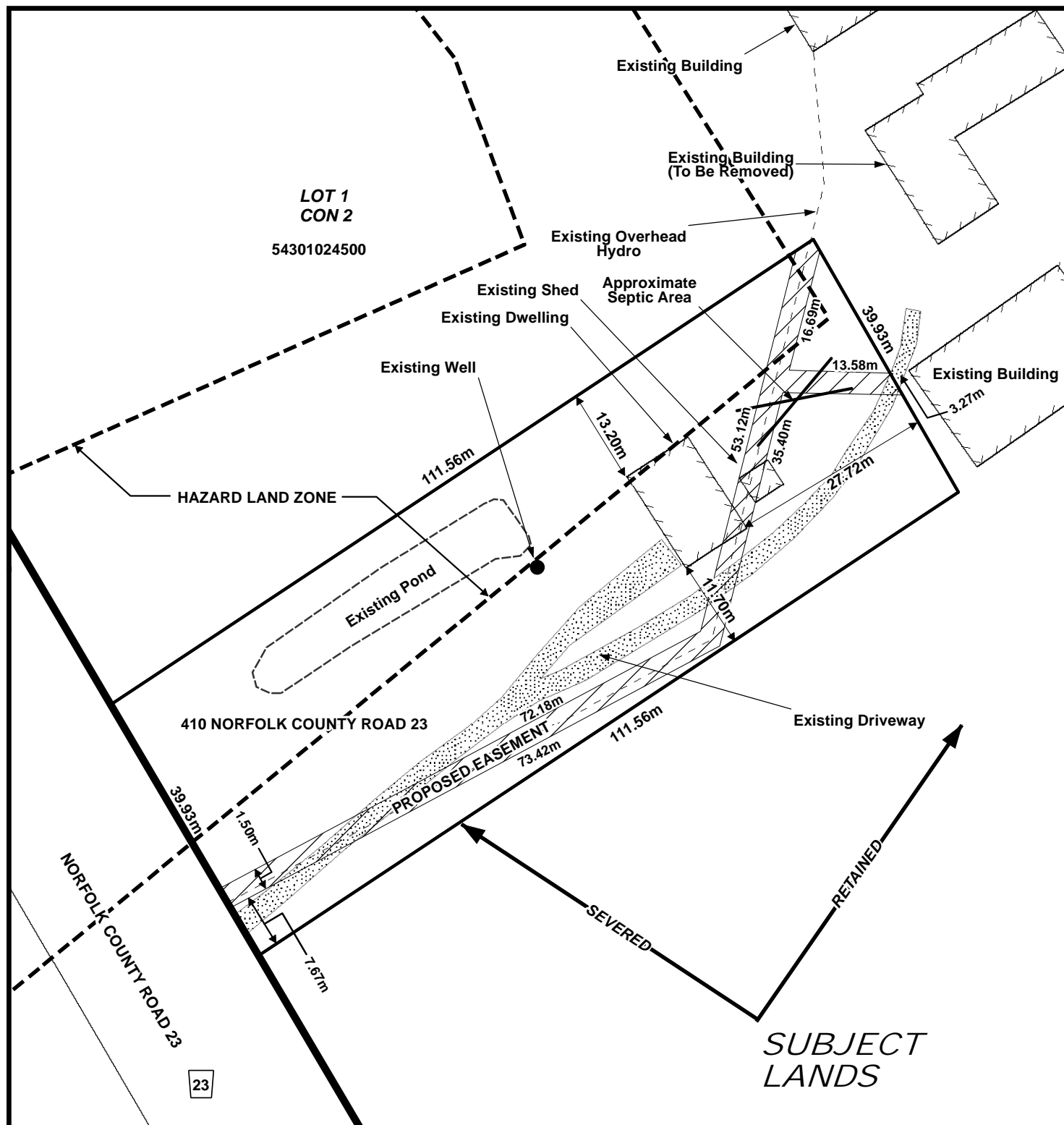
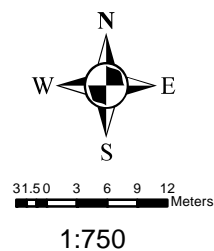
1:6,000



MAP 4

File Number: BNPL2016021 & ZNPL2016022

Geographic Township of SOUTH WALSINGHAM



File Number: BNPL2016021 & ZNPL2016022
Geographic Township of SOUTH WALSINGHAM

