

CONSENT / SEVERANCE

Alisha

File Number BNPL2010045 Application Fee \$1535
 Related File Number _____ Conservation Authority Fee _____
 Pre-consultation Meeting On Feb 21/16 OSSD Form Provided _____
 Application Submitted On Feb 23/16 Sign Issued _____
 Complete Application On Feb 24/16

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: 3310-5410 10 213000000

- | | |
|--|---|
| ☐ 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 WILLOW HAWK FARMS INC, ERIC & CAROL VANMORRELL Phone # 519-877-2355
 Address 243781 AIRPORT RD Fax # 519-877-2355
 Town / Postal Code TILSONBURG. ON N4G-4H1 E-mail VANM@execulink.com

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

AGENT INFORMATION

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ 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 # 519-877-2355
 Address 243781 AIRPORT RD Fax # 519-877-2355
 Town / Postal Code TILSONBURG. N4G-4H1 E-mail vanm@execulink.com

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

(farm)

Geographic Township	<u>FORMER MIDDLETON TWP</u>	Urban Area or Hamlet	
Concession Number	<u>3NTR</u>	Lot Number(s)	<u>LOT - 10+11</u>
Registered Plan Number	<u>PLAN 37R-1330</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>irregular</u>	Depth (metres/feet)	<u>41-778 m irregular</u>
Width (metres/feet)	<u>4-490 m irregular</u>	Lot area (m ² / ft ² or hectares/acres)	<u>APPROX. 89 ACRES</u>
Municipal Civic Address	<u>1289 BELL MILL ROAD</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:

NO NEW DWELLING ON FARM!

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):

PROPOSE TO TAKE .7 AC OF UNUSABLE LAND AND ADD IT TO
SEVERED HOUSE TO ALLOW CONSTRUCTION OF AN ADDITION TO DWELLING

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

DAVID; MICHELE SCHONBERGER

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

54101027302000 - WILLOW HAWK FARMS INC

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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
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SUBJECT LANDS

☐ Yes ☐ No

OTHER

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ 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		

Description of land intended to be **SEVERED**: (piece to be added to residential lot)

Frontage (metres/feet)	<u>384'</u>	Depth (metres/feet)	<u>IRREGULAR ? 75'</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>1.67 ACRES</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>1.57 ACRES</u>

Existing use: RURAL RESIDENTIAL

Proposed use: RURAL RESIDENTIAL



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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:

NONE

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:

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

(remaining farm parcel)

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft² or hectares/acres)

1 88.5 ACRES

Existing use: FARM LAND

Proposed use: FARM LAND

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:

NONE

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**:

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?

A.29

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

MY PARENTS

SEVERED - 2 LOTS (WATER WELLS) TO TOWN/TILSONBURG
SEVERED - SURPLUS FARM DWELLING

If yes, indicate the file number and the status/decision: SEVERED - RETIREMENT LOT

Number of separate parcels that have been created: 4

Date(s) these parcels were created: 2 - WATER WELL LOTS - 1980'S
1 - SURPLUS DWELLING - 2010
1 - RETIREMENT LOT

Name of the transferee for each parcel: 2 WATER WELLS (TOWN OF TILSONBURG)

1 - SURPLUS DWELLING - WILLOW HAWK FARMS ETC VAN MOERKERKE

Uses of the severed lands: 1 - RETIREMENT LOT - ETC. VAN MOERKERKE

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: 2010

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:

personal knowledge

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:

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 <u>100 M</u> 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

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: BELL MILL ROAD

Existing or proposed access to SEVERED lands:

☐ Unopened road

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: 1289 BELL MILL ROAD

I. OTHER INFORMATION

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

☐

Yes

☒

No

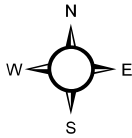
If yes, describe: _____

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 1

File Number: **BNPL2016045**

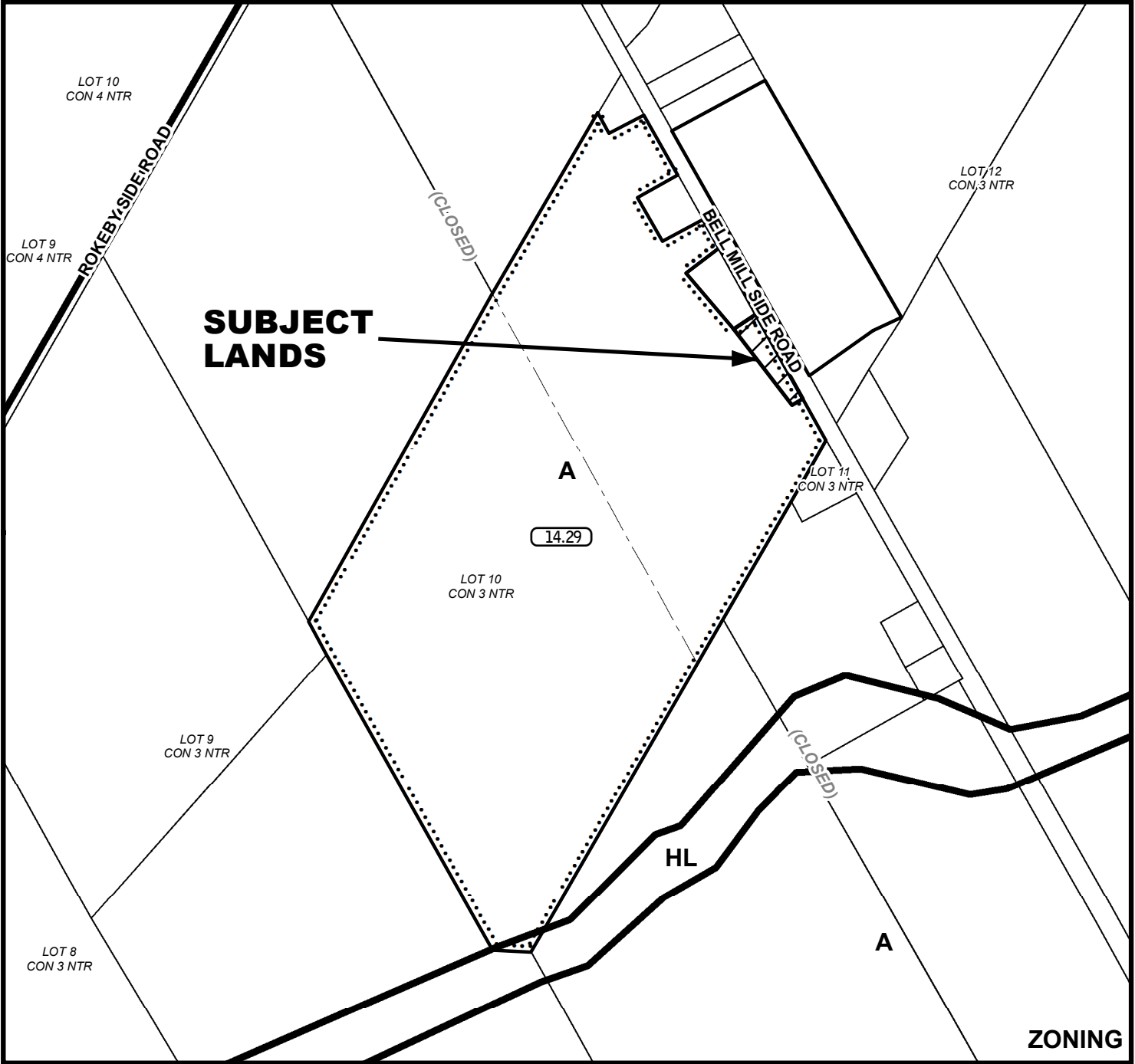
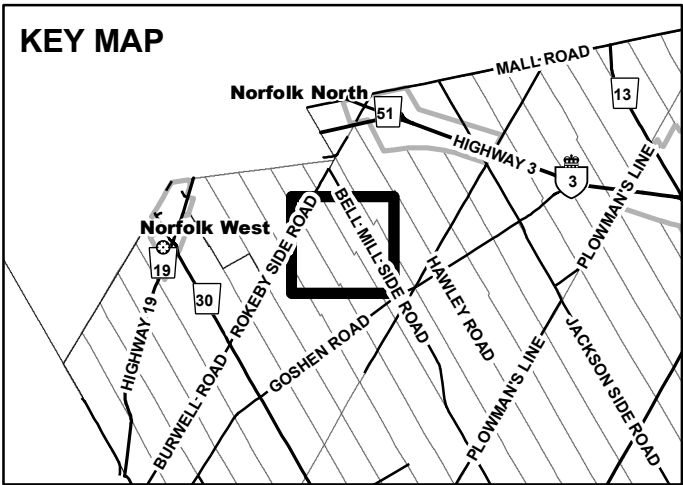
Geographic Township of
MIDDLETON



1:7,000

50 25 0 50 100 150 200
Meters

KEY MAP



MAP 2

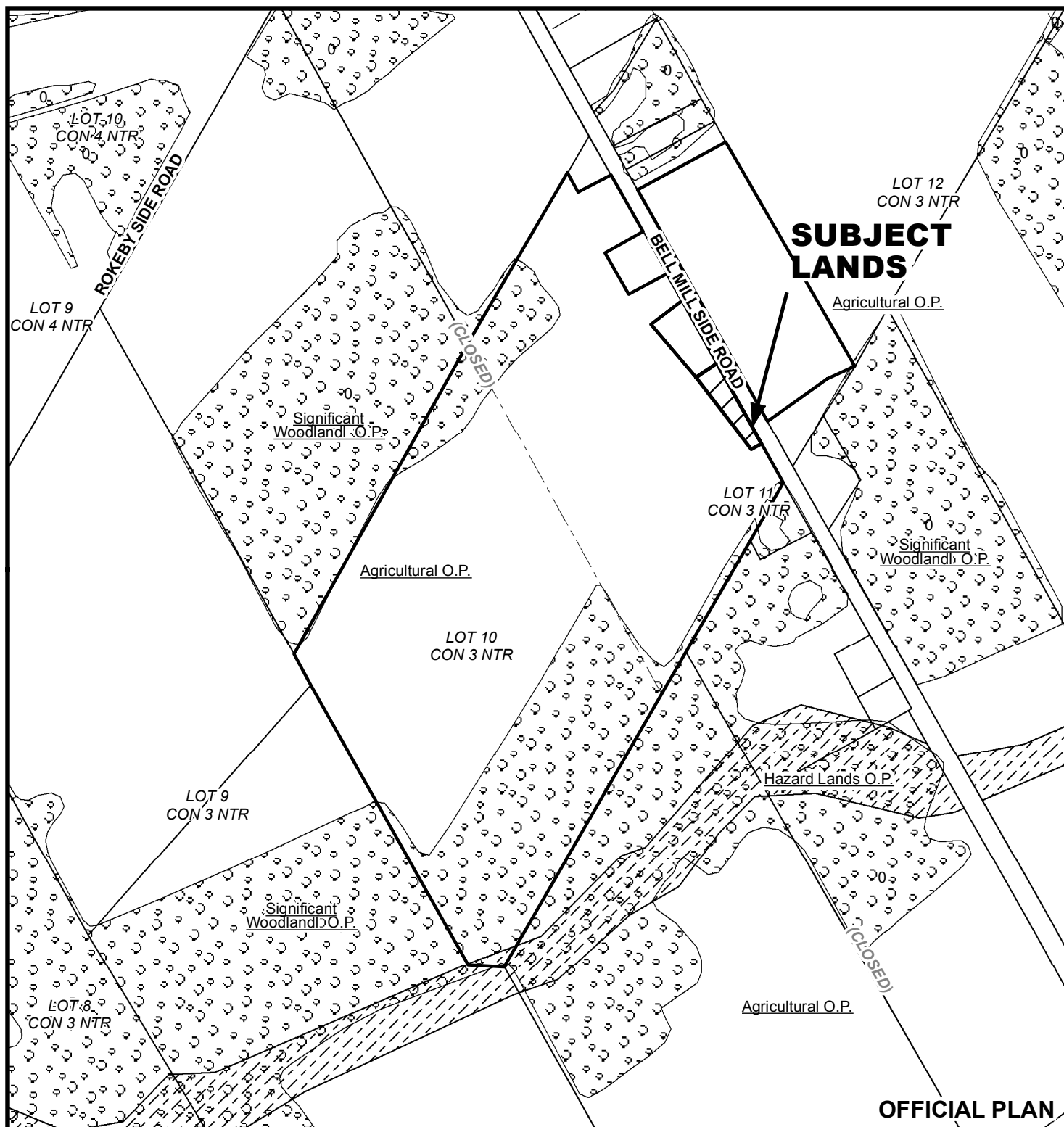
File Number: BNPL2016045

Geographic Township of MIDDLETON



25 50 75 100 Meters

1:7,000



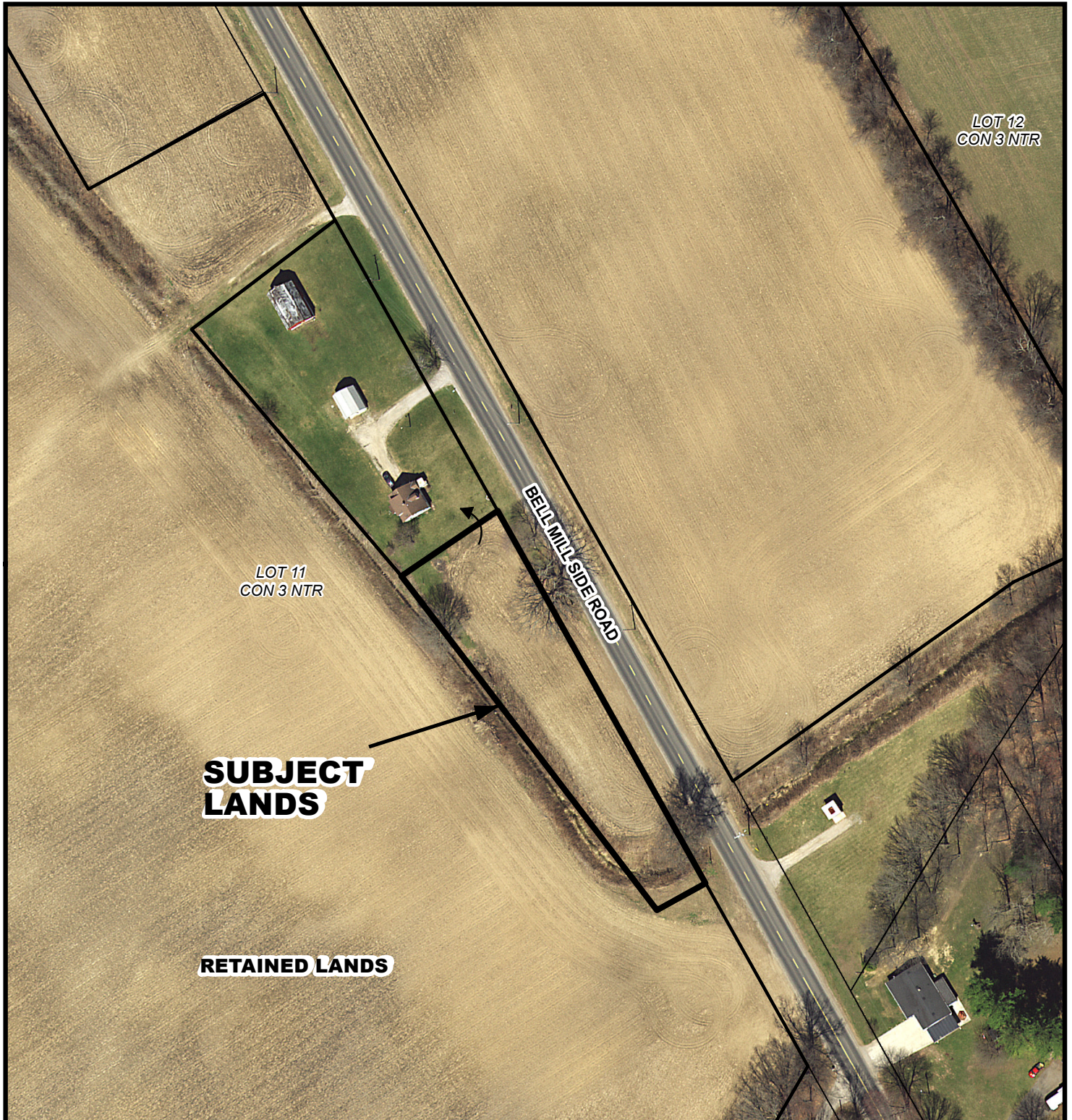
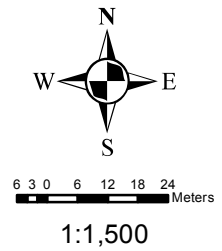
OFFICIAL PLAN

17/03/2016

MAP 3

File Number: BNPL2016045

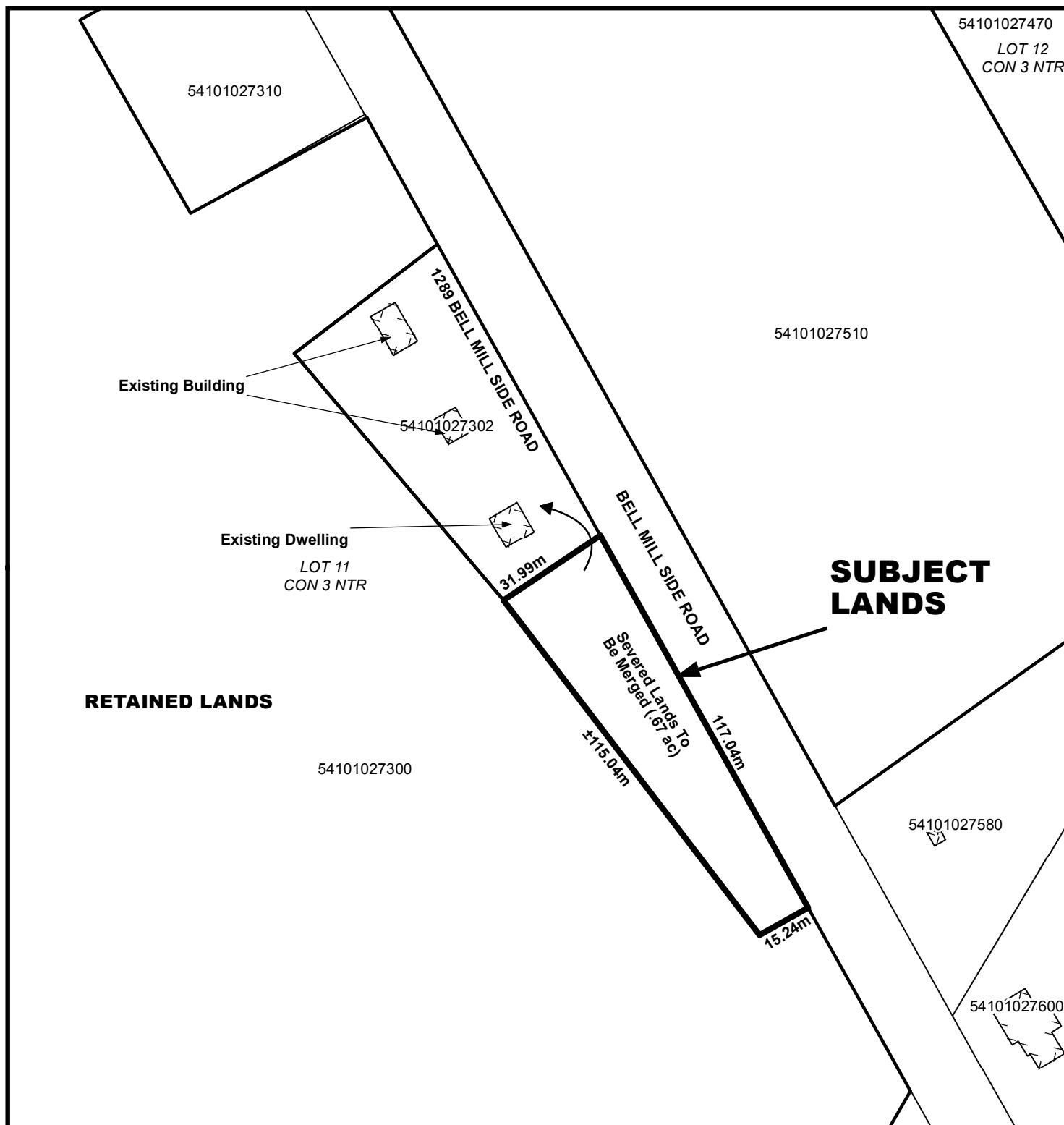
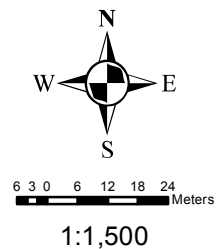
Geographic Township of MIDDLETON



MAP 4

File Number: BNPL2016045

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2016045

Geographic Township of MIDDLETON

