

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

Information contained within this box is for office use only

Consent file number

BNPL2016100

Application fee

\$2225

Zoning file number

ZNPL2016101

Conservation authority fee

n/a

Pre-consultation meeting on

JAN 11 2016

OSSD form provided

yes

Application submitted on

May 3/16

Sign issued

Complete application on

May 3/16

Property assessment roll number: 3310-541-060-04000

A. Applicant Information**Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)

KEITH + GARY CHIPPS

Address

530 BYERLAY RD RR#3 DELHI ONT N4B2W6

Email address

Phone number

519 842 6674

Agent name

Address

Email address

Phone number

Owner name

KEITH + GARY CHIPPS

Address

530 BYERLAY RD RR#3 DELHI ONT N4B2W6

Email address

Phone number

519 842 6674

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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:

NONE

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B. Location and Legal Description Of Subject Lands

Geographic township NORFOLK Urban or hamlet area COURTLAND
Concession number MIP CON 251A Lot number 25
Registered plan number _____ Lot or block number _____
Reference plan number _____ Part number _____
Frontage 1025m +/- Depth 450m +/-
Width 1025m +/- Lot Area 102 AC

Municipal civic address

495 BYERLEY RD

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:

WANT TO SEVER 1 ACRE LOT WITH HOUSE & SHED FOR RESALE

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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):

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

Frontage 67.671 M, Depth 60.000 (South); 59.626 (North)
Width 67.666 M Lot Area 1.0 ACRES
Present use: RESIDENTIAL 405 HECTARES

Proposed use:

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:

REFER TO SKETCH FOR PROPOSED SEVERANCE.

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:

SAME.

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

Frontage +/- 958 m Depth 450m +/-
Width 1025 m +/- Lot Area 102 ACRES - 1 ACRE
= 101 ACRES

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Present use:

RESIDENTIAL + AGRICULTURAL

Proposed use:

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:

HOUSE → 1975
SHED → 1980

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:

HOUSE + SHED.

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D. Property Information

Present official plan designation:

Agricultural + Hazard Land

Present zoning:

A + HL

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:

Number of separate parcels that have been created:

NONE

Date(s) these parcels were created:

Name of the transferee for each parcel:

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

1985

Uses of the subject lands:

RESIDENTIAL & AGRICULTURAL

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

HOUSE → 1975

AGRICULTURAL → SINCE SETTLEMENT.

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

1985

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:

PROPERTY HAS BEEN IN THE FAMILY
FOR OVER 100 YEARS

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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:

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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No 300 distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No 200 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No 150 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):

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

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

CULVERT ON PROPOSED SEVERED LOT.

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

NON-EXISTING

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

NON-EXISTING.

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

OPEN DITCHES

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

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.

Name of road or street:

BYERLAY RD.

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 RD.

Name of road or street:

BYERLAY RD.

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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:

The new future owners already live in House.

Is there any other information that you think may be useful in the review of this development application?

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: #495 Byerlay Side Road, Courtland		
Owner: Keith Chipps & Gary Chipps		Lot: 25	Concession: 2 STR	
Lot Area: 1 acre .405 Hectares		Lot Frontage: 222 ft 67.67 meters	Assessment Roll No. 541 060 04000 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 <u>Severance</u>		
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 1800 ft ² 167 m ²		No. of Bedrooms: 3	No. of Fixture Units: 19.5	Is the building currently occupied? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If No, how long? 3 months
EVALUATOR'S INFORMATION		Evaluator's Name: Brian Shepherd Company Name: George Burnett Ltd Address: 303 Main Street of Courtland Postal Code: N0T1E0 Phone: 519-688-2133 Email: burnettsltd@amdelecom.net BCIN #: 17315		
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: 6.5 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): Sunny
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 runs	Total Length of Tile: 250 Feet	Distance Between Tile Runs: 6 Feet
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" 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		
Distance to Buildings & Structures (ft)		10 Feet		
Distance to Bodies of Water (ft)		NA		
Distance to Nearest Well (ft)		75 Feet		
Distance to Proposed Property Lines		Front 120 ft Rear 58 ft Side 131 ft Side 75 ft		
		Distribution Pipe Front 135 ft Rear 22 ft Side 30 ft Side 50 ft		

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: Single compartment tank, owner installed a plastic riser and lid to ground level for easier access when pumping tank, if this system starts to malfunction a total replacement would be required.

One compartment concrete tank
Older couple used for last 30 years
System is working fine now with extended use this may change in time.

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, GARY L. CHIPPIS (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.

KEITH CHIPPIS

Keith Chippis
Owner Signature

Gary L. Chippis

May 2, 2016
Date

EVALUATOR:

1. I, Brian Shepherd 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.

Brian Shepherd
Evaluator Signature

May 2, 2016
Date

BUILDING DIVISION COMMENTS

Comments: _____

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

Chief Building Official or designate

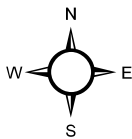
Date

Revised: March 24, 2011

MAP 1

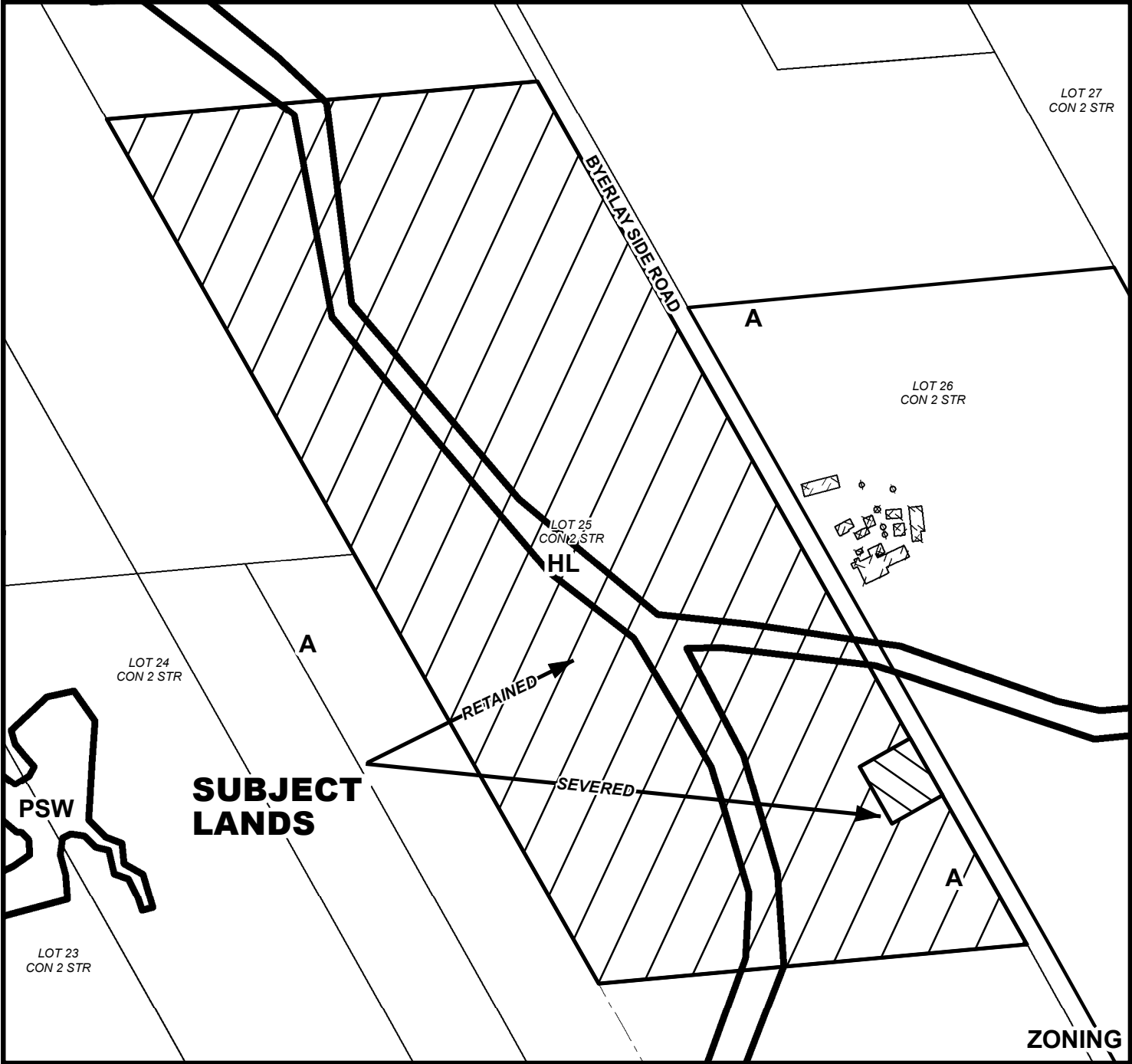
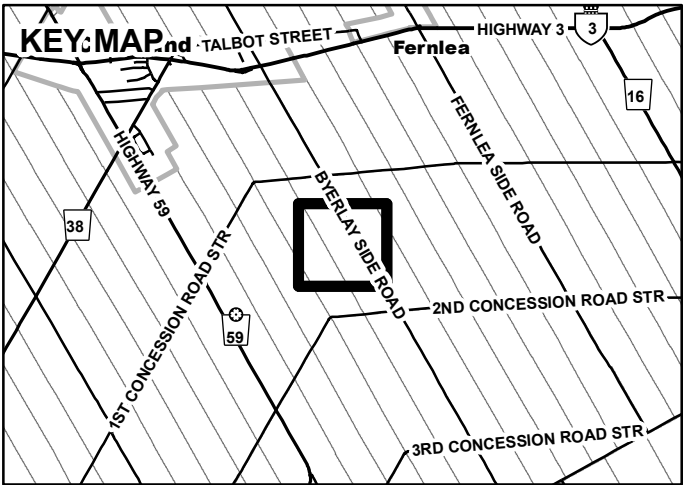
File Number: BNPL2016100 &
ZNPL2016101

Geographic Township of
MIDDLETON



1:6,000

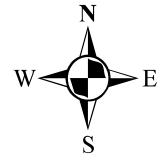
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Meters



MAP 2

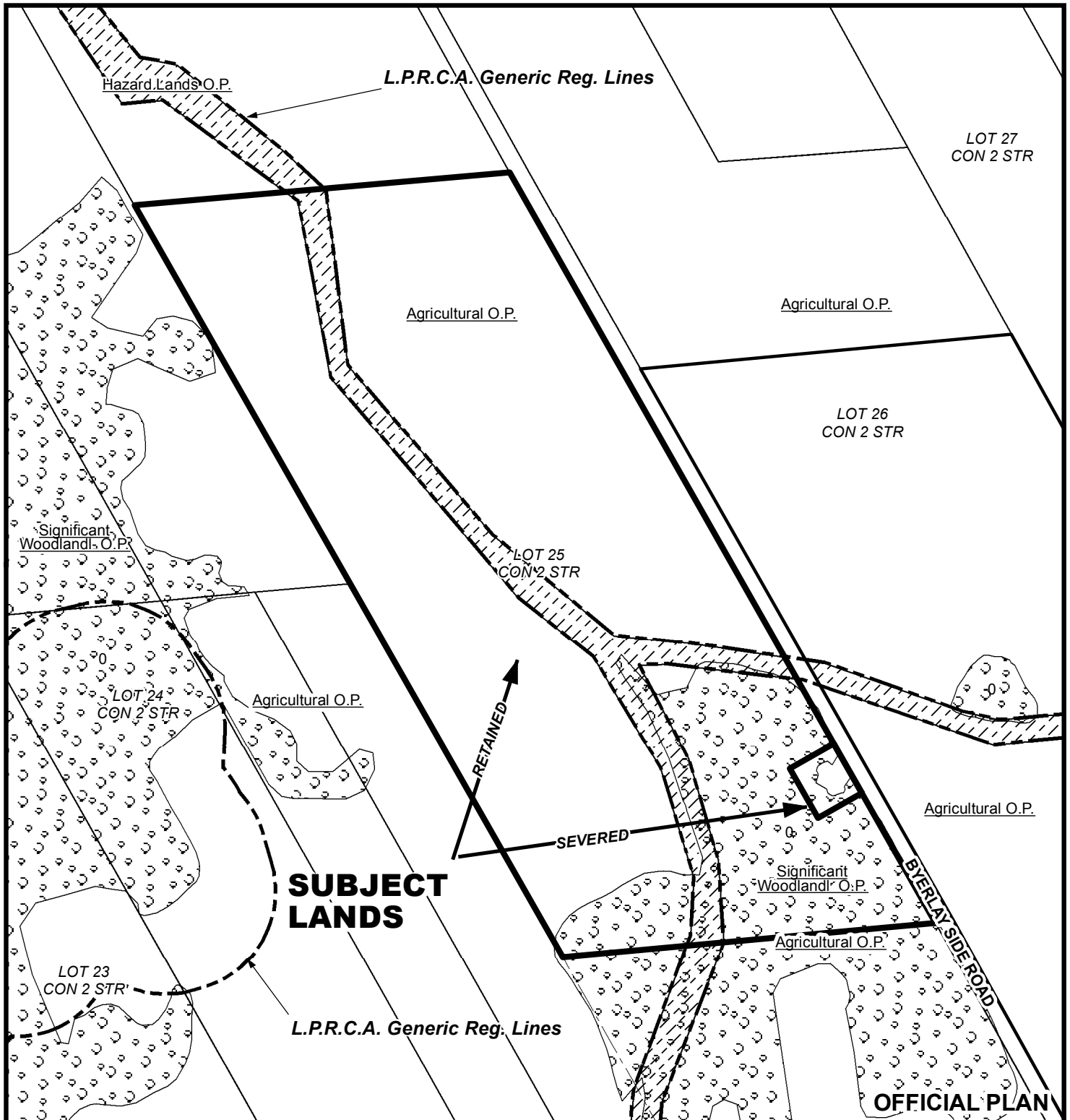
File Number: BNPL2016100 & ZNPL2016101

Geographic Township of MIDDLETON



252.50 25 50 75 100 Meters

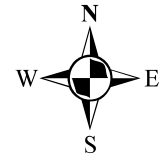
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MAP 3

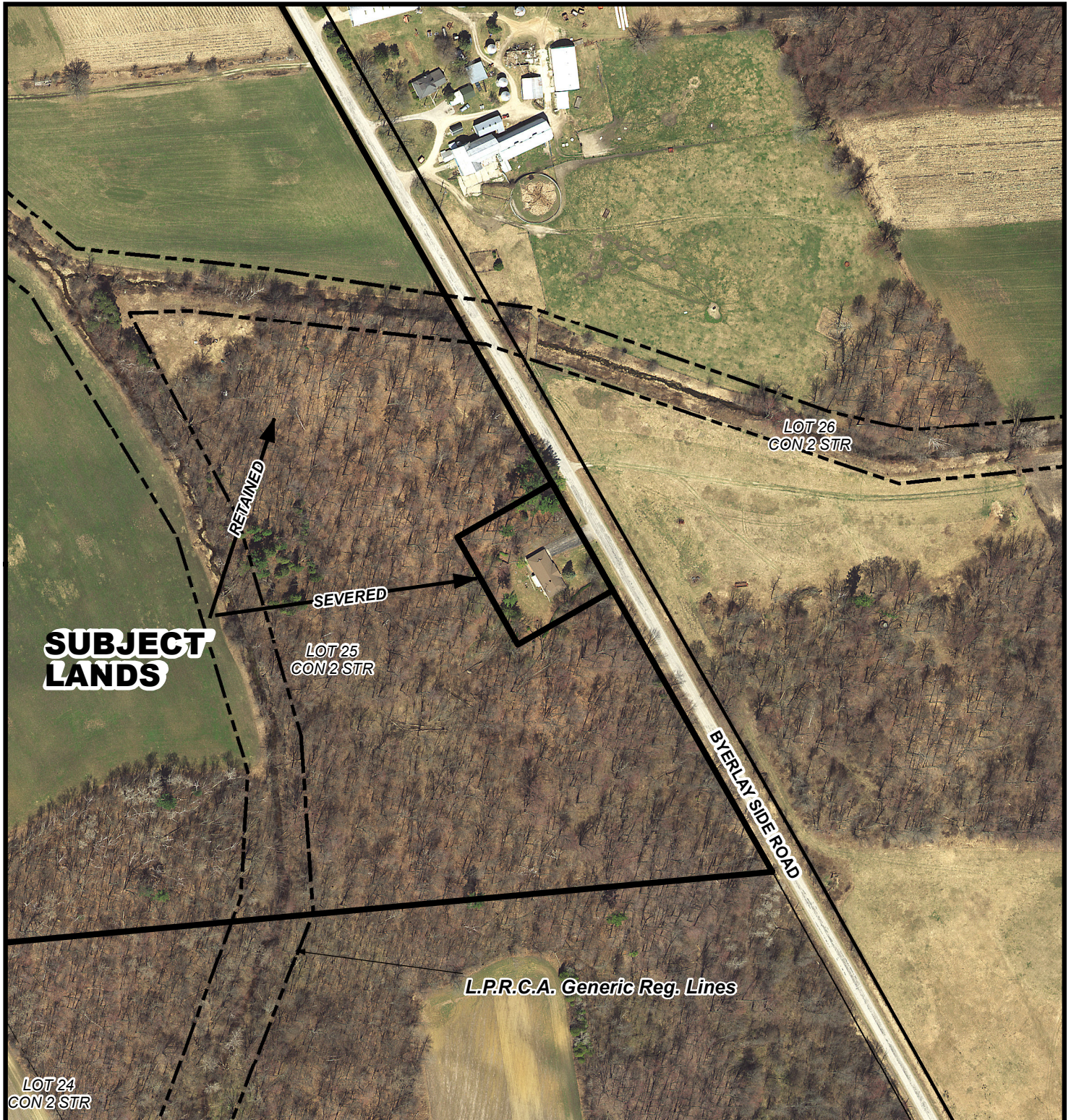
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Geographic Township of MIDDLETON



105 0 10 20 30 40 Meters

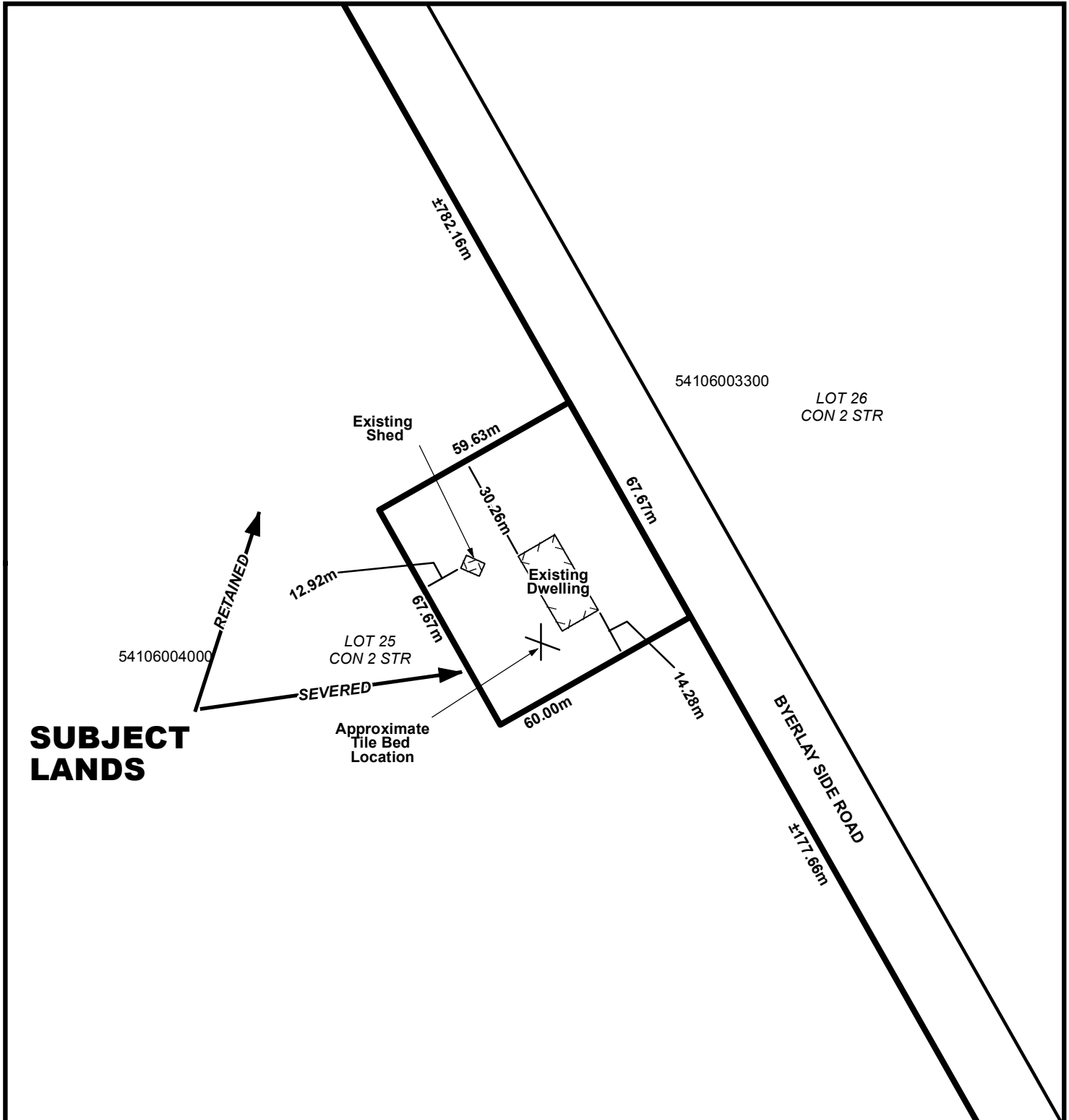
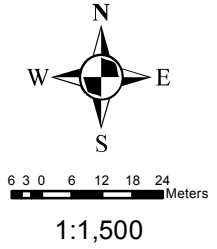
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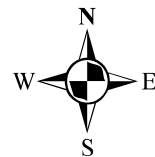
MAP 4

File Number: BNPL2016100 & ZNPL2016101

Geographic Township of MIDDLETON

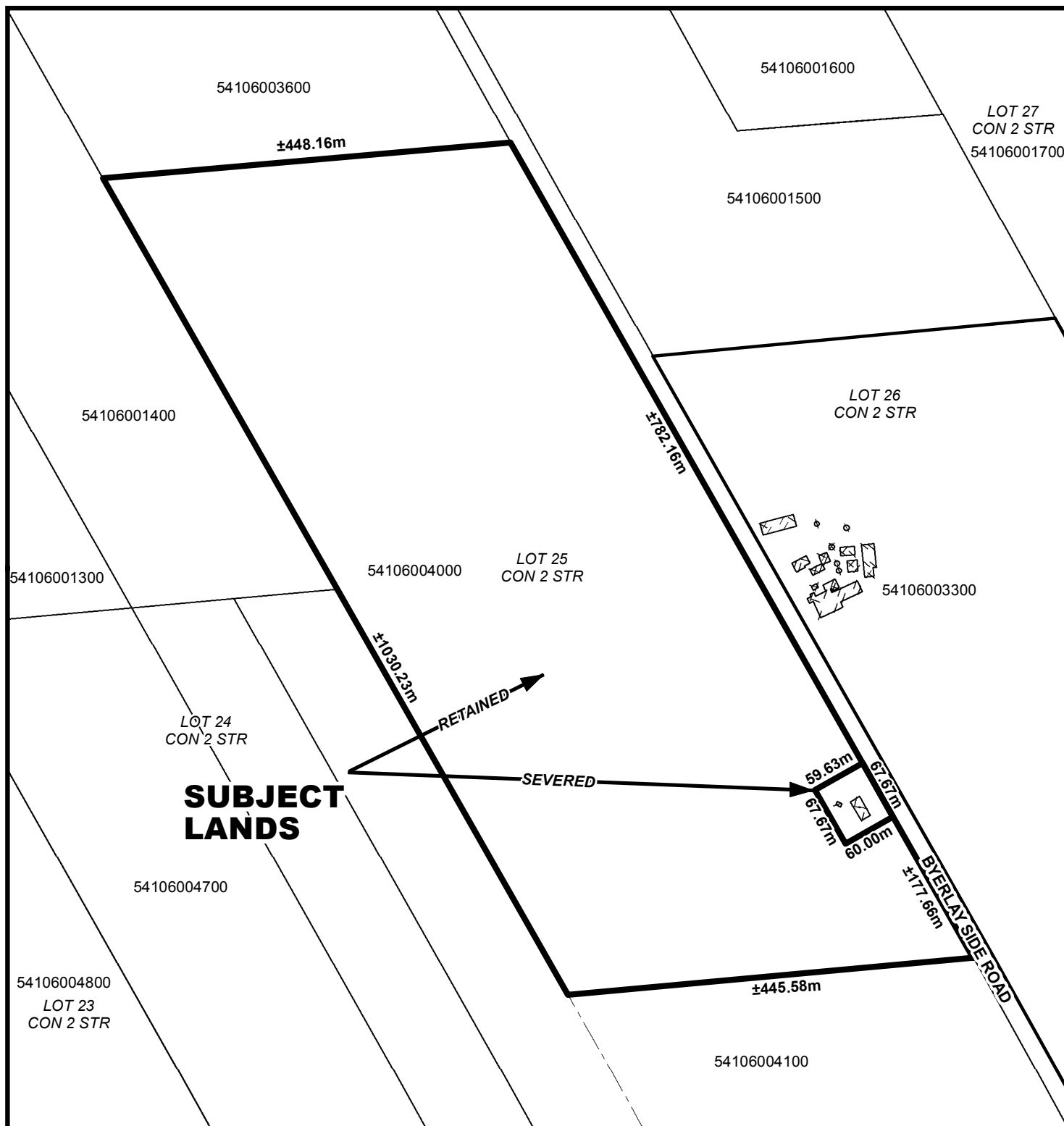


Geographic Township of MIDDLETON



20 100 20 40 60 80 Meters

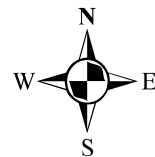
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LOCATION OF LANDS AFFECTED

File Number: BNPL2016100 & ZNPL2016101

Geographic Township of MIDDLETON



20 00 20 40 60 80 Meters

1:6,000

