

CONSENT / SEVERANCE

File Number BNPL2016131
 Related File Number BNPL2016132
 Pre-consultation Meeting On Dec 9/15
 Application Submitted On Apr 28/16
 Complete Application On June 8/16

Application Fee \$1535
 Conservation Authority Fee n/a
 OSSD Form Provided n/a
 Sign Issued _____

Alisha

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: 3310-4910210.8000

- | | |
|--|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" 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 |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Christopher Scott William Hedges, Rebecca Phone # _____
 Address Ann Bakos, 2307647 Ontario Limited Fax # _____
1321 WINDHAM RD 1
 Town / Postal Code VANESSA, ON N0E1V0 E-mail _____

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

AGENT INFORMATION

Name of Agent MHN Lawyers c/o C. Nunn Phone # (519) 426-6763
 Address 39 Colborne St. N Fax # (519) 426-2055
 Town / Postal Code Simcoe, ON E-mail _____

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land
2307647 Ontario Limited

Name of Owners ² Hedges, Christopher Scott William Phone # _____
 Address Bakos, Rebecca Ann 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:

Farm Credit Canada (201-1133 St. George
Burlington, Ontario)
Mission View Brunswick



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	
Concession Number	<u>11</u>	Lot Number(s)	<u>3</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>590.69m</u>	Depth (metres/feet)	<u>687.96 m</u>
Width (metres/feet)	<u>609.19m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>40.19 Hectares</u>
Municipal Civic Address	<u>1449 Windham Road 12</u> <u>1573</u>		<u>99.3 acres</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:

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):

This application for boundary adjustments is necessary in order to allow sufficient room for minimum septic tile bed spacing requirements and for servicing of the septic tank, and also for sufficient space to permit servicing of the gas line on the property. (for the adjoining Downing property)

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

James Michael Downing and Marlene Marilyn Downing

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

Roll No.: 3310-49102109500 owned by James Michael Downing and Marlene Marilyn Downing

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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 <input type="checkbox"/> Yes <input type="checkbox"/> No	Year Dwelling Built
SUBJECT LANDS						
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 (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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	<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)	<u>9.14 metres</u>	Depth (metres/feet)	<u>60.96 metres</u>
Width (metres/feet)	<u>7.14 metres</u>	Lot area (m ² / ft ² or hectares/acres)	<u>557.17 metres</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>3,660.04 metres</u>
Existing use:	<u>agricultural</u>		
Proposed use:	<u>agricultural (residential)</u>		

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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:

None

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

Frontage (metres/feet)	<u>581.55 Meters</u>	Depth (metres/feet)	<u>687.96 Meters</u>
Width (metres/feet)	<u>609.19 Meters</u>	Lot area (m ² / ft ² or hectares/acres)	<u>40.13 hectares</u>

Existing use: agriculture

Proposed use: agriculture

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:

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:

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

Frontage (metres/feet)	<u></u>	Depth (metres/feet)	<u></u>
Width (metres/feet)	<u></u>	Lot area (m ² / ft ²)	<u></u>

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



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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: Z-DE-13/91 - severance granted re: south half of Lot 4 Con 11

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

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Provide the information you used to determine the answers to the above questions:

Applicant's personal knowledge of property.

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: [2015 Re: 1477 Windham Road 12]

Land it affects: 1477 Windham Road 12

Purpose: Return ~2 acres to abutting agricultural lands

Status/decision: _____

Effect on the requested amendment: None

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:

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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: Windham Road 12

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No

If yes, describe: _____

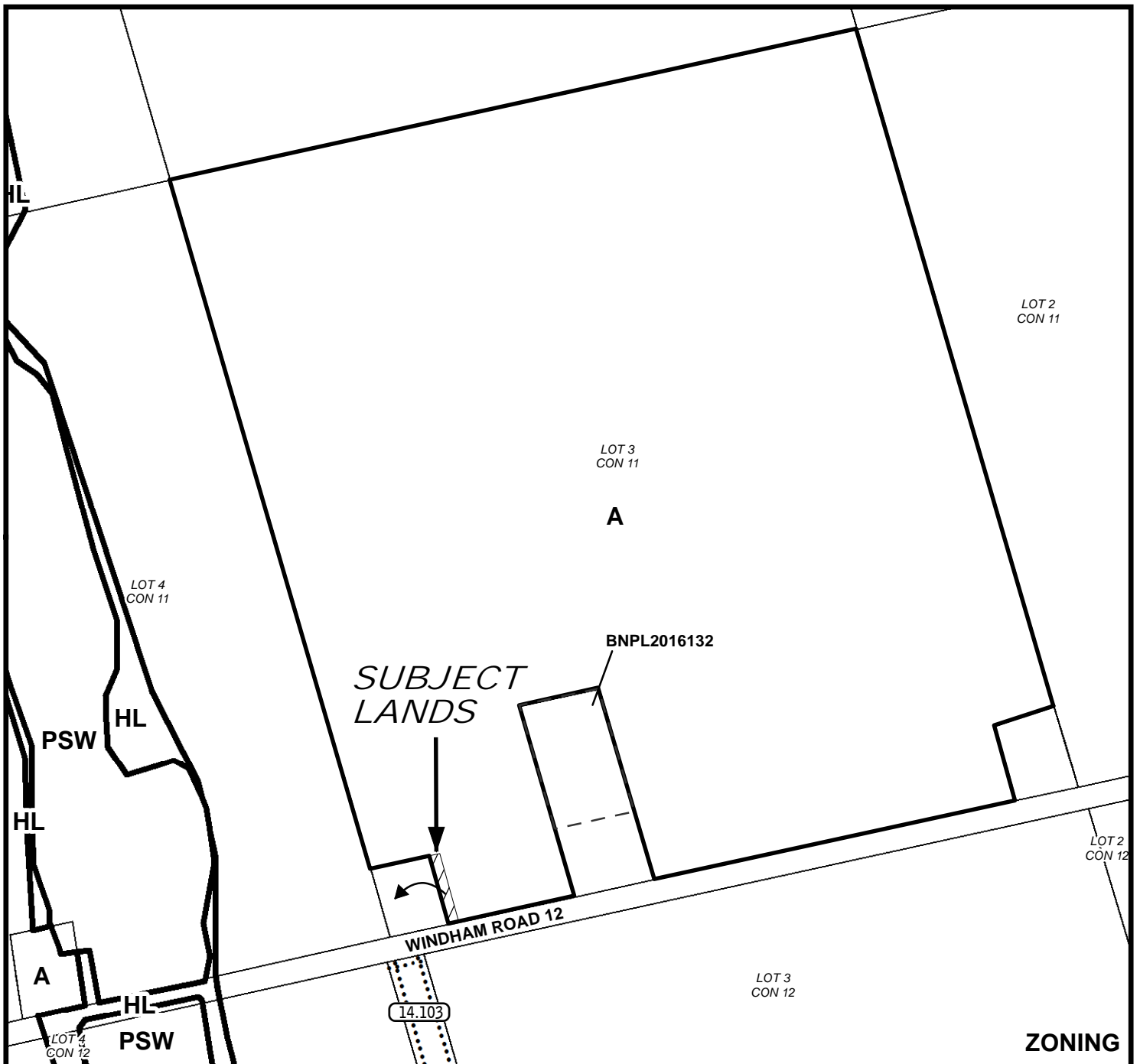
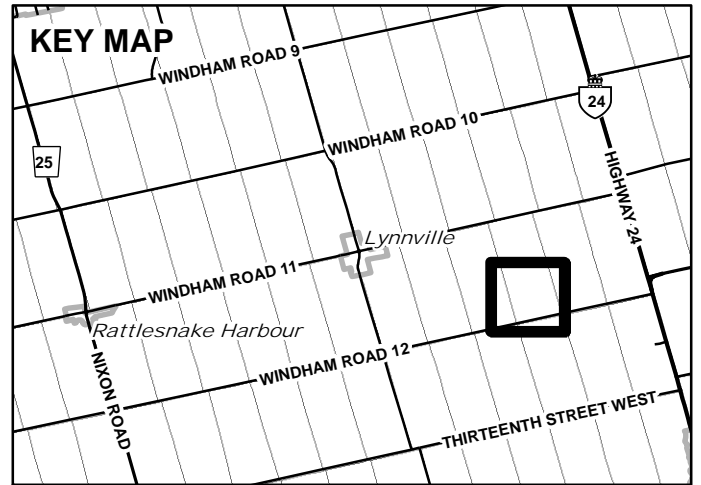
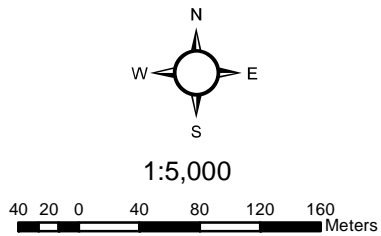
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

This application is required as part of an Agreement of Purchase and Sale of property.

MAP 1

File Number: BNPL2016131

Geographic Township of
WINDHAM

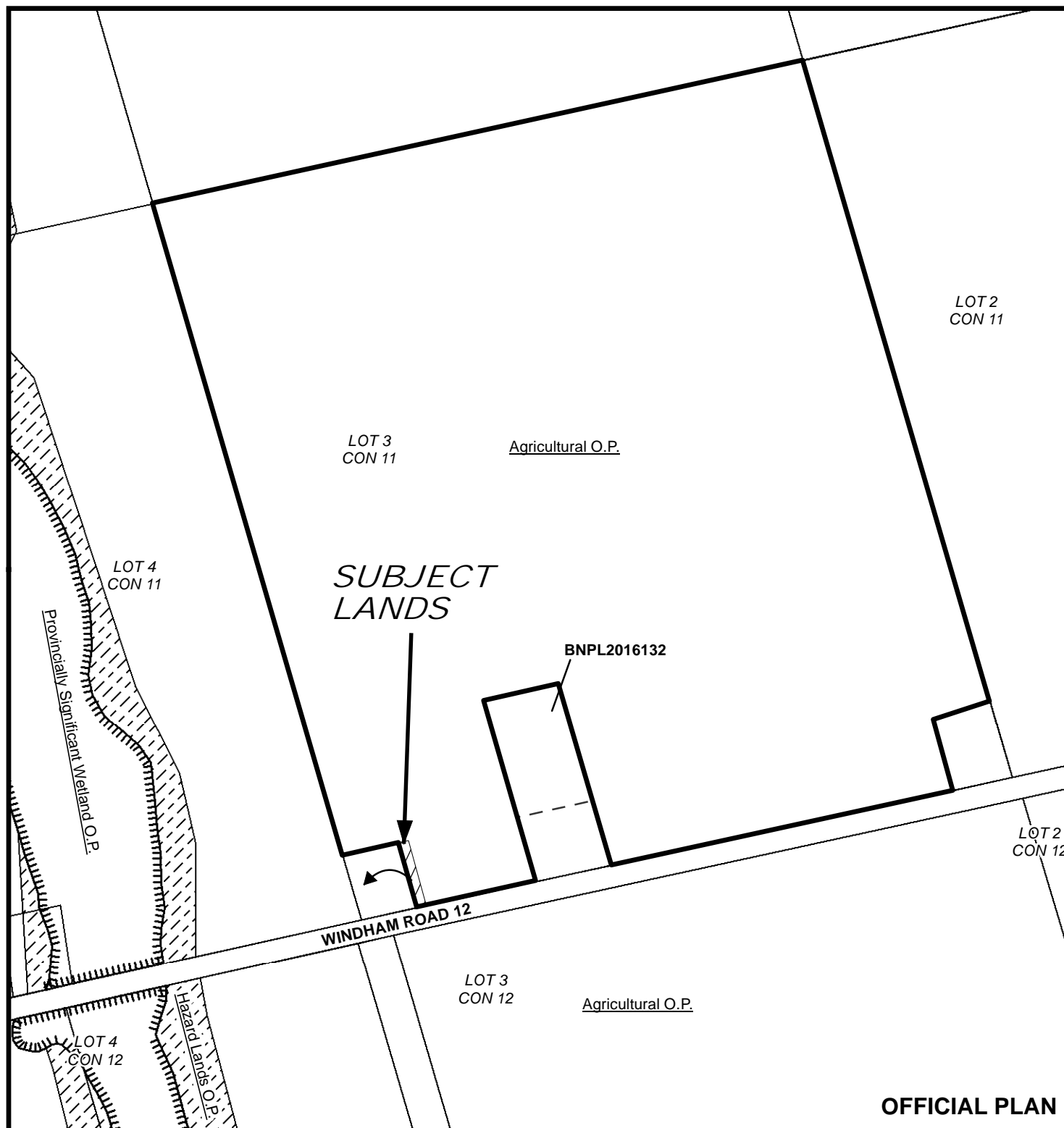
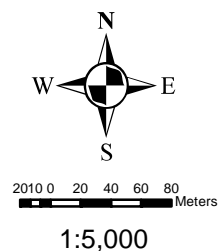


Date: 15/06/2016

MAP 2

File Number: BNPL2016131

Geographic Township of WINDHAM

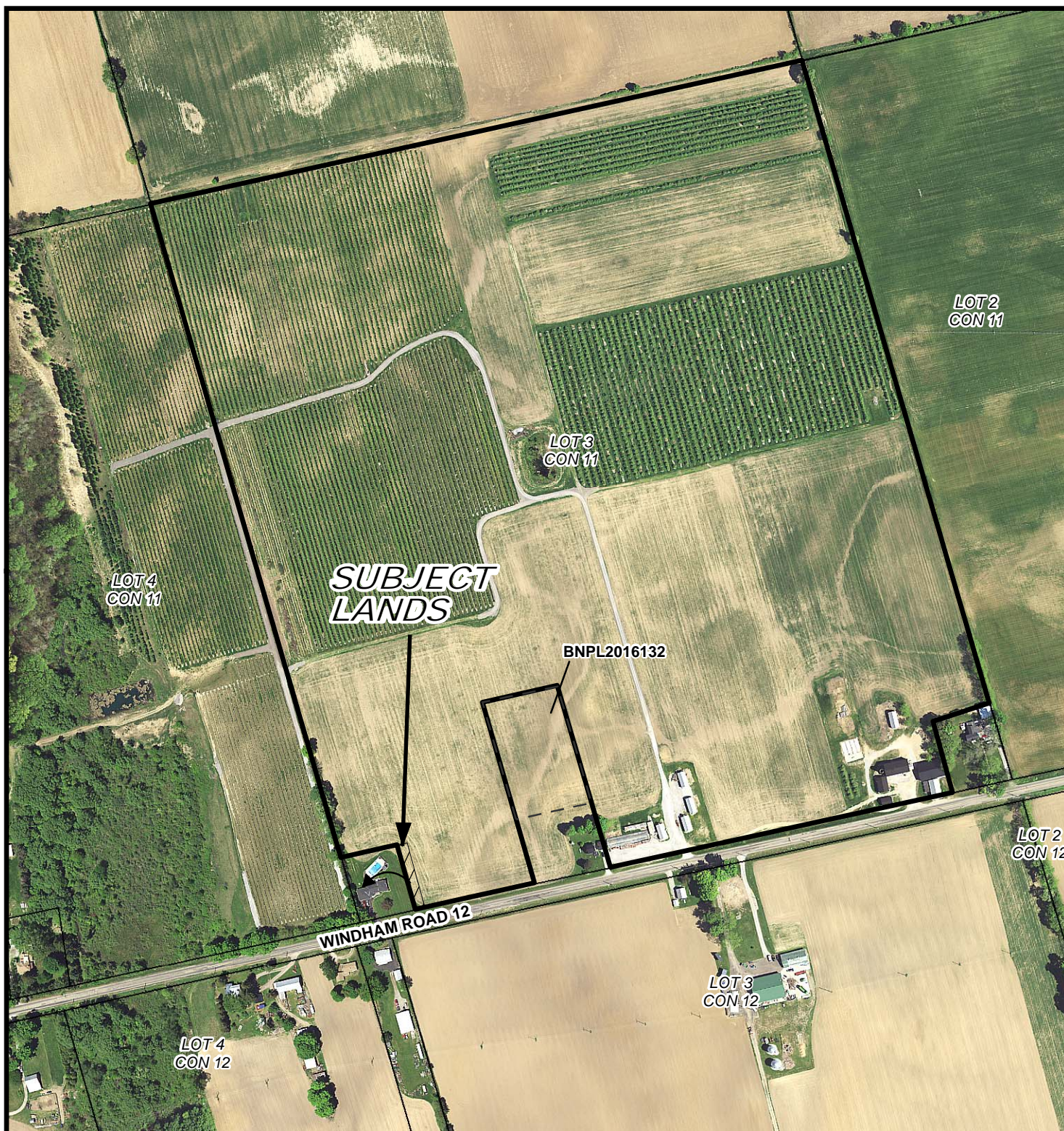
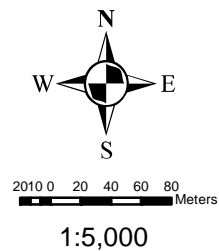


Date: 15/06/2016

MAP 3

File Number: BNPL2016131

Geographic Township of WINDHAM

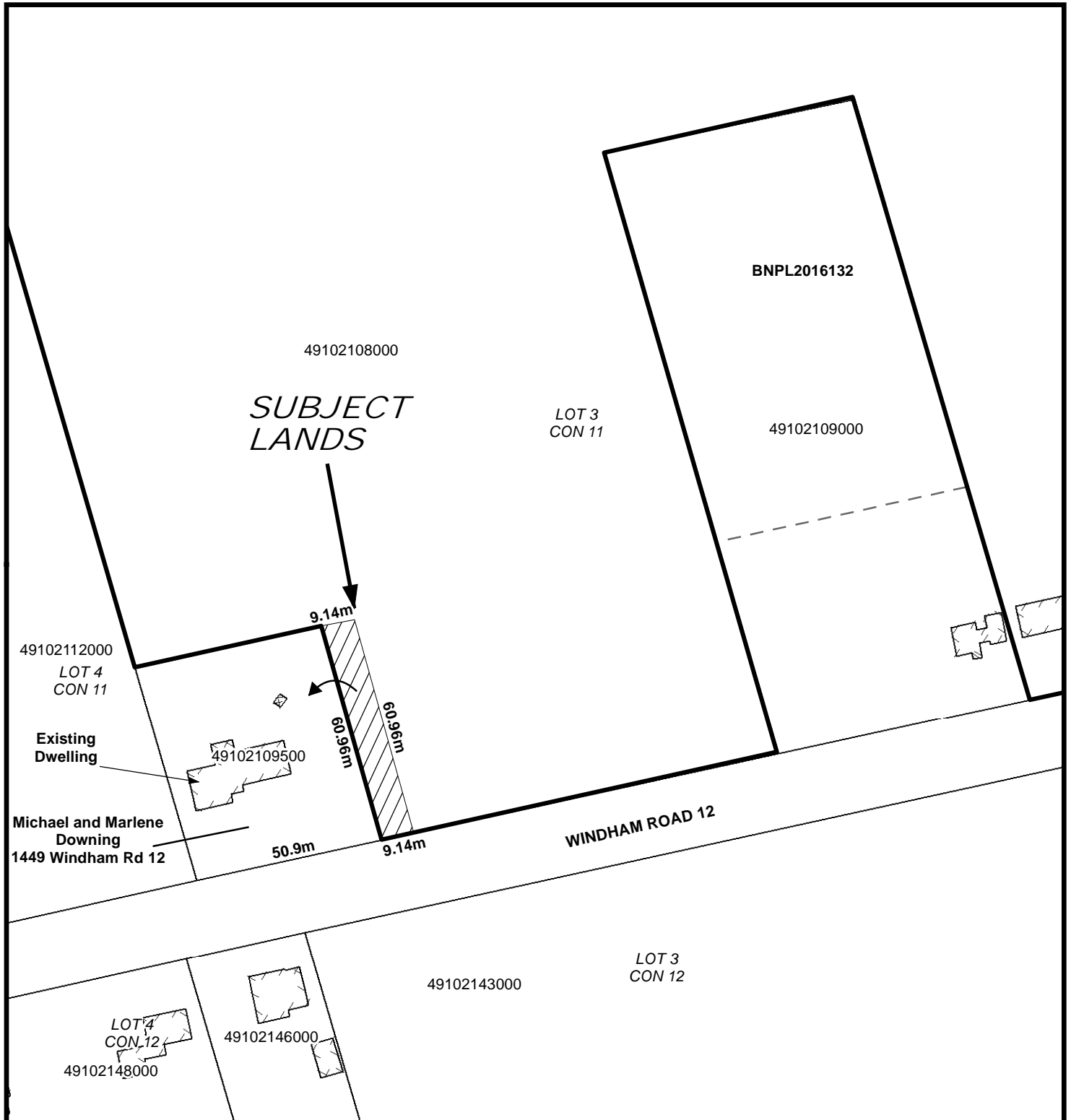
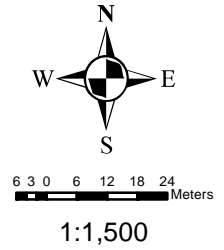


Date: 15/06/2016

MAP 4

File Number: BNPL2016131

Geographic Township of WINDHAM



Date: 15/06/2016