

Information contained within this box is for office use only

Consent file number	<u>BNPL2016138</u>	Application fee	<u>\$2225</u>
Zoning file number	<u>ZNPL20 N/A</u>	Conservation authority fee	<u>N/A</u>
Pre-consultation meeting on	<u>early 2016</u>	OSSD form provided	<u>yes</u>
Application submitted on	<u>June 16/16</u>	Sign issued	<u></u>
Complete application on	<u>June 16/16</u>		

Property assessment roll number: 3310- 49305002000

### A. Applicant Information

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

Benjamin Deconinck

Address

262 Charlottetown Rd #7 RR#2 Amice, On. N3Y4K1

Email address beld77@hotmail.com Phone number 519-582-4358

Cell: 519-909-1040 +  
(use cell when contacting)

**Agent** name

Address

Email address \_\_\_\_\_ Phone number \_\_\_\_\_

**Owner** name

Deconinck Farms Inc.

Address

262 Charlottetown Rd #7

Email address \_\_\_\_\_ Phone number \_\_\_\_\_

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

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:

F.C.C. (Farm Credit Canada) Simcoe, Ont.

[Back to Table of Contents](#)

**B. Location and Legal Description Of Subject Lands**

Geographic township Charlottesville Urban or hamlet area \_\_\_\_\_  
Concession number 6 Concession Lot number 3+4  
Registered plan number \_\_\_\_\_ Lot or block number Concession 5  
Reference plan number \_\_\_\_\_ Part number \_\_\_\_\_  
Frontage +/- 416.8 M Depth +/- 1358 M  
Width +/- 463.4 M Lot Area 108.73 acres

Municipal civic address

206 St. Johns Rd. West

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes

☒ No

If yes, describe the easement or covenant and its effect:

[Back to Table of Contents](#)

**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:

Surplus Dwelling / Sell It!

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):

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

Frontage 68 m Depth 66.5 m  
Width 68 m Lot Area 1 ac.

Present use: Residence

Proposed use: Residence

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:

2 Story Dwelling - 14.5 m from front  
Shop 25.5 m from front  
Garage 31.5 m from front } Built before 1978

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:

N/A

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

Frontage 348.55 m Depth 1348 m  
Width 465.71 m Lot Area 108 acres - 1 acre for severed area = 107 acres

Present use:

NIA - Agricultural

Proposed use:

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:

Everything built on severed lands before 1970

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:

NIA

[Back to Table of Contents](#)

#### D. Property Information

Present official plan designation:

Agricultural

Present zoning:

Agricultural / Hazard Lands / Provincially Significant Wetlands

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:

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:

*June 1/2015*

Uses of the subject lands:

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

*/*

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

*June 1/2015*

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:

---

[Back to Table of Contents](#)

### **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:

*Talk To The Old Land Owner*

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

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

[Back to Table of Contents](#)

**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:

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

Is the above information for other development applications attached?

☐ Yes

☐ No

[Back to Table of Contents](#)

**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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No distance 100 M
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 distance 800 M
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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

[Back to Table of Contents](#)

## 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):

*Sand Point*

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*

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

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 All Year)*

Name of road or street:

*St John's Rd West / 6 Concession Rd Charlotteville*

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 (Maintained All Year)*

Name of road or street:

*St John's Rd West / Charlotteville Rd. #6*

[Back to Table of Contents](#)

**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?

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

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

*Open Ditches*

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

*Individual Sand Point*

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

*Septic Tank + Tile Bed*

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:

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

You are also required to provide five copies of any applicable information and reports indicated in the development application.

If other documentation and supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

[Back to Table of Contents](#)

**K. Permission To Enter Subject Lands**

Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this development application, during normal and reasonable working hours.

Ben Deconinck  
Owner/Applicant/Agent Signature

Jan. 25/16  
Date

[Back to Table of Contents](#)

**L. Freedom Of Information**

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act* for the purposes of processing this development application.

Ben Deconinck  
Owner/Applicant/Agent Signature

Jan. 25/16  
Date

[Back to Table of Contents](#)

**M. Declaration**

I, solemnly declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Ben Deconinck  
Owner/Applicant/Agent Signature

Jan. 25/16  
Date

Declared before me at:

Langton, ON in Norfolk County

[Signature]  
Commissioner of Oaths

June 16/16  
Date

LISA KATHLEEN CULL, a  
Commissioner, etc., Province of Ontario,  
of the Corporation of Norfolk County,  
-sworn April 28, 2019.





Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE No.</b>		<b>DATE RECEIVED</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: <u>206 St. John's Rd West Charlotteville Rd #6</u>			
Owner: <u>Deconinck Farms Inc.</u>		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No.	
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>20</u> Is the building currently occupied? Yes / No If No, how long?	
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: <u>ALAN CBE</u>		Company Name: <u>ALAN'S EX.</u>	
Address: <u>861 CHARLOTTEVILLE RD 7</u>		Postal Code: <u>N3Y 4K5</u>		Phone: <u>519-428-9998</u>	
Email: <u>excavating@kwic.com</u>		BCIN # <u>16332</u>			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, <u>grass</u> , impermeable surface):			Soil Type: <u>Sand</u>
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: <u>10</u> 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): <u>-4 sunny</u>	
<b>SYSTEM EVALUATION</b>		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:		Size: <u>800</u> Gal.		Pump: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>50'</u>	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: <u>6'</u>	
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
<b>Setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings & Structures (ft)					
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)					
Distance to Proposed Property Lines		Front _____ Rear _____ Side _____ Side _____		Front _____ Rear _____ Side _____ Side _____	

**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:

**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, Ben Deconinck (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.

Ben Deconinck

Owner Signature

Jan 5/16

Date

**EVALUATOR:**

1. I, \_\_\_\_\_ 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.

Alto A

Evaluator Signature

Jan 2/16

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





## On Site Sewage Disposal System Location Plan

DATE: \_\_\_\_\_

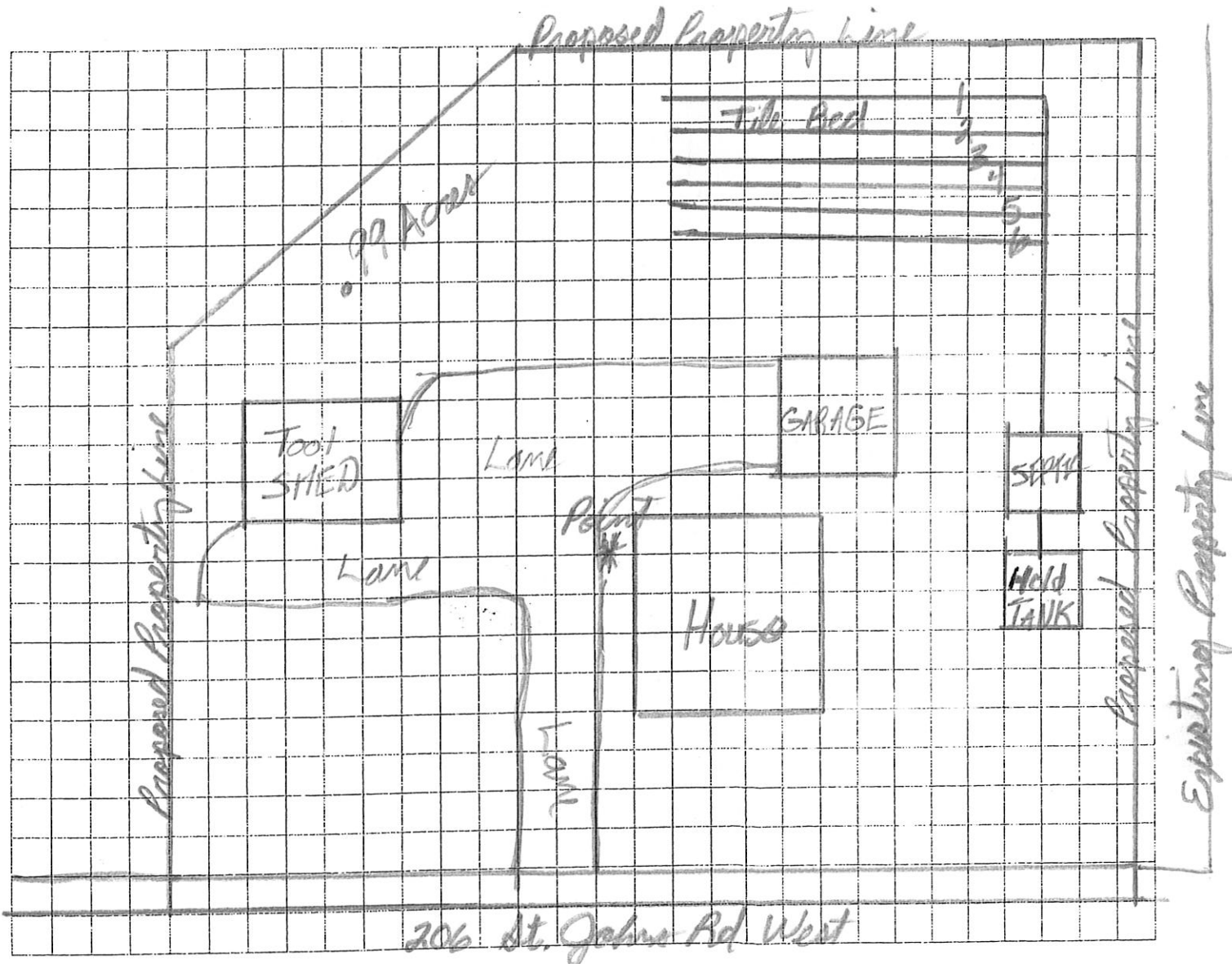
APPLICATION NUMBER: \_\_\_\_\_

OWNER Ben

EVALUATOR \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

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.



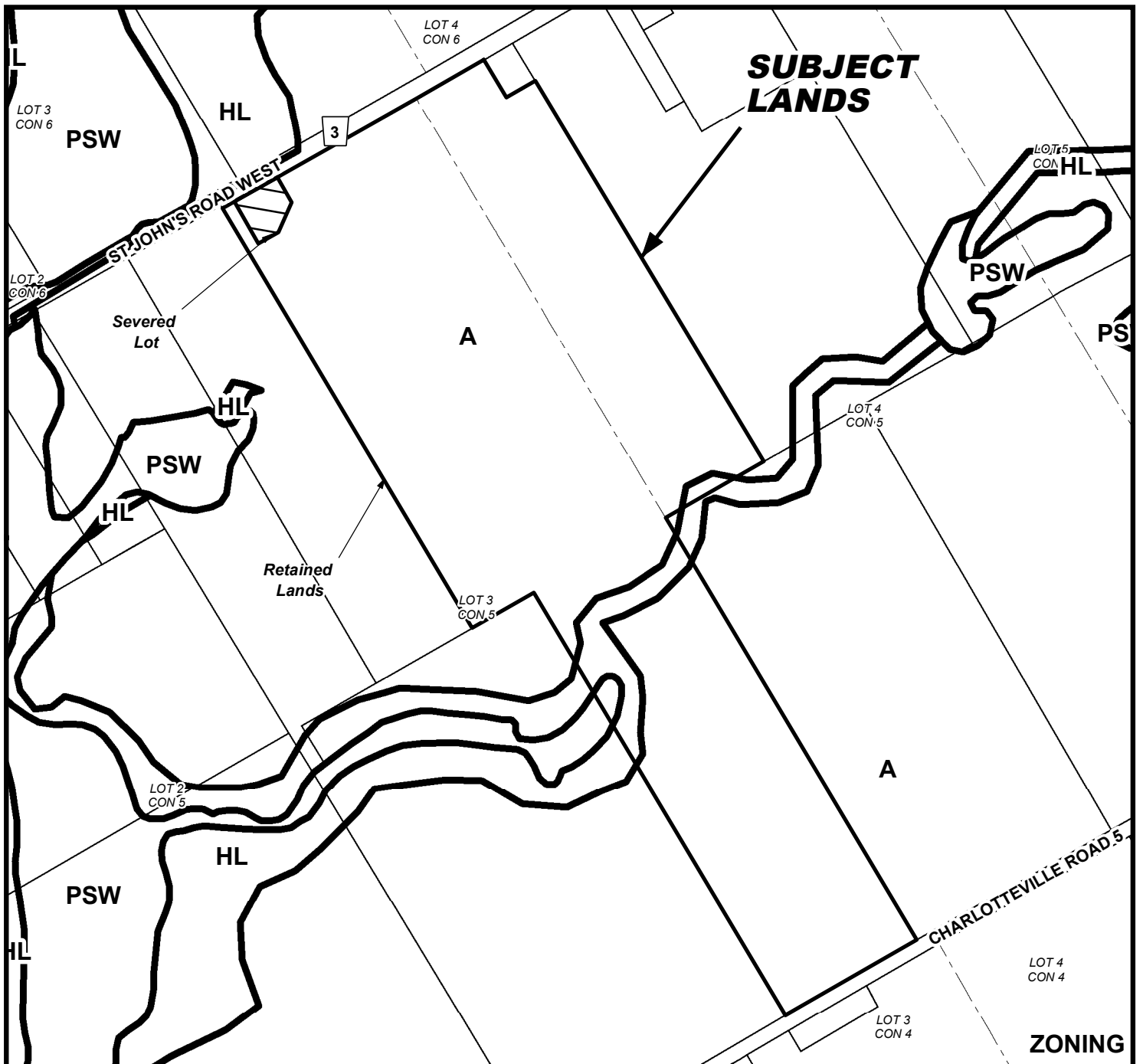
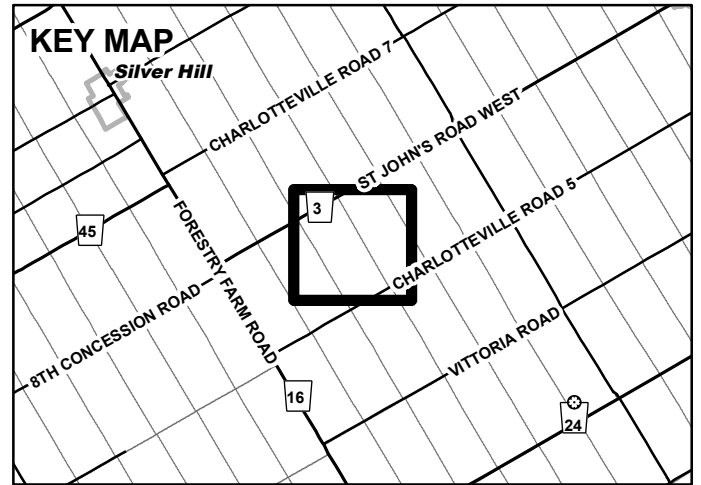
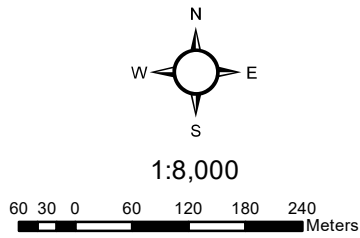
PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.

# MAP 1

File Number: BNPL2016138

Geographic Township of  
**CHARLOTTEVILLE**





# MAP 2

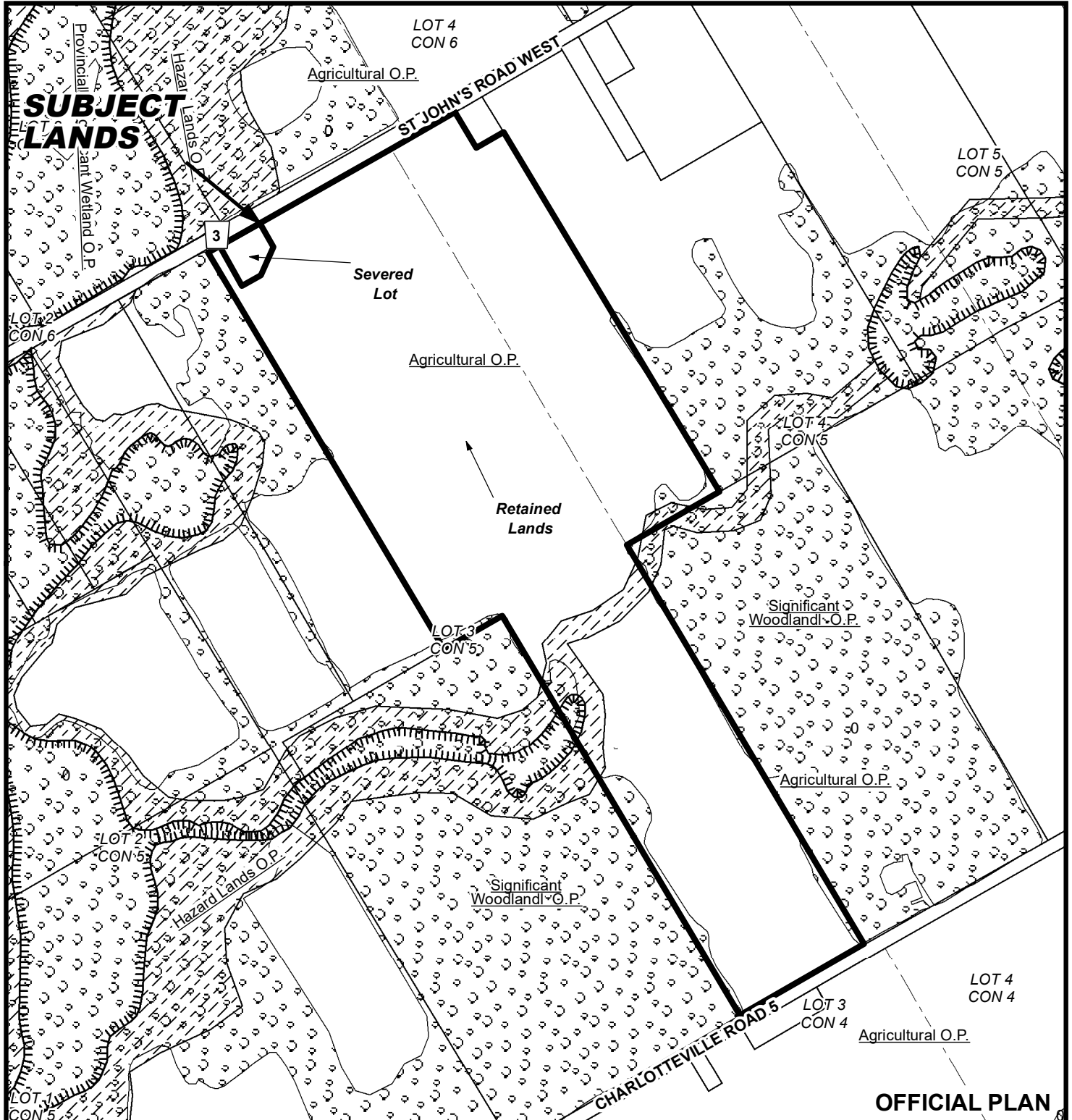
File Number: BNPL2016138

Geographic Township of CHARLOTTEVILLE



30 15 0 30 60 90 120  
Meters

1:8,000



OFFICIAL PLAN

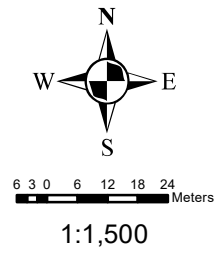
2016-07-15



# MAP 3

File Number: BNPL2016138

Geographic Township of CHARLOTTEVILLE

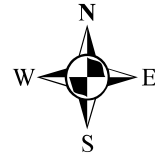




# MAP 4

File Number: BNPL2016138

Geographic Township of CHARLOTTEVILLE



4.2 2D 4.5 9 13.5 18 Meters

1:1,200

