

CONSENT / SEVERANCE

File Number BNPL2016 229
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On July 19/16
 Complete Application On July 27/16

Application Fee 2225.00
 Conservation Authority Fee _____
 OSSD Form Provided yes
 Sign Issued _____

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- 336 020 67700**

- | | |
|--|--|
| <input type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input checked="" 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 574238 Ontario Inc. Phone # 519-427-8784
 Address 308 Main Street South, Fax # _____
Windsor NOE 1K0 E-mail Kdempsey@bandshawfuls-
com

(Murray Bandshaw, President)

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

AGENT INFORMATION

Name of Agent W. Christopher Nun Phone # 519-426-6763
 Address 34 Colborne St. North Fax # 519-426-2055
 Town / Postal Code Sincere ON N3Y 3T8 E-mail nun@challawyers.com

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

Name of Owners ² Same as Applicant Phone # _____
 Address 16.01 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:

NONE **NORFOLK COUNTY RECEIVED**

JUL 19 2016



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Township</u>	Urban Area or Hamlet	
Concession Number	<u>4</u>	Lot Number(s)	<u>part lots 13 and 14</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>748 feet</u>	Depth (metres/feet)	<u>3435 feet (irregular)</u>
Width (metres/feet)	<u>748 feet ?</u>	Lot area (m ² / ft ² or hectares/acres)	<u>52 acres</u>
Municipal Civic Address	<u>2884 Colsher-H Road, Whitby, ON</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):

sever surplus from dwelling - 51m²

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

unknown at this time

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

N/A

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
SUBJECT LANDS						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						
X See Schedule "A" attached X					<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	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)	N/A	
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) 208 feet Depth (metres/feet) 262 feet
 Width (metres/feet) 208 feet Lot area (m² / ft² or hectares/acres) 1.25 acres
 PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: residential

Proposed use: residential

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:

2 story aluminum sided dwelling, metal sided building
+ aluminum and wood sided garage (see sketch attached)

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**:

Frontage (metres/feet)

540 feet

Depth (metres/feet)

3433 feet (irregular)

Width (metres/feet)

irregular

Lot area (m² / ft² or
hectares/acres)

50.75 acres

Existing use:

agricultural

Proposed use:

agricultural

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:

N/A

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:

N/A

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

Frontage (metres/feet)

N/A

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?

no

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: unknown

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

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

owner's 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)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" 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 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

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) _____

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 ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Cockshutt Road

Existing or proposed access to SEVERED lands:

☐ Unopened road ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Cockshutt Road

I. OTHER INFORMATION

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

If yes, describe: pending sale of severed parcel - to close as soon as possible

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.

SCHEDULE "A"

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.

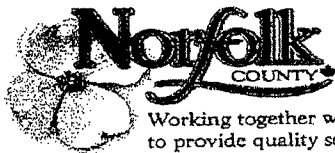
SUBJECT LANDS

See information in Application. 32 acres workable. Corn production. House estimated to be built in 1925.

OTHER LANDS

1. Roll Number: 3360205710. Part Lots 17 and 18, Concession 3, Townsend. 78 acres of which 72 acres is workable. Dwelling estimated to be built in 1901.
2. Roll Numbers: 33604001300 (37.50 acres) and 33604000900 (36.91 acres). Part Lots 14, Concession 5, Townsend. 62 acres is workable.
3. Roll Number: 33602067500 (129.55 acres). Part Lots 13 and 14, Concession 4, Townsend. 122 acres is workable.
4. Roll Number: 33602036200 (9.79 acres). Part Lot 17 and 18, Concession 3, Townsend. 9 acres is workable.
5. Roll Number: 33602038100 (230 acres). Part Lots 16, Concession 3, Townsend. 230 acres is workable.

All of "Other Lands" are used for corn, soybean and wheat production.



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

PROPERTY INFORMATION

Municipal Address:

2884 COCKSHUTT ROAD

Owner:

574238 ONT. INC.

Lot:

Concession:

Lot Area:

1.5 ACRES

Lot Frontage:

300 FT

Assessment Roll No.

PURPOSE OF EVALUATION

☐ Consent

☐ Minor Variance

☐ Site Plan

☐ Zoning

☐ Other

BUILDING INFORMATION

☒ Residential

☐ Commercial

☐ Industrial

☐ Agricultural

Building Area:

2,100 sq ft

No. of Bedrooms: 4

No. of Fixture Units: 18

Is the building currently occupied?

Yes / ☒ No If No, how long? 2 months

EVALUATOR'S INFORMATION

Evaluator's Name:

ED DOVE

Company Name:

BILL'S SEPTIC LTD.

Address:

24 WERRET AVE

SIMCOE

Postal Code:

N3Y 5N5

Phone:

519-426-7108

Email:

BILLSSEPTIC@SYMPATICO.CA

BCIN #

38413 / 38259

SITE EVALUATION

Ground Cover (trees, bushes, grass, impermeable surface):

GRASS

Soil Type:

CLAY LOAM

Site Slope:

☒ Flat

☐ Moderate

☐ Steep

Soil Conditions:

☐ Wet

☒ Dry

Depth of Water Table: 60 ft

Surface Discharge Observed: Yes

☒ No

Odour Detected: Yes

☒ No

Current Weather (at time of evaluation):

SUNNY / DRY

SYSTEM EVALUATION

Class of System:

☐ 1 (Privy)

☐ 2 (Greywater)

☐ 3 (Cesspool)

☒ 4 (Leaching Bed)

☐ 5 (Holding Tank)

Tank:

☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other

Size: 3600 Gal.

Pump: Yes

☒ No

Distribution System:

Area: ☒ Trench Bed ☐ Filter Medium

No. of Tile Runs:

4

Total Length of Tile:

320 FT

Distance Between Tile Runs:

7 FT

Tile Material:

☐ PVC ☒ Clay ☐ Other

Ends:

☐ Capped ☐ Joined

Cover:

☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded

Setbacks:

Tank

Distribution Pipe

Distance to Buildings & Structures (ft)

4 FT

35 FT

Distance to Bodies of Water (ft)

N/A

N/A

Distance to Nearest Well (ft)

80 FT

130 FT

Distance to Proposed Property Lines

Front 75' Rear 7100' Side 88' Side 7100'

Front 25' Rear 7100' Side 17' Side 7100'

OVERALL SYSTEM RATING

OK

- ☒ 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: SYSTEM COMPONENTS APPEAR IN GOOD
CONDITION AT THE TIME OF EVALUATION

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, M Buddels (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.

M Buddels
Owner Signature

Date

EVALUATOR:

1. I, ED DOVE - BILLS SEPTIC LTD 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.

[Signature]
Evaluator Signature

APRIL 25/2016
Date

BUILDING DIVISION COMMENTS

Comments: _____

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

Chief Building Official or designate

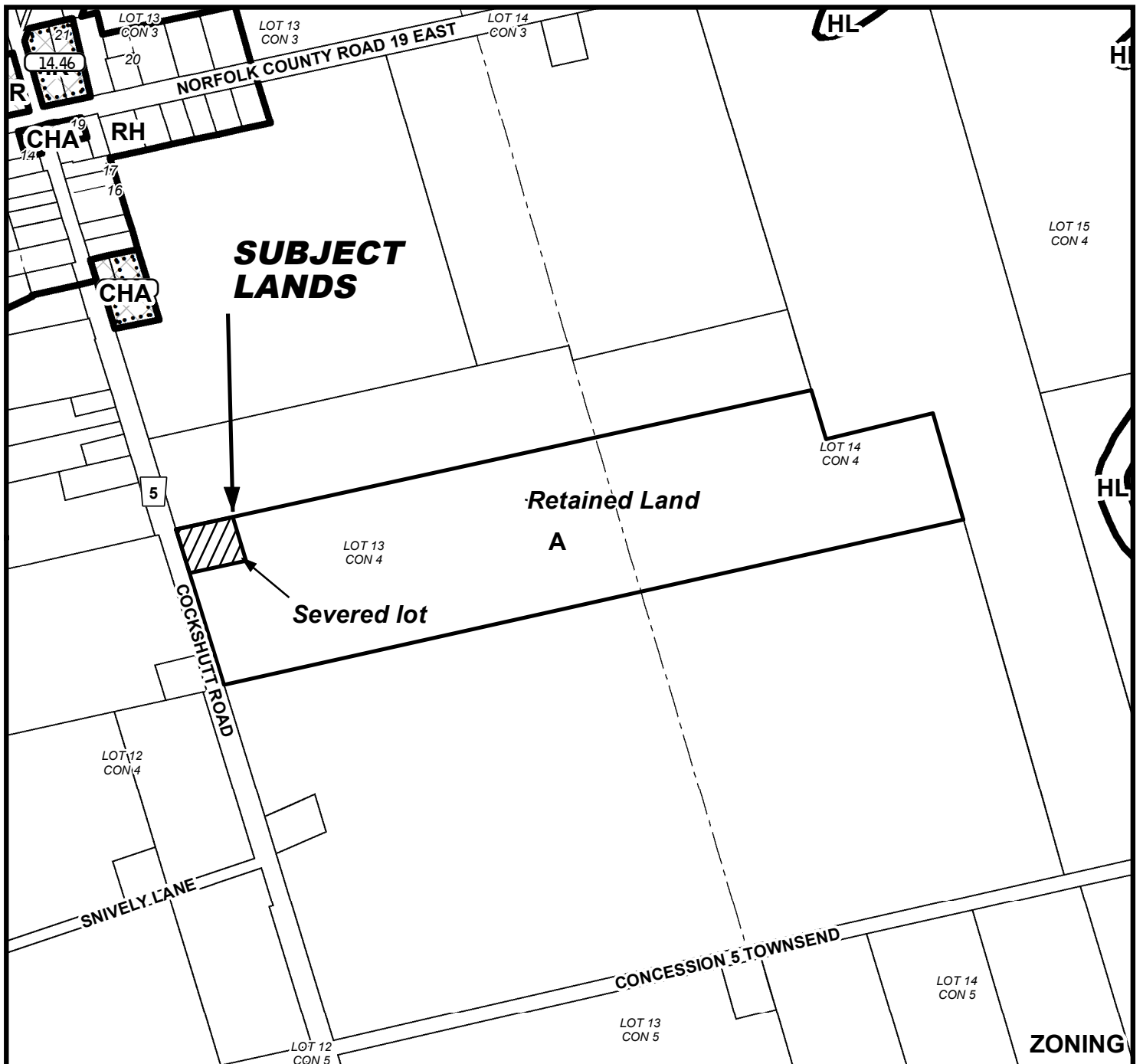
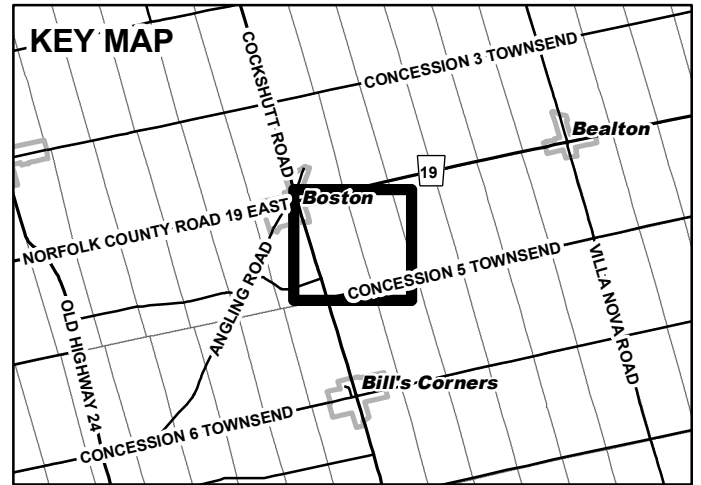
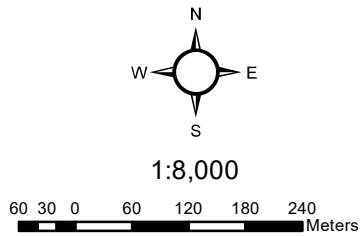
Date

Revised: March 24, 2012

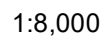
MAP 1

File Number: BNPL2016229

Geographic Township of
TOWNSEND



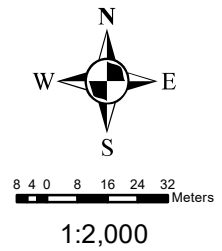
Geographic Township of TOWNSEND



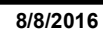
MAP 3

File Number: BNPL2016229

Geographic Township of TOWNSEND



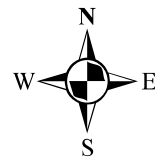
Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED

File Number: BNPL2016229

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000

