

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

2225.00  
Alisha

Information contained within this box is for office use only

Consent file number BNPL2016296

Application fee

\$2225

Zoning file number ZNPL20

Conservation authority fee

Pre-consultation meeting on —

OSSD form provided

directly to Building

Application submitted on OCT 4/16

Sign issued

Complete application on OCT 4/16

Property assessment roll number: 3310- 491 015 13000 0000

**A. Applicant Information**

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

Ted McElhone Enterprises Inc.

**Address** 692 Windham Road 6, RR #6  
Vanessa, ON NOE 1V0

**Email address**

**Phone number**

**Agent name** Civic Planning Solutions Inc.

599 Larch St.

Delhi, ON N4B 3A7

**Address**

**Email address**

**Phone number** 519-582-1174

**Owner name** same as applicant

**Address**

**Email address**

**Phone number**

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

[Back to Table of Contents](#)

## B. Location and Legal Description Of Subject Lands

Geographic township	Windham	Urban or hamlet area	
Concession number	7	Lot number	16
Registered plan number		Lot or block number	
Reference plan number		Part number	
Frontage	759m	Depth	747m
Width	759m	Lot Area	74ac
Municipal civic address	1009 Brantford Road		

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:

Sever dwelling made surplus through farm consolidation

## 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):

Unknown

Please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

**Table 1 List of Owned and Farmed Properties Within Norfolk County**

Owners Name (including those with part interest) Assessment Roll Number Civic Address	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
See Table attached				<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	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Frontage 55.2m Depth 82.2m (max)  
Width 55.2m (max) Lot Area 3659.8m<sup>2</sup>  
(0.90ac)  
Present use: Agricultural  
Proposed use: Residential

**Table 1 List of Owned and Farmed Properties Within Norfolk County**

Property	Roll# 3310-	Ownership	Civic Address	Total Acres	Workable Acres	Farm Type	Dwelling Present	Year House Built
Subject Lands	491-015-13000-	Ted McElhone Enterprises Inc.	1009 Brantford Road	74 acres	65 acres	Tobacco	yes	1969* confirmed by MPAC
Other Lands	491-011-45502	Ted McElhone Enterprises Inc.	1215 Brantford Road	8.2 acres	4.29ac	Tobacco	House Severed in 2016	1940's
Other Lands	491-011-48500	Ted McElhone Enterprises Inc.	652 Windham Road 6	101 acres	76 acres	Tobacco	Yes	1945
Other Lands	491-011-41500	Ted McElhone Enterprises Inc.	No address	38 acres	18 acres	Gensing, Beans	No	n/a
Other Lands	491-011-39000	Ted McElhone Enterprises Inc.	136/142 Teeter St.	90.77 acres	85 acres	Tobacco	2 Houses Severed in 2016	1920 & 1950
Other Lands	491-011-39500	Ted McElhone Enterprises Inc.	No address	18.9 acres	14 acres	Gensing	no	n/a
Other Lands	491-015-19000	Ted McElhone Enterprises Inc.	843 Brantford Road	54 acres	37 acres	Cash crops	no	n/a

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:

1 storey dwelling - 246m<sup>2</sup> high-4.38m  
Front yard - 11.14m, side yards- 4.13m, 27.74m, Rear-16.59m

MPAC confirm that the house was constructed in 1969

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:

nothing new is proposed

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

Frontage	704m	Depth	747m
Width	591m	Lot Area	73ac

Present use: agricultural

Proposed use: agricultural

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:

Age of these two buildings is unknown  
Pack barn - 466m<sup>2</sup> floor area, high- 6.68m Front yard-50m+/-  
Side yards - extensive, Rear yard - extensive height - 6.68m

Existing small building - 85.7m<sup>2</sup> floor area - height -5.53m  
Front yard-21m, Side yards-6.66m and extensive, rear yard-  
extensive

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:

Nothing proposed

[Back to Table of Contents](#)

#### D. Property Information

Present official plan designation:

Agricultural

Present zoning:

A Zone

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:

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:

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Name of the transferee for each parcel:

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

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Uses of the subject lands:

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

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

2016

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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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[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:

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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:

knowledge of owner

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



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

If yes, indicate the following information about each development application:

File number:

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Land it affects:

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Purpose:

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Status or decision:

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Effect on the requested amendment:

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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:

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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? Please check the appropriate boxes.

**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 2 Uses and Features on or Adjacent to 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 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

[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):

Existing well

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

Existing septic system

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

drainage is natural

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

no water services required

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

no septic system required

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

existing natural drainage

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):

Existing road maintained all year

Name of road or street:

Brantford Road

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

Existing road maintained all year

Name of road or street:

Brantford Road

[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:

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

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[Back to Table of Contents](#)

## **J. Supporting Material To Be Submitted By Applicant**

In order for your development application to be considered complete, **one sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with one surveyor sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained;
2. The topographical features;
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the severed and retained lands;
4. The location of any existing and proposed wells, septic systems and tile beds that are located on the severed and retained lands;
5. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
6. The location, name, status and width of any roads, lanes, highways, railways, driveways or encroachments, both existing and proposed, on the severed and retained lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
7. The location and nature of any restrictive covenants or easements affecting the severed and retained lands;
8. The location, size, height and type of all **existing** and **proposed** buildings and structures on the severed and retained lands, indicating their distance from the





# MDS I CALCULATION

Barn at 720 Windham Road 7

Name Ed Lechowicz 519-755-1255

File No.

Geographic Township Windham

Urban Area or Hamlet

Concession Number 6

Lot Number(s) 15

Total Acreage (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 2.9ha

Total Workable Acres (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 2.9ha

Shortest Distance from Barn to Lot Line (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 22m

Shortest Distance from Manure Storage Area to Lot Line (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 2m

24000 ft<sup>2</sup>

## Type of Livestock

## Existing Capacity of Barn

## Proposed Capacity of Barn

<b>Poultry</b> <ul style="list-style-type: none"> <li>laying hens</li> <li>breeders</li> <li>pullets</li> <li><u>chicken broilers</u></li> <li>turkey broilers</li> <li>turkey hens</li> <li>turkey toms</li> <li>roasters</li> </ul>	35000	35000
<b>Swine</b> <ul style="list-style-type: none"> <li>sows</li> <li>boars</li> <li>weanlings</li> <li>feeders</li> </ul>		
<b>Beef</b> <ul style="list-style-type: none"> <li>cows</li> <li>calves</li> <li>feeders (400-750 lbs)</li> <li>feeders (400-1,100 lbs)</li> <li>feeders(750-1,100 lbs)</li> </ul>		
<b>Dairy</b> <ul style="list-style-type: none"> <li>cows</li> <li>calves</li> <li>heifers</li> </ul>		
Mink - females		
Horses		
Sheep - rams		

## Manure Storage

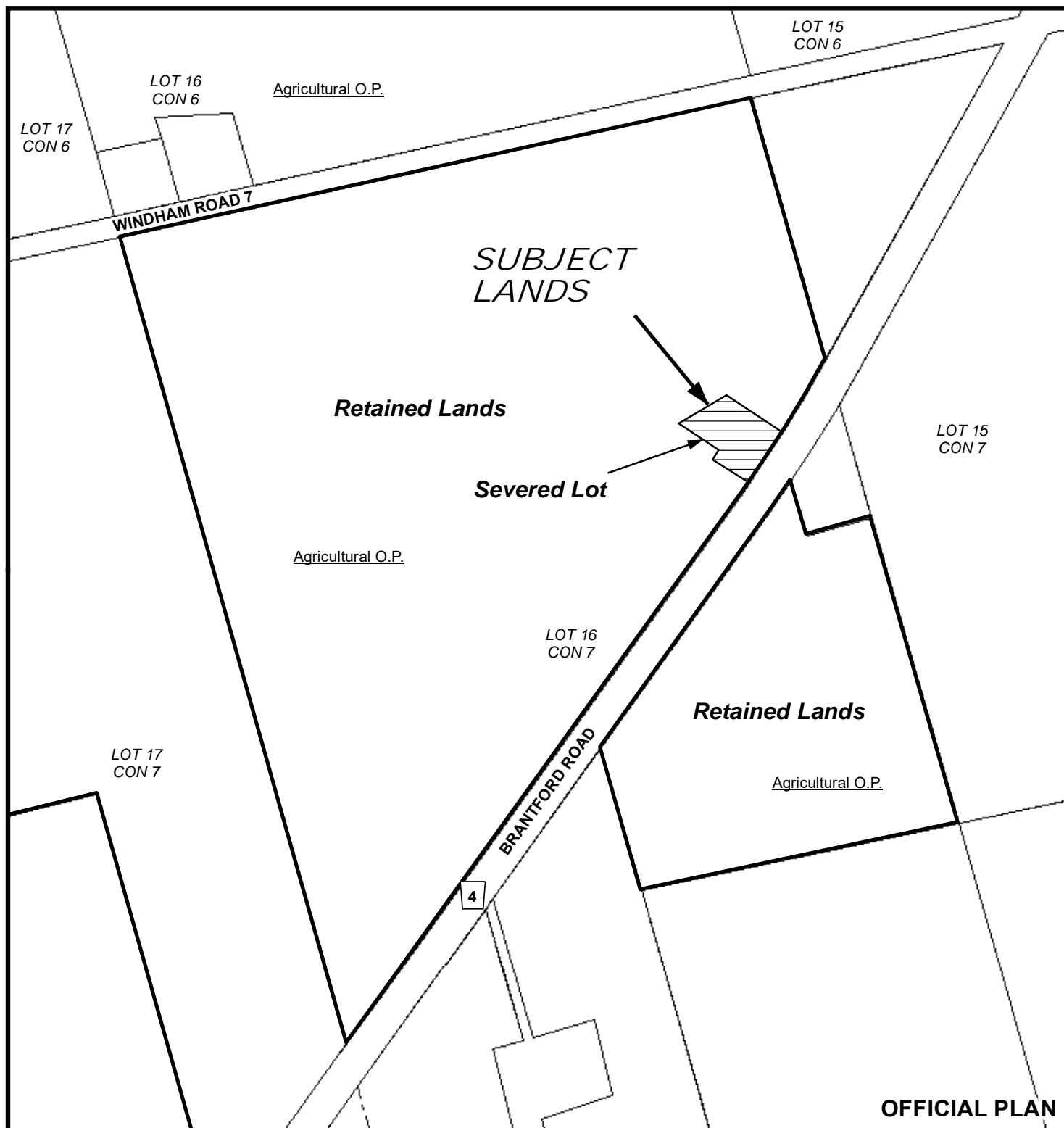
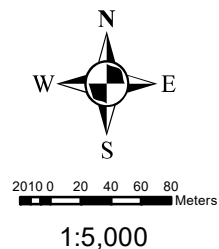
<b>Dry</b>	<ul style="list-style-type: none"> <li>Open pile <input checked="" type="checkbox"/></li> <li>Covered pile <input type="checkbox"/></li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Semi Solid</b>	<ul style="list-style-type: none"> <li>Open pile <input type="checkbox"/></li> <li>Storage with buck walls <input checked="" type="checkbox"/></li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Liquid</b>	<ul style="list-style-type: none"> <li>Covered tank <input type="checkbox"/></li> <li>Above ground uncovered tank <input type="checkbox"/></li> <li>Below ground uncovered tank <input type="checkbox"/></li> <li>Open earth sided pit <input type="checkbox"/></li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



# MAP 2

File Number: BNPL2016296

Geographic Township of WINDHAM

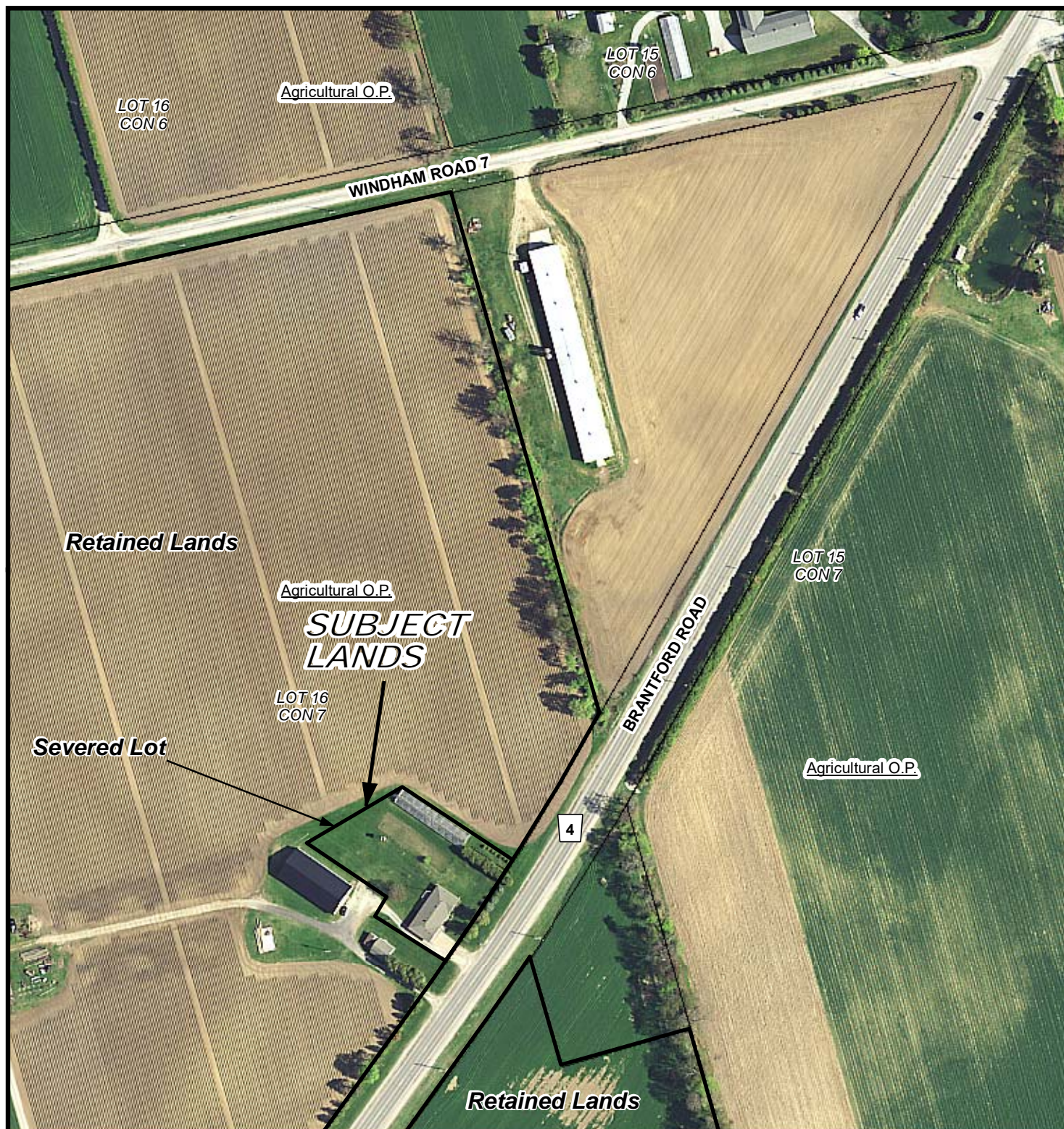
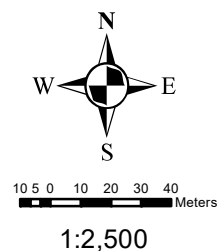




# MAP 3

File Number: BNPL2016296

Geographic Township of WINDHAM

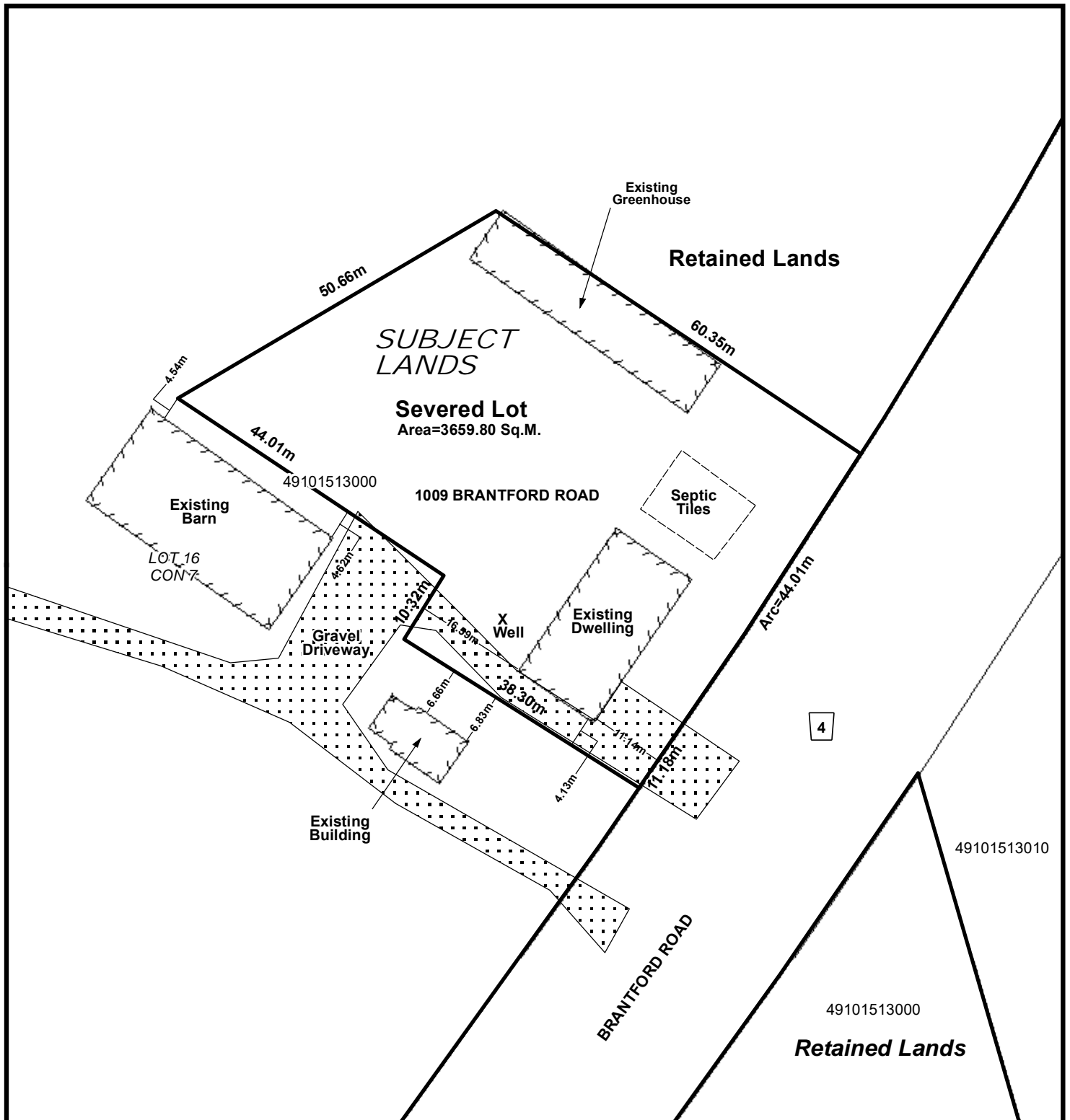
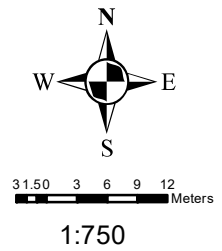




# MAP 4

File Number: BNPL2016296

Geographic Township of WINDHAM





# LOCATION OF LANDS AFFECTED

File Number: BNPL2016296

Geographic Township of WINDHAM

