

CONSENT / SEVERANCE

Alisha

File Number BNPL2016330
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On NOV 3/16
 Complete Application On NOV 4/16

Application Fee \$2225
 Conservation Authority Fee N/A
 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: 3310-542-030-10500

- | | |
|------------------------------------------------------------|----------------------------------------------|
| <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 ROBERT & DAYLE McDOWELL Phone # 519-875-2735
 Address 2857 HWY 59 Fax # _____
 Town / Postal Code LANGTON, ON. N0E 1G0 E-mail rmcdowell1177@yahoo.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent THOMAS CLINE Phone # 519-428-0170
C/O COBB & JONES
 Address 23 ARGYLE ST Fax # 519-428-3105
 Town / Postal Code SIMCOE, ON. N3Y 4N5 E-mail tccline@cobbjones.ca

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

Name of Owners ² SAME AS APPLICANTS Phone # _____
 Address _____ 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:

NIL



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORTH WALSINGHAM</u>	Urban Area or Hamlet	_____
Concession Number	<u>9</u>	Lot Number(s)	<u>12</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>+/- 1390 M</u>	Depth (metres/feet)	<u>+/- 732 M</u>
Width (metres/feet)	<u>+/- 1390 M</u>	Lot area (m ² / ft ² or hectares/acres)	<u>+/- 86.60 HA</u>
Municipal Civic Address	<u>2851 HWY. 59, LANGTON</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):

TO SEVER OFF SURPLUS DWELLING

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

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

NA



CONSENT / SEVERANCE

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					<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

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)	NA	
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	NA	
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)	57.13 M.	Depth (metres/feet)	56.72 M
Width (metres/feet)	57.13 M.	Lot area (m ² / ft ² or hectares/acres)	.324 NA
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL



Owners Name & Address: Robert Randy McDowell
Dayle Ellen McDowell
2857 Highway 59
RR 3
Langton, On N0E 1G0

Assessment Roll No.	Subject Lands	Total Acreage	Workable Acres	Farm Type	Dwelling Present (y/n)	Year Dwelling Built
FARM 1						
542 040 12400 0000	NWAL Con 9 PT LOT 14	100.00	45	Beans & Corn	No House	
FARM 2						
542 040 13800 0000	2190 Norfolk CTY RD 45, NWAL CON 8 PT LOT 15	50.00	35	Beans & Corn	House	unknown
542 040 13700 0000	NWAL CON 8 LOT 14	50.00	45	Beans & Corn	No House	
FARM 3						
542 030 10600 0000	NWAL CON 9 PT LOT 11	12.5		Beans & Corn	No House	
542 030 10500 0000	2851 Highway 59 NWAL CON 9 PT LOT 12	96.76		Beans & Corn	House	unknown
542 030 10300 0000	NWAL CON 9 PT LOT 11	35.6		Beans & Corn	No House	
542 030 10400 0000	2915 Highway 59, NORTH WALSINGHAM CON 9 PT LOT 12 AND RP 37R67 PARTS 3 TO 5	71.11 <hr/> 215.97	<hr/> 147.0	Beans & Corn	No House	
FARM 4						
542 040 12500 0000	2830 Highway 59 NWAL CON 9 PT LOT 13	94.55	80	Beans & Corn	No House	

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:

SINGLE FAMILY DWELLING AND GARAGE

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:

NO CHANGE

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

Frontage (metres/feet)	<u>+/- 1390 M</u>	Depth (metres/feet)	<u>+/- 732 M</u>
Width (metres/feet)	<u>+/- 1390 M</u>	Lot area (m ² / ft ² or hectares/acres)	<u>+/- 214 AC - 86 HA</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:

SEE ATTACHED SKETCH

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:

NO

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): AGRICULTURE

Present zoning: AGRICULTURE

Is there a site specific zone on the subject lands?

NO

CONSENT / SEVERANCE

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:

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: NA

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:



CONSENT / SEVERANCE

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 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 <u>ADJACENT</u> 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	<input type="checkbox"/>	<input type="checkbox"/>
Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe) _____		
SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input type="checkbox"/>
Other means (describe) _____		
STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe) _____		



CONSENT / SEVERANCE

Have you consulted with Public Works & Environmental Services concerning stormwater management?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Has the existing drainage on the subject lands been altered?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Does a legal and adequate outlet for storm drainage exist?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/> Unknown

Existing or proposed access to the **RETAINED** lands:

<input type="checkbox"/> Unopened road	<input checked="" type="checkbox"/> Provincial highway
<input 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: 2851 HWY 59

Existing or proposed access to **SEVERED** lands:

<input type="checkbox"/> Unopened road	<input checked="" type="checkbox"/> Provincial highway
<input 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: 2851 HWY 59

I. OTHER INFORMATION

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

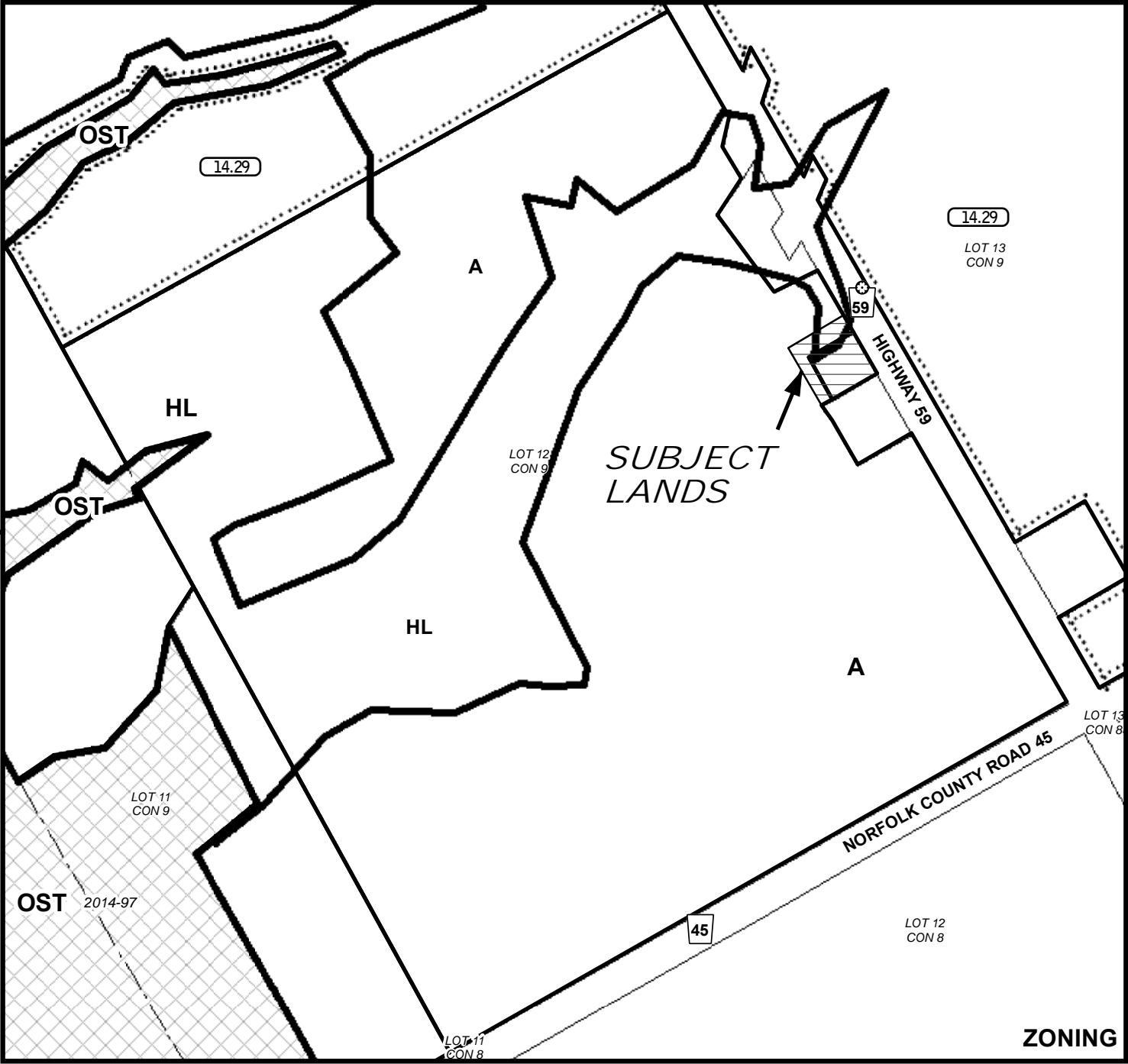
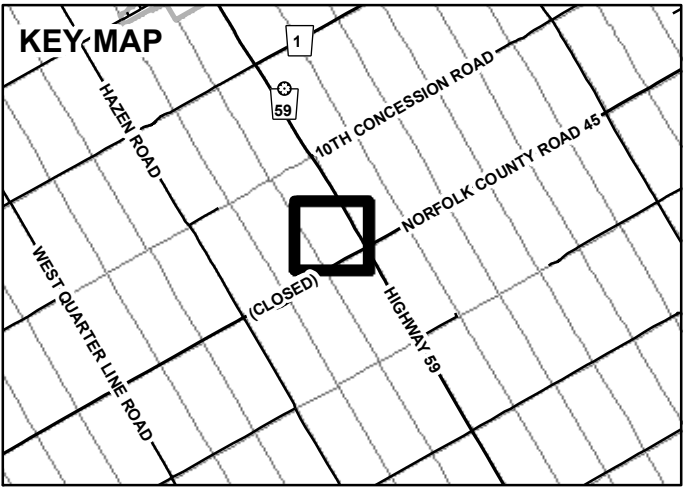
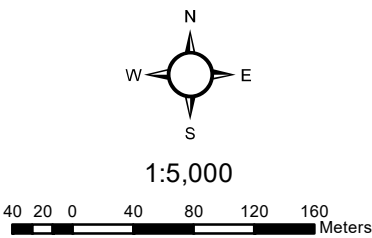
If yes, describe: _____

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.

MAP 1

File Number: **BNPL2016330**

Geographic Township of
NORTH WALSINGHAM



ZONING

MAP 2

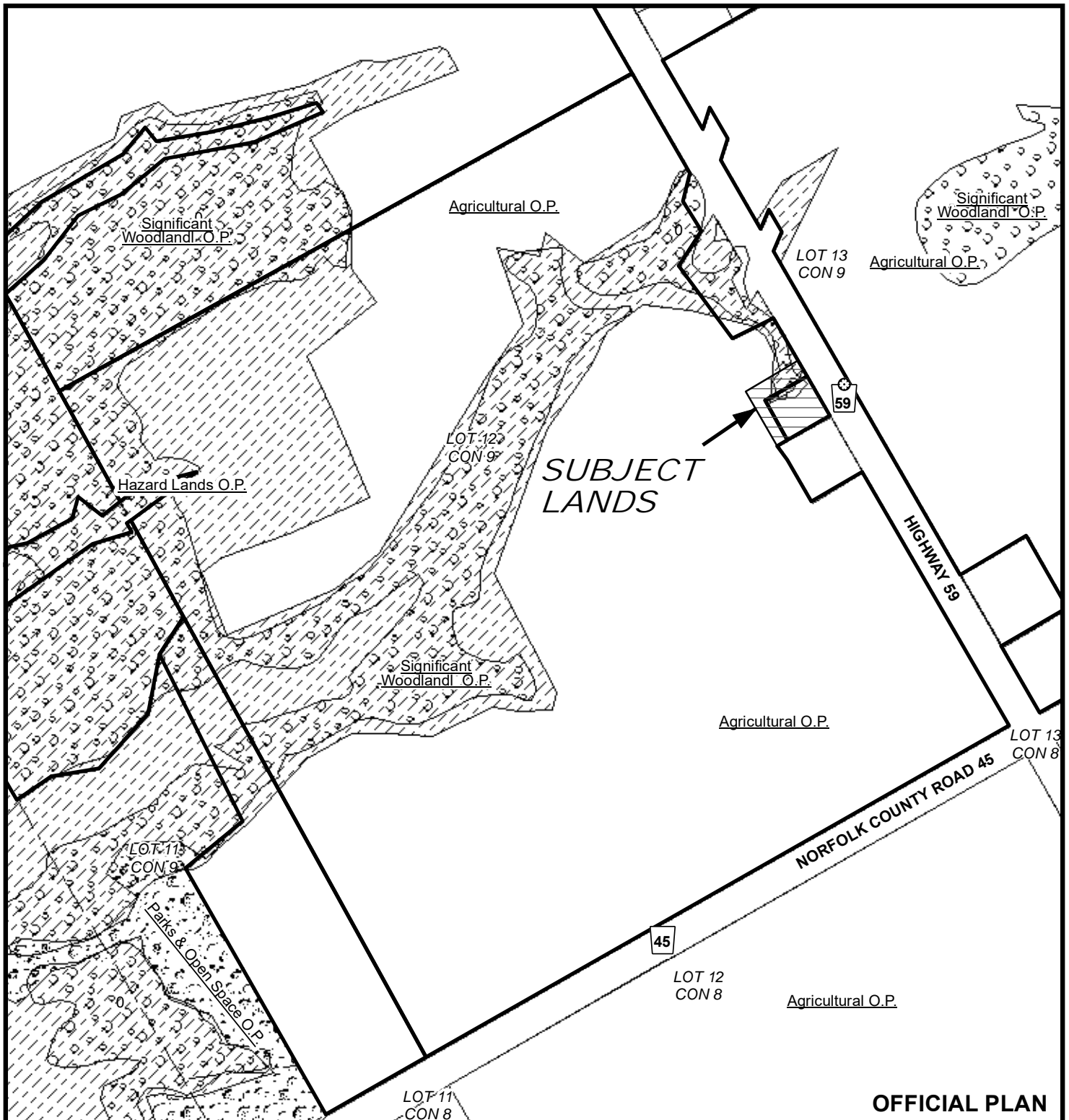
File Number: BNPL2016330

Geographic Township of NORTH WALSINGHAM



20 40 60 80 Meters

1:5,000



MAP 3

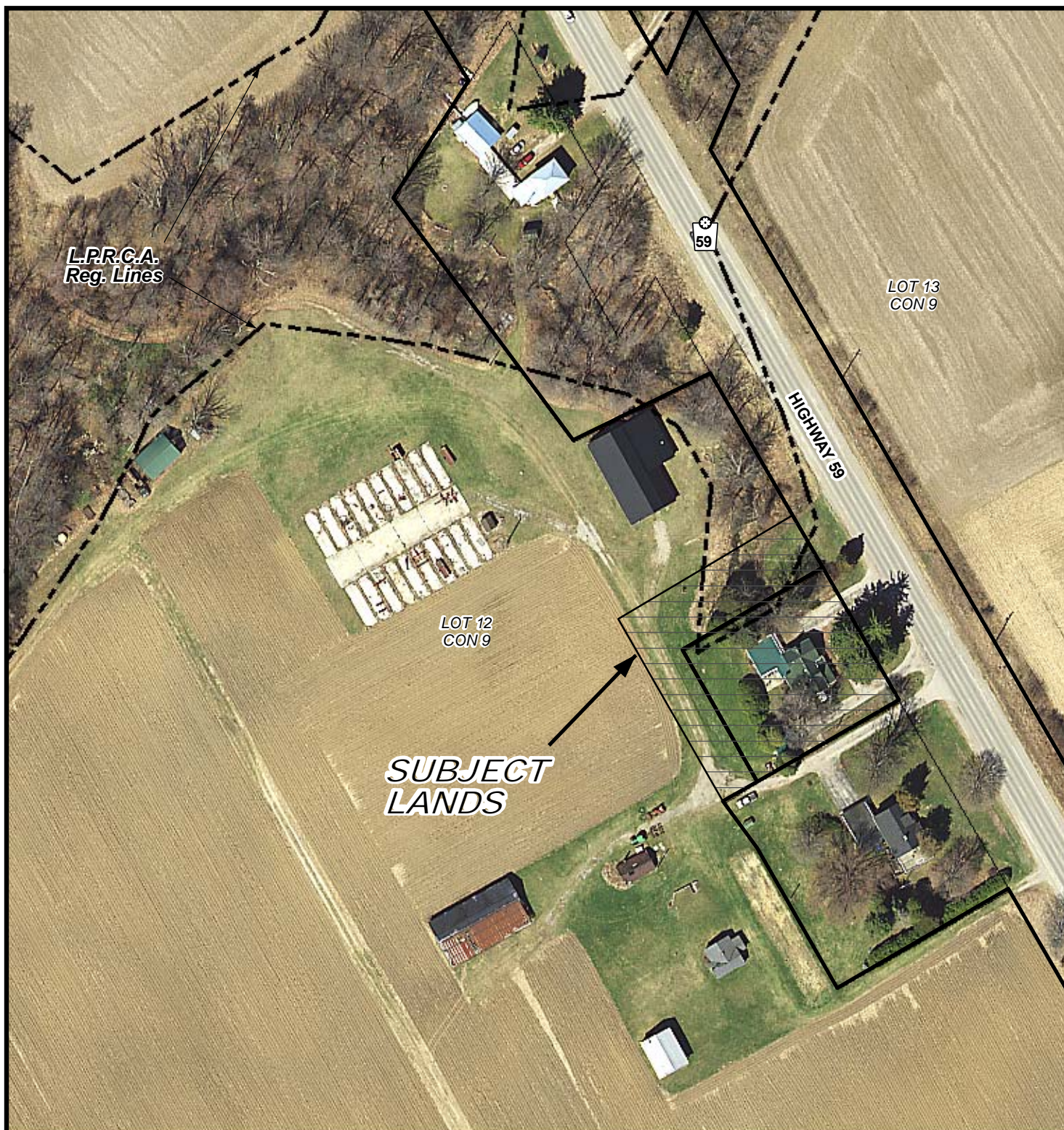
File Number: BNPL2016330

Geographic Township of NORTH WALSHINGHAM



6 3 0 6 12 18 24 Meters

1:1,500



MAP 4

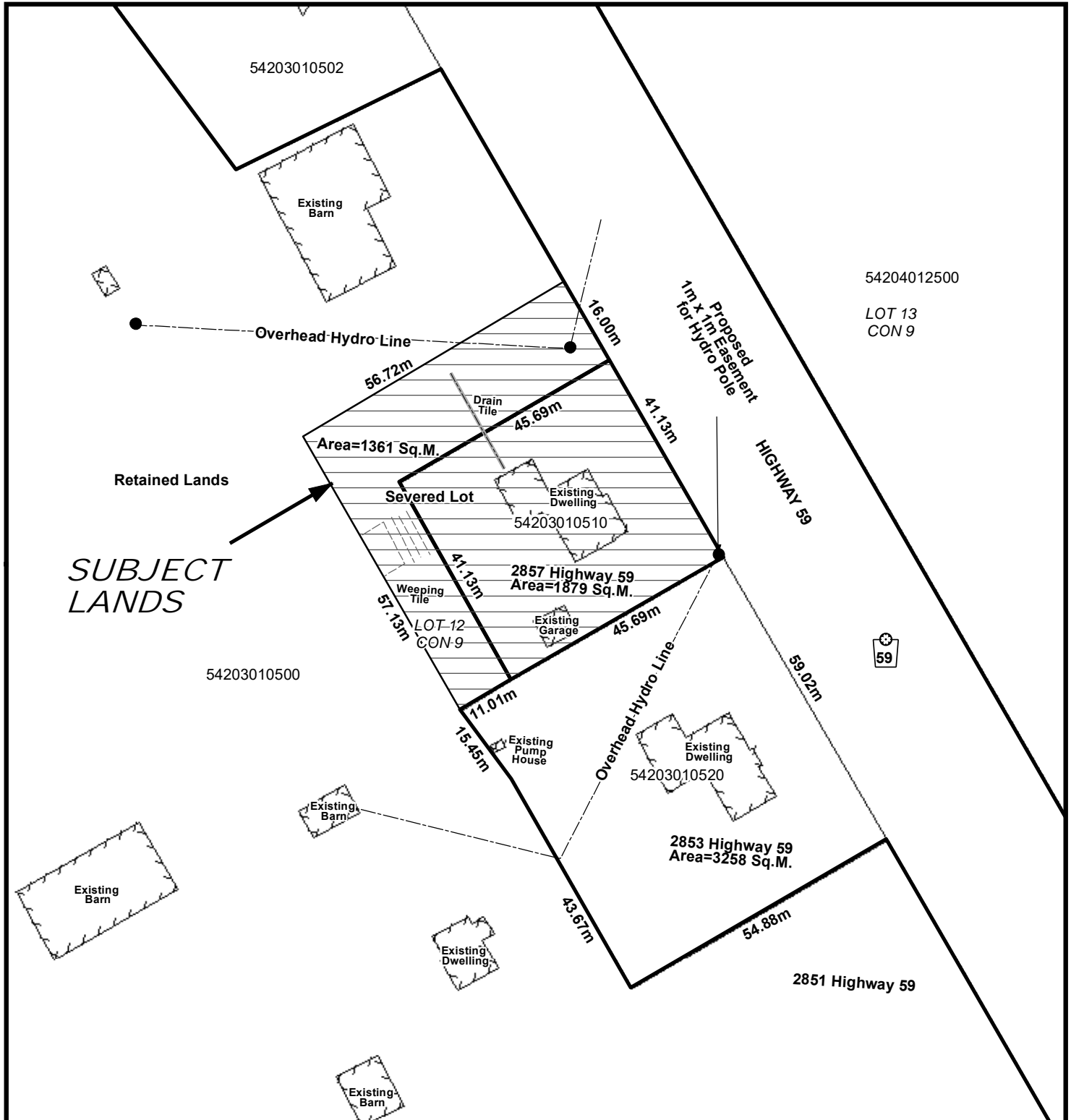
File Number: BNPL2016330

Geographic Township of NORTH WALSINGHAM



4 2 0 4 8 12 16 Meters

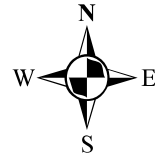
1:1,000



LOCATION OF LANDS AFFECTED

File Number: BNPL2016330

Geographic Township of NORTH WALSLINGHAM



4 2 0 4 8 12 16 Meters

1:1,000

