

CONSENT / SEVERANCE

File Number	<u>BNPL20 7113</u>	Application Fee	_____
Related File Number	<u>2NPL2017113</u>	Conservation Authority Fee	_____
Pre-consultation Meeting On	<u>June 2017</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted On	<u>June 7 2017</u>	Sign Issued	_____
Complete Application On	_____		

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- 541020 48000

<input checked="" type="checkbox"/> Creation of a new lot	<input 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	<u>Ed + Caroline Chromczak</u>	Phone #	<u>519-688-5170</u>
Address	<u>32 Talbot St. R.#1</u>	Fax #	<u>519-688-9435</u>
Town / Postal Code	<u>Courtland NO5-1E0</u>	E-mail	<u>e.chromczak@sympatico.ca</u>

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

AGENT INFORMATION

Name of Agent	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

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

Name of Owners ²	<u>Edward Richard Chromczak</u>	Phone #	<u>519-688-5170</u>
Address	<u>32 Talbot St. R.#1</u>	Fax #	<u>519-688-9435</u>
Town / Postal Code	<u>Courtland NO5-1E0</u>	E-mail	<u>e.chromczak@sympatico.ca</u>

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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	<u>Hamlet</u>
Concession Number	<u>15TR</u>	Lot Number(s)	<u>Pt. Lot 20</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R2698</u>	Part Number(s)	
Frontage (metres/feet)	<u>46.9 m</u>	Depth (metres/feet)	<u>65.28 m avg</u>
Width (metres/feet)	<u>64.2 m avg</u>	Lot area (m ² / ft ² or hectares/acres)	<u>.4 hectares</u>
Municipal Civic Address	<u>32 Talbot ST. Courtland</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:

L.P.R.C. A. Easement, we are in the process of having
easement removed from property

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):

Build house

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

Ed + Caroline Chromczak

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

3310 541 020 48000

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)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage		

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

Frontage (metres/feet)	<u>46.9 m</u>	Depth (metres/feet)	<u>65.28 m avg</u>
Width (metres/feet)	<u>24.2 m avg</u>	Lot area (m ² / ft ² or hectares/acres)	<u>.4 hectares</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: Dwelling

Proposed use: Dwelling

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:

New house - see survey Building permit #PRBD 20161089

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:

New house - see survey & building

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

Frontage (metres/feet) 50 m Depth (metres/feet) 1585 m

Width (metres/feet) 240 m. Lot area (m² / ft² or hectares/acres) A 71 acres

Existing use: Farmer 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:

none

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:

none

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

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: _____

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: 475492 approved

Number of separate parcels that have been created: 1

Date(s) these parcels were created: Nov. 16 / 90

Name of the transferee for each parcel: Edward & Caroline Chromczak

Uses of the severed lands: House lot

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? NO

Date of construction of the dwelling proposed to be severed: _____

Date of purchase of subject lands: Mar. 1984

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:

Ownership since 1984 used as Agriculture after + prior to purchase as it is adjacent to home farm.

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 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

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) _____

CONSENT / SEVERANCE

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: from home farm as boundary is shared

Name of road/street: Hwy #59

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: Talbot ST.

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.

K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

L. PERMISSION TO ENTER SUBJECT LANDS

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

x 
Owner/Applicant/Agent Signature


Date

M. 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, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

x 
Owner/Applicant/Agent Signature


Date

N. DECLARATION

I, Ed Chromczak of Courtland Ont. 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.

Declared before me at:

Norfolk County
Owner/Applicant/Agent Signature

In Simcoe

This 7 day of June A.D., 2017

Kayla Reil
A Commissioner, etc.

Kayla Eva Johanna Reil, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 11, 2019.

x Ed Chromczak

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the
owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this
development application for consent / severance and I/We authorize _____ to
make this development application on my/our behalf and to provide any of my/our personal information
necessary for the processing of this development application. Moreover, this shall be your good and sufficient
authorization for so doing.

Owner

Date

Owner

Date

NORTH

TALBOT ROAD
REGIONAL ROAD 38

EXPROPRIATION PLAN No. 691 REGISTERED AS No. 204527

1.500 DIA. WHITE OAK

46.902

CONCESSION

12.08

38.08

TILE BED AREA

DRIVEWAY

40.49

TALBOT

187

LOT

AGRICULTURAL

55.609

OF

30.55

PART

PARCEL "A"
TO BE SEVERED
AREA =
0.40 HECTARES

NORTH

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REGIONAL ROAD 38

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REGISTERED PLAN No. 691
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REGIONAL ROAD 38

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SOUTH



PUBLIC WORKS & ENVIRONMENTAL SERVICES
ROADS DIVISION
183 Main St. of Delhi
Delhi, ON N4B 2M3

01	16	46
Area	Year	Permit #

ENTRANCE PERMIT APPROVAL

Owner(s) Name: ED CHROMCZAK
Mailing Address: 1454 COLONEL TALBOT ROAD
Town: COURTLAND Postal Code: N0J 1E0
Telephone Number: Res. 519-688-0207 Business: 519-688-1746
Cell 519-842-0495

Property Details: 20 1 STR MIDDLETON
911 # (if assigned) Lot Concession Township
37R2698 PT 1
Block/Plan Number Roll Number
SOUTH side of County Road COLONEL TALBOT ROAD
North, South, East, West

Purpose: ☒ New ☐ Modify existing
☐ Construct curbs, gutter or other permanent works ☐ Change classification
☐ Change location of existing ☐ Lawn Pipe
☐ Temporary entrance

Finished Material: ☒ Gravel ☐ Asphalt ☐ Concrete (if Commercial or Industrial, must be asphalt)

Classification: ☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

Culvert Size: _____ mm Diameter _____ m Length _____ Gauge _____ Not Required

Proposed Contractor: GEORGE BURNETT

Comments: APPROVED TO MAKE INTO A RESIDENTIAL ENTRANCE

APPROVAL

Roads: [Signature]
Operations Supervisor or Designate

Engineering: _____
Development Technician or Designate
or Senior Drainage Superintendent (Municipal Drains only)

JUNE 21/16
Date



Norfolk County
Public Works & Environmental Services
183 Main Street of Delhi
Delhi, Ontario N4B 2M3
519-582-2100 or 519-428-0020
Fax: 519-582-4571
norfolkcounty.ca

Copy

Lot Grading Exemption

Further to your written request, the Corporation of Norfolk County grants you relief from the Lot Grading Certificate as required under the Lot Grading and Drainage By-Law, 2009-216 for the property described as Part of Lot 20, Concession 1 STR, RP 37R-2698 Part of Part 1 (XX Talbot Street, Courtland (4795 Highway 59)) Norfolk County (Geographic Township of Middleton).

Roll#:331054102048000

This decision is based upon the information provided by the applicant on June 17, 2016.

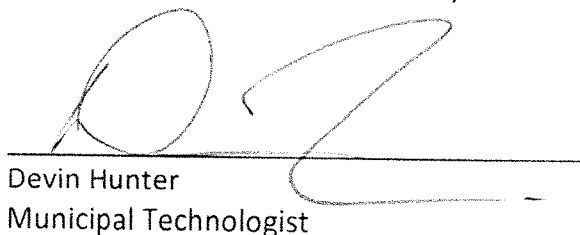
The County is not responsible in the event of flooding or drainage disputes.

Although a Lot Grading Certificate is not required, the builder/ owner must confirm that all other agencies approval requirements are met. We would recommend that the house be sited to provide positive drainage away from the building.

Should you have any questions or comments please contact the undersigned.

Dated at Norfolk County Engineering Division this 17th day of June 2016.

The Corporation of Norfolk County



Devin Hunter
Municipal Technologist



Norfolk County
Public Works & Environmental Services
183 Main Street of Delhi
Delhi, Ontario N4B 2M3
519-582-2100 or 519-428-0020
Fax: 519-582-4571
norfolkcounty.ca

Copy

Memo

To: Ed Chromczak

Mailing Address: 1454 Colonel Talbot Road
RR1 Courtland, Ontario
N0J 1E0

From: Norfolk County Engineering Division

Date: June 17, 2016

Subject: Lot Grading Exemption

Address: XX Talbot Street, Courtland (4795 Highway 59)

Legal Desc: Part of Lot 20, Concession 1 STR, RP 37R-2698 Part of Part 1

Roll No.: 331054102048000

Permit No.: 2016 - 204

A lot grading exemption has been approved and granted for the above mentioned property.

Please keep this memo for your files.

Regards,

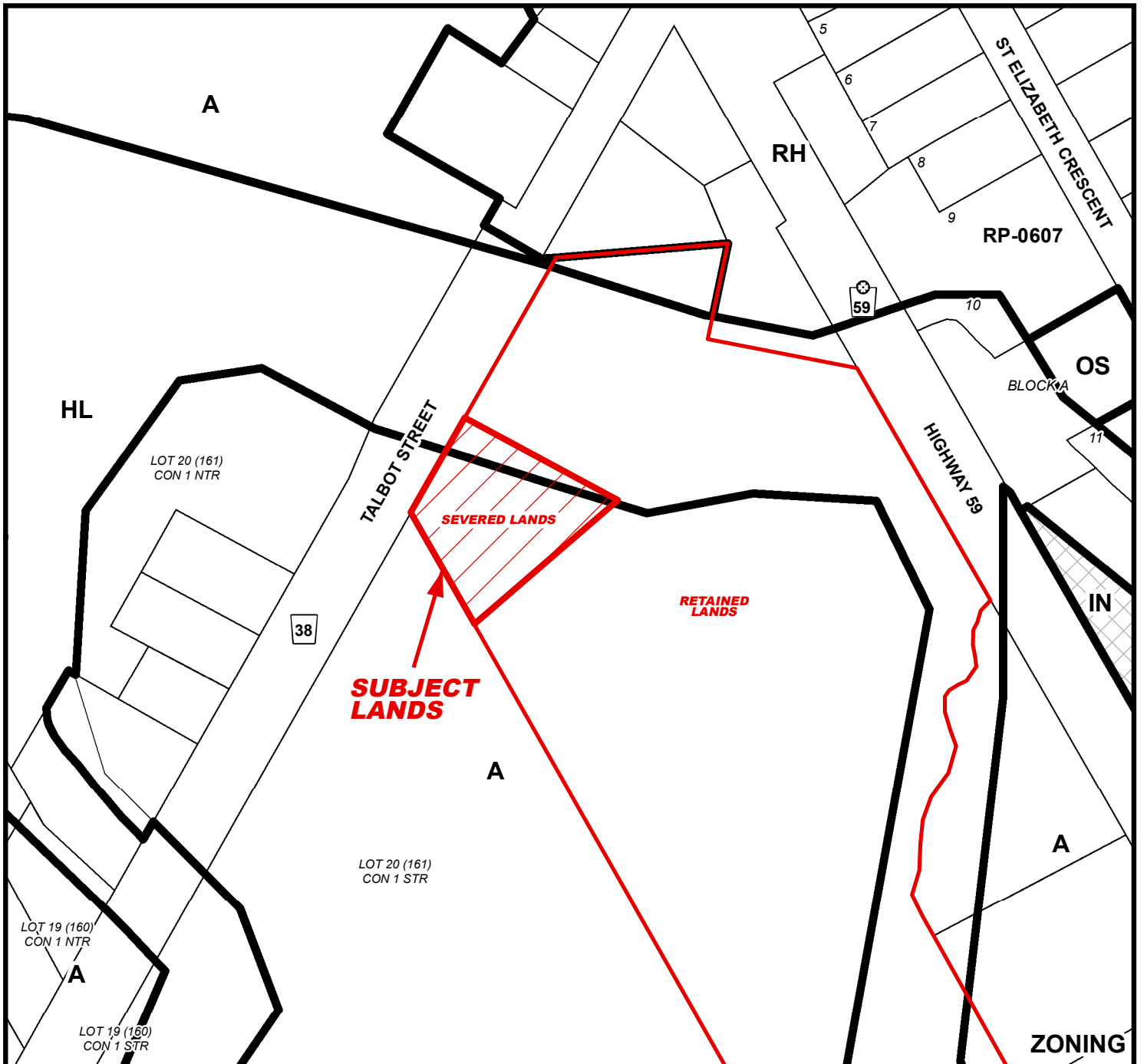
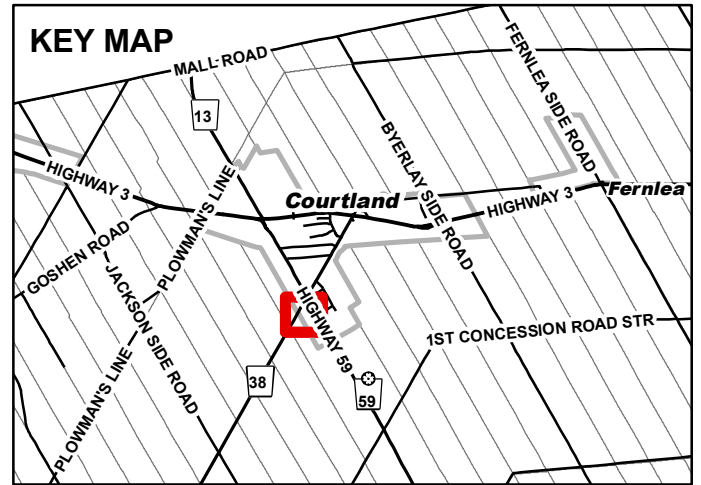
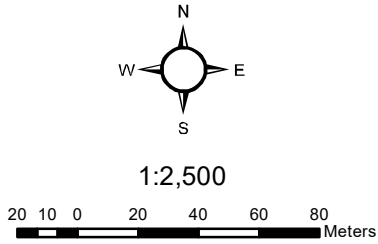
A handwritten signature in black ink, appearing to read "DH", written over a horizontal line.

Devin Hunter
Municipal Technologist

MAP 1

File Number: BNPL2017184

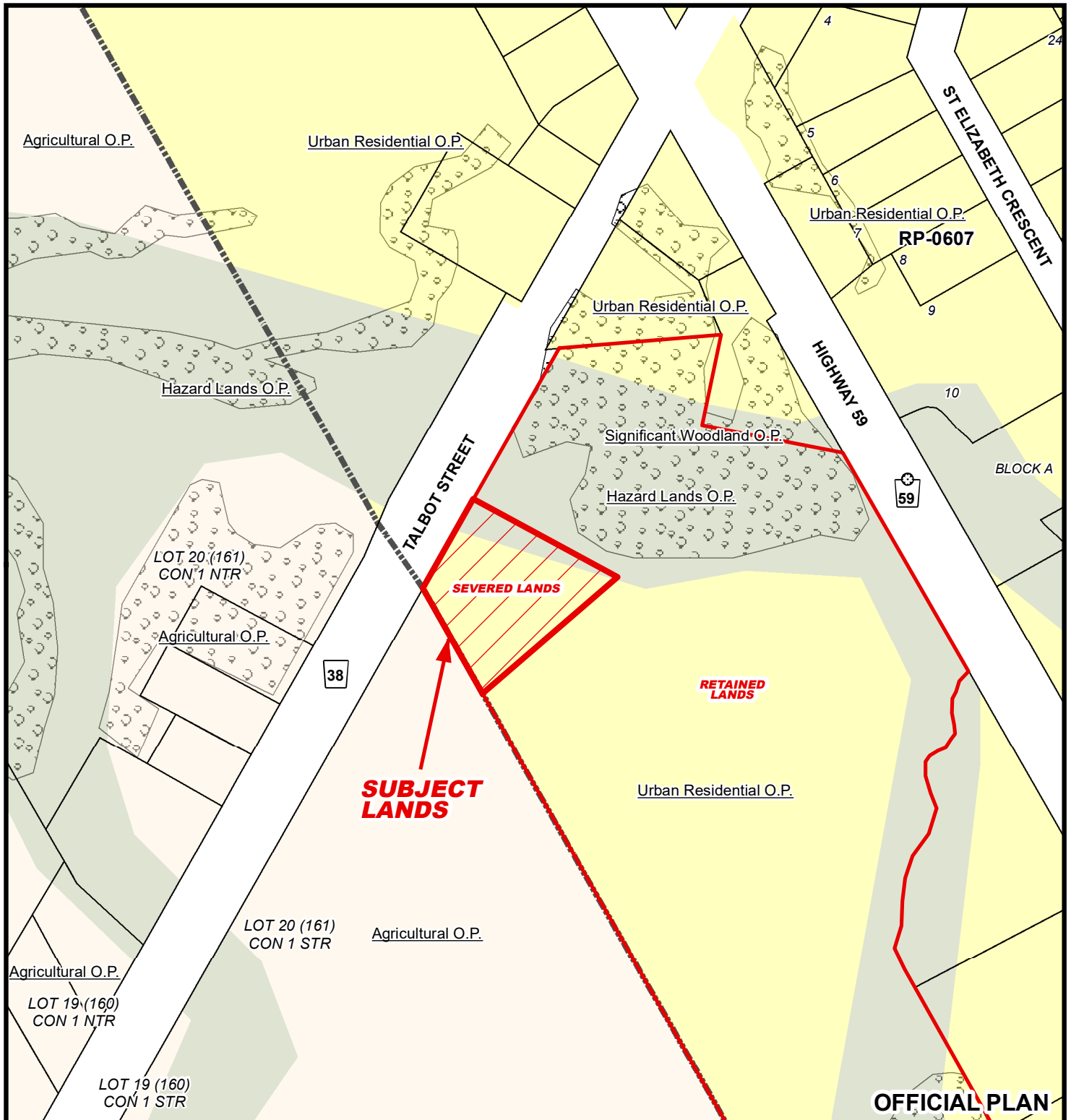
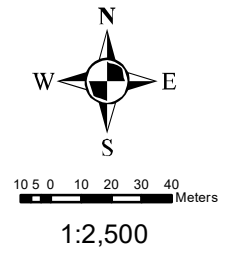
Geographic Township of
MIDDLETON



MAP 2

File Number: BNPL2017184

Geographic Township of MIDDLETON



MAP 3

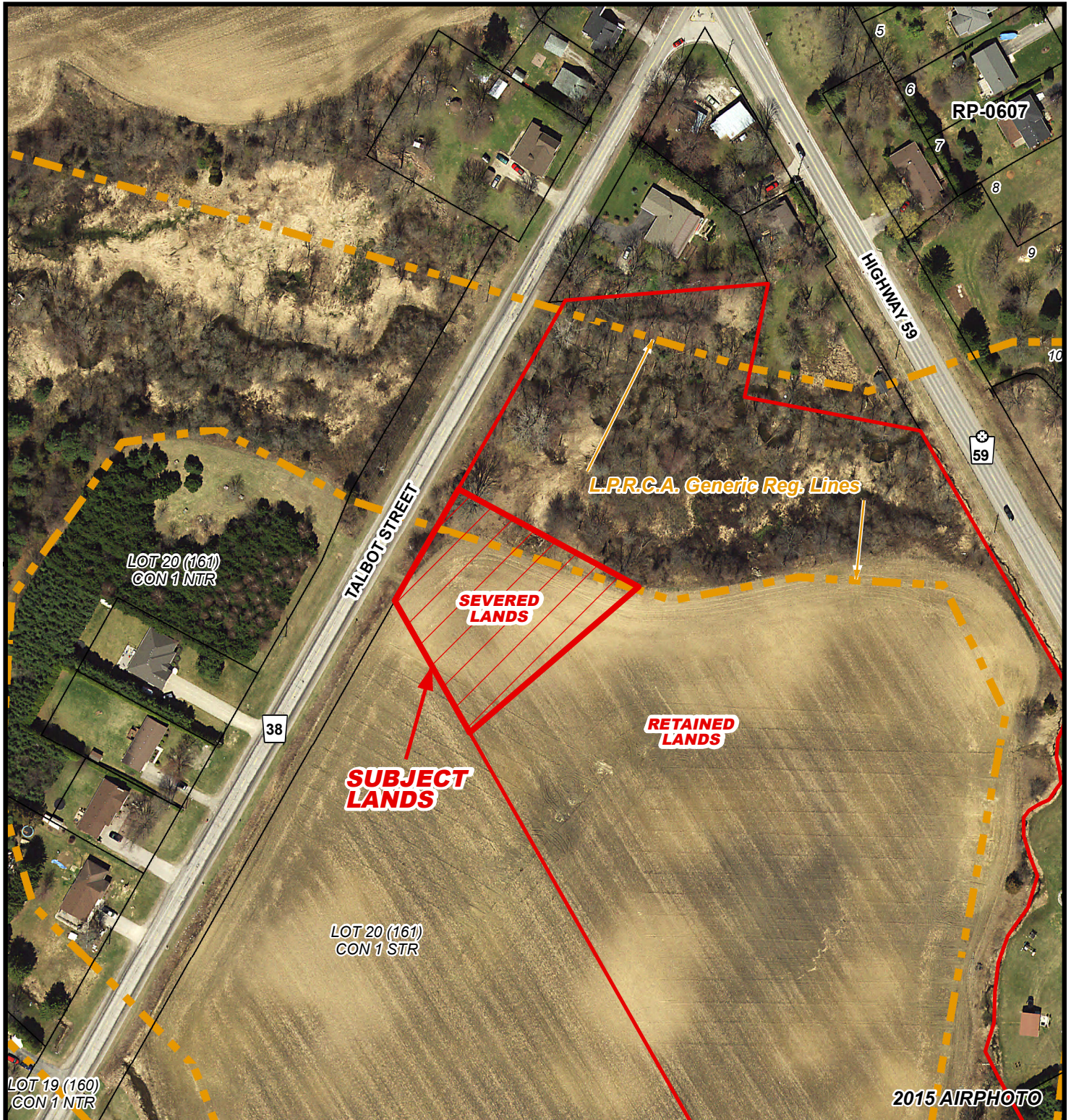
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Geographic Township of MIDDLETON

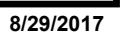


8 4 0 8 16 24 32 Meters

1:2,000



Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2017184

Geographic Township of MIDDLETON

