Alisha

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

Information contained within this box is for office use only			
Consent file number	BNPL20160029	Application fee	$2225
Zoning file number	ZNPL20160030	Conservation authority fee	n/a
Pre-consultation meeting on	Jan 28/16	OSSD form provided	yes
Application submitted on	Jan 28/16	Sign issued	
Complete application on	Feb 3/16		

Property assessment roll number: 3310- 493-040-26800

A. Applicant Information

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

R.J. Broiler Farms Ltd.

Address

2826 Hwy 3 - R.R.1 Simcoe N3Y4J9

Email address Rob@judgefarms.com Phone number (519) 428-0005

Agent name

R.C. Dixon

Address

277 Emily St. Simcoe N3Y1J5

Email address dixonr@amtelecom.net Phone number (519) 426-0456
cell 410-1632

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:

FCC Simcoe

Back to Table of Contents

B. Location and Legal Description Of Subject Lands

Geographic township	Charlotteville	Urban or hamlet area	
Concession number	6	Lot number	15
Registered plan number		Lot or block number	
Reference plan number	2°	Part number	
Frontage	275m ±	Depth	1353 m ±
Width	299.6m ±	Lot Area	40.05ha ±

Municipal civic address

1179 St. Johns Road 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:

Sever a dwelling made surplus through farm amalgamation.

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	7.53 m	Depth	180m ±
Width	variable	Lot Area	4545 m² plus driveway (857.02m)= 5402.52m² / 1.34 ac

Present use:

Agriculture / Residential

Proposed use:

Residential

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:

see attached sketch

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** in metric units:

Frontage	267.5 ~~[illegible]~~ m ±	Depth	1553 m ±
Width	299.6 m ±	Lot Area	39.0 ha ±

Present use:

Agriculture

Proposed use:

Agriculture

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:

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 change

Back to Table of Contents

D. Property Information

Present official plan designation:

Agriculture

Present zoning:

Agriculture

Is there a site specific zone on the subject lands?

no

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, R.J. BROKER FARMS LTD (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.

Owner Signature _____ Date Dec 7/15

EVALUATOR:

1. I, GERALD LIVINGSTON 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.

Evaluator Signature _____ Date Dec 7/15

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

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:

-

Uses of the subject lands:

Agriculture

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

100 years +

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

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:

local 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

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:

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)	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Wooded area	☐ Yes ☑ No	☑ Yes ☐ No ____ distance
Municipal landfill	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Floodplain	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Rehabilitated mine site	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Active mine site within one kilometre	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Active railway line	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Seasonal wetness of lands	☐ Yes ☑ No	☐ Yes ☑ No distance
Erosion	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Abandoned gas wells	☐ Yes ☑ No	☐ Yes ☑ 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):

individual well

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

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):

n/a

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

n/a

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:

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):

Municipal Road
Concession 7 Road

Name of road or street:

Concession 7 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):

Municipal Road

Name of road or street:

Concession 7 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:

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

—

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 front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site on the severed and retained lands;
9. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered;
10. The location of all lands previously severed from the parcel originally acquired by the current owner of the subject lands;
11. Current uses of land that is adjacent to the subject land;
12. Location of outside storage, refuse storage and disposal facilities; and
13. The legal description of the subject lands in question (lot, concession, registered plan number and former geographic township).

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.

Owner/Applicant/Agent Signature — Date: Dec. 17, 2015

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.

Owner/Applicant/Agent Signature — Date: Dec. 17, 2015

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*.

(R. C. Dixon)

Owner/Applicant/Agent Signature — Date: Jan 28/16

Declared before me at:

Commissioner of Oaths — Date

Back to Table of Contents

N. Owner's Authorization

If the applicant / agent 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 R.J. Broiler Farms Ltd. (Rob Judge) am/are the registered owner(s) of the lands that is the subject of this development application for a zoning by-law amendment.

I/We authorize R.C. Dixon 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 Signature — Date: Dec 7/15

Back to Table of Contents

Alternate formats can be provided upon request.

access NORFOLK Accessible formats available

Norfolk County
Working together with our community to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

Office Use Only	**File No.:**		**Date Received:**
Property Information	Municipal Address: 1177 ST. JOHN'S RD. W.		
Owner: R.J. BROILER FARMS LTD		Lot: 15	Concession: 6
Lot Area:	Lot Frontage:	Assessment Roll No. 493 040 26800 0000	
Purpose of Evaluation	☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other SEVERANCE		
Building Information	☑ Residential ☐ Commercial ☐ Industrial ☐ Agricultural		
Building Area:	No. of Bedrooms:	No. of Fixture Units: 7	Is the building currently occupied? Yes / (No) If No, how long? 6 months
Evaluator's Information	Evaluator's Name: GERALD LIVINGSTON	Company Name: LIVINGSTON EXCAVATING INC	
Address: 638 NORFOLK ST. S		Postal Code: N3Y 4K1	Phone: 519-426-6810
Email: LIVINGSTON@KWIC.COM		BCIN # 16633	
Site Evaluation	Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: SAND
Site Slope: ☐ Flat ☑ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☑ Dry		Depth of Water Table: 15 ft.
Surface Discharge Observed: Yes (No)	Odour Detected: Yes (No)		Current Weather (at time of evaluation): Sunny
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 CONCRETE		Size: 800 Gal.	Pump: Yes (No)
Distribution System: Area: ☑ Trench Bed ☐ Filter Medium	No. of Tile Runs: 5 @ 60'	Total Length of Tile: ~~60~~ (300')	Distance Between Tile Runs: 6
Tile Material: ☐ PVC ☑ Clay ☐ Other	Ends: ☑ Capped ☐ Joined	Cover: ☐ Filter Cloth ☑ Sand ☑ Top Soil ☑ Seeded	

Setbacks:	Tank	Distribution Pipe
Distance to Buildings & Structures (ft)	6'	300
Distance to Bodies of Water (ft)		
Distance to Nearest Well (ft)	48 metres	
Distance to Proposed Property Lines	Front 40 Rear 130' Side 10' Side 160'+	Front ____ Rear ____ Side ____ Side ____

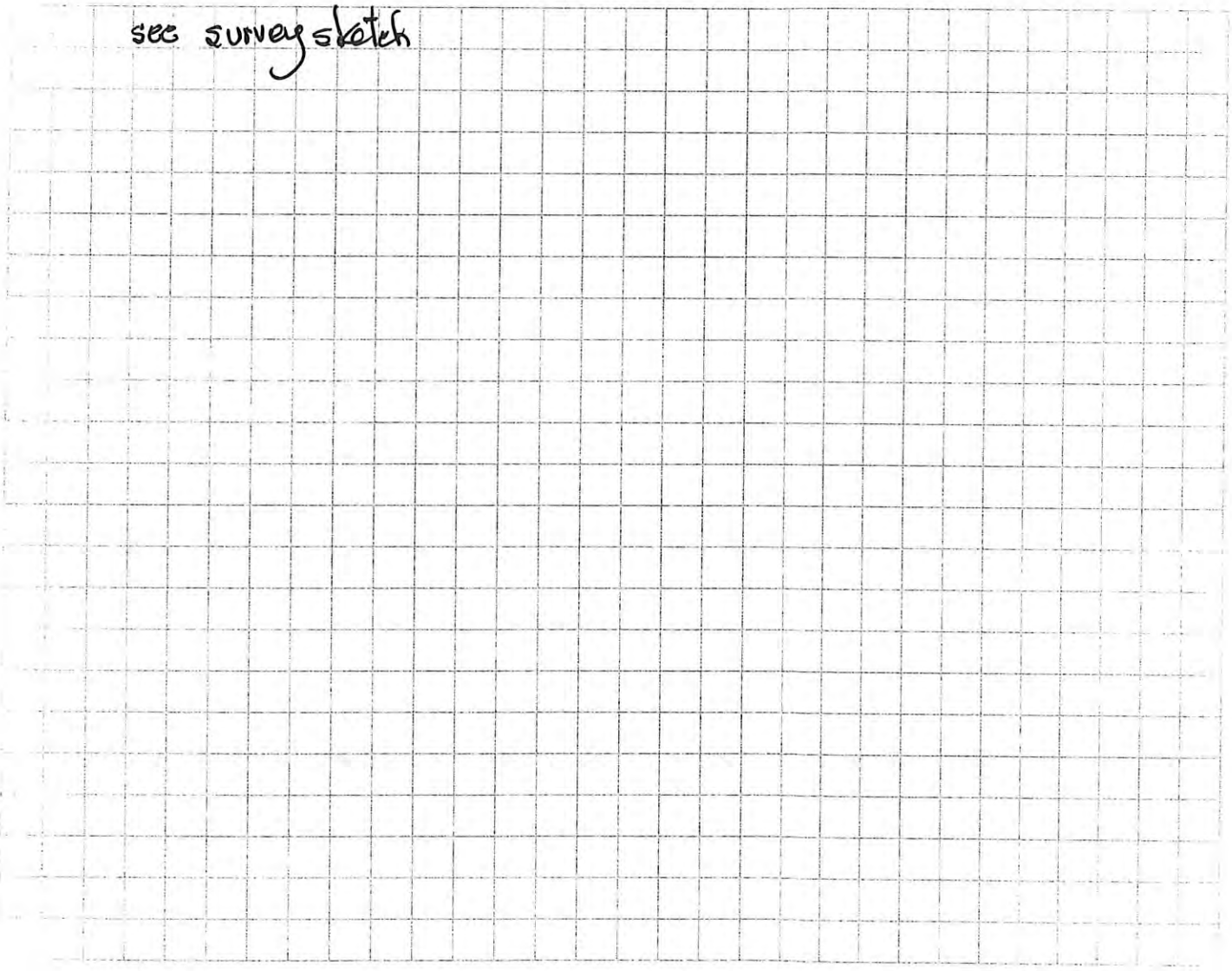
On Site Sewage Disposal System Location Plan

DATE: _____ APPLICATION NUMBER: _____

OWNER R. J. BROILER FARMS LTD EVALUATOR LIVINGSTON EXCAVATING INC

PROPERTY ADDRESS 1177 ST. JOHN'S RD. W

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.

SKETCH FOR SEVERANCE APPLICATION

OF PART OF

LOT 15, CONCESSION 6

IN THE GEOGRAPHIC

TOWNSHIP OF CHARLOTTEVILLE

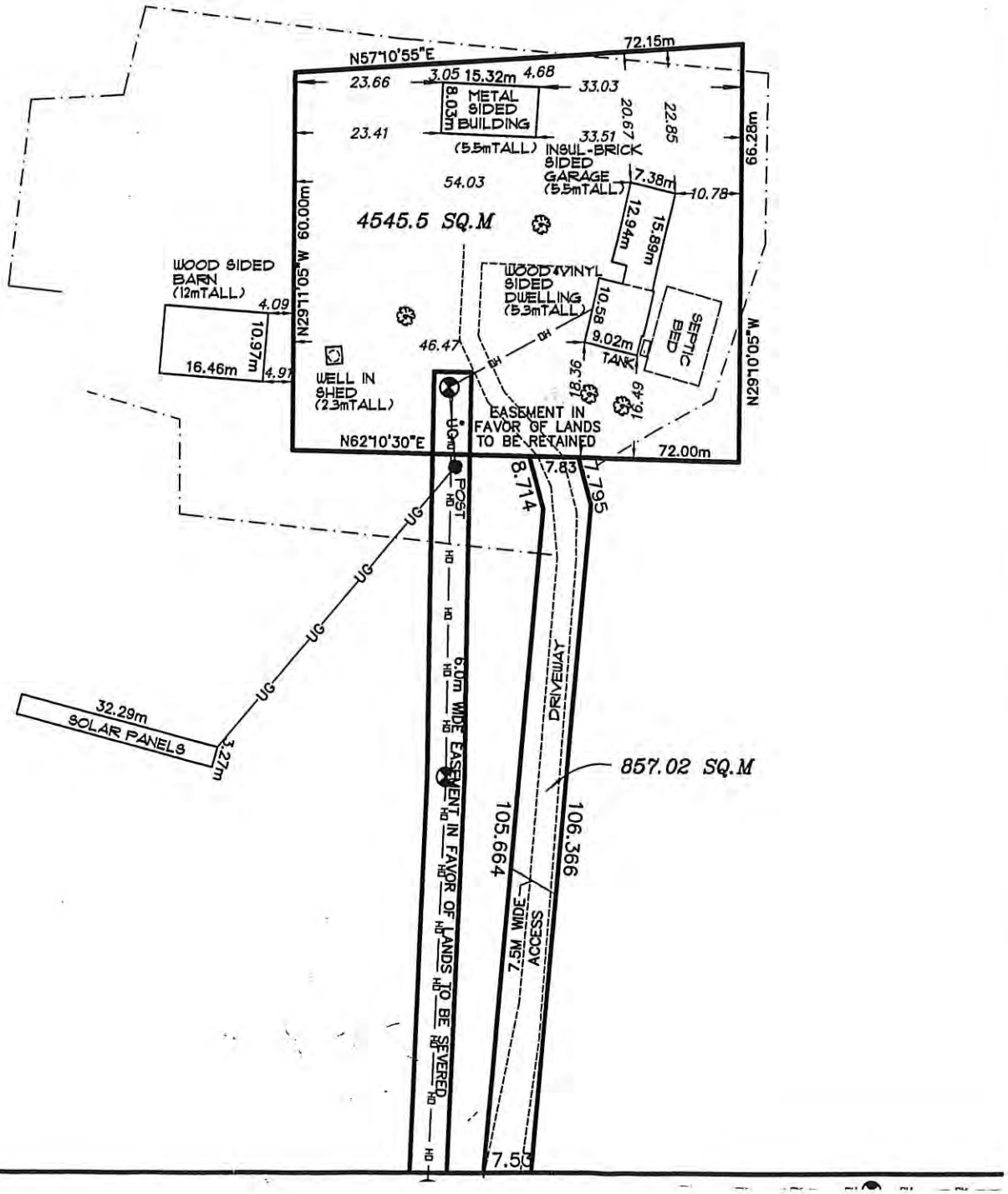
IN

NORFOLK COUNTY

SCALE: 1 : 1000

JEWITT AND DIXON LTD.

SEPTEMBER 12, 2015



MAP 1
File Number: BNPL2016029 & ZNPL2016030

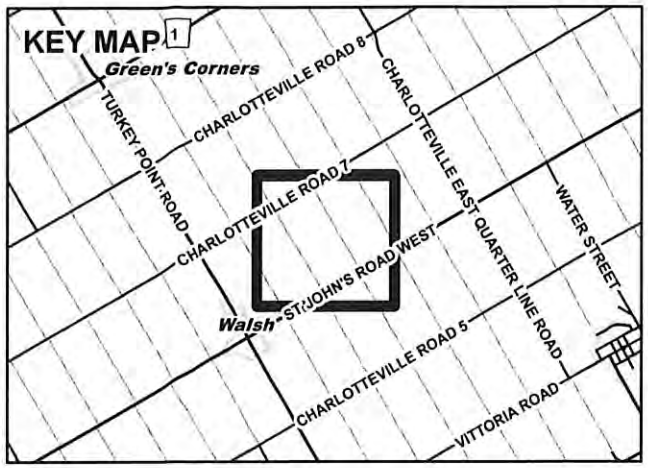
Geographic Township of

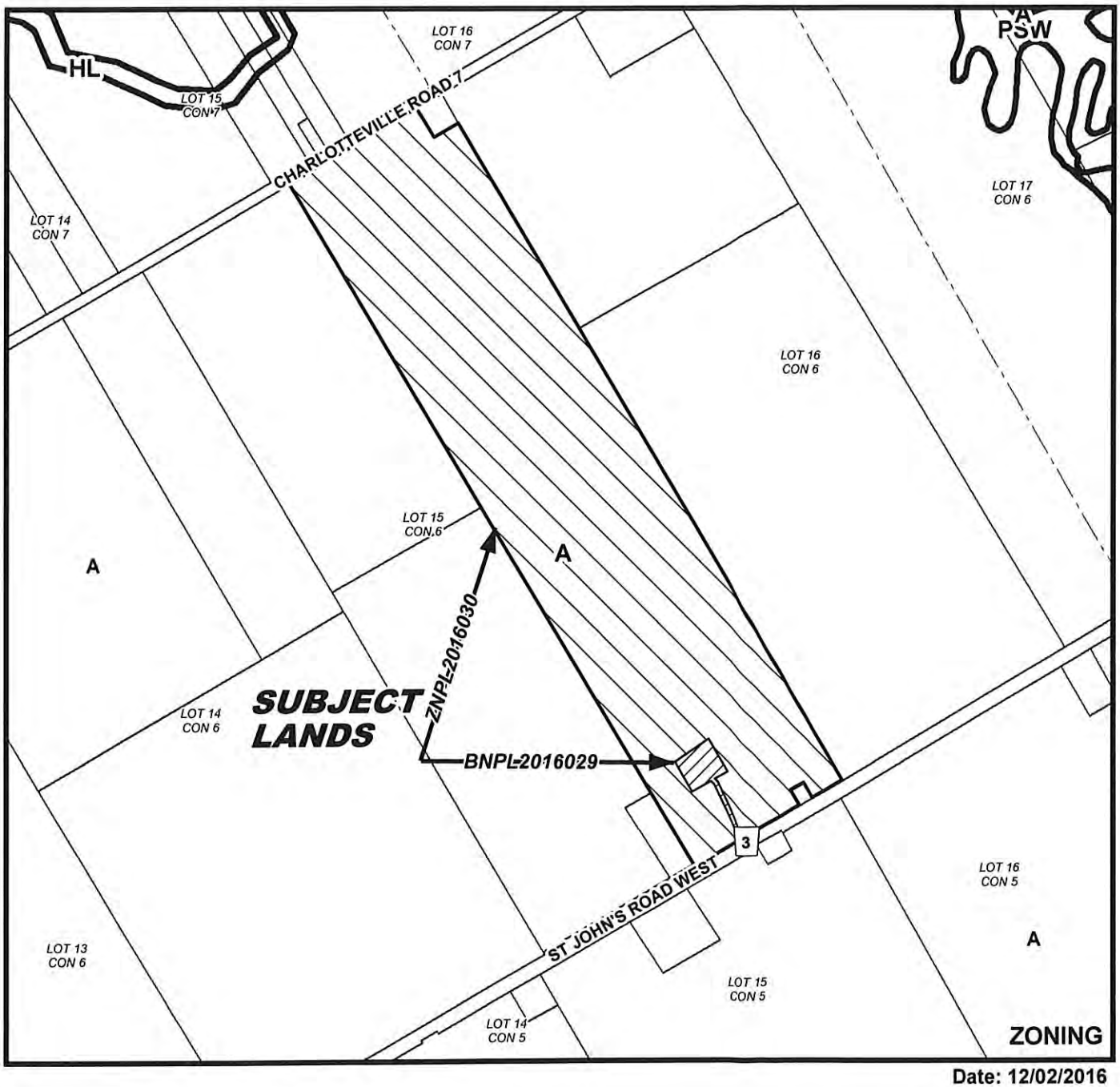
CHARLOTTEVILLE

N
W E
S

1:10,000

80 40 0 80 160 240 320 Meters

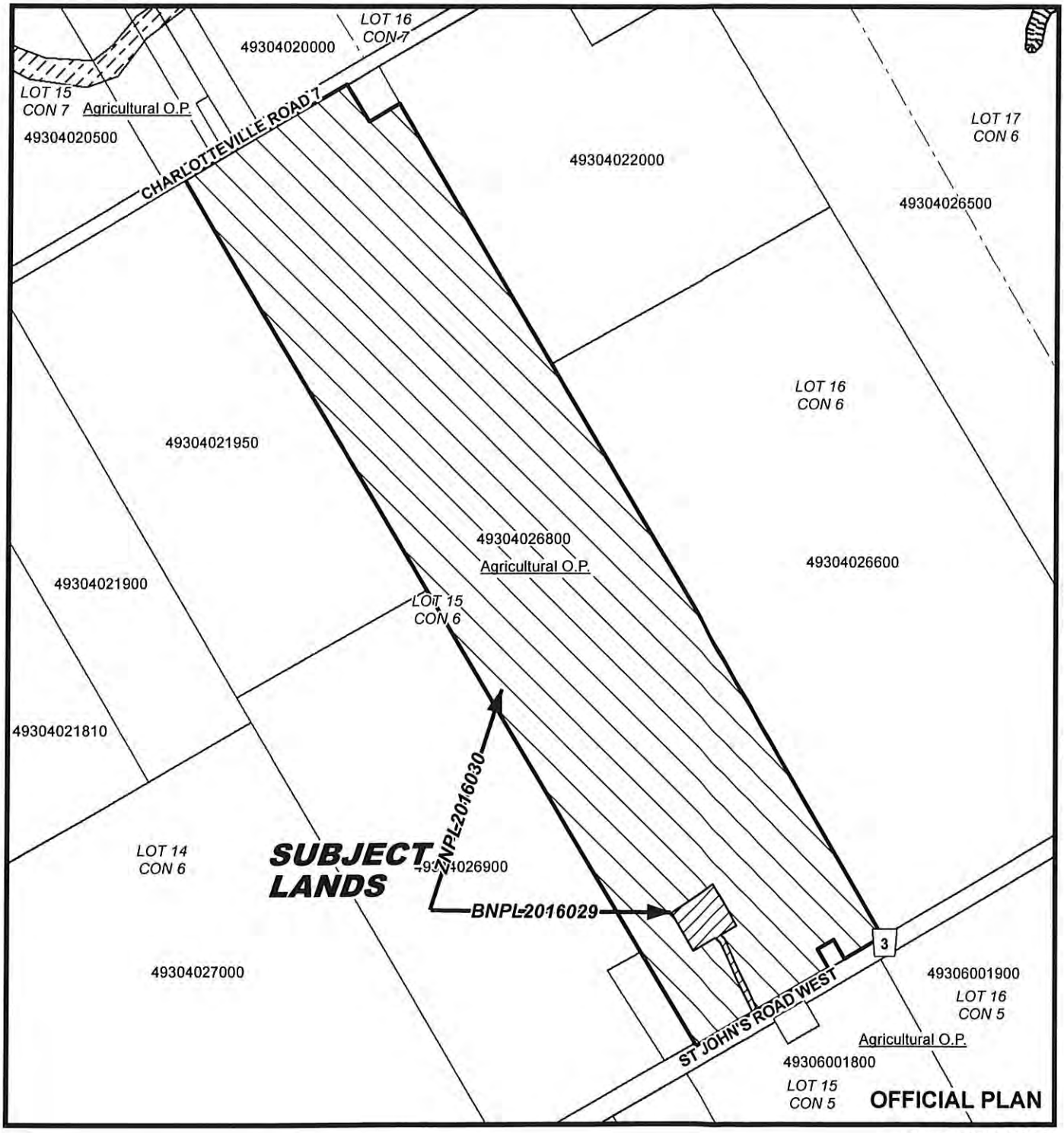




Date: 12/02/2016

MAP 2
File Number: BNPL2016029 & ZNPL2016030
Geographic Township of CHARLOTTEVILLE

N
W E
S
3015 0 30 60 90 120 Meters
1:7,500



Date: 12/02/2016

MAP 3
File Number: BNPL2016029 & ZNPL2016030
Geographic Township of CHARLOTTEVILLE

N
W E
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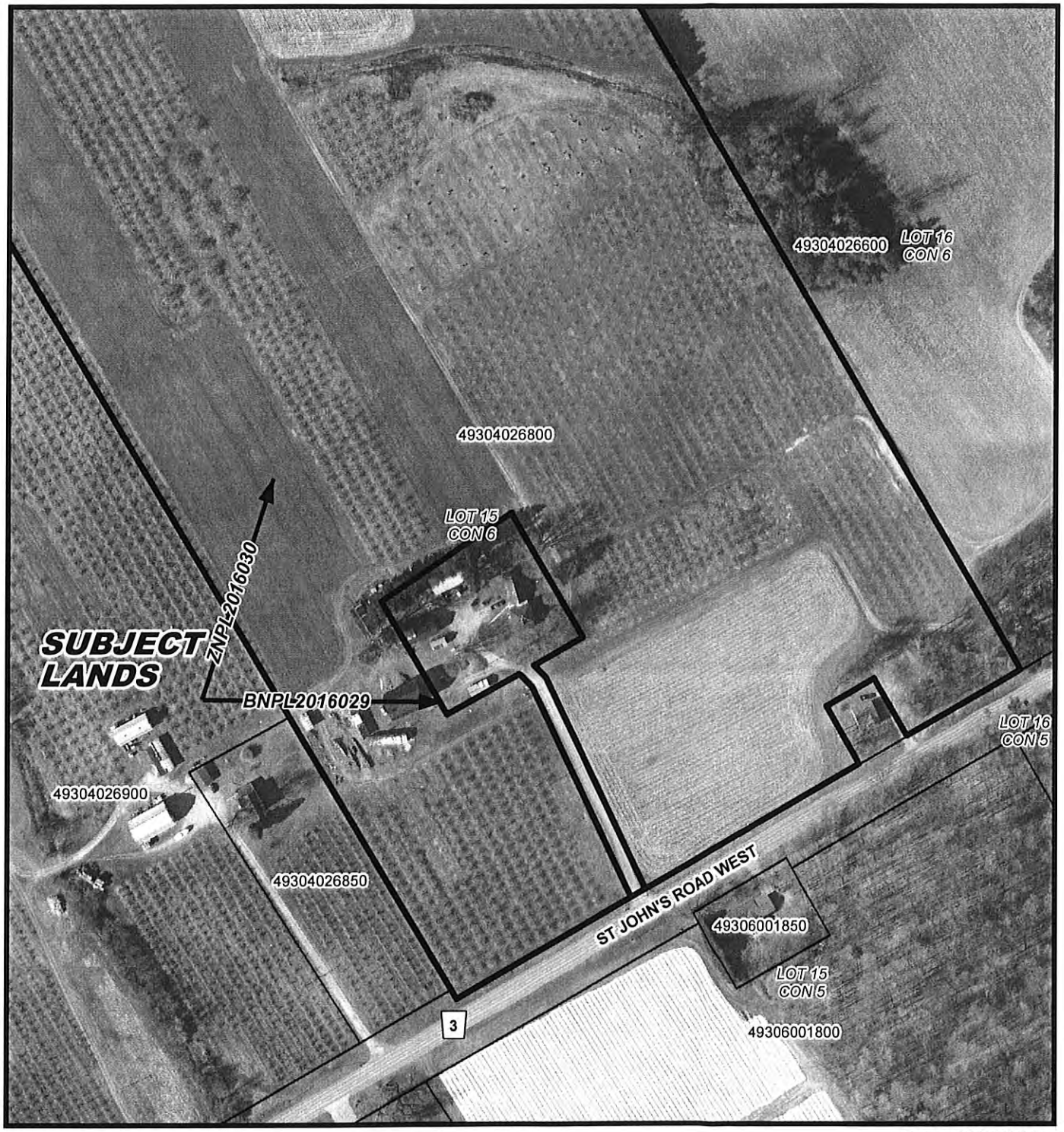
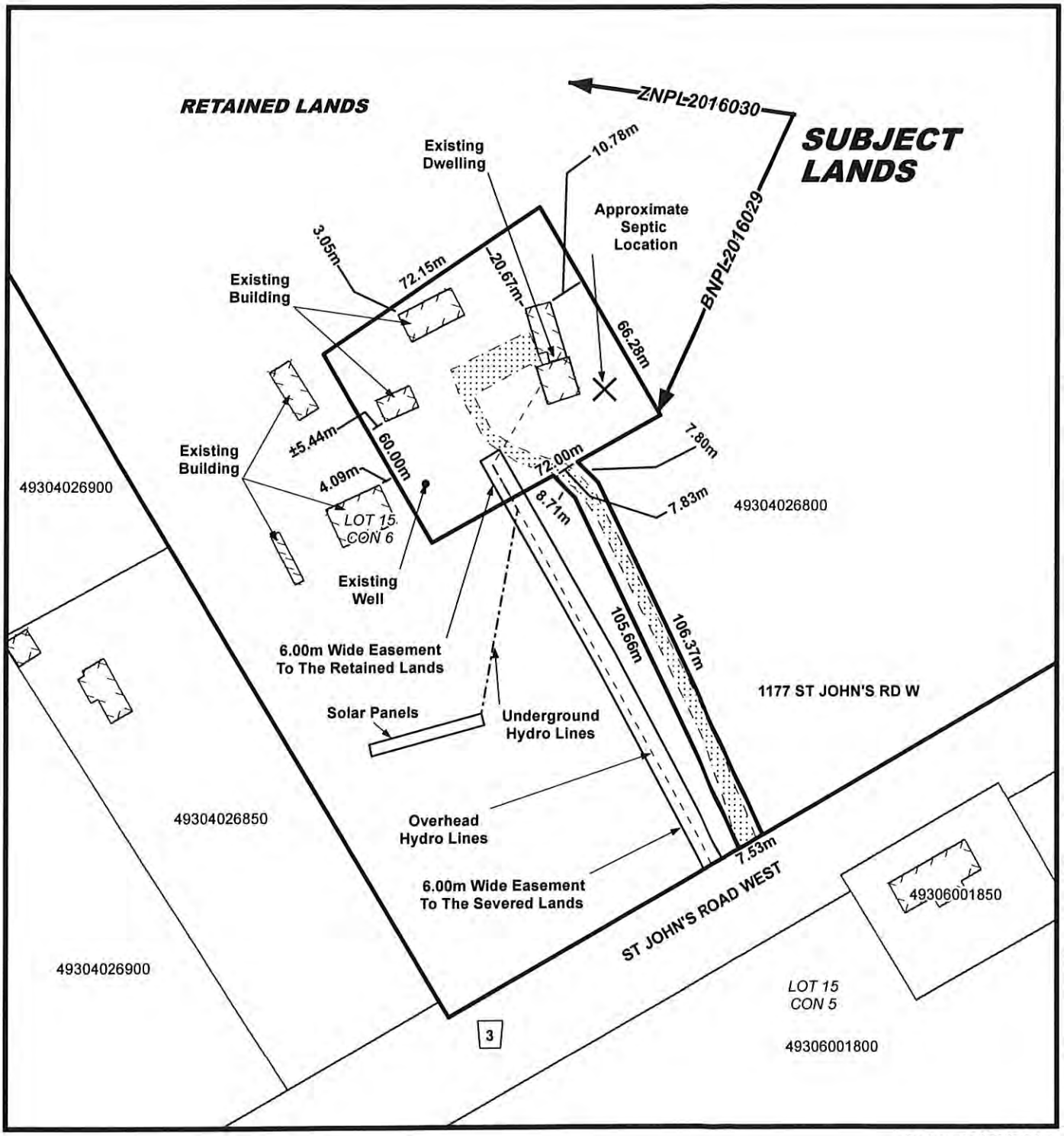
10 5 0 10 20 30 40 Meters
1:2,500



Date: 12/02/2016

MAP 4
File Number: BNPL2016029 & ZNPL2016030
Geographic Township of CHARLOTTEVILLE

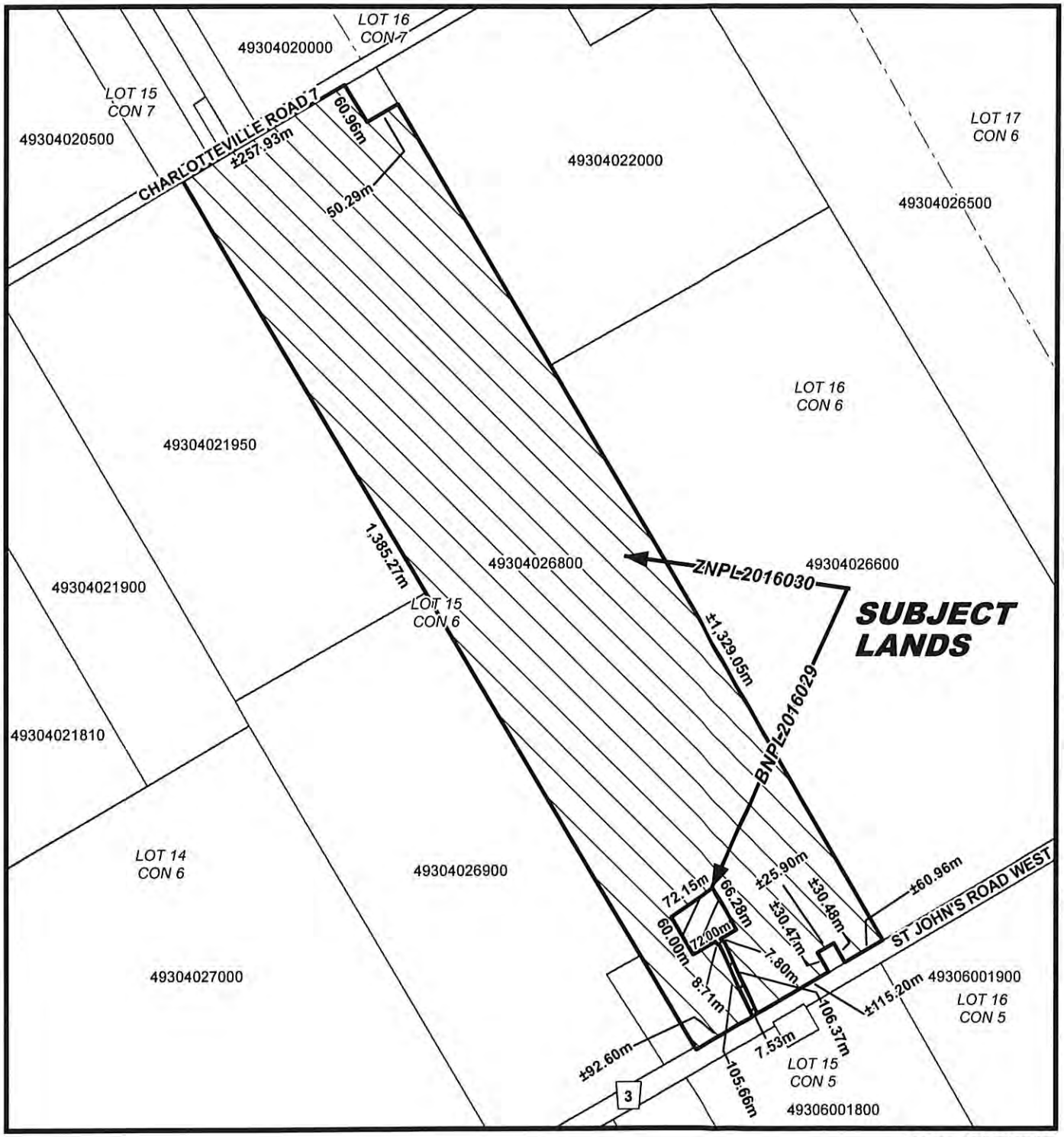
N
W E
S
6 3 0 6 12 18 24 Meters
1:1,500



Date: 12/02/2016

MAP 5
File Number: BNPL2016029 & ZNPL2016030
Geographic Township of CHARLOTTEVILLE

N
W E
S
3015 0 30 60 90 120 Meters
1:7,500



Date: 12/02/2016