

Alisha

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Consent file number	<u>BNPL2016289</u>	Application fee	<u>\$2225</u>
Zoning file number	<u>ZNPL2016290</u>	Conservation authority fee	<u>N/A</u>
Pre-consultation meeting on	<u>July 20/16</u>	OSSD form provided	<u>yes</u>
Application submitted on	<u>Oct 3/16</u>	Sign issued	<u></u>
Complete application on	<u>Oct 3/16</u>		

Property assessment roll number: 3310- 542-010-19900-0000

A. Applicant Information

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

Danielle Carruthers

Address

574 13th Conc. Langton, ON NOE160

Email address dcarruthers13@gmail.com Phone number 519-875-4201

Agent name

Address

Email address

Phone number

Owner name

Van Tyghem Farms Inc.

Address 621 13th Conc. Langton, ON NOE160

Email address vantmvt@kwic.com Phone number 519-875-2232

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:

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B. Location and Legal Description Of Subject Lands

Geographic township North Walsingham Urban or hamlet area urban

Concession number 12 Lot number 7

Registered plan number _____ Lot or block number _____

Reference plan number _____ Part number _____

Frontage 567.7 m Depth 700 m

Width 611.35 m Lot Area 100 ac

Municipal civic address

574 13th Concession Road, RR#1, Langton, ON N0E 1G0

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

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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 surplus farm dwelling.

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):

Danielle Carruthers

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
UawTyghem Farms	100	- 85	Tobacco . Rye .	☒ Yes ☐ No	1970
542-010-19900-0000	191	- .91	Tobacco	☐ Yes ☒ No	
542--010-43310-0000	152	.52	Tobacco	☒ Yes ☐ No	1966 approx
542-010-43320-0000	100	125	Tobacco	☐ Yes ☐ No	1965 approx
542-010-16600-0000-125	411	411	Tobacco	☐ Yes ☒ No	
542-010-43300-0000-411				☐ Yes ☐ No	
				☐ Yes ☐ No	
				☐ Yes ☐ No	

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

Frontage 84.192 m Depth 67 m
Width irregular Lot Area 5209 sq m /
84.192m 1.2800

Present use:

Residential

Proposed use:

Residential - single family dwelling

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:

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:

- 1- home
- 1 - detached garage / shed
- 1 - 20x30 ft detached garage

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

Frontage	483.5 m	Depth	700 m
Width	611.35 m	Lot Area	98.12 ac

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 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:

none

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D. Property Information

Present official plan designation:

Agricultural

Present zoning:

Agricultural (A)

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:

Name of the transferee for each parcel:

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

June 24, 2016

Uses of the subject lands:

Agriculture + Residential (single family dwelling)

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

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:

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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:

Fourth generation owner - prior 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

Storage tank of diesel + gas for farm machinery use.

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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:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

Is the above information for other development applications attached?

☐ Yes

☐ No

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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? 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)	☐ 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

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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):

individual well

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

septic tank + tile bed (for barn)

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 - maintained all year

Name of road or street:

13th Concession 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 - maintained all year

Name of road or street:

13th Concession Road

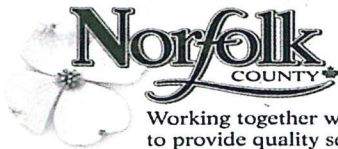
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I. Other Information

Is there a time limit that affects the processing of this development application?

☐ Yes

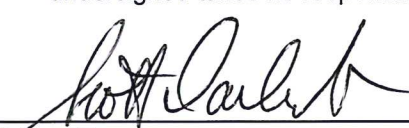
☒ No



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

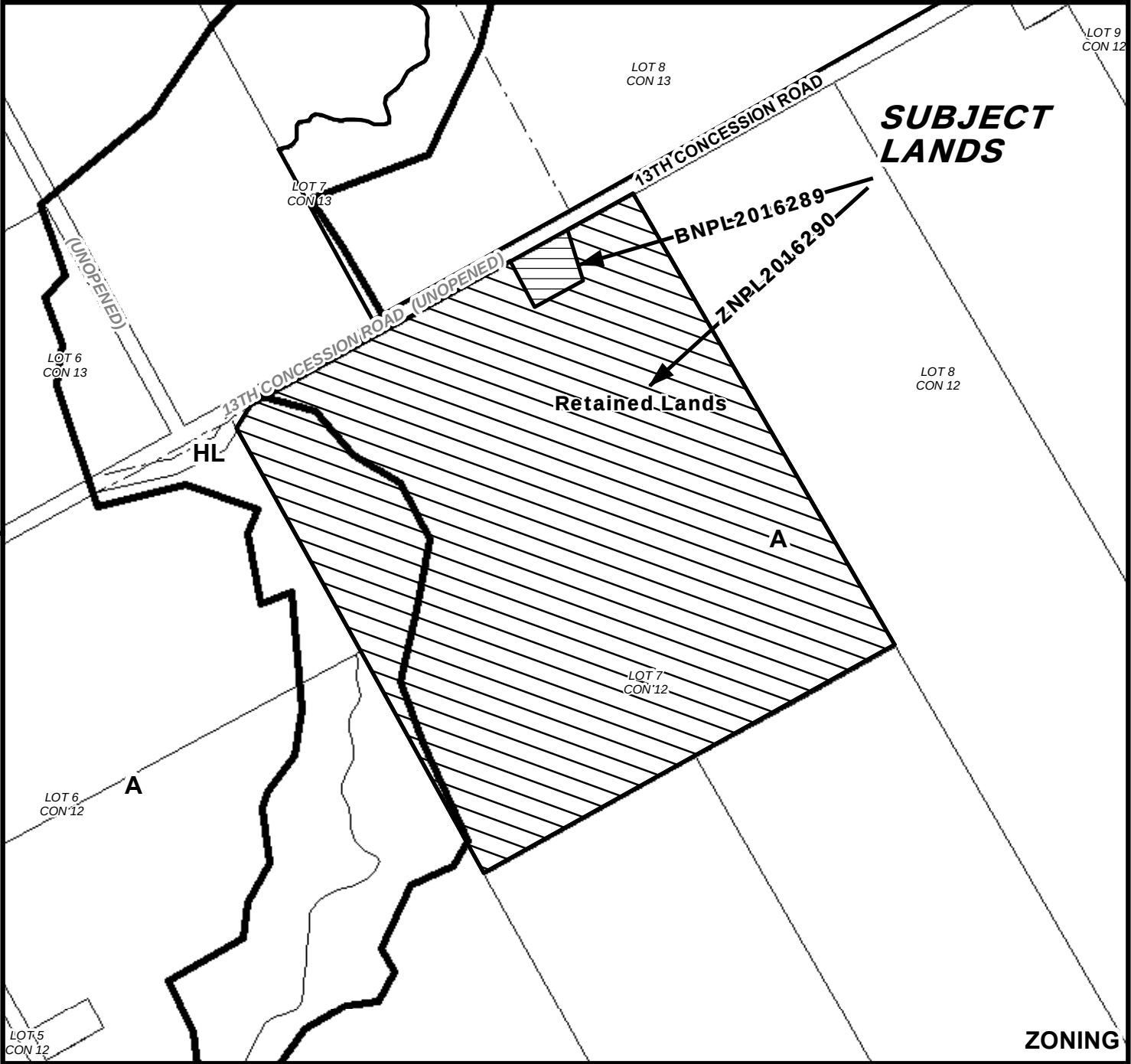
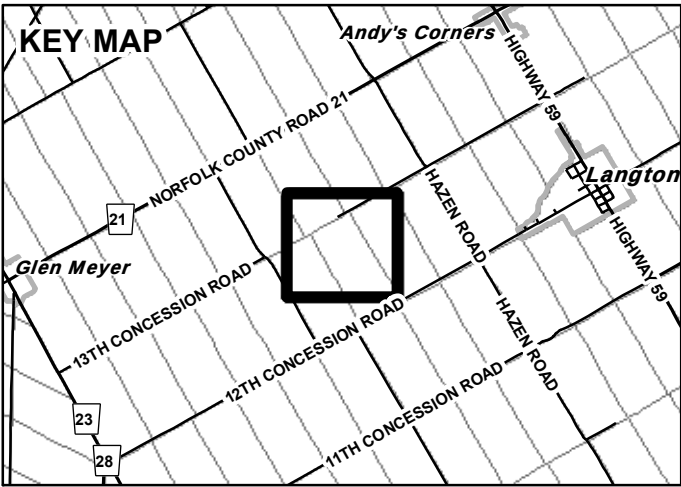
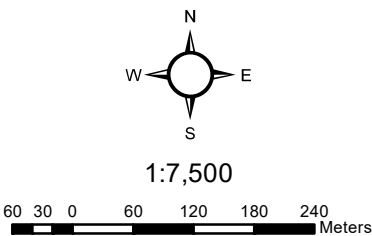
OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>574 13th Cone Rd. Langton. ON. N0E7G0</u>			
Owner: <u>Mike VanTyghem</u>		Lot: <u>7</u>		Concession: <u>12</u>	
Lot Area: <u>1.28 A</u>	Lot Frontage: <u>84.192m</u>	Assessment Roll No. <u>3310-542-010-19900-0000</u>			
PURPOSE OF EVALUATION	☒ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____				
BUILDING INFORMATION	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural				
Building Area: <u>1900 sq ft.</u>	No. of Bedrooms: <u>4</u>	No. of Fixture Units: <u>18</u>	Is the building currently occupied? <u>Yes</u> / No If No, how long?		
EVALUATOR'S INFORMATION	Evaluator's Name: <u>SCOTT DARLINGTON</u>		Company Name: <u>DARLINGTON URRING - PUBB LTD</u>		
Address: <u>RR # 1 DECHI ONT</u>	Postal Code: <u>N4B 2W4</u>		Phone: <u>519 875-2571</u>		
Email: <u>scott@darlingtonwp.com</u>	BCIN # <u>15833</u>				
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): <u>LAWN</u>			Soil Type: <u>SAND</u>	
Site Slope: ☒ Flat ☐ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: <u>> 40</u> ft.		
Surface Discharge Observed: Yes <u>No</u>	Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation): <u>SUNNY 24°C</u>		
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: <u>1000</u> Gal.		Pump: Yes <u>No</u>	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: <u>6</u>	Total Length of Tile: <u>360'</u>	Distance Between Tile Runs: <u>6'</u>	
Tile Material: ☒ PVC ☐ Clay ☐ Other _____		Ends: ☒ Capped ☐ Joined	Cover: ☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded		
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>7'</u>		<u>18'</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>190'</u>		<u>220'</u>	
Distance to Proposed Property Lines		Front <u>190'</u> Rear <u>50'</u> Side <u>100'</u> Side <u>110'</u>		Front <u>200'</u> Rear <u>11'</u> Side <u>20'</u> Side <u>100'</u>	

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 <u>Note:</u> 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, <u>Mike Van Tyghem</u> (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 <u>Oct 2/16</u> Date
EVALUATOR:	1. I, <u>SCOTT DARLINGTON</u> 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 <u>Oct 2/2016</u> Date
BUILDING DIVISION COMMENTS	Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. _____ Chief Building Official or designate _____ Date

MAP 1

File Number: BNPL2016289 &
ZNPL2016290

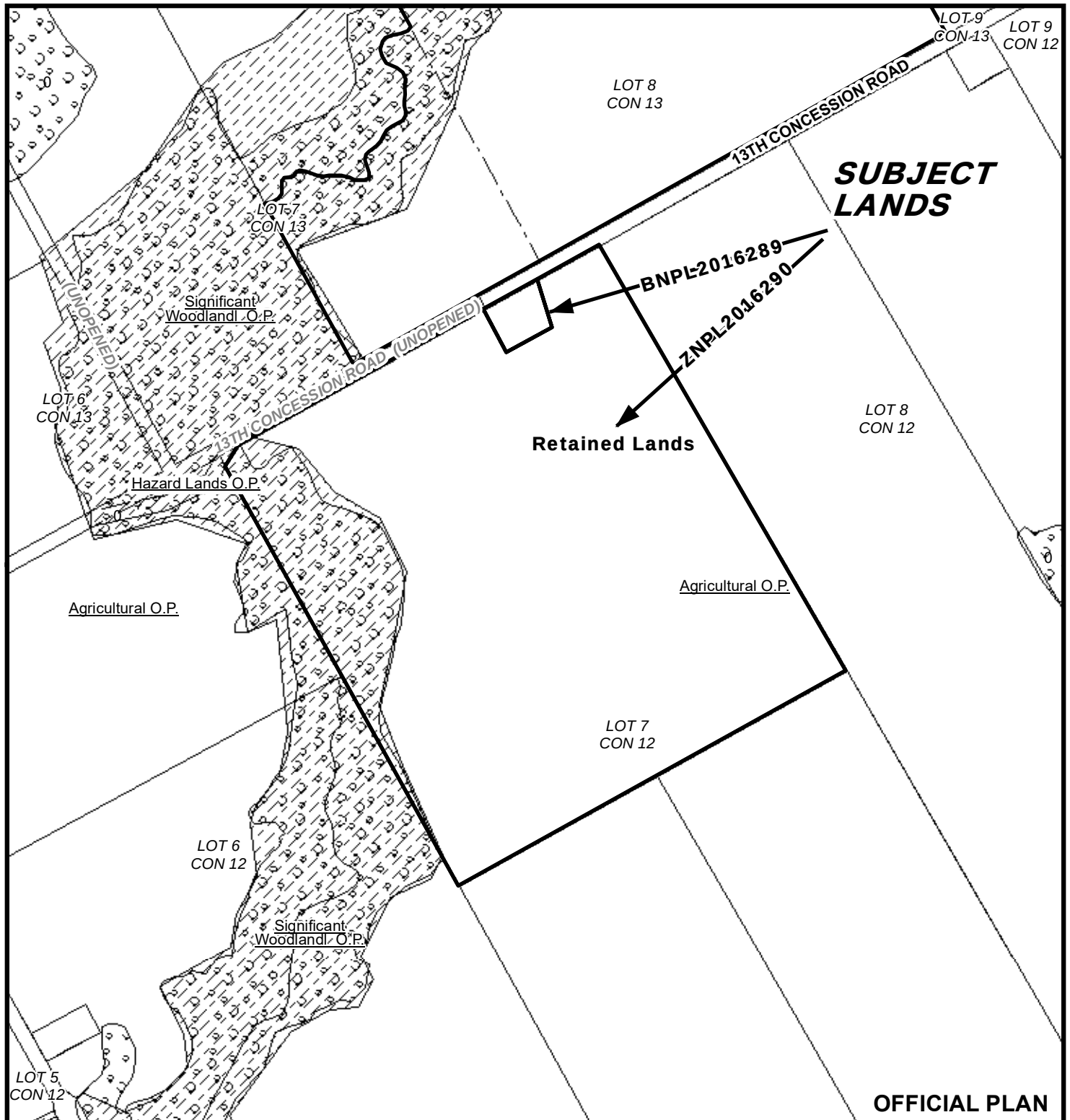
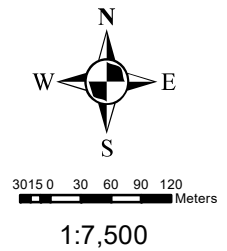
Geographic Township of
NORTH WALSINGHAM



MAP 2

File Number: BNPL2016289 & ZNPL2016290

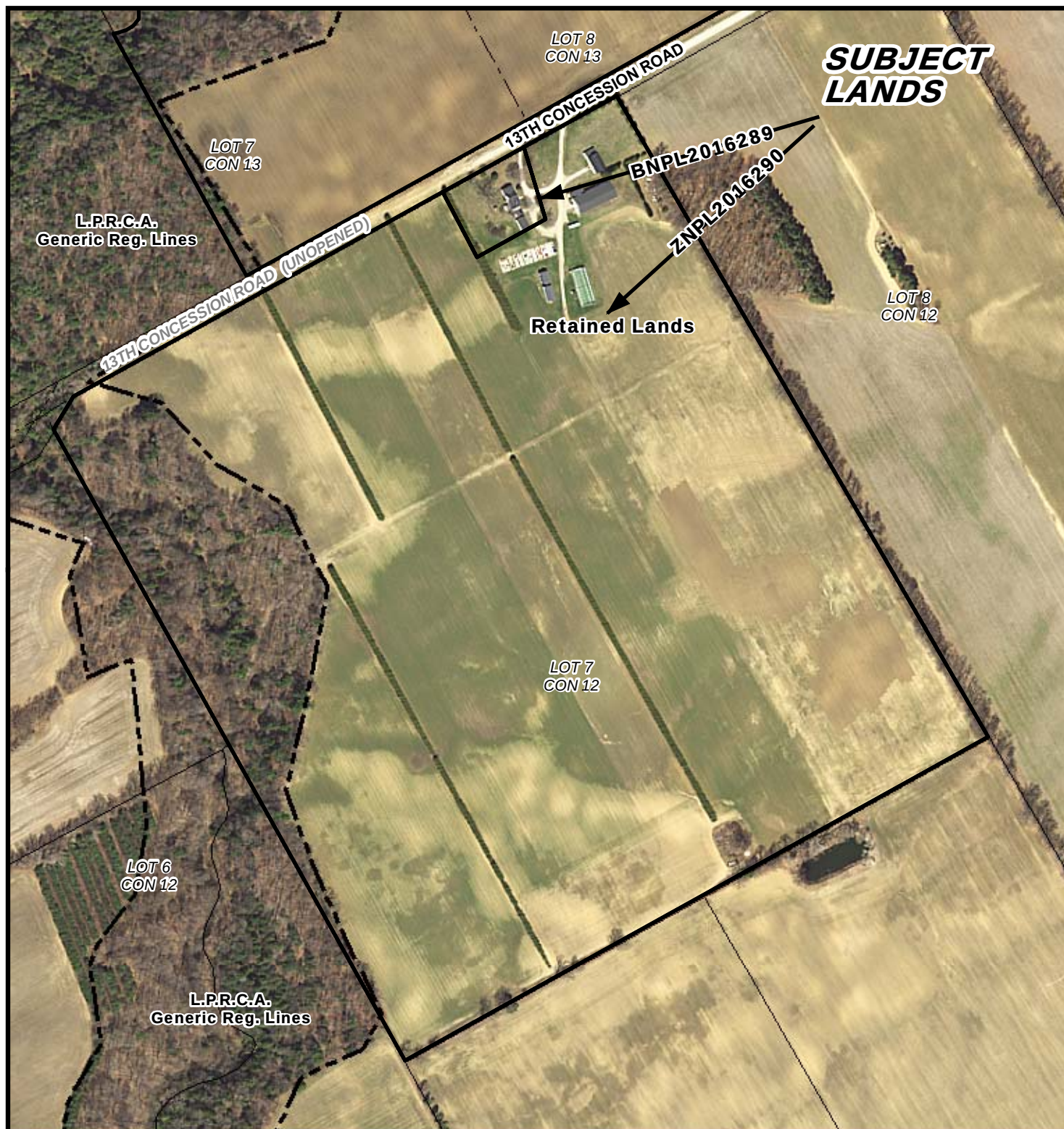
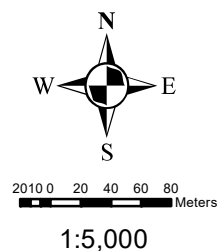
Geographic Township of NORTH WALSINGHAM



MAP 3

File Number: BNPL2016289 & ZNPL2016290

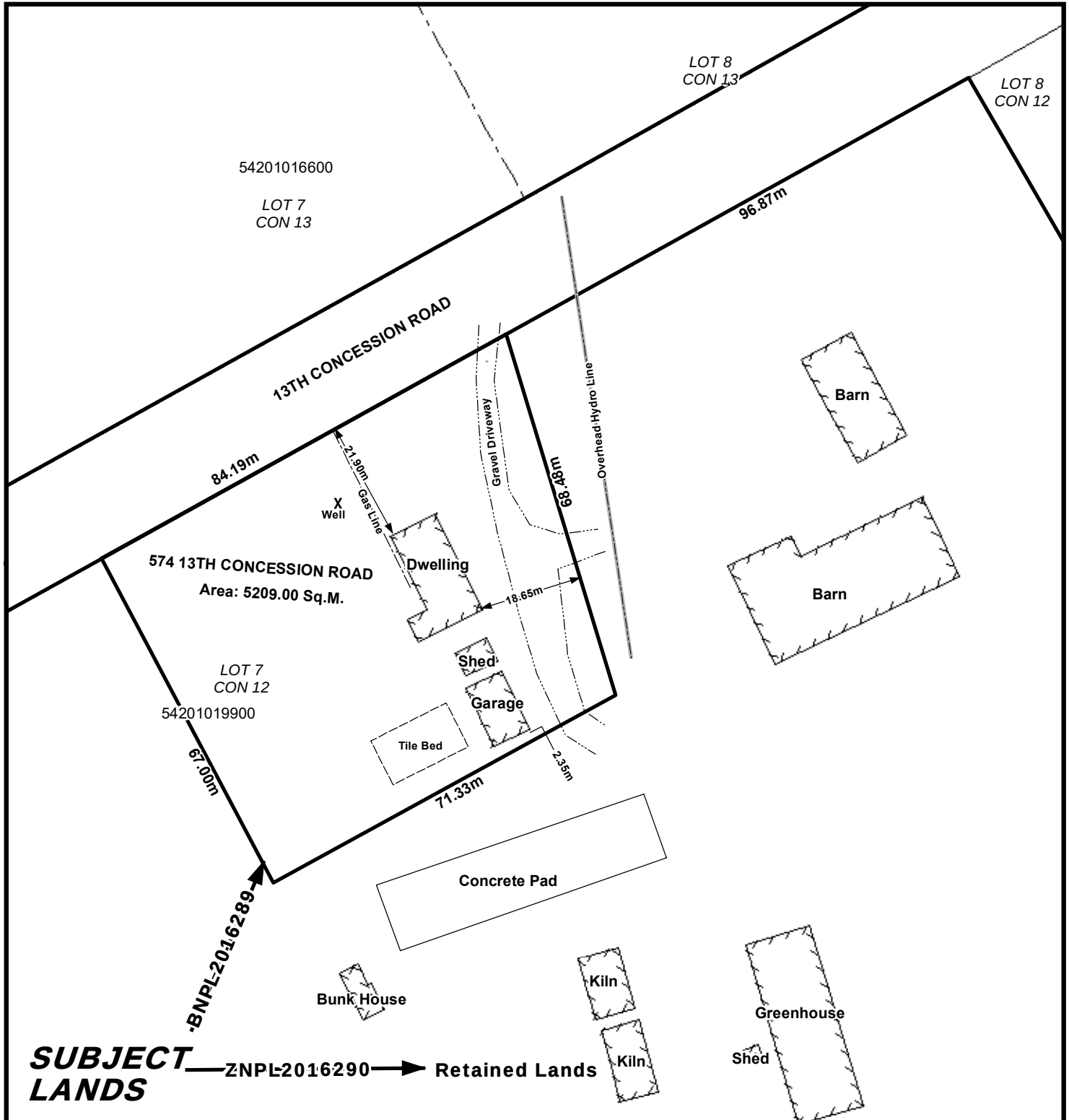
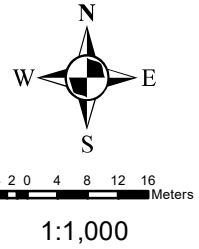
Geographic Township of NORTH WALSINGHAM



MAP 4

File Number: BNPL2016289 & ZNPL2016290

Geographic Township of NORTH WALSINGHAM



MAP 5

File Number: BNPL2016289 & ZNPL2016290

Geographic Township of NORTH WALSHINGHAM

