

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

Information contained within this box is for office use only

Consent file number BNPL2016321Application fee \$2225Zoning file number ZNPL2016322Conservation authority fee n/aPre-consultation meeting on Sept 29/16OSSD form provided yesApplication submitted on Oct 24/16

Sign issued _____

Complete application on Oct 24/16Property assessment roll number: 3310- 491-021-21000-0000**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
RR1 Simcoe, ON
N3Y 4J9

Email address

Phone number (519) 428-0005**Agent** name R.C. DixonAddress 277 Emily St.
Simcoe, ON
N3Y 1J5Email address dixonr@amtelecom.netPhone number (519) 426-0456
cell 416-1632**Owner** name as above applicantAddress -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:

B. Location and Legal Description Of Subject Lands

Geographic township	Windham	Urban or hamlet area	
Concession number	11	Lot number	6
Registered plan number	-	Lot or block number	-
Reference plan number	-	Part number	-
Frontage	177 m ±	Depth	570 m ±
Width	177 m ±	Lot Area	9.72 ha
Municipal civic address	1271 Windham Rd. 12		

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 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:

This application is to sever a dwelling made surplus by farm amalgamation.

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

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
491-021-21000-0000	24 ac.	22 ac.		☒ Yes ☐ No	
491-026-53500-0000	139 ac.		corn	☒ Yes ☐ No	
493-020-01400-0000	48 ac.		corn	☒ Yes ☐ No	
				☐ Yes ☐ No	
				☐ Yes ☐ No	
				☐ Yes ☐ No	
				☐ Yes ☐ No	

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

Frontage 103.2 m

Depth irregular

Width irregular

Lot Area 0.655 ha

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	72.2 m	Depth	550 m ±
Width	175 m ±	Lot Area	9.01 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:

same as above

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:

nil

D. Property Information

Present official plan designation:

Agriculture

Present zoning:

Agriculture

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:

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Date(s) these parcels were created: —

Name of the transferee for each parcel: —

The date the subject lands was acquired by the current owner: 2016

Uses of the subject lands: Agriculture with residence

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? 2016

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:

—

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

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

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No

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

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

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 on severance - n/a to retained

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 - n/a to retained

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):

n/a

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):

Windham Road 12 - municipal road

Name of road or street:

Windham Road 12

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:

Windham Road 12

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?
—

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

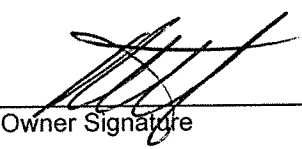
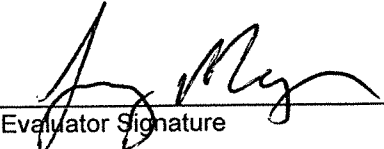


Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: #1271 Conc 12 Windham			
Owner: R.J. Bröler Farms Ltd		Lot: Lot 6		Concession: 11	
Lot Area:		Lot Frontage: 103.2m		Assessment Roll No. 491-021-21000-0000	
PURPOSE OF EVALUATION		☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other <u>Severance</u>			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area:		No. of Bedrooms: 3		No. of Fixture Units: 21.5	
Is the building currently occupied? Yes / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: Jerry Moyer		Company Name: Larry's Backhoe Service Ltd	
Address: 3018 Hwy 46 Jarvis Ont		Postal Code: N0A 1L0		Phone: 519 587 2601	
Email:		BCIN # 15737			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass + Trees			Soil Type: Sand
Site Slope: ☐ Flat ☒ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: 10 ft.	
Surface Discharge Observed: Yes ☒ No		Odour Detected: Yes ☒ No		Current Weather (at time of evaluation): 15°C 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		Size: 750 Gal.		Pump: Yes ☒ No	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: 6		Total Length of Tile: 75'	
		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'		18'	
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)		65'		85'	
Distance to Proposed Property Lines		Front 82' Rear _____ Side 150' Side _____		Front 32' Rear _____ Side 72' Side _____	

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) 426-5870 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>ROBERT JUDGE</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>10/06/16</u> Date
EVALUATOR:	1. I, <u>Derry Moyer</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. 5 2016</u> Date
BUILDING DIVISION COMMENTS	Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. _____ Chief Building Official or designate _____ Date

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: Oct 5 2016

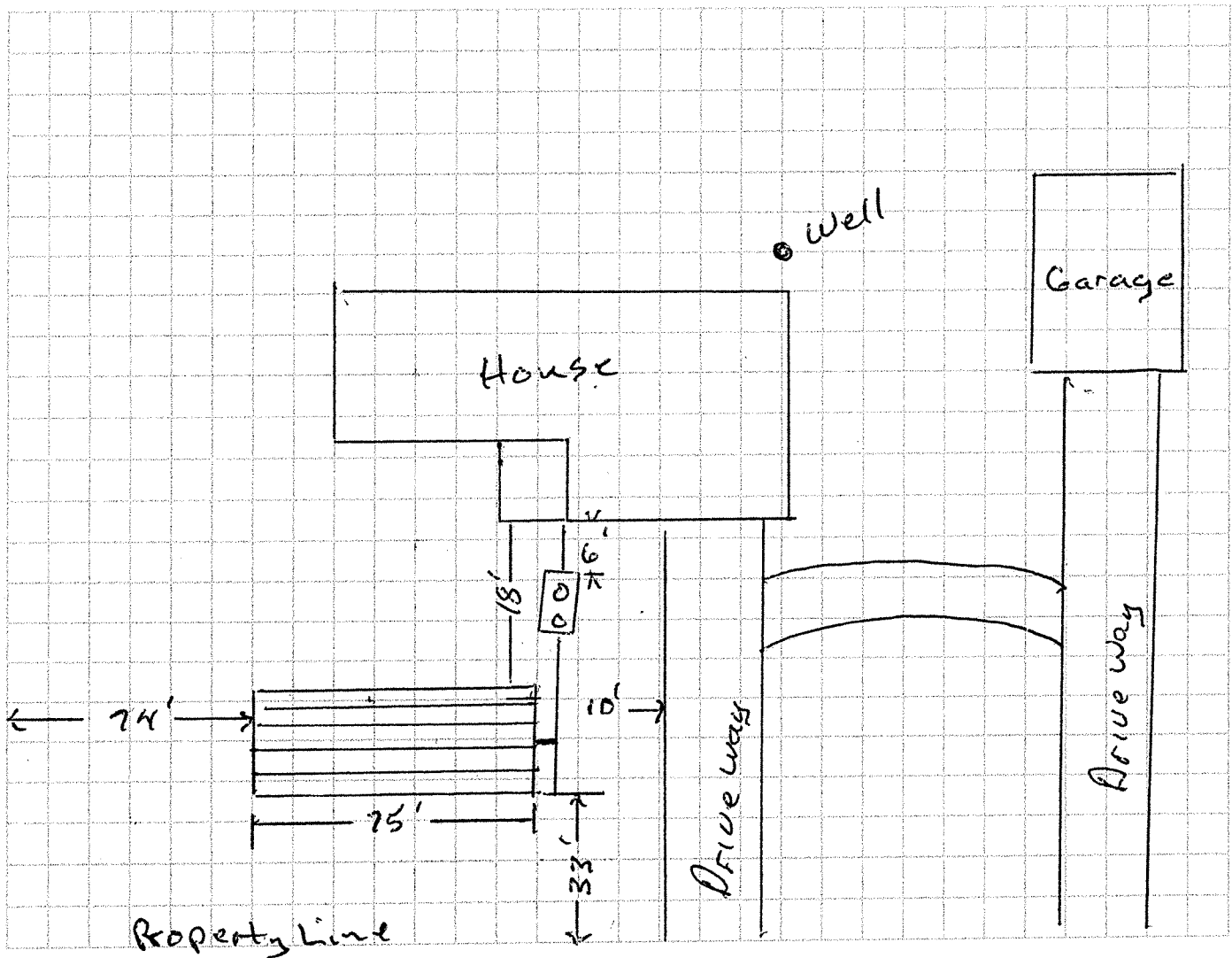
APPLICATION NUMBER: _____

OWNER R. J. Brailer Farms Ltd

EVALUATOR Jerry Moyer

PROPERTY ADDRESS #1271 Conc 12 Windham

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: Jerry Moyer

NOTE: The above sketch is not to exact scale.

1271

APPLICATION FILE NO. N444 DATED 10/1/75

OWNER'S NAME Sy F. Steinhauff : LOT NO. 6 CON. 11
TOWNSHIP/WARD 1st 1st 1st 4th

Distribution

Copy 1 - Owner
Copy 2 - Office
Copy 3 - Contractor

1. Persons at inspection: Name(s) Mr & Mrs Steinhauff & J. J. B. B. B.
Attending in capacity of owner inspector

2. Time of Inspection 10 AM : Weather Conditions D.F. - clear

3. Assessment of Proposal

a) Change(s) to proposal required (yes) or (no)
due to: (Record details of change in Item 4

- i) Surface Drainage X ii) Slope of Ground
iii) Presence of Rock iv) Impervious Soil
v) High Water Table vi) Clearances (Horiz.)

b) Percolation Rate t = 25 Mins: Measured ☐
Estimated ☒

SOIL CONDITIONS ENCOUNTERED

Level	Soil Type
0	} sand loam.
1	
2	
3	
4	
5	
Show Rock Elevation <u> </u>	
High Water Table- GWT <u>X</u>	

4. Requirements of System

- a) Working Capacity (Imp. Gals.) of Septic Tank 750 or Holding Tank
b) Length of Absorption Trench Required 450' Feet.
c) Changes Required - (For granular fill give area and depth)
Include sketch(s) if required to show change(s).

Tile bed area to be filled to crown of road

5. Decision: The proposal is:

- a) Acceptable in accordance with the application. ☐
b) Not acceptable ☐ Record reason in space above.
c) Acceptable if required changes in Item 4 are carried out. ☒
d) Not acceptable but owner may wish to consider a
- Proprietary Aerobic System ☐ - Holding Tank ☐

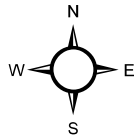
6. Class 4 Certificate of Approval issued
on Jan 20/75 (Date)

J. J. B. B.
Inspector

MAP 1

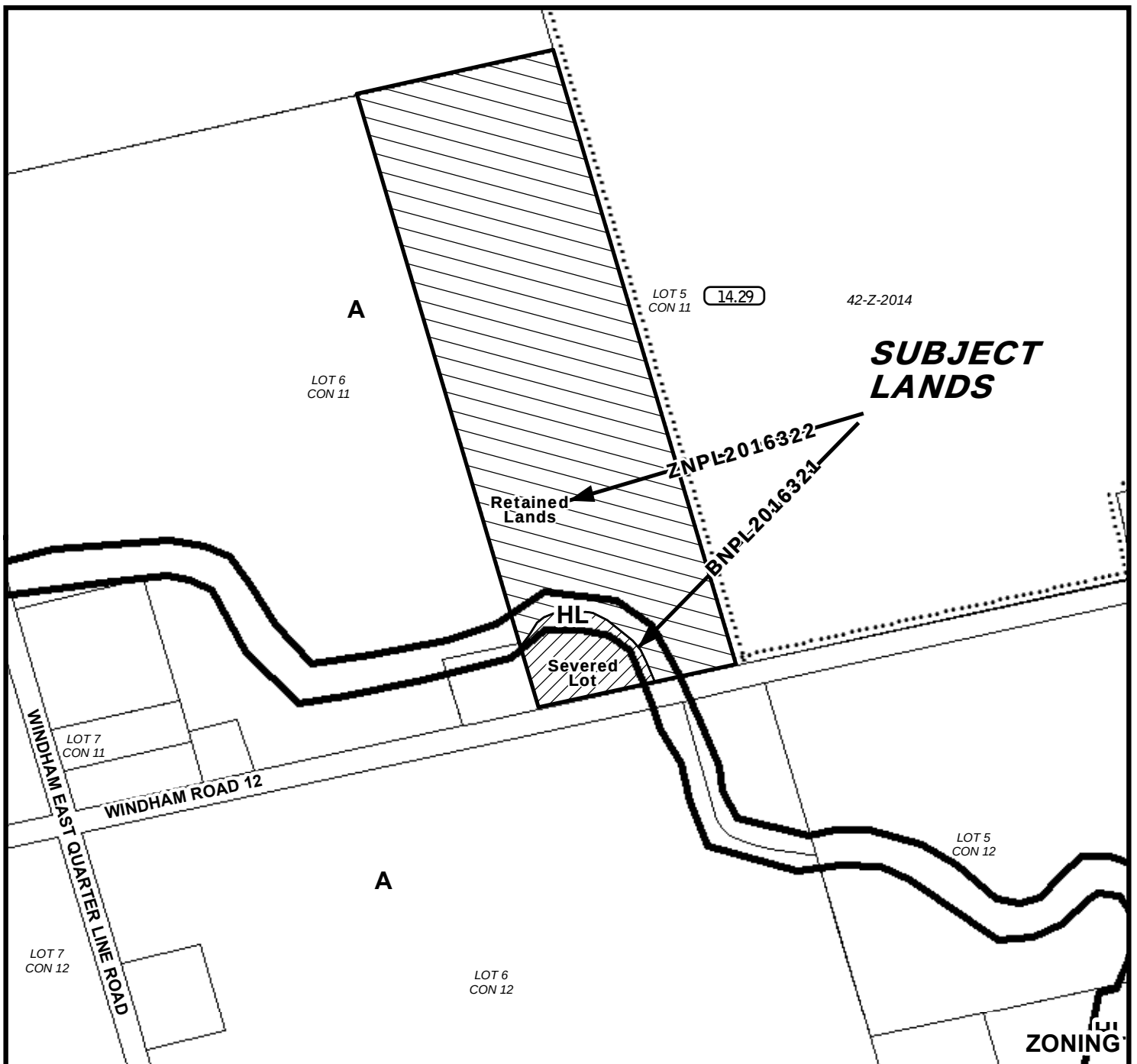
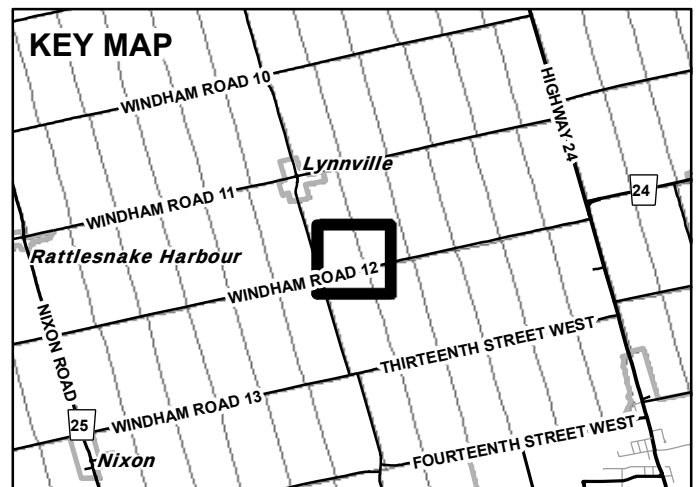
File Number: **BNPL2016321 &
ZNPL2016322**

Geographic Township of
WINDHAM



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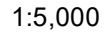
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ZONING

2016-10-31

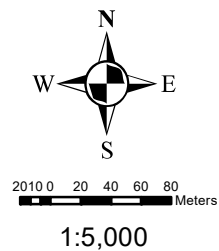
Geographic Township of WINDHAM



MAP 3

File Number: BNPL2016321 & ZNPL2016322

Geographic Township of WINDHAM



MAP 4

File Number: BNPL2016321 & ZNPL2016322

Geographic Township of WINDHAM



105 0 10 20 30 40
Meters

1:3,000

