

**CONSENT / SEVERANCE**

File Number BNPL2014193  
 Related File Number Oct 7/2014  
 Pre-consultation Meeting On "  
 Application Submitted On "  
 Complete Application On Oct. 8 2014

Application Fee ✓  
 Conservation Authority Fee ✓  
 OSSD Form Provided ✓  
 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:** 3310-543-010-01000-0000

<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 The Nature Conservancy of Canada Phone # 519 586 7773  
 Address PO Box 443 Fax # 519 586 9777  
 Town / Postal Code London, ON N6A 4W1 E-mail /

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

**AGENT INFORMATION**

Name of Agent KRISTEN BERNARD. Phone # 519 586 7773 \* 206  
 Address PO Box 520 Fax # 519 586 9777  
 Town / Postal Code PORT ROWAN, ON N0E 1M0 E-mail kristen.bernard@natureconservancy.ca

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

Name of Owners <sup>2</sup> The Nature Conservancy of Canada Phone # 519 586 7773  
 Address PO Box 443 Fax # 519 586 9777  
 Town / Postal Code London, ON N6A 4W1 E-mail /

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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>South Walsingham</u>	Urban Area or Hamlet	
Concession Number	<u>8<sup>th</sup> CONCESSION</u>	Lot Number(s)	<u>PT lot 5</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>520 metres</u>	Depth (metres/feet)	<u>1080 metres (irregular)</u>
Width (metres/feet)	<u>1019 metres</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>99.93 ACRES</u>
Municipal Civic Address	<u>364 NORTH WALSINGHAM - SOUTH WALSINGHAM TOWNLINE ROAD.</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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:

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**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):

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TO SEVER A SURPLUS DWELLING AS A RESULT OF  
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):

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UNKNOWN

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

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NIA

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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)	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	SOUTH WALSINGHAM 99, 98u 80ac			NATIVE seed production forestry	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1978
OTHER	SEE ATTACHED LIST				<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 (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	Lands to be Retained (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Area under cultivation		
Woodlot area		
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 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		
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)

55.07 metres

Depth (metres/feet)

85 metres (irregular)

Width (metres/feet)

48.8 metres (irregular)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

1 ACRE

PROPOSED FINAL LOT SIZE  
(if boundary adjustment)

Existing use:

RESIDENTIAL

Proposed use:

RESIDENTIAL

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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: 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: NONE

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

Frontage (metres/feet) 170.93 metres (irregular) Depth (metres/feet) 680 ~~100~~ metres  
Width (metres/feet) 619 metres Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 98.93 acres

Existing use: NATIVE SEED PRODUCTION; FORESTRY

Proposed use: NATIVE SEED PRODUCTION; FORESTRY

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; OLD BARN TO BE REMOVED.

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 (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_  
Proposed use: \_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s): AGRICULTURAL

Present zoning: AGRICULTURAL

Is there a site specific zone on the subject lands?

NIA

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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: \_\_\_\_\_

Uses of the severed lands: \_\_\_\_\_

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? NCC BEGAN ACTIVELY FARMING IN SPRING 2012 IN NORFOLK COUNTY & RECEIVED A FARM BUSINESS REGISTRATION NUMBER IN APRIL 2013.  
Date of construction of the dwelling proposed to be severed: 1978

Date of purchase of subject lands: 16 APRIL 2007 (HELD IN TRUST BY GAWYER GEORGE MACINTOSH UNTIL 26 JUNE 2013 WHEN TRANSFERRED TO NCC).

**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

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Provide the information you used to determine the answers to the above questions:

TITLE SEARCH AS PART OF PROPERTY PURCHASE; SITE VISIT

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:

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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:

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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
Wooded area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Floodplain	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Seasonal wetness of lands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Erosion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## 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 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 checked="" 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) _____		



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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:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" 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: NORTH WALSINGHAM - SOUTH WALSINGHAM TOWNLINE ROAD.

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

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" 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: NORTH WALSINGHAM - SOUTH WALSINGHAM TOWNLINE ROAD.

**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?  Yes  No  
If yes, describe: \_\_\_\_\_

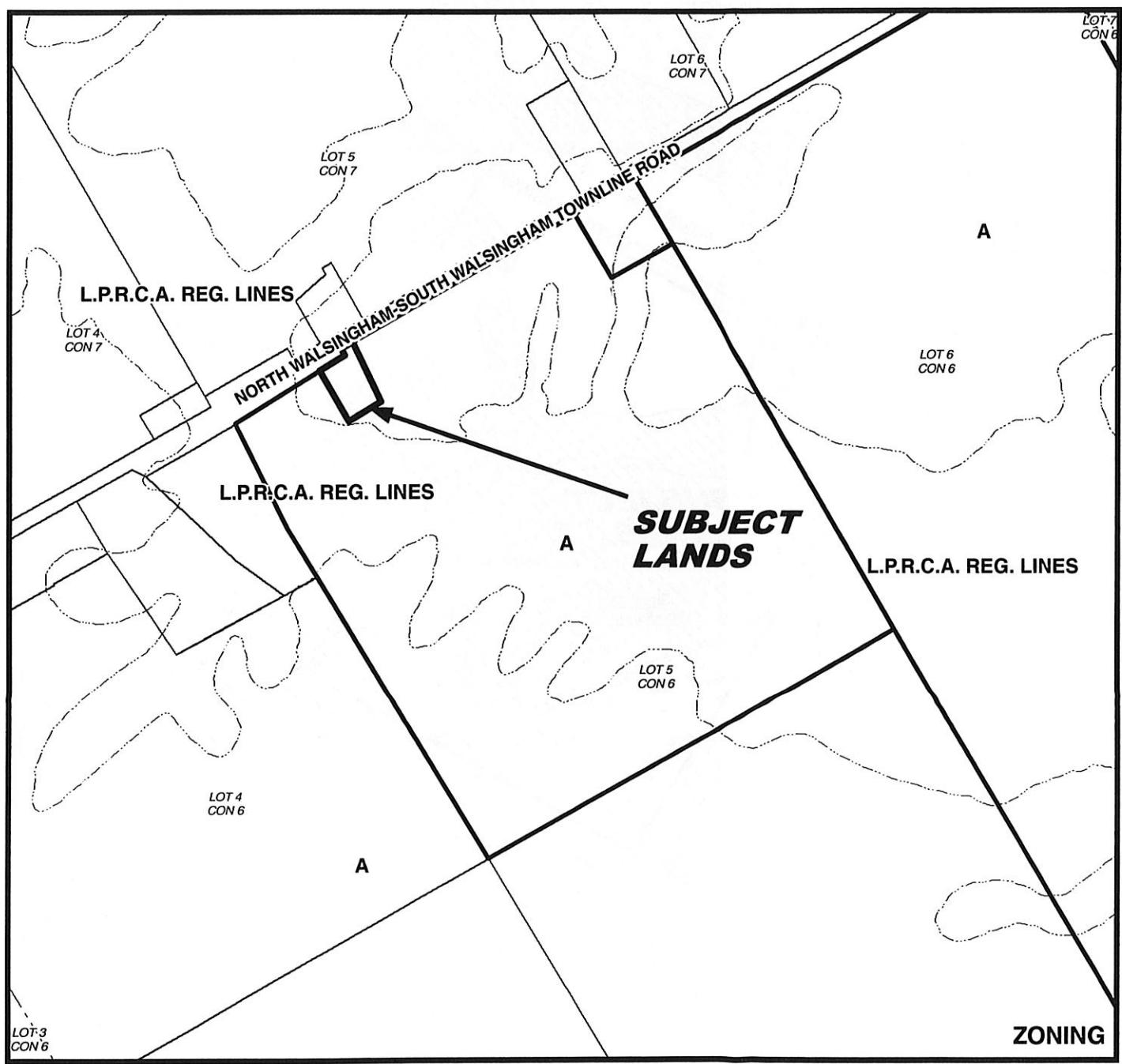
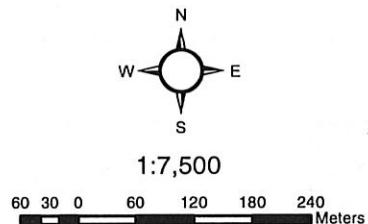
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

PLEASE SEE ATTACHED.

# MAP 1

File Number: BNPL2014193

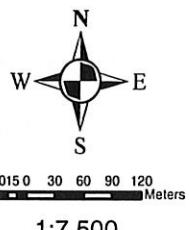
Geographic Township of  
**SOUTH WALSINGHAM**



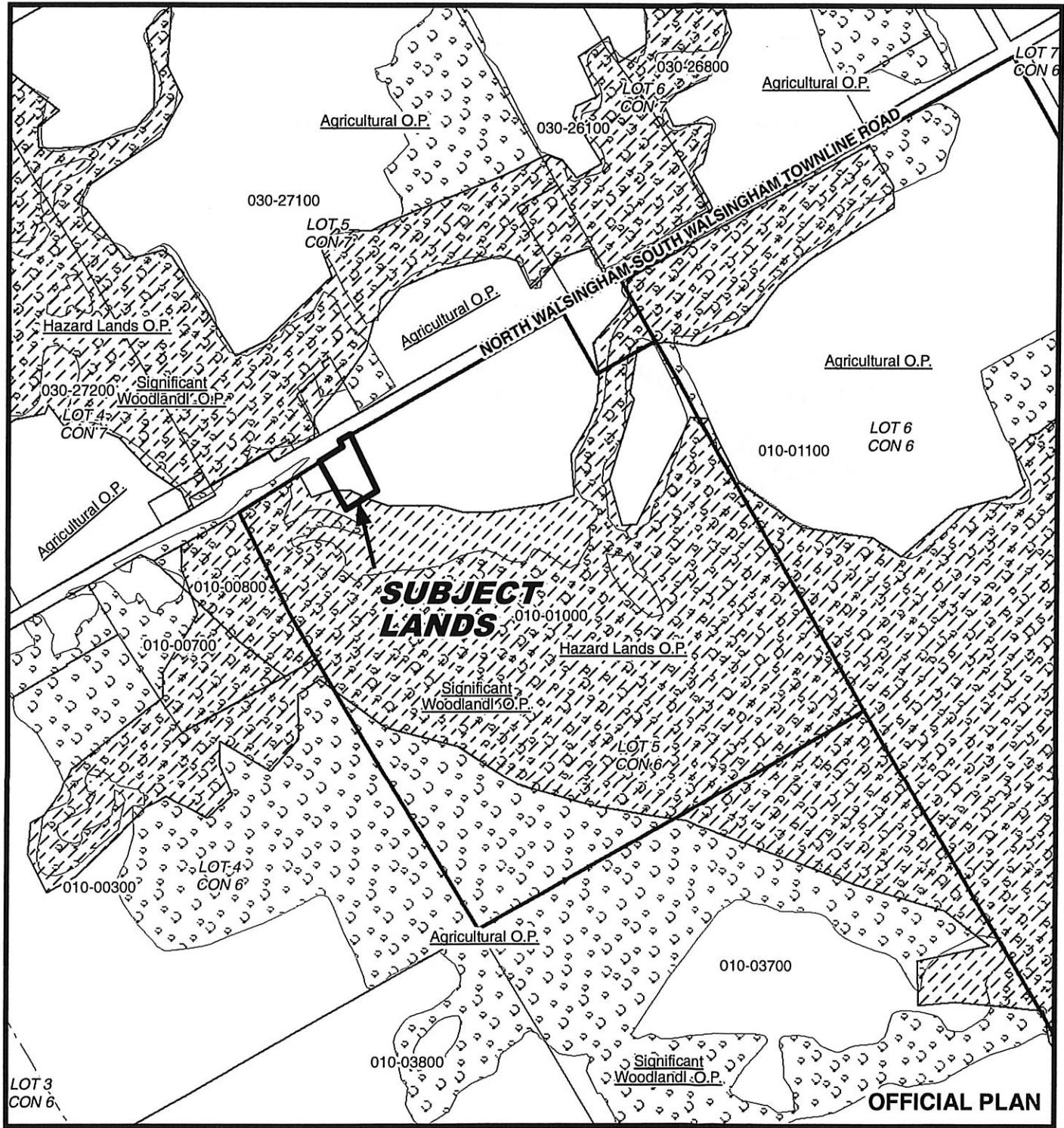
## MAP 2

File Number: BNPL2014193

Geographic Township of SOUTH WALSINGHAM



1:7,500

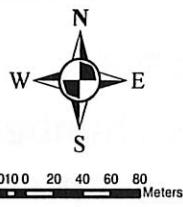


10/10/2014

# MAP 3

File Number: BNPL2014193

Geographic Township of SOUTH WALSINGHAM



1:5,000

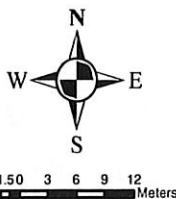


10/10/2014

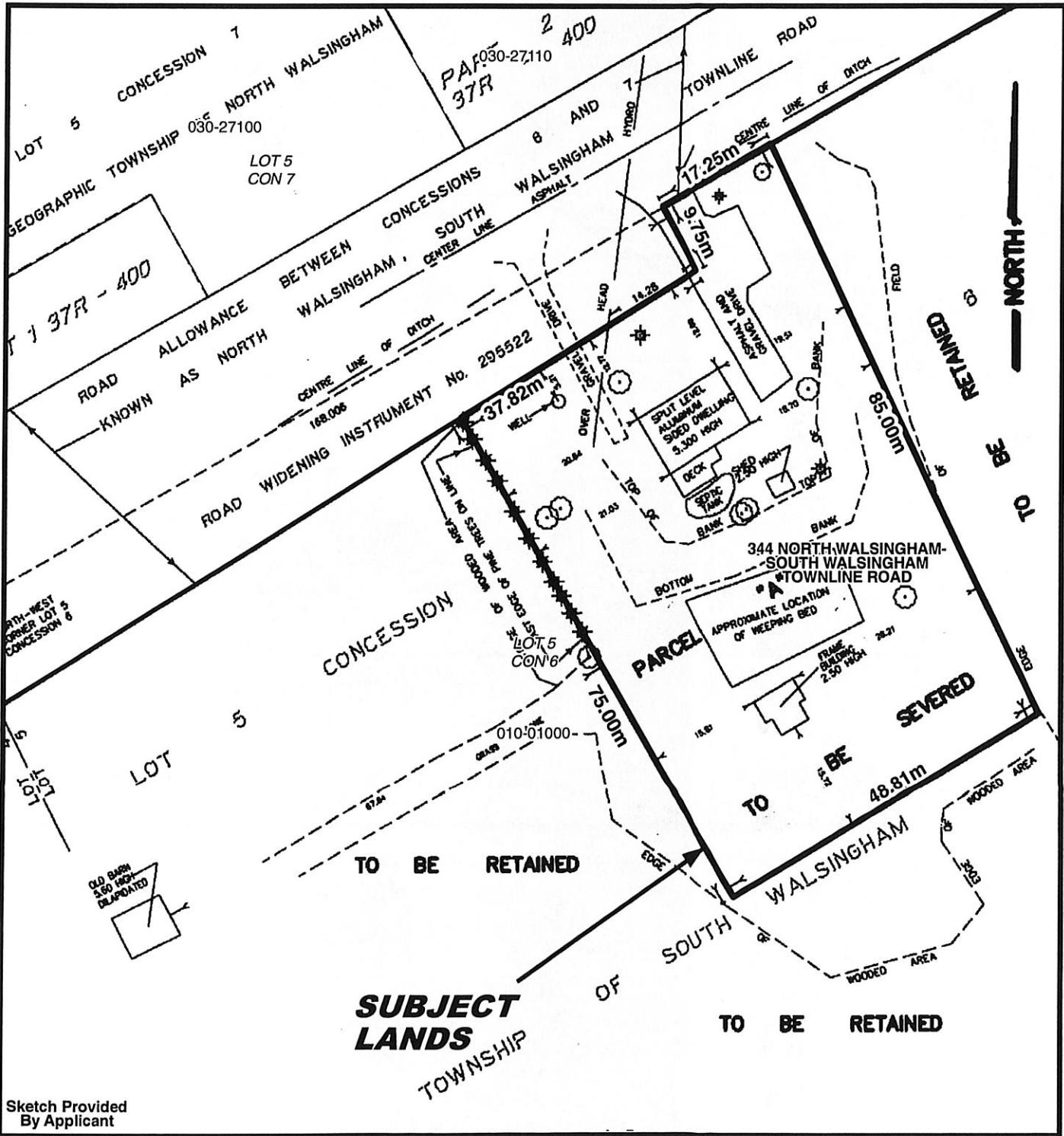
## MAP 4

File Number: BNPL2014193

# **Geographic Township of SOUTH WALSINGHAM**



1:750



**Sketch Provided  
By Applicant**

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10/10/2014

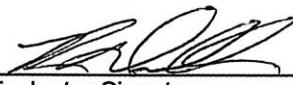
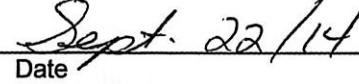


Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>	<b>DATE RECEIVED:</b>
<b>PROPERTY INFORMATION</b>		Municipal Address: 344 7 <sup>th</sup> Concession Rd. - North Wals. - South Wals. - Townline Rd.	
Owner: The Nature Conservancy of Canada -		Lot: Pt Lots	Concession: 6
Lot Area: 1 ACRE	Lot Frontage: 55.07 m	Assessment Roll No. 3310 543 010 01000 0000	
<b>PURPOSE OF EVALUATION</b>		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____	
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: 1600 SF.		No. of Bedrooms: 3	No. of Fixture Units: 14
		Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No, If No, how long?	
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Richard Millen	Company Name: MILLEN CONSTRUCTION
Address: 50 BENSON RD, CLEAR CREEK		Postal Code: N0E 1C0	Phone: 519 403 8590
Email: millenrichard@rogers.com		BCIN # 40518	
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): GRASS	Soil Type: SAND
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: 7 ft.
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No	Current Weather (at time of evaluation): OVERCAST 13°C
<b>SYSTEM EVALUATION</b>		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)	
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal.	Pump: Yes <input checked="" type="checkbox"/> No
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: 250'
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded
<b>Setbacks:</b>		<b>Tank</b>	<b>Distribution Pipe</b>
Distance to Buildings & Structures (ft)	5' - 0"		75' (House)
Distance to Bodies of Water (ft)	OVER 100'		OVER 100'
Distance to Nearest Well (ft)	80' - 0" +		130' - 0
Distance to Proposed Property Lines	Front 110' Rear 140' Side 90' Side 70'		Front 190' Rear 27' Side 100' Side 50'

<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required
	<input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required
<p><b>Note:</b> 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.</p> <p><b>Additional Comments:</b> <i>AT TIME OF EVALUATION, SYSTEM IN GOOD WORKING ORDER.</i></p>	
<b>VERIFICATION</b>	
<p><b>OWNER:</b> 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.</p> <p>I, <u>MICHAEL BRADSTREET</u> - The Nature Conservancy of Canada (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.</p>	
 Owner Signature	 Date
<p><b>EVALUATOR:</b></p> <p>1. I, <u>RICHARD MILLER</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.</p>	
 Evaluator Signature	 Date
<p><b>BUILDING DIVISION COMMENTS</b></p> <p>Comments: _____</p> <p>_____</p>	
<p>I, _____ have reviewed the information contained in this form as submitted.</p>	
Chief Building Official or designate	Date

*Revised: March 24, 2012*



## On Site Sewage Disposal System Location Plan

DATE: Sept 22 /14

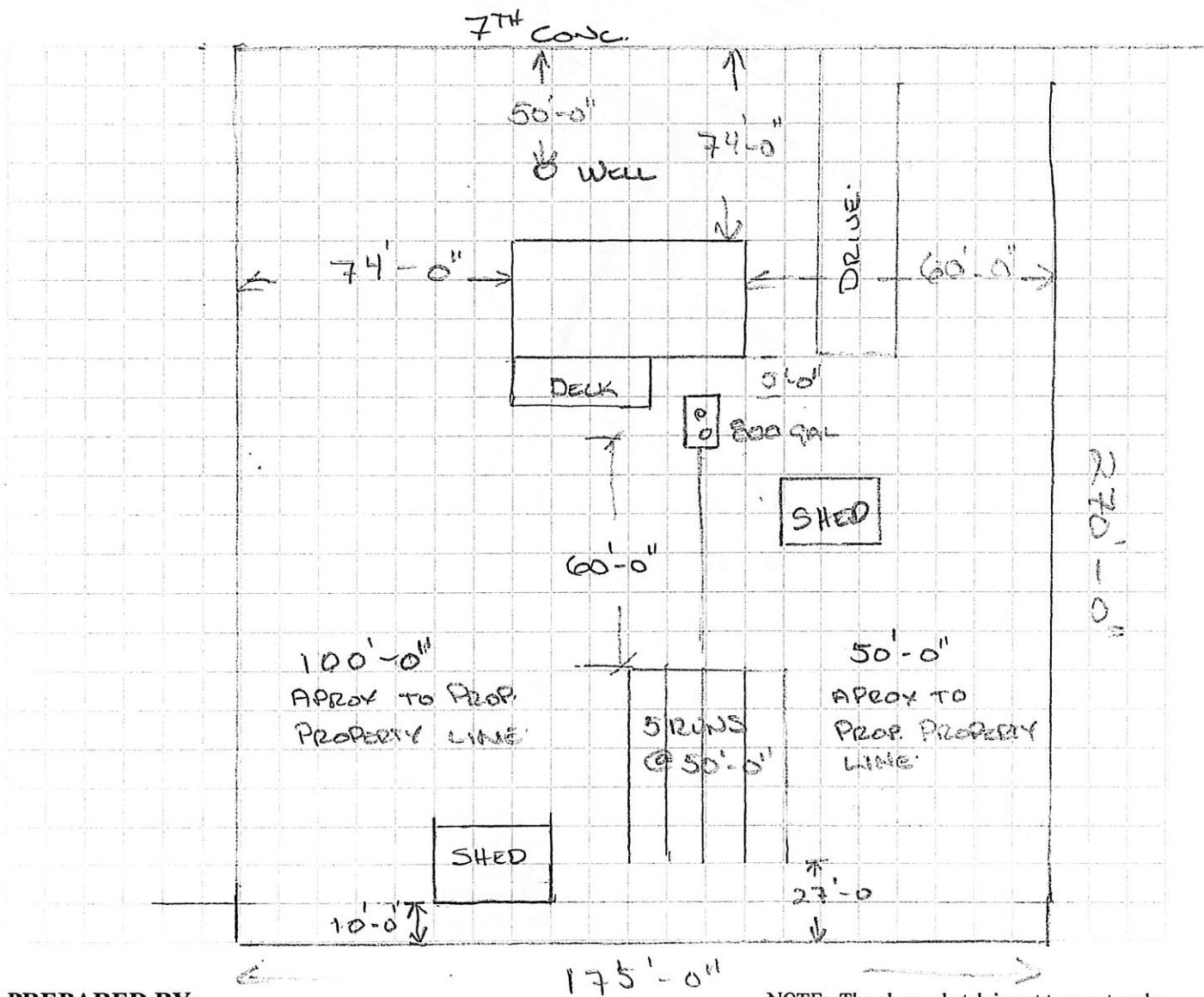
APPLICATION NUMBER: \_\_\_\_\_

OWNER THE NATURE CONSERVANCY OF CANADA

EVALUATOR R. Miller

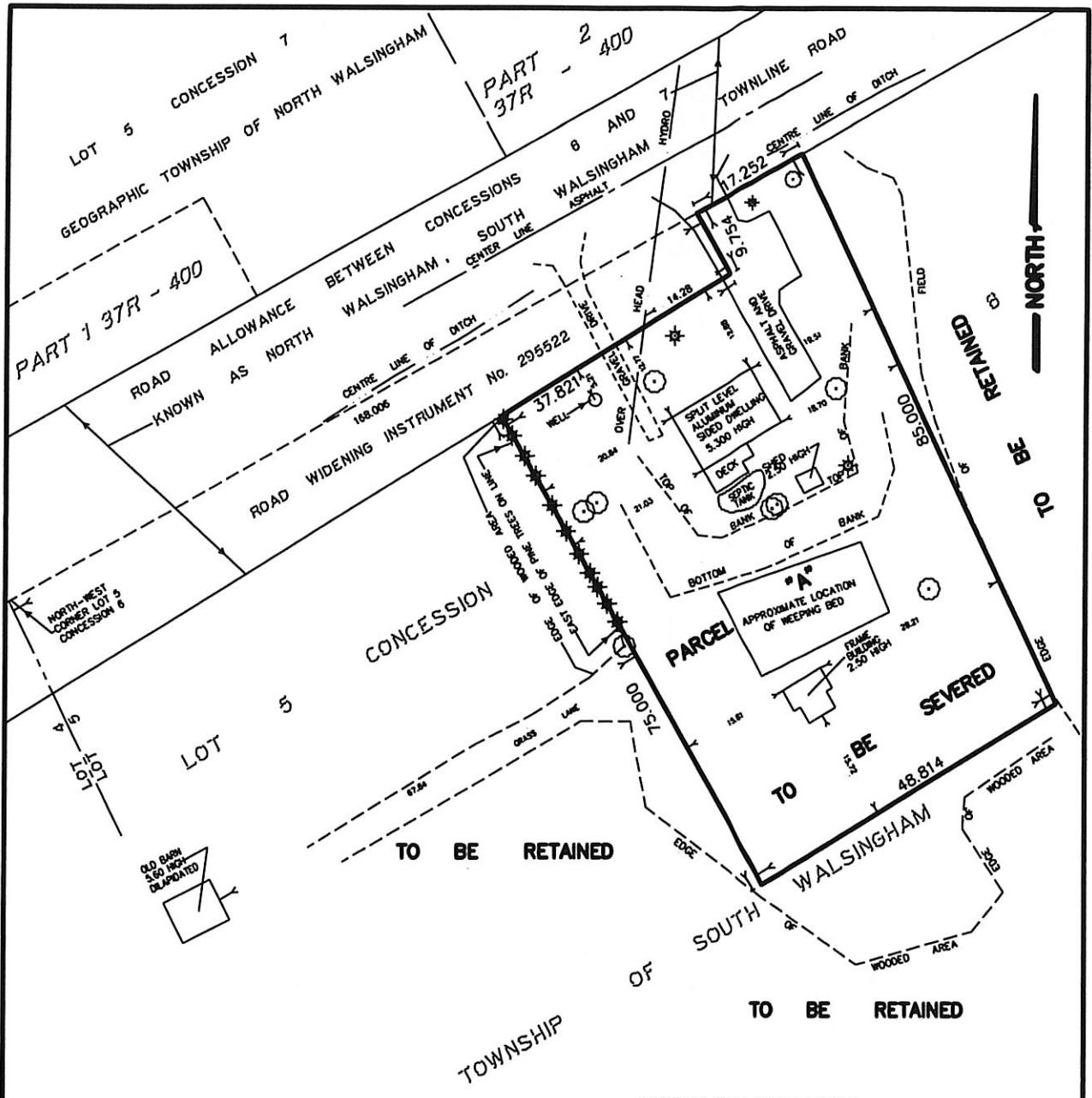
PROPERTY ADDRESS 344 7th Concession

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.



PARCEL "A" TO BE SEVERED

AREA OF TO BE SEVERED = 4045.7 SQUARE METRES  
(1.0 ACRES)

KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8  
PHONE: 519-842-3838 FAX: 519-842-3838

PROJECT: 14-11264 REFERENCE: FILE