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CONSENT / SEVERANCE

File Number BNPL2015039
Related File Number N/A
Pre-consultation Meeting On January 2015
Application Submitted On Feb 17 / 2015
Complete Application On March 2 / 2015

Application Fee ✓
Conservation Authority Fee N/A
OSSD Form Provided N/A no septic on either parcel.
Sign Issued K.R.

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-** 491 012 3300

for farm consolidation

- Creation of a new lot
- Surplus Dwelling
- Farm Split (form to be completed)
- Other (lease / charge)
- Boundary adjustment
- Easement
- Right-of-way



A. APPLICANT INFORMATION

Name of Applicant ¹ David McElhone Phone # 519-410-8798
Address 100 Windham Road 6, RR#1 Fax # _____
Town / Postal Code La Salette, ON NOE 1H0 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe Phone # 519-582-1174
Address 599 Larch St. Fax # _____
Town / Postal Code Delhi, ON N4B 3A7 E-mail dfrfez@bellnet.ca

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

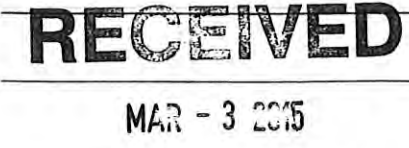
Name of Owners ² 789303 Ontario Inc. Phone # _____
Address c/o David McElhone Fax # _____
100 Windham Road 6, RR#1
Town / Postal Code La Salette, ON NOE 1H0 E-mail _____

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 mortgages, charges or other encumbrances on the subject lands:



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	

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)	Organic grain	grape tomatoes corn
Proposed crops grown (type and area)	no change	No change

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

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>392.57m</u>	Depth (metres/feet)	<u>457.17m</u>
Width (metres/feet)	<u>510.87m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>50 acres</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>98 acres</u>

Existing use: organic cash crops

Proposed use: organic cash crops



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:

none

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)	<u>251m</u>	Depth (metres/feet)	<u>1173m</u>
Width (metres/feet)	<u>306.41m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>79.6 acres</u>

Existing use: Hog Barn and cash crops

Proposed use: Hog Barn & cash crops

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:

Hog Barn - 129.9x27.4m Three other smaller former tobacco barns also a number old style tobacco kilns

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:

nothing

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ²)	_____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural A Zone

Is there a site specific zone on the subject lands?

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? _____

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

Date of purchase of subject lands: _____

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:

Knowledge of Owner

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)		
	Yes	No	Yes	No	distance
Livestock facility or stockyard (if yes, complete MDS 1 Calculation Form)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Wooded area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ distance
Municipal landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Rehabilitated mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Active mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Seasonal wetness of lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ distance
Abandoned gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ 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

None

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: _____

Name of road/street: Woolham Road 6

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: Woolham Road 7

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.

Overview of McElhone Farms (789303 Ontario Inc.) Operations

Operation #1

Home Farm

Grow grape tomatoes under contract to Loblaws.

Employs 65 people.

101 acres Gross income approx \$1.2 million.

Large packing, cooling facility built for grape tomatoes in 2006.

Operation #2

Hog farm - Sow early wean barn.

Employs 6 people.

Currently 133 acres, hoping to have approx 83 acres left after boundary adjustment.

Land rented back for grape tomato and conventional corn production.

Gross income approx \$2 million to the tenant.

Lease income to me \$180,000. - Original Hog barn building cost of \$2.2 million in 2002

Operation #3

Organic Farm

Employs 2 people.

Currently 48 acres + 50 acres on south side of Concession 7 Road. Hoping to have a 100 acre parcel on the north side of the road after boundary adjustment.

This will leave 150 acres of fully certified organic land.

Grain dryer and storage bins built in 2013 for organic grains.

Gross income \$380,000



FARM SPLITS

DESCRIPTION OF LAND:

	LAND TO BE SEVERED	LAND TO BE RETAINED
Area under cultivation	50	55
Woodlot area		25 + 3 buildings
Existing crops grown (type and area)	ORGANIC CORN & BEANS	TOMATOES CORN
Proposed crops grown (type and area)	SAME	SAME

DESCRIPTION OF EXISTING BUILDINGS:

	LAND TO BE SEVERED				LAND TO BE RETAINED			
Residence	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Livestock barn	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If yes, type of livestock					1250 SOW			
capacity of barn								
Manure storage	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Type of manure storage					LIQUID PIT			



MDS I CALCULATION

Name 789303 Ontario Inc.(D. McElhone) File No. _____

Geographic Township Windham Urban Area or Hamlet _____

Concession Number 6 Lot Number(s) 24

Total Acreage (m² / ft² or hectares/acres) 83 acres (after severance) Total Workable Acres (m² / ft² or hectares/acres) 55

Shortest Distance from Barn to Lot Line (m² / ft² or hectares/acres) 143m Shortest Distance from Manure Storage Area to Lot Line (m² / ft² or hectares/acres) 143m

West lot line

West lot line

Type of Livestock

Existing Capacity of Barn

Proposed Capacity of Barn

Type of Livestock	Existing Capacity of Barn	Proposed Capacity of Barn
Poultry <ul style="list-style-type: none"> ▪ laying hens ▪ breeders ▪ pullets ▪ chicken broilers ▪ turkey broilers ▪ turkey hens ▪ turkey toms ▪ roasters 		
Swine <ul style="list-style-type: none"> ▪ sows ▪ boars ▪ weanlings ▪ feeders 	1250 SOW	1250 SOW
Beef <ul style="list-style-type: none"> ▪ cows ▪ calves ▪ feeders (400-750 lbs) ▪ feeders (400-1,100 lbs) ▪ feeders(750-1,100 lbs) 		
Dairy <ul style="list-style-type: none"> ▪ cows ▪ calves ▪ heifers 		
Mink - females		
Horses		
Sheep - rams		

Manure Storage

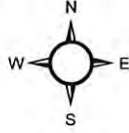
Dry				
▪ Open pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
▪ Covered pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Semi Solid				
▪ Open pile	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
▪ Storage with buck walls	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Liquid				
▪ Covered tank	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
▪ Above ground uncovered tank	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
▪ Below ground uncovered tank	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
▪ Open earth sided pit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

MAP 1

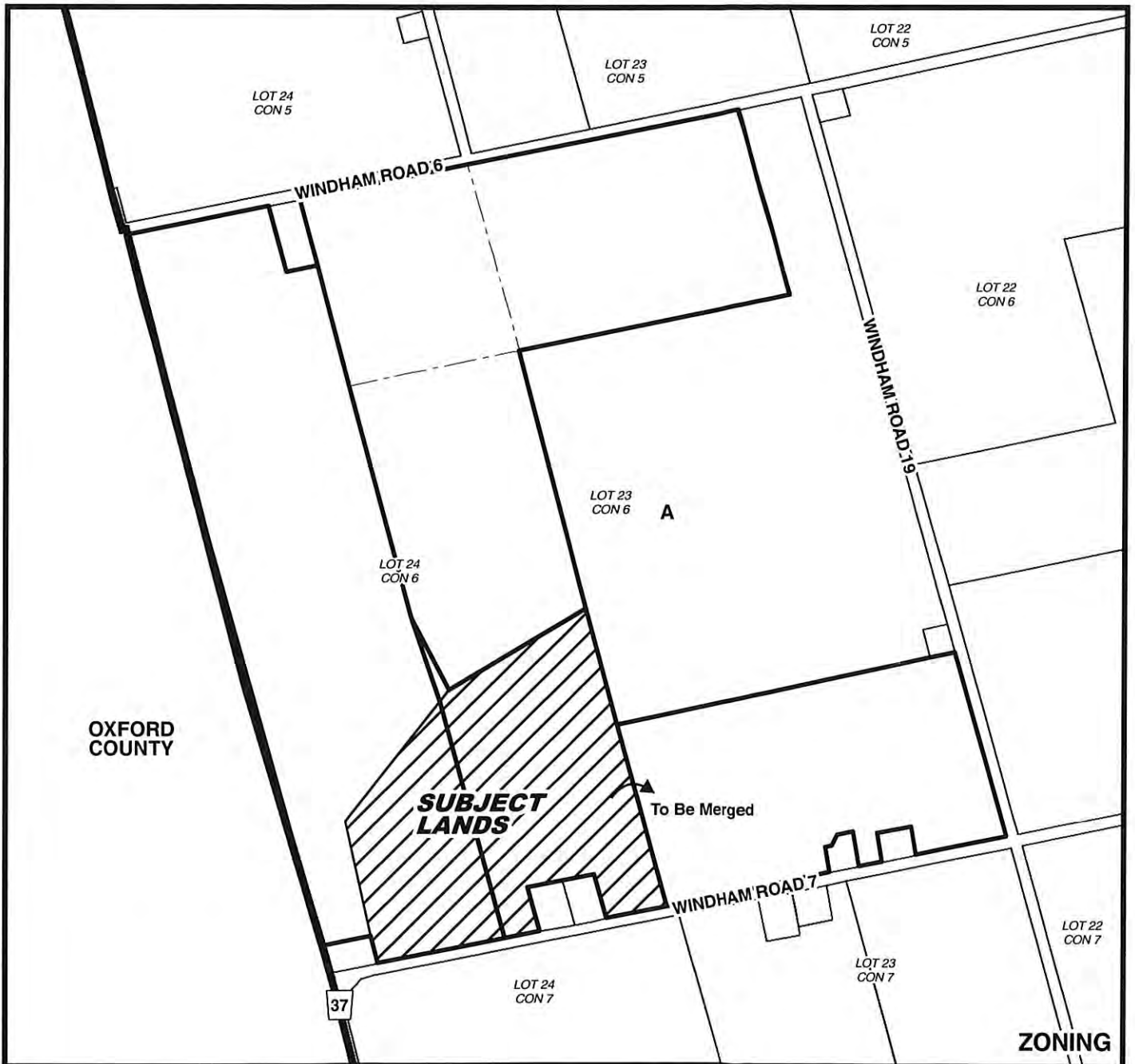
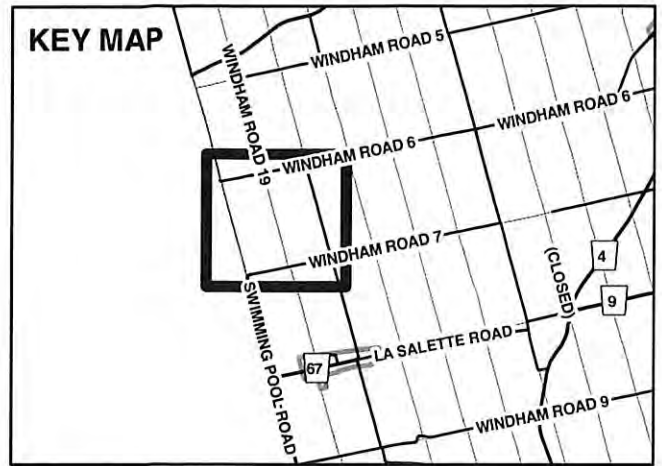
File Number: BNPL2015039

Geographic Township of

WINDHAM



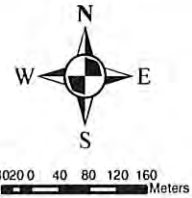
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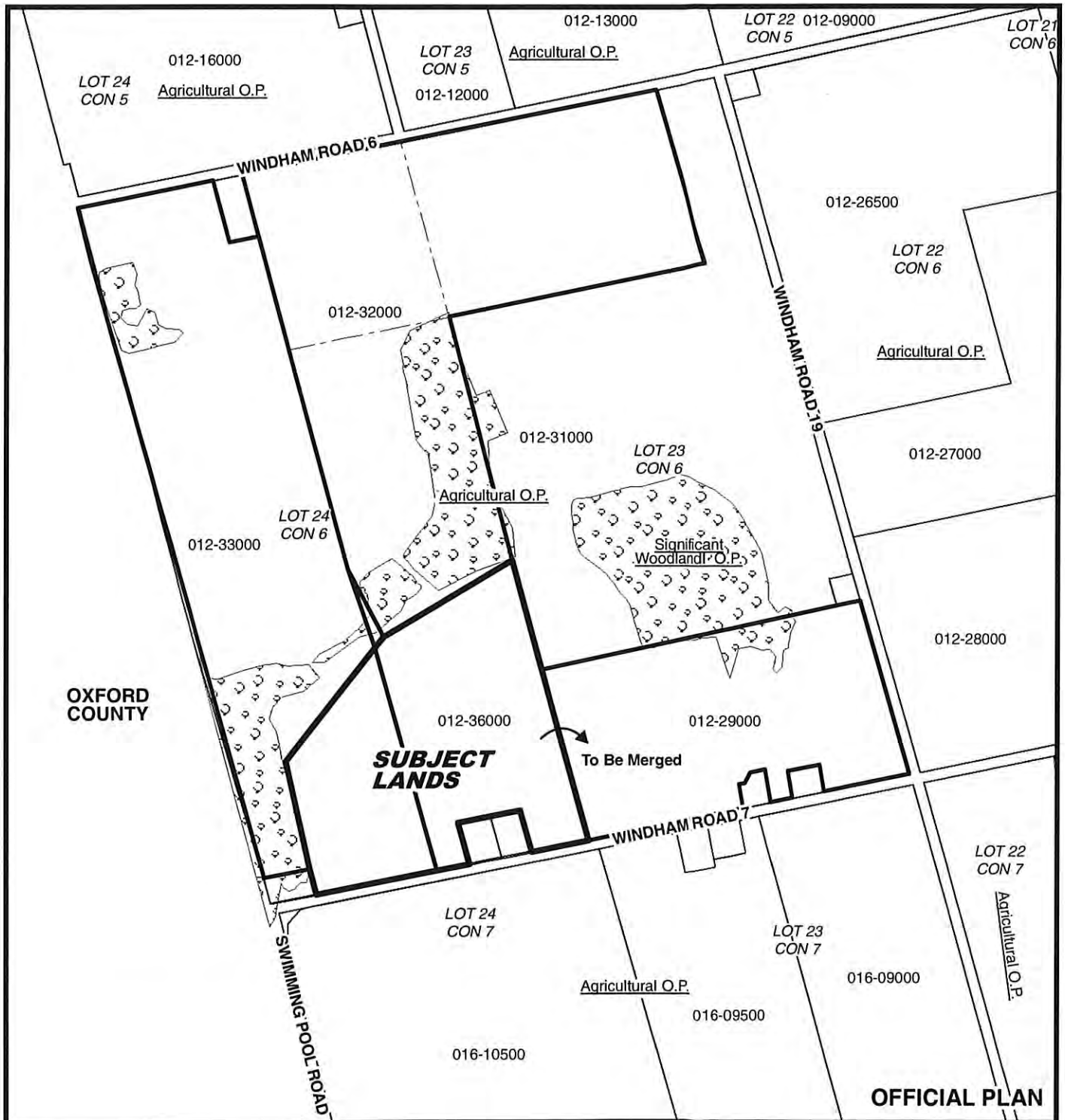
MAP 2

File Number: BNPL2015039

Geographic Township of WINDHAM



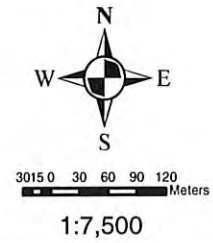
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MAP 3

File Number: BNPL2015039

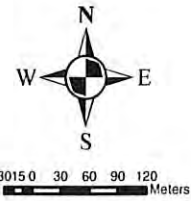
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2015039

Geographic Township of WINDHAM



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