

CONSENT/SEVERANCE

File Number

BNPL20/5124

Related File Number

Pre-consultation Meeting On

Application Submitted On

Complete Application On

July 24/15

July 28/15

July 29/15

Application Fee

1779.00

Conservation Authority Fee

see application #1

OSSD Form Provided

YES

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- 54201001900

- 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

Application # 2

Name of Applicant¹ Lake Erie Farms Inc.

Phone # 519-875-2485

Address Trish Fournier CEO

Fax #

Town / Postal Code P.O. Box 247

E-mail

Tillsonburg, ON N4G 4H5

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

AGENT INFORMATION

Name of Agent Civic Planning Solutions Inc.

Phone # 519-582-1174

Address David Roe

Fax #

Town / Postal Code 599 Larch St.

E-mail

Delhi, ON N4B 3A7

OWNER(S) INFORMATION

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

Name of Owners²

same as applicant

Phone #

Address

Fax #

Town / Postal Code

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 sent³: 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 mortgagees, charges or other encumbrances on the subject lands:

Farm Credit Canada FCC 421 Queensway W. Simcoe, ON N3Y 2N4

519-426-3312

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS (retained Parcel W. of

Hazen Road, Parcels 1,2,3 and 4)

Geographic Township

North Walsingham

Urban Area or Hamlet

Concession Number

14

Lot Number(s)

8 & 9

Registered Plan Number

Lot(s) or Block Number(s)

Reference Plan Number

37R9270

Part Number(s)

5

Frontage (metres/feet)

749.27m

Depth (metres/feet)

1861.17m

Width (metres/feet)

1196.95m

Lot area (m² / ft² or
hectares/acres)

191.6ha / 473.43ac

Municipal Civic Address

2495 Hazen Road

For questions regarding requirements for a municipal civic address please contact 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:

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):

Boundary adjustment severance by adding Parcel 4 to
property to south which was previously severed. That

(Part 4 on attached map)

parcel contains a house. Adding parcel with shop used for storage.
Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

2436521 Ont Ltd.

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

2436521 Ont Ltd.

3310 54201001940

Lake Erie Farms Inc.

2373 Hazen Road

CONSENT / SEVERANCE

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: **N/A**

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						
<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						

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following: **N/A**

Description of Land		Lands to be Severed (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² 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		
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of livestock			
Capacity of barn			
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of manure storage			

Description of land intended to be **SEVERED**: Parcel 4 W. of Hazen Road **(Part 4)**

Frontage (metres/feet)	13.5m	Depth (metres/feet)	36.8m
Width (metres/feet)	13.5m	Lot area (m ² / ft ² or hectares/acres)	497.2m ²
PROPOSED FINAL LOT SIZE (if boundary adjustment)			497.2m ² + 1927m ²
			2424.2m ²

Existing use: Agricultural

Proposed use: Residential / agricultural



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: Shop SETBACKS - 19.16m to W. - 3.13m to N. with 6m of

shop storage shed 19.18x6.79 m 130.2 m², 22 ft. high (6.71 m) R&D

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: Parcels - Retained parcel W. of Hazen Road, Parcels 1,2 & 3) Frontage (metres/feet)

Frontage (metres/feet)	749.27m	Depth (metres/feet)	1861.17m
Width (metres/feet)	1196.95m	Lot area (m ² / ft ² or hectares/acres)	191.56ha/473.33ac

Existing use: Agricultural

Proposed use: Agricultural

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:

House, 3 barns, 4 sheds, 2 greenhouses and bulk kilns

попе

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet)

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?



CONSENT / SEVERANCE

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

See attached chart

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

CONSENT / SEVERANCE

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.

4 other severance applications being submitted

File number: _____

Land it affects: _____

Purpose: farm splits and easements

Status/decision: Pending

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:

CONSENT / SEVERANCE

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 _____ distance
Wooded area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 500 m distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
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 _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
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 _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
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 _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance

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 type="checkbox"/> n / a	<input checked="" 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 type="checkbox"/> n / a	<input checked="" type="checkbox"/>
Other means (describe) _____		

STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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: MIDNWAL TOWNLINE, Hazen Road and Norfolk Road 21

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: Hazen 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.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

House/Office
Agricultural Service

Application #2

OFFICE USE ONLY		FILE No.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: 2373 HAZEN ROAD	
Owner: LAKE ERIE FARMS		Lot: 9	Concession: 14 (MIDDLETON)
Lot Area: 120'		Assessment Roll No.	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____	
BUILDING INFORMATION		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural	
Building Area: 1300 sq'		No. of Bedrooms: N/A	No. of Fixture Units: 12 1/2
		Is the building currently occupied? Yes / No If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: SCOTT DARLINGTON Address: RR# 1, DERBY, ONT Email: SCOTT@darlingtonwp.com	
		Company Name: DARLINGTON DRAIN + PLBG LTD. Postal Code: N4B 2W4 Phone: 519 875-2571 BCIN #: 15833	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): grass Soil Type: Sand	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry Depth of Water Table: 40 ft.	
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>	
		Current Weather (at time of evaluation): 28°C SUNNY	
SYSTEM EVALUATION		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 _____	
Distribution System:		Size: 800 Gal. Pump: Yes <input type="radio"/> No	
Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: 300'
Distance Between Tile Runs: 6'			
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
Setbacks:		Tank	
Distance to Buildings & Structures (ft)		6'	
Distance to Bodies of Water (ft)		N/A	
Distance to Nearest Well (ft)		65'	
Distance to Proposed Property Lines		Front 50' Rear 60' Side 35' Side 10' Front 15' Rear 12' Side 11' Side 115'	

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.

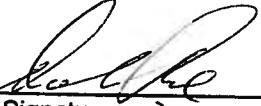
Additional Comments:**VERIFICATION****OWNER:**

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, LAKE ERIE FARM INT.

(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


DAVID ROE (Agent)

Date

July 24/2015

EVALUATOR:

1. I, SCOTT DARLINGTON 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

July 24/2015

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: July 24/2015

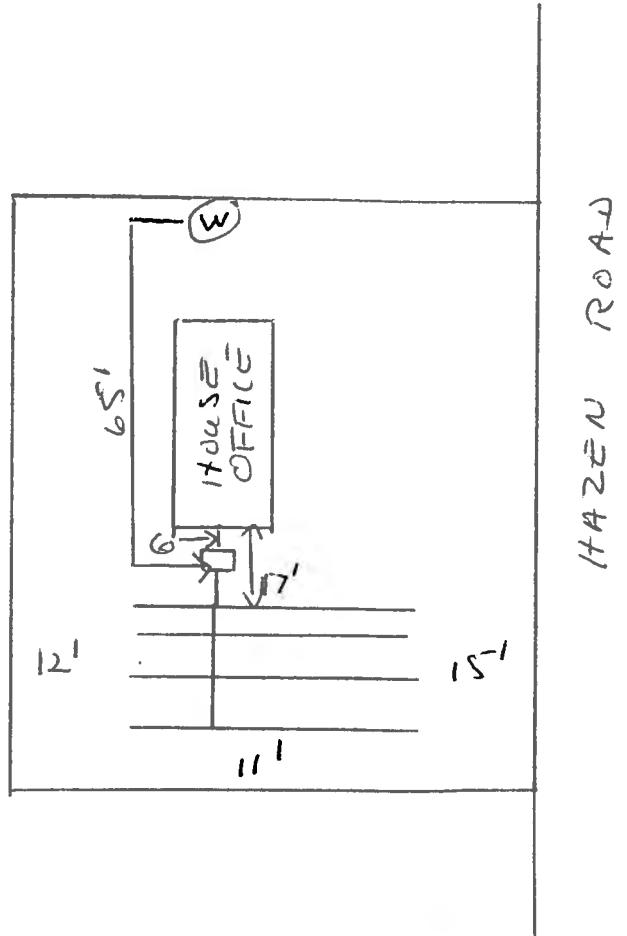
APPLICATION NUMBER: _____

OWNER LAKE ERIE FARMS

EVALUATOR SCOTT DARLINGTON

PROPERTY ADDRESS 2373 HAZEN ROAD

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.

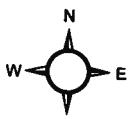


MAP 1

File Number: BNPL2015124

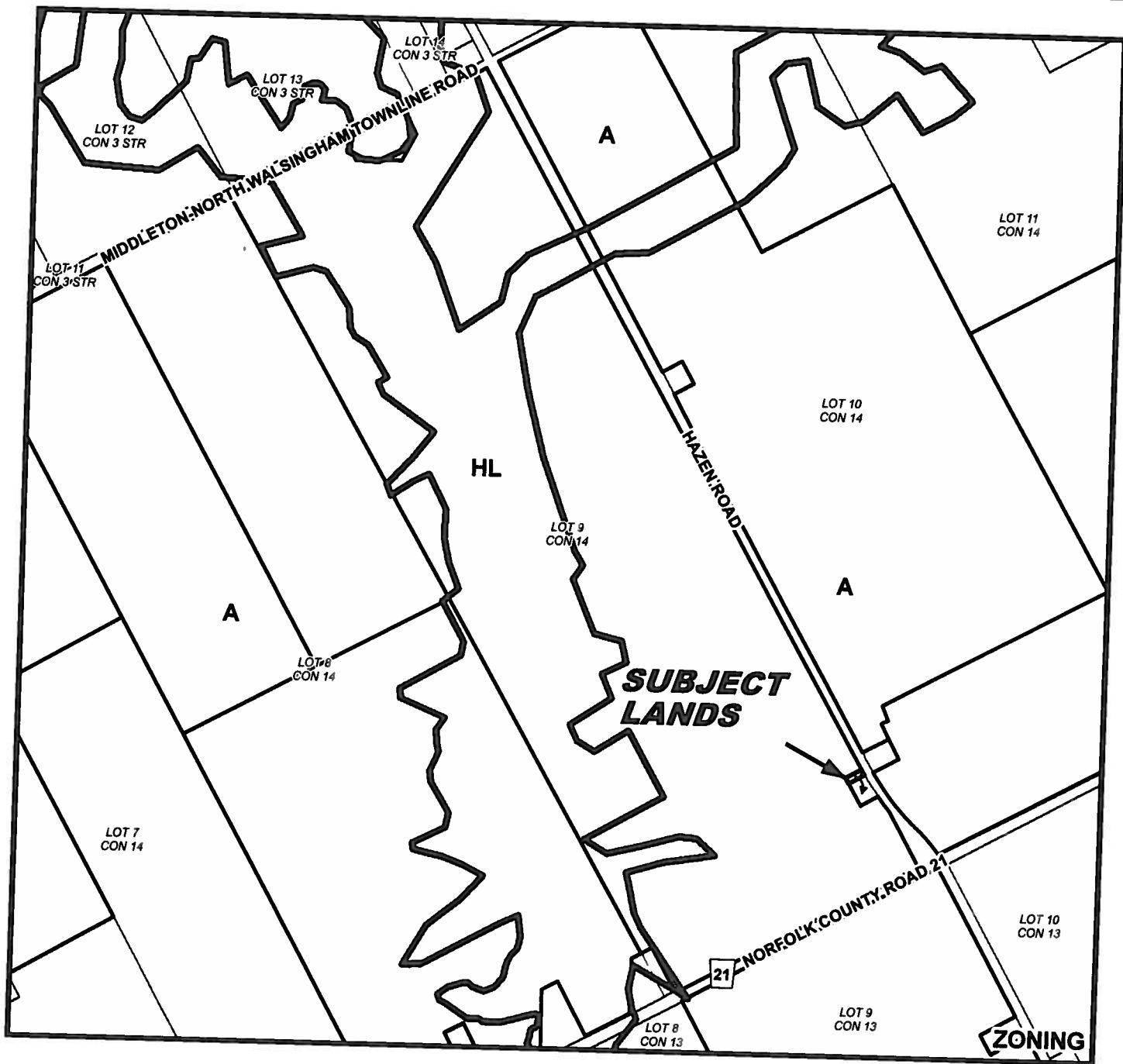
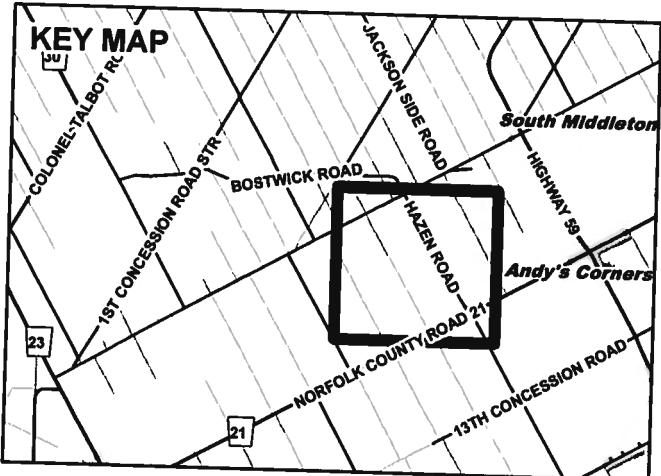
Geographic Township of

NORTH WALSINGHAM



1:11,500

90 45 0 90 180 270 360 Meters



12/08/2015

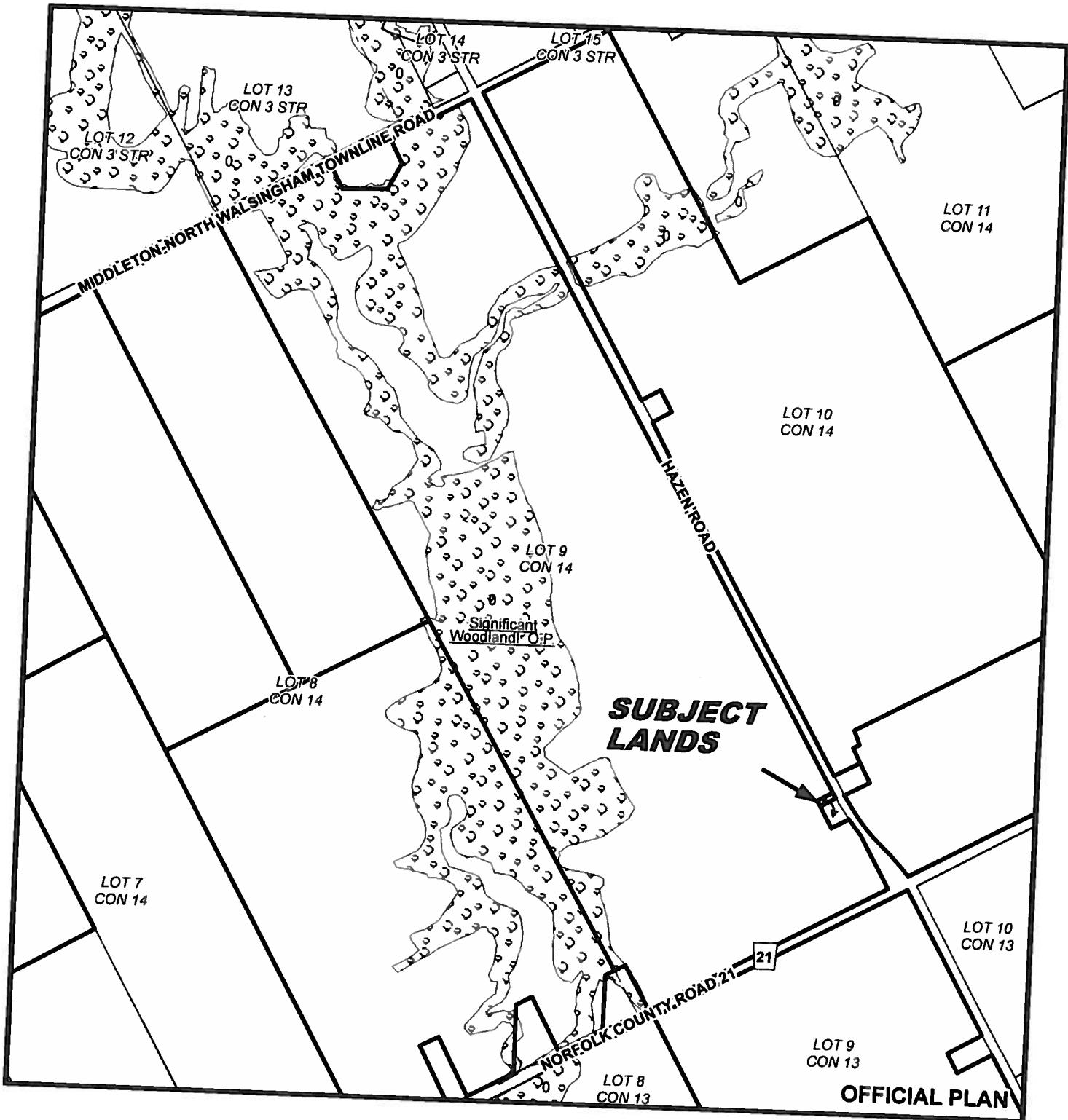
MAP 2

File Number: BNPL2015124

Geographic Township of NORTH WALSINGHAM



1:11,000



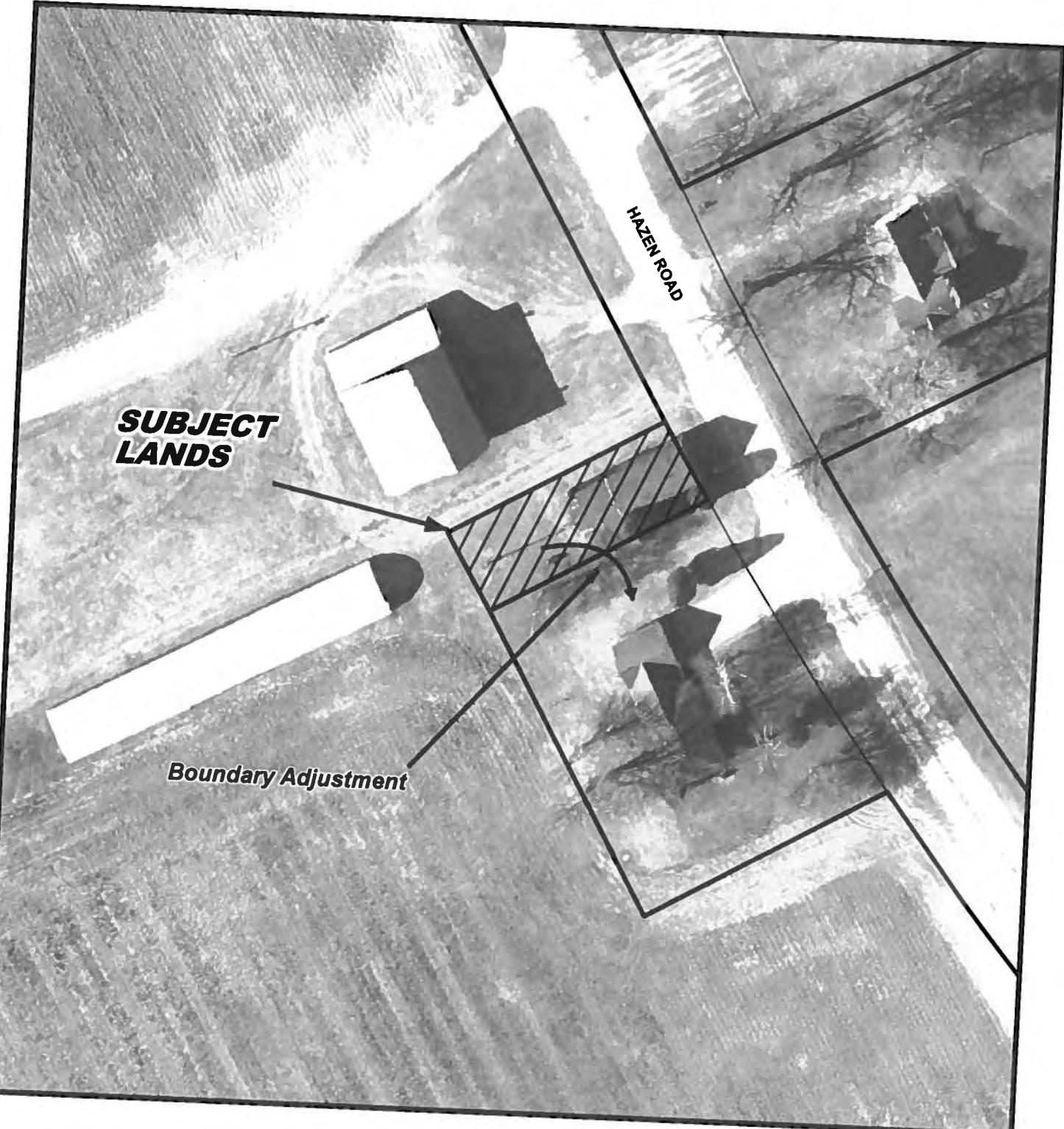
MAP 3

File Number: BNPL2015124

Geographic Township of NORTH WALSINGHAM



1:800



12/08/2015

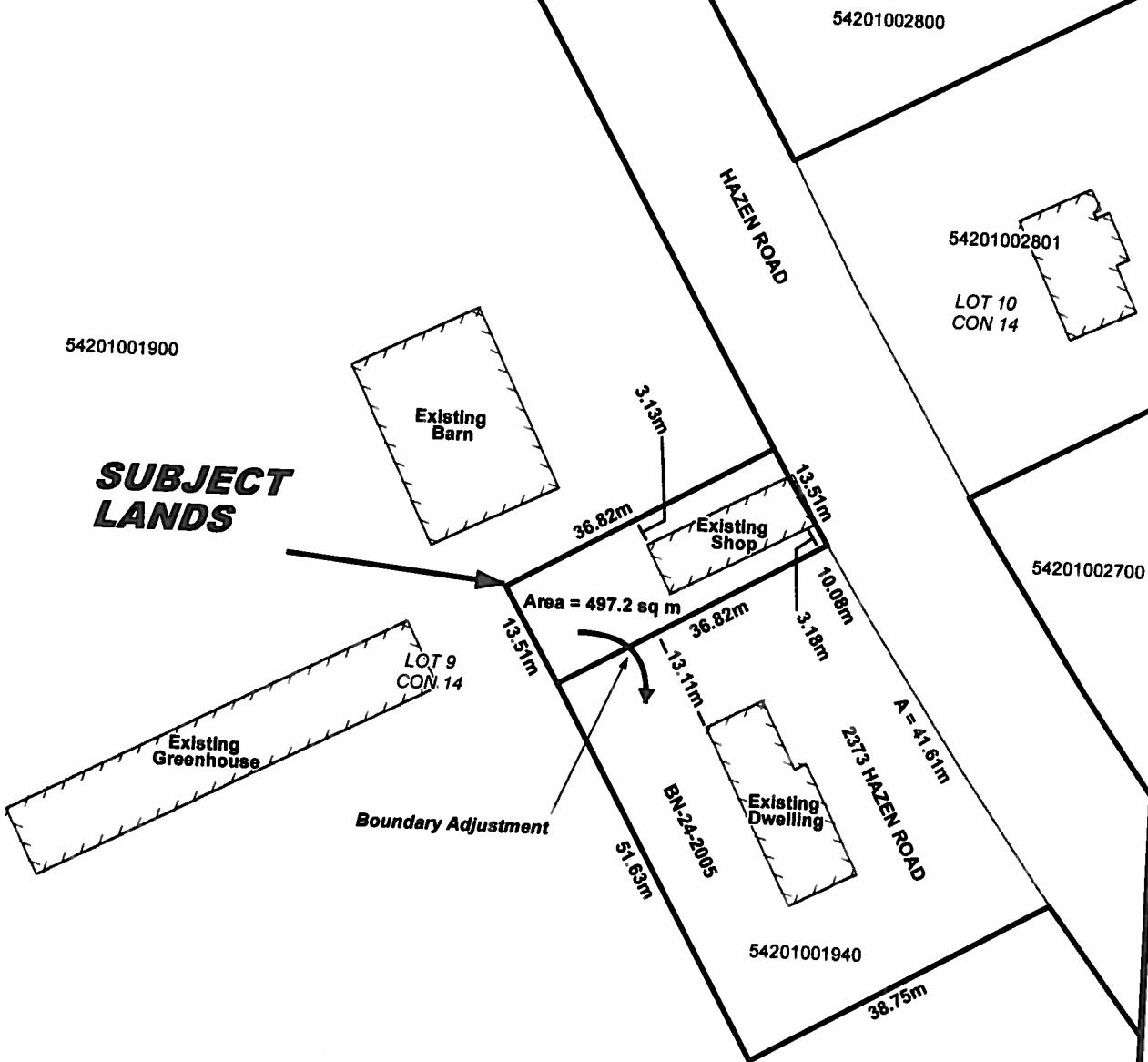
MAP 4

File Number: BNPL2015124

Geographic Township of NORTH WALSINGHAM



1:800

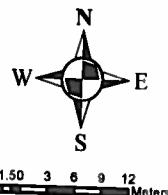


12/08/2015

LOCATION OF LANDS AFFECTED

File Number: BNPL2015124

Geographic Township of NORTH WALSINGHAM



1:800

54201001900

**SUBJECT
LANDS**

Existing Barn

Area = 497.2 sq m

LOT 9
CON 14

Existing
Greenhouse

Boundary Adjustment

36.82m

13.51m
13.11m

10.08m
3.18m

A = 41.6m

BN-24-2005
51.63m

Existing
Dwelling

54201001940

38.75m

HAZEN ROAD

54201002801
LOT 10
CON 14

54201002700

54201002800