

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

Information contained within this box is for office use only

Consent file number BNPL2015201Application fee \$1854Zoning file number ZNPL2015202Conservation authority fee n/aPre-consultation meeting on Sept 29/15OSSD form provided yesApplication submitted on NOV 2/15

Sign issued \_\_\_\_\_

Complete application on NOV 2/15Property assessment roll number: 3310-010-61800-0000**A. Applicant Information****Applicant** name (if the applicant is a numbered company provide the name of a principal of the company)Magalas Produce Ltd.

Address

337 Concession 6 Townsend Road, Waterford, On N0E1Y0

Email address \_\_\_\_\_

Phone number 519-443-4342**Agent** nameR. C. Dixon

Address

277 Emily Street, Simcoe, On. N3Y1J5Email address dixonr@amtelecom.netPhone number (h) 519-426-0456  
cell**Owner** namesame as applicant

Address

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:

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**B. Location and Legal Description Of Subject Lands**

Geographic township	<u>Townsend</u>	Urban or hamlet area	
Concession number	<u>4</u>	Lot number	<u>4</u>
Registered plan number	<u>-</u>	Lot or block number	<u>-</u>
Reference plan number	<u>-</u>	Part number	
Frontage		Depth	
Width		Lot Area	

Municipal civic address

257 Concession 5, RR1 Waterford On NOELVD

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 dwelling made surplus through farm amalgamation.

# 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):

—

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
see separate attached sheet				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	
				Yes No	

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

Frontage 7.624m Depth 156.83m  
 Width irregular Lot Area 3727 m<sup>2</sup>

Present use:

Agricultural Residence

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:

2 storey aluminum sided dwelling - see 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 anticipated at this time

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

Frontage	_____	Depth	_____
Width	_____	Lot Area	_____

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:

currently barn and garage - see sketch  
hydro lines to both to be disconnected.

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

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**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:

1

Date(s) these parcels were created:

—

Name of the transferee for each parcel:

—

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

—

Uses of the subject lands:

—

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?

2014

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:

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 —

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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

If yes, indicate the following information about each development application:

File number:

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Land it affects:

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Purpose:

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Status or decision:

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Effect on the requested amendment:

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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:

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

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):

open ditches

Other:

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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 (Concession 5 Road)

Name of road or street:

Concession 5 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

Name of road or street:

Concession 5 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
<b>PROPERTY INFORMATION</b>		
Municipal Address: 257 CONCESSION #5 (TOWNSEND)		
Owner: MAGALAS PRODUCE	Lot:	Concession: 5
Lot Area:	Lot Frontage:	Assessment Roll No.
<b>PURPOSE OF EVALUATION</b>		
<input 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: 1800 sq. ft.	No. of Bedrooms: 3	No. of Fixture Units: 18
Is the building currently occupied? Yes (X) / No If No, how long?		
<b>EVALUATOR'S INFORMATION</b>		
Evaluator's Name: ED DOVE		Company Name: BILL'S SEPTIC LTD.
Address: 17 BERKLEY CRESCENT SIMCOE, ON		Postal Code: N3V 2K3
Email: BILLSSEPTIC@SYMPATICO.CA		Phone: 519-426-7108
BCIN # 38413 / 38259		
<b>SITE EVALUATION</b>		
Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SANDY LOAM
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: ~50 ft.
Surface Discharge Observed: Yes (X) / No (O)	Odour Detected: Yes (X) / No (O)	Current Weather (at time of evaluation): SUNNY / DRY
<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 (X) / No (O)
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		
No. of Tile Runs: 5		Total Length of Tile: 250 FT
Distance Between Tile Runs: 6 FT		
Tile Material: <input type="checkbox"/> PVC <input checked="" 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>		
Tank		Distribution Pipe
Distance to Buildings & Structures (ft): 4 FT		18 FT
Distance to Bodies of Water (ft): N/A		N/A
Distance to Nearest Well (ft): 100 FT		70 FT
Distance to Proposed Property Lines: Front >40' Rear 45' Side 55' Side >100'		Front 240' Rear 45' Side 15' Side 7100'

FRONT PROPERTY LINE YET TO BE DETERMINED, HOWEVER IT WILL BE AT LEAST 40 FEET FROM SEPTIC SYSTEM COMPONENTS.

**OVERALL SYSTEM RATING**

OK

- ☒ 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:**

SYSTEM WORKING PROPERLY AT THIS TIME. SYSTEM IS VERY OLD AND IN EVENT OF FUTURE PROBLEMS A REPLACEMENT WILL BE REQUIRED

**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, \_\_\_\_\_ (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 \_\_\_\_\_

Date \_\_\_\_\_

**EVALUATOR:**

1. I, Ed Dave - Bill's Septic Ltd 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 APRIL 24/2015**BUILDING DIVISION COMMENTS**

Comments: \_\_\_\_\_

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

Chief Building Official or designate \_\_\_\_\_

Date \_\_\_\_\_

Revised: March 24, 2012



# On Site Sewage Disposal System Location

DATE: April 24/2015

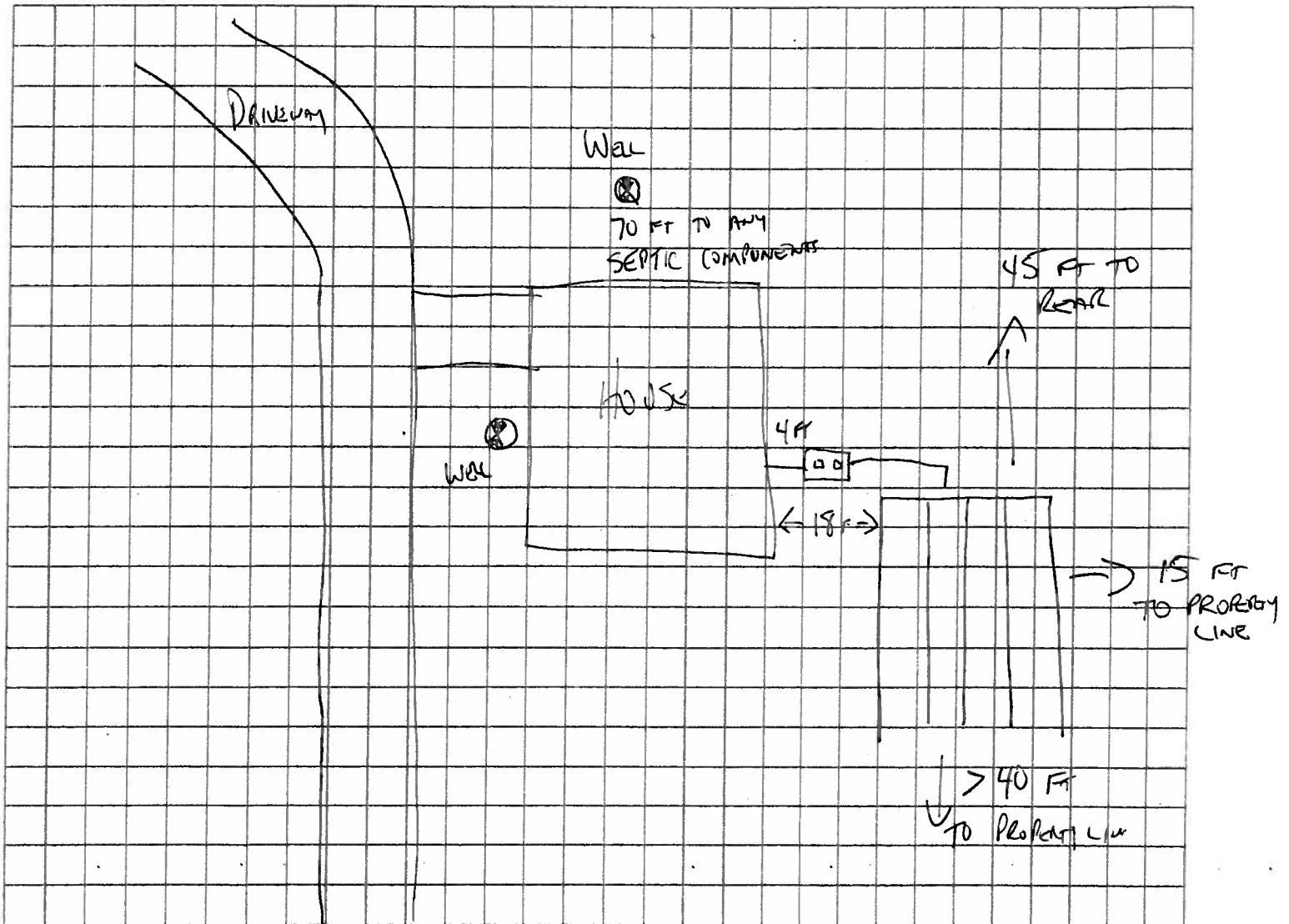
APPLICATION NUMBER: \_\_\_\_\_

OWNER MAGALAS

EVALUATOR Ed Dove - Bill's Septic

PROPERTY ADDRESS 257 CONCESSION #5 (TOWNSEND)

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.

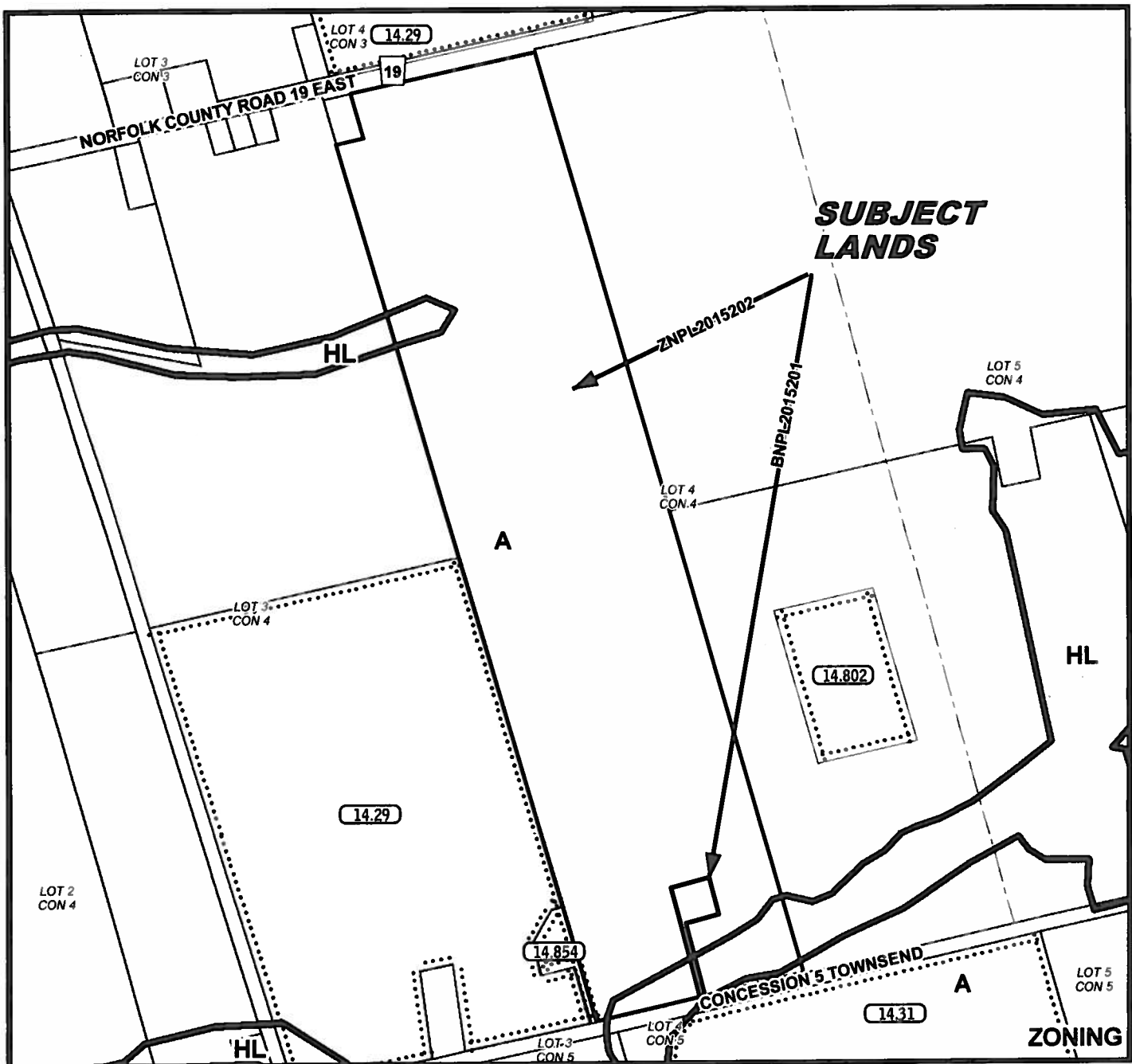
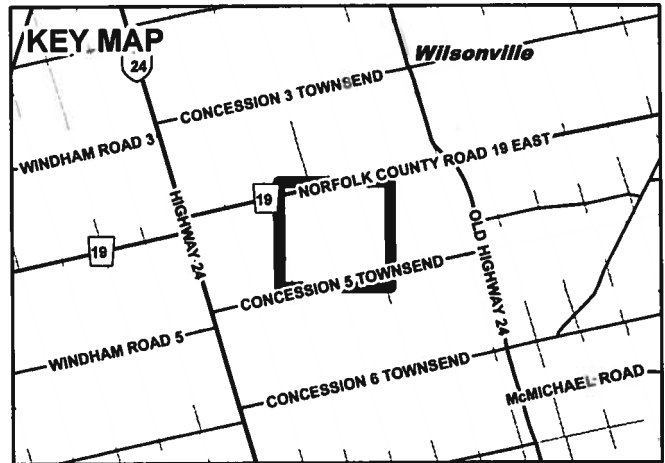
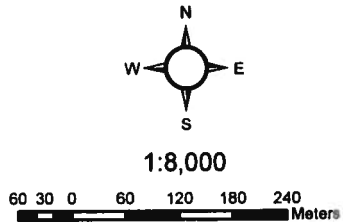


PREPARED BY: Ed Dove - Bill's Septic Ltd.

NOTE: The above sketch is not to exact scale.

**MAP 1**  
**File Number: BNPL2015201 &  
ZNPL2015202**

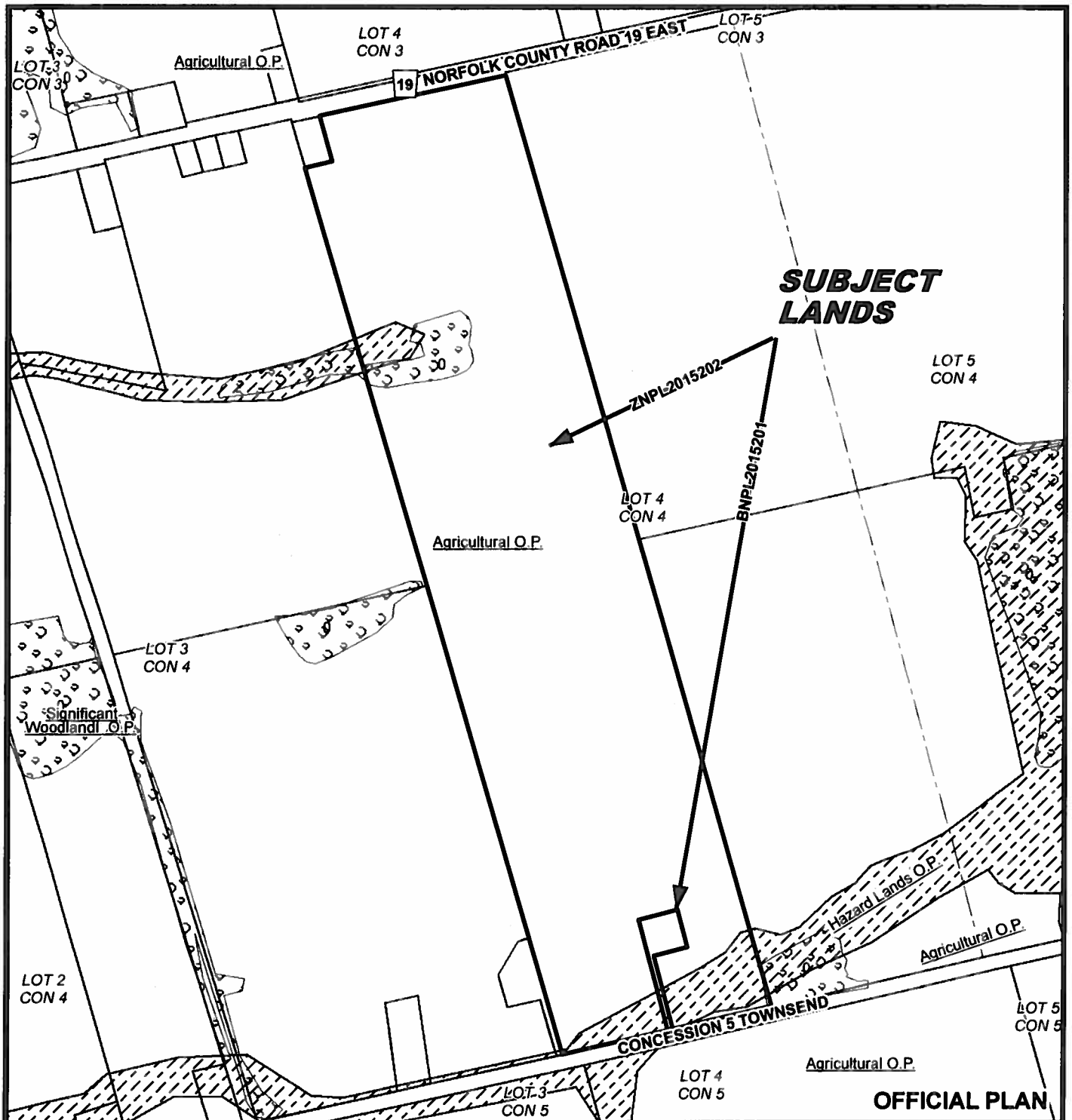
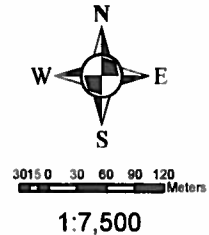
Geographic Township of  
**TOWNSEND**



## MAP 2

File Number: BNPL2015201 & ZNPL2015202

Geographic Township of TOWNSEND

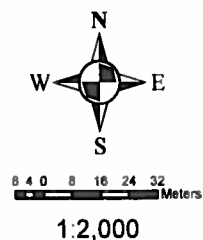




# MAP 3

File Number: BNPL2015201 & ZNPL2015202

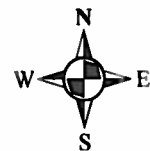
Geographic Township of TOWNSEND



# MAP 4

File Number: BNPL2015201 & ZNPL2015202

Geographic Township of TOWNSEND



5 10 15 20 Meters

1:1,250

