

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

Information contained within this box is for office use only

Consent file number	<u>BNPL2016034</u>	Application fee	<u>\$1854.00</u> ✓
Zoning file number	<u>ZNPL20</u>	Conservation authority fee	<u>N/A</u>
Pre-consultation meeting on	<u>Aug 13/15</u>	OSSD form provided	<u>yes.</u>
Application submitted on	<u>Aug 1/15</u>	Sign issued	<u>MAT</u>
Complete application on	<u>Feb 5 2016</u>		

Property assessment roll number: 3310- 541-070-19500-0000

A. Applicant Information

Applicant name (if the applicant is a numbered company provide the name of a principal of the company)

CRIMSON CREEK FARM LTD C/O TERRY VERHEERSCH

Address

1630 MIDDLETON NORTH WALSINGHAM T/LINE RD

Email address _____ Phone number 519-582-2164

Agent name

Address

Email address _____ Phone number _____

Owner name

CRIMSON CREEK FARM LTD

Address

1630 MIDDLETON NORTH WALSINGHAM T/LINE RD

Email address _____ Phone number 519-582-2164

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

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:

BANK OF MONTREAL

160 BROADWAY ST TELLSONBURG

[Back to Table of Contents](#)

B. Location and Legal Description Of Subject Lands

Geographic township MIDDLETON Urban or hamlet area

Concession number 3 Lot number 34

Registered plan number _____ Lot or block number _____

Reference plan number _____ Part number _____

Frontage _____ Depth _____

Width _____ Lot Area _____

Municipal civic address

1799 MED-NWAL TLINE RD

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

[Back to Table of Contents](#)

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:

SURPLUS FARM DWELLING

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):

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

Frontage 60.86 Depth 48.905
Width 60.86 Lot Area 2976.3 sqm/meters
Present use: approx. 72 acres

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:

1930 8.1M x 13.86M sqm 8.5M HIGH
HOUSE FRONT 15.12M SIDE 16.68M & 36.03M BACK 19.98M
GARAGE FRONT 35.57M SIDE 3.1M & 48.54M BACK 3.1M
6.22 x 8.4 M sqm 3.8M HIGH 1965

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:

BOTH HOUSE & GARAGE

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

Frontage 347.166 Depth 1258 M (IRREGULAR)
Width 408.026 Lot Area 102 ACRES

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

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:

DETACHED HOUSE 1930

GARAGE 1965

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:

BARN & SHED & 10 KIILNS

[Back to Table of Contents](#)

D. Property Information

Present official plan designation:

AGRICULTURE

Present zoning:

AGRICULTURE

Is there a site specific zone on the subject lands?

NO

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

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:

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

2012

Uses of the subject lands:

AGRICULTURE

If known, the length of time the existing uses have continued on the subject lands:

ALWAYS AGRICULTURE

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

2012

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:

[Back to Table of Contents](#)

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:

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

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

[Back to Table of Contents](#)

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:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

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

Is the above information for other development applications attached?

☐ Yes

☐ No

[Back to Table of Contents](#)

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, unless otherwise specified? Please check the appropriate boxes.

Please reply to all uses or features.

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 1 Uses or Features on or Within 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 <u>303M</u> 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

[Back to Table of Contents](#)

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

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

Name of road or street:

MIDDLETON N/WALSINGHAM TLINE RD

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:

MIDD N/WAL T/LINE RD

[Back to Table of Contents](#)

I. Other Information

Is there a time limit that affects the processing of this development application?

☒ Yes

☐ No

If yes, describe:

HOUSE BURNT NEED TO REBUILD

Is there any other information that you think may be useful in the review of this development application?

NO

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

Indicate the existing and proposed type of storm drainage on the severed lands (example: storm sewers, open ditches):

NONE

Indicate the existing and proposed type of water supply on the retained lands (example: municipal piped water, communal wells, individual wells):

NONE

Indicate the existing and proposed type of sewage treatment on the retained lands (example: municipal sewers, communal system, septic tank and tile bed):

NONE

Indicate the existing and proposed type of storm drainage on the retained lands (example: storm sewers, open ditches):

NONE

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



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: 1799 MIDDLETON / NORFOLK TOWN LINE			
Owner: TERRY VERMEERSCH		Lot: 34		Concession: 3 STR MIDDLETON	
Lot Area: 2976.4 m ²	Lot Frontage: 60.86m	Assessment Roll No.			
PURPOSE OF EVALUATION		☒ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area: 1750sq'		No. of Bedrooms: 3	No. of Fixture Units: 14	Is the building currently occupied? Yes / ☒ No If No, how long? 3mos	
EVALUATOR'S INFORMATION		Evaluator's Name: SCOTT DARLINGTON		Company Name: DARLINGTON WIRING + PLUMB	
Address: 1425 Norfolk County Road 21		Postal Code: N4B 2W4		Phone: 519 875-2511	
Email: scott@darlingtonwp.com		BCIN #		15833	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): grass		Soil Type: Sand	
Site Slope: ☒ Flat ☐ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: 40 ft.	
Surface Discharge Observed: Yes ☒ No		Odour Detected: Yes ☒ No		Current Weather (at time of evaluation): Sunny 29°C	
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: 800 Gal.		Pump: Yes ☒ No	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: 6	Total Length of Tile: 300'	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)		3m		16m	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		15m		25m	
Distance to Proposed Property Lines		Front 8m Rear 40m Side 16.9 Side 42m		Front 3.5m Rear 36m Side 38 Side 3.5m	

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) 426-4377 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, <u>TERRY VERHEERSCH</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. <u>Terry Verheersch</u> Owner Signature <u>Jan 18 / 2016</u> Date
--------------	---

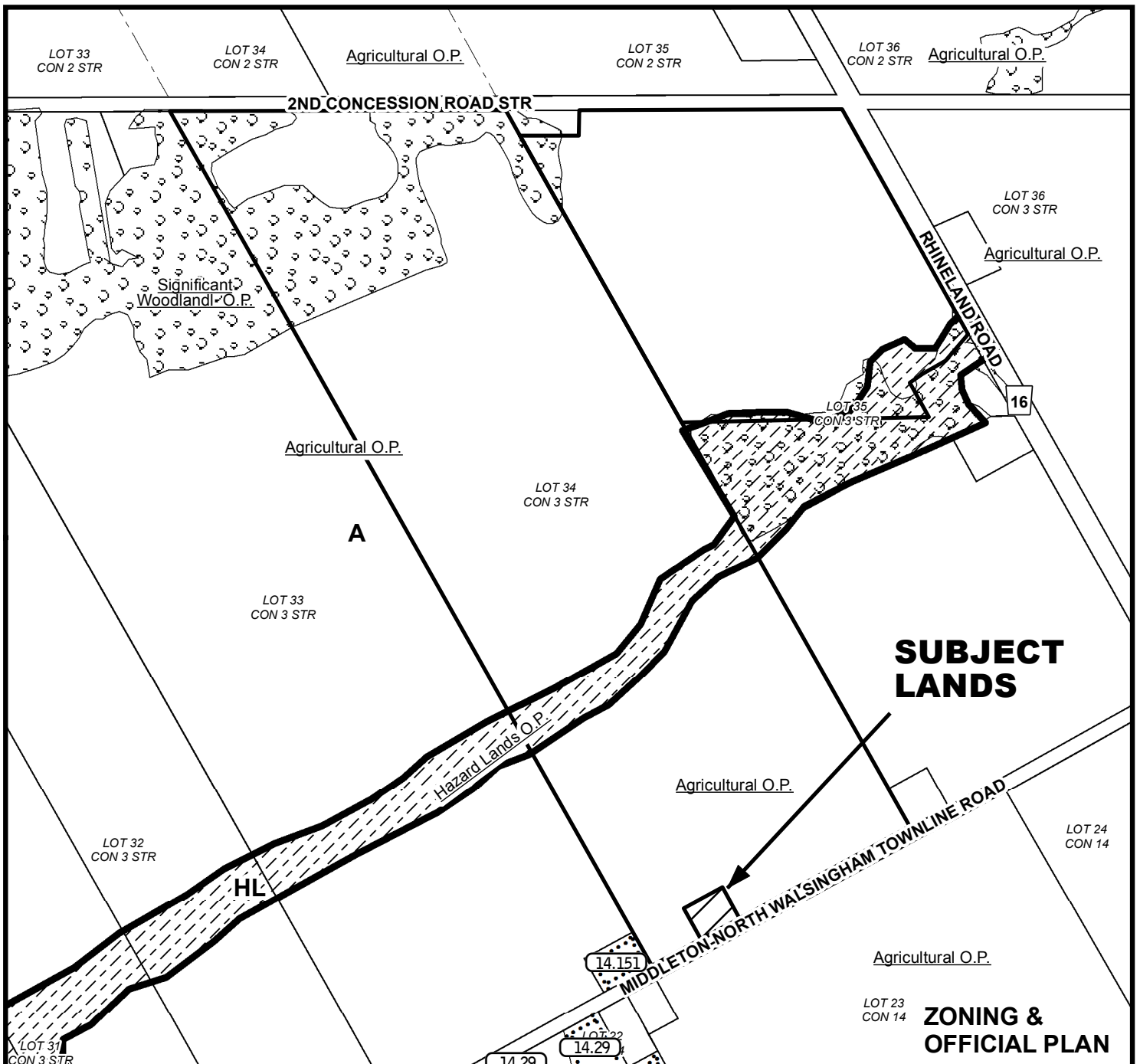
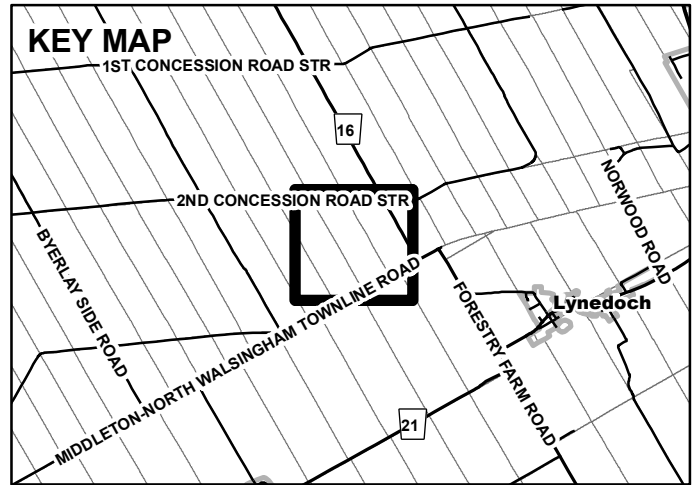
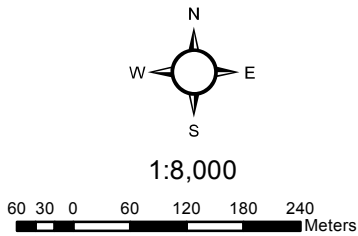
EVALUATOR: 1. I, <u>SCOTT DARLINGTON</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of 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. <u>Scott Darlington</u> Evaluator Signature <u>Aug 17 / 2015</u> Date
--

BUILDING DIVISION COMMENTS	Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. _____ Chief Building Official or designate _____ Date
----------------------------	--

MAP 1

File Number: BNPL2016034

Geographic Township of
MIDDLETON

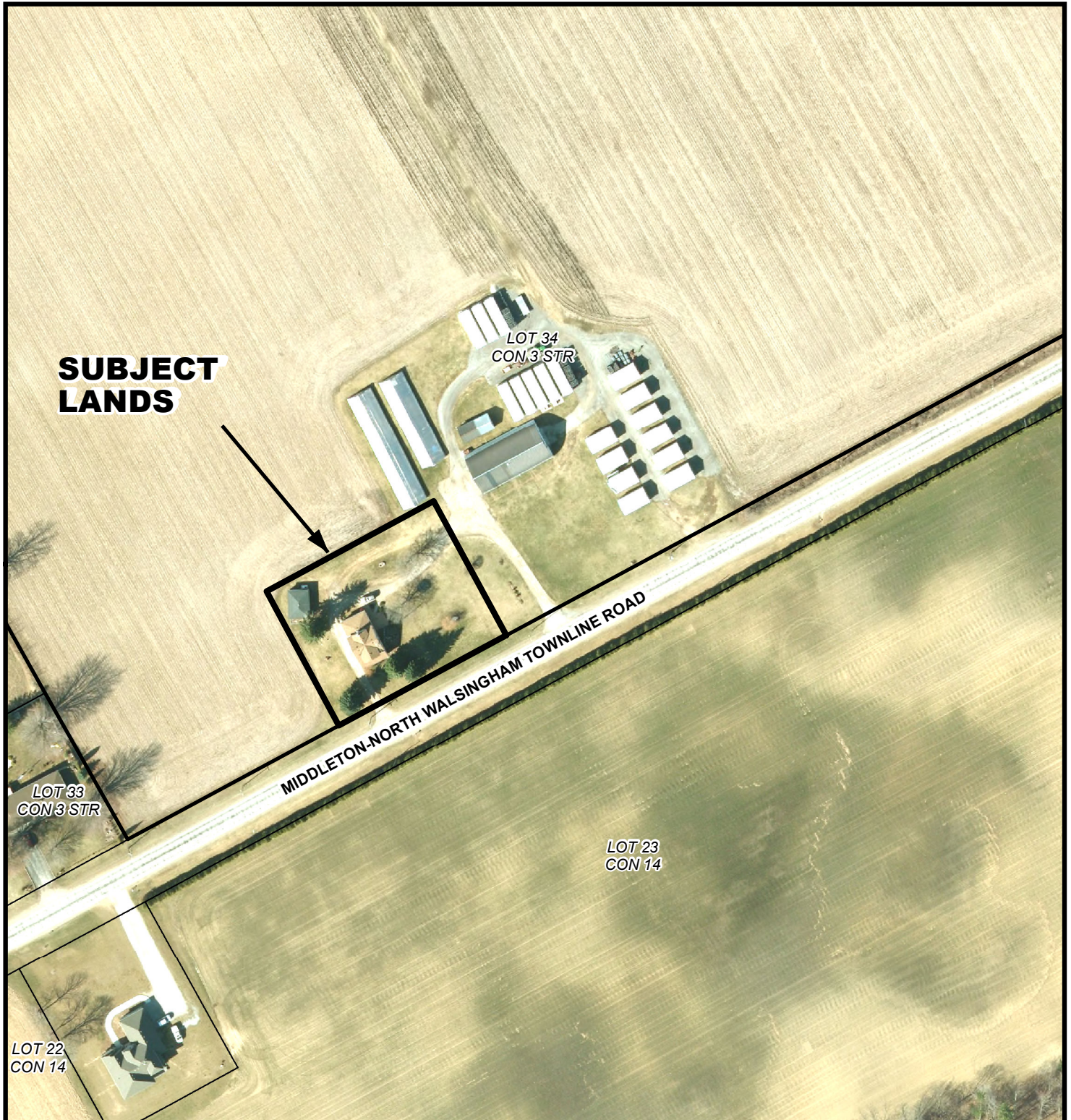
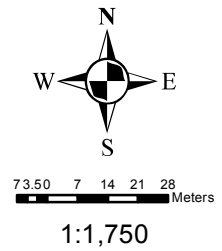


**ZONING &
OFFICIAL PLAN**

MAP 2

File Number: BNPL2016034

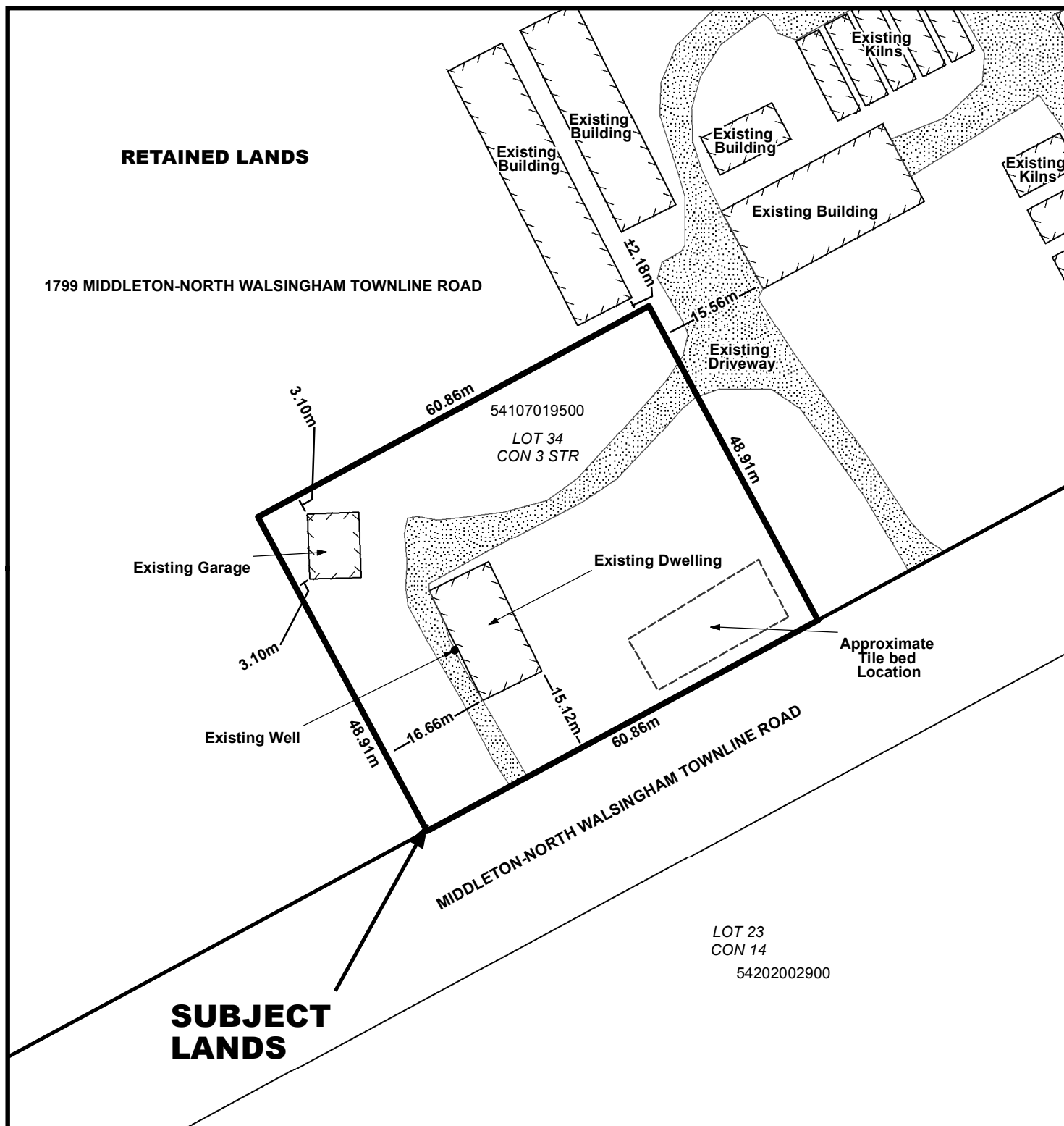
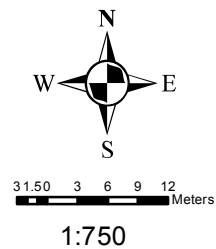
Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2016034

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2016034
Geographic Township of MIDDLETON

