

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

Alisha

Information contained within this box is for office use only			
Consent file number	BNPL20110038	Application fee	\$1535 (zoning not req'd)
Zoning file number	ZNPL20 n/a	Conservation authority fee	n/a
Pre-consultation meeting on	n/a	OSSD form provided	yes
Application submitted on	Feb 5/16	Sign issued	
Complete application on	Feb 9/16		

Property assessment roll number: 3310- 54504006700

A. Applicant Information

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

Vanmeer Farms Inc. George Vermeersch and Wilhelmina Vermeersch

Address 1400 Bell Mill Side Road , RR#6
Tillsonburg, ON N4G 4G9

Email address **Phone number** 519-688-3362

Agent name

David Roe

Address 599 Larch St.
Delhi, ON N4B 3A7

Email address **Phone number** 519-582-1174

Owner name

same 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:

None

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B. Location and Legal Description Of Subject Lands

Geographic township Houghton Urban or hamlet area _____
Concession number 5 Lot number part Lot 6
Registered plan number _____ Lot or block number _____
Reference plan number _____ Part number _____
Frontage 665m Depth 676m
Width 665m Lot Area 100 acres
Municipal civic address
560 and 564 5th Concession Road Houghton

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 dwelling made surplus through farm consolidation

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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):

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 ☒ Yes ☐ No	Year Dwelling Built
Chimney 542 0100 1700 0000	69	65	cash crop	☒ Yes ☐ No	1930s
th 541 0502 0500 0000	117	100	cash crop	☒ Yes ☐ No	1930s
mbert 541 060 167 00 0000	92	75	cash crop	☒ Yes ☐ No	1930s
Shard's 541 050 167 00 0000	133	100	cash crop	☒ Yes ☐ No	1930s
allegre 545 0400 6700 0000	100	85	cash crop	☒ Yes ☐ No	1930s
wance 541 0102 6400 0000	128	87	cash crop	☒ Yes ☐ No	1920s
ouse 541 0102 7470 0000	54	40	cash crop	☒ Yes ☐ No	2000

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

Frontage 50 m Depth 70 m
Width 50 m Lot Area 708648688 acres

Present use:

Farm related house

Proposed use:

non-farm related residence

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:

House see survey Front- 11.86m rear - 50.37m
R. side - 28.17m L side 6.55m

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** in metric units:

Frontage 252m + 365m Depth 676m
Width 665m Lot Area 99.2acres

Present use: Agricultural

Proposed use: Agricultural

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:

House and barn see survey

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

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D. Property Information

Present official plan designation:

Agricultural

Present zoning:

Agricultural

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:

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?

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:

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

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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

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

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

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:

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 ☒ No	☐ Yes ☒ No distance
Wooded area	☒ Yes ☐ No	☒ Yes ☐ No 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

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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):

existing well and septic systems for both dwellings
on severed and retained parcels

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

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

existing drainage to ditch

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

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

existing septic systems for both dwellings

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

existing ditch for severed and retained parcels

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:

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):

open mucicipal road open all year

Name of road or street:

5th Concession Road Houghton

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

open municipal road open all year

Name of road or street:

5th Concession Road Houghton

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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?

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J. Supporting Material To Be Submitted By Applicant

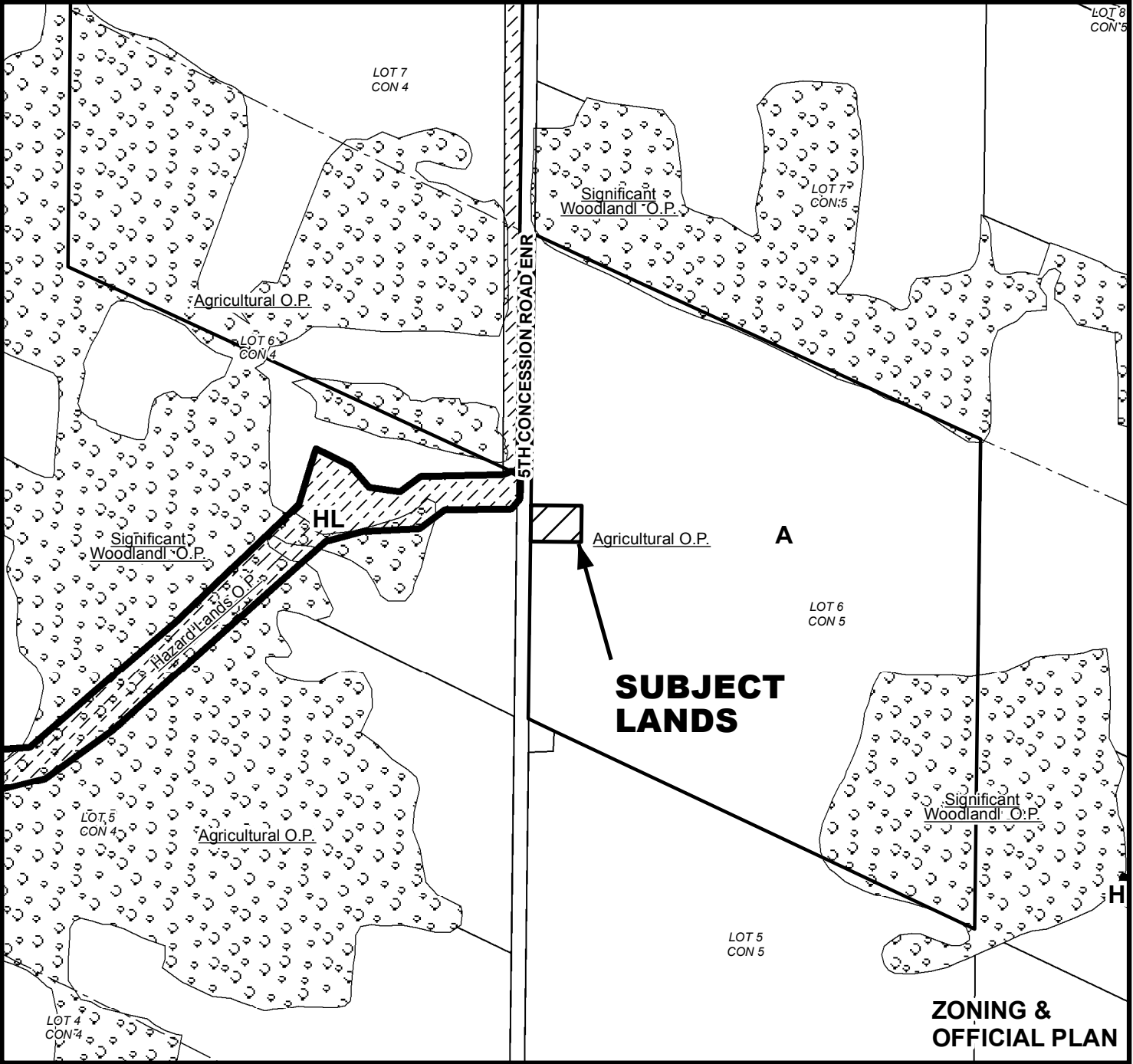
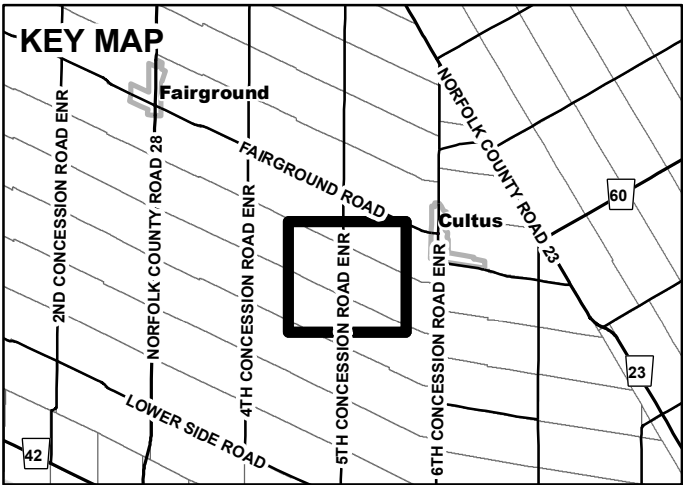
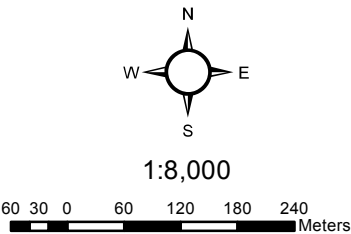
In order for your development application to be considered complete, **one sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with one surveyor sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained;
2. The topographical features;
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the severed and retained lands;
4. The location of any existing and proposed wells, septic systems and tile beds that are located on the severed and retained lands;
5. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge;
6. The location, name, status and width of any roads, lanes, highways, railways, driveways or encroachments, both existing and proposed, on the severed and retained lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
7. The location and nature of any restrictive covenants or easements affecting the severed and retained lands;
8. The location, size, height and type of all **existing** and **proposed** buildings and structures on the severed and retained lands, indicating their distance from the

MAP 1

File Number: **BNPL2016038**

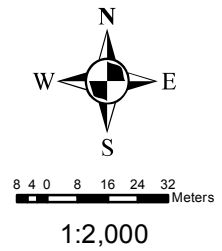
Geographic Township of
HOUGHTON



MAP 2

File Number: BNPL2016038

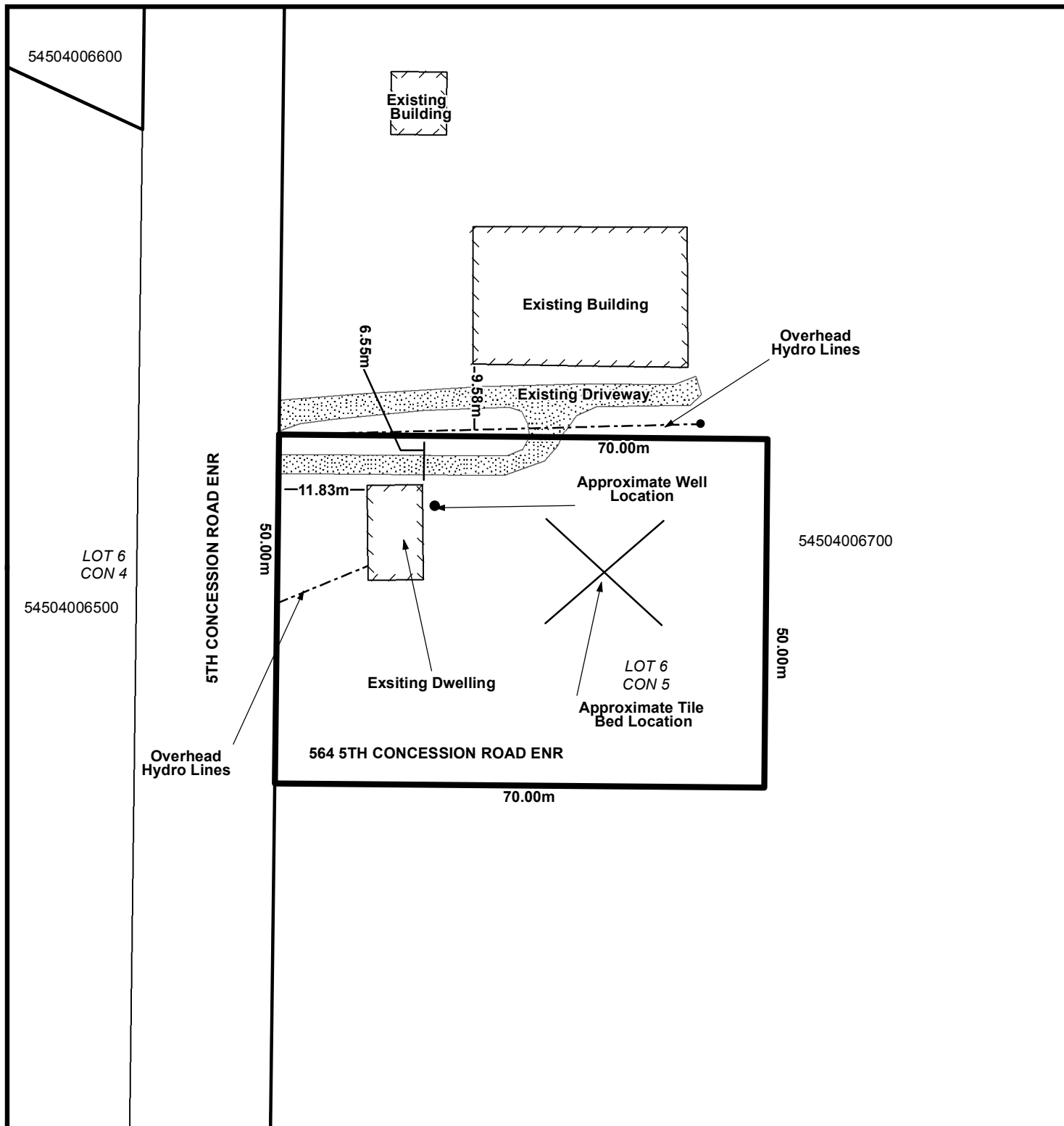
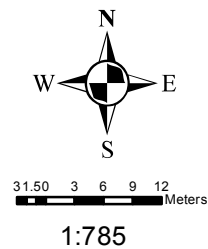
Geographic Township of HOUGHTON



MAP 3

File Number: BNPL2016038

Geographic Township of HOUGHTON



LOCATION OF LANDS AFFECTED
File Number: BNPL2016038
Geographic Township of HOUGHTON

