

Alisha

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>BNPL2016082</u>	Application fee	<u>\$2225</u>
Zoning file number	<u>ZNPL2016083</u>	Conservation authority fee	<u>n/a</u>
Pre-consultation meeting on	<u>11/16</u>	OSSD form provided	<u>Yes</u>
Application submitted on	<u>Mar 2/16</u>	Sign issued	
Complete application on	<u>Apr 18/16</u>		

Property assessment roll number: 3310-543-040-10500

**A. Applicant Information**

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

SHELDON & SANDRA DEDRICK

Address

1099 1<sup>ST</sup> C.R.D., PORT ROWAN, ON. N0E 1M0

Email address    Phone number 519-586-3667

**Agent** name

THOMAS A. CLINE

Address

90 NORFOLK LAW CHAMBERS, 25 NORFOLK ST. N., SIMCOE, ON. N3Y 3N6

Email address cline@norfolkarchambers.com Phone number 519-426-1711

**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:

GRACE STELLA DEDRICK

C/O STELLA WALKER, 51 CHIPPEWA AVE., WOODSTOCK, ON. N4T 1A1

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

Geographic township	<u>5. WALSINGHAM</u>	Urban or hamlet area	
Concession number	<u>1</u>	Lot number	<u>PT. 1. 16</u>
Registered plan number		Lot or block number	
Reference plan number		Part number	
Frontage	<u>3520 ft / 1,072.8 m.</u>	Depth	<u>1980 ft / 603.5 m.</u>
Width	<u>3520 ft / 1,072.8 m.</u>	Lot Area	<u>64.74 ac HA</u>

Municipal civic address

3595 LAKESHORE RD.

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

Yes       No

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

EASEMENT ABUTTING REG RD 42 IN FAVOUR OF ANION GAS.

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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:

DEVELOPMENT APPLICATION IS TO PROVIDE FOR SEVERANCE OF SURPLUS 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):

UNKNOWN

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)	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
<del>SHELDON &amp; SANDRA DEDRICK 1099 1ST CRD., S. WALSINGHAM 543-040-11600-0000</del>	<del>50</del>	<del>30</del>	<del>CATTLE &amp; HORSES</del>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<del>150 yrs.</del>
<del>SHELDON &amp; SANDRA DEDRICK NO CIVIC ADDRESS 543-040-10400-0000</del>	<del>49</del>	<del>44</del>	<del>CASH CROP</del>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<del>SHELDON &amp; SANDRA DEDRICK 543-020-025-00000</del>	<del>98</del>	<del>80</del>	<del>CASH CROP</del>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<del>SHELDON &amp; SANDRA DEDRICK 543-040-10500-0000 3595 LAKESHORE DR.</del>	<del>78</del>		<del>CASH CROP</del>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<del>SHELDON &amp; SANDRA DEDRICK 543-020-26810-0000 NO SPECIFIC ADDRESS</del>	<del>22</del>	<del>2</del>	<del>CASH CROP</del>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Frontage 35 m. Depth 115.62 m.

Width 35 m. Lot Area 4,046.8 m<sup>2</sup>

Present use:

FARM RESIDENCE

Proposed use:

NON-FARM 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:

SEE ATTACHED DIAGRAM - CONSTRUCTION EARLY 1950'S

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:

NO CHANGE

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

Frontage	<u>t- 536 m.</u>	Depth	<u>t- 603.5 m.</u>
Width	<u>t- 536 m.</u>	Lot Area	<u>t- 323,208 m<sup>2</sup></u>

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:

SEE ATTACHED DIAGRAM - CONSTRUCTION EARLY 1950'S

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:

NO CHANCE

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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:

UNKNOWN

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:

N/A

Number of separate parcels that have been created:

N/A

Date(s) these parcels were created:

N/A

Name of the transferee for each parcel:

N/A

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

2015

Uses of the subject lands:

AGRICULTURE

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

+ 100 yrs.

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

2015

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:

*PERSONAL KNOWLEDGE OF PROPERTY SINCE 1948 - OWNED BY PARENTS*

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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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N/A

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Status or decision:

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Effect on the requested amendment:

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N/A

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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)	<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 _____ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance

*DEDRICK MUNICIPAL DRAIN TRAVERSES SUBJECT LANDS*

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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):

ON SITE WELL

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

ON SITE WASTE DISPOSAL SYSTEM.

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

NO CHANGE

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):

N/A

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:

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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 MAINTAINED ALL YEAR

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Name of road or street:

NORFOLK COUNTY RD. 42

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

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Name of road or street:

NORFOLK COUNTY RD. 42

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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:

N/A

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





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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: 3595 Lake Shore Road.	
Owner: SHELDON DEDRICK		Lot: 16	Concession: 1 S. Walbran
Lot Area: 1 ac.		Lot Frontage: Assessment Roll No. 543040-10500-0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other <u>Severance</u>	
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: 1,400 sq ft		No. of Bedrooms: 3	No. of Fixture Units: 18
VALUATOR'S INFORMATION		Evaluator's Name: Larry Dedrick Address: 370 Lynedoch Rd, Delhi Email: sheldond@icloud.com	
		Company Name: Dedrick Bros. Excavating Corp Postal Code: N4B 2W4      Phone: 519-582-2069 BCIN #: 16930	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass      Soil Type: Silty Clay Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep      Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry      Depth of Water Table: 5' ft. ast.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/>		Odour Detected: Yes <input checked="" type="checkbox"/> Current Weather (at time of evaluation): Clear.	
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)	
ank:		Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other      Size: 600 Gal.      Pump: Yes <input checked="" type="checkbox"/>	
istribution System:		Total Length of Tile: 450' 30" Front as 6 ft.      Distance Between Tile Runs: 6 ft.	
aterial:		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined      Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
etbacks:		Tank      Distribution Pipe	
stance to Buildings	6'		25'
Structures (ft)			
stance to Bodies of Water (ft)	N/A		N/A
stance to Nearest Cell (ft)	60'		123
stance to Proposed Property Lines	Front 107' Rear 271 Side 50' Side 58'		Front 15' Rear 308' Side 10' Side 35'

**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:****EVALUATOR INFORMATION****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.

SHELDON PEDRICK (the owner of the subject property) hereby authorize the above mentioned evaluator to act in my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

\* Sheldon Pedrick  
Owner Signature

Apr. 15, 2016  
Date

**EVALUATOR:**

1. I, Larry Pedrick 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.

Larry Pedrick  
Evaluator Signature

March 8, 2016  
Date

**BUILDING DIVISION COMMENTS**

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

\_\_\_\_\_

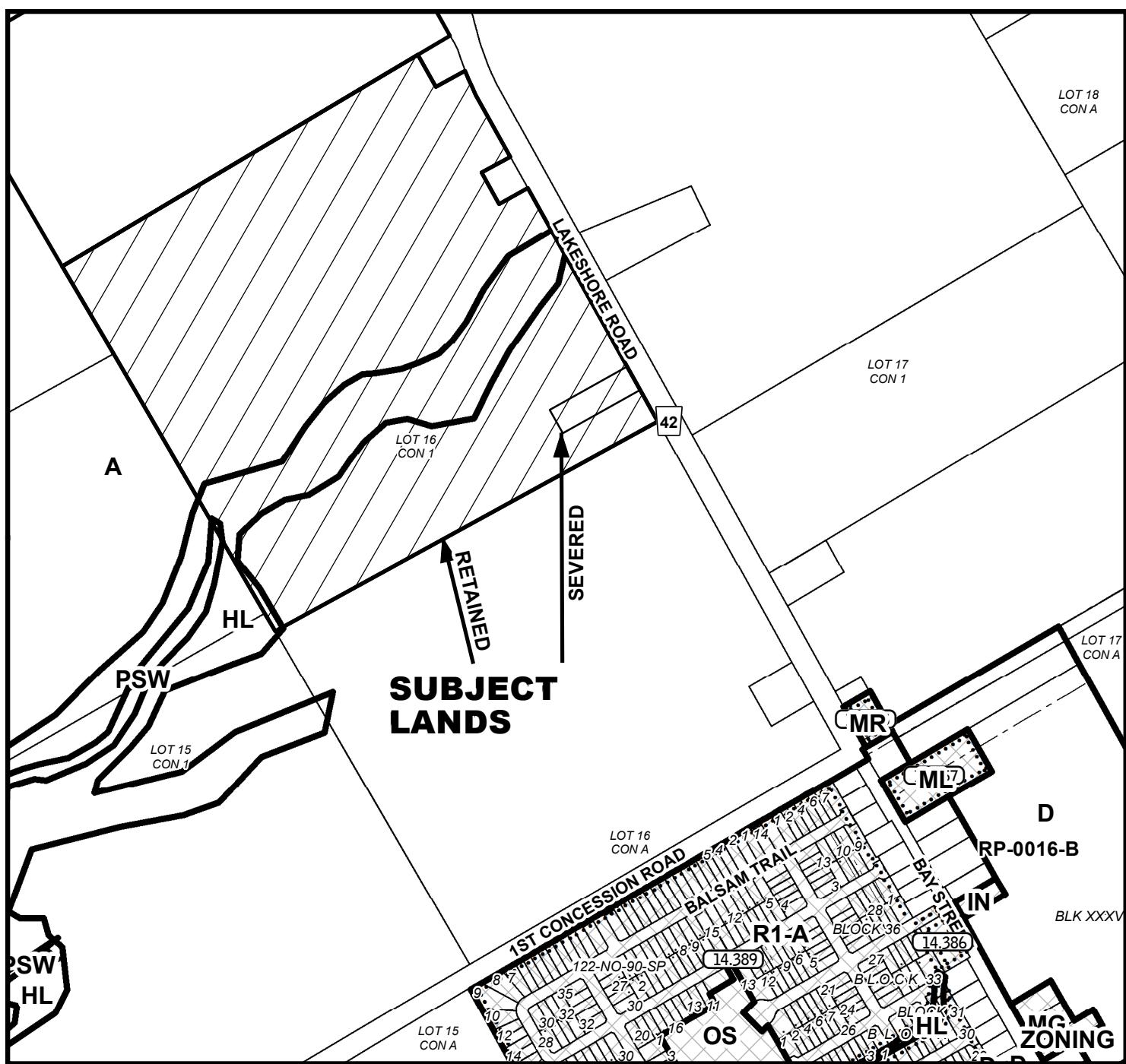
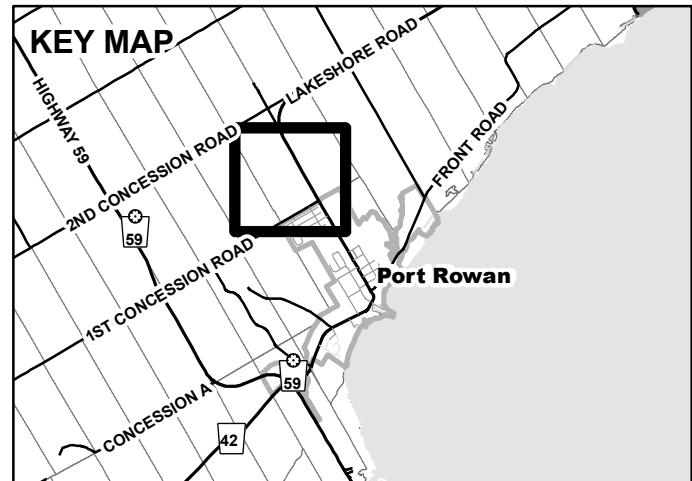
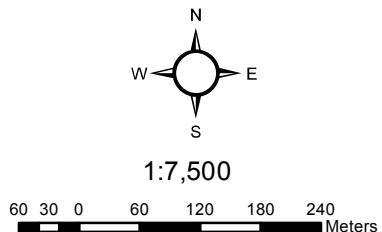
\_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: October 5, 2015

**MAP 1**  
**File Number: BNPL2016082 &**  
**ZNPL2016083**  
Geographic Township of  
**SOUTH WALSHINGHAM**

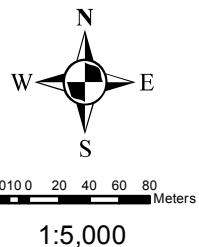


Date: 16/05/2016

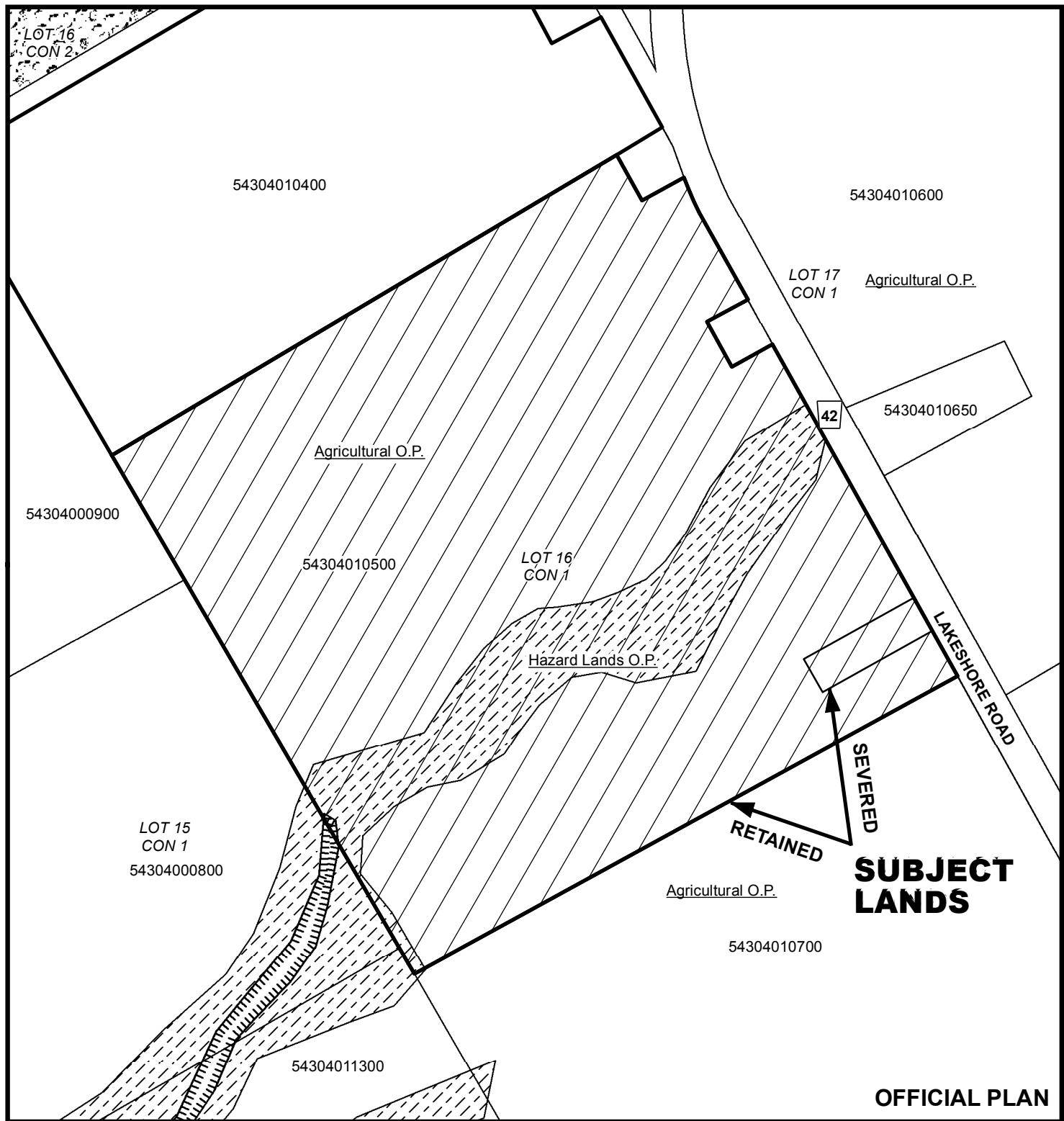
## MAP 2

File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



1:5,000



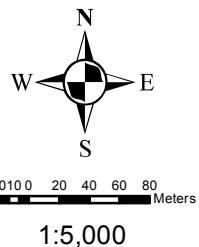
OFFICIAL PLAN

Date: 16/05/2016

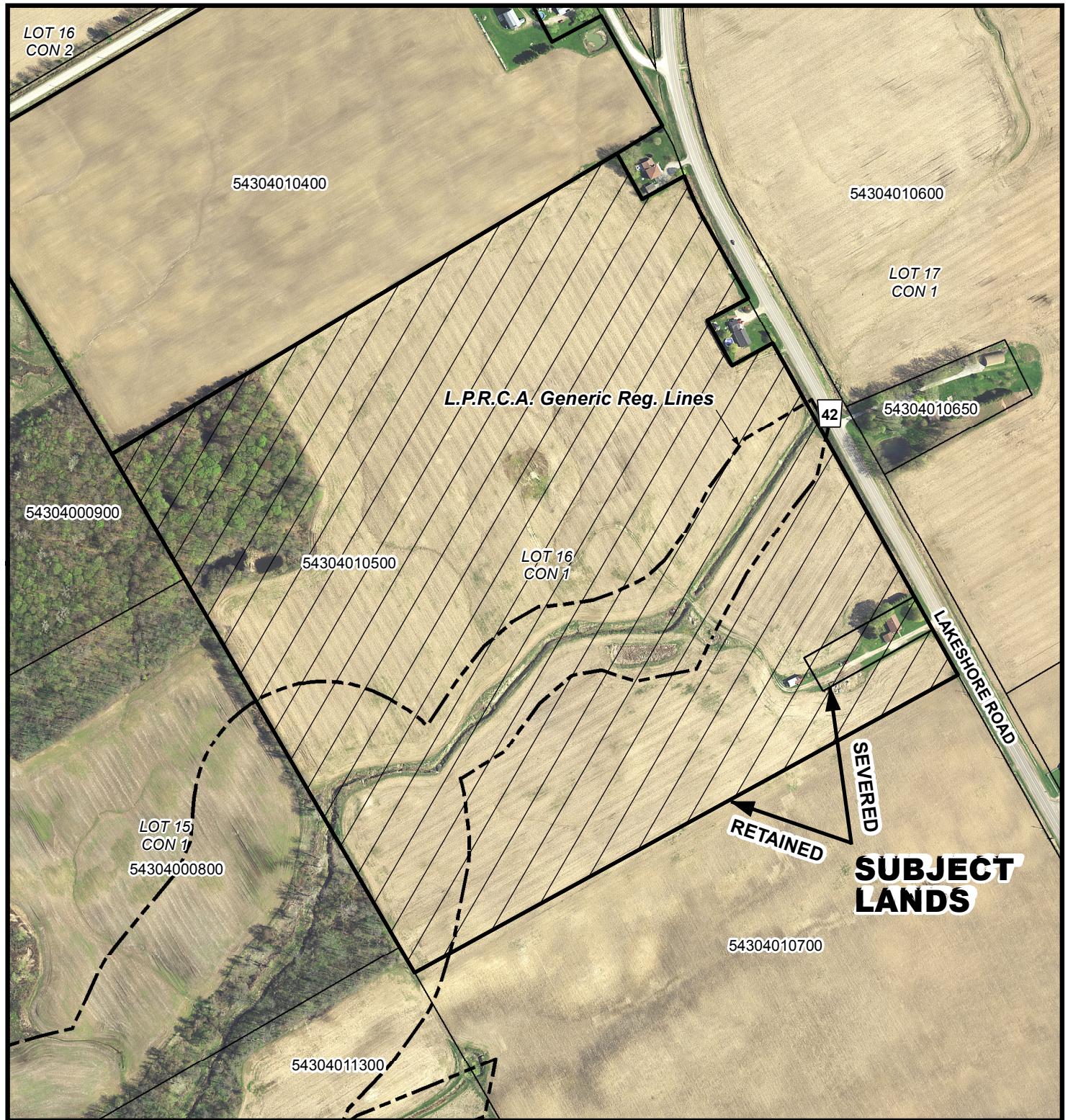
## MAP 3

File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



1:5,000

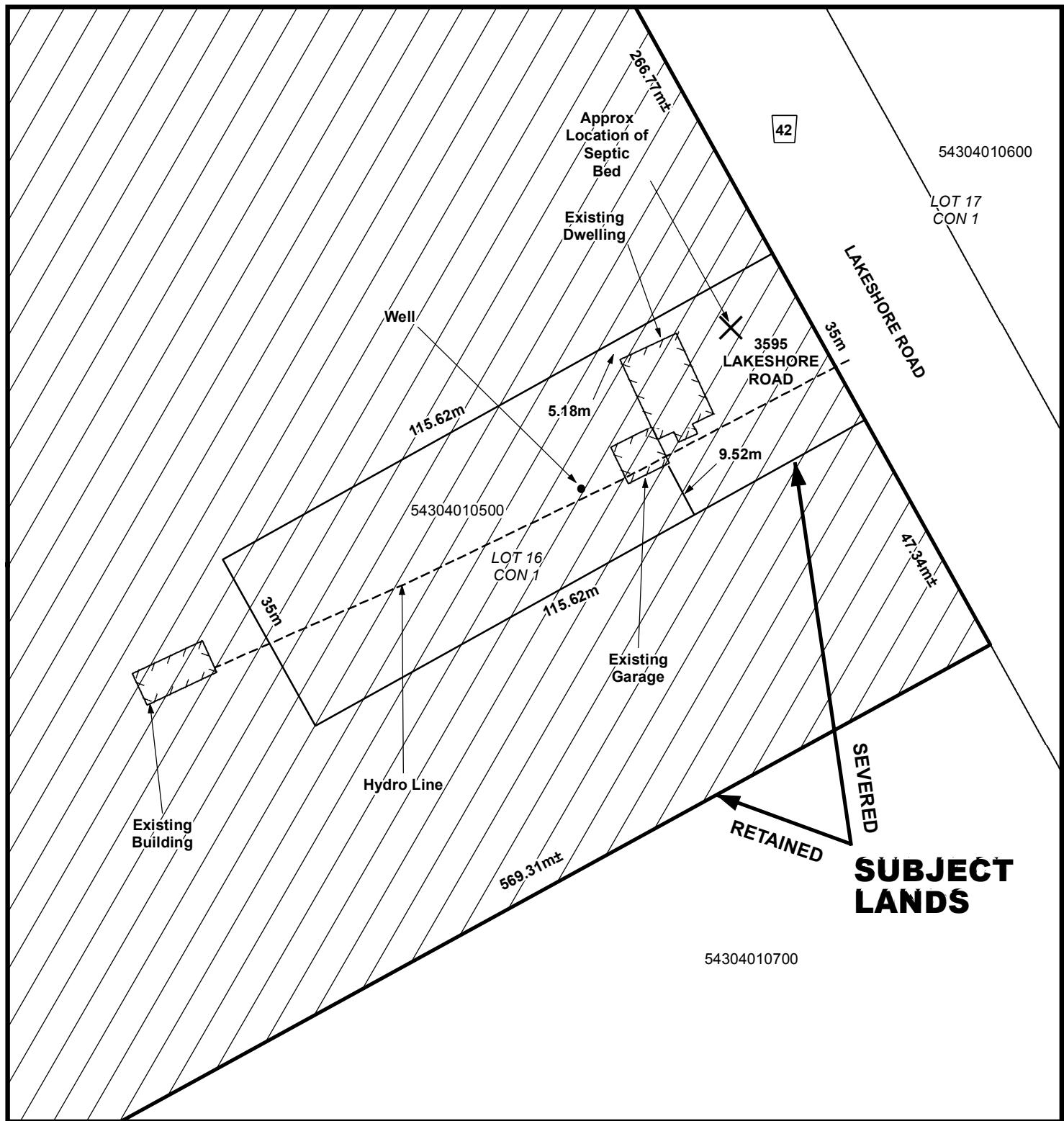
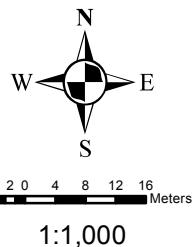


Date: 16/05/2016

## MAP 4

File Number: BNPL2016082 & ZNPL2016083

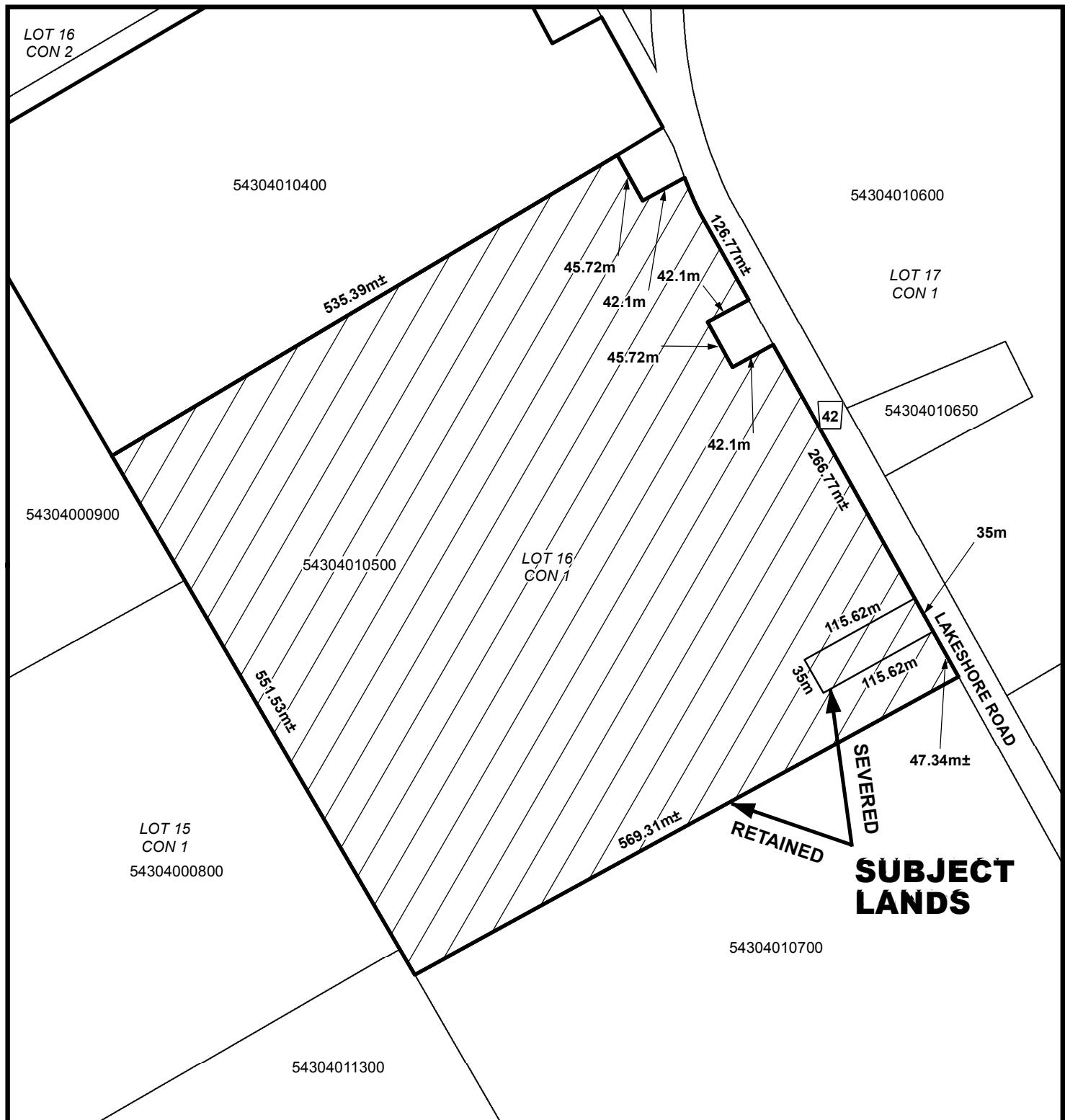
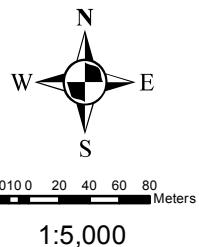
Geographic Township of SOUTH WALSINGHAM



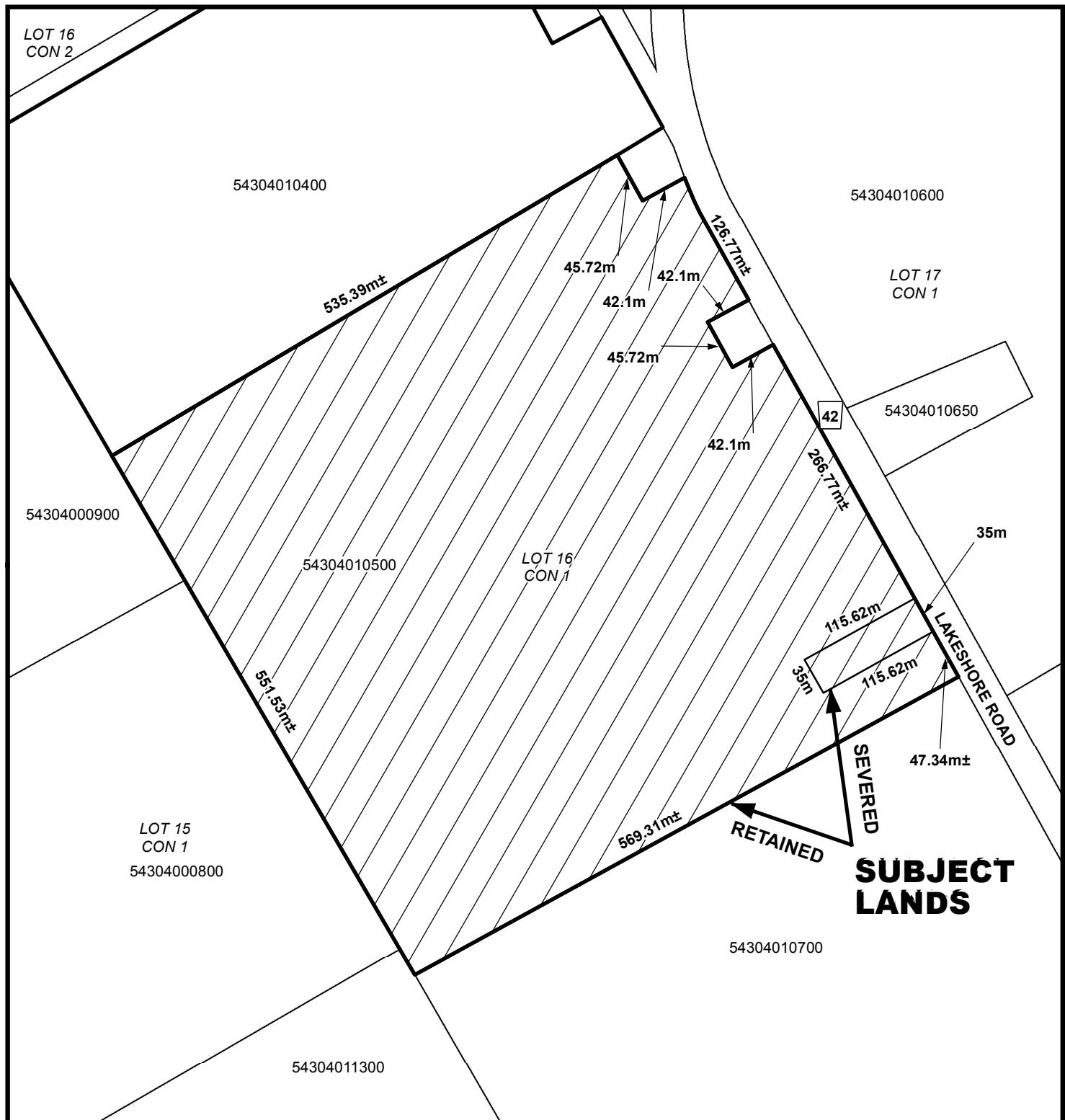
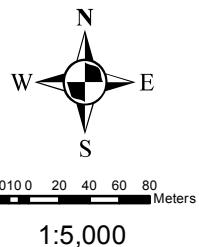
# MAP 5

File Number: BNPL2016082 & ZNPL2016083

Geographic Township of SOUTH WALSINGHAM



**LOCATION OF LANDS AFFECTED**  
**File Number: BNPL2016082 & ZNPL2016083**  
**Geographic Township of SOUTH WALSINGHAM**





## On Site Sewage Disposal System Location Plan

DATE: March 8, 2016

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

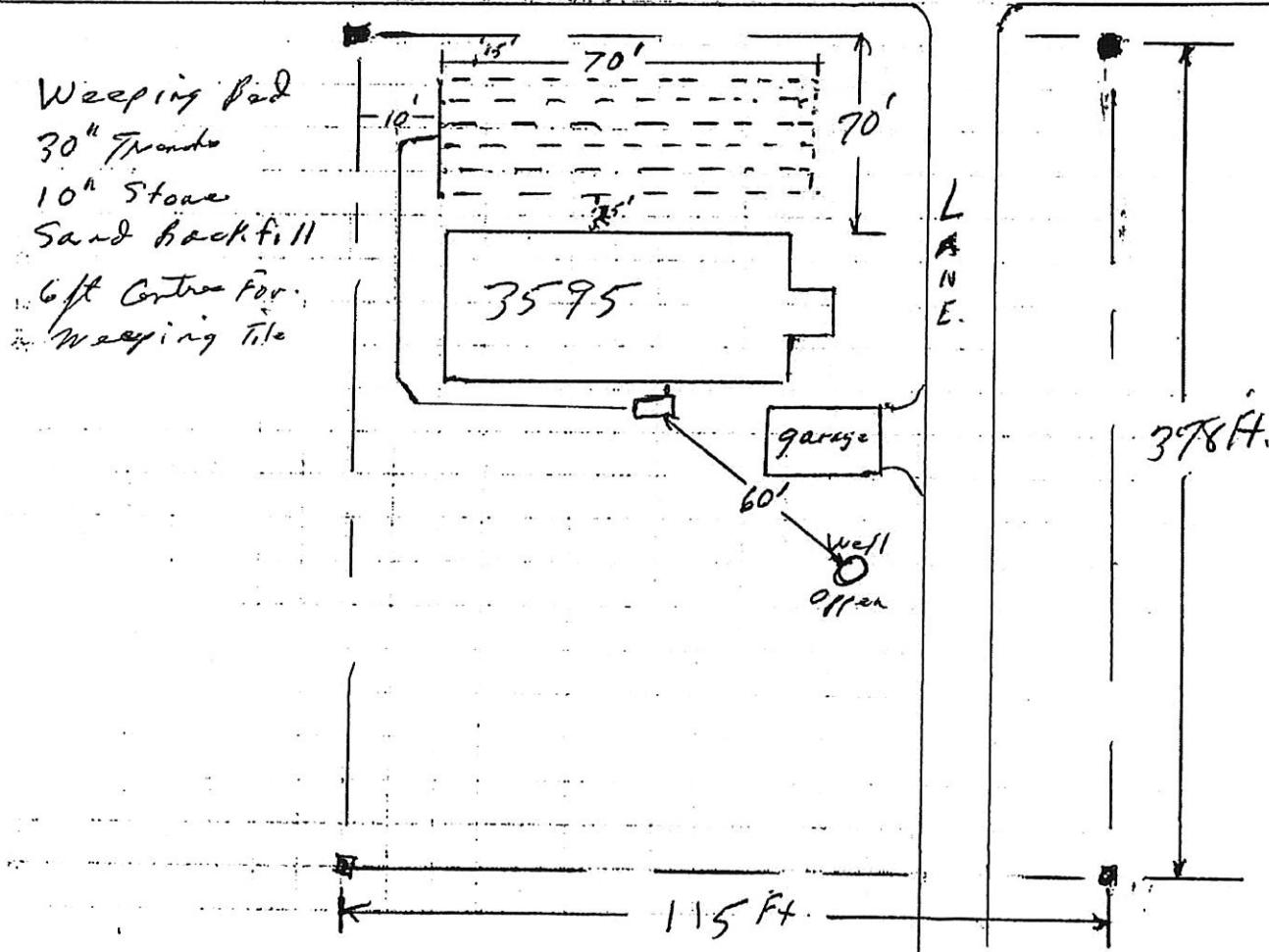
OWNER \_\_\_\_\_

EVALUATOR Larry Pedrock

PROPERTY ADDRESS 3595 Lake Shore 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.

Lake Shore Rd



REPAVED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.