

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

BNPL2016272

Application fee

\$2225

Zoning file number

ZNPL20

Conservation authority fee

n/a

Pre-consultation meeting on

OSSD form provided

previously submitted

Application submitted on

Sept 16/16

Sign issued

Complete application on

Sept 20/16

Property assessment roll number: 3310- 545 030 03100 0000

**A. Applicant Information**

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

Douglas Gunn and Bayham Plantations Inc.

Address 41644 John Wise line, RR #5, St. Thomas, N5P 3S9

Email address lawyers@gunn.on.ca

Phone number 519-631-0700

**Agent** name Civic Planning Solutions Inc. David Roe

Address 599 Larch St. Delhi, ON N4B 3A7

Email address dfrfeze@bellnet.ca

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:

CIBC 440 Talbot St. St. Thomas, ON N5P 3T7

[Back to Table of Contents](#)

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

Geographic township	Houghton	Urban or hamlet area	
Concession number	NLR	Lot number	7
Registered plan number		Lot or block number	
Reference plan number		Part number	
Frontage	568m	Depth	705m and 690m
Width	659m	Lot Area	101 acres
Municipal civic address	565 Lakeshore Road		

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

☒ Yes ☐ No

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

10.014 wide easement on retained lands in favour of owner of severed parcel for overhead hydro lines

Irregular shaped with area of 957m<sup>2</sup>

[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:

Sever dwelling made surplus through farm consolidation

# 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) Assessment Roll Number Civic Address	Total Acreage (individual property)	Workable Acreage (individual property)	Existing Farm Type (corn, orchard, tobacco)	Dwelling Present	Year Dwelling Built
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
SEE ATTACHED SHEETS				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
				<input type="checkbox"/> Yes <input 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	46.7m	Depth	103.6m
Width	46.7m / 51.358m	Lot Area	5228.6m <sup>2</sup>

Present use: Agricultural

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:

Dwelling

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:

nothing new proposed

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

Frontage 521.3m

Depth 690m, 705m

Width 659m

Lot Area 99.8 acres

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:

2 barns, greenhouse, shop & shed

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 new proposed

[Back to Table of Contents](#)

#### **D. Property Information**

Present official plan designation: Agricultural

Present zoning: Agricultural A Zone

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:

1998

Uses of the subject lands: former tobacco farm now cash crops  
such as corn and beans

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

many years

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

1998

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:

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

[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:

Is the above information for other development applications attached?

☐ Yes ☐ No N/A

[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? 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 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

[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):

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

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):

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):

open ditches

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 all year

Name of road or street:

Lakeshore 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):

open all year

Name of road or street:

Lakeshore Road

[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:

.....

.....

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

..... A planning justification report is attached. ....

.....

.....

[Back to Table of Contents](#)

## 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

front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site on the severed and retained lands;

9. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered;
10. The location of all lands previously severed from the parcel originally acquired by the current owner of the subject lands;
11. Current uses of land that is adjacent to the subject land;
12. Location of outside storage, refuse storage and disposal facilities; and
13. The legal description of the subject lands in question (lot, concession, registered plan number and former geographic township).

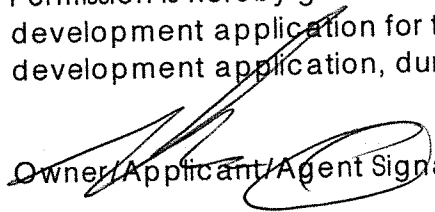
You are also required to provide five copies of any applicable information and reports indicated in the development application.

If other documentation and supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

[Back to Table of Contents](#)

#### K. Permission To Enter Subject Lands

Permission is hereby granted to Norfolk County staff to enter the premises subject to this development application for the purposes of making inspections associated with this development application, during normal and reasonable working hours.

 Owner/Applicant/Agent Signature

  
Date

[Back to Table of Contents](#)

#### L. Freedom Of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act* for the purposes of processing this development application.

 Owner/Applicant/Agent Signature

  
Date

[Back to Table of Contents](#)



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: <u>565 Lake Shore Rd.</u> (Township of Houghton)			
Owner: <u>Doug Gunn</u>		Lot: <u>#7</u>		Concession: <u>NLR</u>	
Lot Area:		Lot Frontage:		Assessment Roll No.	
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: <u>2,000 sq ft</u>		No. of Bedrooms: <u>2</u>		No. of Fixture Units: <u>19</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Larry Dedrick</u>		Company Name: <u>Dedrick Bros. Excavating LTD</u>	
Address: <u>370 Lynedoch Road, Delhi</u>		Postal Code: <u>N4B 2W4</u>		Phone: <u>519-582-2069</u>	
Email:		BCIN # <u>16 930 (12191) Larry</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>		Soil Type: <u>Sand.</u>	
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: <u>5' Plus</u> ft.	
Surface Discharge Observed: <input checked="" type="radio"/> Yes <input type="radio"/> No		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>		Current Weather (at time of evaluation): <u>Sunny,</u>	
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 _____		Size: <u>750</u> Gal.		Pump: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>4</u>		Total Length of Tile: <u>70 ft.</u>	
Distance Between Tile Runs: <u>6 Ft.</u>					
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 checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
setbacks:		Tank		Distribution Pipe	
Distance to Buildings Structures (ft)		<u>20' + 8'</u>		<u>20'</u>	
Distance to Bodies of Water (ft)		<u>None</u>		<u>None</u>	
Distance to Nearest Well (ft) <u>75'</u>		<u>75'</u>		<u>85'</u>	
Distance to Proposed Property Lines		Front _____ Rear _____ Side _____ Side _____		Front _____ Rear _____ Side _____ Side _____	

VERALL 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:

Some Run Full of Sand,  
One Line working the most.  
Other Lines Very Little.

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.

Douglas G. Givan (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

August 3, 2016  
Date

EVALUATOR:

I, Larry Dedrick 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

July 18/2016  
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



# On Site Sewage Disposal System Location Plan

DATE: July 25, 2016

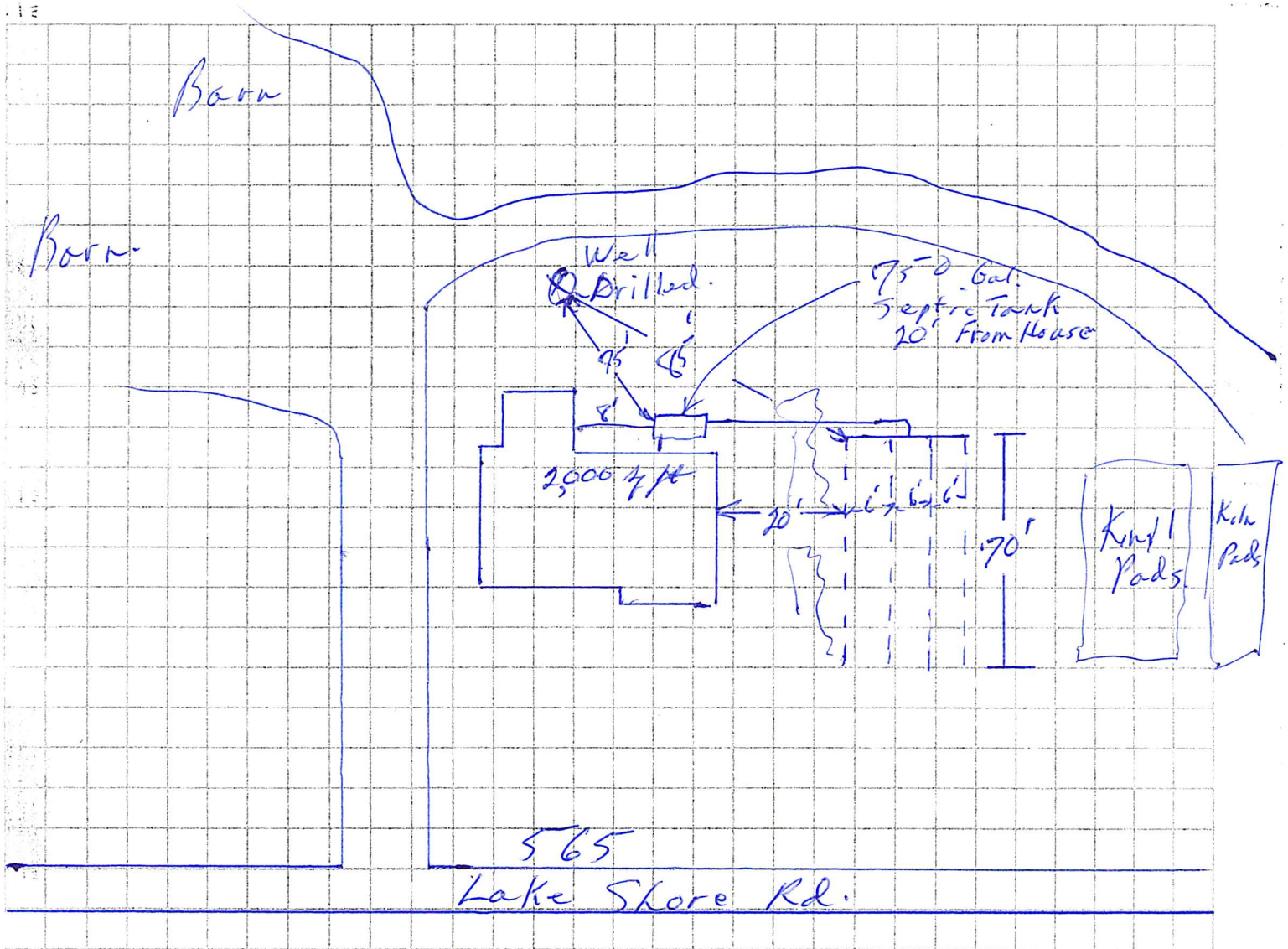
APPLICATION NUMBER: \_\_\_\_\_

OWNER: Doag Gunn

EVALUATOR: Larry DeDrick

PROPERTY ADDRESS: 565 Lake Shore Rd.

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.



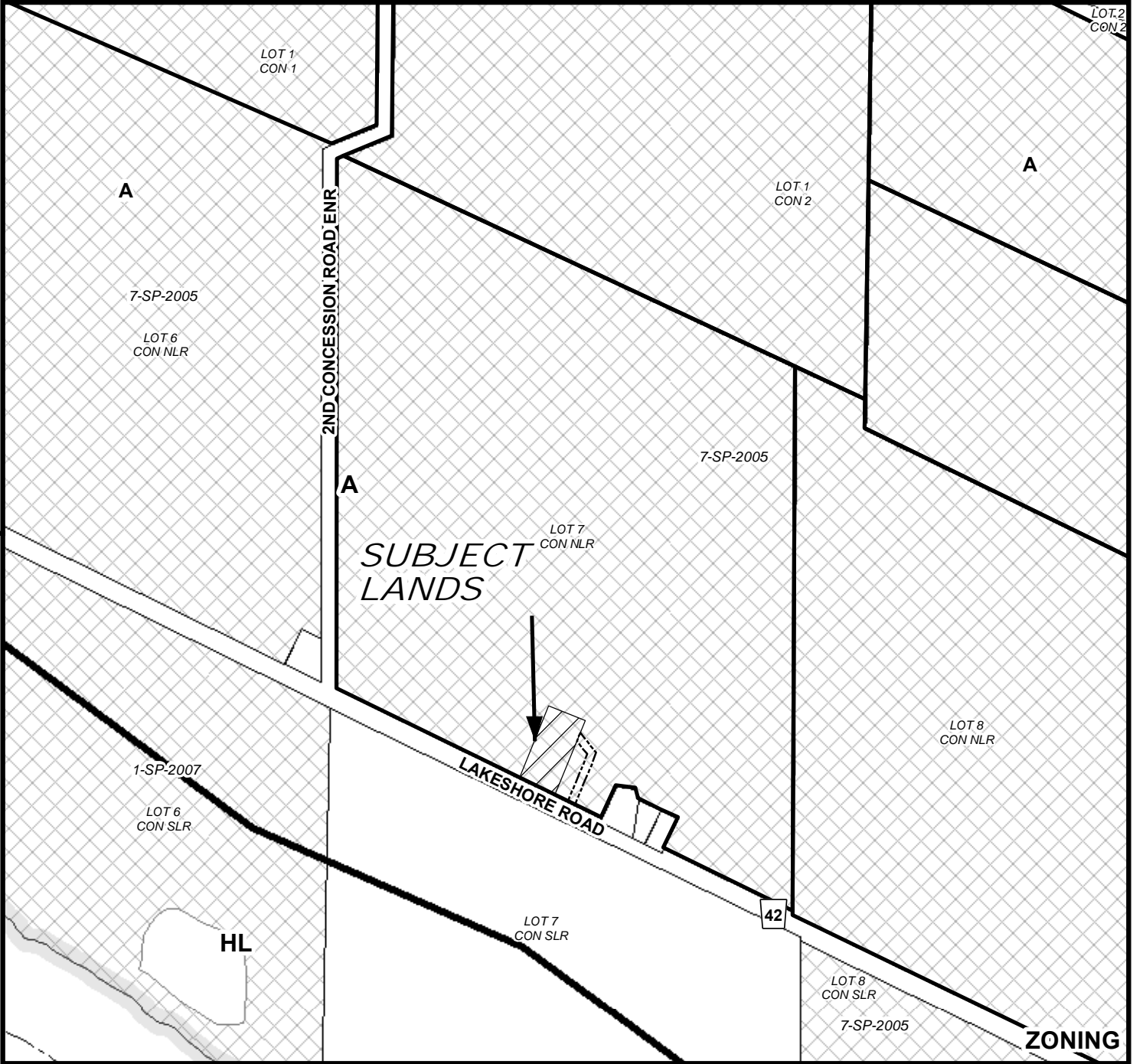
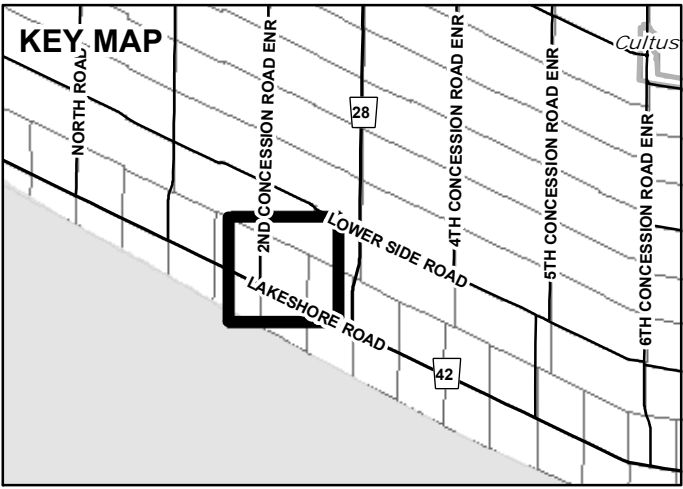
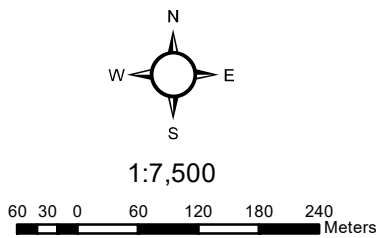
PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.

# MAP 1

File Number: **BNPL2016272**

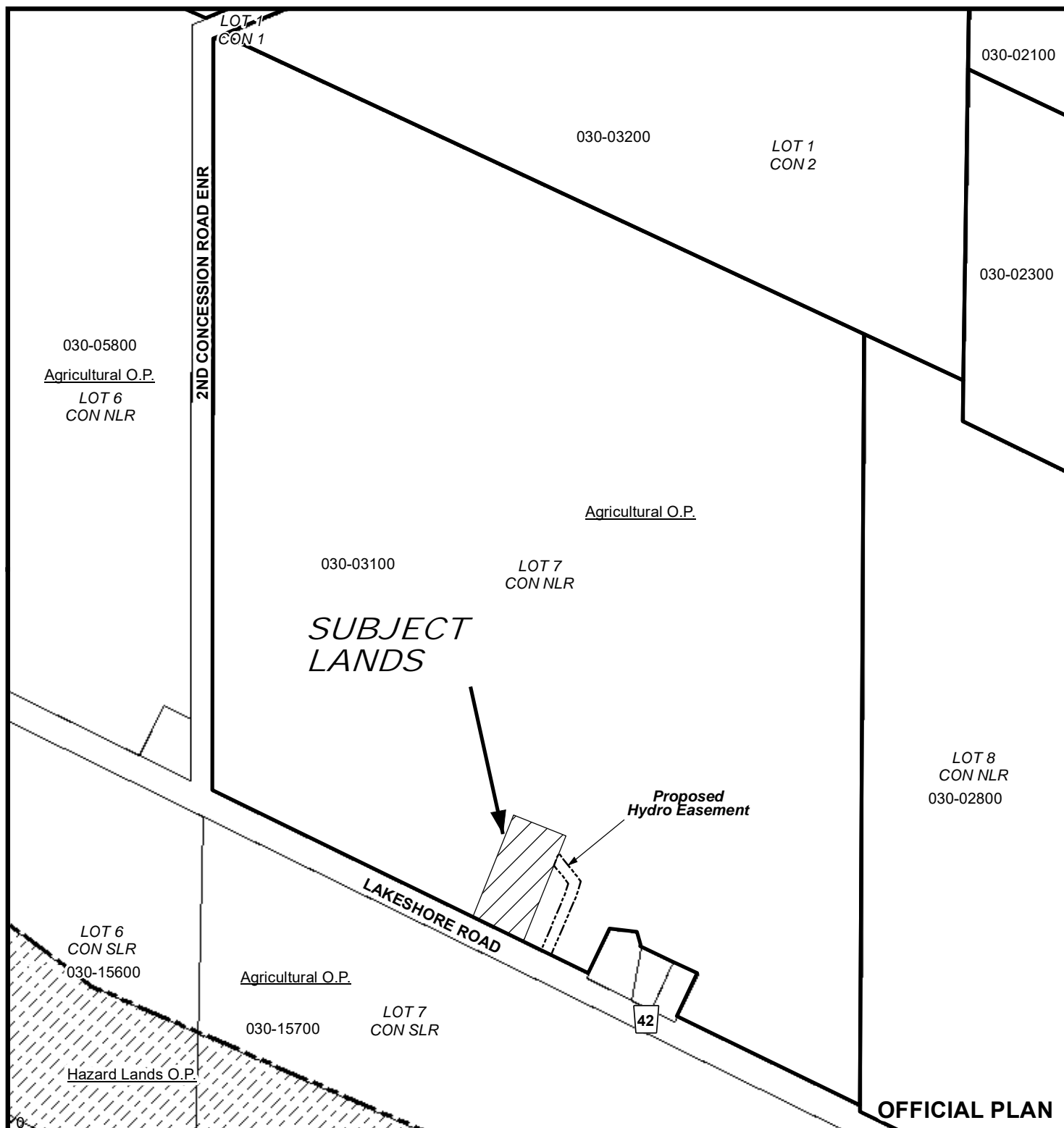
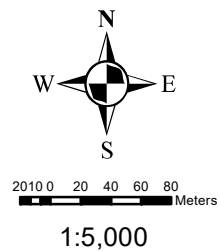
Geographic Township of  
**HOUGHTON**



# MAP 2

File Number: BNPL2016272

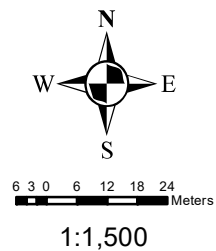
Geographic Township of HOUGHTON



# MAP 3

File Number: BNPL2016272

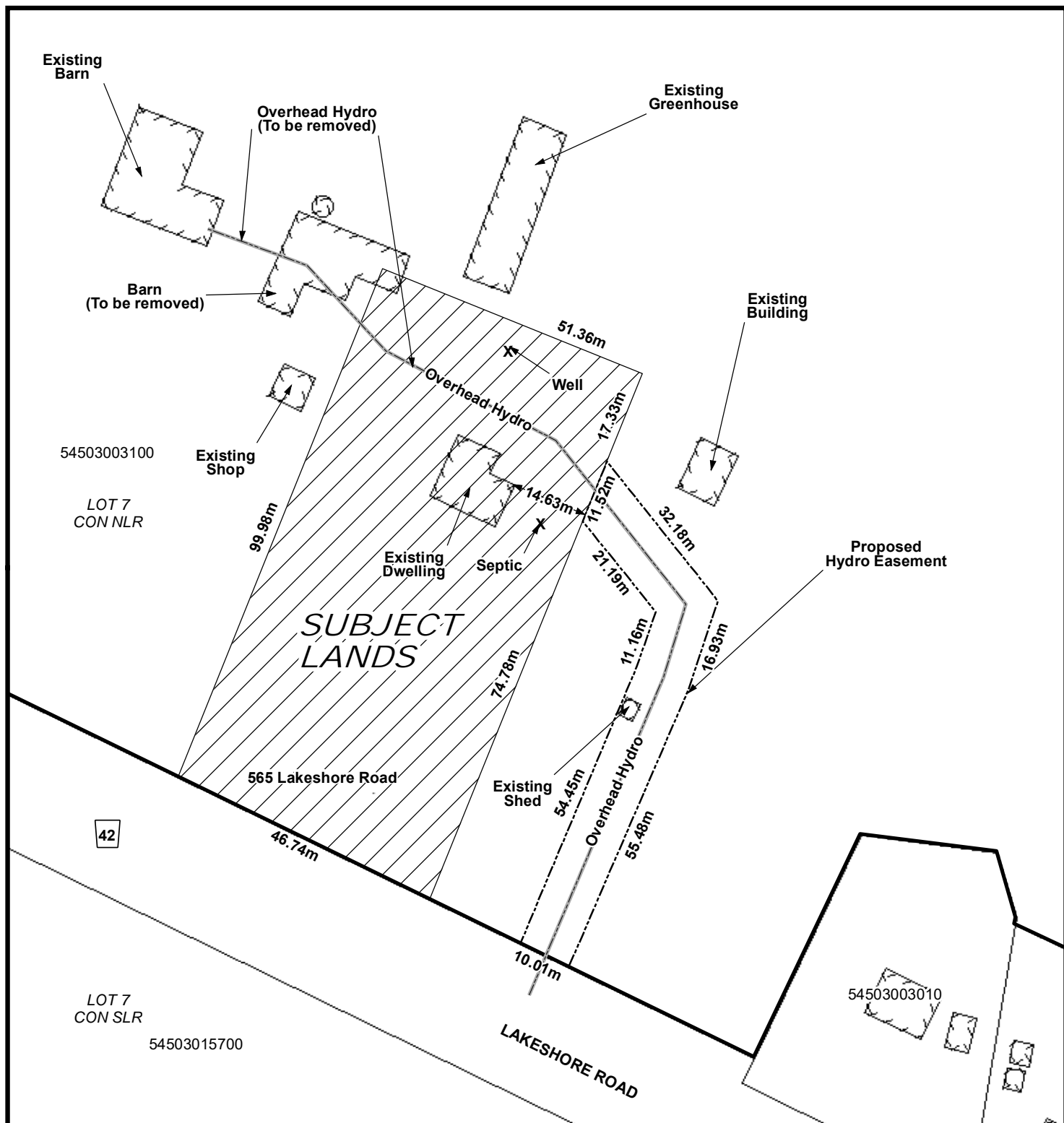
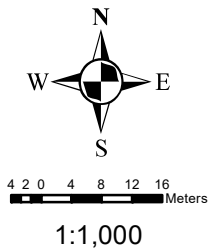
Geographic Township of HOUGHTON



# MAP 4

File Number: BNPL2016272

Geographic Township of HOUGHTON



# LOCATION OF LANDS AFFECTED

File Number: BNPL2016272

Geographic Township of HOUGHTON

