

Alisha

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Consent file number	<u>BNPL2016219</u>	Application fee	<u>\$2225</u>
Zoning file number	<u>ZNPL20</u>	Conservation authority fee	<u>n/a</u>
Pre-consultation meeting on	<u>Mar 15/16</u>	OSSD form provided	<u>                    </u>
Application submitted on	<u>Sept 26/16</u>	Sign issued	<u>                    </u>
Complete application on	<u>Sept 26/16</u>		

Property assessment roll number: 3310- 541-030-12400

#### A. Applicant Information

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

Caskenette Farms Ltd.

Address

1104 Fernlea Side Rd RR#2 Tillsonburg, ON N4G 4G7

Email address cyberfarmersilomail.com Phone number 519 842 5187

**Agent** name

Marcia Wagner

Address

1104 Fernlea Side Rd RR#2 Tillsonburg <sup>N4G 4G7</sup>

Email address                      Phone number 519 842 5187

**Owner** name

Caskenette Farms Ltd.

Address

above

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	Middleton	Urban or hamlet area	
Concession number	1 NTR	Lot number	173 (32)
Registered plan number		Lot or block number	
Reference plan number		Part number	
Frontage	402 m	Depth	1005 m
Width	402 m	Lot Area	40.5 Ha

Municipal civic address

1363 Highway #3

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:

Surplus Farm Dwelling

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 (see attached)

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
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☐ 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	60m	Depth	67.50m
Width	60m	Lot Area	4050 sqm

Present use:

rental

Proposed use:

single family dwelling

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 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:

see sketch

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

Frontage	342m	Depth	1004m
Width	1004m	Lot Area	40 ha

Present use:

farm

Proposed use:

same

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 sketch

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:

see sketch

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**D. Property Information**

Present official plan designation:

Agricultural

Present zoning:

Ag

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:

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:

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

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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):

well - drilled - sand point

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 + bed

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

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):

nil

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

Name of road or street:

The King's Highway #3.

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

Name of road or street:

Same

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## I. Other Information

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

☐ Yes

☒ No

# Roll # Caskenette Farms

- (50 AC) 541-030-04200-0000 Mid con 1 NTR Pt Lot 29
- (100 AC) 541-030-04100-0000 Mid con 1 NTR Pt lot 28
- (50 AC) 541-030-04000-0000 Mid con 1 NTR Pt lot 27
- (100 AC) 541-030-12400-0000 1363 Hiway 3 Mid con 1 NTR Pt lot 32
- (48.92 AC) 541-030-05060-0000 Mid con 1 NTR Pt Lot 34 FRD.
- (56 AC) 541-030-00900-0000 1st Con Rd Mid con 2 NTR Pt lot 32 FRD
- (93 AC) 541-030-01000-0000 Mid con 2 NTR Pt lot 33 F.R.D
- (122.03 AC) 541-030-00800-0000 01104 1030 Fernlea Side Rd Mid con 1 And 2 NTR Pt lot 31 FRD.
- (42134.40 SF) 541-030-00801-0000 1066 Fernlea Side Rd Mid con NTR
- (220.00 FR D) Pt Lot 172 RP 37R9412 Part 1
- (102.90 AC) 541-030-00200-000 Mid con 2 NTR Lot 28 Pt lot 29 (FRD)

aprox. 500. Ac of Crop land Best in bush.

James Wagner - 1104 Fernlea

Anne Caskenette - 1178 Mail Rd

Mark Caskenette - 1355 Highway 3 - own Farm 100. Ac

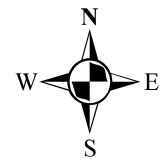
Ben Caskenette - Drumbo has own Farm 50 Ac



# MAP 2

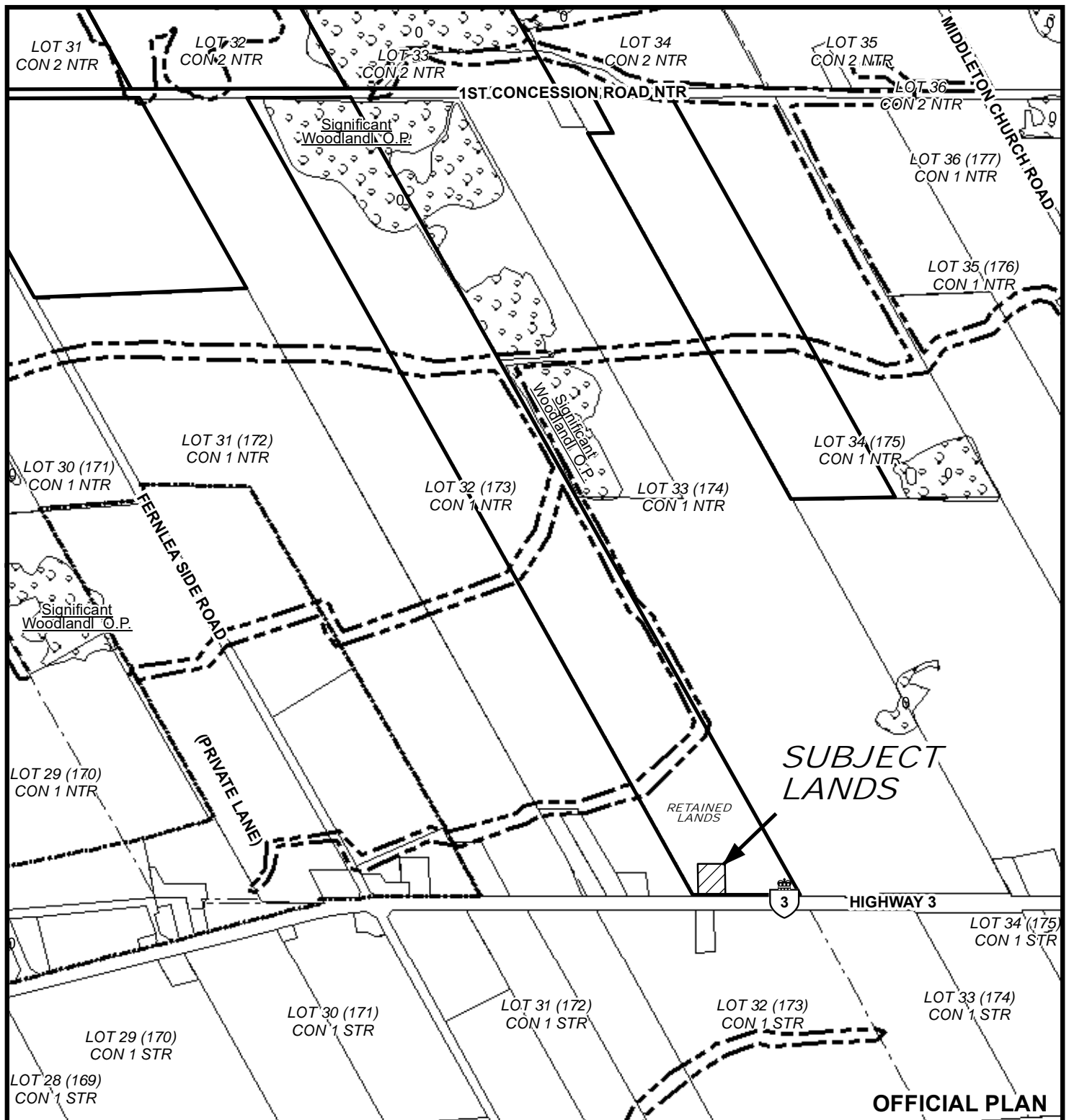
File Number: BNPL2016279

Geographic Township of MIDDLETON



4000 40 80 120 160  
Meters

1:12,000

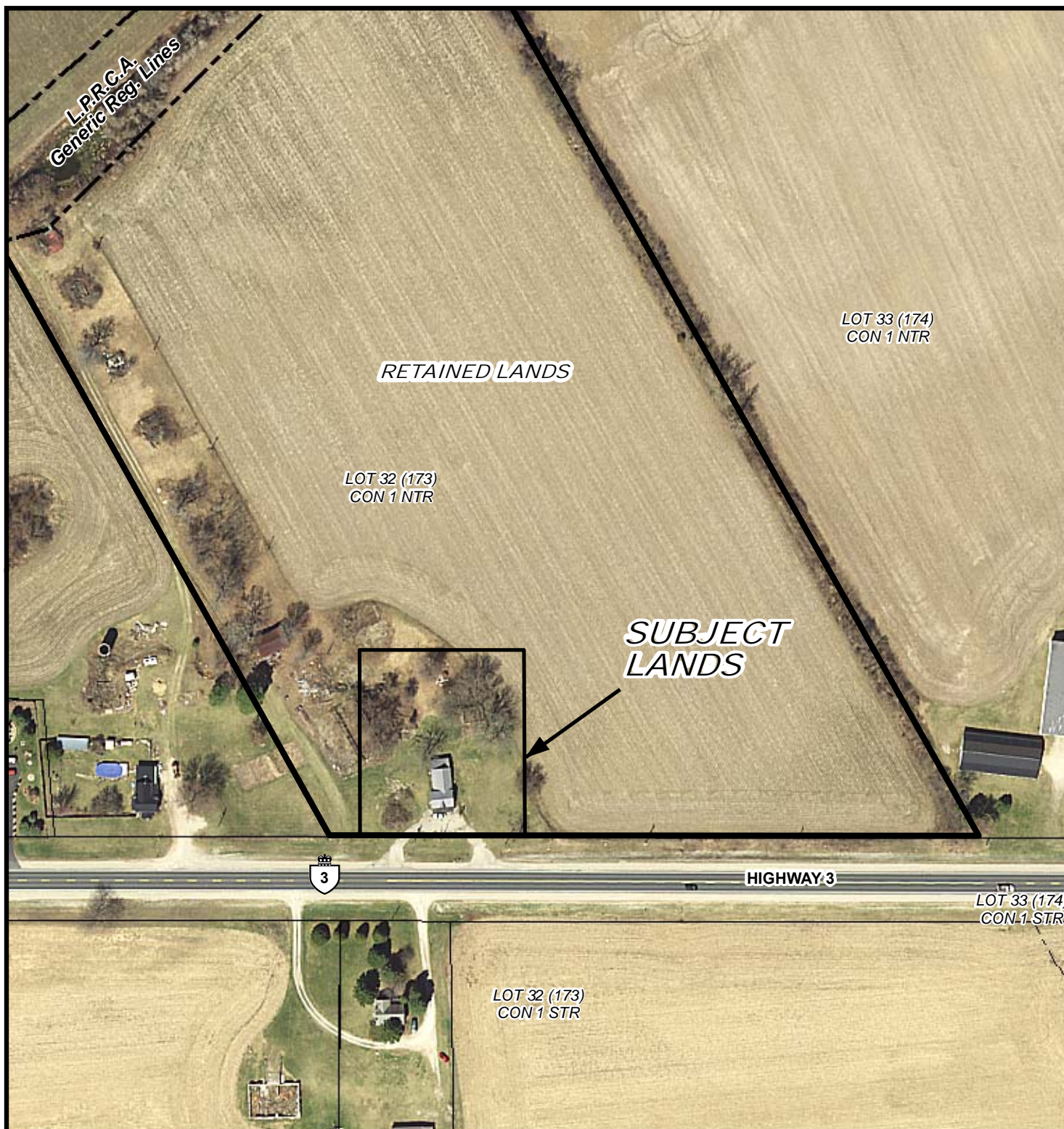
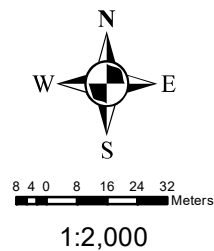




# MAP 3

File Number: BNPL2016279

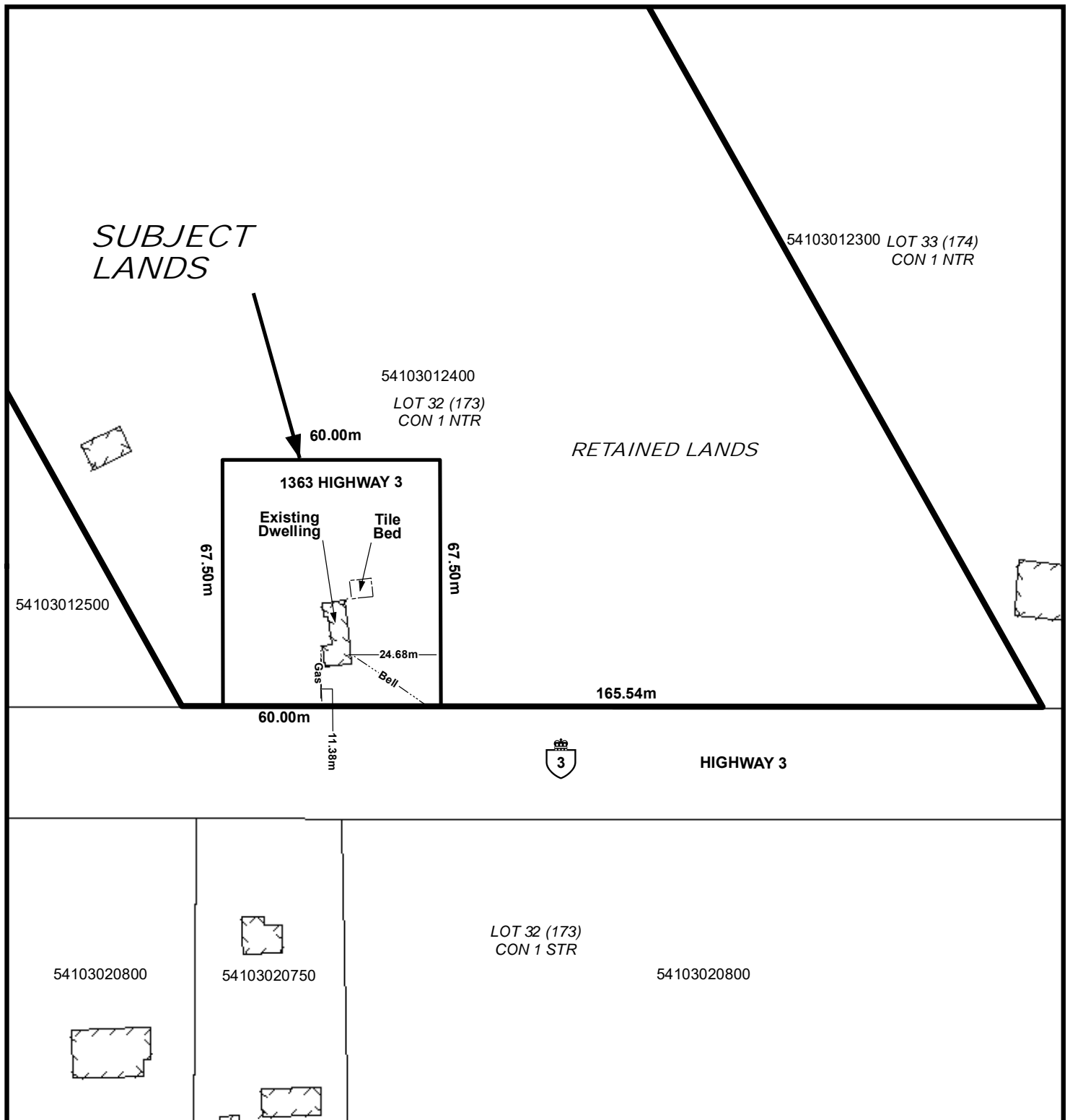
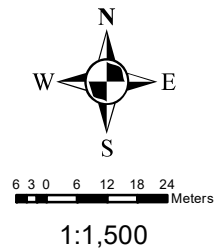
Geographic Township of MIDDLETON



# MAP 4

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Geographic Township of MIDDLETON





# LOCATION OF LANDS AFFECTED

File Number: BNPL2016279

Geographic Township of MIDDLETON

