



RECEIVED

MAY 23 2017

Consent Application

TOWNSHIP OF ADELAIDE METCALFE PURSUANT TO SECTION 53 OF THE PLANNING ACT

For Office Use Only

Date Received: May 23 2017

File Number: B120 2017

1. Applicant information

Registered owner(s) of the subject land

Name: Delmar Richard Dodge Sherri Lynn Dodge

Address: 6034 Calvert Dr. RR#3

Town: Strathroy

Postal Code: N7G-3H5

Phone: _____

Cell: 519-872-0924

Fax: _____

Email: dsdodge@live.com

Authorized agent (authorized by the owner to file the application, if applicable)

Name: _____

Address: _____

Town: _____

Postal Code: _____

Phone: _____

Cell: _____

Fax: _____

Email: _____

2. The date of the application: May 9 2017

3. Current Official Plan land use designation: Ag Area

4. Current Zoning: Agricultural

5a. Type of proposed transaction

<input checked="" type="checkbox"/> creation of a new lot	<input checked="" type="checkbox"/> easement	<input type="checkbox"/> lease
<input type="checkbox"/> lot addition	<input type="checkbox"/> charge	<input type="checkbox"/> correction of title

b. Please indicate the purpose of proposed transaction.

Severance of surplus farm dwelling
- well easement

6. If known, please provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.		
7. Description of subject land		
Geographic Township: <i>Adelaide Metcalfe</i>	Concession(s): <i>60</i>	Lot(s): <i>pt lot 10</i>
Registered Plan:	Lot(s): <i>10</i>	
Reference Plan:	Part(s): <i>W Pt</i>	
Street Address: <i>2123 Melwood Drive</i>	Municipal Roll Number: <i>39 46 011 010 06300</i>	
8. Are there any easements or restrictive covenants affecting the subject land?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/> <i>2000</i>
*If yes, please provide a description of each easement or covenant and its effect?		
9. Dimensions of subject land as a whole (in metric units)		
Frontage: <i>300 m</i>	Depth: <i>1360 m</i>	Area: <i>405 ha</i>
10a. Dimensions of the lot to be severed (in metric units)		
Frontage: <i>38 m</i>	Depth: <i>110 m</i>	Area: <i>4180 sq m</i>
b. Dimensions of the lot to be retained (in metric units)		
Frontage:	Depth:	Area:
c. Describe all existing uses on the subject land.		
<i>house + Farm</i>		
d. Describe all existing buildings or structure on the subject land.		
<i>house storage shed</i>		
e. Describe all proposed uses on the subject land.		
<i>same</i>		
f. Describe all proposed buildings or structure on the subject land.		
<i>NONE</i>		

g. Access to subject land (please provide information for only those that apply to this property)			
Provincial Highway:		County Road:	
Municipal Road: <i>Melwood Dr</i>		Other Public Road:	
Right of Way:		Water: <i>-drilled well</i>	
h. Water Supply: Water supply provided via?			
<input type="checkbox"/>	publicly owned and operated piped water system	<input type="checkbox"/>	lake or other water body
<input checked="" type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____
i. Sewage Disposal: Sewage disposal provided via?			
<input type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input checked="" type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____

11. If the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation, please complete the following:

a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
b. Indicate the year in which the subject lands were acquired by the owner:	<i>2001</i>			
c. Address of the 'home farm':	<i>6034 Calvert Dr</i>			
d. Number of farms owned and operated by the owner(s) and approximate total acreage: Complete Attachment 1 and submit with application.				
e. Year of dwelling construction:	<i>1972</i>			
f. Describe the condition of dwelling and its suitability for human occupancy:	<i>- good - excellent condition</i>			
g. Describe the condition and proposed use of any outbuildings:	<i>- garden shed - good condition</i>			

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12. Is the subject land the subject of:		
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Minor Variance under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>

13. Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land.	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes provide the following:		
Date of Transfer:		
Name of Transferee:		
Uses of the severed Land:		

14. Please indicate whether this application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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15. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in procession the application. Please fill out the checklist below to ensure you have included all the required information.

- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- The approximate distance between the subject land and the nearest municipal lot line or landmark such as a bridge or railway crossing.
- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land (if applicable).
- The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, well and septic system).
- The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
- The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, private road or a right-of-way.
- The location and nature of any easement affecting the subject land.

MUNICIPAL COSTS

Please be advised that the Township may incur expenses associated with obtaining outside legal/ engineering / planning review/ assistance from its consultants, relating to your application. Any expenses that the Township incurs in this regard will be forwarded to you, the owner, for payment.

I, Pebar Dodge, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Township incurs as outlined above.

Pebar Dodge
Signature

May 9 2017
Date

STATUTORY DECLARATION

I, Delmar Dodge of the Strathroy Twp of Adelaide Metcalfe
(Name) (Name of City, Town, Township, Municipality, etc.)

in the County of Middlesex
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application as required under Section 53 of the *Planning Act* and Ontario Regulation 197/96 is true.

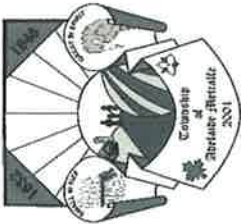
AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the Township
of Adelaide Metcalfe in the
County of Middlesex
this 23 day of May 20 17.

Cathy Case
A Commissioner of Oaths

Delmar Dodge
Applicant or Authorized Agent*

* If applicable, please complete the attached authorization for an agent to act on behalf of the owner of the subject land.



ATTACHMENT 1

Township of Adelaide Metcalfe

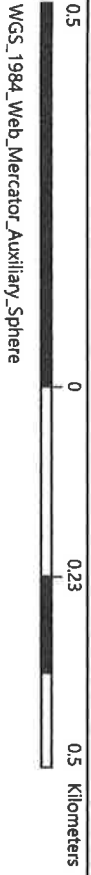
Surplus Farm Dwelling Severance Applications –
Supplementary Information, Farm Parcel Ownership (all farms)

Ownership	Lot, Concession, Municipality	Municipal Address	Area (ha)	Dwelling (yes/no)
1. Delmar Sherri Dodge	NPT L2C12		50	No
2. " "	PT L13 C5	6034 Calvert Dr	131.5	Principal Residence Yes
3. " "	PT L17 C12		45.0	No
4. " "	WPT L10 C06	2123 Melwood Dr	106.0	Yes - Surplus
5. _____				
6. _____				

- Notes:
1. Make use of additional pages if necessary;
 2. If corporate ownerships are involved, stipulation as to sole shareholders is required;
 3. This information is subject to the Applicant's signature on the Statutory Declaration verifying all information to be true.



Middlesex Maps



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 9,028



Legend

- Parcels
- Municipal Boundary

Notes

5/07/2017



middlesex
county

Middlesex Maps



0.1
0
0.03
0.1 Kilometers

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 : 1,000

Legend

- Parcels
- Municipal Boundary

Notes

5/07/2017