



For Office Use Only	
Date Received:	May 23, 2017
File Number:	B13-2017

Consent Application

PURSUANT TO SECTION 53 OF THE PLANNING ACT

1. Applicant information					
Registered owner(s) of the subject land					
Name: Gysbers Brothers Inc.					
Address: 24276 Bear Creek Road, R.R. 1					
Town: Ilderton, ON	Postal Code: N0M 2A0				
Phone: N/A	Cell: 519-319-8009				
Fax: 519-666-0710	Email: cgysbers@execulink.com				
Authorized agent (authorized by the owner to file the application, if applicable)					
Name: Barbara G. Rosser, planning consultant					
Address: 4688 Elginfield Road, Box 96					
Town: Ailsa Craig	Postal Code: N0M 1A0				
Phone: 519-293-3210	Cell: 519-282-2560				
Fax: 519-293-3945	Email: brosser@execulink.com				
2. The date of the application: 11 April, 2017					
3. Current Official Plan land use designation: Agricultural Areas					
4. Current Zoning: General Agriculture (A)					
5a. Type of proposed transaction					
<input checked="" type="checkbox"/>	creation of a new lot	<input 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.					
surplus farm dwelling severance					

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.		
unknown		
7. Description of subject land		
Geographic Township: Adelaide	Concession(s): 4 S.E.R.	Lot(s): East part 16
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address: 2894 Napperton Drive	Municipal Roll Number: 394600004019700	
8. Are there any easements or restrictive covenants affecting the subject land?		Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>
*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: 278 m approx	Depth: 1360.7 m approx	Area: 40.06 ha approx
10a. Dimensions of the lot to be severed (in metric units)		
Frontage: 30 m approx	Depth: 191.97 m approx	Area: .89109 ha approx
b. Dimensions of the lot to be retained (in metric units)		
Frontage: 153.21 m w/s, 95.86 m e/s approx	Depth: 1360.7 m approx	Area: 39.2 ha approx
c. Describe all existing uses on the subject land.		
single detached dwelling, rental residential; cash crop agricultural use including solar panel plus fixed solar panels in northerly portion of property		
d. Describe all existing buildings or structure on the subject land.		
single detached dwelling, two drive sheds (west side drive shed to be demolished), solar panel, fixed solar panels in northerly portion of property		
e. Describe all proposed uses on the subject land.		
No change: residential use of surplus farm dwelling severance		
f. Describe all proposed buildings or structure on the subject land.		
no change: residential dwelling is existing (1938), north side drive shed is existing, cash crop/solar panel(s) use will continue		

g. Access to subject land (please provide information for only those that apply to this property)			
Provincial Highway:		County Road: Napperton Drive	
Municipal Road:		Other Public Road:	
Right of Way:		Water:	
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 <u>surplus farm dwelling</u> 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: 2008				
c.	Address of the 'home farm': 24276 Bear Creek Road, Ilderton ON (Middlesex Centre)				
d.	Number of farms owned and operated by the owner(s) and approximate total acreage:		33 farms, 1006 ha workable		
Complete Attachment 1 and submit with application.					
e.	Year of dwelling construction: 1938				
f.	Describe the condition of dwelling and its suitability for human occupancy: structurally sound, currently occupied by renter				
g.	Describe the condition and proposed use of any outbuildings: north side drive shed to be maintained is structurally sound and to be used for storage purposes, west side drive shed to be demolished				

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
*If yes provide the following:		
Date of Transfer: unknown, lot creation occurred prior to Owner's purchase		
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, Gysbers Brothers Inc., (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Township incurs as outlined above.

 _____
Signature

May 23/2017
Date

We have the authority to bind the Corporation

STATUTORY DECLARATION

I, Barbara G. Rosser of the Municipality of North Middlesex
(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 Cox
A Commissioner of Oaths

BRosser
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.

AGENT AUTHORIZATION

I, Gysbers Brothers Inc., being the owner of the property described in
(Name)

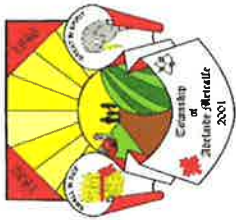
Section 1 of this application for Consent, hereby authorize Barbara G. Rosser
(Agent)

to act as my agent in matters related to this application for Consent.

Dated this 23 day of MAY/2017 20 17

William Gysbers
Owner

We have the authority to bind the Corporation.



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. Gysbers Brothers Inc.	P.L. 13, Con. 8, Middlesex Centre	24374 Nairn Road	40.46	yes
2. Gysbers Brothers Inc.	Lot 8, P.L. 3, Con 3, Lucan Biddulph	26232 Coursey Line	60.7	yes
3. Gysbers Brothers Inc.	P.L. 16, Con 4 SER W, Adelaide Metcalfe	28060 School Road	39.66	yes <input checked="" type="checkbox"/>
4.				
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

Proposed Surplus Farm Dwelling Severance, 2894 Napperton Drive East Part Lot 6, Concession 4 SER geographic Adelaide Township Adelaide Metcalfe

Proposed Severance: .89109 ha +/- Proposed Remnant: 39.2ha +/-

Note: west side drive shed to be demolished



1: 2,257



Legend

- Parcels
- Municipal Boundary

Notes

5/19/2017

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

0.1 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere

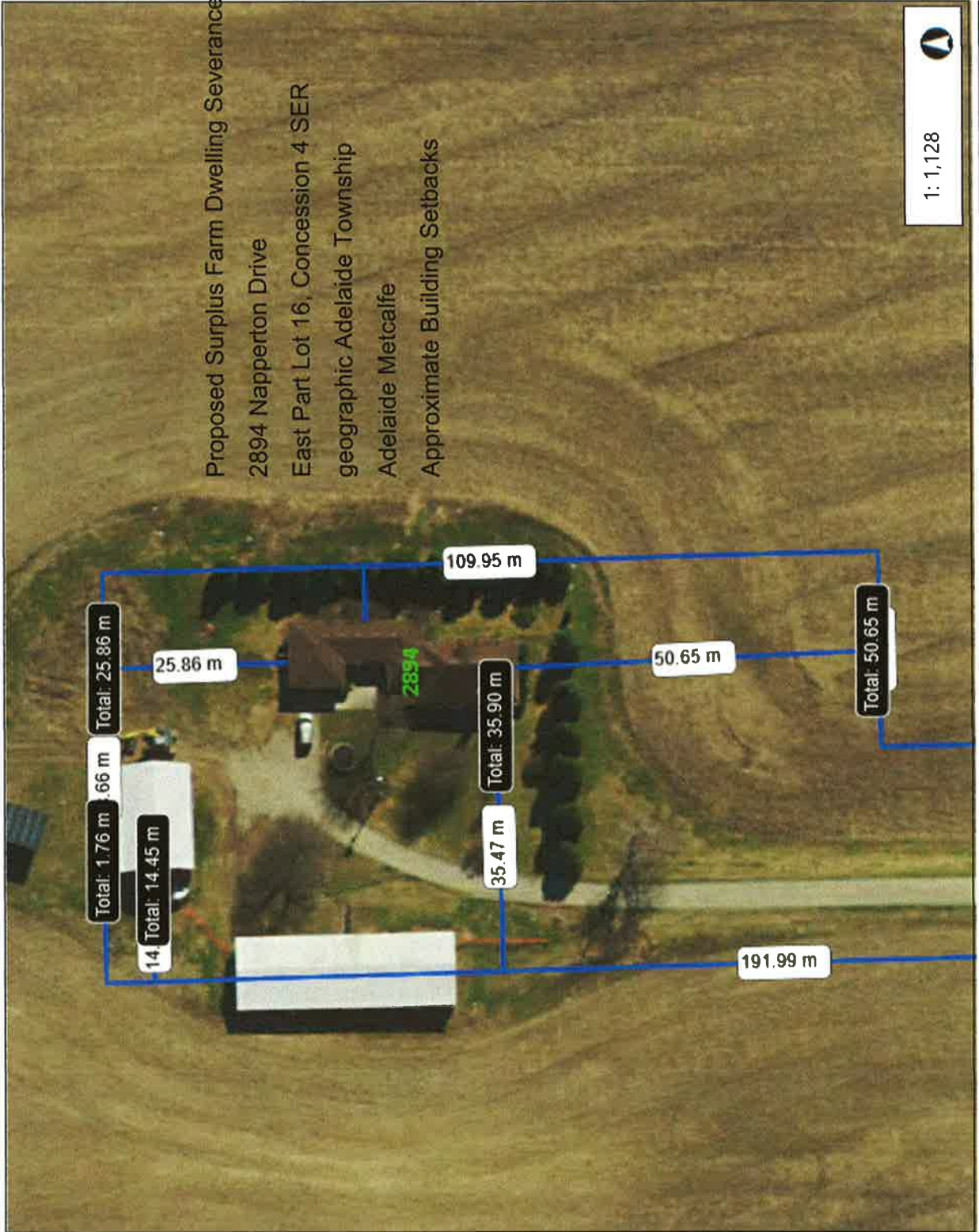


Middlesex Maps

Legend



Parcels
Municipal Boundary



1: 1,128

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Kilometers



0

0.03

0.1

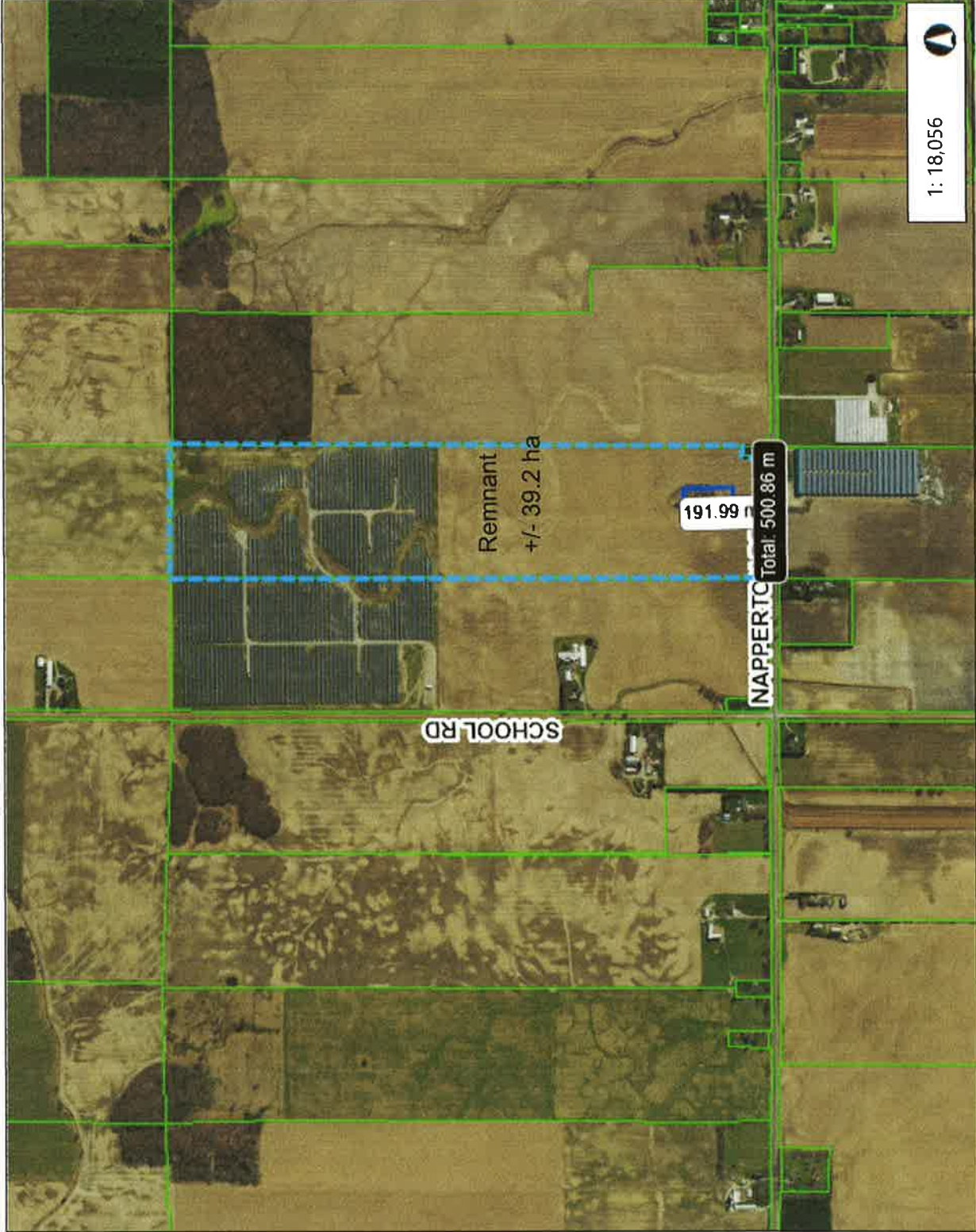
WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

5/19/2017



Middlesex Maps



1: 18,056

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0.9 Kilometers

0.46

0

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Parcels
- Municipal Boundary

Proposed Surplus
 Farm Dwelling
 Severance
 2894 Napperton Drive
 East Part Lot 16,
 Concession 4 SER
 geographic Adelaide
 Township,
 Adelaide Metcalfe

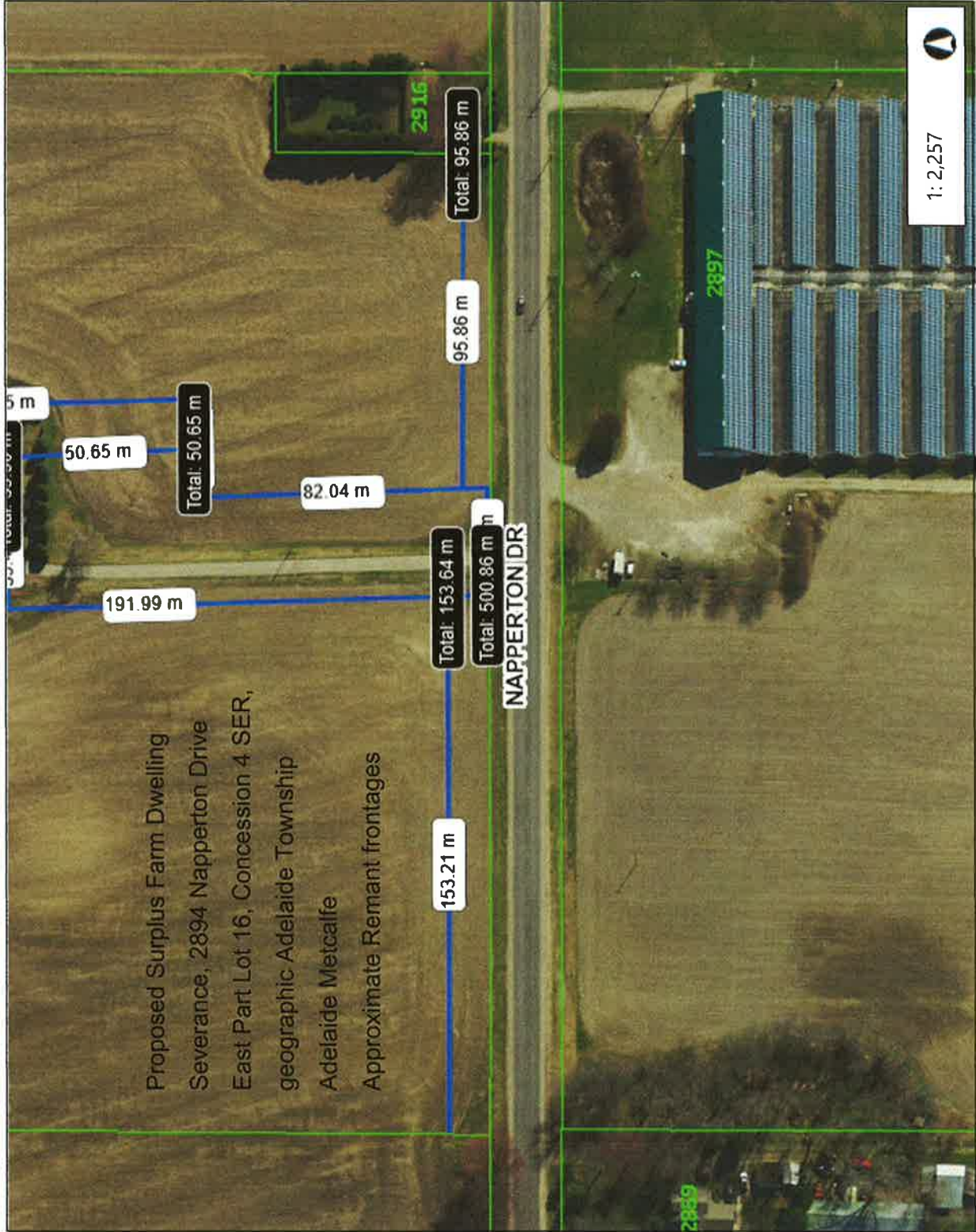
Notes

5/19/2017



Middlesex Maps

Proposed Surplus Farm Dwelling
Severance, 2894 Napperton Drive
East Part Lot 16, Concession 4 SER,
geographic Adelaide Township
Adelaide Metcalfe
Approximate Remnant frontages



1: 2,257



0.1 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

5/19/2017

- Parcels
- Municipal Boundary

Legend