



For Office Use Only	
Date Received:	May 26, 2017
File Number:	B14-2007

# Consent Application

PURSUANT TO SECTION 53 OF THE PLANNING ACT

**RECEIVED**

MAY 26 2017

<b>1. Applicant information</b>		
Registered owner(s) of the subject land <span style="float: right;">TOWNSHIP OF ADELAIDE METCALFE</span>		
Name:	JACOBA MARY DODGE	
Address:	2362 Melwood Drive, R.R. # 3	
Town:	Strathroy, Ontario	
Postal Code:	N7G 3H5	
Phone:	519-245-3259	
Cell:	Steve 519-871-4162	
Fax:		
Email:	dodgefarms@gmail.com	
<b>Authorized agent (authorized by the owner to file the application, if applicable)</b>		
Name:		
Address:		
Town:		
Postal Code:		
Phone:		
Cell:		
Fax:		
Email:		
<b>2. The date of the application:</b> May 25 <sup>th</sup> 2017		
<b>3. Current Official Plan land use designation:</b> Agricultural		
<b>4. Current Zoning:</b> Agricultural (A) Environmental Protection (EP)		
<b>5a. Type of proposed transaction</b>		
<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>b. Please indicate the purpose of proposed transaction.</b>		
Severance of surplus residential dwelling		

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: (Ekfrid) Metcalfe	Concession(s): 14	Pt	Lot(s): 6 & 7
Registered Plan:	Lot(s):		
Reference Plan:	Part(s):		
Street Address: 5864 Inadale Drive	Municipal Roll Number: 39-46-011-010-17200 39-46-011-010-17100		

8. Are there any easements or restrictive covenants affecting the subject land? Yes\*  No

\*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: 452.68 m	Depth: 670.56 m	Area: 30.9 ha (76.41 ac)
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**10a. Dimensions of the lot to be severed (in metric units)**

PLEASE SEE ATTACHED PAGE FOR WATER WELL EASEMENT

Frontage: 91.44 m	Depth: 57.912 m	Area: 0.5295 ha
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**b. Dimensions of the lot to be retained (in metric units)**

Frontage: 361.24 m	Depth: 670.56 m	Area: 30.39 ha (75.1 ac)
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**c. Describe all existing uses on the subject land.**

rural residential and agricultural

**d. Describe all existing buildings or structure on the subject land.**

one one-storey brick house, one concrete silo, one plastic shed

**e. Describe all proposed uses on the subject land.**

rural residential and agricultural

**f. Describe all proposed buildings or structure on the subject land.**

None

**CONSENT APPLICATION**

10. Dimensions of Easement for Water Well (on lands to be retained)

Width: 4.175 m  
Length: 134.934 m  
Area: 563.35 sq m or 0.056 ha (0.138 ac)

Shown as Part 2 on AGM Plan No. 3-Z-7781

**g. Access to subject land** (please provide information for only those that apply to this property)

Provincial Highway:	County Road:
Municipal Road: <b>Inadale Drive</b>	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 checked="" type="checkbox"/>	other (please specify) <u>ON RETAINED LAND shown as Part 2 on AGM Plan No. 3-Z-7781</u>

**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:	2015			
c. Address of the 'home farm':	2362 Melwood Drive, R.R. # 3, Strathroy, ONtario N7G 3H5			
d. Number of farms owned and operated by the owner(s) and approximate total acreage:	Complete Attachment i and submit with application. SEE ATTACHED			
e. Year of dwelling construction:	1992			
f. Describe the condition of dwelling and its suitability for human occupancy:	Good condition - currently tenanted			
g. Describe the condition and proposed use of any outbuildings:	None			

<b>12. Is the subject land the subject of:</b>		
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 <u>Concurrent</u>	Yes* <input checked="" type="checkbox"/>	No <input 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"/>

<b>13. Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land.</b>	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:		

<b>14. Please indicate whether this application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at <a href="http://www.mah.gov.on.ca">www.mah.gov.on.ca</a>).</b>	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, Jacoba Mary Dodge (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Township incurs as outlined above.

  
Signature  
JACOBA MARY DODGE

May 25<sup>th</sup> 2017  
Date

**STATUTORY DECLARATION**

I, JACOBA MARY DODGE of the Township 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**

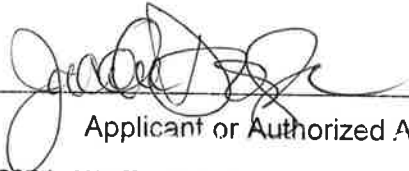
The information provided in this application as required under Section 53 of the *Planning Act* and Ontario Regulation 197/96 is true.

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 Municipality  
of Strathroy-Caradoc in the  
County of Middlesex

this 25<sup>th</sup> day of May 20 17

  
A Commissioner of Oaths

  
Applicant or Authorized Agent\*  
JACOBA MARY DODGE

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

July 17, 2017

ATTACHMENT 1  
Page 8 of 8  
TOWNSHIP OF ADELAIDE METCALFE  
Surplus Farm Dwelling Severance Application

Farm Properties

Dodge Farms Ltd – 5740 Inadale Dr. Con 14 E Pt Lot 8 – 50ac Adelaide Metcalfe

-6135 Scotchmere Dr. Con 14 N pt Lot 4 – 100ac Adelaide Metcalfe

- Con 14 N pt Lot 5 – 99ac Adelaide Metcalfe

- Con 12 N pt Lot 10 – 50ac Adelaide Metcalfe

-Con 6 Pt Lot 11 (part 1) – 78ac Adelaide Metcalfe

- Con 5 W Lot 10 – 50ac Adelaide Metcalfe

-2096 Melwood Dr. Con 5 PT Lot 9 – 67.8ac Adelaide Metcalfe

-2268 Melwood Dr. Con 5 E pt Lot 11 - 100ac Adelaide Metcalfe (house)

-6660 Scotchmere Dr. Con 8 pt lots 1 & 2 – 100ac Strathroy Caradoc

Steve Dodge - 2362 Melwood Dr. Con 5 W pt Lot 12 – 100ac Adelaide Metcalfe (Home farm- house)

Steve Dodge & Jeff Denning – 6504 Walkers Dr. Con 12S pt Lot 1 – 99ac Adelaide Metcalfe (house)

- Con 5 S pt Lot 5 – 97.7 ac Southwest Middlesex

- Con \* N pt Lot 1 – 24ac Strathroy Caradoc

Jacoba Dodge – 5864 Inadale Dr Con 14 W pt Lot 6 & E pt Lot 7 -75ac Adelaide Metcalfe (house)

