



## PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

[www.huroncounty.ca](http://www.huroncounty.ca)

### NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: October 2, 2018

File # C67-18

TO:

- ☐ Owner/Applicant: Tuckey Farms Limited c/o Pete Tuckey
- ☐ Chandra Alexander, Clerk - Municipality of Bluewater
- ☐ Arlene Parker, Planning Coordinator - Municipality of Bluewater
- ☐ Abutting Municipality with 1 km of subject property, Municipality of South Huron
- ☐ Goderich Exeter Railway c/o Genesee Wyoming Canada Inc.
- ☐ Ministry of Transportation London
- ☐ Huron County Health Unit
- ☐ Craig Metzger, Senior Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

#### LOCATION OF PROPERTY

Municipality: Bluewater

Part Lot 4, Concession 1, Hay East Ward

Address: 71479 London Road

Owner/Applicant: Tuckey Farms Limited c/o Pete Tuckey

Solicitor: Kim McLean

#### PURPOSE AND EFFECT

This application proposes to create a new lot under the Municipality of Bluewater's surplus farm house policies. The proposed land to be severed is approximately 2.09 acres (0.845 ha) and has a house and agricultural lands. The land to be retained is approximately 95.84 acres (38.79 ha) of agricultural land.

#### LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by **October 16, 2018** as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address [lfinch@huroncounty.ca](mailto:lfinch@huroncounty.ca) or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

#### DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, Huron County Consent Granting Authority at 57 Napier Street, 2<sup>nd</sup> Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

**ADDITIONAL INFORMATION**

Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

**Huron County Planning & Development Department  
57 Napier Street, 2<sup>nd</sup> Floor, Goderich, Ontario N7A 1W2**

Alternatively, you may review the application at the local municipal office.

## APPLICATION FOR CONSENT



For office use only

File # C 67/18

Received SEPT. 28, 20 18

Considered Complete OCT. 1, 20 18

### 1. PRE-SUBMISSION CONSULTATION

Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality:

### 2. APPLICATION INFORMATION

<b>Name of Applicant</b> <u>Tuckey Farms Limited c/o Pete Tuckey</u>	<b>Name of Owner</b> _____ <input checked="" type="checkbox"/> Check box if same as Applicant
<b>Telephone Numbers</b> Home <u>519-235-3050</u> Work _____ Fax _____ Cell <u>519-808-9247</u> Email <u>tuckeyfarms@sympatico.ca</u> Address <u>71504 London Rd R R 3 Exeter</u> Postal Code <u>N0M1S5</u>	<b>Telephone Numbers</b> Home _____ Work _____ Fax _____ Cell _____ Email _____ Address _____ Postal Code _____

Solicitor name (if known) Raymond & McLean

Address: 387 Main Street Exeter Ontario N0M 1S1

Tel: 519-235-2264

Email: kim@raymondmclean.ca

Correspondence to be sent to: ☐ to all parties, or ☒ applicant, and/or ☐ owner

### 3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

<b>Municipality:</b> <u>Bluewater</u>	<b>Ward:</b> <u>Hay East</u>
<b>Concession:</b> <u>1</u>	<b>Lot Number(s):</b> <u>PT 4</u>
<b>Registered Plan:</b> _____	<b>Lot(s) Block(s):</b> _____
<b>Reference Plan:</b> _____	<b>Part Number(s):</b> _____
<b>Municipal Address (911 number and street/road name):</b> <u>71479 London Rd R R 3 Exeter on N0M 1S5</u>	<b>Street Number:</b> _____
	<b>Roll # (if available)</b> _____

## APPLICATION FOR CONSENT

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land?

b) ☐ Yes ☒ No

If **Yes**, describe the location of the right-of-way or easement or covenant and its effect:

c) Is any of the severed or retained land in Wellhead Protection Area C? ☐ Yes ☒ No ☐ Unknown

If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official. If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

### 4. PURPOSE OF THE APPLICATION

Type of proposed transaction: (Choose from drop down menu)

Transfer:	Other:
<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Charge
<input type="checkbox"/> Addition to lot	<input type="checkbox"/> Lease
<input type="checkbox"/> An easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose (please specify) _____	

Briefly, describe the proposed transaction.

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

If a lot addition, identify the lands to which the parcel will be added.

Municipality:	South Huron	Ward:	Usborne
Concession:	1	Lot Number(s)	24
Registered Plan:		Lot(s) Block(s)	
Reference Plan:		Part Number(s)	
Name of Street/Road:	London Rd Exeter ON	Street Number	71504

# APPLICATION FOR CONSENT

## 5. DESCRIPTION OF SUBJECT LAND

<p><b>a) Description land intended to be severed:</b></p> <p>Frontage: <u>65m</u></p> <p>Depth: <u>130m</u></p> <p>Area: <u>8450m<sup>2</sup> 0.845ha</u></p> <p>Existing Use(s) <u>Residence &amp; Agriculture</u></p> <p>Proposed Use(s) <u>Residence</u></p> <p>Existing Building(s) or Structure(s)</p> <p>Proposed Building(s) or Structures</p> <p><b>b) Type of access:</b> (check appropriate space)</p> <p><input checked="" type="checkbox"/> provincial highway</p> <p><input type="checkbox"/> county road</p> <p><input type="checkbox"/> municipal road, maintained all year</p> <p><input type="checkbox"/> municipal road, seasonally maintained</p> <p><input type="checkbox"/> other</p> <p><b>c) Type of water supply proposed:</b> (check appropriate space)</p> <p><input type="checkbox"/> publicly owned and operated piped water system</p> <p><input checked="" type="checkbox"/> privately owned and operated individual well</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> dug    <input type="checkbox"/> drilled</p> <p><input type="checkbox"/> privately owned and operated communal well</p> <p><input type="checkbox"/> lake or other water body</p> <p><input type="checkbox"/> other means (please specify)</p> <p><b>d) Type of sewage disposal proposed:</b> (check appropriate space)</p> <p><input type="checkbox"/> publicly owned &amp; operated sanitary sewage system</p> <p><input checked="" type="checkbox"/> privately owned &amp; operated individual septic tank</p> <p><input type="checkbox"/> privately owned &amp; operated communal septic system</p> <p><input type="checkbox"/> privy</p> <p><input type="checkbox"/> other means (please specify)</p>	<p><b>a) Description of land intended to be retained:</b></p> <p>Frontage: <u>37m</u></p> <p>Depth: <u>1006m</u></p> <p>Area: <u>38.79ha</u></p> <p>Existing Use(s) <u>Agriculture</u></p> <p>Proposed Use(s) <u>Agriculture</u></p> <p>Existing Building(s) or Structure(s)</p> <p>Proposed Building(s) or Structures</p> <p><b>b) Type of access:</b> (check appropriate space)</p> <p><input checked="" type="checkbox"/> provincial highway</p> <p><input type="checkbox"/> county road</p> <p><input type="checkbox"/> municipal road, maintained all year</p> <p><input type="checkbox"/> municipal road, seasonally maintained</p> <p><input type="checkbox"/> other</p> <p><b>c) Type of water supply proposed:</b> (check appropriate space)</p> <p><input type="checkbox"/> publicly owned and operated piped water system</p> <p><input type="checkbox"/> privately owned and operated individual well</p> <p style="padding-left: 40px;"><input type="checkbox"/> dug    <input type="checkbox"/> drilled</p> <p><input type="checkbox"/> privately owned and operated communal well</p> <p><input type="checkbox"/> lake or other water body</p> <p><input type="checkbox"/> other means (please specify)</p> <p><b>d) Type of sewage disposal proposed:</b> (check appropriate space)</p> <p><input type="checkbox"/> publicly owned &amp; operated sanitary sewage system</p> <p><input type="checkbox"/> privately owned &amp; operated individual septic tank</p> <p><input type="checkbox"/> privately owned &amp; operated communal septic system</p> <p><input type="checkbox"/> privy</p> <p><input type="checkbox"/> other means (please specify)</p>
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# APPLICATION FOR CONSENT

## 6. LAND USE

a) What is the existing Official Plan designation of the property?

Agricultural

b) What is the zoning of the property?

AG1

c) Are any of the following uses or features on the subject land or on adjacent land, within 500 metres of the subject land?

Please respond **Yes** or **No** to each use or feature.

Use or Feature	On Subject Land?  Please indicate Yes or No	On adjacent land, within 500 metres of the subject land?  Please indicate Yes or No  If Yes, give distance from subject land in metres.	
An agricultural operation, including livestock facility or stockyard	no	yes	AGRICULTURAL WITH NO LIVESTOCK
A landfill	no	no	
A sewage treatment plant or waste stabilization plant	no	no	
A provincially significant wetland (Class 1, 2 or 3 wetland)	no	no	
A provincially significant wetland within 120m of the subject lands	no	no	
Flood plain	no	no	
A rehabilitated mine site	no	no	
A non-operating mine site within 1 km of the subject land	no	no	
An active mine site	no	no	
An industrial or commercial use (specify the use(s))	no	no	
A former industrial or commercial use	no	no	
An active railway line	no	no	
A municipal airport	no	no	
An underground storage tank or buried waste	no	no	
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.	no	no	

# APPLICATION FOR CONSENT

## 7. HISTORY OF PROPERTY

- a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: \_\_\_\_\_

Decision: \_\_\_\_\_

- b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.
- c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality? Yes ☐ No ☒
- d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☐ Yes ☒ No ☐ Unknown
- If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

## 8. PROVINCIAL POLICY

Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act?

Yes ☒ No ☐ Unknown ☐

## 9. NATURAL HERITAGE

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ (submit a fee of \$204.00 made payable to the Treasurer, County of Huron)

No ☒

## 10. HEALTH UNIT REVIEW:

Please answer Section A OR Section B, depending on the type of servicing available.

Section A – Where **SANITARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir? (slaughter house)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Section B – Where **SEPTIC SYSTEMS** are available.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If you answered Yes; is the on-site sewage system older than 5 years of age?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If you answered Yes; has the on-site sewage system been inspected by a licenced contractor within the past 3 years?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If you answered Yes; you are required to provide a certificate of inspection with your application.		

## APPLICATION FOR CONSENT

If you answered <b>No</b> ; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.	
Is the property <u>less than</u> .4 hectares (1 acre) in area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the property have less than .2 hectares (1/2 acre) of "useable land"* for a septic tank and tile bed? See definition of "useable land" below.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

- \* "Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

**Note:** *Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.*

If the answer to any question in Section 10 is "Yes" the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to the Treasurer, County of Huron.

Health Unit Review Fee:	\$ <u>268.00</u>
Severance resulting in 2 lots or fewer:	\$268.00
Severance resulting in 3 lots or more:	\$509.00
Total Paid	\$ <u>268.00</u>

### 11. SKETCH CHECKLIST

*The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application.*

*Please do not use pencils for completing sketch as they do not copy well.*

Please check the boxes indicating that your sketch provides the following information:

- ☒ boundaries and dimensions of the land that is to be severed and the part that is to be retained;
- ☒ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
- ☒ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
- ☒ location of all land previously severed from the parcel;
- ☒ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application
- ☐ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
- ☐ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
- ☐ existing uses on adjacent land such as residential, agricultural and commercial uses;



## APPLICATION FOR CONSENT

- ☐ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
- ☐ location and nature of any easements affecting the property.
- ☐ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

### 12. APPLICANT'S/OWNER'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Pete Tucker of the  
(Name of Applicant)

South Huron County of Huron  
(Name of Town, Township, etc.)

In the Region/County/District Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to in the Notes listed.

#### NOTES:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

## APPLICATION FOR CONSENT

DECLARED before me at:

Region/County/District HURON

In the Municipality of Bluewater

TR. Tally

Signature

This 21<sup>st</sup> day of September, 2018  
(Day) (Month) (Year)

Peter Tucker

Please Print name of Applicant

acfa

Commissioner of Oaths

Arlene Elizabeth Parker,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of the  
Municipality of Bluewater.  
Expires October 13, 2018

## APPLICATION FOR CONSENT

### 13. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation,

I Peto Turvey the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Peto Turvey  
Signature

Sept. 21/18  
Date

Print Name: Peto Turvey

Title: PRESIDENT

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

### 14. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

#### Authorization of Owner for Agent to Make the Application

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

\_\_\_\_\_, to make this application on my behalf.

Signature

Date

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

## APPLICATION FOR CONSENT

### **Authorization of Owner for Agent to Provide Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a consent and, for the purposes of the *Freedom of Information and Protection of Privacy Act*, I authorize

\_\_\_\_\_, as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

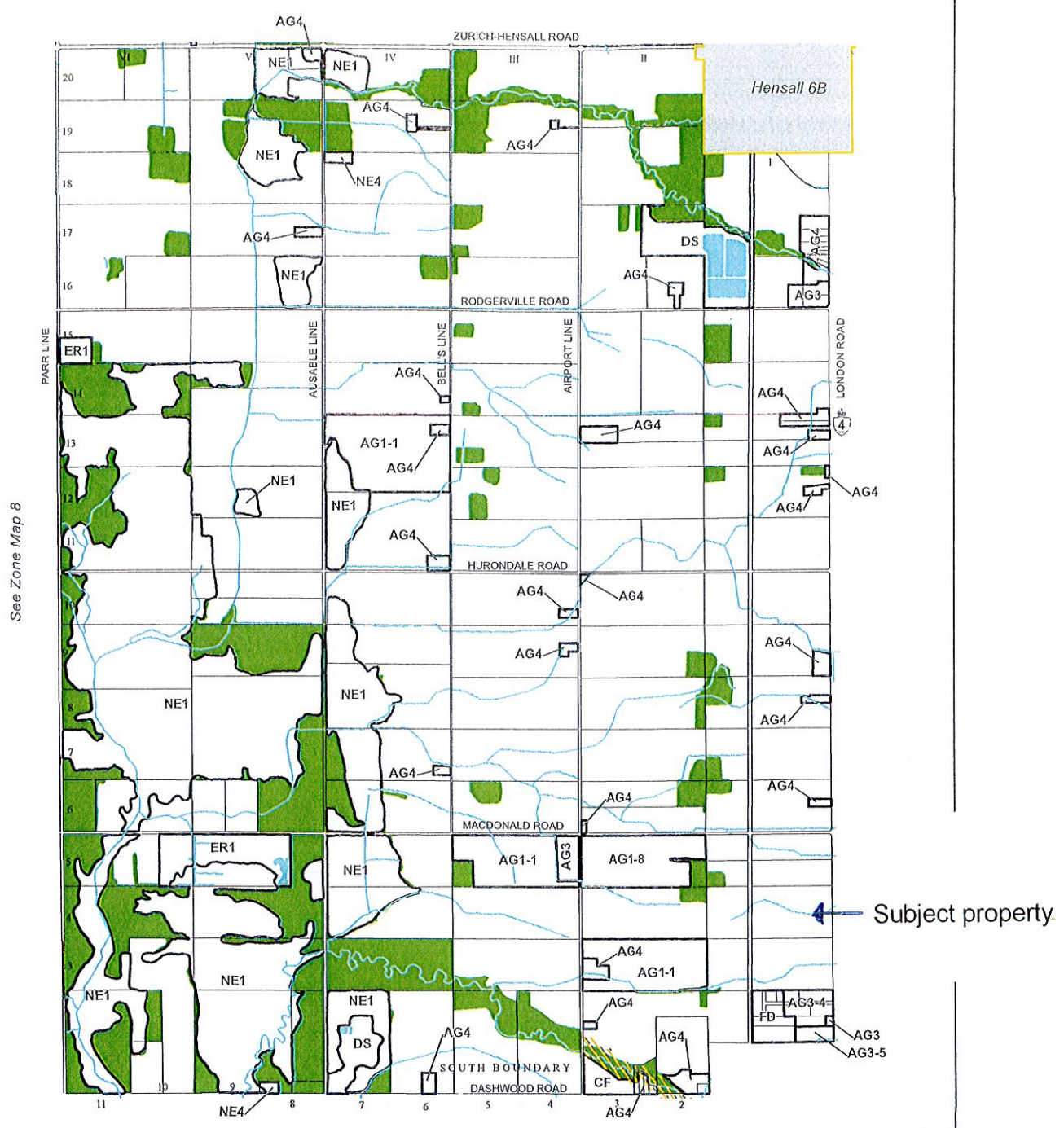
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Note:** Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.



See Zone Map 6



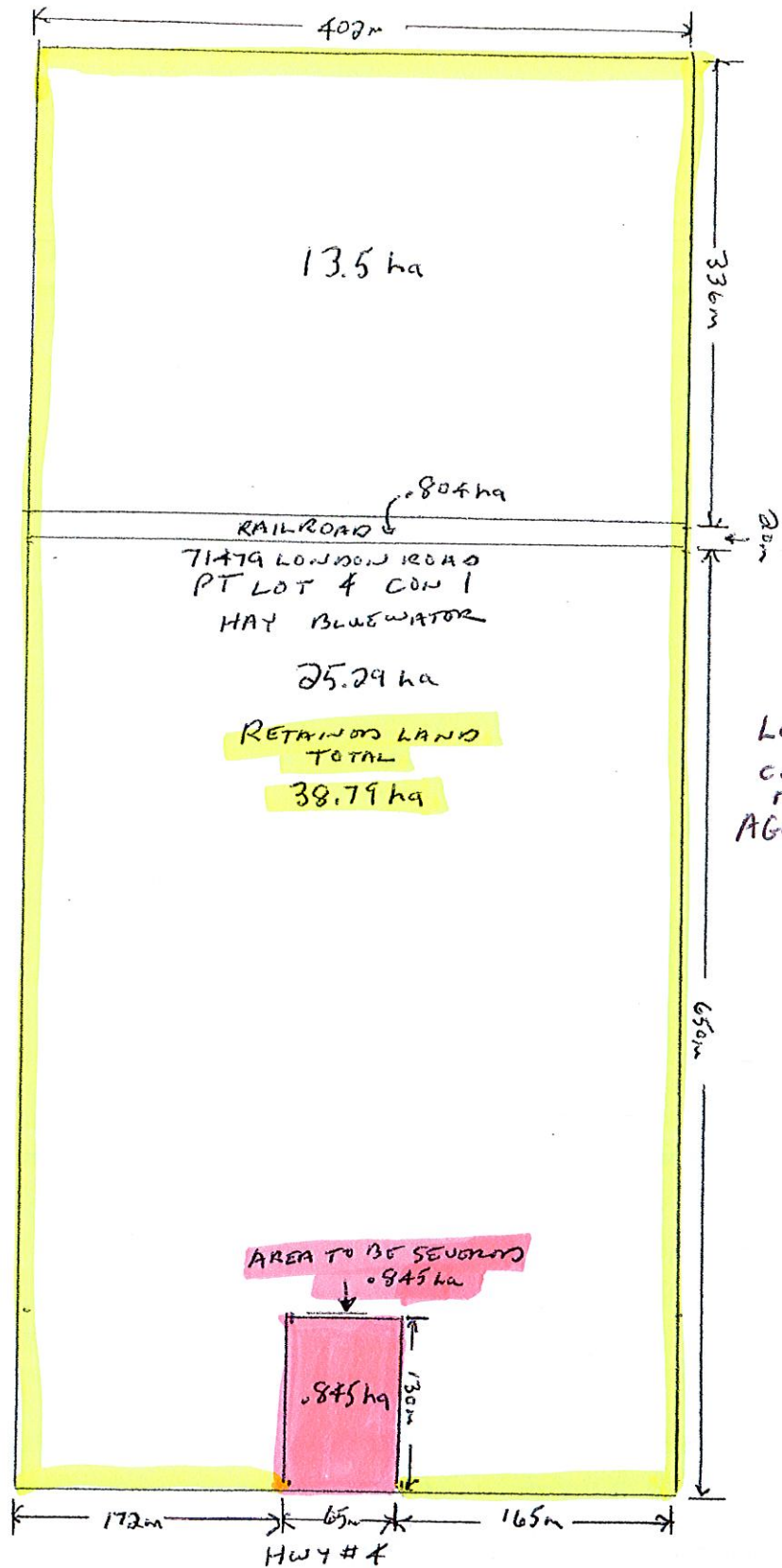
Municipality of South Huron

AG1 (Unless otherwise noted)	Top Of Bank
NE2	Watercourses
Flood Fringe	Waterbodies
NE3	Parcel Fabric

Meters  
1:30,000

4	5	6
7	8	9

LOT 4 CON 2  
HAY  
AGRICULTURAL



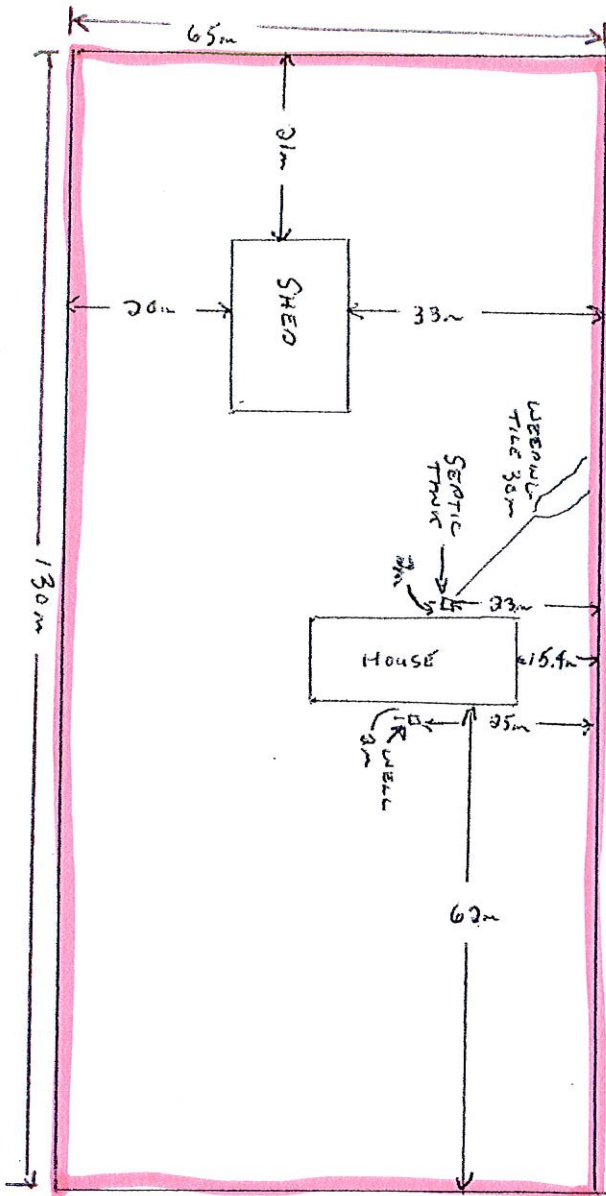
LOT 3 CON 1  
HAY  
AGRICULTURAL

LOT 5  
CON 1  
HAY  
AGRICULTURAL

LOT 24 CON 1  
US BOUNDARY  
AGRICULTURAL

**TO BE SUBMITTED**

71479 LONDON ROAD  
PT LOT 4 CON 1  
HAY BLUETOWN  
845 ha  
ALL ADJACENT LANDS  
ARE MICHAEL TOWN



# Septic System Inspection Report

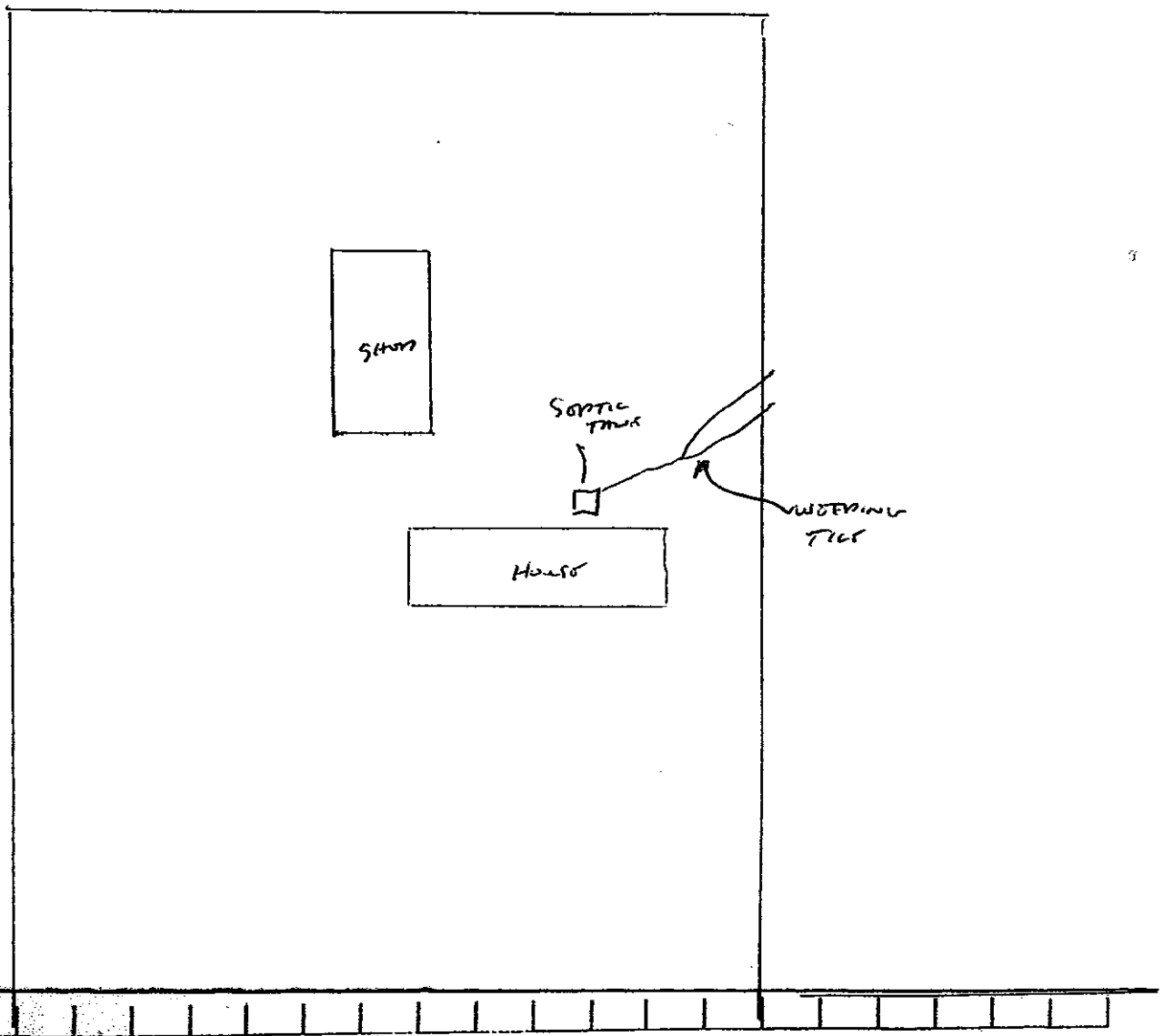
Customer Name: PETE TURKEY  
Phone Number: 519-808-9247  
Mailing Address: 71504 London Road RR#3 911 address 71504 London Road  
Property Location (Lot, Conc., R.P.#): PT. LOT 4 CONC. 1  
Municipality: Burlington Ward: HAY  
Consent File #: B 1

**Note: The tank must be pumped for the inspection.**

1. Is the system a tertiary treatment system? If so, list the type: \_\_\_\_\_  
Date last serviced: NO
2. Tank condition and material (ie. Steel, fiberglass, cement, plastic):  
good
3. Age of sewage system: 25 years
4. Approximate size of tank: 600 gal
7. Depth of tank: 1 FT
5. Number of compartments: ☒ 1 ☐ 2
6. Condition of inlet and outlet baffles: good
7. Is there a filter on the tank? ☐ yes ☒ no
8. Are there any signs of back-up in the tank? ☒ no ☐ yes  
If yes, please describe: \_\_\_\_\_
9. Are there any signs of sewage break-out to the surface over the tile bed?  
☒ no ☐ yes If yes, please describe \_\_\_\_\_
10. Is there physical room to replace the system on the proposed severed parcel (taking into consideration location of all existing wells) ☒ yes ☐ no
11. Is the existing sewage system in total within the proposed severed parcel? ☒ yes ☐ no
12. From this visual inspection, does the septic system appear to be functioning properly? ☒ yes ☐ no
13. Additional comments: \_\_\_\_\_



14. Please provide a sketch of the system (including tank and tile bed location on property):



**Waiver**

This report provides information on the visual inspection of the septic system at the date of inspection only. It is not a guarantee or warranty on the septic system.

H.T. Dale Services Ltd  
Name of Licenced Contractor

H.T. Dale  
Signature

Aug 27 - 2018  
Date