



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

February 7TH, 2007

FILE NO.: BN-011/2007

ASSESSMENT ROLL NO.: 3310-491-018-37000

APPLICANT:

Morrison Brothers Farms Ltd., 1393 Windham Road 10, RR #1, Windham Centre, ON N0E 2A0

AGENT:

R. C. Dixon, O.L.S., 51 Park Road, Simcoe, ON N3Y 4J9

LOCATION:

Lot 8, Concession 10 WDM (1295 Windham Road 11)

PROPOSAL:

Sever a parcel having an approximate frontage of 74.68 m (245 ft), an approximate depth of 70.1 m (230 ft) and having an approximate area of 0.52 ha (1.29 ac) and retain a parcel having an approximate area of 39.17 ha (96.8 ac) more or less to sever a surplus dwelling from the farm.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conservation Authority | |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | |
| <input checked="" type="checkbox"/> Forestry Division | |
| <input checked="" type="checkbox"/> Treasury Department | |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | |

- | |
|---|
| <input type="checkbox"/> Norfolk Power |
| <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> GIS Section |

CIRCULATION DATE: January 24th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1234

FAX: (519) 428-3069 EMAIL: lucy.hives@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 441.018.37000.0000
(to be provided by applicant/agent)

Office Use

File No. BN-011/2007
Date Submitted Jan. 15/07
Date Received " "
Sign Issued " "



APPLICATION FOR CONSENT

NOTE: This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. APPLICANT INFORMATION

1. Name of Owner Morrison Brothers Farms Ltd Phone No. 426-1565
Address 1593 Windham Road 10 Fax No. 426-8588
RR.1 Windham Centre, On Postal Code N0E 2A0
E-mail d.morrison@kucac.com
2. Agent (if any) R. C. Dixon, Q.L.S. Phone No. 426-0842
Address 51 Park Road Fax No. 426-1034
Simcoe, On Postal Code N3Y 4J9
E-mail surveyors@amtelecom.net

Please specify to whom all communications be sent:

☐ Owner ☒ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

4. Are there any restrictive covenants affecting the property?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Windham
Urban Area or Hamlet _____
Concession Number 10 Lot Number 8
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 1295 Windham Road 11

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check appropriate box)
- | | | | |
|-----------|---|--------|--|
| Transfer: | <input checked="" type="checkbox"/> Creation of a new lot | Other: | <input type="checkbox"/> a charge |
| | <input type="checkbox"/> Boundary Adjustment | | <input type="checkbox"/> a lease |
| | <input type="checkbox"/> an easement/right-of-way | | <input type="checkbox"/> a correction of title |
2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (if known):
-
3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added. n/a
Roll No.: 33-10- Name: _____
4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.
5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. Description of land intended to be SEVERED:

Frontage: 74.68 m.
245 ± ft.Depth: 70.10 m.
230' ± ft.Width: _____ m.
_____ ft.Area: 0.52 ha.
1.29 ± acExisting use agriculture (res.)

Proposed Use: _____

Number and type of buildings and structures existing on the land to be severed:house + garageNumber and type of buildings and structures proposed on the land to be severed:no change2. Description of land intended to be RETAINED: see att. map.Frontage: _____ m.
1265' ± ft.Depth: _____ m.
irregular ft.
2200Width: 1 m.
_____ ft.Area: 39.17 ha
96.8 ± acExisting use agricultureProposed Use: agricultureNumber and type of buildings and structures existing on the land to be retained:10 bulk kilns, 3 barns, 2 greenhouses, 1 stick kilnNumber and type of buildings and structures proposed on the land to be retained:no change

3. Existing or proposed access to land intended to be SEVERED:

☐ Unopened Road☒ Municipal Road☐ Provincial Highway☐ Other (Specify)Name of Road/Street Windham Road 11

4. Existing or proposed access to land intended to be RETAINED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Highway

☐ Other (Specify)

Name of Road/Street Windham Road II

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☐
Individual Wells ☒
Other (describe) ☐

Sewage Treatment

Sewers ☐
Communal System ☐
Septic Tank & Tile Bed ☒
Other (describe) ☐

Storm Drainage*

Storm Sewers ☐
Open Ditches ☒
Other (describe) ☐

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐ No ☒

* Has the existing drainage on the subject land been altered?

Yes ☐ No ☒

* Does a legal and adequate outlet for storm drainage exist?

Yes ☒ No ☐ Unknown ☐

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Agriculture

2. What is the existing Zoning of the subject lands: Agriculture
(If required, assistance is available for questions 1 and 2 above.)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	—	—
A Wooded area	—	—
A Municipal Landfill	—	—
A Sewage Treatment Plant or Waste Stabilization Plant	—	—
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	—	—
Floodplain	—	—
A Rehabilitated Mine Site	—	—
A Non-Operating Mine Site within 1 Kilometre	—	—
An Active Mine Site	—	—
An Industrial or commercial use (specify the use(s))	—	—
An Active Railway Line	—	—
Seasonal Wetness of Land	—	—
Erosion	—	—
Abandoned Gas Wells	—	—

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

G. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes ☒ No ☐

If the answer to the above question is YES, File No.:

BN - 167/2005

How many separate parcels have been created? 1

Date(s) these parcels were created: 2005

The name of the transferee for each parcel: Dean Harrison

What uses were the parcels severed for? Farm Split

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? —

3. Date of construction of the dwelling proposed to be severed: pre 1970

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes ☐ No ☒ Unknown ☐

If yes, provide the file number, if known, and the decision made on the application.

File No. _____ Decision: _____

5. Date of purchase of subject land. 1990

6. How many years has the owner farmed? 20 +

Outside this municipality but in Ontario? — In this municipality? ☒

Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. _____ Status: _____

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. _____ Status: _____

3. Is there any other application on this property that could affect this application?

Yes ☐ No ☒ Unknown ☐

If Yes, describe _____

I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

RESIDENTIAL LOT IN RURAL/AGRICULTURAL AREA - INFORMATION FORM

FORM 1

File No.: BN Lot Size Created: 1-29 ac Assessment Roll No.: 491-018-31000-0000
 Applicant: Harrison Brothers Farms Ltd (Last name) _____ (First Name)

This form must be completed as part of the Application for Consent for each application involving a residential lot in a rural/agricultural area. If not completed, your application may be denied.

1. RESIDENTIAL LOT TYPE as different policies apply to different lot types, it is important that the nature of the application be specified. The following listing reflects the types of residential lots which fall within the severance criteria for the rural/agricultural area. Planning staff assistance is available.

Please check one only:

- ☐ One lot from a farm holding (Office code 1) ☒ Surplus farm house (through farm amalgamation (Office code 3) ☐ Infilling Lot (Office code 4)
☐ Existing second dwelling from a non-viable rural property (Office code 6) ☐ Dwelling separated from an existing commercial or industrial use in the rural area (Office code 8)
2. If the lot type is a "one lot from a farm holding", a "surplus farm house", or an "infilling lot", please list all properties in Norfolk County which are owned and rented by the applicant and which are involved in the farm operation. Roll numbers are required and they can be obtained from your tax bill.

Assessment Roll No. (Obtained from your tax bill)	Lot	Conc.	Twp..	Total acreage (Individ. property)	Acres Workable (Individ. property)	Owner's Name and Address (including those with part interest)	Tenure (rented/owned)	Existing farm type (individ. property e.g. corn production, orchard, tobacco)	Existing building(s) (e.g. farm house, barn, kilns)
<u>491-018-12000-0</u>	<u>8</u>	<u>11</u>	<u>Wind.</u>	<u>25 ac.</u>		<u>Harrison Brothers</u>	<u>owned</u>		
<u>491-017-14000-0000</u>	<u>4</u>	<u>9</u>	<u>Wind.</u>	<u>95 ac.</u>	<u>90 ac.</u>	<u>Harrison Bros.</u>	<u>-</u>	<u>tobacco, rye</u>	<u>2 greenhouses, barns</u>
<u>491-017-12000-0000</u>	<u>3</u>	<u>9</u>	<u>Wind</u>	<u>37 ac.</u>	<u>33 ac.</u>	<u>Farms Ltd (Legacy)</u>	<u>-</u>	<u>"</u>	<u>12 kilns, 8 kilns</u>
<u>491-018-31000-0000</u>	<u>8</u>	<u>10</u>	<u>Wind</u>	<u>98.31 ac.</u>	<u>85 ac.</u>	<u>(10 Dean Harrison)</u>	<u>-</u>	<u>"</u>	<u>barn, 6 kilns, 2 bolt kilns</u>
						<u>"</u>		<u>"</u>	<u>10 bolt kilns - barn</u>
									<u>2 greenhouses, etc</u>

* Note: If you are including a RENTED property as part of this farm holding, the attached Authorization form must be completed by the property owner.

House 2 R. Dixon
to Pearson

Windham
lot 8 - Concession X
Harrison Bros.

Approx position
of septic bed
245' to limit

Area = 1.29 ac

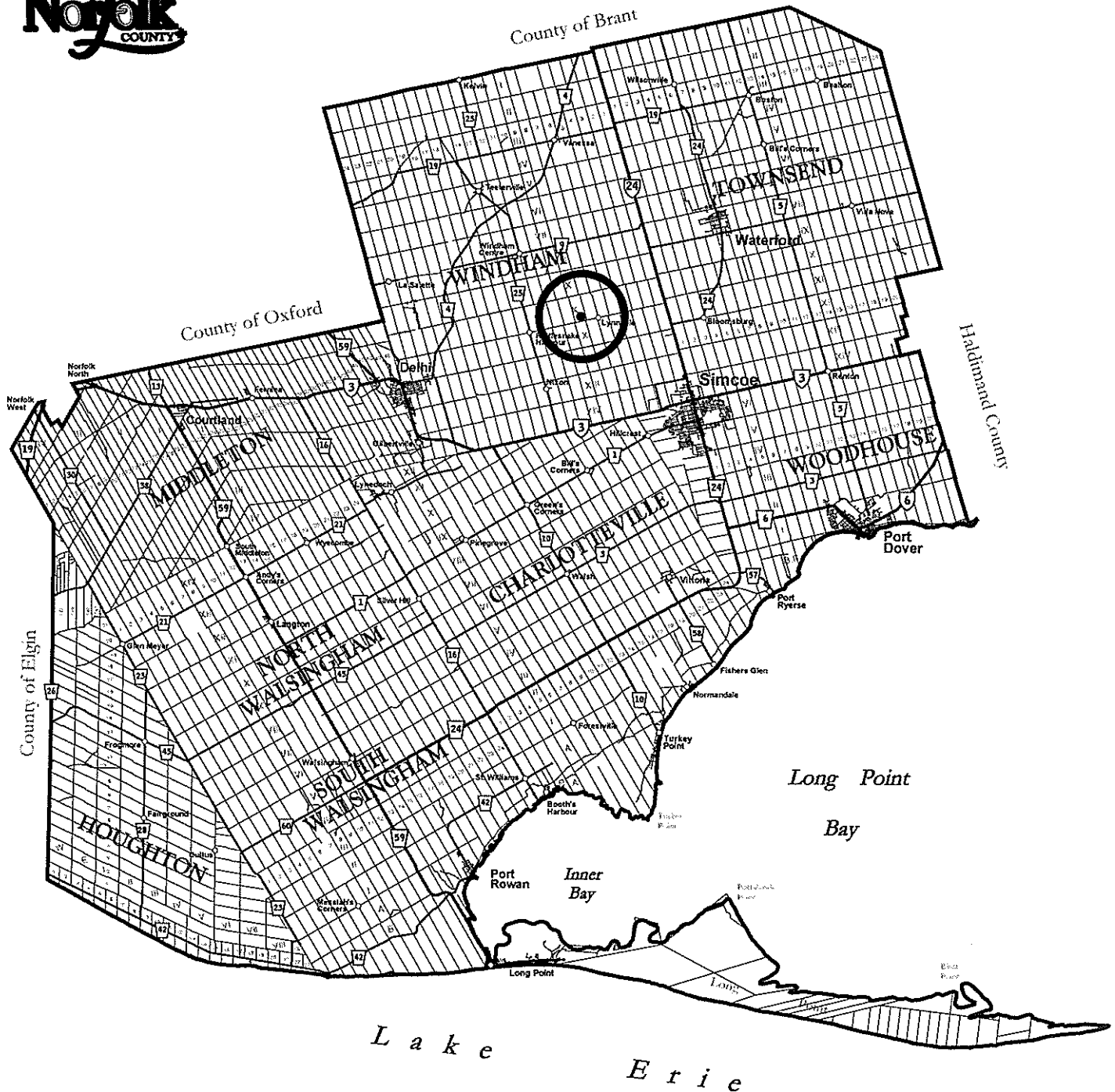
1283

245'

Note - driveway to stay with farm - new driveway
to house
- west limit 10' west of house
- north limit 10' south of bunkhouse
- east limit is property line

MAP 1

File Number: BN-011/2007
Geographic Township of WINDHAM

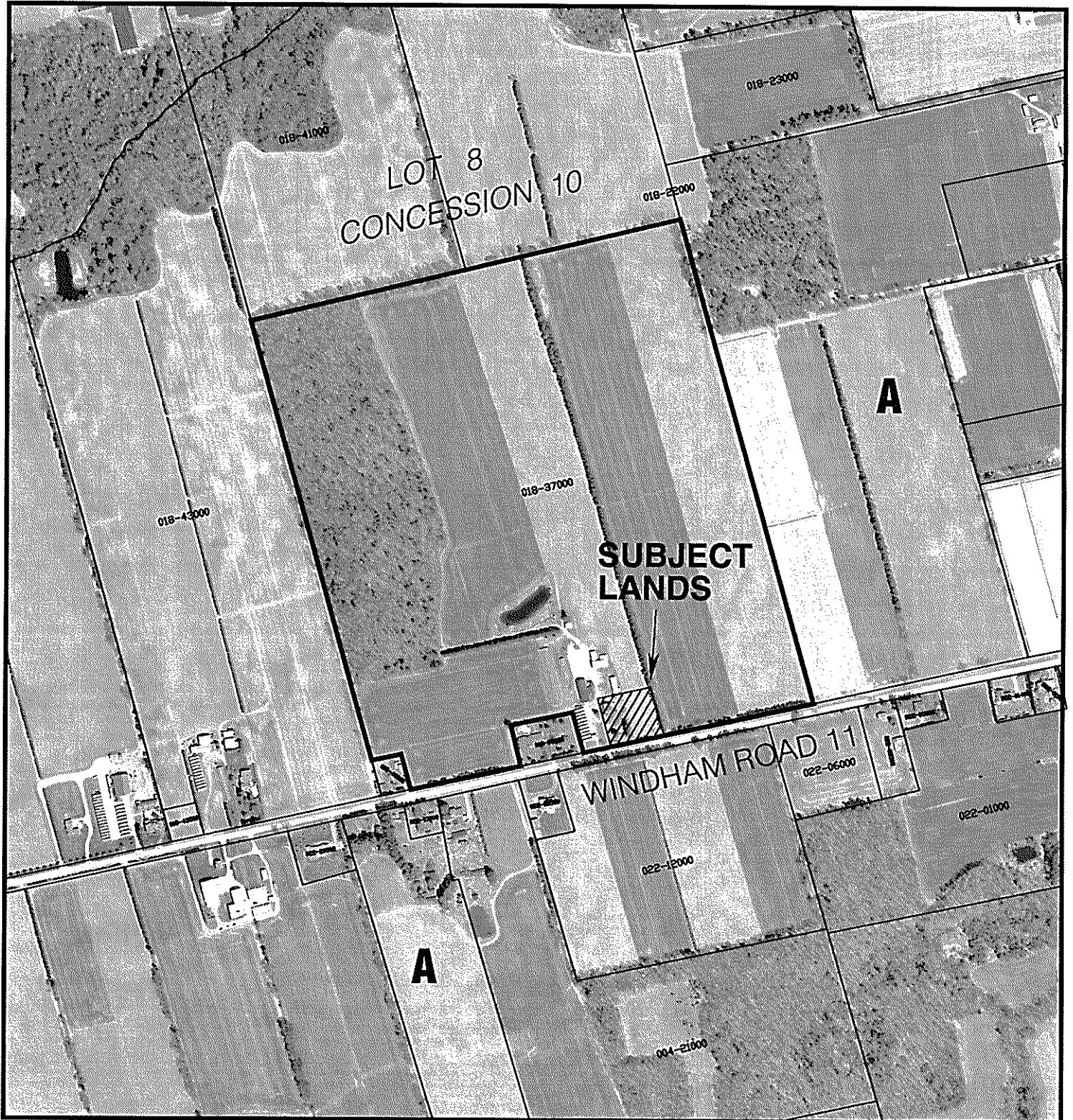


MAP 2

File Number: BN-011/2007
Geographic Township of WINDHAM



50 0 50 100 150 200 METERS
1 : 7500



MAP 3

File Number: BN-011/2007
Geographic Township of WINDHAM

