



**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 6th, 2008

FILE NO.: BN-014/2008

ASSESSMENT ROLL NO.: 3310-336-060-02800

APPLICANT:

Rudolf & Heidi Bieri, R.R. #4, Waterford, ON N0E 1Y0

AGENT:

Janet Kazakevicius, 32 Main Street, South, Waterford, ON N0E 1Y0

LOCATION:

Part Lot 21, 22, 23 Concession 8 TWN
(1610 Concession 8)

PROPOSAL:

Sever a parcel having a frontage of 54.86 m. (180 ft.) a depth of 147.83 m. (485 ft.) and having an area of approximately 0.81 ha. (2.0 ac.) and retain a parcel having an area of 55.85 ha. (138 ac.) more or less as a surplus farm dwelling.

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☐ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ Conservation Authority

CIRCULATION DATE: January 23rd, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@norfolkcounty.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: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: karen.judd@norfolkcounty.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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-14/08
Related File: _____
Fees Submitted: Dec 3, 07
Application Submitted: Dec 3, 07
Sign Issued: Dec 3, 07
Complete Application: Dec 3, 07

This development 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.

Property assessment roll number: 3310- 336 060 0280

- ☒ Creation of a new lot
☐ Boundary adjustment
☐ Easement/right-of-way
☐ Other (lease / charge)

A. APPLICANT INFORMATION

Name of Applicant ¹ RUDOLF + HEIDI BIERI Phone # 519-443-4855
Address R#4 Fax # _____
Town / Postal Code WATERFORD ONT NOE1Y0 E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent JANET KAZAKEVICIUS Phone # 519-443-7727
Address 32 MAIN ST S. P.O BOX 117 Fax # 519-443-4147
Town / Postal Code WATERFORD ONT NOE1Y0 E-mail kazi@kuik.com

Name of Owner ² _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

² It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: ☒ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

ROYAL BANK, SIMCOE ON

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	_____
Concession Number	<u>8</u>	Lot Number(s)	<u>PT LT 21, 22, 23</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	<u>PT 21, 22, 23</u>
Frontage (metres/feet)	<u>180'</u>	Depth (metres/feet)	<u>485'</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>87,300 ft² 2.0 AC.</u>
Municipal Civic Address	<u>1610 CON 8 TOWNSEND</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.on.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

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

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

CREATION OF A NEW LOT BECAUSE OF SURPLUS
DWELLING

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

N/A

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

N/A

CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS	SEE ATTACHED				<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

RESIDENTIAL LOT IN RURAL/AGRICULTURAL AREA - INFORMATION FORM

FORM 1

File No.: _____ Lot Size Created: _____ Assessment Roll No.: 331033606037500000

Applicant: BIERI (Last name) HERB + RUDOLF (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)
283302006025034	(6) PT	14	UAL	75	73	H BIERI + R BIERI R#4 WATERLOO	0	dairy farm	NO BUILDINGS
2833060060053023	(6) PT	8	TOWN	50	50	" " " " " "	0	DAIRY FARM + GRAIN	" "
28330600600280	(6) PT	8	TOWN	43.5	40	" " " " " "	0	" " " " " "	" "
28330600600570	(6) PT	8	TOWN	96.33	95	" " " " " "	0	" " " " " "	HOUSE + OUTBUILDINGS
28330600600570	(6) PT	8	TOWN	99.09	95	" " " " " "	0	" " " " " "	NO BUILDINGS
28330600600280	(6) PT	8	TOWN	149.42	140	" " " " " "	0	" " " " " "	HOUSE + OUTBUILDINGS
33103360603650	(6) PT	9	TOWN	145.07	100	" " " " " "	0	" " " " " "	" "

* 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.

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

Frontage (metres/feet) 180' 54.86 m Depth (metres/feet) 485' 147.83 m
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 2.0 Ac. (0.81 ha)

Existing use:

SINGLE FAMILY DWELLING

Proposed use:

SINGLE FAMILY DWELLING

Number and type of buildings and structures existing on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

HOUSE + ATTACHED GARAGE

Number and type of buildings and structures proposed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

N/A

Description of land intended to be **RETAINED**:

Frontage (metres/feet) 2940' 3000 FT APPROX Depth (metres/feet) 2422.08 FT
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 138 ACRES (55.85 ha)

Existing use:

AGRICULTURAL

Proposed use:

AGRICULTURAL

Number and type of buildings and structures existing on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

3 OUTBUILDINGS

Number and type of buildings and structures proposed on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

NO

CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)

N/A

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURAL

Present zoning:

AGRICULTURAL

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

☒ Yes ☐ No ☐ Unknown

If yes, indicate the file number and the status/decision:

① BN-021/2006, ② ROLL # 336 060 055 ③ ROLL # 2833060060059

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the file number and the status/decision:

① BN-021/2006, ② ROLL # 336 060 055, ③ ROLL # 2833060060059
ALL APPROVED

Number of separate parcels that have been created:

3

Date(s) these parcels were created:

① 2006, ② 1996, ③ 2000 APPROX

Name of the transferee for each parcel:

① COATES ② WHILDON ③ ELLIERS

Uses of the severed lands:

RESIDENTIAL / AGRICULTURAL

CONSENT / SEVERANCE

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

1991

Date of construction of the dwelling proposed to be severed:

1850

Date of purchase of subject lands:

1991

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

☐ Yes ☒ No

CONSENT / SEVERANCE

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☒ No

G. PROVINCIAL POLICY

Is the requested application consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☒ Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

CONSENT / SEVERANCE

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☐ Individual wells
☒ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☐ Communal system
☒ Septic tank and tile bed
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☒ Open ditches
☐ Other (describe below)

If other, describe:

CISTERN

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

- ☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No ☐ Unknown

CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

- ☐ Unopened road ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

TOWNSEND ROAD 8

Existing or proposed access to **severed** lands:

- ☐ Unopened road ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

TOWNSEND ROAD 8

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

- ☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

File Number: BN-014/2008

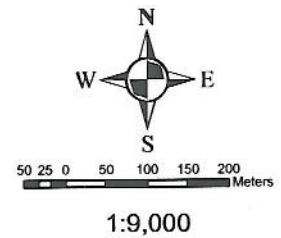
Geographic Township of TOWNSEND



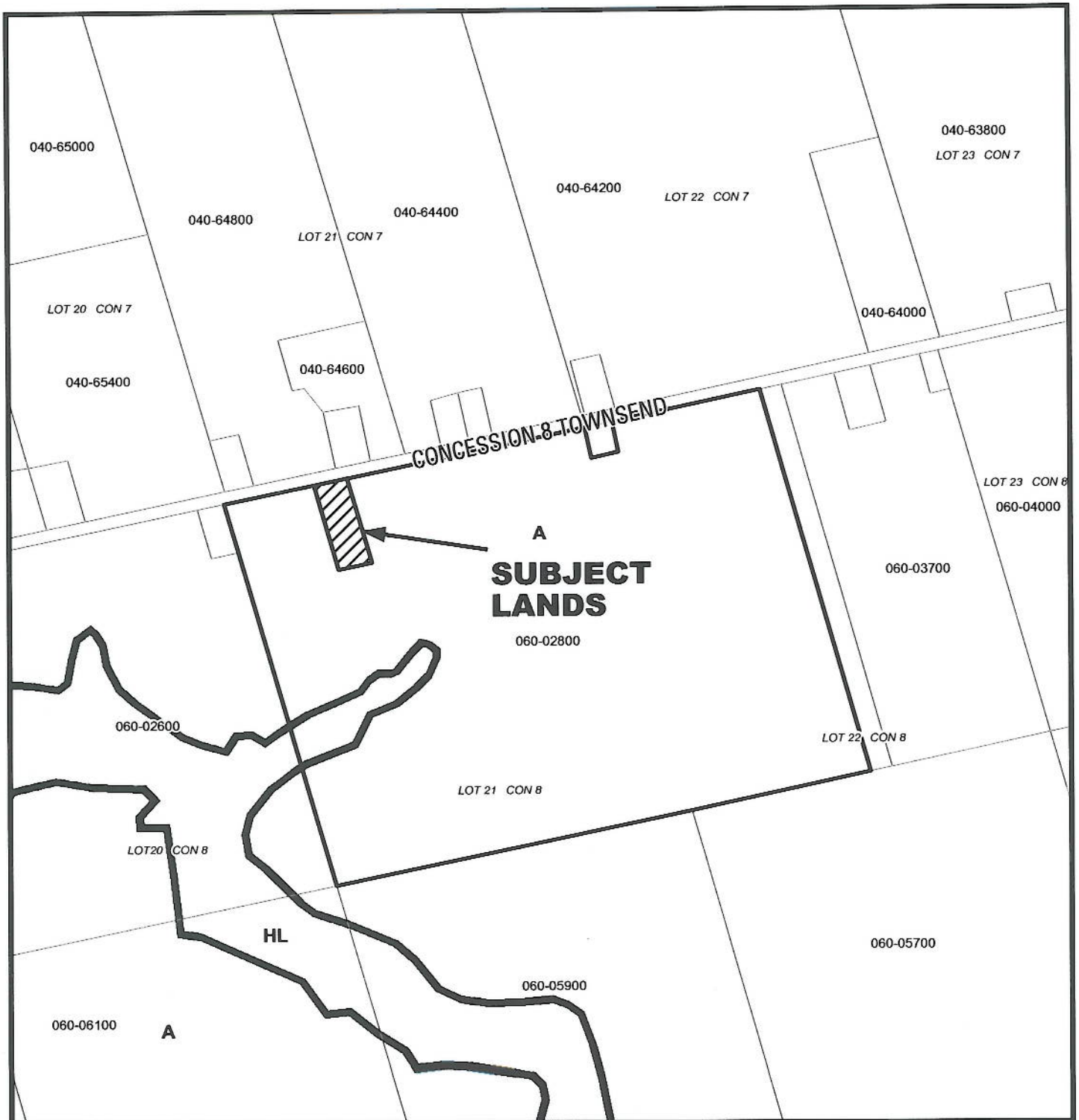
MAP 2

File Number: BN-014/2008

Geographic Township of TOWNSEND



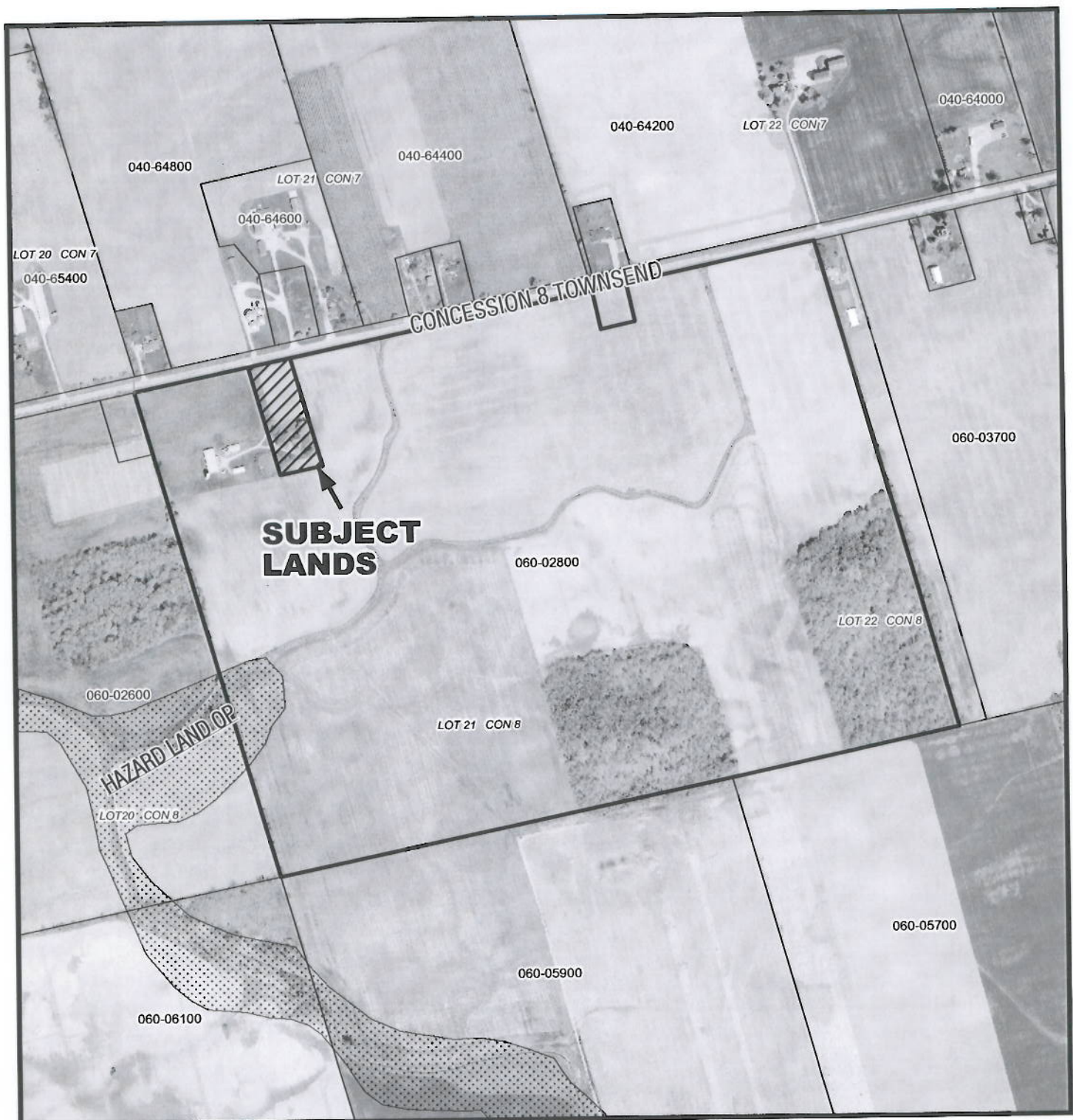
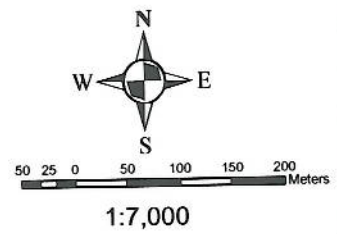
1:9,000



MAP 3

File Number: BN-014/2008

Geographic Township of TOWNSEND



MAP 4

File Number: BN-014/2008

Geographic Township of TOWNSEND

