



COMMENT REQUEST FORM

FILE NO.: BN-041/2010

ROLL NO.: 3310-336-010-08700

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

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** requires your comments by:

MAY 3RD, 2010

APPLICANT:

Dennis Beverley Shute Norma Shute, RR #1 Scotland, ON N0E 1R0

AGENT:

LOCATION:

Part Lots 10 & 11, Concession 2 TWN (792 Concession 2, Townsend)

PROPOSAL:

Sever a parcel having no frontage, a width of 93.43 m. (306.54 ft.) a depth of 15.07 m (49.44 ft.) and having an area of 1407.99 sq.m. (15,155.97 sq.ft.) and retain a parcel having an area of 46.15 ha (114.04 ac.) as a boundary adjustment. Lands to be added to: 792 Concession 2 Townsend. Final Lot Size: 5138.65 sq.m. (1.27 ac.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4H3
(519) 426-5870 ext 1341

EMAIL: mary.elder@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, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

CIRCULATION DATE: April 19th, 2010

CONSENT / SEVERANCE**Office Use:**

File Number: BN-041/2010
Related File: _____
Fees Submitted: April 7, 2010
Application Submitted: _____
Sign Issued: _____
Complete Application: April 7, 2010 *me*

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: 3310-336-010-687-00

- | | |
|---|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ DENNIS BEVERLEY SHUTE
NORMA SHUTE Phone # 519 443 5950
Address R.R. #1 Fax # _____
Town / Postal Code SCOTLAND, ON N0E 1K0 E-mail nbsmute@execulink.com

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

AGENT INFORMATION

Name of Agent As Above Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

✓ Name of Owners ² SHERMANDALE FARMS Phone # 519 443 4448
Address R.R. #1 Fax # _____
Town / Postal Code WILSONVILLE ON N0E 1Z0 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:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TOWNSEND Urban Area or Hamlet _____
Concession Number CONCESSION #2 Lot Number(s) PART LOTS 10/11
Registered Plan Number 37R 304 PART 34 Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) PART 3
Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) 1.14 REGULAR - SEE DIAGRAM Lot area (m² / ft² or hectares/acres) 114.385 ACRES
Municipal Civic Address 792 CONCESSION #2, TOWNSEND (LAND IS BEHIND & AROUND THIS PROPERTY)

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.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):

① EXISTING PROPERTY LINE FOLLOWS CONVENTIONAL FENCE LINE. THIS RESULTS IN AN ENCROACHMENT ON THE SURROUNDING FARM. THE ADJUSTMENT WILL ALLOW THIS TO BE RECTIFIED GIVING THIS PROPERTY A MORE RECTANGULAR SHAPE. ② THE EXTRA LAND ADDED WILL BE USED FOR GARDENING AND PLANTING OF TREES.

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

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

THE PARCEL WILL BE ADDED TO THE EXISTING HOUSE LOT.

DENNIS BEVERLEY SHUTE & NORMA SHUTE Roll No. 33 336.010. 08.790. 0000

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)	Geographic Township	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
Assessment Roll No. (obtained from your tax bill)	Concession and Lot #					
SUBJECT LANDS					<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
					<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		

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CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet) 0 metres Depth (metres/feet) Approx. 13.41 metres (44 ft) (EAST SIDE)
Width (metres/feet) 240 ft (73.15m) Lot area (m² / ft² or hectares/acres) Approx. 1298.1 sqm (13912 ft²)
PROPOSED FINAL LOT SIZE (if boundary adjustment) Approx. 4709.1 sqm (116 ac)

Existing use: FARMLAND
Proposed use: AS DESCRIBED IN PART C, PAGE 2.

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:
NO BUILDINGS

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:
NONE

Description of land intended to be RETAINED:

Frontage (metres/feet) 2639.98 ft / 804.66m Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 46.15 ha (114.0354 acres)

Existing use: FARMLAND
Proposed use: FARMLAND

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:
NONE

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:
NONE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURE

Present zoning: AGRICULTURE

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: _____

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: _____

Number of separate parcels that have been created: _____

Date(s) these parcels were created: _____

Name of the transferee for each parcel: _____

Uses of the severed lands: _____

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

Date of construction of the dwelling proposed to be severed: _____

Date of purchase of subject lands: _____

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?

CONSENT / SEVERANCE

☐ 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:

OBSERVATION AND EXPERIENCE FROM LIVING ADJACENT TO THE PROPERTY
FOR 25 YEARS

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

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**: If additional space is required, attach a separate sheet.

File number: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

CONSENT / SEVERANCE

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:

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 checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <i>less than 500m</i> distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe)

*THERE IS NO WELL ON THE LAND BEING SEVERED OR
RETAINED.*



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe)

THERE IS NO SEPTIC SYSTEM ON THE LAND BEING SEVERED OR RETAINED.

STORM DRAINAGE

SEVERED

RETAINED

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 lands been altered?

☐

Yes

☒

No

Does a legal and adequate outlet for storm drainage exist?

☐

Yes

☐

No

☒ Unknown

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

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☒ Other (describe below)

If other, describe: SEPARATE DRIVEWAY

Name of road/street: TOWNSEND CONCESSION 2

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

☐ Unopened road

☐ Provincial highway

☐ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☒ Other (describe below)

If other, describe: THROUGH PROPERTY TO WHICH PARCEL WILL BE ADDED; ALSO BY DRIVEWAY

Name of road/street: TOWNSEND CONCESSION 2.

NOTED ABOVE

I. OTHER INFORMATION

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

☐

Yes

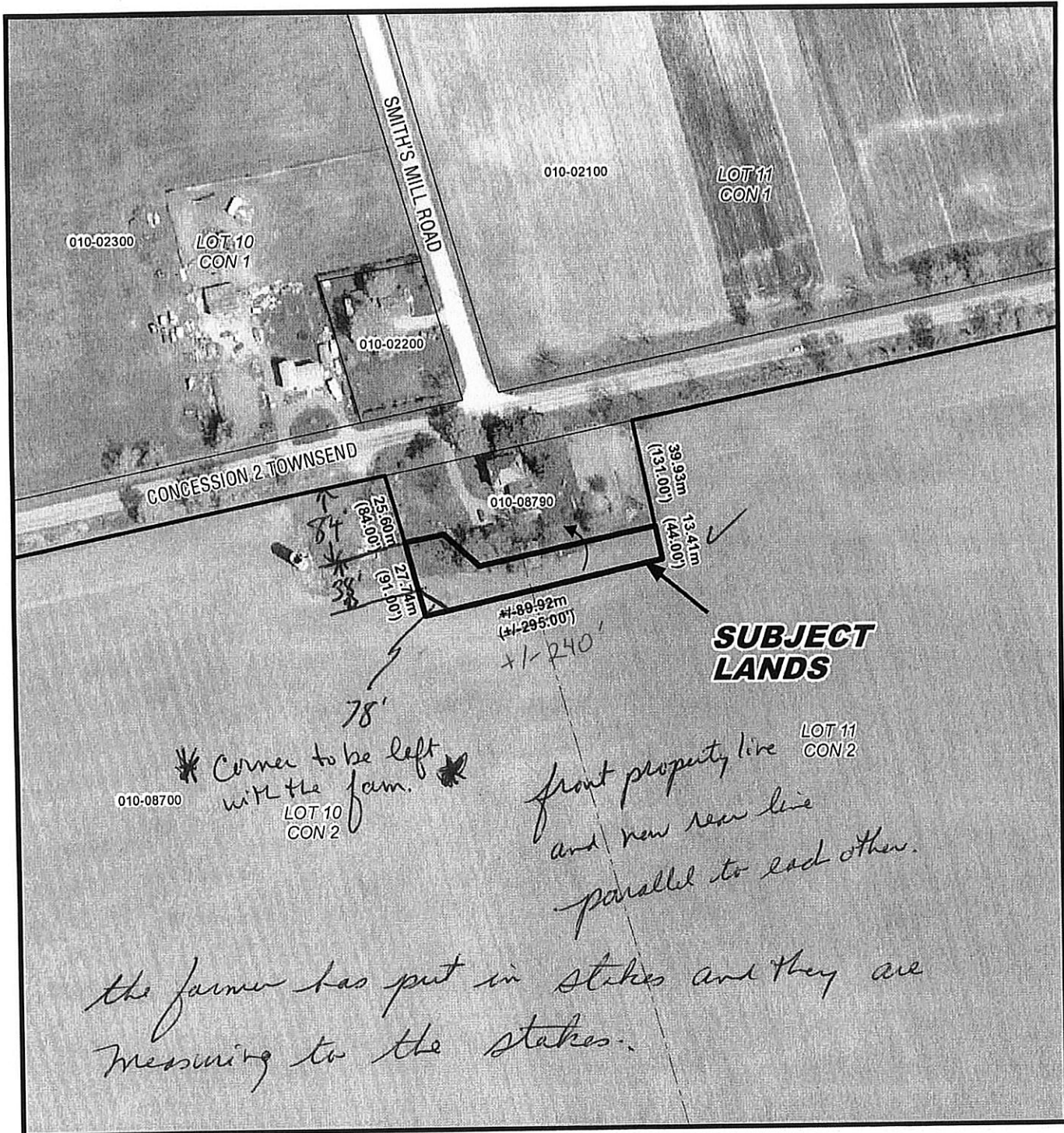
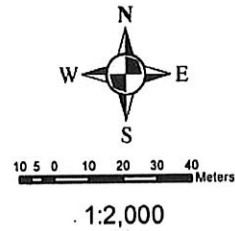
☒

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.

File Number: BN-041/2010
Geographic Township of TOWNSEND

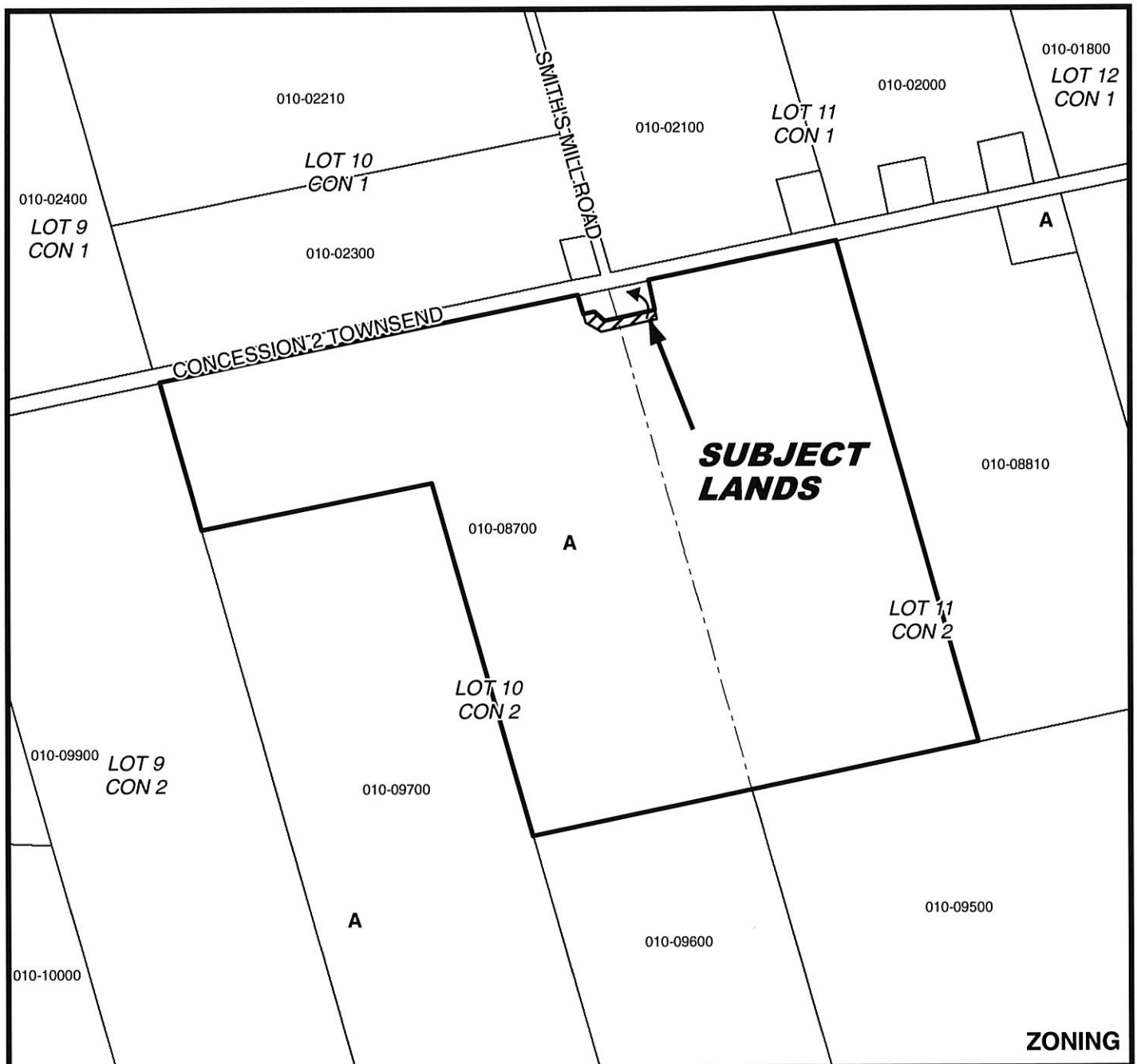
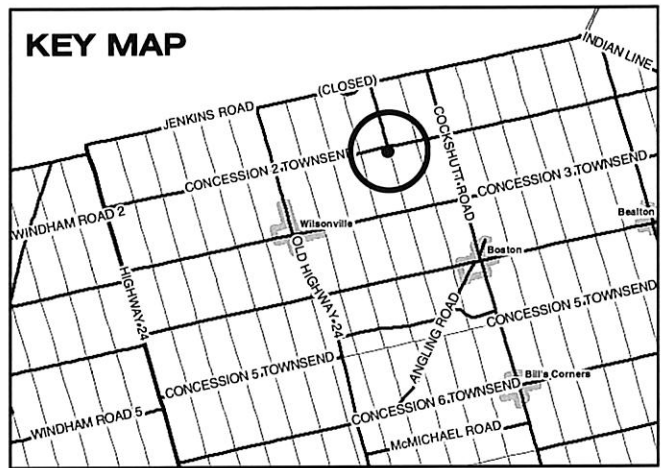
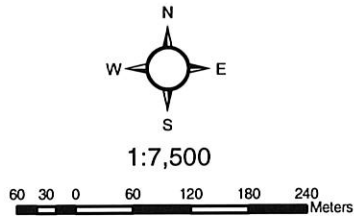


MAP 1

File Number: BN-041/2010

Geographic Township of

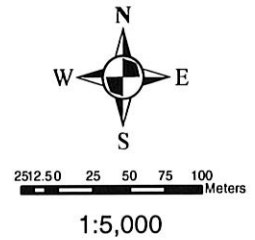
TOWNSEND



MAP 2

File Number: BN-041/2010

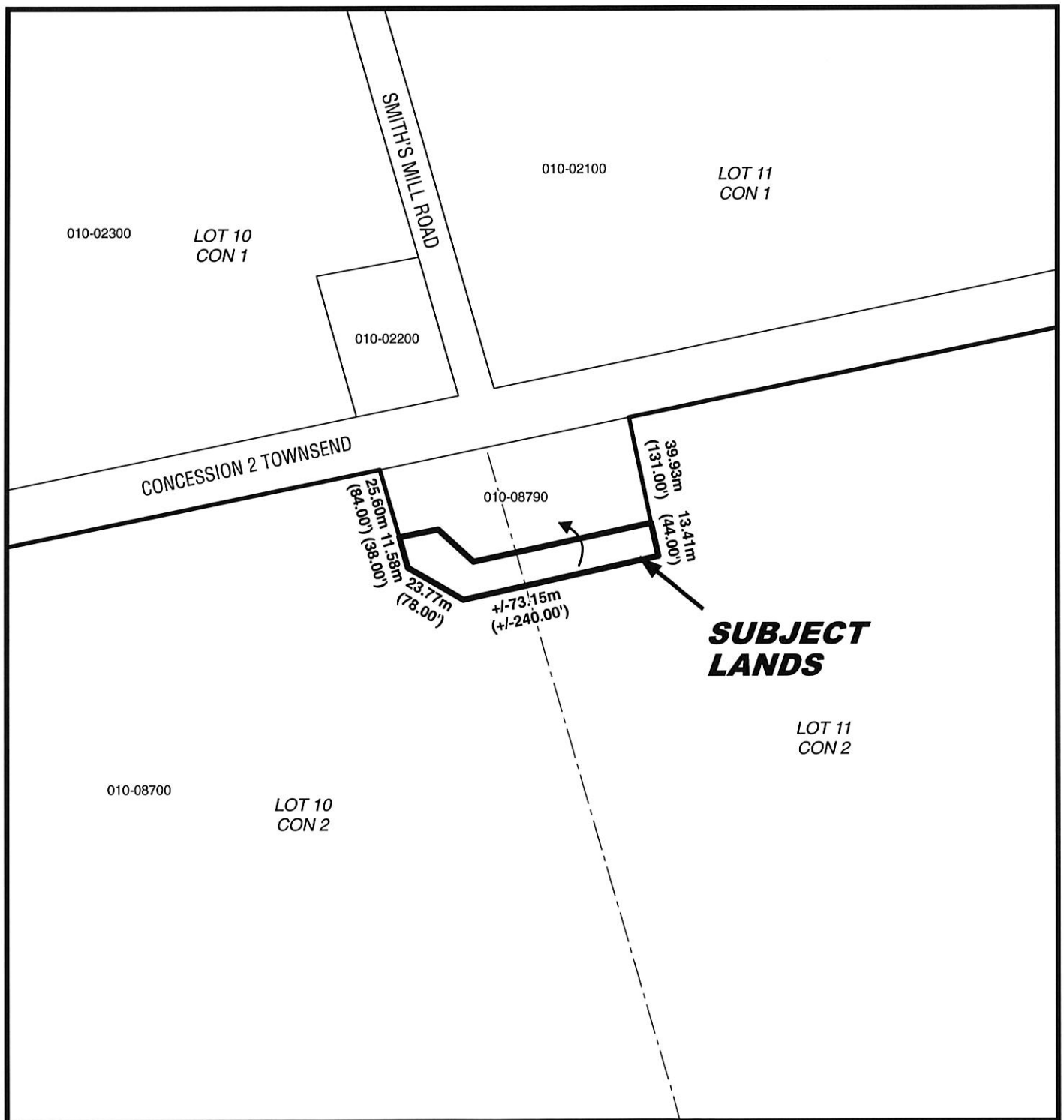
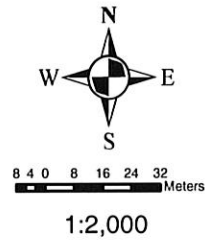
Geographic Township of TOWNSEND



MAP 3

File Number: BN-041/2010

Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED
File Number: BN-041/2010
Geographic Township of TOWNSEND

