



**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:

September 12TH, 2007

FILE NO.: BN-066-2007

ASSESSMENT ROLL NO.: 3310-336-060-49900

APPLICANT:

Eugene Magalas, R. R. # 4, Waterford ON N0E 1Y0

AGENT:

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

LOCATION:

Lot 15 Concession 10 TWN (1126 Concession 10, Waterford

PROPOSAL:

Sever a parcel having a frontage of 64 m. (210 ft.) a depth of 73.15 m. (240 ft.) and having an area of approximately 0.468 ha. (1.155 ac.) and retain a parcel having an area of 27.93 ha. (69 ac.) more or less a boundary adjustment

- ☒ 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: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP

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

(519) 426-5870 ext 1290

FAX: (519) 428-3069 EMAIL: shirley.cater@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: Larry Dawson, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: larry.dawson@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-66 / 67

Related File: _____

Fees Submitted: Aug 20.07Application Submitted: Aug 20 2007 *feh*Sign Issued: Aug 20.07Complete Application: Aug 20.07*SL.*

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 - 49900THE CORPORATION OF
NORFOLK COUNTY

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

RECEIVED
AUG 21 2007**A. APPLICANT INFORMATION**

PLANNING DEPT.

Name of Applicant ¹ Eugene Magalas Phone # 519 - 443 - 7218
Address RR #4 Waterford Fax # _____
Town / Postal Code N0E1Y0 E-mail _____

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

Name of Agent R. C. Dixon, O.L.S. Phone # 519 - 426 - 0842
Address 51 Park Road Fax # 519 - 426 - 1034
Town / Postal Code Simeone N3Y4J9 E-mail surveyors@amtelecom.net

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:



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>15</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>547m/1796' ±</u>	Depth (metres/feet)	<u>479m/1572' ±</u>
Width (metres/feet)	<u>547m/1796' ±</u>	Lot area (m ² / ft ² or hectares/acres)	<u>70 ac. ±</u>
Municipal Civic Address	<u>1126 Concession 10 Road RR 5 Waterford</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):

This application is for a surplus dwelling as the applicant holds other farm properties, one of which has a residence.

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:

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						
- Townsend	70 ac.	67			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pre 1960
Can 10 lot 15						
- Td. Can 6 lot 10	99	95	say beans	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	?	
- Td. Can 10 lot 13	90	54	corn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
- Td. Can 6 lot 7	39	30	ginseng + wheat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
- Td. Can 6 lot 7	29	23	" "	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock	—	—
Capacity of barn	—	—
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage	—	

CONSENT / SEVERANCE

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

Frontage (metres/feet)	64m / 210'	Depth (metres/feet)	73.15m / 240'
Width (metres/feet)	64m / 210'	Lot area (m ² / ft ² or hectares/acres)	0.468 Ha / 1.155 ac.

Existing use: Residence on an agricultural parcel of 70 ac. ±

Proposed use: Residence

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:

brick house, steel quonset hut, shed

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:

no change

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

Frontage (metres/feet)	483.4m / 1586' ±	Depth (metres/feet)	479m / 1572' ±
Width (metres/feet)	same	Lot area (m ² / ft ² or hectares/acres)	27.93 Ha / 69 ac. ±

Existing use: agriculture

Proposed use: agriculture

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:

nil

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:

nil

CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

n/a

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

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:

B 70/90 - CN - approved

Number of separate parcels that have been created:

1

Date(s) these parcels were created:

1990

Name of the transferee for each parcel:

Opersko + Gaertner

Uses of the severed lands:

vacant residential

CONSENT / SEVERANCE

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

2007

Date of construction of the dwelling proposed to be severed:

pre 1978

Date of purchase of subject lands:

2007

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:

local knowledge

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:

B70/90 - CN

Land it affects:

Part 1 Plan 37R 5661

Purpose:

one lot off a farm

Status/decision:

approved

Effect on the requested amendment:

nil

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:

Home Farm Lot 10 Con 6 99 acre - soybeans
barn #1 40x50 dwelling
barn #2 44x100
barn #3 50x60 bunkhouse -

Pinky Farm Lot 13 Con 10 54 acres corn 90 total
no buildings.

Corn Dryer - Elevator P/Lot 7 Con 6 39 acres - 5 acres ginseng
25 acres wheat.

110,000 bushel storage 1000 bushel dry cool

Chicken barns - P/Lot 7 Con 6 29 acres 3 acres ginseng
straw barn 40x100 20 wheat.

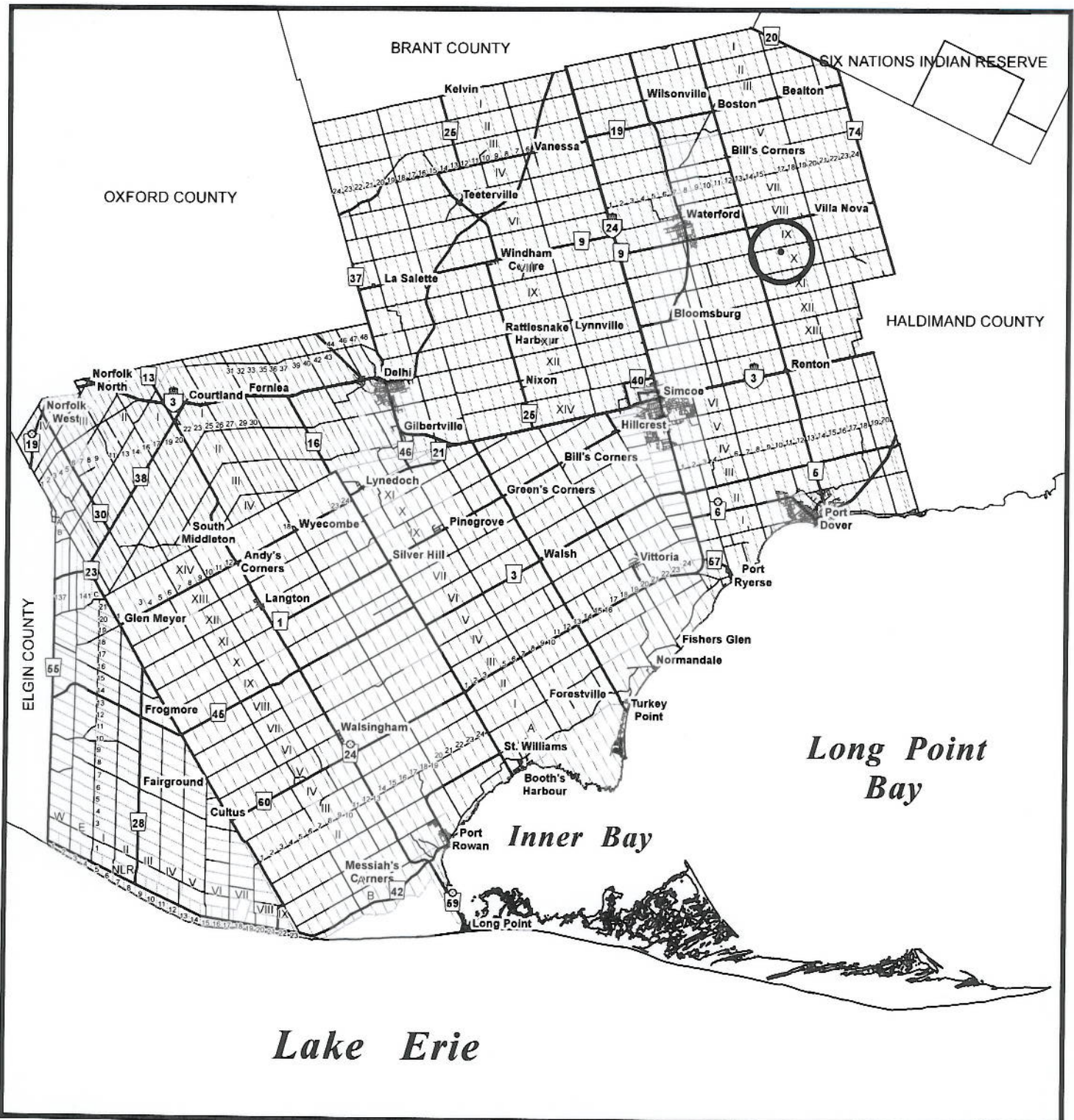
chicken barns #1 - 40x160 }
#2 - 44x180 } x 2
#3 46x180 }

called Aug 9 for add'l info.

MAP 1

File Number: BN-066/2007

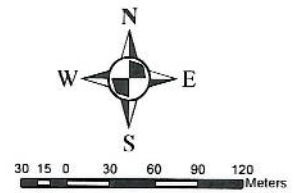
Geographic Township of TOWNSEND



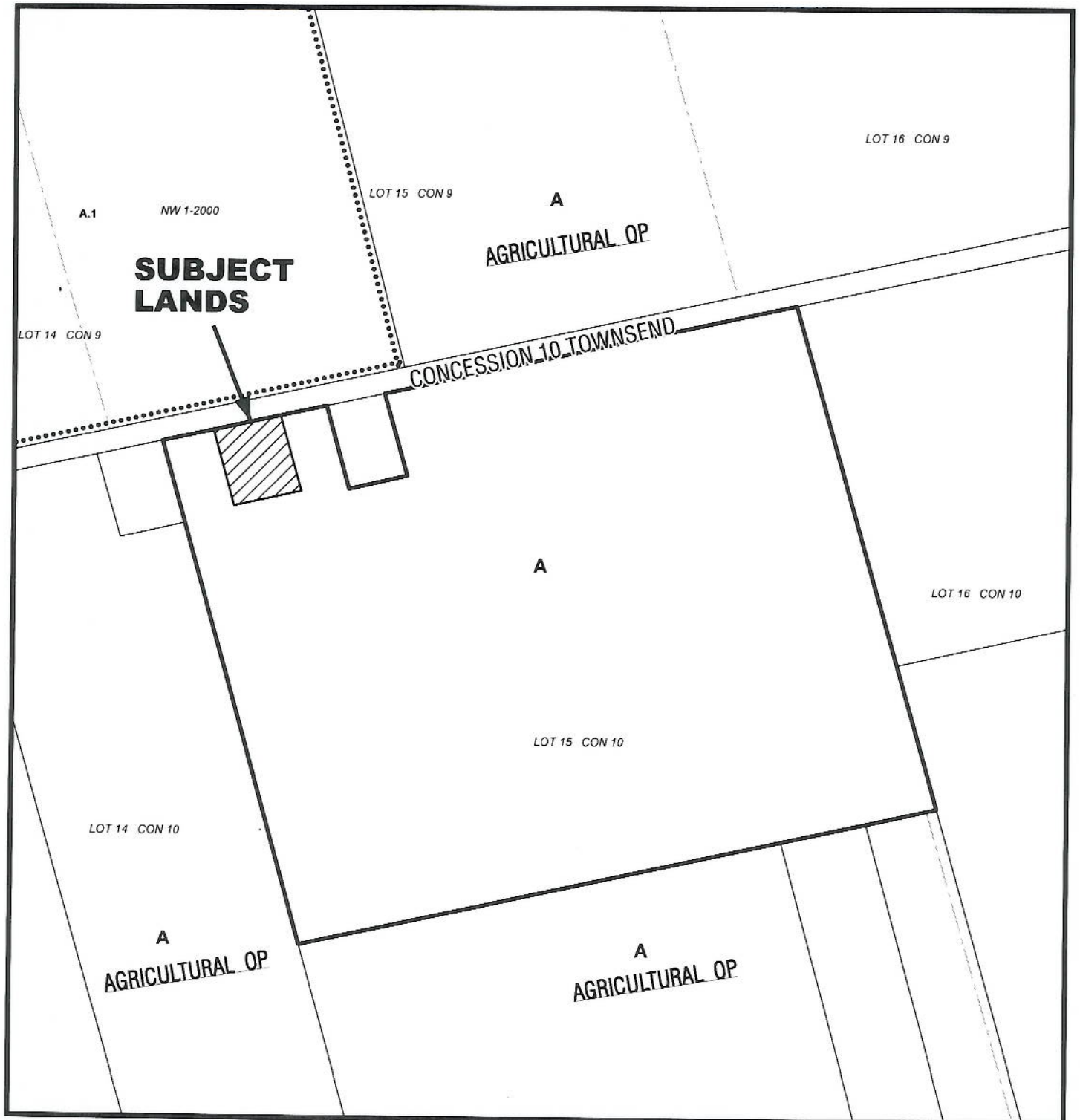
MAP 2

File Number: BN-066/2007

Geographic Township of TOWNSEND



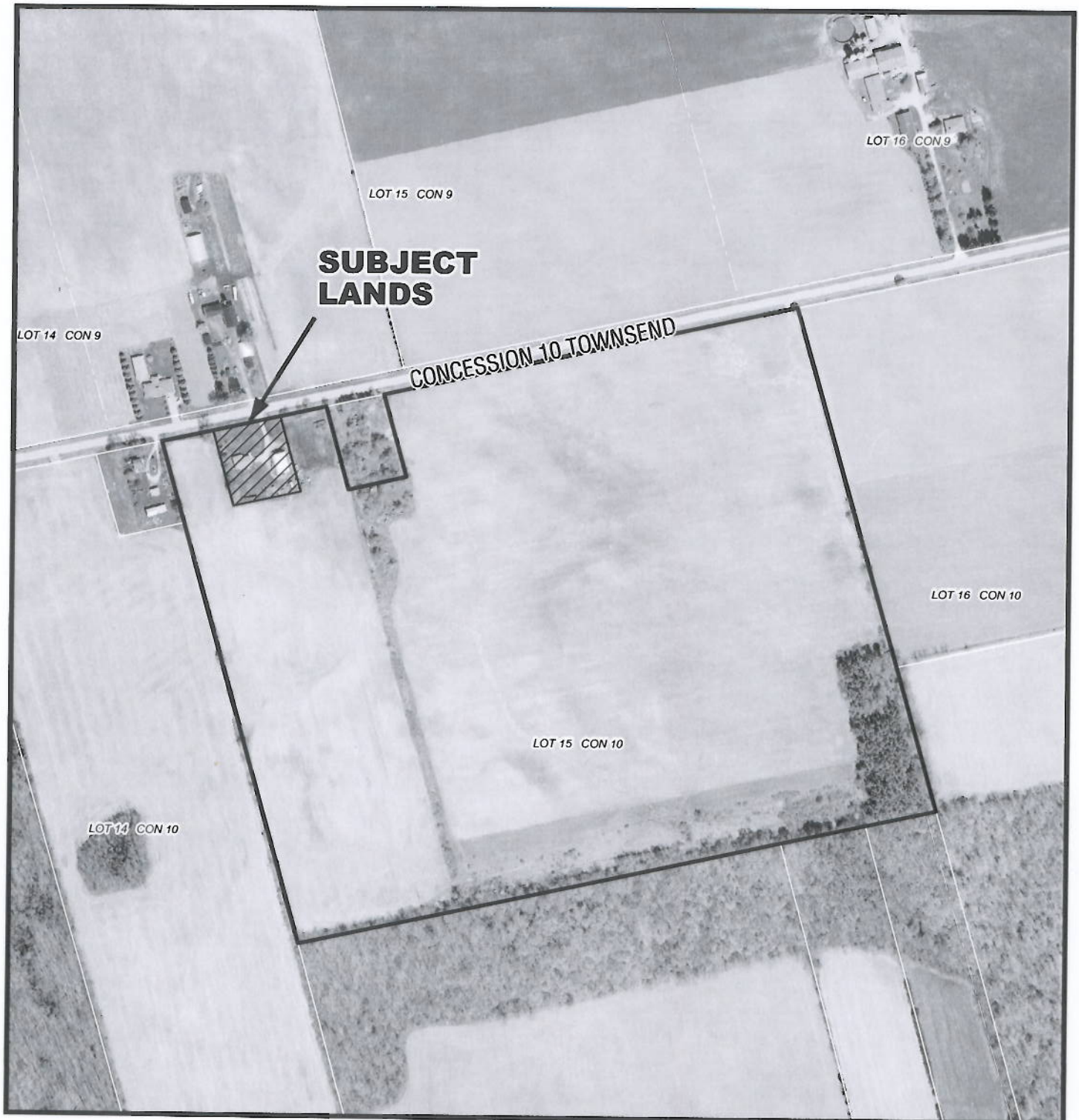
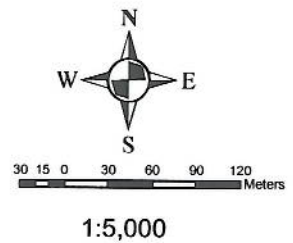
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MAP 3

File Number: BN-066/2007

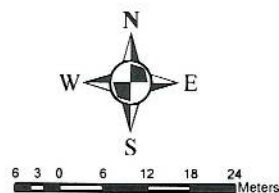
Geographic Township of TOWNSEND



MAP 4

File Number: BN-066/2007

Geographic Township of TOWNSEND



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