



COMMENT REQUEST FORM

FILE NO: BNPL2010110

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is required
please attach the clauses you require in the
agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☐ 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:**

SEPTEMBER 7TH, 2010

APPLICANT:

NORFOLK CO-OPERATIVE CO LTD, 1 CHANDARIA PL UNIT 7 KITCHENER, ON N2C 2W3

AGENT:

BC APPRAISALS INC, 763 NORFOLK ST S SIMCOE, ON N3Y 4K1

LOCATION: WAT CON 8 PT LOT 5 PLAN 97B, PT LT 1, CLSD MCCOOL RP, 37R7769 PART 2, (NICHOL STREET, WATERFORD)

ASSESSMENT ROLL NO.: 33103350300230000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 39.23 m (128.72 ft) a depth of 60.96 m (200 ft) and having an area of 0.24 ha (0.59 ac) and retain a parcel having an area of 3.18 ha (7.86 ac) together with a right of way having a frontage of 20.12 m (66 ft.) a depth of 60.96 m (200 ft.) and having an area of 0.12 ha (0.30 ac) for ingress/egress to the severed parcel.

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D

60 Colborne Street S., Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1342

EMAIL: pam.duesling@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 application, 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: August 23rd, 2010

CONSENT / SEVERANCE

2010

Office Use:

File Number

BN- PL 2010110

Filed Date

Fees Submitted

Application Submitted

Sign Issued

Complete Application

Aug 12/2010

Aug 12/2010

Aug 12/2010

Aug 12/2010

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- 33503002300

- ☒ Creation of a new lot
☐ Surplus Dwelling
☐ Farm Split
☐ Other (lease / charge)

- ☐ Boundary adjustment
☐ Easement
☐ Right-of-way

A. APPLICANT INFORMATIONName of Applicant¹

Norfolk Corp

Phone #

519-895-5304

Address

1 Chandaria Place

Fax #

519-895-5322

Town / Postal Code

Kitchener, ON N2C 2S3

E-mail

jhouse@fpartners.ca

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

AGENT INFORMATION

Name of Agent

Brenda Cooper

Phone #

519-426-3388

Address

763 Norfolk St S

Fax #

519-426-3360

Town / Postal Code

Simcoe, ON N3H 4K1

E-mail

brendacooper@bcaappraisalinc.com

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of LandName of Owner²

Norfolk Corp

Phone #

Address

Same as above

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 mortgages, charges or other encumbrances on the subject lands:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Townsend Urban Area or Hamlet Waterford
Concession Number 8 Lot Number(s) 5
Registered Plan Number 97-B Lot(s) or Block Number(s) Part lot 1 CLSD McCOOL
Reference Plan Number 37R-7769 Part Number(s) R.P.
Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) _____
Municipal Civic Address Nichel Street Waterford Ontario

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:

Easement through property West Church → Nichol St.
retained

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):

To Sever a parcel of land in a industrial area

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

Unknown

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

Not Applicable

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					☐ Yes ☐ No	
OTHER					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ 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 (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet)

128.72 ft (39.23m) (42.67m)

Width (metres/feet)

200 feet (60.96m)

Lot area (m² / ft² or hectares/acres)

28000 sq. ft.

PROPOSED FINAL LOT SIZE (if boundary adjustment)

(0.264 ha; 0.64 ac)

Existing use:

Varant gas card lock with buried tanks

0.59 ac

Proposed use:

could reopen area card lock

0.24 ha

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:

Buried fuel tanks

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)

West (hunch 491 ft (150m) Michael St 413 ft (126m)

Depth (metres/feet)

East side - 191 ft (58m) - 533 ft (162m)

Width (metres/feet)

West side 691 ft (210m)

Lot area (m² / ft² or hectares/acres)

3.18 ha (7.86 ac)

Existing use:

Weight scales, grain elevators, grain dryers, shop, office, retail building, storage building

Proposed use:

Similar to existing use

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:

12 elevators, one weight scale with hut, 1 corn hopper, small building, one large metal clad building, Hydrasub station, shop with office retail.

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:

Not Applicable.

* Right of way to be maintained for ingress/egress on the retained lands for the use of the severed lands (note right of way part B)

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)

66' (20.12m)

Depth (metres/feet)

200' (60.96m)

Width (metres/feet)

66' (20.12m)

Lot area (m² / ft²)

13200 sq. ft.

Proposed use:

Ingress / Egress

(0.124 ha; 0.30 ac)

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Industrial

Present zoning: General Industrial zone (M G)

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: office/warehouse/gas card lock/chemical warehouse/fertilizer, bagged seed, elevators.

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:

As viewed

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 to right of way

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)	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Wooded area	☐ Yes	☒ No	☒ Yes	☐ No	_____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☒ Yes	☐ No	_____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Industrial or commercial use (specify the use)	☒ Yes	☐ No	☒ Yes	☐ No	_____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☒ Yes	☐ No	_____ distance
Erosion	☐ Yes	☒ No	☒ Yes	☐ No	_____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance

*former gascard lock chemical
fertilizer warehouse storage
grain elevators*

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe) severed lot will need servicing

municipal

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe)

severed lot will need servicing
municipal

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:

Name of road/street:

Nichol Street, Church Street and Right of Way

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:

Name of road/street:

Nichol and McCool Streets.

I. OTHER INFORMATION

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

☐

Yes

☒

No

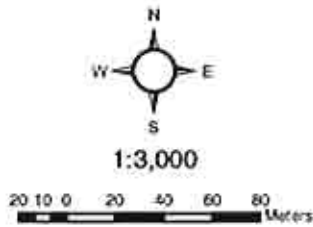
If yes, describe:

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: BNPL2010110

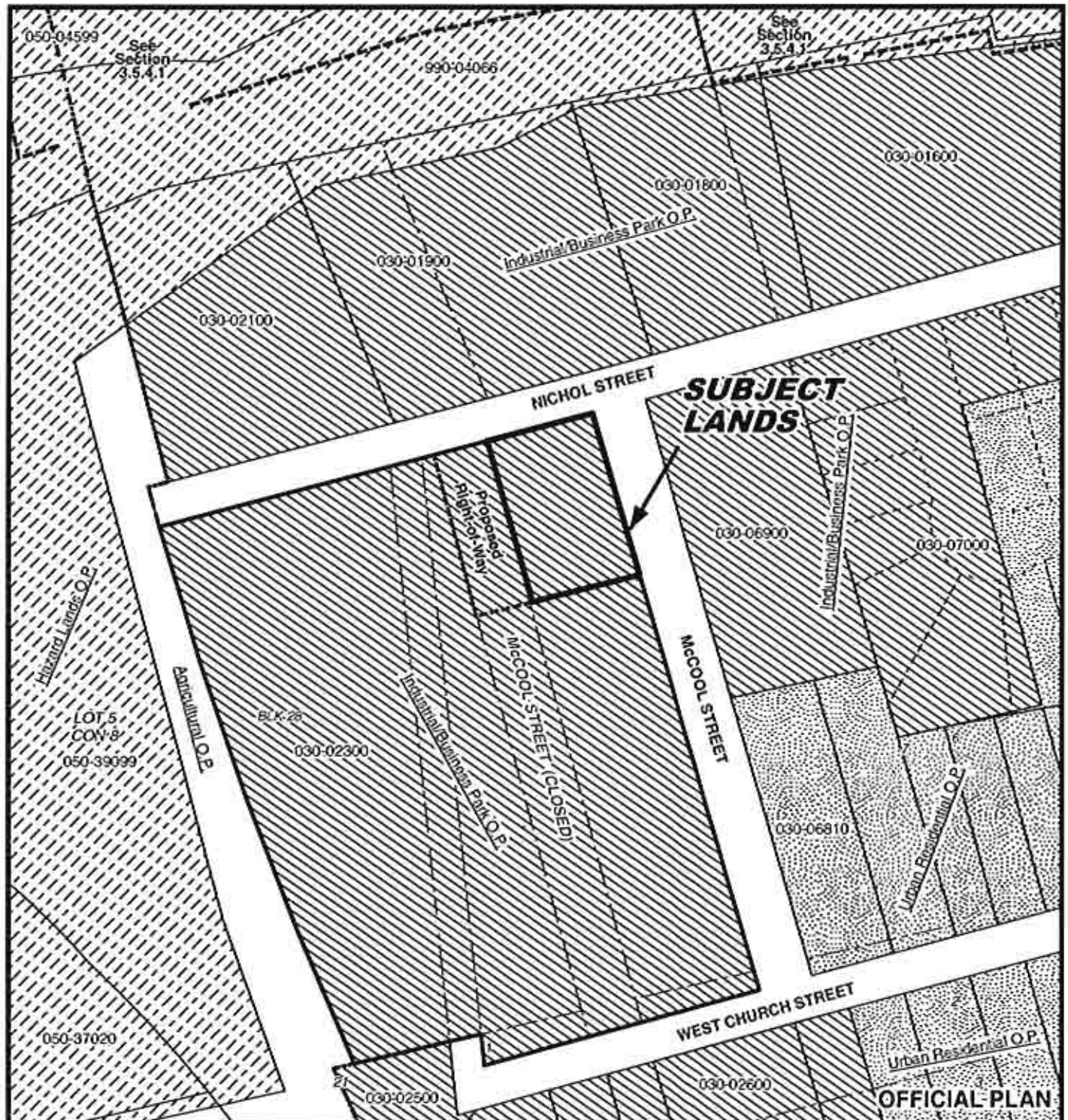
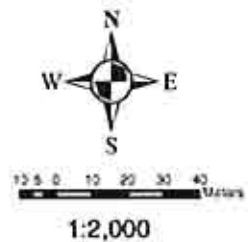
Urban Area of
WATERFORD



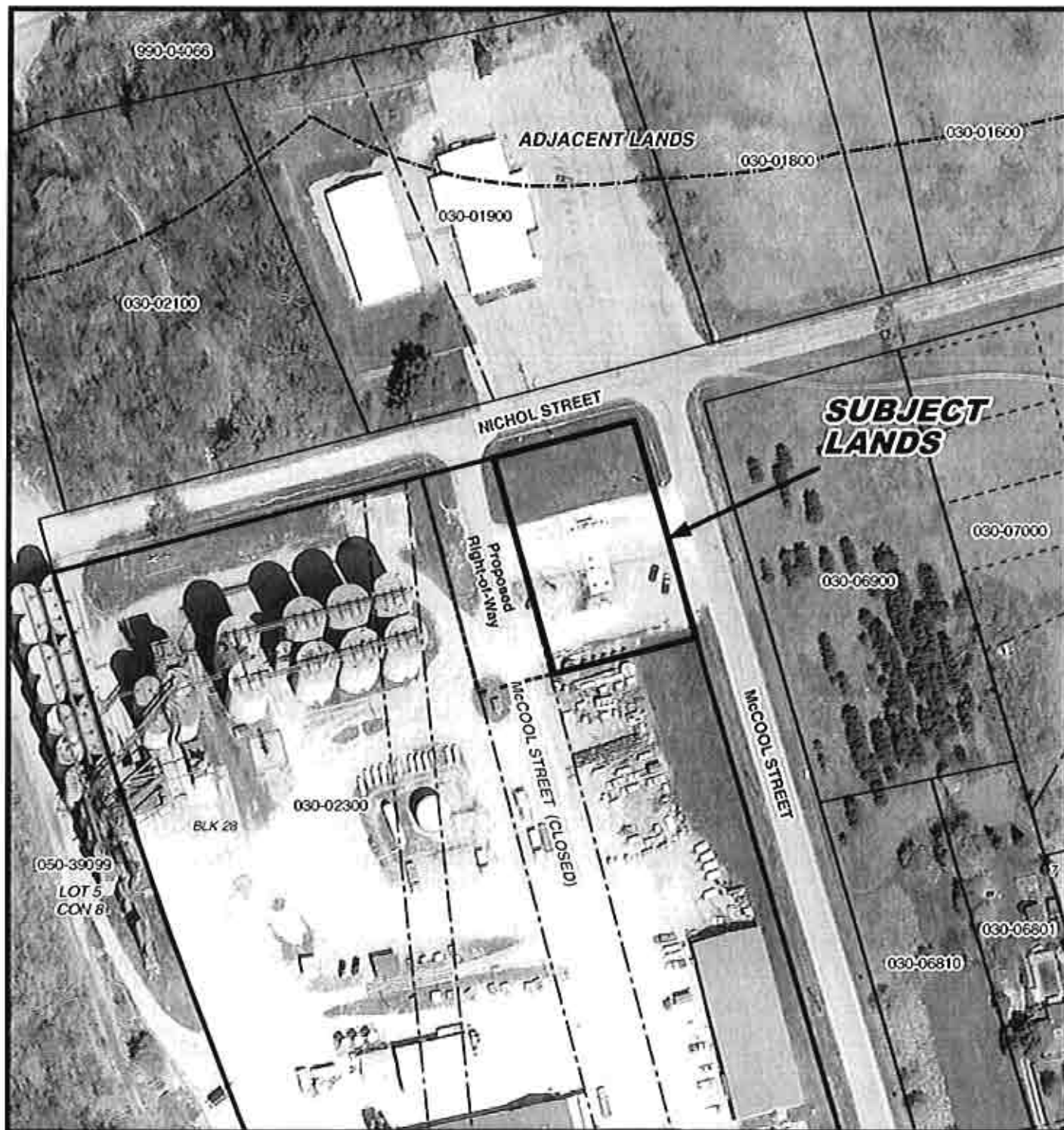
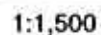
MAP 2

File Number: BNPL2010110

Urban Area of WATERFORD



Urban Area of WATERFORD



MAP 4

File Number: BNPL2010110

Urban Area of WATERFORD

