



COMMENT REQUEST FORM

FILE NO: BNPL2011011

☒ 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
☒ Union Gas
☒ Norfolk Heritage Committee
☐ 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:**

MARCH 7TH, 2011

APPLICANT:

PASZTOR WILLIAM S JR, 91 GLEN MEYER RD RR 5 LANGTON, ON N0E 1G0

LOCATION: HGN CON ENR PT LOT 16 (1440 North Road)

ASSESSMENT ROLL NO.: 3310545010266000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 42.78 m (140.35'), depth of 77.57 m. (255'), and having an area of 0.304 ha. (0.75 ac.) and retain a parcel having an area of 30.05 ha. (74.26 ac.) as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

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 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: February 21st, 2011

CONSENT / SEVERANCE

OSSDS
Received.

Office Use:

File Number: BN- PL2011011
 Related File:
 Fees Submitted:
 Application Submitted: Jan 12/11
 Signed: Jan 12/11
 Complete Applications: Jan 12/11

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- 545- 010- 26600

- | | |
|--|--|
| ☐ Creation of a new lot | ☐ Boundary adjustment |
| ☒ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant: BILL PASZTOR Phone #: 519-875-2589
 Address: 91 GLEN MEYER RD. Fax #: 519-875-1908
 Town / Postal Code: RR5 LANGTON NOE1G0 E-mail:

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

AGENT INFORMATION

Name of Agent: BILL PASZTOR Phone #: 519-875-2589
 Address: 91 GLEN MEYER RD Fax #: 519-875-2589
 Town / Postal Code: RR5 LANGTON NOE1G0 E-mail:

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

Name of Owner: TARA TOBACCO FARMS INC. Phone #: 519-875-4739
 Address: 1440 NORTH ROAD. Fax #:
 Town / Postal Code: RR5 LANGTON NOE1G0 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	<u>Houghton</u>	Urban Area or Hamlet	
Concession Number	<u>EAST OF NORTH ROAD</u>	Lot Number(s)	<u>PART Lot 16</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>495m</u>	Depth (metres/feet)	<u>610m</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>30.05 HECTARS.</u>
Municipal Civic Address	<u>1440</u>	<u>NORTH ROAD</u>	

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):

SEVERANCE OF Surplus FARM Dwelling

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

UNKNOWN AT THIS TIME.

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						
TARA TOBACCO FARMS 545-010-26600	ENR. 16	15	68	CORN BEANS	☒ Yes ☐ No	1950?
OTHER	ENR PT17	96	78	TOBACCO, GINSENG		
BILL & KATHY PASZTOR 91 GLEN MEYER RD.				CORN, BEANS	☒ Yes ☐ No	1952
ANDY JACKO	ENR 18	113	88	TOBACCO, GINSENG	☐ Yes ☐ No	
				CORN, BEANS	☒ Yes ☐ No	1950?
					☐ 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	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	☐ 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) 42.78m (140.35') Depth (metres/feet) 77.57m (255')
 Width (metres/feet) 42.78m Lot area (m² / ft² or hectares/acres) 0.304 HECTARES
 PROPOSED FINAL LOT SIZE (if boundary adjustment) (0.75 ac)

Existing use: Residential

Proposed use: Residential

Dwelling = 150 SQ.m. GARAGE'S 61 SQ.m. BARN 208 SQ.m.
 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: Dwelling, 2 GARAGES, BARN
 Dwelling SET BACK 15.8m FY, 8.3m SY, GARAGE 3m SY
 BARN 3.5m SY AND 5.4m RY.
 FY - FRONT YARD
 SY - SIDE YARD
 RY - REAR YARD

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:

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

Frontage (metres/feet) 452m Depth (metres/feet) 610m
 Width (metres/feet) 495 Lot area (m² / ft² or hectares/acres) 30.05 HECTARES
 Existing use: AGRICULTURAL 74.26 ac

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:

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: BARN = 436 SQ.m.
 SHED = 71 SQ.m.
 BARN 4.5m SY : Shed 6.4m SY

Sy: Denotes Side-yard

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): 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: _____

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?

2011

Date of construction of the dwelling proposed to be severed: 50 years +

Date of purchase of subject lands: 2000

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

CONSENT / SEVERANCE

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 FOR FARM USE ONLY

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

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(s))	☐ 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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☐

Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

Municipal Sewers
Communal System
Septic tank and tile bed
Other means (describe) _____

SEVERED

☐
☐
☒

RETAINED

☐
☐
☐

STORM DRAINAGE

Storm Sewers
Open ditches
Other (describe) _____

SEVERED

☐
☒

RETAINED

☐
☐

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
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally
☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

North Road

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

☐ Unopened road
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally
☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

North Road

I. OTHER INFORMATION

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

☐ Yes ☒ No

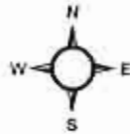
If yes, describe: _____

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: BNPL2011011

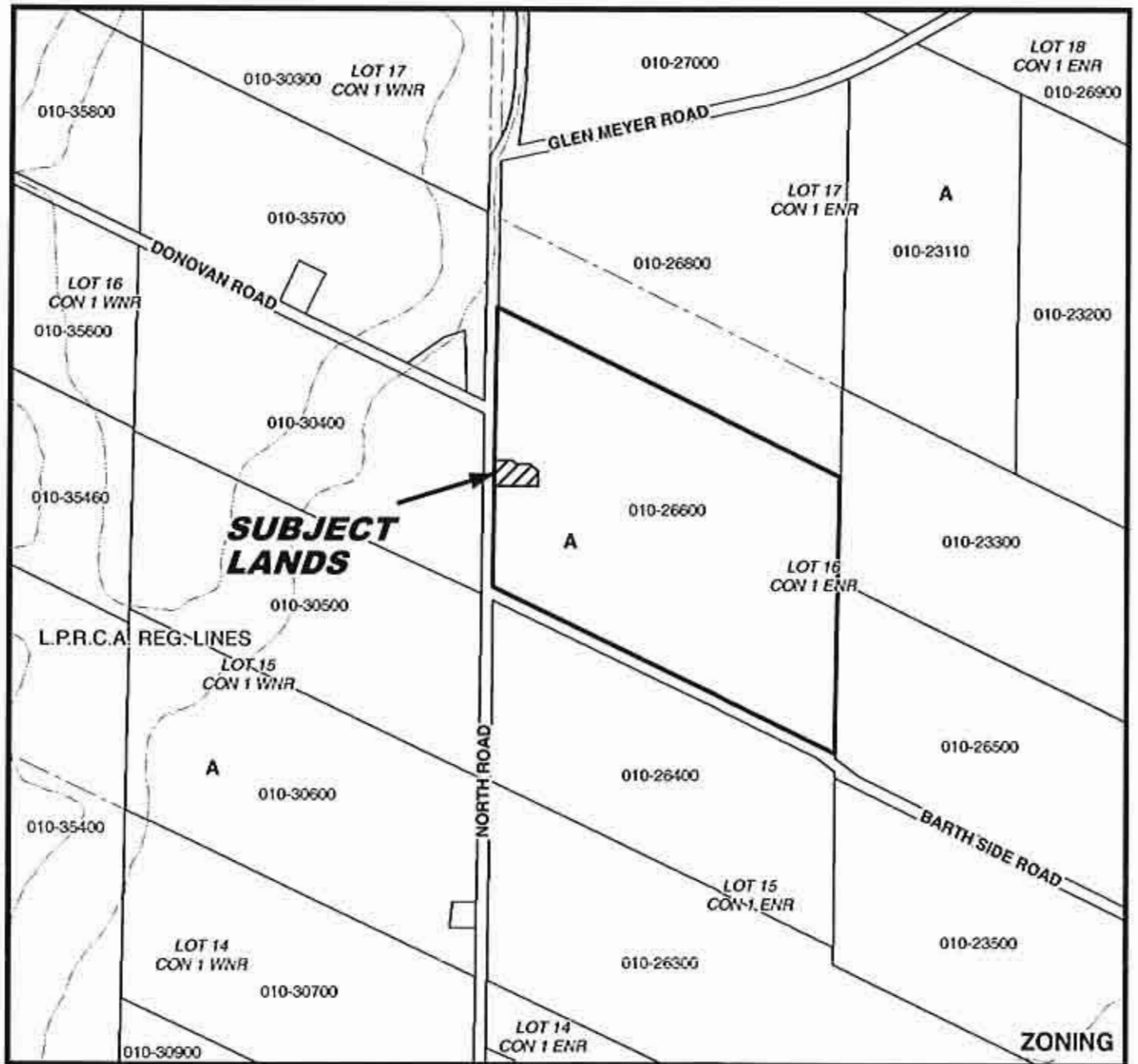
Geographic Township of

HOUGHTON



1:10,000

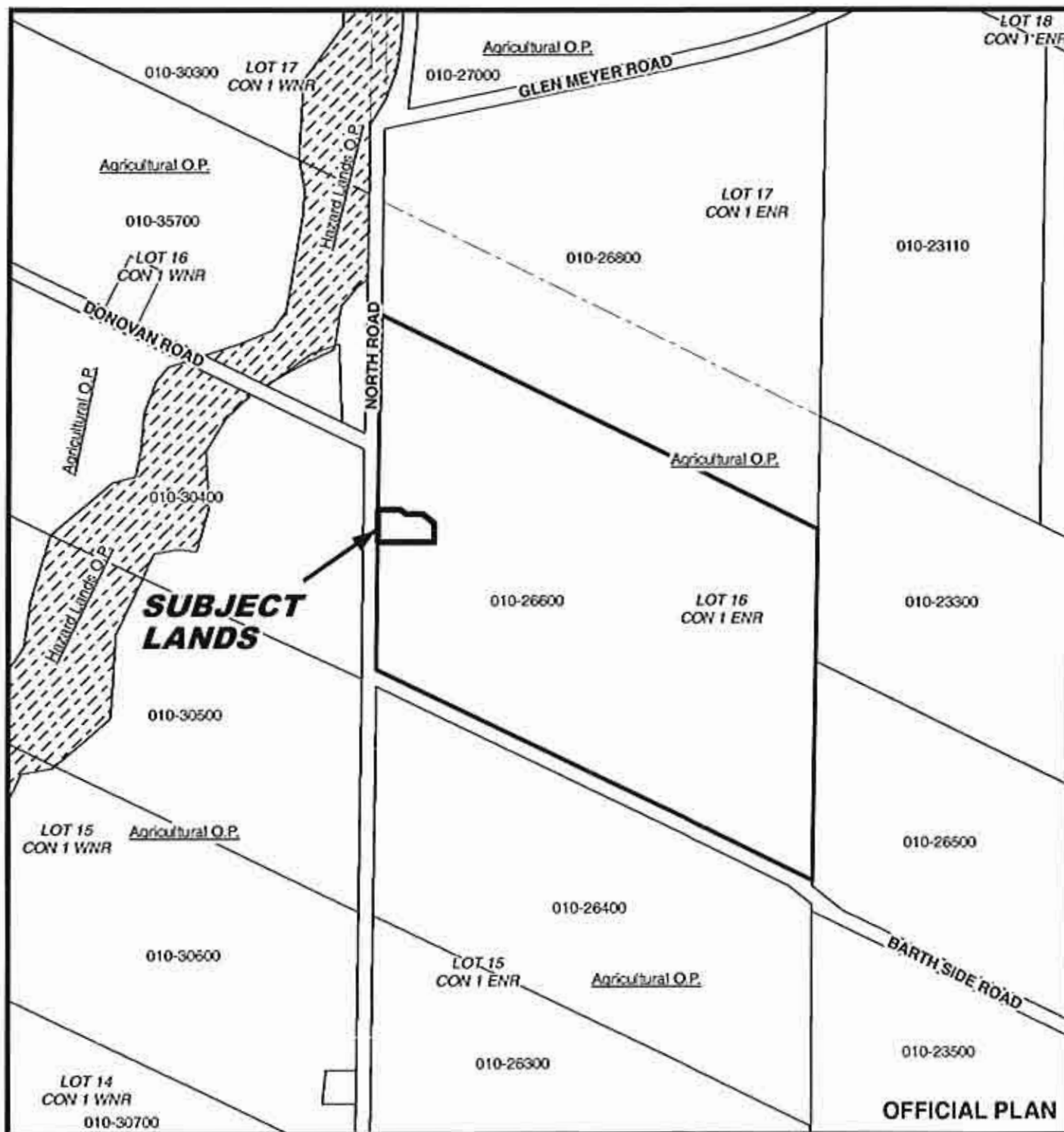
100 50 0 100 200 300 400 Meters



MAP 2

File Number: BNPL2011011

Geographic Township of HOUGHTON



MAP 3

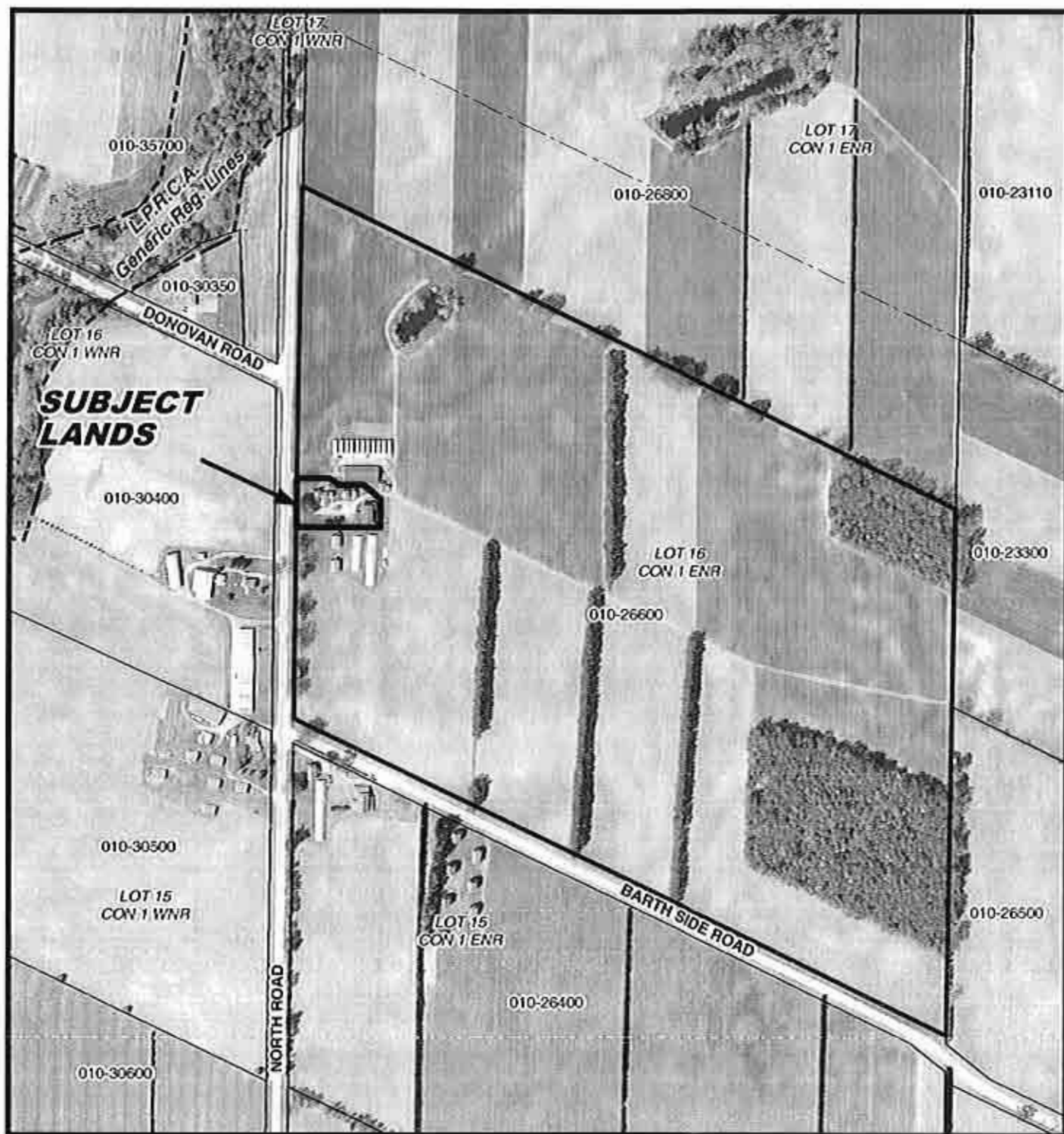
File Number: BNPL2011011

Geographic Township of HOUGHTON



20 40 60 80 Meters

1:5,000



MAP 4

File Number: BNPL2011011

Geographic Township of HOUGHTON

