



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

# FILE NO: BNPL2012030

☒ 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:**

## April 2<sup>nd</sup>, 2012

### APPLICANT:

J.D. PETERS FARMING INC, RR 1 DELHI, ON N4B 2W4

**LOCATION:** NWAL CON 13 PT LOT 19 PT LOT 20 (1530 County Road 21)

**ASSESSMENT ROLL NO.:** 3310542020165000000

### PROPOSAL:

An application has been received to sever a surplus farm dwelling with a frontage of 62.5m (205 ft) a width of 62.5m (205 ft) a depth of 64m (209 ft) and having a lot area of 0.40 ha (1 ac) and retain a parcel having an area of 46.14 ha (114 ac) as the severance of a dwelling made surplus through farm amalgamation.

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### PLEASE REPLY BY EMAIL DIRECTLY TO:

**TRICIA GIVENS, M.SC.(PL), MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1834

**EMAIL:** [tricia.givens@norfolkcounty.ca](mailto:tricia.givens@norfolkcounty.ca)

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### 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](mailto:karen.judd@norfolkcounty.ca)

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### 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:** March 19, 2012

\* OSSDS farm given.

CONSENT / SEVERANCE

Office Use:

OSSDS  
Received Feb. 29<sup>th</sup>

File Number: BN-PL2012030  
Related File: 8  
Fees Submitted: Feb. 14 / 2012  
Application Submitted: " "  
Sign Issued: " "  
Complete Application: " "

KR.

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- 542-020-165-00

- |  |  |
|--|--|
| <input type="checkbox"/> Creation of a new lot       | <input type="checkbox"/> Boundary adjustment |
| <input checked="" 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 <sup>1</sup> J.D. PETERS FARMING INC. Phone # 519-875-4582  
Address 2226 East 1/4 Ln. Rd. Fax # 519-875-1804  
Town / Postal Code DELHI N4B 2W4 E-mail JAN DORIEU@XPLORNET.COM.

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent \_\_\_\_\_ 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 <sup>2</sup> J.D. PETERS FARMING INC. - JAN DORIEU PETERS Phone # 519-875-4582  
Address 2226 EAST 1/4 LN. Rd. Fax # 519-875-1804  
Town / Postal Code DELHI N4B 2W4 E-mail JAN DORIEU@XPLORNET.COM.

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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:

Paul & Harriet De Cleir. Harvest AVE. 15 RM 104 Tillsonburg

## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORTH WALSHINGHAM.</u>	Urban Area or Hamlet	
Concession Number	<u>13 th.</u>	Lot Number(s)	<u>Parts of lot 19 &amp; 20</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>± 310 m</u>	Depth (metres/feet)	<u>± 1290 m</u>
Width (metres/feet)	<u>± 310 m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>115 ac</u>
Municipal Civic Address	<u># 1540 COUNTY ROAD # 21</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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):

Surplus dwelling after farm amalgamation.

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						
542 020 26300 0000	NWAL CON 12 PT LOT 19	PT LOT 20	98.74 ac	cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1905
OTHER 542 020 01300 0000	NWAL CON 14 PT LOT 18		98.27 ac	cash crop	<input checked="" type="checkbox"/> NO	
542 020 23000 0000	NWAL CON 12 PT LOT 22		50 ac	cash crop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
542 020 22900 0000	NWAL CON 12 PT LOT 21		100 ac	cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1935 (to be severed)
542 020 22700 0000	NWAL CON 12 PT LOT 20		47.55 ac	cash crop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
542 020 02000 0000	NWAL CON 14 PT LOT 19		70 ac	cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1956
					<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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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		

## CONSENT / SEVERANCE

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

Frontage (metres/feet) 62.5 m. (205 ft) Depth (metres/feet) 64 m.  
Width (metres/feet) 62.5 m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 4000 m<sup>2</sup> / 1 acre.  
PROPOSED FINAL LOT SIZE (if boundary adjustment)

Existing use: Residential.

Proposed use: Residential.

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 / Garage / shed for measurement see drawings.

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:

Same.

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

Frontage (metres/feet) ± 247.5 m. Depth (metres/feet) ± 1290 m  
Width (metres/feet) ± 310 m. Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 114 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:

barn / 2 storey barn. measurement see aerial picture

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:

Same.

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use: \_\_\_\_\_

## CONSENT / SEVERANCE

### D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture

Present zoning: Agriculture (A)

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? February 1 2012

Date of construction of the dwelling proposed to be severed: 1964

Date of purchase of subject lands: February 1 2012

### 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:

- Fuel tanks are in good condition -  
- have to cut grass every week in the summer

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:

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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:

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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

#### 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

N/A

Has the existing drainage on the subject lands been altered?

☐

Yes

☐

No

N/A

Does a legal and adequate outlet for storm drainage exist?

☐

Yes

☐

No

☐ Unknown

N/A

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: \_\_\_\_\_

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: \_\_\_\_\_

County Road # 21 (former: Regional Road #21)

## I. OTHER INFORMATION

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

☐

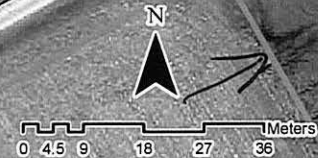
Yes

☒

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.



54202004700  
LOT 20  
CON 14

NORFOLK COUNTY ROAD 21

146 m.

21

1540

LOT 20  
CON 13

54202016500

2 story. barn.  
12.4 x 20 m.

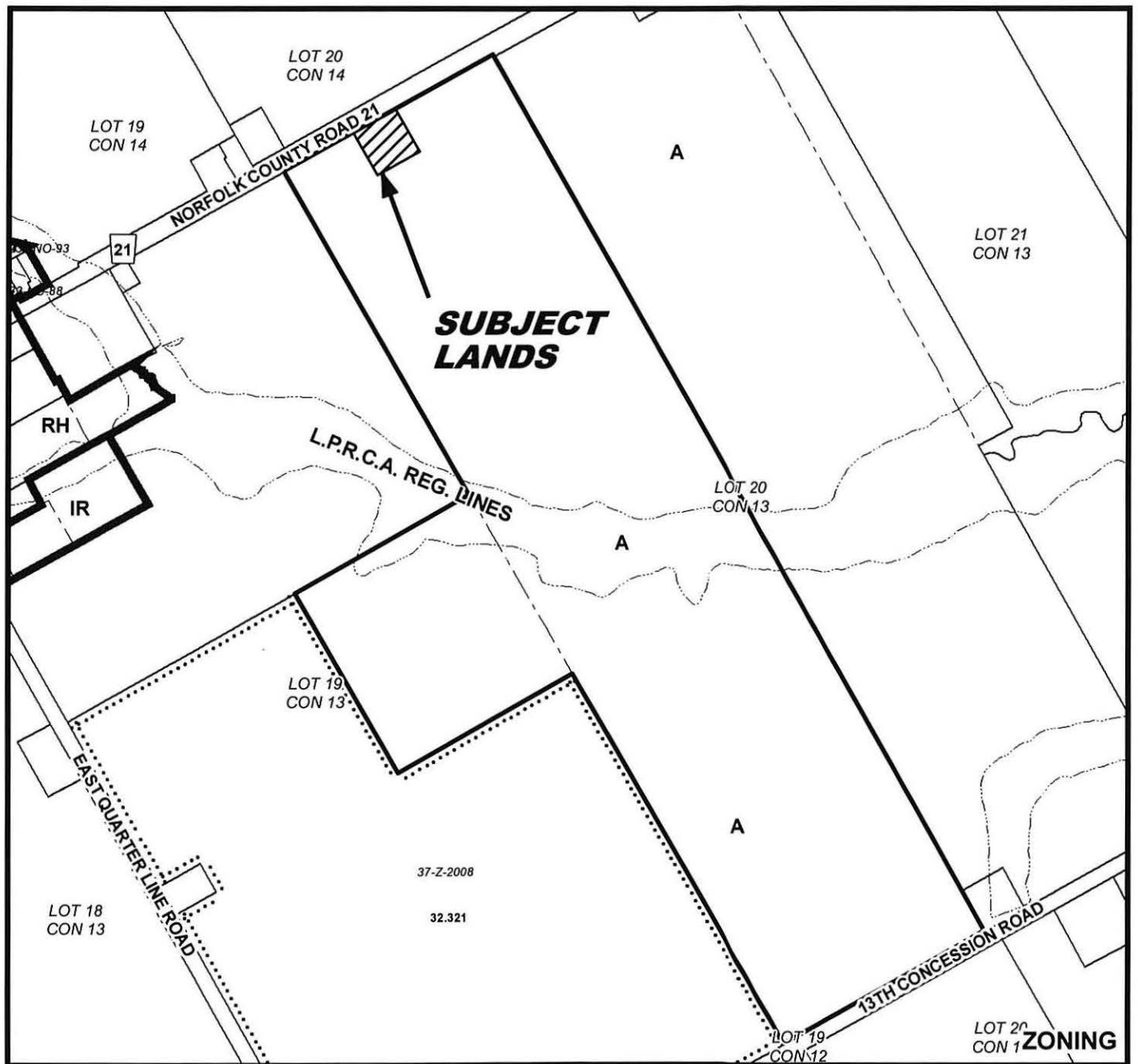
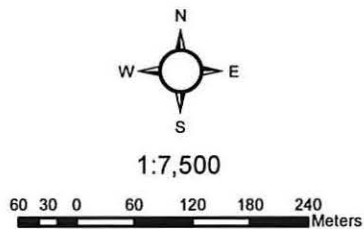
barn

11.25 x 24 m.

LOT 19  
CON 13  
54202016100

**MAP 1**  
**File Number: BNPL2012030**

Geographic Township of  
**NORTH WALSHINGHAM**



## MAP 2

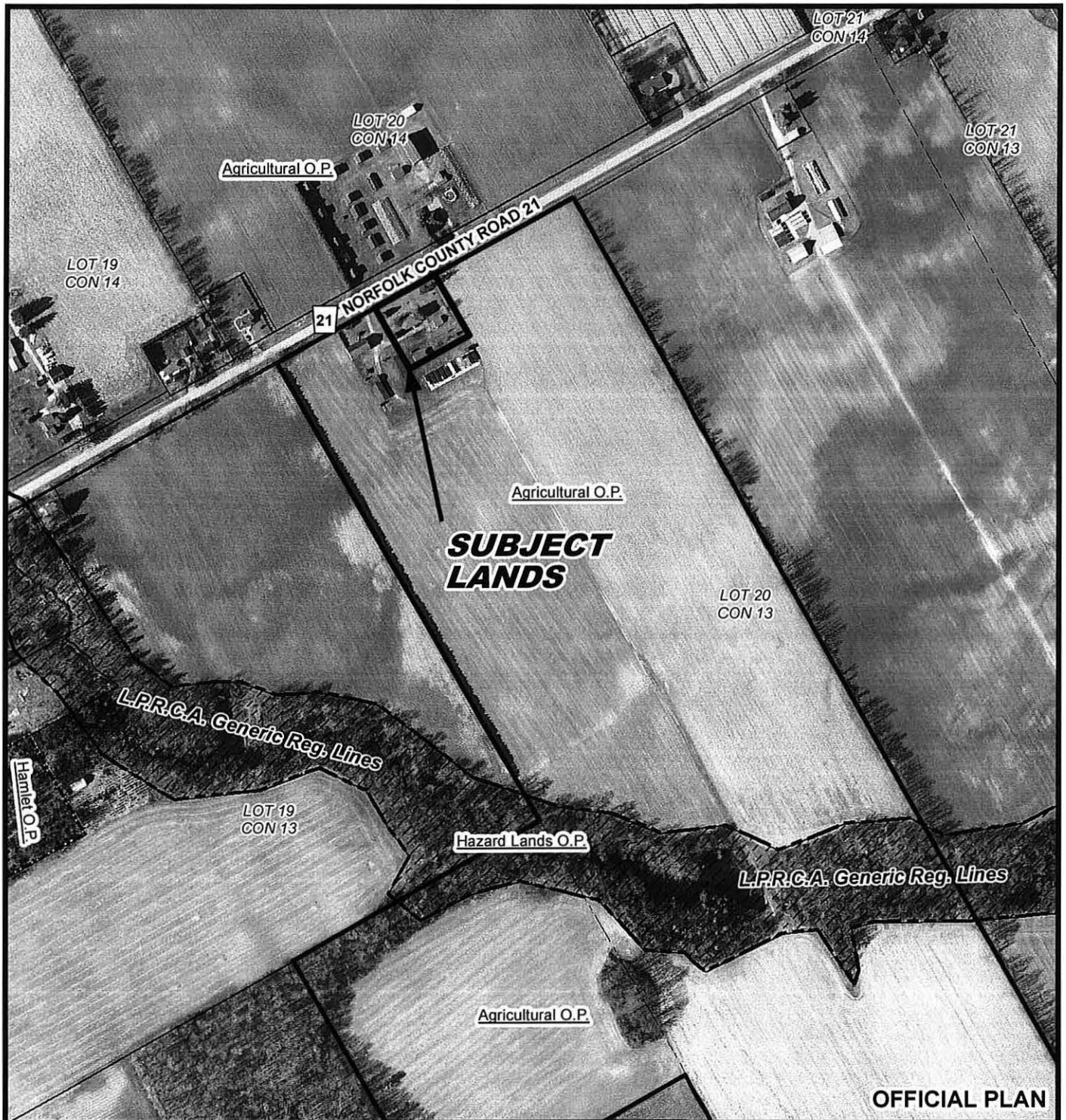
File Number: BNPL2012030

Geographic Township of NORTH WALSINGHAM



2010 0 20 40 60 80 Meters

1:5,000



# MAP 3

File Number: BNPL2012030

Geographic Township of NORTH WALSINGHAM

