



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012045

☒ 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 2nd, 2012

APPLICANT:

JUHASZ GARY JOSEPH
JUHASZ ROXANNE DESIREANNE A, 760 11TH CONC RD RR 2 LANGTON, ON N0E 1G0

AGENT:

JASON JUHASZ, MCIP, RPP, 51 TRILLIUM DRIVE TILLSONBURG, ON N4G5S8

LOCATION: NWAL CON 8 PT LOT 8 & 9 (1293 Hazen Road)

ASSESSMENT ROLL NO.: 3310542030182000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 40.23m (132ft), a depth of 90.22m (296ft) and having a lot area of 0.36 ha (.90 ac) and retain a parcel having an area of 59.52 ha (147.0 ac) as the severance of a dwelling made surplus through farm amalgamation.

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

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: March 19, 2012

CONSENT / SEVERANCE

OSSDS
form given
on March 7th

Office Use:

File Number: BN-PL 2012045
 Related File: Ø
 Fees Submitted: March 8th
 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- 030- 18200

- | | |
|--|--|
| <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 ¹ GARY + ROYANNE JUHASZ Phone # 519-875-3347
 Address 760 CONCESSION II Fax # _____
 Town / Postal Code LANGTON ON NOE 1G0 E-mail grjuhasz@xplornet.com
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent JASON JUHASZ MCP RPP Phone # 226-231-0418
 Address 51 TRILLIUM DR. Fax # _____
 Town / Postal Code TILLYNBURG ON N4G 5S8 E-mail juhaszconsulting@hotmail.ca

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

Name of Owners ² GARY + ROYANNE JUHASZ Phone # 519-875-3347
 Address 760 CONCESSION II Fax # _____
 Town / Postal Code LANGTON ON NOE 1G0 E-mail grjuhasz@xplornet.com

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>North Walsingham</u>	Urban Area or Hamlet	<u>Langton</u>
Concession Number	<u>NWAL 8</u>	Lot Number(s)	<u>PT LOT 8 + 9</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>Part lot 9, concession 8</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>~ 550 m</u>	Depth (metres/feet)	<u>~ 910 m</u>
Width (metres/feet)	<u>~ 550 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>148 ac</u>
Municipal Civic Address	<u>1293 HAZEN 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):

Sever 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):

N/A

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

X

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						
3310 542 030 18200	CONC 8 L 8/9 148	62	CASH CROP	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1900	
OTHER						
3310 542 030 02400	C 10 L 10 & 11 50	40	" "	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1850	
3310 542 030 51900	C 11 L 10 70	30	" "	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0	
3310 541 060 16600	C 3 STR L 19/20 80	60	" "	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	0	
				<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 (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	<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 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) 132' (40.23m) Depth (metres/feet) 296' (90.22m)
Width (metres/feet) 132' (40.23m) Lot area (m² / ft² or hectares/acres) ~~296~~ .90 A. (.36ha)
PROPOSED FINAL LOT SIZE (if boundary adjustment) .90 A. (.36ha)

Existing use: SINGLE DETACHED DWELLING

Proposed use: SINGLE DETACHED DWELLING

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:

SEE SKETCH

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) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 147.1 A. (59.52ha)

Existing use: AG LAND + STORAGE BARN + STICK KILNS

Proposed use: AG LAND + STORAGE BARN TO BE DEMOLISHED

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:

STORAGE BARN, STICK KILNS TO BE DEMOLISHED

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:

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 (A) ZONE

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: B 007/89-N

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 2012

Date of construction of the dwelling proposed to be severed: APPROX 1900

Date of purchase of subject lands: FEBRUARY 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:

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: LANDS TO BE RETAINED

Purpose: REZONE FOR AG PURPOSES ONLY

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ 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

Municipal piped water

SEVERED

☐

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☒☐

Other means (describe) _____

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: _____

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: _____

I. OTHER INFORMATION

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

☒

Yes

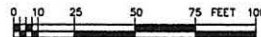
☐

No

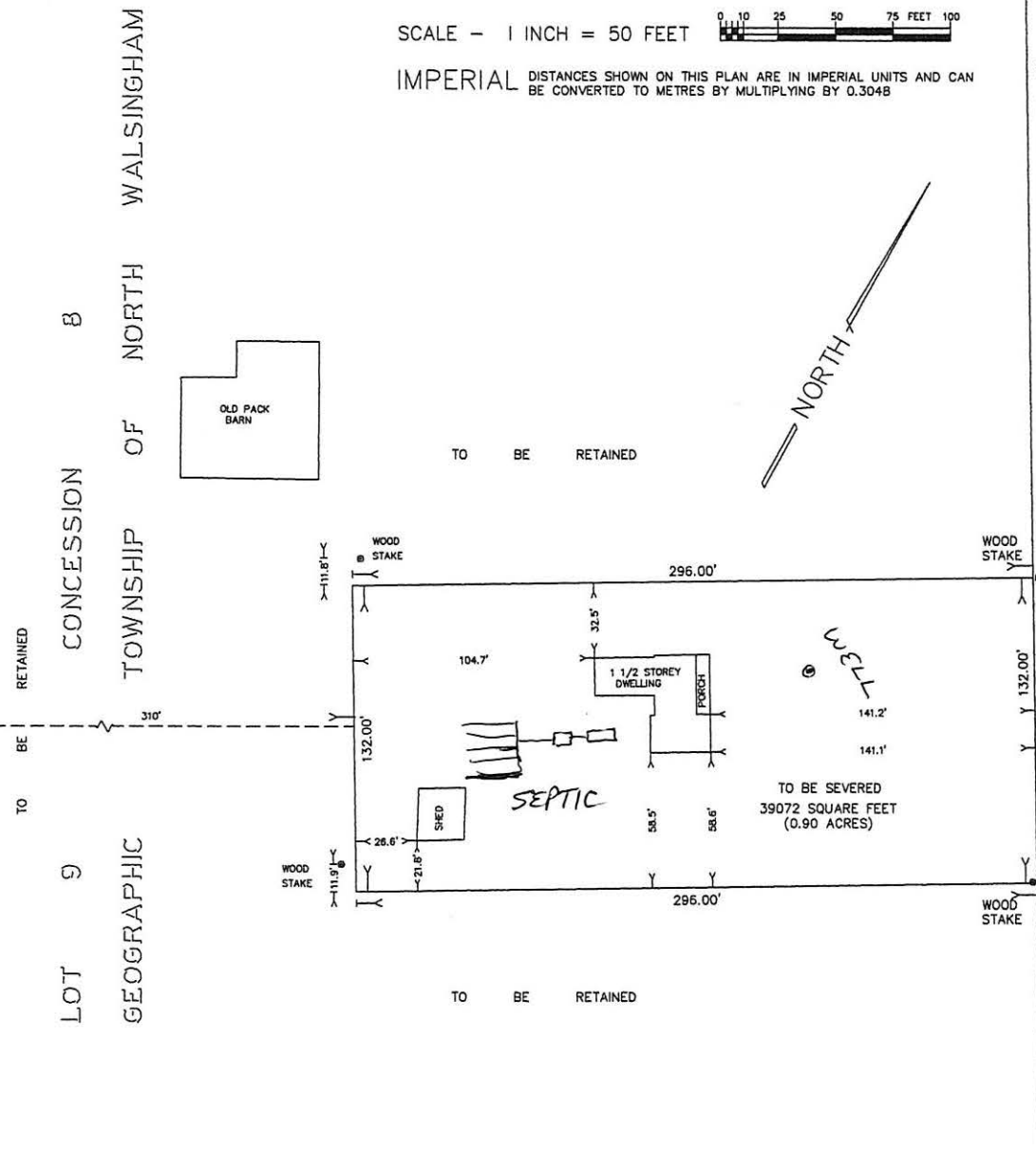
If yes, describe: WOULD LIKE TO BE ON APRIL AGENDA

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.

SCALE - 1 INCH = 50 FEET



IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



SKETCH

PREPARED FOR SEVERANCE APPLICATION

FOR: GARY JUHASZ

PART OF LOT 9

CONCESSION 8

GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM

NOW IN

NORFOLK COUNTY

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

NOTE

- (1) - PROPOSED LOT COVERAGE 4.5%
- (2) - THIS SKETCH WAS COMPLETED ON MARCH 5, 2012

• DENOTES WOOD STAKE

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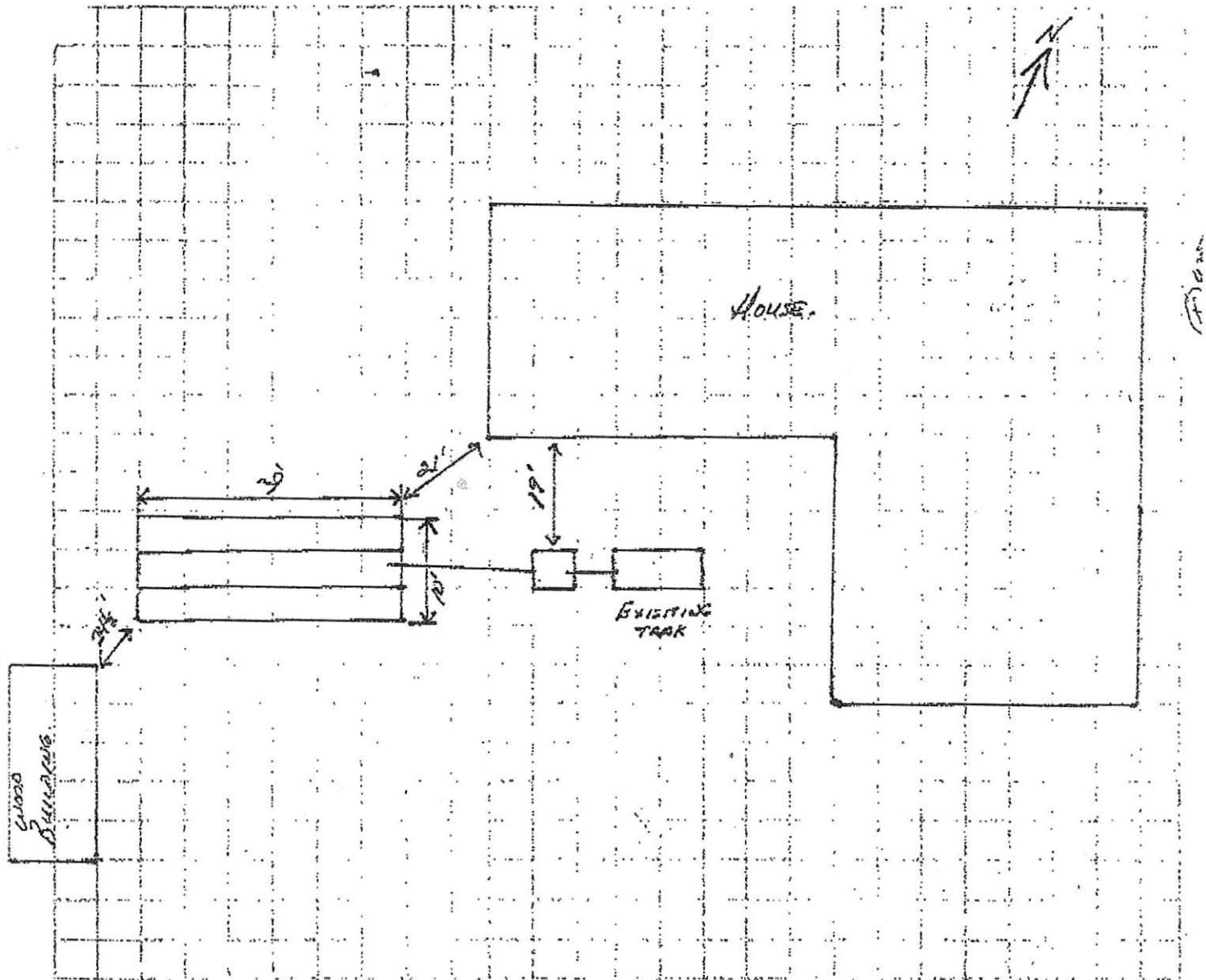
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 12-9878S REFERENCE: FILE

SEPTIC - SEE HEALTH UNIT SKETCH.

HEALTH UNIT

Permit # N-10390

Septic/Holding tank size (1) 3600L EXISTING As Built 4 runs of 30'
 AND 850L WATER CHAMBER
 Tank Make REID Filter Area: effective area 27.9 m²

base area 27.9 m²

Signature of Owner or Installer

Date

Charles [Signature]

NOV 29/04

FOR OFFICIAL USE ONLY

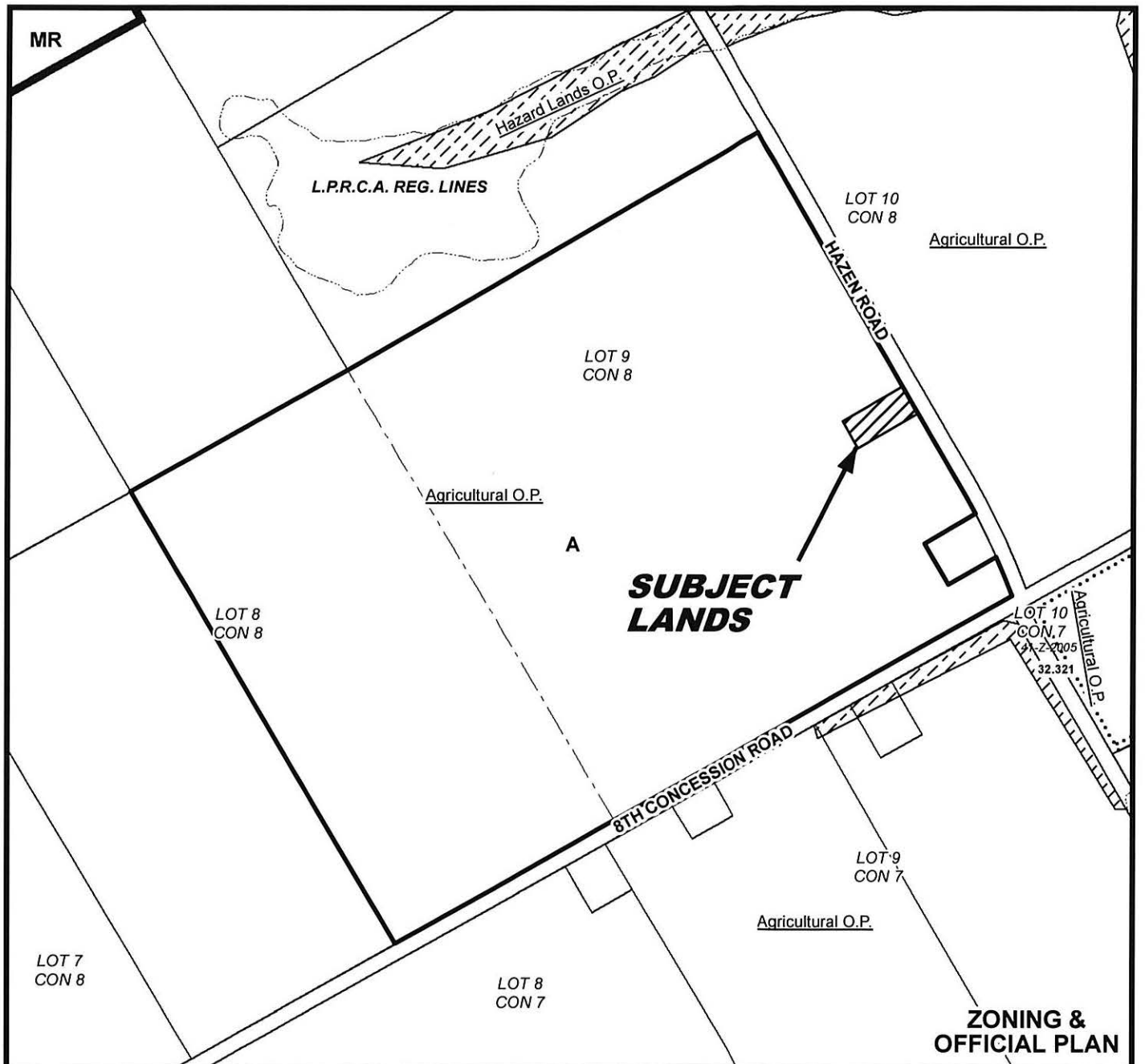
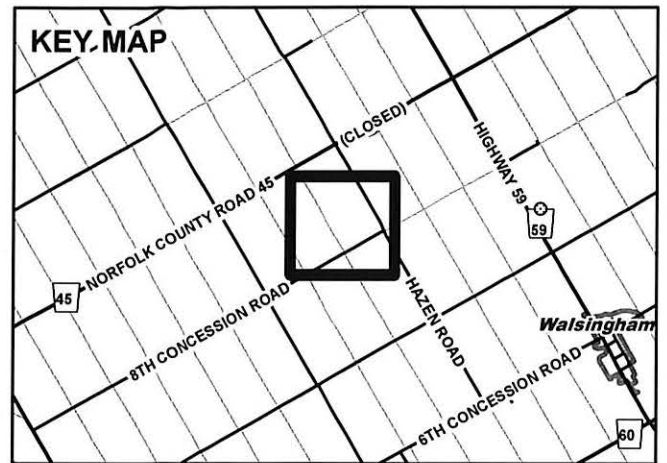
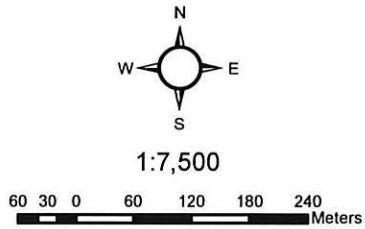
Inspector's Signature

Date

[Signature]

NOV 30/04

MAP 1
File Number: BNPL2012045
Geographic Township of
NORTH WALSINGHAM



MAP 2

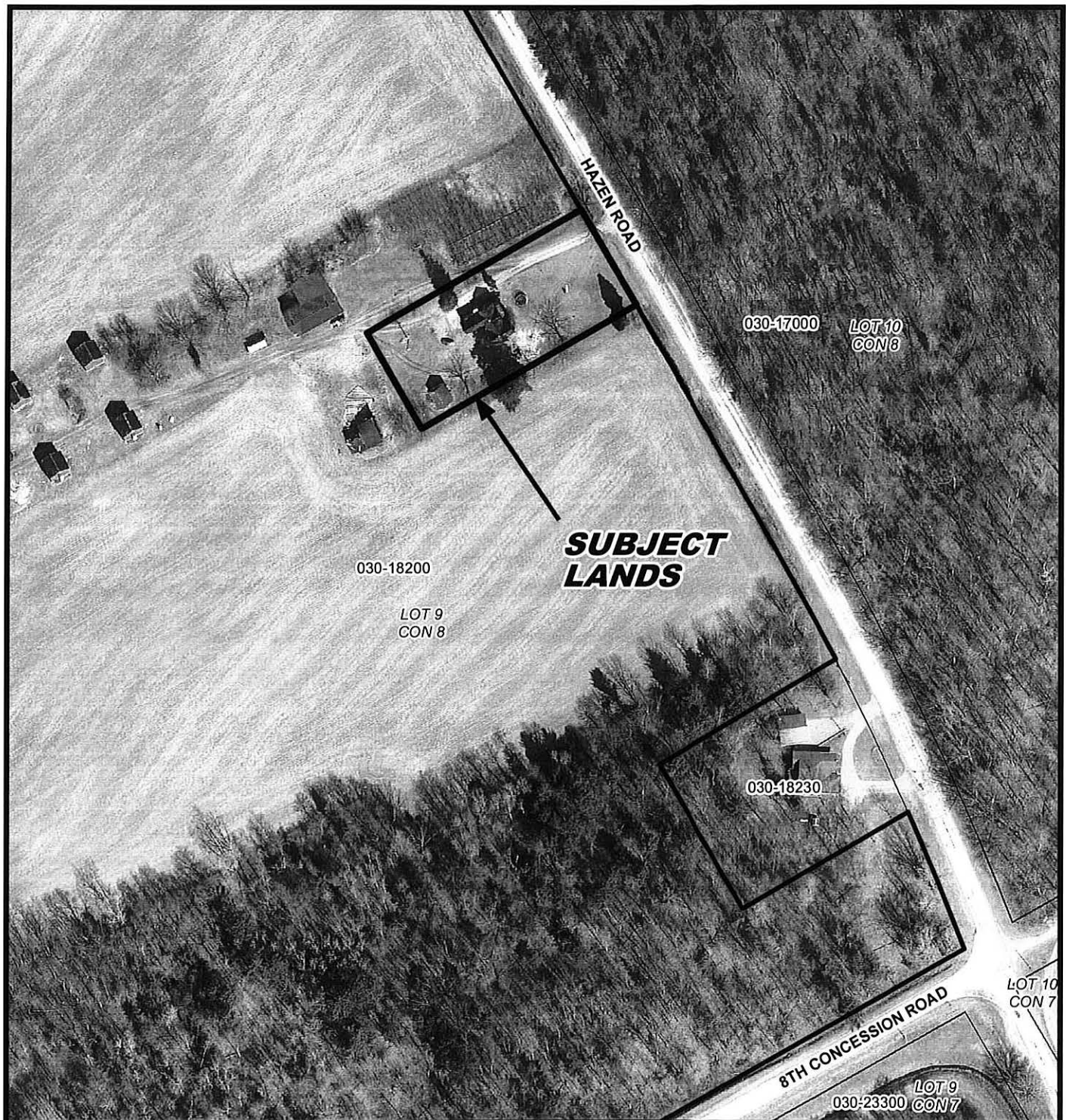
File Number: BNPL2012045

Geographic Township of NORTH WALSHINGHAM



8 4 0 8 16 24 32 Meters

1:2,000



MAP 3

File Number: BNPL2012045

Geographic Township of NORTH WALSHINGHAM



6 3 0 6 12 18 24 Meters

1:1,500

