



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012057

☒ 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:**

May 7th, 2012

APPLICANT:

CONNORS JOHN MICHAEL, 192 PLOWMAN'S LINE RR 6 STN MAIN TILLSONBURG, ON N4G 4G9

AGENT:

CIVIC PLANNING SOLUTIONS INC. - DAVID ROE, 599 LARCH STREET DELHI, ON N4B3A7

LOCATION: MID CON NTR PT LOT 145 (Plowman's line)

ASSESSMENT ROLL NO.: 3310541050007000000

PROPOSAL:

An application has been received to sever a parcel having no frontage, a width of 55.4 m (181.75 ft), varying depth and having an area of 0.14 ha (0.36 ac) and retain a parcel having an area of 39.7 ha (98.11 ac) as a boundary adjustment. Lands to be added to: 192 Plowman's Line. Final Lot Size: approximately 0.55 ha (1.37 ac.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 875-4485 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: April 23rd, 2012

CONSENT / SEVERANCE**Office Use:**

• OSSDS given
March 28th
• septic + well to
be mailed on
map.

File Number: BN-PL2012 057
Related File: Ø
Fees Submitted: March 28, 2012
Application Submitted: March 28, 2012
Sign Issued: March 28, 2012
Complete Application: March 28, 2012

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: 3310-54105000700

- | | |
|---|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" type="checkbox"/> Boundary adjustment |
| <input 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	<u>John Connors</u>	Phone #	<u>519-688-0370 Ext. 216</u>
Address	<u>192 Plowman's Line, RR #6</u>	Fax #	<u></u>
Town / Postal Code	<u>Tillsonburg, ON N4G 4G9</u>	E-mail	<u></u>

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

AGENT INFORMATION

Name of Agent	<u>David Roe</u>	Phone #	<u>519-582-1174</u>
Address	<u>599 Larch Street</u>	Fax #	<u>519-582-4616</u>
Town / Postal Code	<u>Delhi, ON N4B 3A7</u>	E-mail	<u></u>

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

Name of Owners ²	<u>927516 Ontario Inc c/o Eric Van Moerkerke</u>	Phone #	<u></u>
Address	<u>RR #7</u>	Fax #	<u></u>
Town / Postal Code	<u>Tillsonburg, ON N4G 4H1</u>	E-mail	<u></u>

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	Middleton	Urban Area or Hamlet	
Concession Number	1 NTR	Lot Number(s)	4 (145)
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	360m	Depth (metres/feet)	988m
Width (metres/feet)	472m	Lot area (m ² / ft ² or hectares/acres)	47.98ha/118.5ac
Municipal Civic Address	Plowman's Line No civic number assigned		

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):

Minor boundary adjustment to add parcel to rear of residential lot located at 192 Plowman's Line

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

John Michael Connors and Caralee Dianne Connors

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

54105000710

192 Plowmans Line.

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						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<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 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)	Nil	Depth (metres/feet)	39m/14.6m 39m/127.9ft.
Width (metres/feet)	55.4m (181.75ft)	Lot area (m ² / ft ² or hectares/acres)	1456.9m ² / 0.36ac (0.14ha)
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	(1.37ac) 0.55ha

Existing use: Agricultural

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:

Vacant used a back yard by neighbour at 192 Plowman's Line

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:

None at this time

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

Frontage (metres/feet)	360m	Depth (metres/feet)	988m
Width (metres/feet)	472m	Lot area (m ² / ft ² or hectares/acres)	39.7ha/98.11ac

Existing use: Agricultural

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: old pack barn

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: None proposed at this time

None at this time

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

Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ²)	

Proposed use: _____

CONSENT / SEVERANCE

Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A

Other means (describe) _____

SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A
Other means (describe)	_____	_____

STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A
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:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: _____

Name of road/street: Plowman's Line

Existing or proposed access to **SEVERED** lands: n/a

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: _____

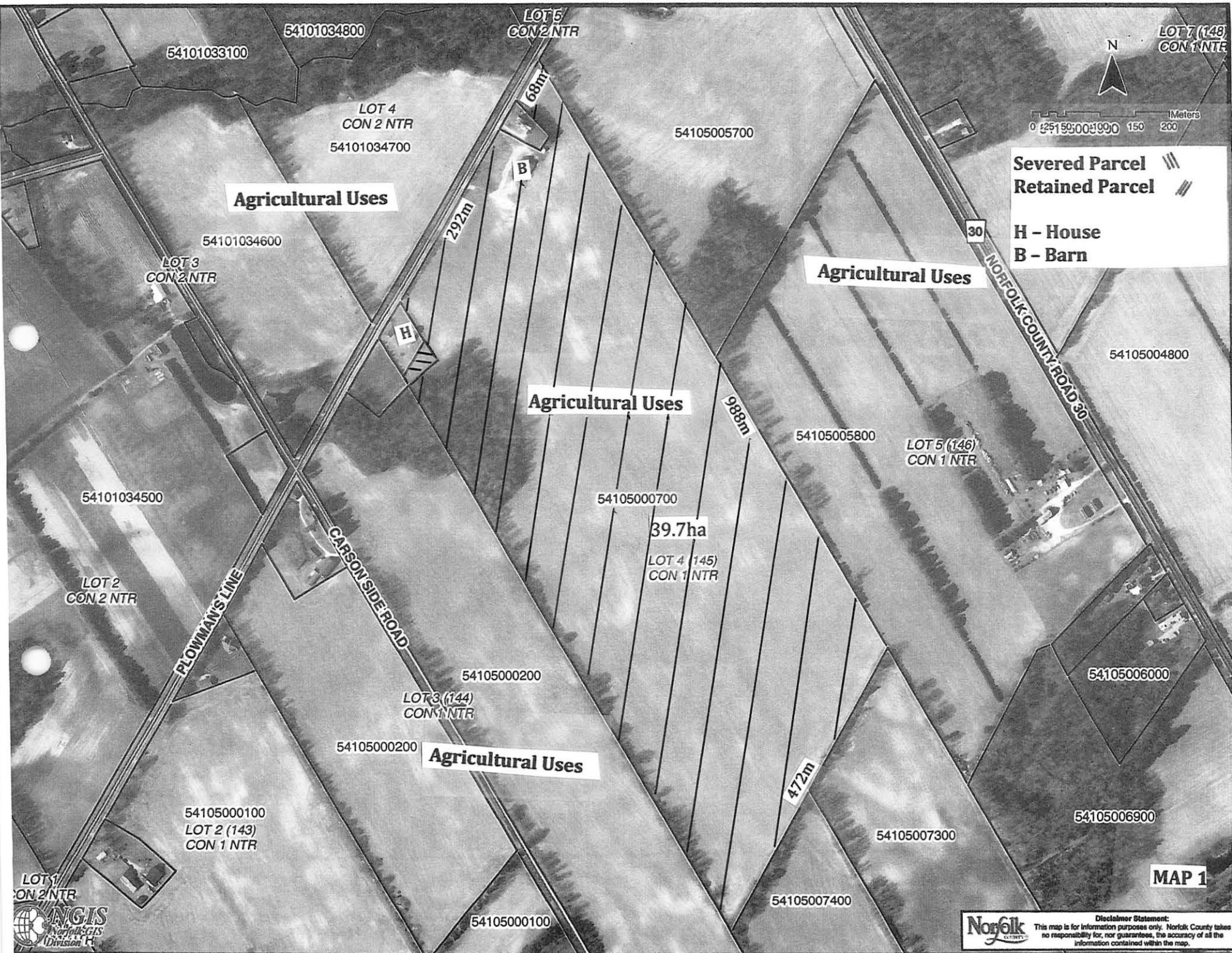
Name of road/street: Plowman's Line

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.



Agricultural Uses

Agricultural Uses

Agricultural Uses

Agricultural Uses

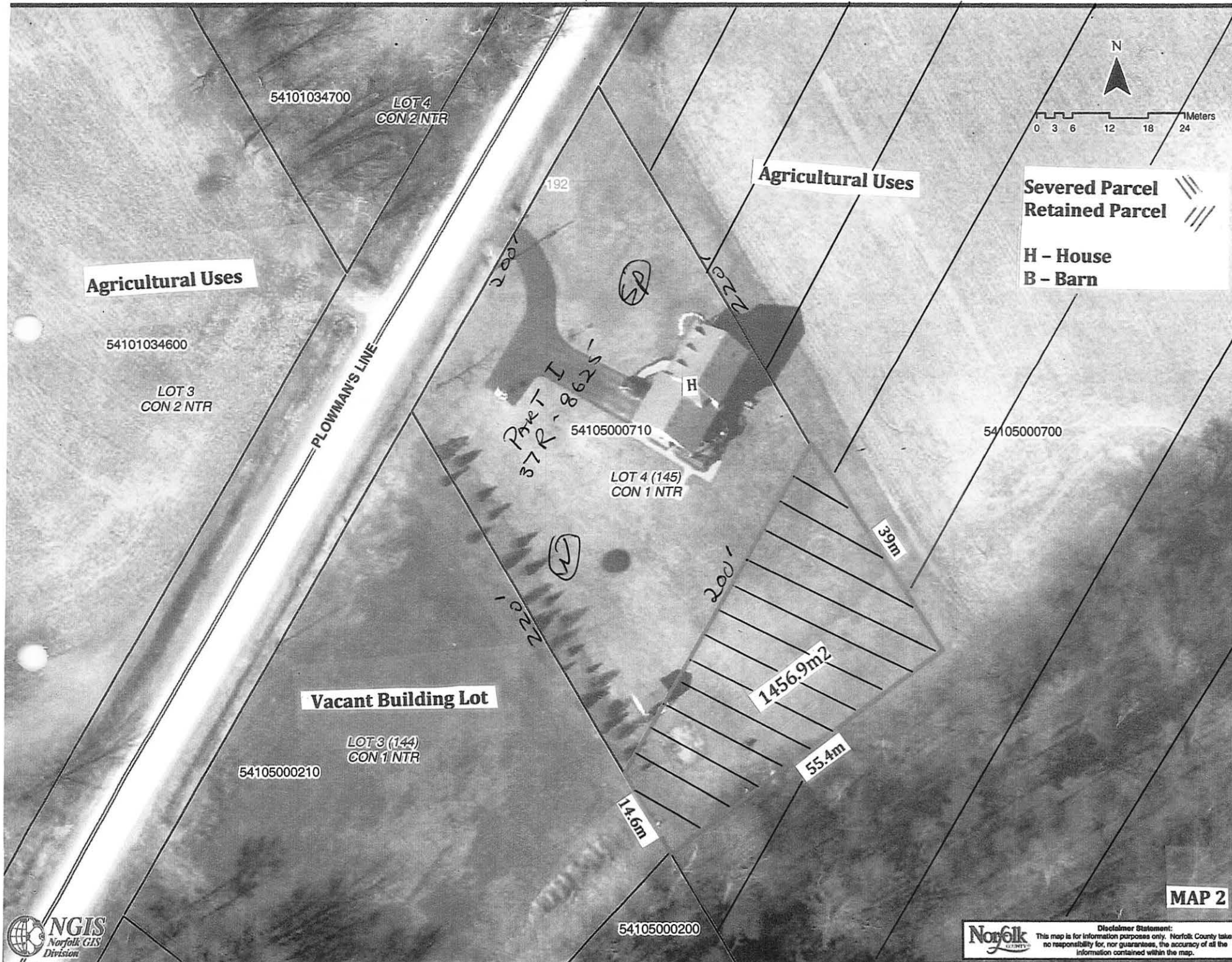
Severed Parcel
Retained Parcel

H - House
B - Barn

MAP 1

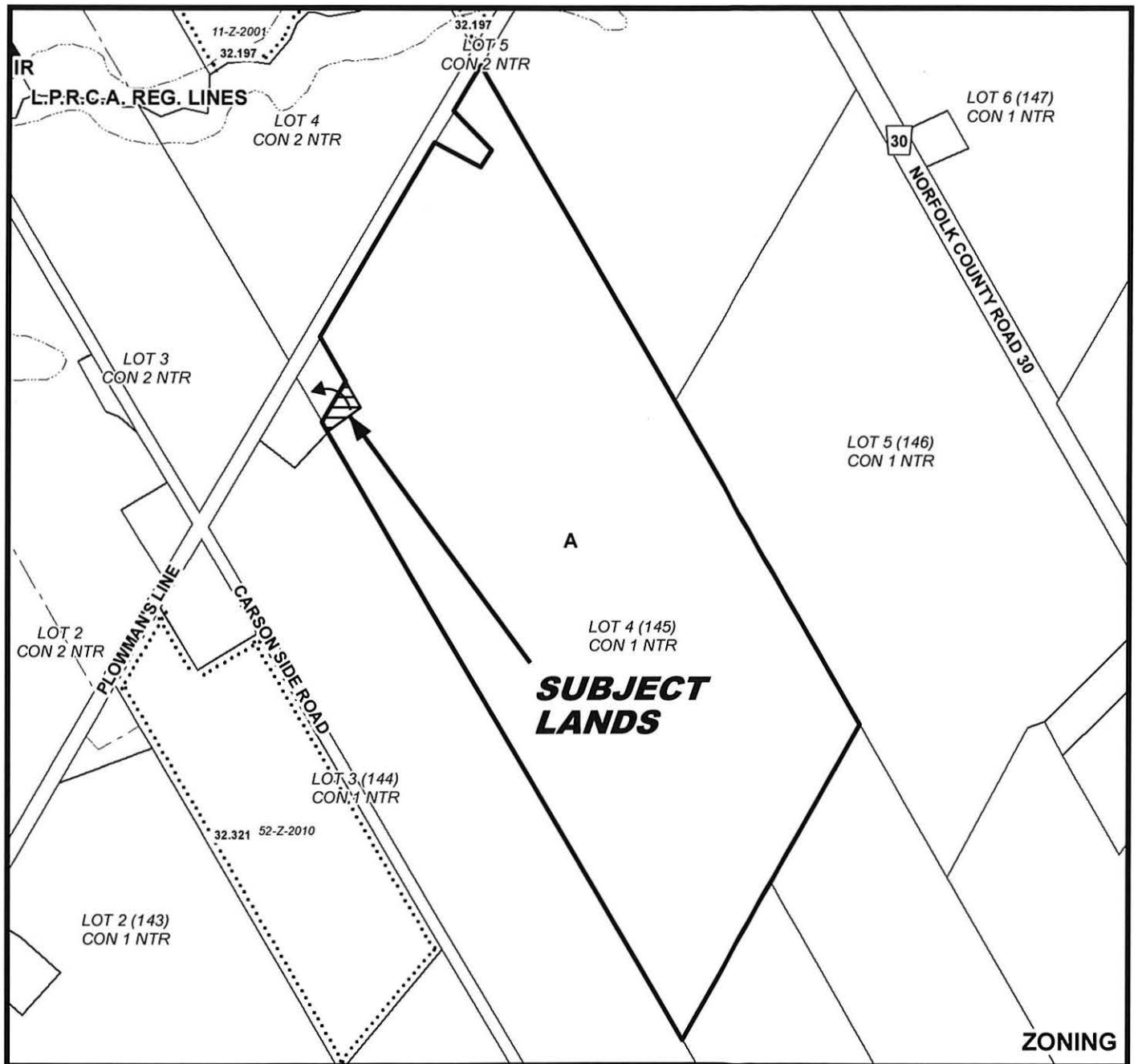
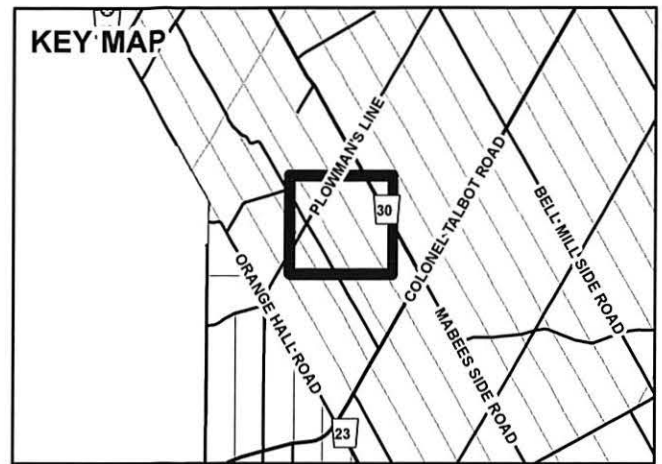
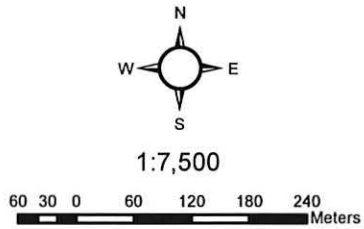


Norfolk
County
Disclaimer Statement:
This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.



MAP 1
File Number: BNPL2012057

Geographic Township of
MIDDLETON



MAP 2

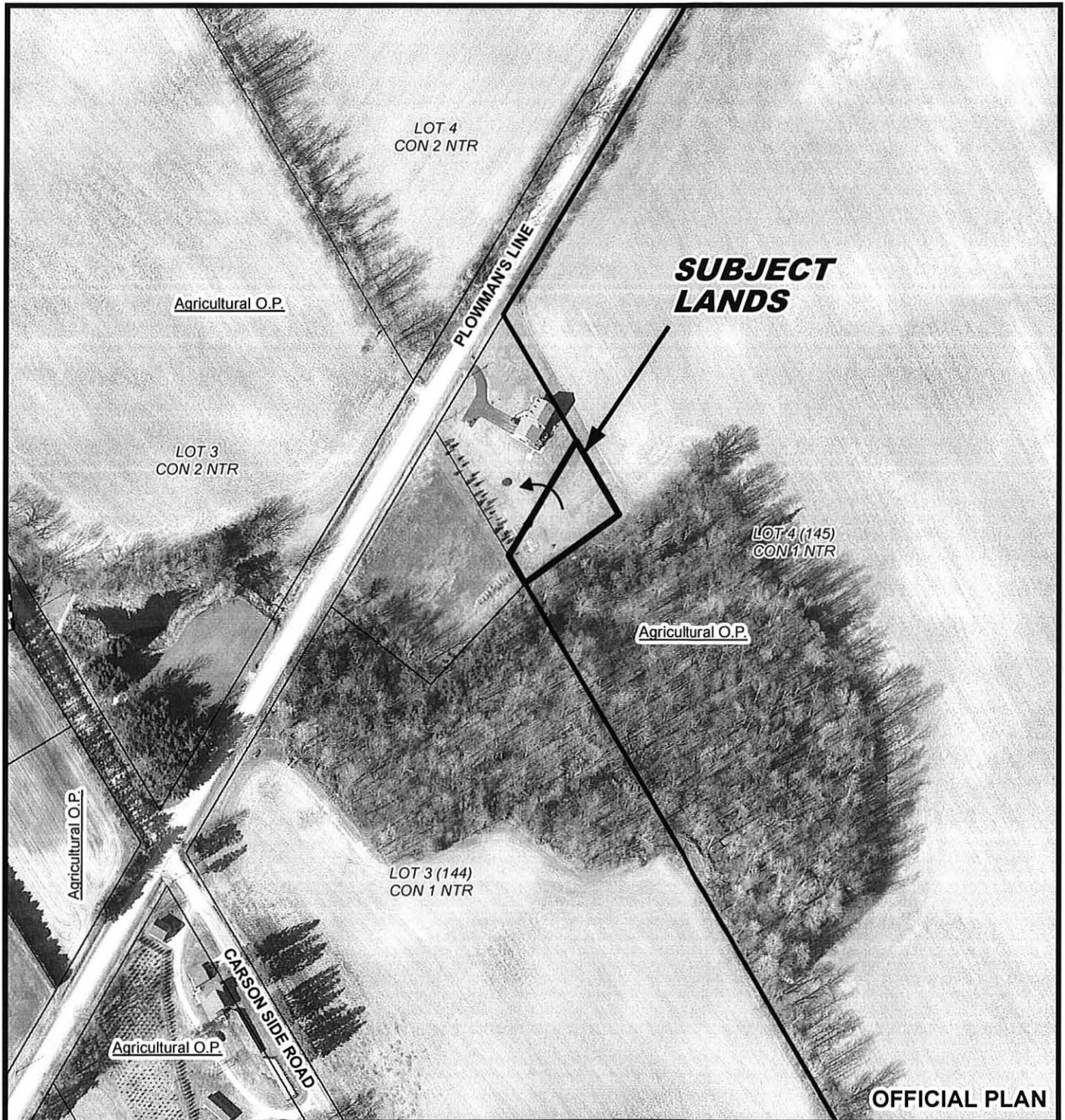
File Number: BNPL2012057

Geographic Township of MIDDLETON



10 5 0 10 20 30 40 Meters

1:2,500



MAP 3

File Number: BNPL2012057

Geographic Township of MIDDLETON



6 3 0 6 12 18 24 Meters

1:1,500

