



COMMENT REQUEST FORM

FILE NO: BNPL2012063

☒ 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:

638194 ONTARIO INC, C/O MARIETTE STEFEK RR 7 STN MAIN SIMCOE, ON N3Y 4K6

AGENT:

VANLONDERSELE PAUL JOSEPH, RR 1 STN MAIN SIMCOE, ON N3Y 4J9

LOCATION: WDM CON 13 PT LOT 16 (459 Windham Road 14)

ASSESSMENT ROLL NO.: 3310491027270000000

PROPOSAL:

An application has been received to sever a parcel with a frontage of 56.70m (186.04 ft), a depth of 72.54m (238 ft), a width of 53.46m (175.41 ft), an having an area of 4112.63m² (1.01 ac) and retain a parcel having an area of 38.84 ha(96 ac) as the severance of a dwelling made surplus through farm amalgamation together with easements for gas and hydro purposes.

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:

File Number: BN-PL 2012 063
Related File: _____
Fees Submitted: April 5, 2012
Application Submitted: April 5, 2012
Sign Issued: April 5, 2012
Complete Application: April 11th 2012 **FR**

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-** 27000 491.027-~~71506~~

- | | |
|--|--|
| <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

Mariette Stefek
Name of Applicant ¹ 638194 Ontario Inc Phone # 519-582-0454
Address 1126 Fertilizer Rd Fax # _____
Town / Postal Code Simcoe N3Y 4K6 E-mail _____

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

AGENT INFORMATION

Name of Agent Paul Van Londersele Phone # 519-426-4197
Address 2843 Hwy #3 RR#1 Fax # 519-429-0042
Town / Postal Code Simcoe N3Y 4Y9 E-mail VREEKWIC.COM
Cell # 519 428-5763

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

Name of Owners ² 638194 Ontario, Inc Phone # 519-582-0454
Address 1126 Fertilizer Rd Fax # _____
Town / Postal Code Simcoe N3Y 4K6 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 mortgagees, charges or other encumbrances on the subject lands:

TD Canada Trust 135 Queensway Dr East N3Y 4M5
Steve Czerlan 501 Nelson St W Port Dover On NOA INC

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

NR566495 lying
South of Canadian National
Railway Land SIT NR290
010

Geographic Township Formerly Windham/Norfolk ^{County} Urban Area or Hamlet E
Concession Number 13 Lot Number(s) 16
Registered Plan Number _____ Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) 1014.55 Ft Depth (metres/feet) 3100 Ft
Width (metres/feet) 985 Ft Lot area (m² / ft² or hectares/acres) 696,078 m² (172 ac.)
Municipal Civic Address 459 Windham Rd #14

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 Dwelling, purchased the farm
with intentions of only needing the land and
barn space.

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

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	Norfolk Cty Lt 15	75 Acres		Veggie / Potatoes		
3310-491-027-26500	Con 13 97 Acres				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pre 78
OTHER	Norfolk Cty P+Lt 20+21			Potatoes		
491 024 44500	Con 12 97 Acres	80 Acres			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pre 78
	Norfolk Cty P+Lt 19			Potatoes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
491-028-00200	Con 13 10.3 Acres	85 Acres			<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) 186.04 Ft (56.70m) Depth (metres/feet) 238 Ft (72.54m)
Width (metres/feet) 175.41 Ft (53.46m) Lot area (m² / ft² or hectares/acres) 44268 ft² (1.01 acres)
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:

see attached 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:

~~see attached sketch~~ None

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

Frontage (metres/feet) 799 Ft +/- Depth (metres/feet) 3100 Ft +/-
Width (metres/feet) 985 Ft +/- Lot area (m² / ft² or hectares/acres) 96 Acres +/-

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:

see attached sketch

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:

~~see attached sketch~~ None

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

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: See attached sketch
Gas & Hydro

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: N/A

Number of separate parcels that have been created: N/A

Date(s) these parcels were created: N/A

Name of the transferee for each parcel: N/A

Uses of the severed lands: N/A

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? June 6/11

Date of construction of the dwelling proposed to be severed: Pre 1978

Date of purchase of subject lands: June 6/11

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:

Local Knowledge

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

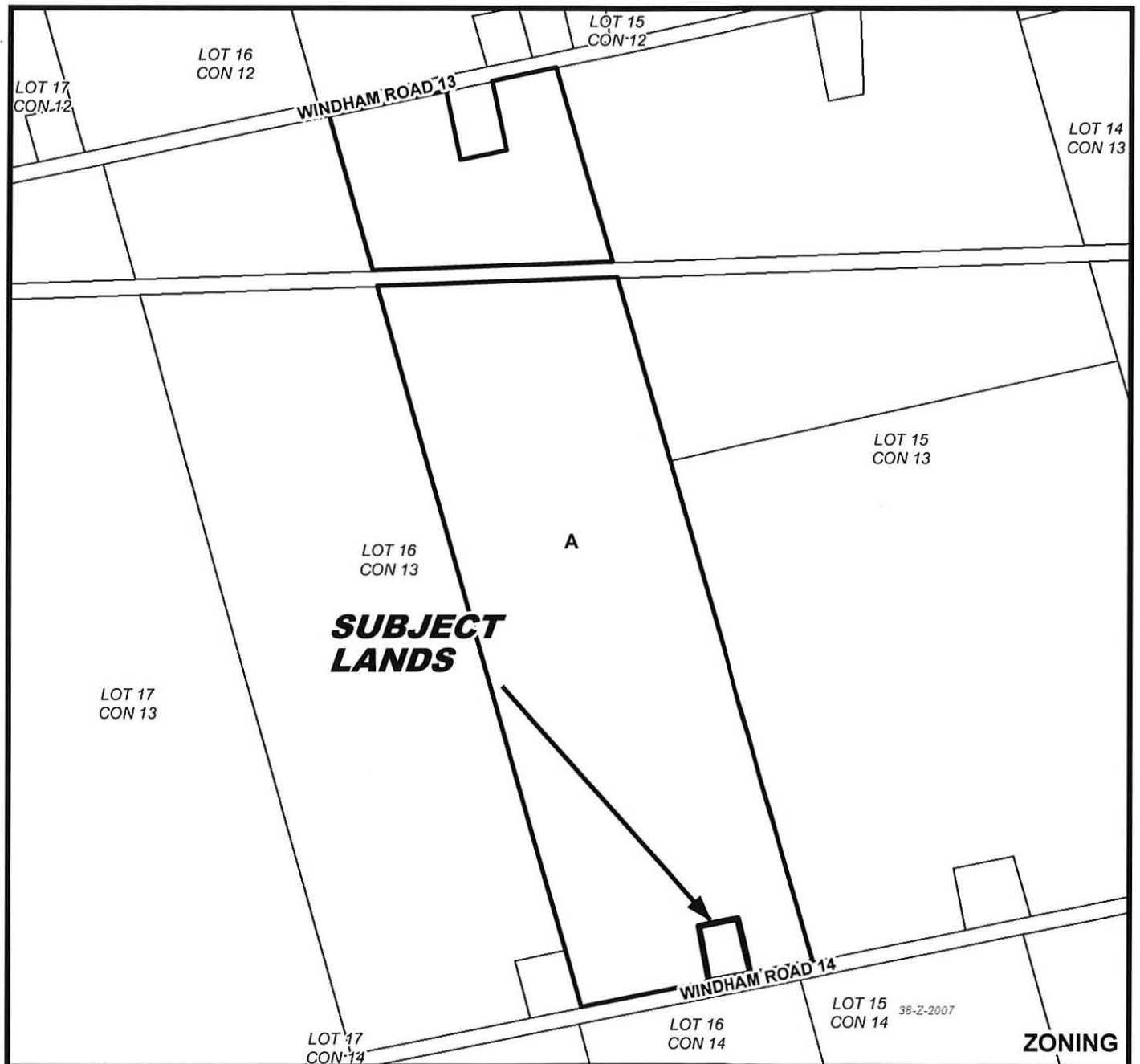
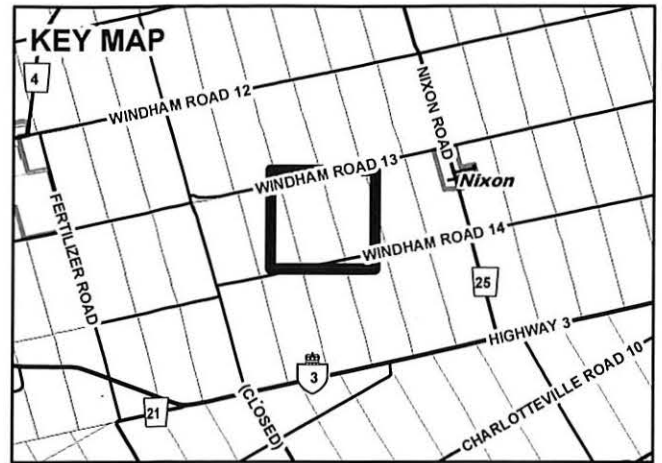
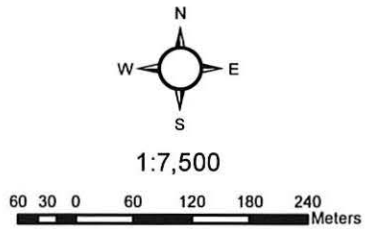
SKETCH

MAP 1

File Number: BNPL2012063

Geographic Township of

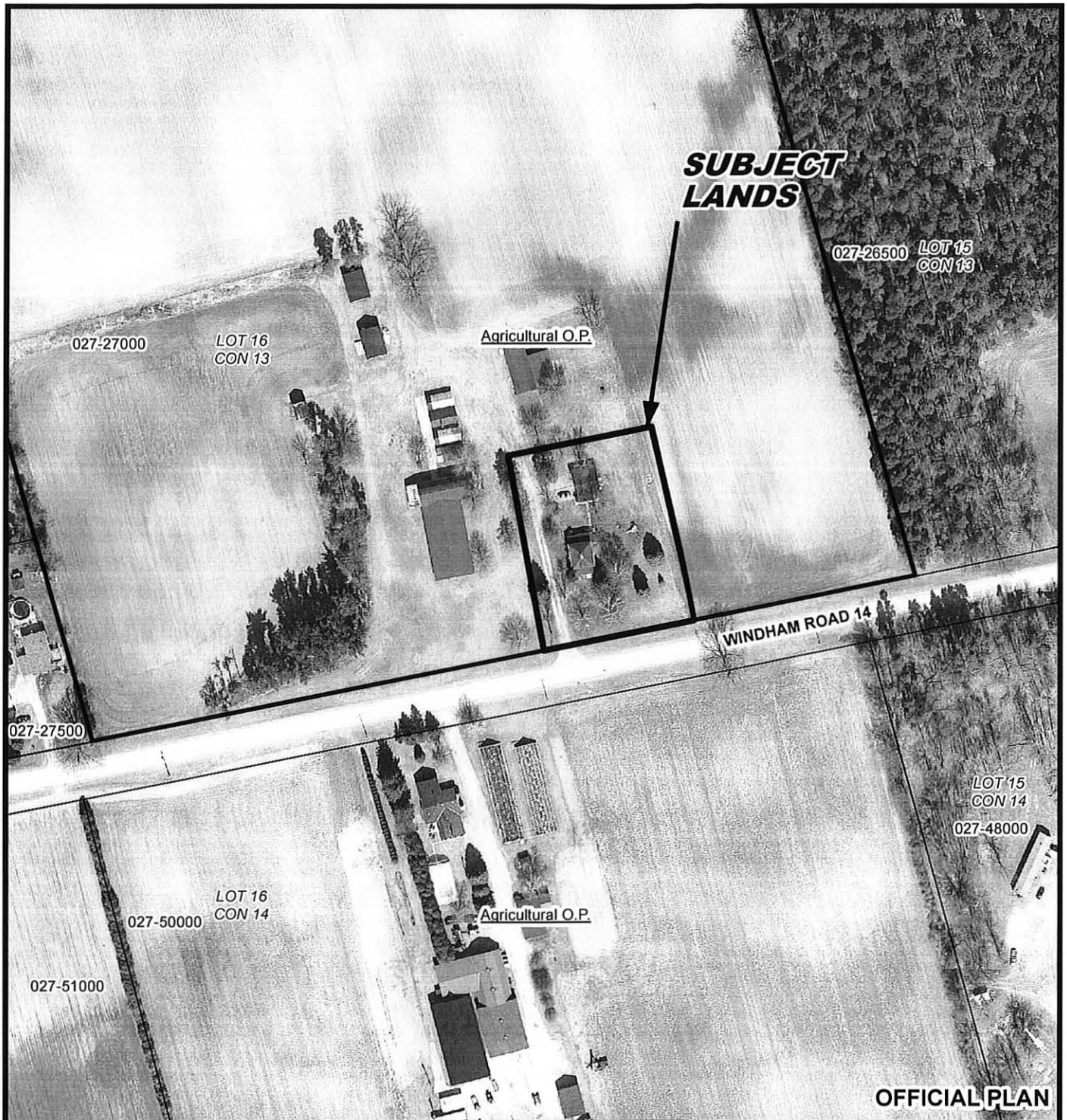
WINDHAM



MAP 2
File Number: BNPL2012063
Geographic Township of WINDHAM



***SUBJECT
LANDS***



MAP 3

File Number: BNPL2012063

Geographic Township of WINDHAM

