



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012148

☒ 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:**

August 7th, 2012

APPLICANT:

GTA DELEEBEECK LTD, R.R. #1 VITTORIA, ON N0E1W0

AGENT:

RACZ ERNEST STEVEN, 393 FISHER'S GLEN RD RR 1 VITTORIA, ON N0E 1W0

LOCATION: CHR CON 3 PT LOT 19 (393 Fisher's Glen Road)

ASSESSMENT ROLL NO.: 3310493060356000000

PROPOSAL:

An application has been received to sever a parcel with a frontage of 81.379 m (266.99 ft), a depth of 72.4 m (237.53 ft), and having a lot area of 0.59 ha (1.46 ac) and retain a parcel having an area of 42.0 ha (103.78 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: July 23, 2012



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

Sp#1.

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

Property assessment roll number: 3310-493-0600-35600

- ## A. APPLICANT INFORMATION

Town / Postal Code VITTORIA. NOE 140 E-mail _____

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

Town / Postal Code VITTORIA NOELWA E-mail KERNAL@KNOIC.COM

Town / Postal Code VICTORIA NOV 1400 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

^a 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:

Norfolk
COUNTY

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>DELHI</u>	Urban Area or Hamlet	
Concession Number	<u>3</u>	Lot Number(s)	<u>19</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>81.2 m</u>	Depth (metres/feet)	<u>72.4 m.</u>
Width (metres/feet)	<u>81.2 m.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>.59 HEC</u>
Municipal Civic Address	<u>393 FISHERS GLEN 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:

BELL CANADA.

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 DEWELLING

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

ERNEST AND NANCY RACZ.

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						
493 080 05900 000	LOT 17 CON 1	115	VEG	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1899	
OTHER	LOT 18 CON 1	172.8	VEG			
GTA DELKEBEEK LTD	DELHI			<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)

~~81.2 m~~

Depth (metres/feet)

72.4 m

Width (metres/feet)

81.2 m

Lot area (m² / ft² or hectares/acres)

.59 HEC.

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 MAP.

- 2 storey dwelling, workshop, 3 car garage
shed + dog run, greenhouse

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:

NO BUILDING PROPOSED

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

Frontage (metres/feet)

MORE THAN 100 m

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft² or hectares/acres)

42.0 HEC.

Existing use:

FARMING

Proposed use:

FARMING

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:

NONE

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

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): AGRICULTURE

Present zoning: AGRICULTURE

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: AGRICULTURE

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

Date of construction of the dwelling proposed to be severed: 1920

Date of purchase of subject lands: JUNE 29 / 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

* add severance

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: BNPL 2012 025

Land it affects: _____

Purpose: PERMIT PROCESSING

Status/decision: APPROVED

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

2.



HAND TO BE SEVERED

393 FISHES. GLEN ROAD

AREA TO BE SEVERED
.59 Hec

WATER
WELL

BELIEF ASSESSMENT PROPERTY LINE

GLENN ROAD 51514

13544

FA System

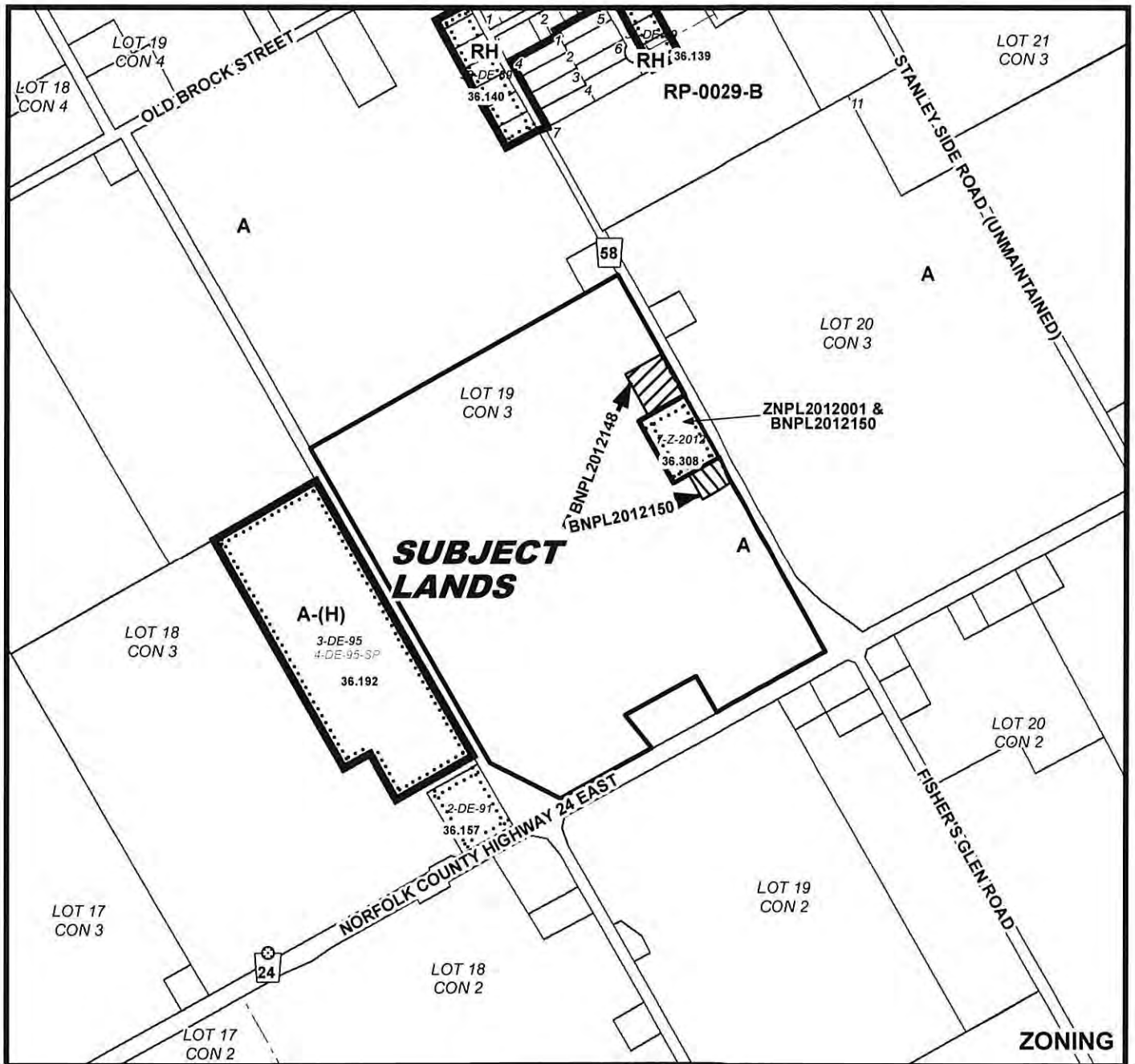
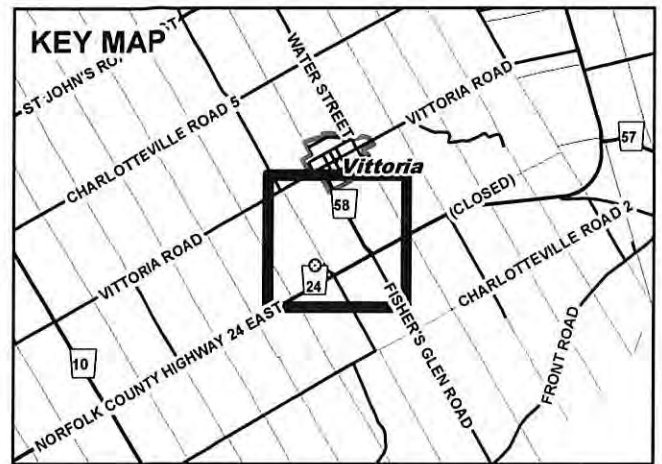
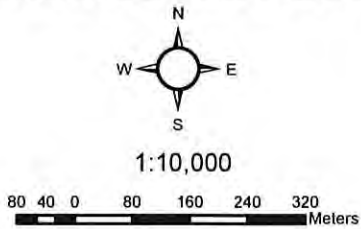
1

2.10

1

MAP 1
File Number: BNPL2012148 & BNPL2012150

Geographic Township of
CHARLOTTEVILLE



MAP 2

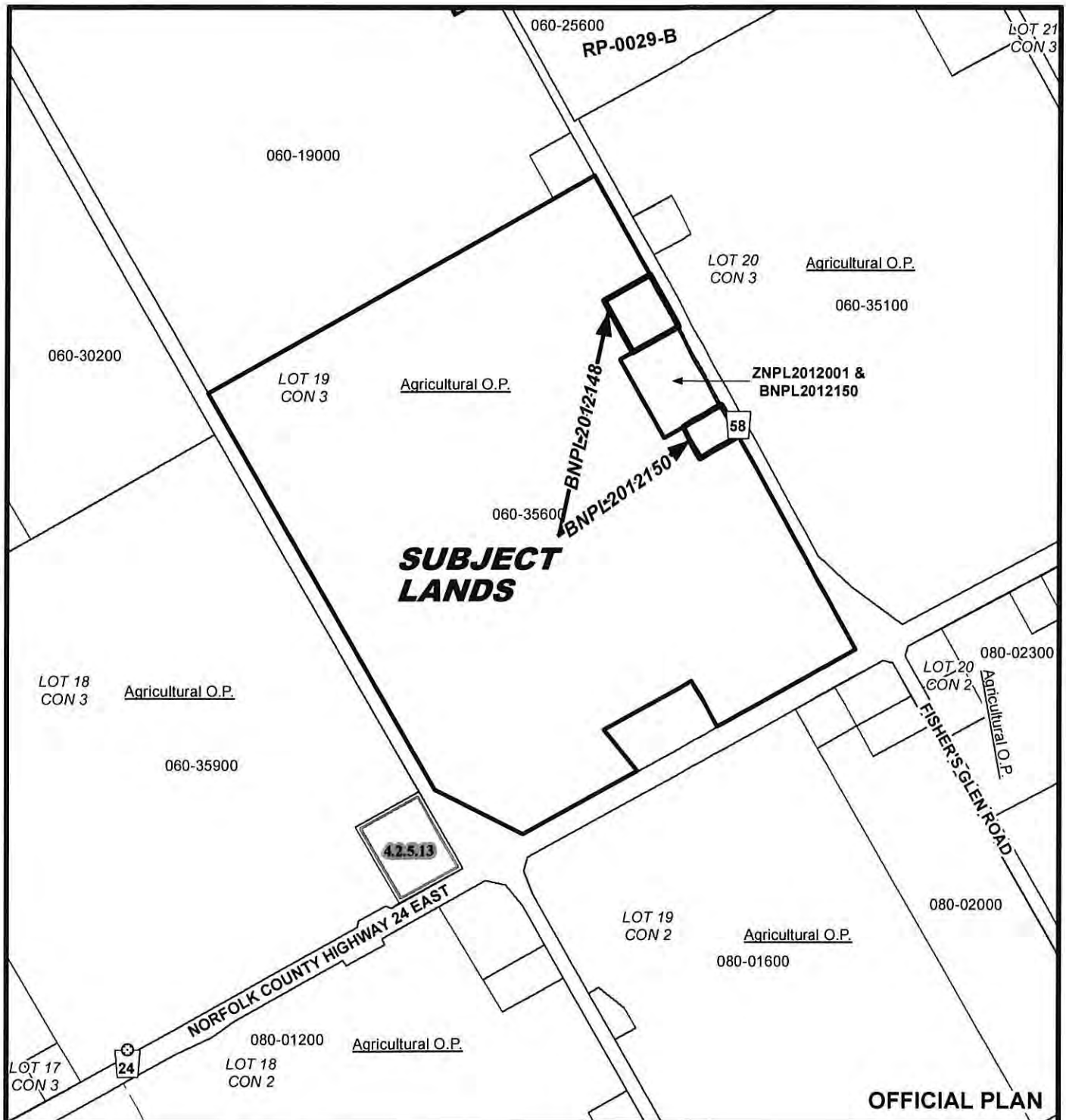
File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE



30 15 0 30 60 90 120 Meters

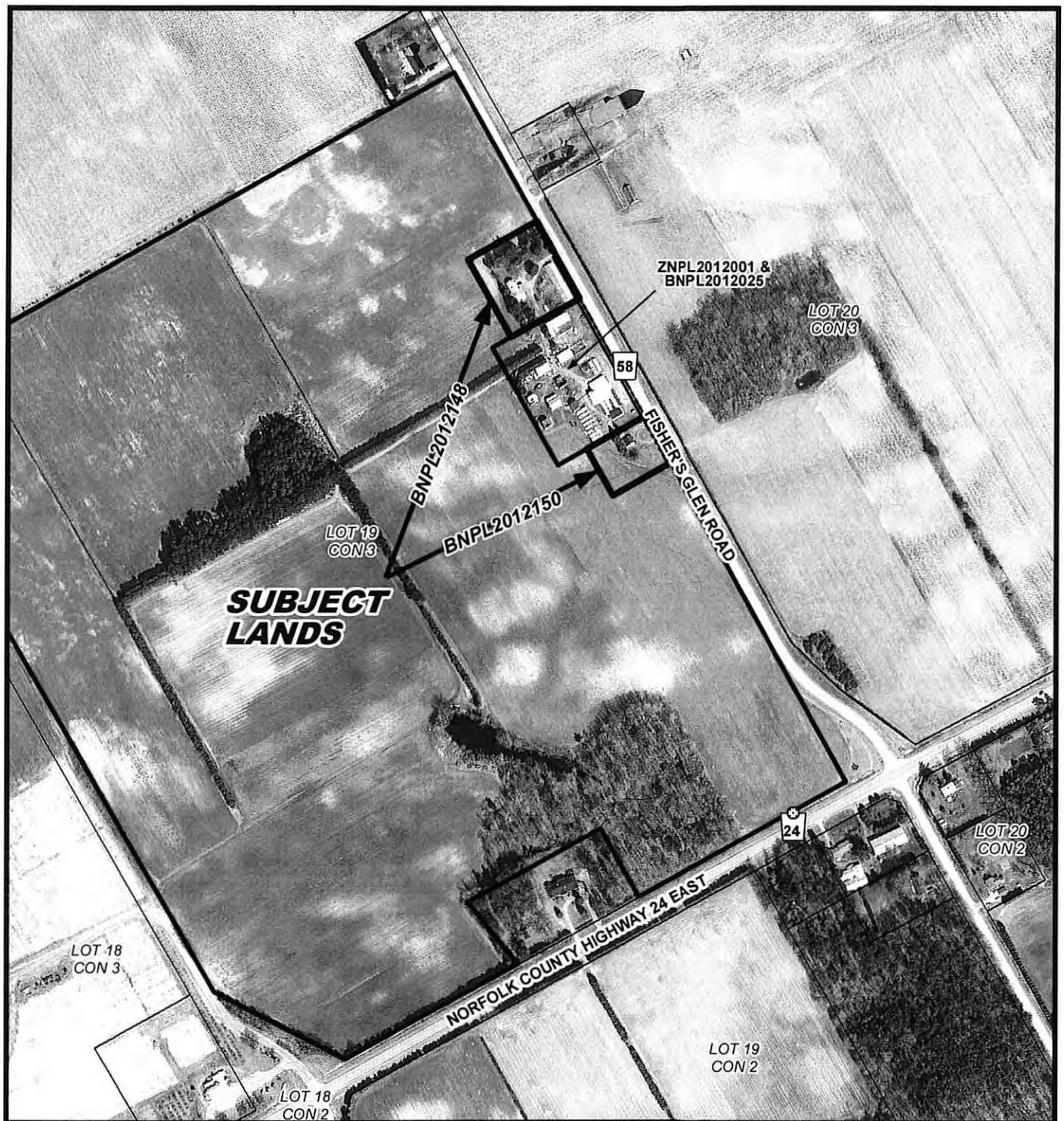
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MAP 3

File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE



1:1,500

