

# COMMENT REQUEST FORM

## FILE NO: BNPL2012150

☒ 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 7<sup>th</sup>, 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 (387 Fishers Glen Road)

**ASSESSMENT ROLL NO.:** 3310493060356000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 49.2 m (161.4 ft), a width of 49.2 m (161.4 ft), a depth of 58.5 m (191.9 ft), and having a lot area of 0.29 ha (0.71 ac) and retain a parcel having an area of 42 ha (103.78 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:** July 23, 2012

**CONSENT / SEVERANCE**

*Handwritten: #2*

**Office Use:**

File Number: BN-PL2012150  
Related File: BNPL2012025 + 2NPL2012001  
Fees Submitted: BNPL2012150  
Application Submitted: JULY 12  
Sign Issued: 11  
Complete Application: 11

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:** 3310-493 080-35600-000

- |  |  |
|--|--|
| <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> GTA DELLEBEECK LTD Phone # 519-426-1057  
Address RR# 1 VICTORIA Fax # \_\_\_\_\_  
Town / Postal Code NOELIWD E-mail \_\_\_\_\_

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

**AGENT INFORMATION**

Name of Agent ERNEST RACZ Phone # 519-426-9222  
Address 393 FISHERS GLEN ROAD Fax # 519-426-9229  
Town / Postal Code VICTORIA NOELIWD E-mail kernal@kwic.com

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

Name of Owners<sup>2</sup> GTA DELLEBEECK LTD Phone # 519-426-1057  
Address RR # 1 Fax # \_\_\_\_\_  
Town / Postal Code VICTORIA NOELIWD E-mail \_\_\_\_\_

<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 mortgages, charges or other encumbrances on the subject lands:

## 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>49.2</u>	Depth (metres/feet)	<u>58.5</u>
Width (metres/feet)	<u>49.2</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>.29 HEC.</u>
Municipal Civic Address	<u>387 FISHERS GLEN ROAD</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:

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 DWELLING.

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:

## 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	CON 1 LOT 17	115	VEG			
493 080 059 00 000	CON 1 LOT 18	172.8	VEG		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1899
OTHER					<input type="checkbox"/> Yes <input type="checkbox"/> No	
GTA DELEE BEECK LTD					<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 <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)

49.2

Depth (metres/feet)

58.5

Width (metres/feet)

49.2

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

.29 HEC.

(.71 ac)

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 DRAWING

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

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

Frontage (metres/feet)

49.2

Depth (metres/feet)

58.5

Width (metres/feet)

49.2

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

.29 HEC.

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:

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 (m<sup>2</sup> / ft<sup>2</sup>)

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: \_\_\_\_\_

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: 1935

Date of purchase of subject lands: \_\_\_\_\_

**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:

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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: \_\_\_\_\_

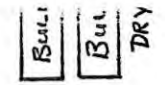
Purpose: \_\_\_\_\_

Status/decision: \_\_\_\_\_

Effect on the requested amendment: \_\_\_\_\_

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

$\left[ m^{p_{i-1}+1} \right]$



lands to  
be  
severed

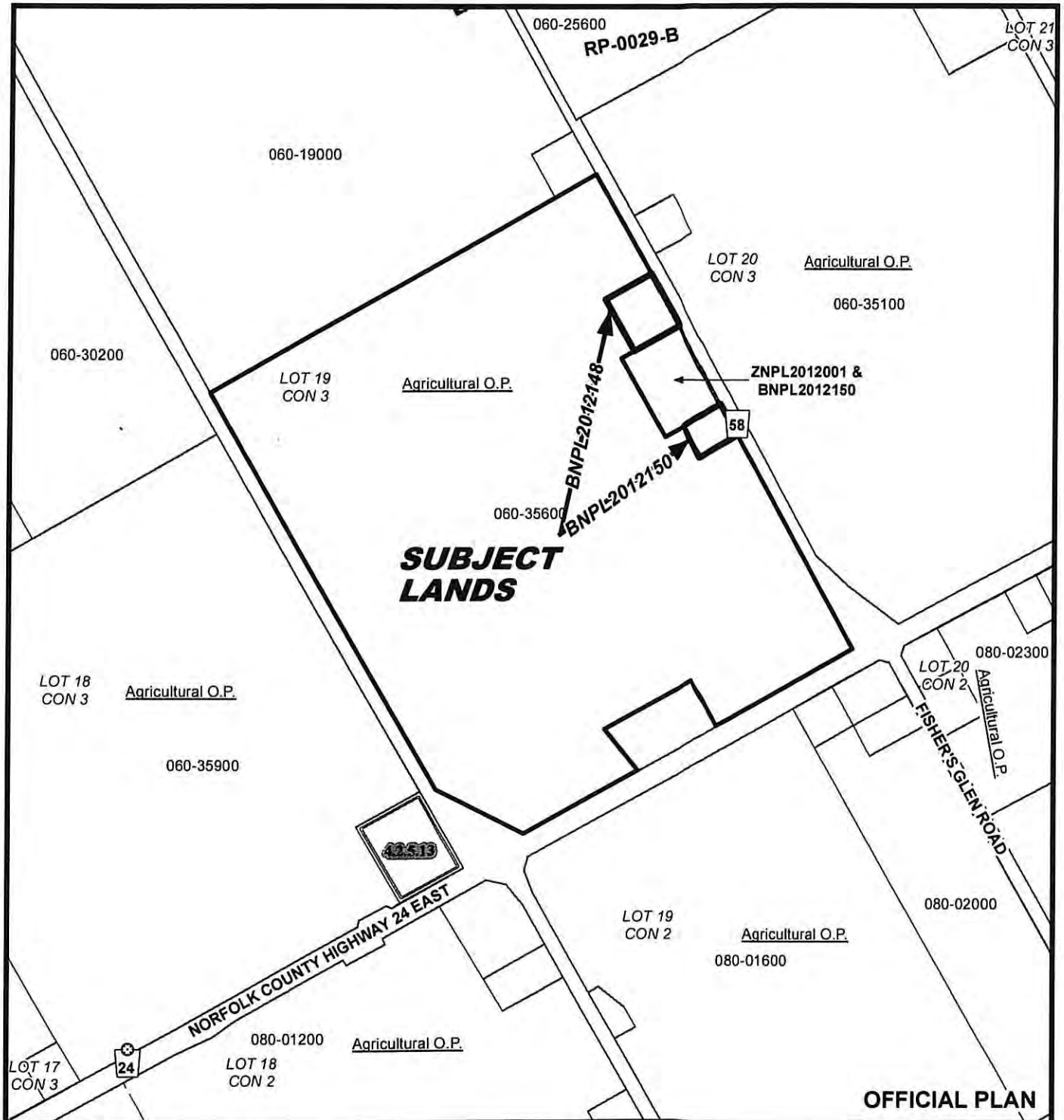
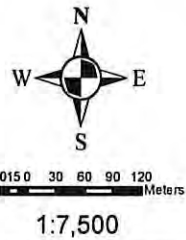
FISHES GLEN SAATH



## MAP 2

File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE



2010 0 20 40 60 80 Meters

1:5,000



# MAP 4

File Number: BNPL2012148 & BNPL2012150

Geographic Township of CHARLOTTEVILLE

