



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012155

☒ 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:

REYNAERT STEEL BUILDING, 340 FRONT RD ST WILLIAMS ON, ON N0E 1P0

AGENT:

R.C. DIXON, O.L.S. - JEWIT AND DIXON LTD., 51 PARK ROAD SIMCOE, ON N3Y4J9

LOCATION: SOUTH WALSHINGHAM CON 1 PT, LOTS 19 AND 20

ASSESSMENT ROLL NO.: 3310543040087000000

PROPOSAL:

An application has been received to sever a parcel having no frontage, a depth of 49.68 m (163 ft) and having an area of 0.057 ha (0.14 ac) and retain a parcel having an area of 33.69 ha (83.22 ac) as a boundary adjustment. Lands to be added to residential lot located to the west: 265 Front Road Roll Number 543-010-08715. Final Lot size: 0.72 ha (1.79 ac.)

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

CONSENT / SEVERANCEParcel A**Office Use:**

File Number:

BN-PL2012 155

Related file:

BN 028/2010+BNPL2012 151

Fees Submitted:

\$889

Application Submitted:

July 12, 2012

Sign Issued:

July 13, 2012

Complete Application:

July 12, 2012 JY

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- 54304008700

- ☐ Creation of a new lot
☐ Surplus Dwelling
☐ Farm Split
☐ Other (lease / charge)

- ☒ Boundary adjustment
☐ Easement
☐ Right-of-way

A. APPLICANT INFORMATION

Name of Applicant Reynart Steel Building Sales Ltd. Phone # (519) 586-3853
 Address RR2 Fax # _____
 Town / Postal Code St Williams On N5E1P0 E-mail _____

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

AGENT INFORMATION

Name of Agent R.C. Dixon, O.L.S. Phone # (519) 426-0842
 Address 51 Park Road Fax # 426-1034
 Town / Postal Code Simcoe, On N3Y4J9 E-mail surveyors@amtelecom.net

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

Name of Owners ² _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ 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:

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>South Walsingham</u>	Urban Area or Hamlet	
Concession Number	<u>1</u>	Lot Number(s)	<u>Pl: 19 + 20</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R1011</u>	Part Number(s)	<u>4 and 7 (less part 1-37R62TS)</u>
Frontage (metres/feet)	<u>181.8m / 596'-6"</u>	Depth (metres/feet)	<u>variable</u>
Width (metres/feet)	<u>variable</u>	Lot area (m ² / ft ² or hectares/acres)	<u>29.55 ha / 72.98 ac</u>
Municipal Civic Address			<u>33.69 ha / 83.23 ac</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):

This application will add a 5 portion to the north-east corner and will extend into the ravine to ensure the trees remain intact. The second application will return an equivalent amount to the farm parcel.

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

Robert Eugene Reynaert 543-040-08715
+ Diane

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

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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						
					☐ Yes ☐ No	
OTHER						
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ 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	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

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Description of land intended to be SEVERED:

Frontage (metres/feet)

0 / 0

Depth (metres/feet)

49.68m / 163' ±

Width (metres/feet)

Variable

Lot area (m² / ft² or
hectares/acres)

0.057ha / 0.14 ac

PROPOSED FINAL LOT SIZE
(If boundary adjustment)

27.85 / 1.94 ac

0.72 ha 1.79 ac

Existing use:

Agriculture (wooded)

Proposed use:

Residential (wooded)

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:

nil

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:

nil

Description of land intended to be RETAINED:

Frontage (metres/feet)

261.12m / 856.72

Depth (metres/feet)

/ variable

Width (metres/feet)

/ variable

Lot area (m² / ft² or
hectares/acres)

33.69 ha / 83.22 ac

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:

nil

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:

nil

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)

254.69m / 835.41

Depth (metres/feet)

Irregular

Width (metres/feet)

Irregular

Lot area (m² / ft²)

29.55 ha / 72.98 ac

Proposed use:

Residential

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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: approved

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: _____

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?



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☐ 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: BN-028/2010

Land it affects: created the parcel this severance is giving back.

Purpose: residential

Status/decision: approved

Effect on the requested amendment: transfer of part of approved lot

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)	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Wooded area	☒ Yes	☐ No	☒ Yes	☐ No ____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

(n/a)

Municipal piped water

Communal Wells

Individual Wells

Other means (describe) _____

SEVERED

☐☐☐

RETAINED

☐☐☐

CONSENT / SEVERANCE

SEWAGE TREATMENT

(n/a)

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: Lake Shore Road

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: Lake Shore Road

I. OTHER INFORMATION

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

☒

Yes

☐

No

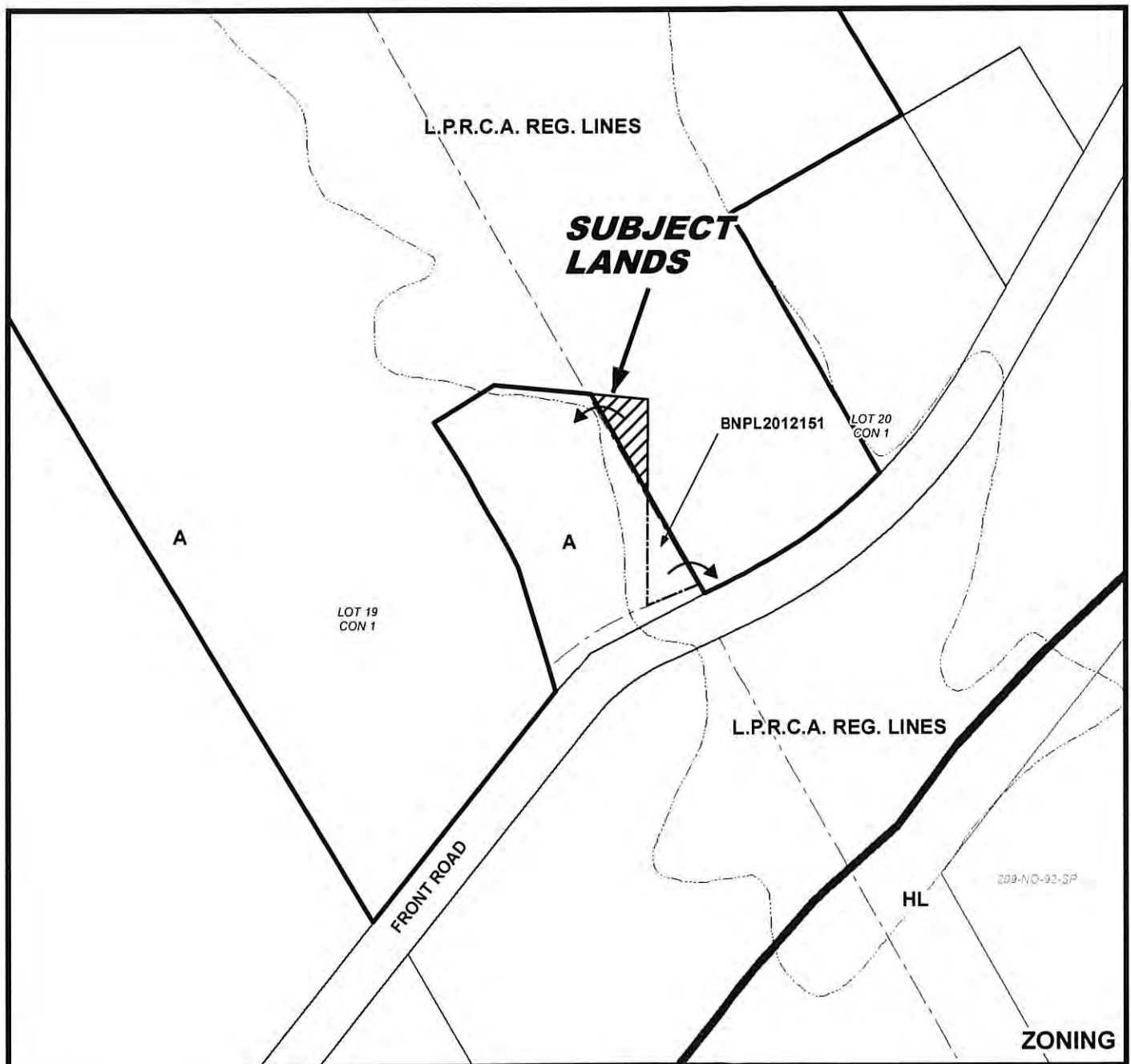
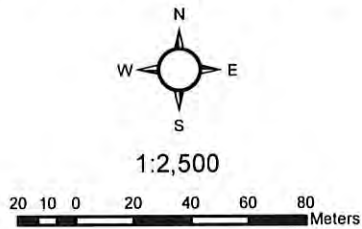
If yes, describe: _____

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.

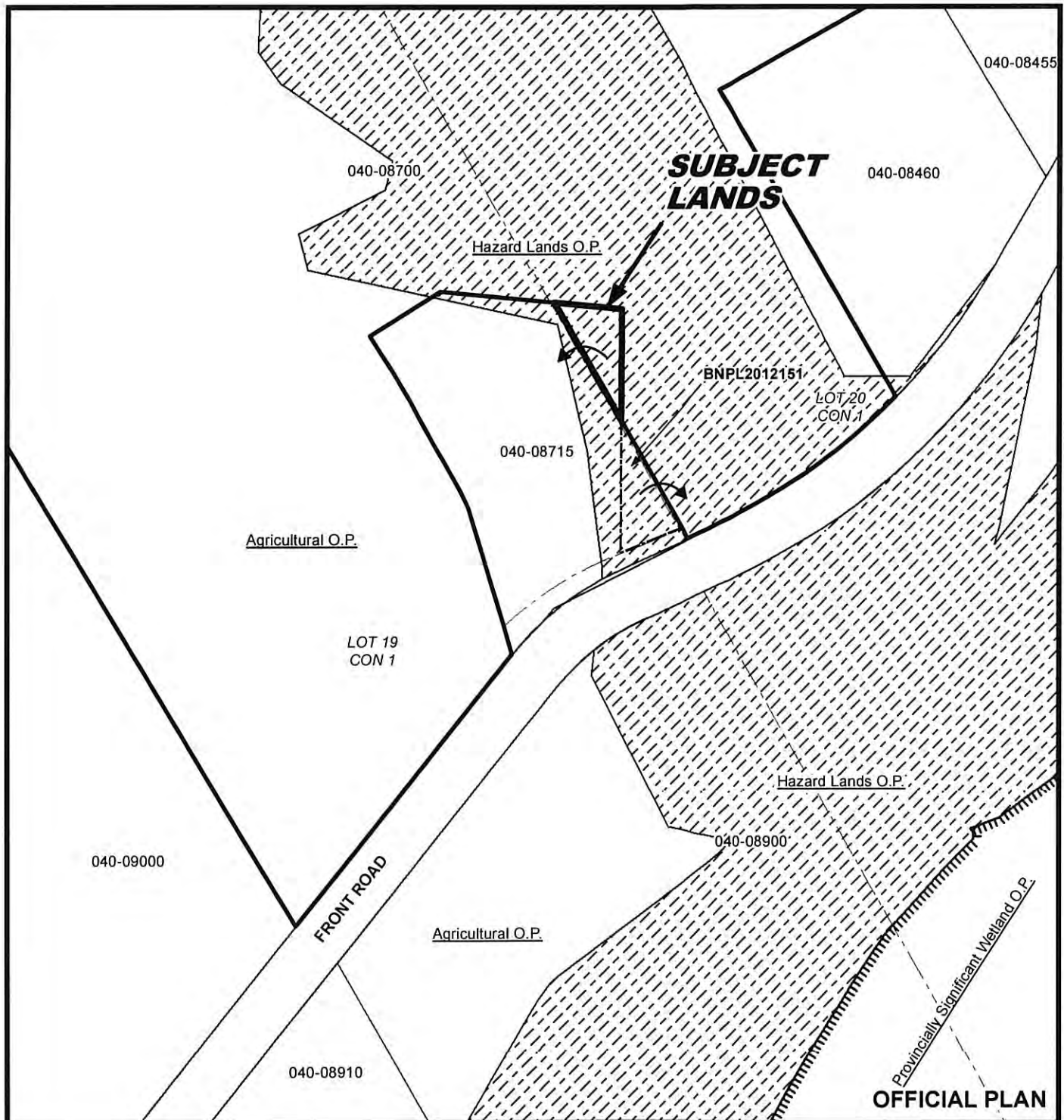
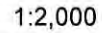
Sale of farm parcel pending the boundary adjustment.

MAP 1
File Number: BNPL2012155

Geographic Township of
CHARLOTTEVILLE



Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2012155

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32
Meters

1:2,000



MAP 4

File Number: BNPL2012155

Geographic Township of CHARLOTTEVILLE

