THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012159

X	Building Department		Railway
X	Building Inspector (Sewage System Review)	X	Norfolk Power
X	Forestry Division		Ministry of Transportation
X	GIS Section	X	Union Gas
X	Fire/EMS	X	Norfolk Heritage Committee
X	Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.		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:**

September 4, 2012

APPLICANT:
LONG POINT REGION CONSERVATION, 4 ELM ST TILLSONBURG, ON N4G 0C4

AGENT:
LONG POINT REGION CONSERVATION AUTHORITY - CLIFF EVANITSKI, 4 ELM STREET TILLSONBURG, ON N4G 0C4

LOCATION: WDH CON BF PT LOT 2 (146 RADICAL ROAD)

ASSESSMENT ROLL NO.: 3310337060015000000

PROPOSAL:
An application has been received to sever a property having a frontage of 93.6 m (31.5 ft), a depth of 68.8 m (225.72 ft) and having an area of 0.57 ha (1.4 acres), and retain a parcel having an area of 39.43 ha (97.43 ac) as the creation of a lot in the agricultural area. The purpose of the proposed severance is the disposition of surplus lands as deemed by the Long Point Region Conservation Authority.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP, ECD
60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1290
EMAIL: shirley.cater@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: August 20, 2012

CONSENT / SEVERANCE

- OSSDS form provided
- As this is LPRCA, no LPRCA fee collected.

Office Use:

File Number: BN-PL2012159

Related File: —

Fees Submitted:

Application Submitted: July 20, 2012

Sign Issued: July 20, 2012

Complete Application:

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- 337 060 015- 00 0000

- [x] Creation of a new lot
- [ ] Surplus Dwelling
- [ ] Farm Split
- [ ] Other (lease / charge)
- [ ] Boundary adjustment
- [ ] Easement
- [ ] Right-of-way

A. APPLICANT INFORMATION

Name of Applicant [1]: Long Point Region Conservation Authority — Phone #: 519-842-4242

Address: 4 Elm St. — Fax #: 519-842-7123

Town / Postal Code: Tillsonburg, N4G 0C4 — E-mail: cevanitski@lprca.on.ca

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

AGENT INFORMATION

Name of Agent: Cliff Evanitski — Phone #: 519-842-4242, ext. 225

Address: 4 Elm St. — Fax #: 519-842-7123

Town / Postal Code: Tillsonburg N4G 0C4 — E-mail: (above)

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

Name of Owners [2]: Big Creek Region Conservation Authority (predecessor of LPRCA) — Phone #: As above

Address: As above — 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:

N/A

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Woodhouse	Urban Area or Hamlet	
Concession Number	BF	Lot Number(s)	pt. 2
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	~589 m	Depth (metres/feet)	~736 m
Width (metres/feet)		Lot area (m² / ft² or hectares/acres)	100 ± acres CE
Municipal Civic Address	146 Radical Rd.		

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):

DISPOSITION - PROPERTY IS SURPLUS TO CONSERVATION AUTHORITY'S NEEDS/MANDATE.

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

UNKNOWN - PROPERTY TO BE PUT ONTO MARKET

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: N/A

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: N/A

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		

CONSENT / SEVERANCE

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

Frontage (metres/feet): 93.6m

Depth (metres/feet): 60.8m+

Width (metres/feet): (IRREGULAR SHAPE)

Lot area (m² / ft² or hectares/acres): 0.57 ha

PROPOSED FINAL LOT SIZE (if boundary adjustment):

Existing use: Government offices

Proposed use: TO BE DETERMINED

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: Please see attached "structures details"

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: Please see attached "structures details"

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

Frontage (metres/feet): ~ 495m

Depth (metres/feet): ~ 736m

Width (metres/feet):

Lot area (m² / ft² or hectares/acres): ± 39.43 ha CE

Existing use: Open space

Proposed use: Open space

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: Please see attached "structures details"

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: Please see attached "structures details"

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

Frontage (metres/feet):

Depth (metres/feet):

Width (metres/feet):

Lot area (m² / ft²):

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): hazard lands / parks and open space

Present zoning: Open space tent and trailer zone / open space t+t and government office

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: _____

Date of purchase of subject lands: MAY 10th, 1968

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:
INTERVIEW WITH FIELD SUPERINTENDENT / PROPERTY MANAGER

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

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:

(2)

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 7M 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 115m 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
		I DON'T KNOW

H. SERVICING AND ACCESS

WATER SUPPLY	SEVERED	RETAINED
Municipal piped water	☐	☐
Communal Wells	☐	☐
Individual Wells	☒	☐

Other means (describe)_____

CONSENT / SEVERANCE

SEWAGE TREATEMENT	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
- ☒ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe:_____

Name of road/street: RADICAL + PORT RYERSEE roads

Existing or proposed access to **SEVERED** lands:

- ☐ Unopened road
- ☒ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe:_____

Name of road/street: RADICAL + PORT RYERSEE roads

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.

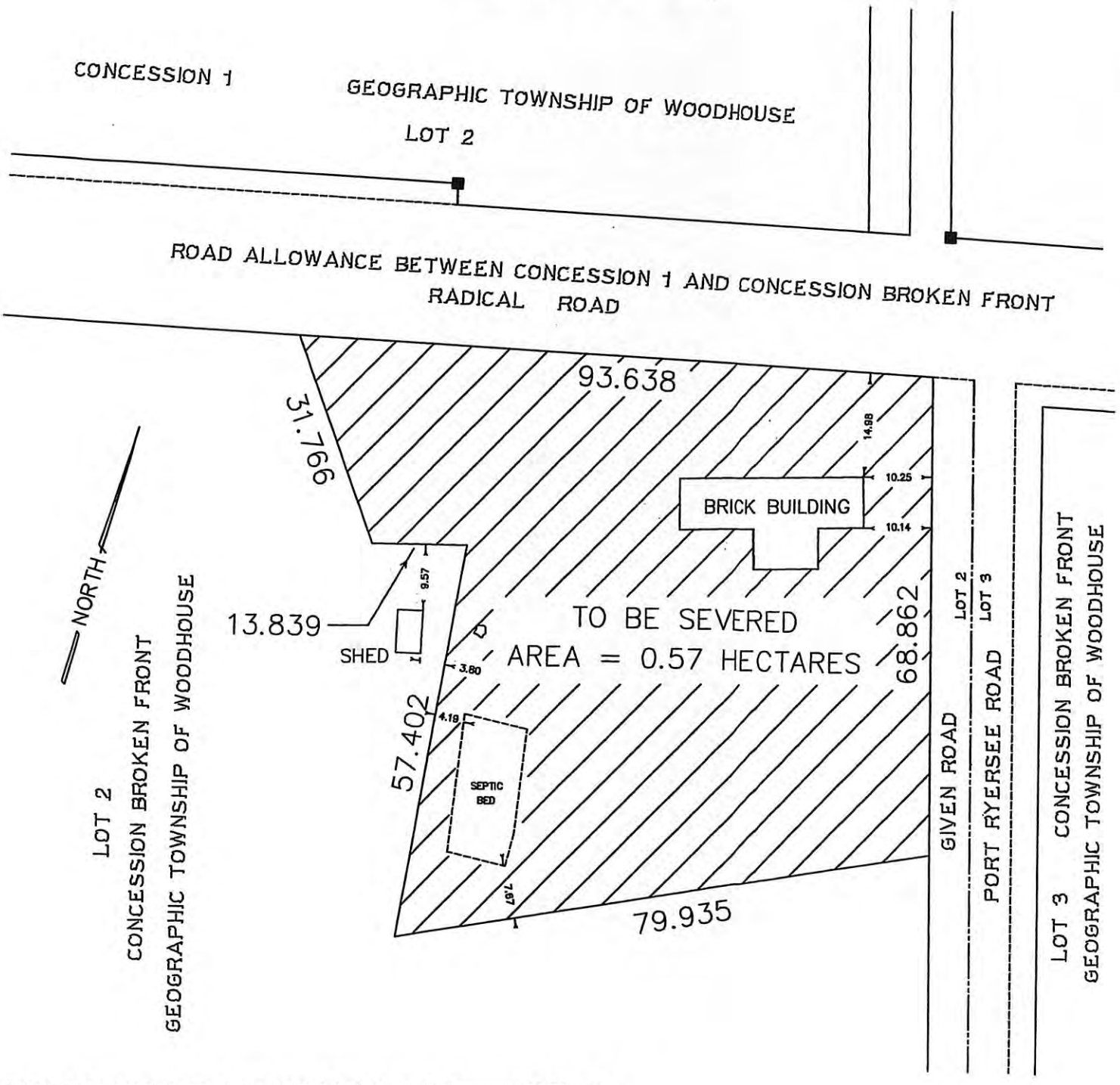
LPRCA NOTES THE PROPOSED SEVERANCE ONCE HAD ITS OWN TITLE BEFORE BEING MERGED WITH ADJACENT CA PROPERTY. PROPOSED SEVERANCE ACCOMODATES LOCATION OF SEPTIC BED.

(4

SKETCH ILLUSTRATING
PROPOSED SEVERENCE
PART OF LOT 2
CONCESSION BROKEN FRONT
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NOW IN
NORFOLK COUNTY

SCALE – NOT TO SCALE (METRIC)

KIM HUSTED SURVEYING LTD.



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Long Point Region Conservation Authority

Existing Conditions
North-East Boundaries
(Containing Existing Features)

0 100 m

Universal Transverse Mercator - Zone 17 (N)
Map centre: East 560004 m North 4736060 m
Created : 6/15/2012 3:28:45 PM
©LPRCA GIS SERVICES 2012

MAP 1
File Number: BNPL2012159

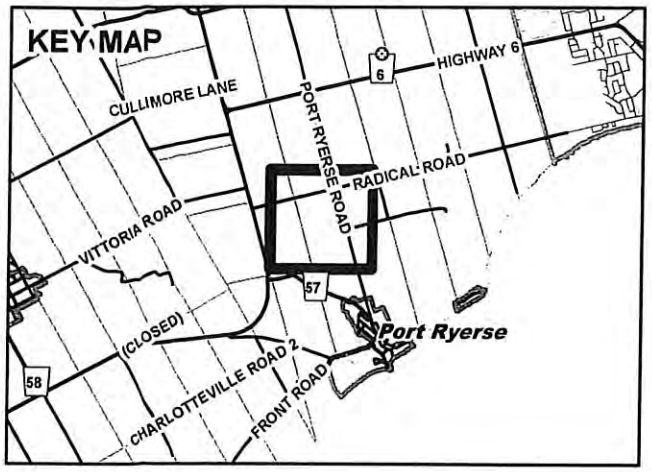
Geographic Township of

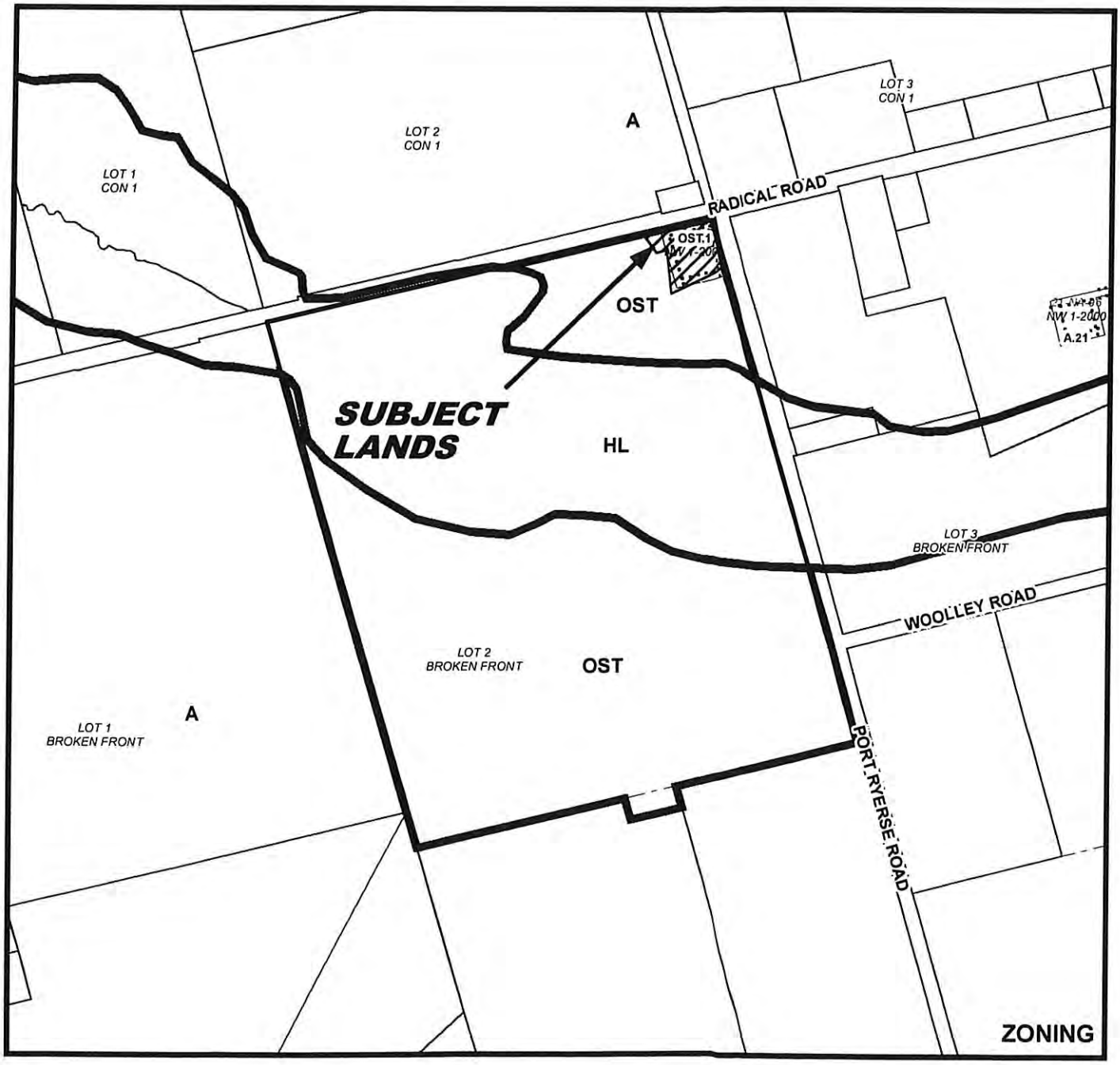
WOODHOUSE

N
W E
S

1:7,500

60 30 0 60 120 180 240 Meters





MAP 2
File Number: BNPL2012159
Geographic Township of WOODHOUSE

N
W E
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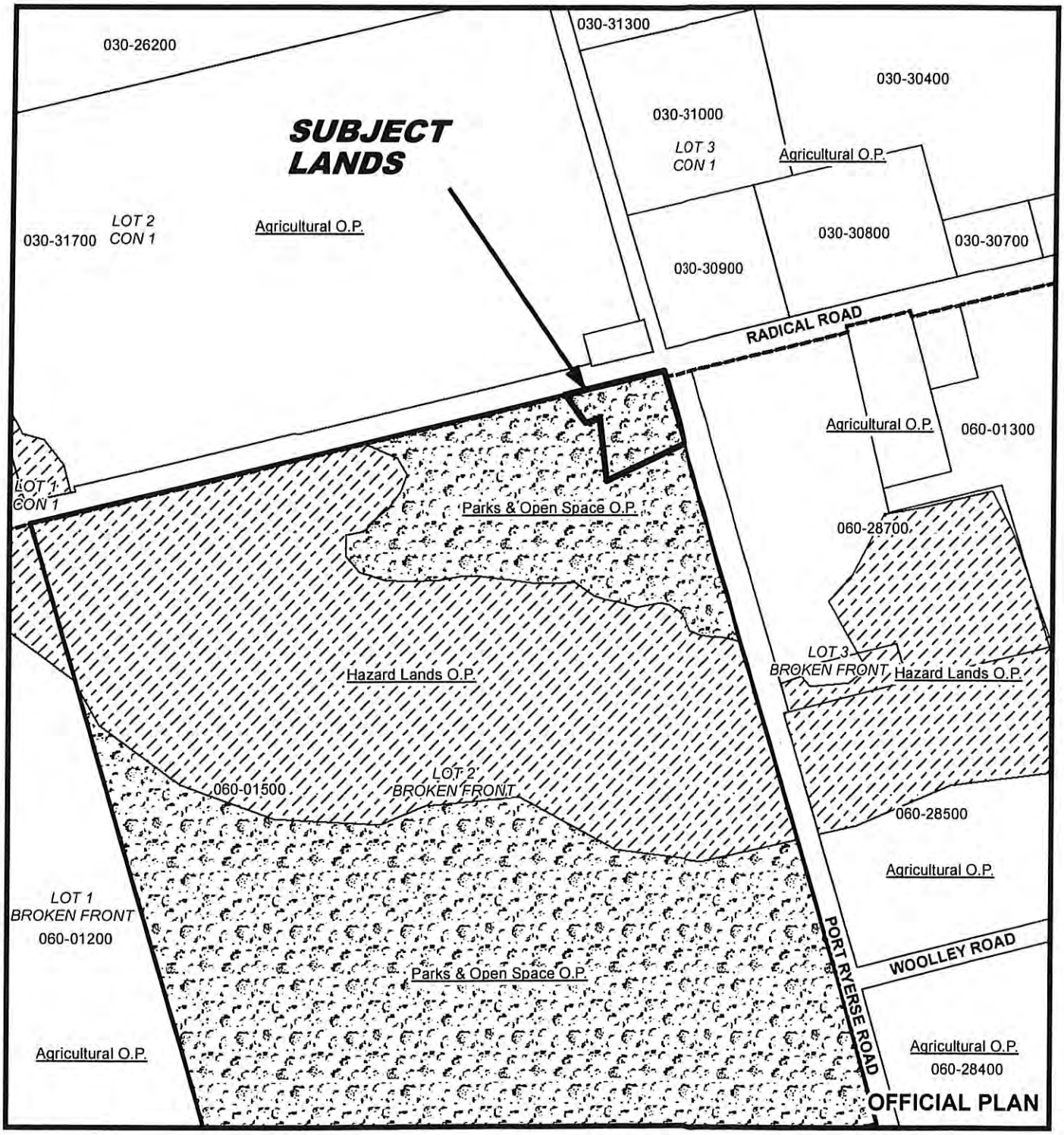
2010 0 20 40 60 80 Meters
1:5,000



MAP 3
File Number: BNPL2012159
Geographic Township of WOODHOUSE

N
W E
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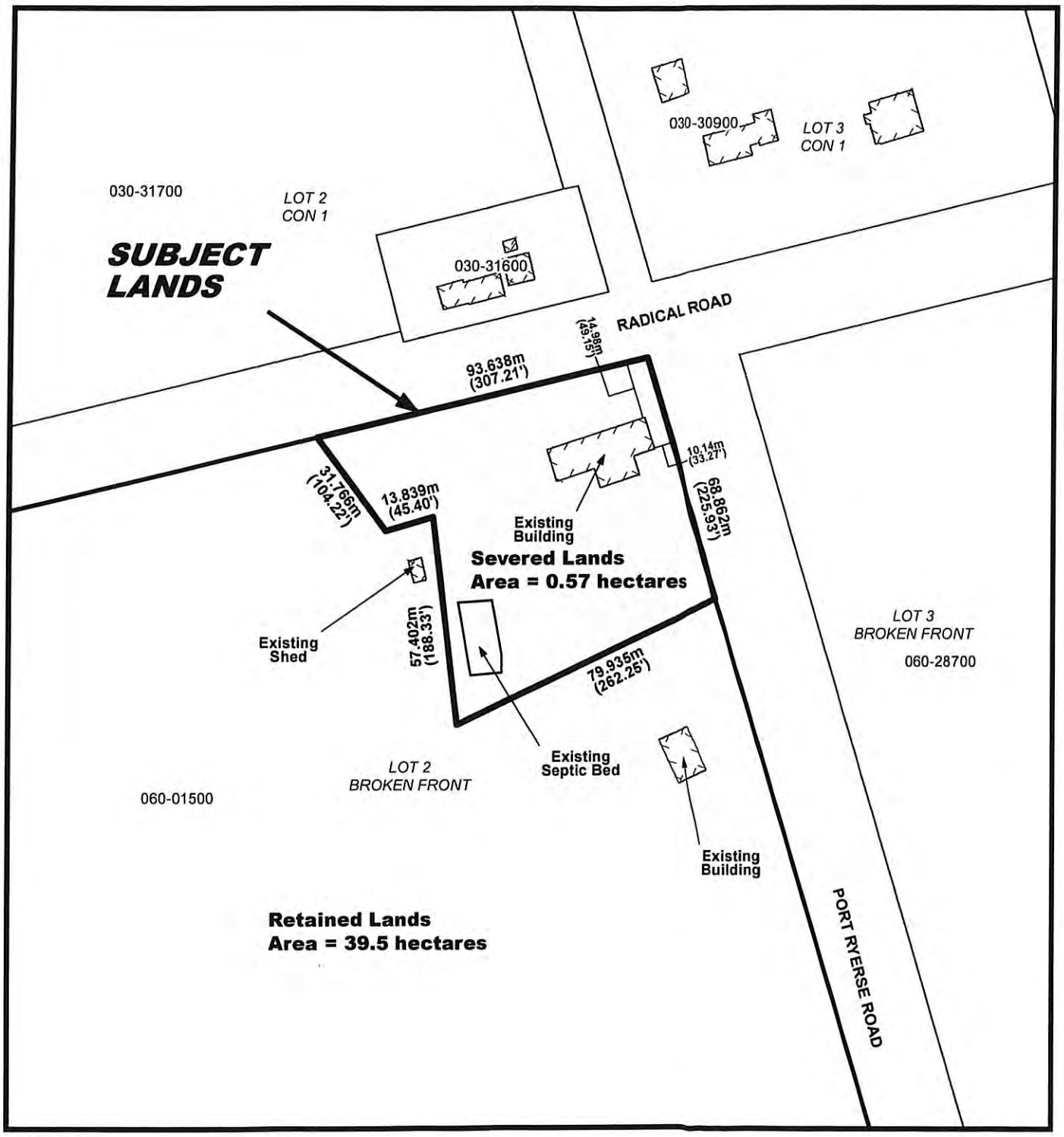
105 0 10 20 30 40 Meters
1:2,500

MAP 4
File Number: BNPL2012159
Geographic Township of WOODHOUSE

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