



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012194

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Hydro One
☐ Ministry of Transportation
☒ Union Gas
☒ Norfolk Heritage Committee
☒ Grand River Conservation Auth
☒ Six Nations

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:**

December 3, 2012

APPLICANT:

SHERMANDALE FARMS LIMITED, 1307 CONCESSION 3 TOWNSEND WILSONVILLE ON, ON

LOCATION: TWN CON 2 PT LOT 17 PT LOT, 18 (1969 Villa Nova Rd)

ASSESSMENT ROLL NO.: 3310336020178000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 66.4 m. (217.7 ft.) a depth of 80 m. (263 ft0) and having an area of 0.46 ha. (1.13 ac.) and retain a parcel having an area of 8.9 ha. (22 ac.) as the severance of a dwelling made surplus through farm amalgamation.

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:

Annette Helmig, Acting Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1849; Fax: (519) 875-4789
annette.helmig@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: November 19, 2012

CONSENT / SEVERANCE

*GRC A circ reg'd.
EIS attached - NEAC reviewed
in 2011*

Office Use:

File Number: BN-PL 2012194
Related File: _____
Fees Submitted: Sept. 6/12
Application Submitted: _____
Sign Issued: _____
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.

*Application changed - Oct 24/12
P.D.*

Property assessment roll number: 3310-0336-020-17800-0000

- | | |
|--|--|
| <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 ¹	<u>Reg/Kim Smith</u>	Phone #	<u>519-443-4448</u>
Address	<u>1307 Conc. 3, R.R.#1</u>	Fax #	<u>519-426-1861 Att'n: Kim</u>
Town / Postal Code	<u>Wilsonville, ON N0E 1Z0</u>	E-mail	<u>cucumberly.smith@sympatico.ca</u>

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

AGENT INFORMATION

Name of Agent	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

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

Name of Owners ²	<u>Shermandale Farms Limited</u>	Phone #	<u>519-443-4448</u>
Address	<u>1307 Conc. 3, R.R.#1</u>	Fax #	<u>519-426-1861 Att'n: Kim</u>
Town / Postal Code	<u>Wilsonville, ON N0E 1Z0</u>	E-mail	<u>cucumberly.smith@gmail.com</u>

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:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Townsend	Urban Area or Hamlet	
Concession Number	Concession 2	Lot Number(s)	Pt. Lots 17, 18 North
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	1042.13 feet	Depth (metres/feet)	558.82 feet/ 1821.60 feet
Width (metres/feet)	1042.13 feet/ 262.6 feet	Lot area (m ² / ft ² or hectares/acres)	23.3 acres
Municipal Civic Address	1969 Villa Nova Road, R.R.#1, Wilsonville, ON N0E 1Z0		

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):

To sever a dwelling made surplus through farm amalgamation.

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

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:

SEE ATTACHED INFORMATION FORM

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					<input type="checkbox"/> Yes	<input type="checkbox"/> No
OTHER					<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
					<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		

Norfolk Residential Lot in Rural/Agricultural Area Information Form

File No:

Lot Size Created:

Roll Number:

Shermandale Farms Limited:

Roll Number	Farm Name	Description/Location	Acreage	Workable Acreage	Farm Type -Grain Corn,Beans,Wheat	Dwelling/ ~Yr. Built
3310 336 010 01600	Ken Smith	Pt. Lot 11, Conc. 1, Townsend	50	50	Grain Production	N
3310 336 010 01700	Gribben I	Pt. Lot 11, Conc. 1, Townsend	50	50	Grain Production	N
3310 336 010 02101	Gribben II	Pt. Lot 12, Conc. 1, Townsend	97.19	96	Grain Production	N
3310 336 010 09700	Nelles	Pt. Lot 10, Conc. 2, Townsend	82.80	80	Grain Production	N
3310 336 010 08700	Sitko	Pt. Lot 10/11, Conc. 2, Townsend	114.38	110	Grain Production	N
3310 336 020 06700	Horton	Pt. Lot 18, Conc. 1, Townsend	59.35	50	Grain Production	Y <1950
3310 336 020 11500	Evans	Pt. Lot 16, Conc. 2, Townsend	102.84	95	Grain Production	N
3310 336 020 12000	Lamb	Pt. Lot 17/18, Conc.2, Townsend	121.53	120	Grain Production	N
3310 336 020 17800	Borowik I	Pt. Lot 17/18, Conc.2, Townsend	23.3	16	Grain Production	Y <1950
3310 336 020 18100	Borowik II	Pt. Lot 17/18, Conc.2, Townsend	22.3	15	Grain Production	N
3310 336 020 19100	Reg Home	Pt. Lot 17, Conc. 2, Townsend	100	95	Grain Production	Y 1911
3310 336 020 29800	Doctor/Sowden I	Pt. Lot 21, Conc.3, Townsend	88.75	88	Grain Production	N
3310 336 020 23750	Doctor/Sowden II	Pt. Lot 21, Conc.3, Townsend	89.72	85	Grain Production	N
3310 336 020 53200	Boston/Burtch	Pt. Lot 13, Conc. 4, Townsend	44.73	44.73	Grain Production	N
3310 336 020 59000	Kollascheck	Pt. Lot 22/23, Conc. 4, Townsend	95.39	90	Grain Production	N
3310 336 030 56200	Woodley I	Pt. Lot 9, Concession 6, Townsend	50.39	50	Grain Production	N
3310 336 030 71000	Murray Goble	Pt. Lot 8, Concession 7, Townsend	45.20	44	Grain Production	N
3310 336 030 72800	Woodley II	Pt. Lot 9/10, Conc. 7, Townsend	180.45	150	Grain Production	N
3310 336 030 73800	Collver	Pt. Lot 10/11, Conc. 7, Townsend	46.16	40	Grain Production	N
3310 336 030 74300	Norm Goble I	Pt. Lot 11, Conc. 7, Townsend	20	20	Grain Production	N
3310 336 030 74100	Norm Goble II	Pt. Lot 12, Conc. 7, Townsend	98.25	90	Grain Production	N
3310 336 060 01600	Renner	Pt. Lot 16, Conc. 8, Townsend	95.86	90	Grain Production	N
3310 336 060 48710	Richards	Pt. Lot 14, Conc. 10, Townsend	46.14	46.14	Grain Production	N
3310 336 080 37900	Novinka	Pt. Lot 13, Conc. 13, Townsend	98.18	90	Grain Production	N
3310 336 080 26800	Krupa	Pt. Lot 15, Conc. 13, Townsend	147.58	125	Grain Production	N
3310 337 020 16300	Schnitzer	Pt. Lot 13, Conc. 5, Woodhouse	93.16	90	Grain Production	N
3310 337 020 13000	Patrick	Pt. Lot 17, Conc. 5, Woodhouse	46.6	43	Grain Production	N
3310 337 020 13100	Patrick/Cassidy	Pt. Lot 17/18, Conc. 5, Woodhouse	50.85	33	Grain Production	Y <1950
	Total Acreage		2,161.10	1,995.87		

CONSENT / SEVERANCE

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

Frontage (metres/feet) 66.36 m (217.7 ft.)

Width (metres/feet) 40.85 m westerly boundary

Depth (metres/feet) 80.00 m

Lot area (m² / ft² or hectares/acres) (1.134 acres)

PROPOSED FINAL LOT SIZE (if boundary adjustment) 0.54 ha.

Existing use: Residential, Agricultural

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:

House – rebuilt after destruction by fire 01 JAN 2011. Demolition complete and rebuilding permitted and initiated.
Agricultural Storage building.

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:

House and Storage building

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

Frontage (metres/feet) +/- 825 feet

Width (metres/feet) 862 ft + 262 ft.

Depth (metres/feet) 558 ft. + 1821 ft.

Lot area (m² / ft² or hectares/acres) 22.0 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:

House – 30'X46'X24', Set Backs – East 44m, South 15m, West 52m, North 20m. Storage – 18'X20'X6m, Set backs – 95m East, 2m South, 4m West, 7m North

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) _____

Width (metres/feet) _____

Depth (metres/feet) _____

Lot area (m² / ft²) _____

Proposed use: _____

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural , Hazard and Wetland

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: _____

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? 20NOV2010

Date of construction of the dwelling proposed to be severed: Demolished Home prior to 1950. New construct of replacement home.

Date of purchase of subject lands: 20NOV2010

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

CONSENT / SEVERANCE

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes X No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes X 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

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 X 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

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*?

X Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes X 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)	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Wooded area	X Yes	<input type="checkbox"/> No	X Yes	<input type="checkbox"/> No	1m ___ distance	
Municipal landfill	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Floodplain	X Yes	<input type="checkbox"/> No	X Yes	<input type="checkbox"/> No	30m ___ distance	
Rehabilitated mine site	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Active mine site within one kilometre	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Active railway line	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Seasonal wetness of lands	X Yes	<input type="checkbox"/> No	X Yes	<input type="checkbox"/> No	___ distance	
Erosion	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	
Abandoned gas wells	<input type="checkbox"/> Yes	X No	<input type="checkbox"/> Yes	X No	___ distance	

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED - N/A

☐

Communal Wells

☐

☐

Individual Wells

X

☐

Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED – N/A

Municipal Sewers
Communal System
Septic tank and tile bed
Other means (describe) _____

☐
☐
X

☐
☐
☐

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers
Open ditches
Other (describe) _____

☐
X
Field Tiled

☐
☐
Field Tiled

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes **X** No

Has the existing drainage on the subject lands been altered?

☐ Yes **X** No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No **X** Unknown

Existing or proposed access to the **RETAINED** lands:

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

If other, describe: _____

Name of road/street: Villa Nova Road also Concession 3 and Concession 2 Roads through other owned land

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

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

If other, describe: _____

Name of road/street: Villa Nova Road

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes **X** No

If yes, describe: _____

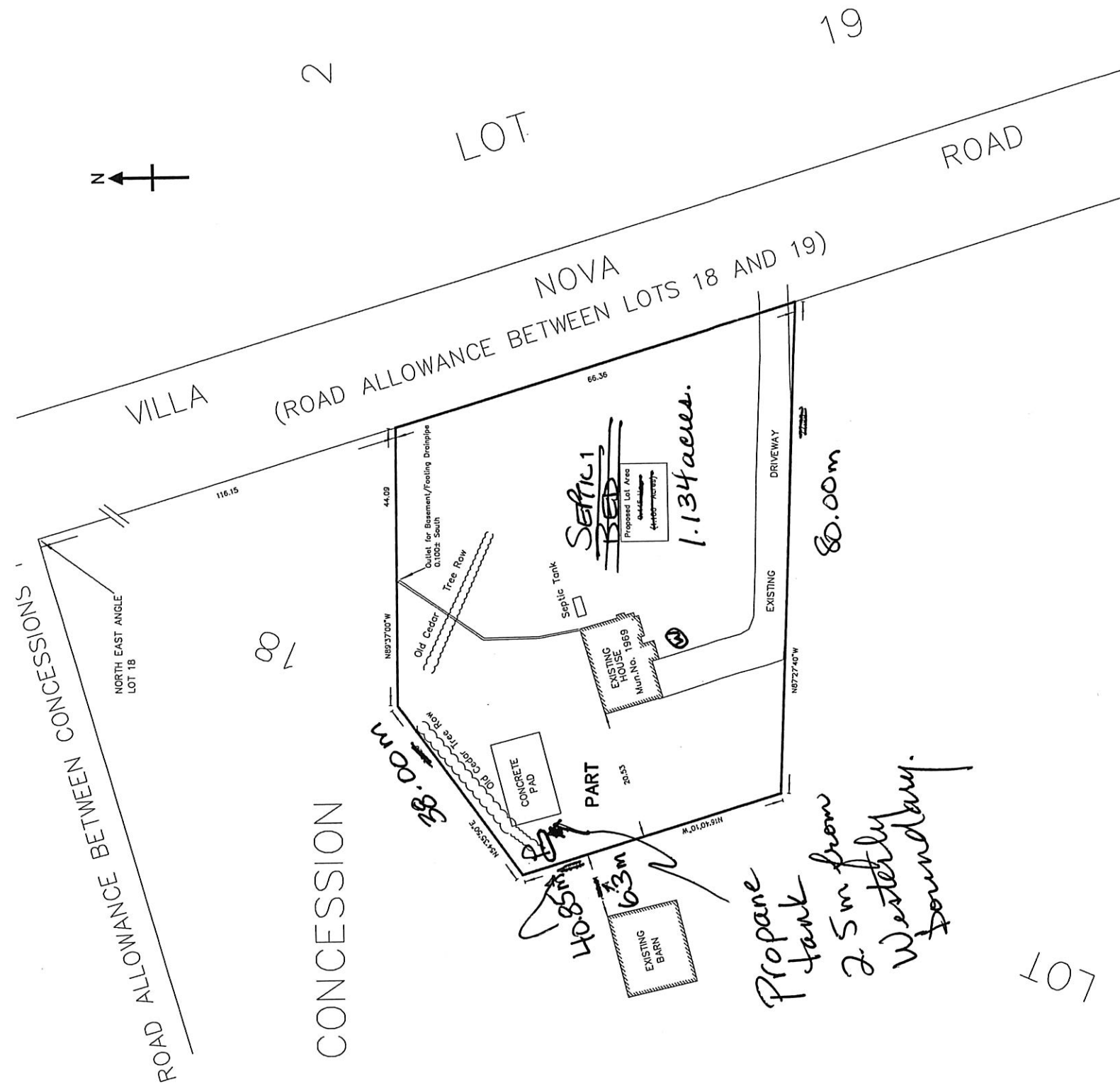
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

The permission for this unusual consent/severance (based on the rebuilding of the former excess dwelling) was granted soon after the fire in 2011. The delay in requesting this consent was due to the time required to demolish the old structure and the subsequent research and budgeting needed for the building of the replacement dwelling.

SKETCH FOR
No. 1969 V
PART L
CONCES
TOWNSHIP
NORFOLK
SCALE: 1:500
0 10
VALLEE & YEO LIM

NOTE: DISTANCES ARE IN METRES & FEET BY DIVIDING

DATED: OCTOBER



MAP 2

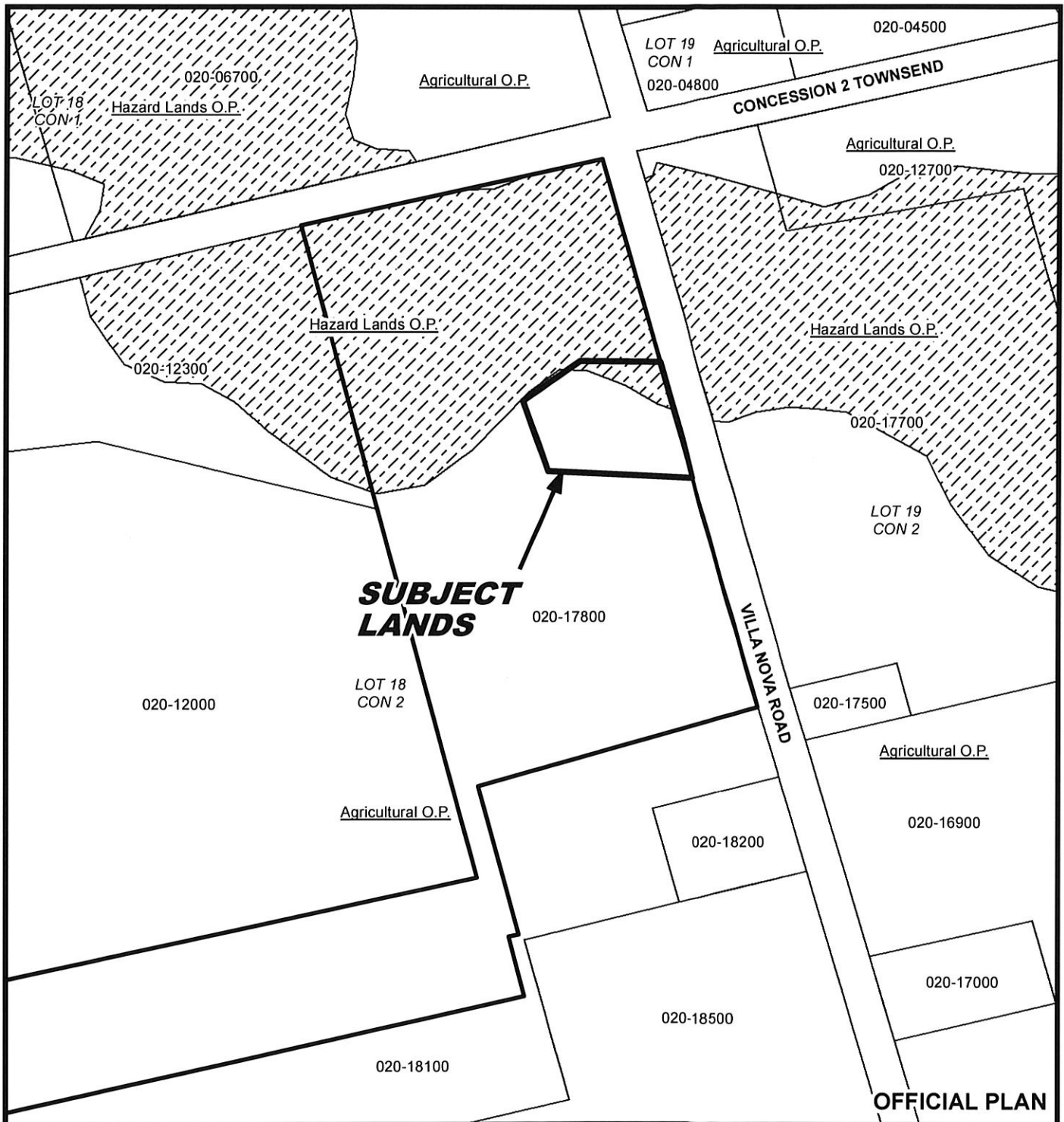
File Number: BNPL2012194

Geographic Township of TOWNSEND



105 0 10 20 30 40 Meters

1:3,000



MAP 3

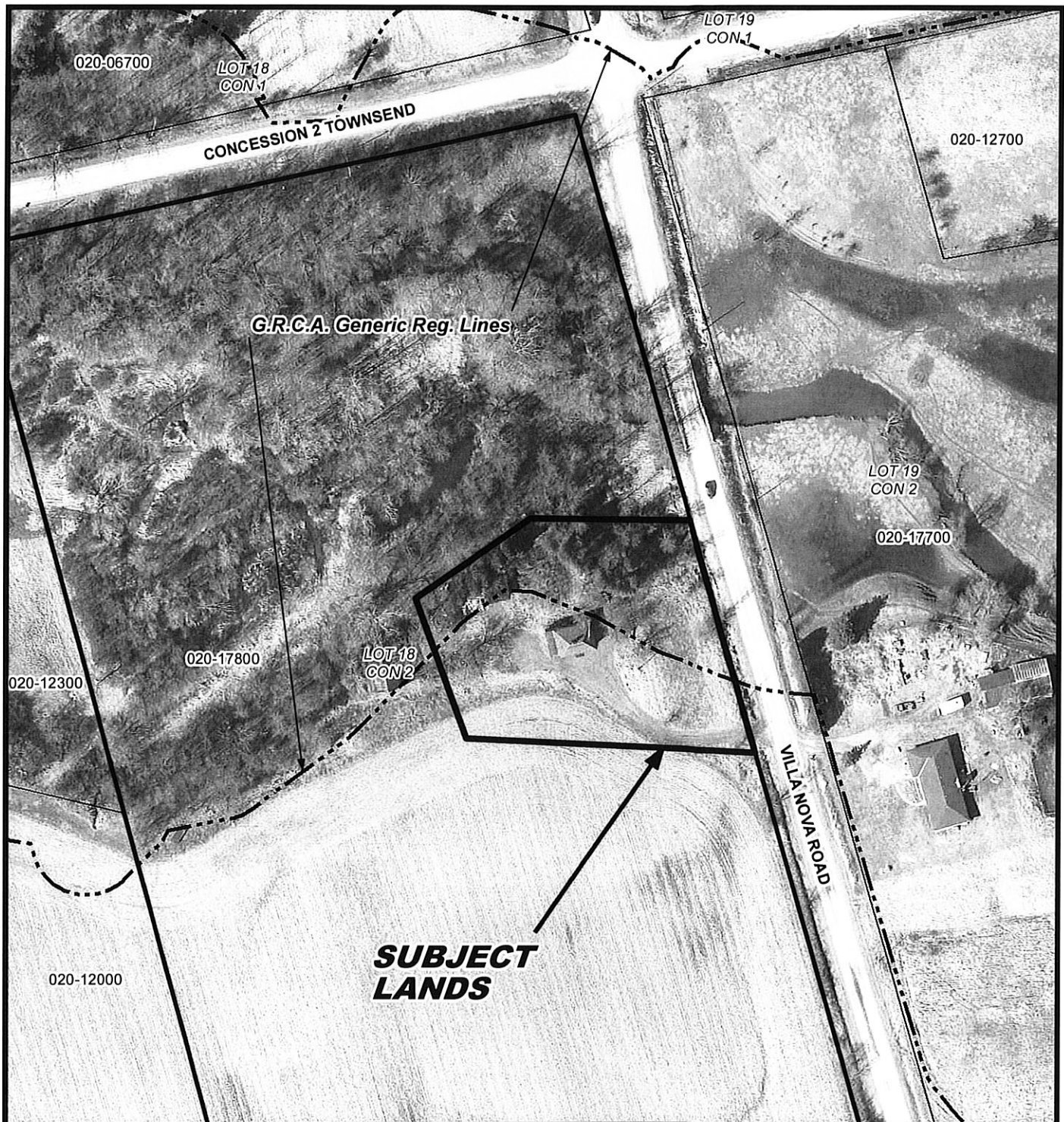
File Number: BNPL2012194

Geographic Township of TOWNSEND



6 3 0 6 12 18 24 Meters

1:1,500



MAP 4

File Number: BNPL2012194

Geographic Township of TOWNSEND

