



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012224

☒ 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
☒ 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:**

December 3, 2012

APPLICANT:

SCHUYLER FARMS LIMITED, 383 CONC 14 TOWNSEND RR 4 STN MAIN SIMCOE, ON N3Y 4K3

AGENT:

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

LOCATION: TWN CON 12 PT LOT 6 (403 Conc 13 Townsend)

ASSESSMENT ROLL NO.: 3310336070310000000

PROPOSAL:

An application has been received to merge an existing buildable 1.44 ha. (3.57 ac.) lot into a 20 ha. (49 ac.) farm in return for a 0.41 ha. (1 ac.) parcel located in the north-east area of the 20 ha. (49 ac.) farm.

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:

Meghan Gelinis, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.gelinis@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**Office Use:**

File Number: BN- PL 2012 224
Related File: _____
Fees Submitted: Oct 9 11 2
Application Submitted: Oct 9 11 2
Sign Issued: Oct 9 11 2
Complete Application: 11

* EIS required reid sb
* LPRCA fee required reid sb

(PD)

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- 33607031000 / 33607031300

- | | |
|--|--|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Schuyler Farms Limited Phone # (519) 426-5784
Address 383 - 14th Street East Townsend Fax # _____
Town / Postal Code Simcoe, On N3Y4K3 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:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Townsend</u>	Urban Area or Hamlet	
Concession Number	<u>12</u>	Lot Number(s)	<u>6</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>327.5 m / 1074.5</u>	Depth (metres/feet)	<u>594.1 m / 1949.2</u>
Width (metres/feet)	<u>327.5 m / 1074.5</u>	Lot area (m ² / ft ² or hectares/acres)	<u>20.24 ha / 50 ac.</u>
Municipal Civic Address	<u>403 Concession 13 Road E.</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):

A buildable 3.574 ac. lot owned by Schuyler Farms is proposed to be merged into the 50 ac farm in return for a 1 ac. parcel located in the north-east area of the 50 ac. parcel.

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:

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	

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)	<u>63.4 m / 208'</u>	Depth (metres/feet)	<u>63.4 m / 208'</u>
Width (metres/feet)	<u>63.4 m / 208'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.40 ha / 0.99 ac</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	_____

Existing use: vacant wooded land

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:

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:

single family dwelling

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

Frontage (metres/feet)	<u>327.5 m / 1074.5'</u>	Depth (metres/feet)	<u>594.1 m / 1949.2'</u>
Width (metres/feet)	<u>327.5 m / 1074.5'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>19.84 ha / 49 ac.</u>

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:

frame barn, 2 frame garages, 2 sheds, 1 storey frame dwelling

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:

same structures to be removed.

Description of proposed **RIGHT OF WAY/EASEMENT**: —————

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ²)	_____

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: _____

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:

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: _____

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*?

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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

☐

Communal Wells

☐

Individual Wells

☒

RETAINED

☐☐☒

Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

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: Blue Line 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: Blue Line Road

I. OTHER INFORMATION

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

☐

Yes

☒

No

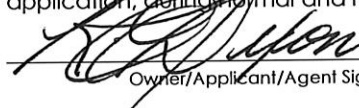
If yes, describe: _____

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.

CONSENT / SEVERANCE

L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Owner/Applicant/Agent Signature

Oct 5, 2012
Date

M. FREEDOM OF INFORMATION

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.


Owner/Applicant/Agent Signature

Oct 5, 2012
Date

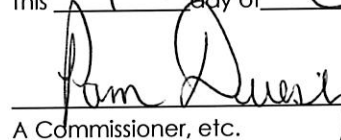
N. DECLARATION

I, R.C. Dixon of Simcoe solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at:

Pam Duesling
In Simcoe, ON

This 9th day of October A.D., 20 12


A Commissioner, etc.

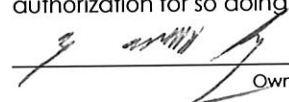

Owner/Applicant/Agent Signature

PAMELA LYNN DUESLING,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 12, 2014.

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We Schuyler Farms Limited am/are the registered owner(s) of the lands that is the subject of this development application for a consent / severance and I/We authorize R.C. Dixon to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

Owner

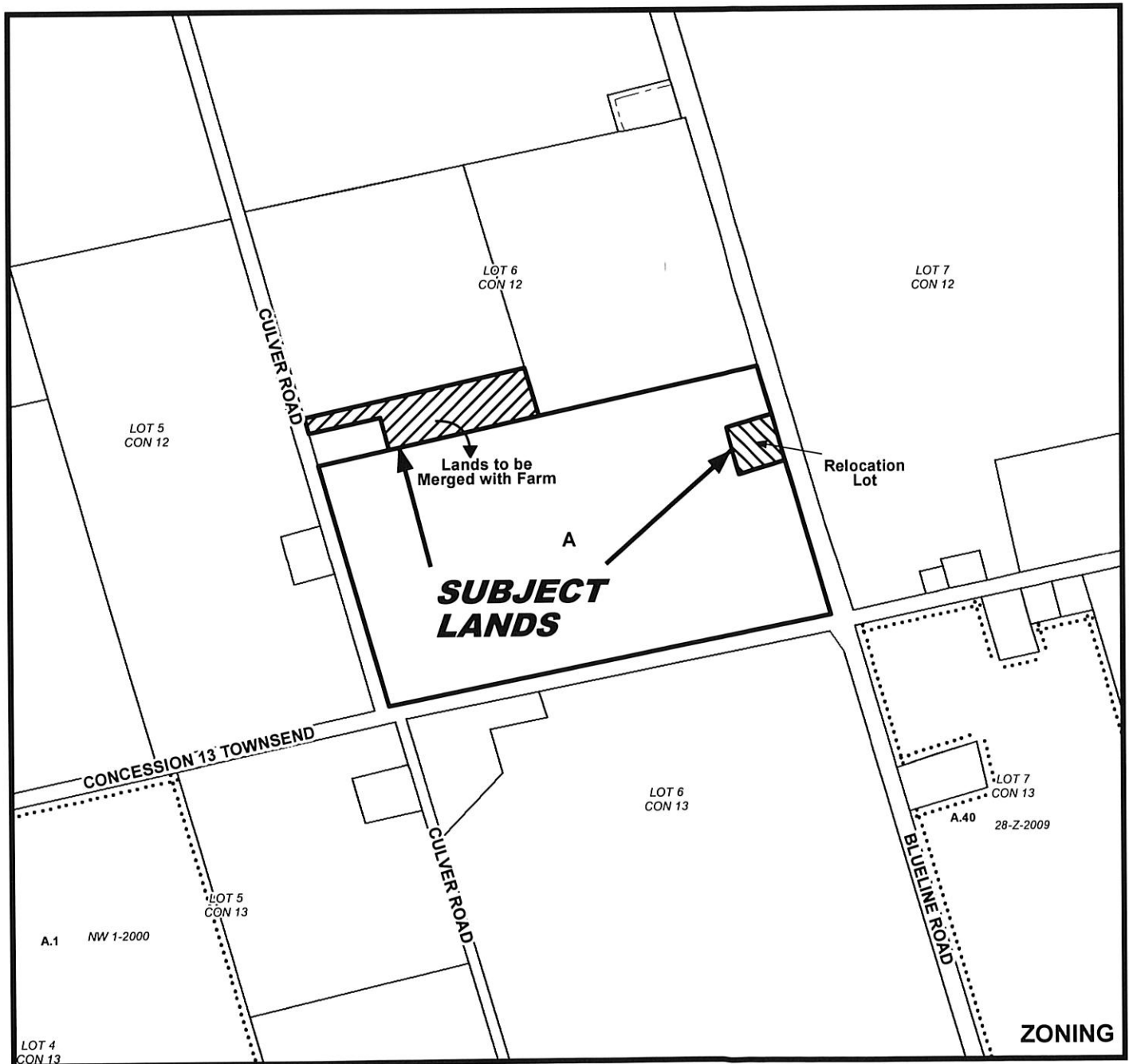
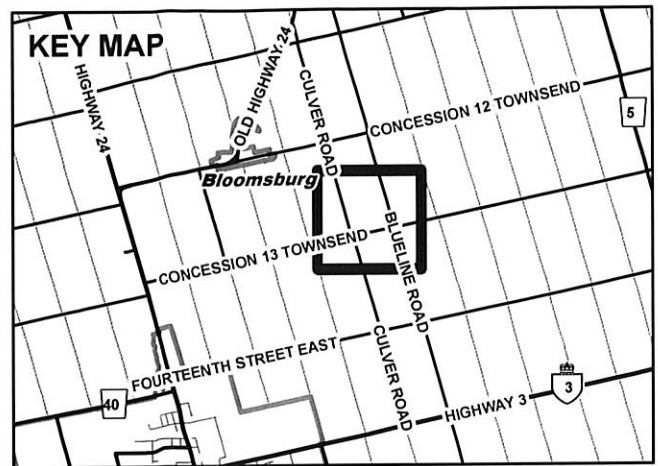
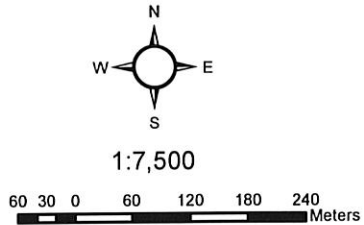
Oct 3, 2012
Date

Date

MAP 1

File Number: BNPL2012224

Geographic Township of
TOWNSEND

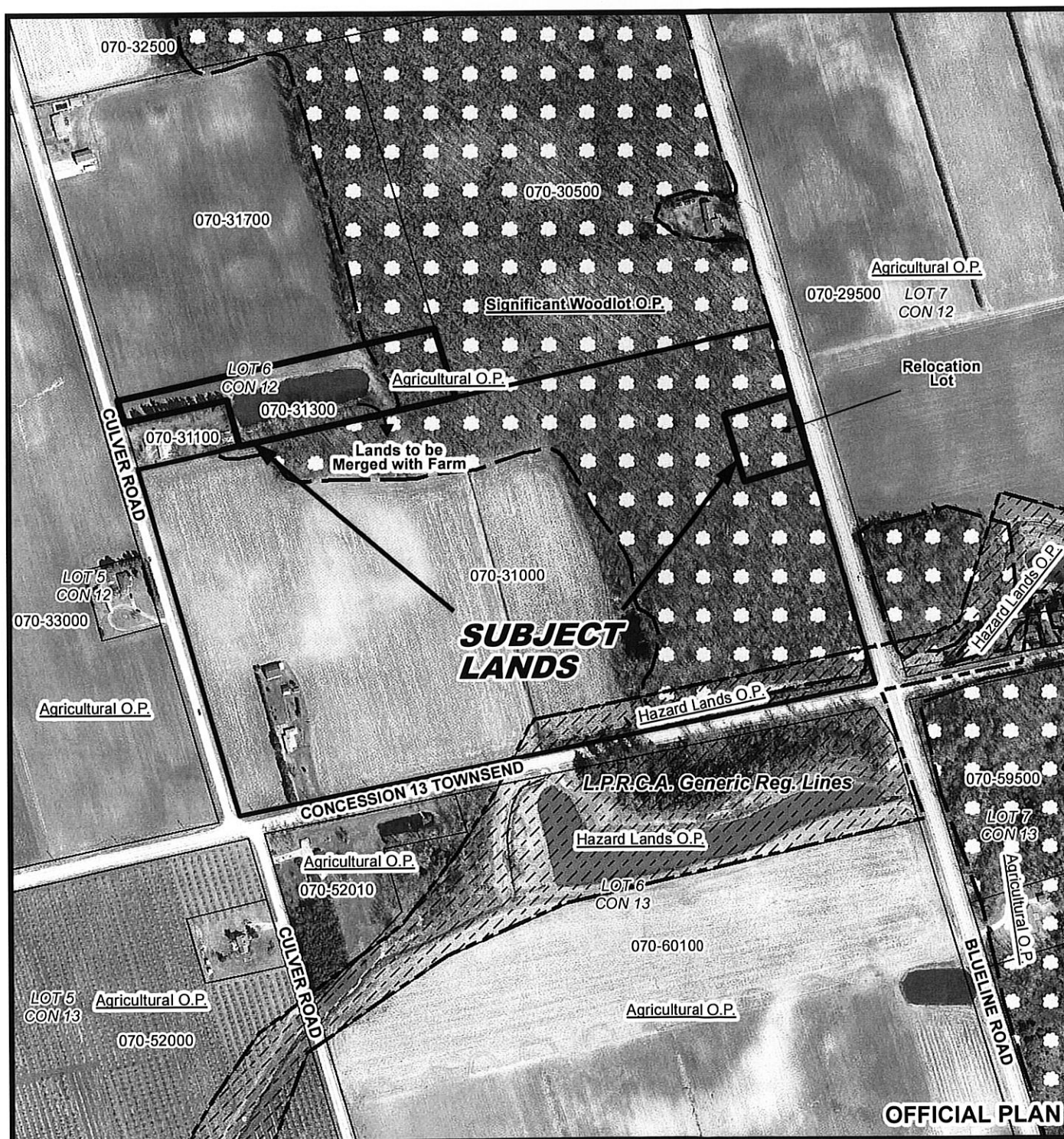


Geographic Township of TOWNSEND



2010 0 20 40 60 80 Meters

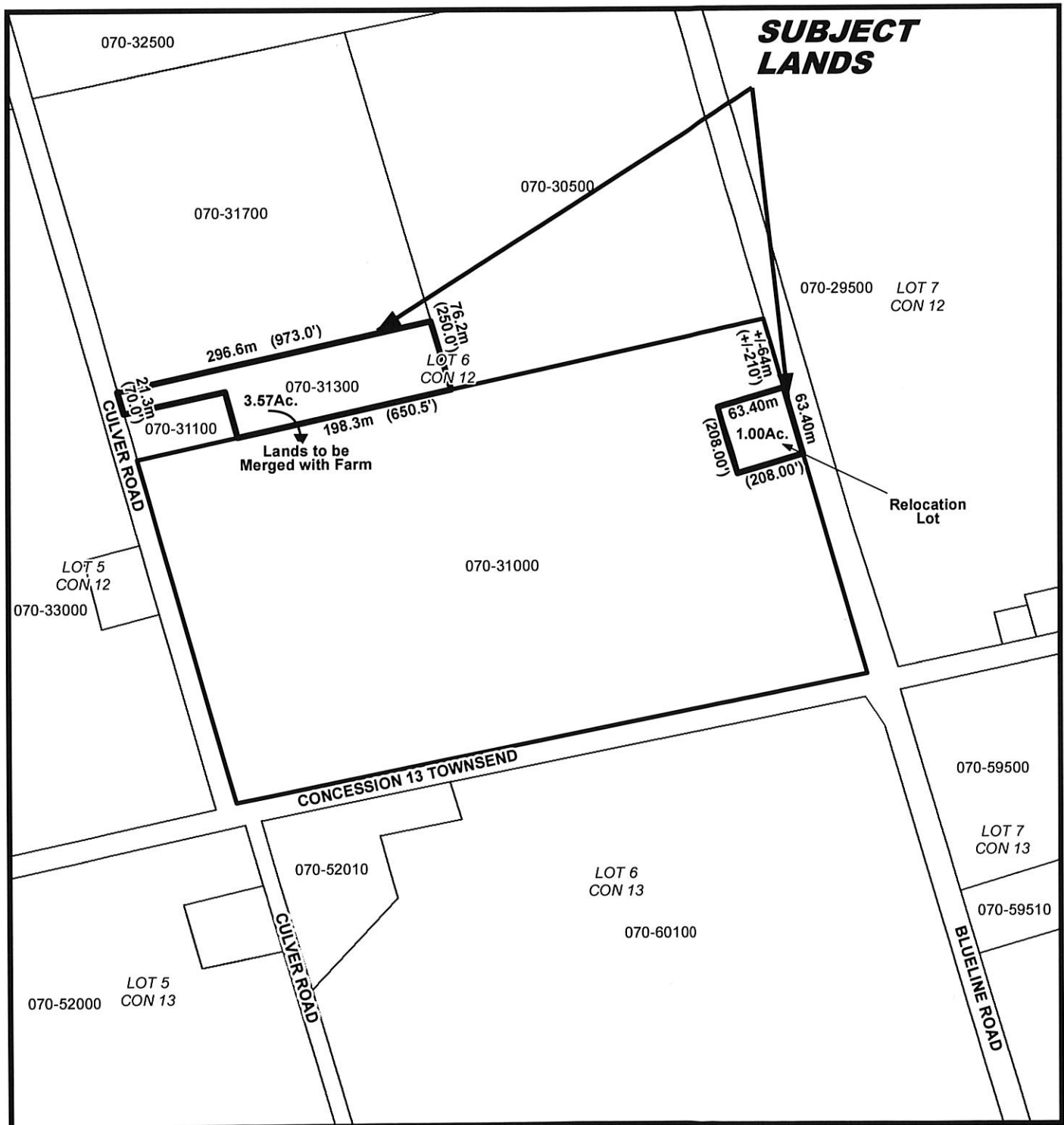
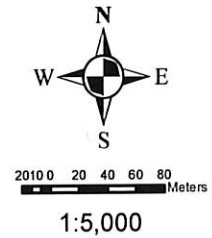
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MAP 3

File Number: BNPL2012224

Geographic Township of TOWNSEND



Property Summary - Schuyler Farms Limited

As of Aug 7/2012

No. Farm	Classification	Township	Concession	Lot	Roll Number	Acres
1 C. Frost	Farm	Windham	12	4	33 10 491 021 51500	32.2
2 Kow/Andrews	Farm	Woodhouse	6	7	33 10 337 020 09000	84
3 Miesels	Farm	Woodhouse	6	7	33 10 337 020 08600	49.31
4 T.Frost	Farm	Windham	13	5,6	33 10 403 025 10900	60.57
5 CullBoll	Farm	Townsend	14	9	33 10 336 070 81600	16
6 Railway	Farm	Townsend	14	7 to 12	33 10 336 070 81500	88.55
7 Sommerville	Farm	Townsend	14	12	33 10 336 070 73700	67.05
8 CullBoll	Farm	Townsend	14	8	33 10 336 070 71600	97.05
9 CullBoll	Farm	Townsend	14	8,9	33 10 336 070 71650	27
10 CullBoll	Farm	Townsend	14	8	33 10 336 070 71700	28.26
11 Pacey	Farm	Woodhouse	6	8	33 10 337 010 20300	62.29
12 Raitrowski	Farm	Woodhouse	6	4	33 10 337 010 20300	48.16
13 Malo Pond	Farm	Townsend	12	6	33 10 336 070 31300	3.57
14 Malo	Farm	Townsend	12	5	33 10 336 070 33000	47.13
15 Lor/Ouw/Kel	Farm	Townsend	13	9,10	33 10 336 070 58300	198.97
16 Woolley	Farm	Townsend	13	7	33 10 336 070 59000	57.45
17 Gazda	Farm	Townsend	13	6	33 10 336 070 60100	117.68
18 Drew House	Residential	Townsend	13	6	33 10 336 070 60208	0.55
19 Home	Farm	Townsend	13	4,5	33 10 336 070 61500	147.9
20 Home	Residential	Townsend	13	4,5	33 10 336 070 61500	147.9
21 Home - Tatarka	Farm	Townsend	13	4	33 10 336 070 62400	23.5
22 Kotchan	Farm	Townsend	14	7,8	33 10 336 070 71400	134.06
23 Cull Owned	Farm	Townsend	14	10,11	33 10 336 070 73100	133.33
24 Crabbe	Farm	Townsend	14	4,5	33 10 336 070 82400	128.14
25 Wainfleet	Farm	Woodhouse	6	6	33 10 337 010 19500	47.27
26 Fedusenko	Farm	Woodhouse	6	5,6	33 10 337 010 20005	140.74
27 Grohs	Farm	Townsend	13	7,8	33 10 336 070 59500	147.33
28 Shrubbs	Farm	Townsend	14	10	33 10 336 070 72600	24
29 Richardson	Farm	Woodhouse	5	5,6	33 10 337 010 21100	158.16
30 Waddle	Farm	Woodhouse	6	7	33 10 337 020 09300	44
31 Cul Windham	Farm	Windham	13	1,2	33 10 403 025 12050	81.16
32 Vasko	Farm	Woodhouse	6	13	33 10 337 020 01700	89.28
33 Young	Farm	Townsend	14,15	14	33 10 336 080 62950	83.85
34 McEown	Farm	Woodhouse	6	8	33 10 337 020 00800	46