



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012230

| | |
|---|--|
| <input checked="" type="checkbox"/> Building Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Health Unit | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input checked="" type="checkbox"/> Hydro One |
| <input checked="" type="checkbox"/> GIS Section | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Fire/EMS | <input checked="" type="checkbox"/> Union Gas |
| <input checked="" type="checkbox"/> Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement. | <input checked="" type="checkbox"/> Norfolk Heritage Committee |
| | <input type="checkbox"/> Conservation Authority |
| | <input checked="" type="checkbox"/> Oxford County |

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:

CARL AND CARMINA HALSTEAD, 1925 WINDHAM RD 19 RR 1 LA SALETTE, ON N0E 1H0

LOCATION: WDM CON 7 PT LOT 23 AND 24 RP 37R4009 PT PART 1 (1931 Windham Road 19)

ASSESSMENT ROLL NO.: 3310491016100000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 30.48 m. (100 ft.), a depth of 35.66 m. (117 ft.) and having an area of 0.11 ha. (0.27 ac.) and retain a parcel having an area of 38 ha. (93 ac.) as a boundary adjustment. The subject lands will be added to 1925 Windham Road 19 for a final lot size of 0.25 ha. (0.62 ac.). To allow for an upgraded septic and tile bed, also creating a larger buffer between the house and very busy farming operation (large trucks, tractor, tractor trailers, dumptrucks and bunkhouses).

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**Office Use:**

File Number:

BN- PL2012230

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

Oct 26/12

Oct 26/12

Oct 26/12

Oct 26/12

OSSDs provided.

P.D.

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- 491 016 10700 0000

- | | |
|---|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" 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 type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ CARL & CARMINA HALSTEAD Phone # 519-582-1662
 Address 1925 WINDHAM ROAD #19 Fax # 519-582-3198
 Town / Postal Code LASALLETT, ONT. N0E1H0 E-mail carminahalstead@yahoo.ca

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 B&C NIGHTINGALE FARMS LTD Phone # 519-582-2461
 Address 1931 WINDHAM ROAD 19 Fax # 519-582-3198
 Town / Postal Code LASALLETT, ONT. N0E1H0 E-mail bcknight2001@yahoo.com

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:

T.D. CANADA TRUST, DELHI, ONTARIO

121 KING STREET N4B 1X9



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|--|---|----------------------------|
| Geographic Township | <u>WINDHAM</u> | Urban Area or Hamlet | <u>LASALETTE</u> |
| Concession Number | | Lot Number(s) | <u>PT. LOT 23 & 24</u> |
| Registered Plan Number | | Lot(s) or Block Number(s) | |
| Reference Plan Number | <u>RP 37R 4009</u> | Part Number(s) | <u>PT. PART 1</u> |
| Frontage (metres/feet) | | Depth (metres/feet) | |
| Width (metres/feet) | | Lot area (m ² / ft ² or hectares/acres) | <u>93.78 ac TOTAL</u> |
| Municipal Civic Address | <u>1931 WINDHAM ROAD 19, LASALETTE, ONTARIO N0E1H0</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):

To allow room for upgraded septic and tile bed. Also creating a larger
buffer between house and very busy farming operation (large trucks,
tractors, tractor trailers, dumptrucks and bunkhouses

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 |
|--|---|--|---|--|--|---------------------|
| <div style="position: relative; height: 150px;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 2px solid black; transform: rotate(45deg); transform-origin: center;"></div> </div> | | | | | <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 (m ² / ft ² or hectares/acres) | Lands to be Retained (m ² / ft ² or hectares/acres) |
|--------------------------------------|---|--|
| Area under cultivation | | |
| Woodlot area | | |
| 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) 100' / 30.48 m

Depth (metres/feet)

117' / 35.66 m

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

11,700 sq ft / 1087 m²

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

27,027 sq ft / 2510 m²
0.62 AC / 0.25 ha
grass.

Existing use: Agricultural - years ago there were greenhouses, now just a patch of

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:

Ø

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:

Ø

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

Frontage (metres/feet) 1000+

Depth (metres/feet)

7000+

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

93+ ACRES / 37.64 ha
(from 93.78 AC TOTAL)

Existing use:

Proposed use:

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:

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:

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURAL (A)

Present zoning: AGRICULTURAL (A) ZONE

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: HOUSE SEVERANCE

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? NO

Date of construction of the dwelling proposed to be severed: N/A

Date of purchase of subject lands: N/A

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:

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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" 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

SEVERED

RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☐☐

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: WINDHAM ROAD 19, LA SALETTE

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: WINDHAM ROAD 19, LA SALETTE

I. OTHER INFORMATION

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

☐

Yes

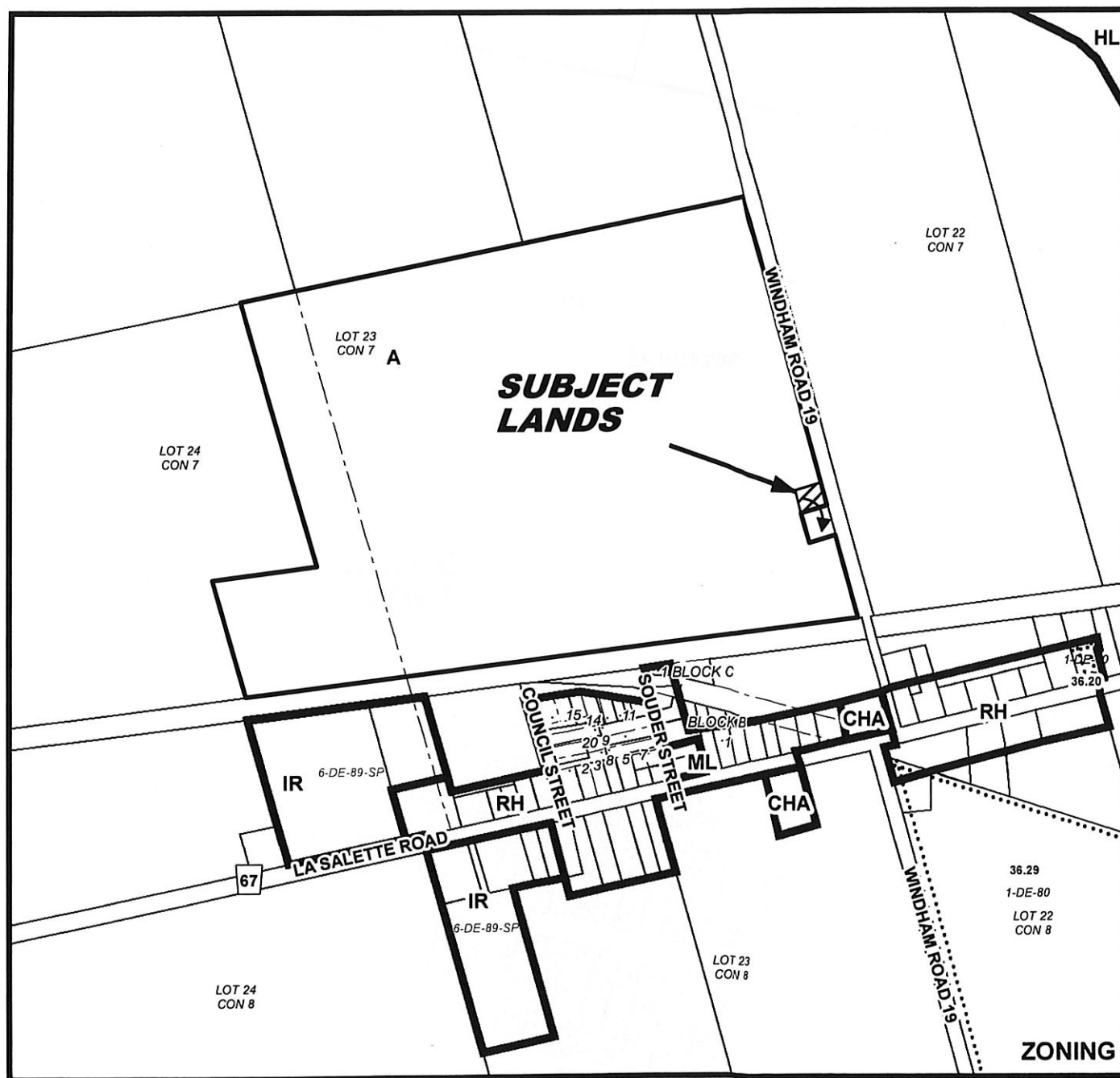
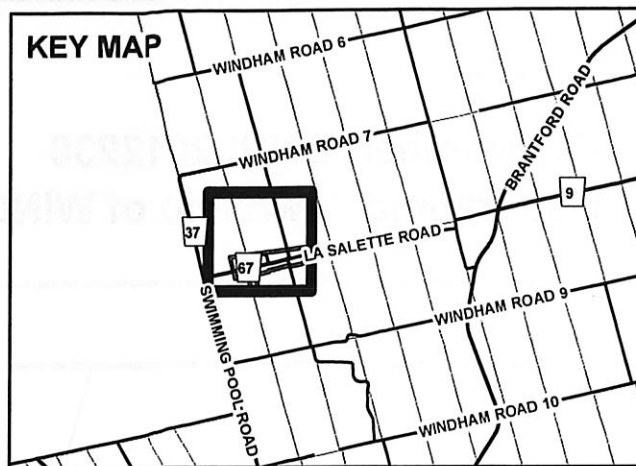
☒

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.

Geographic Township of
WINDHAM



MAP 2

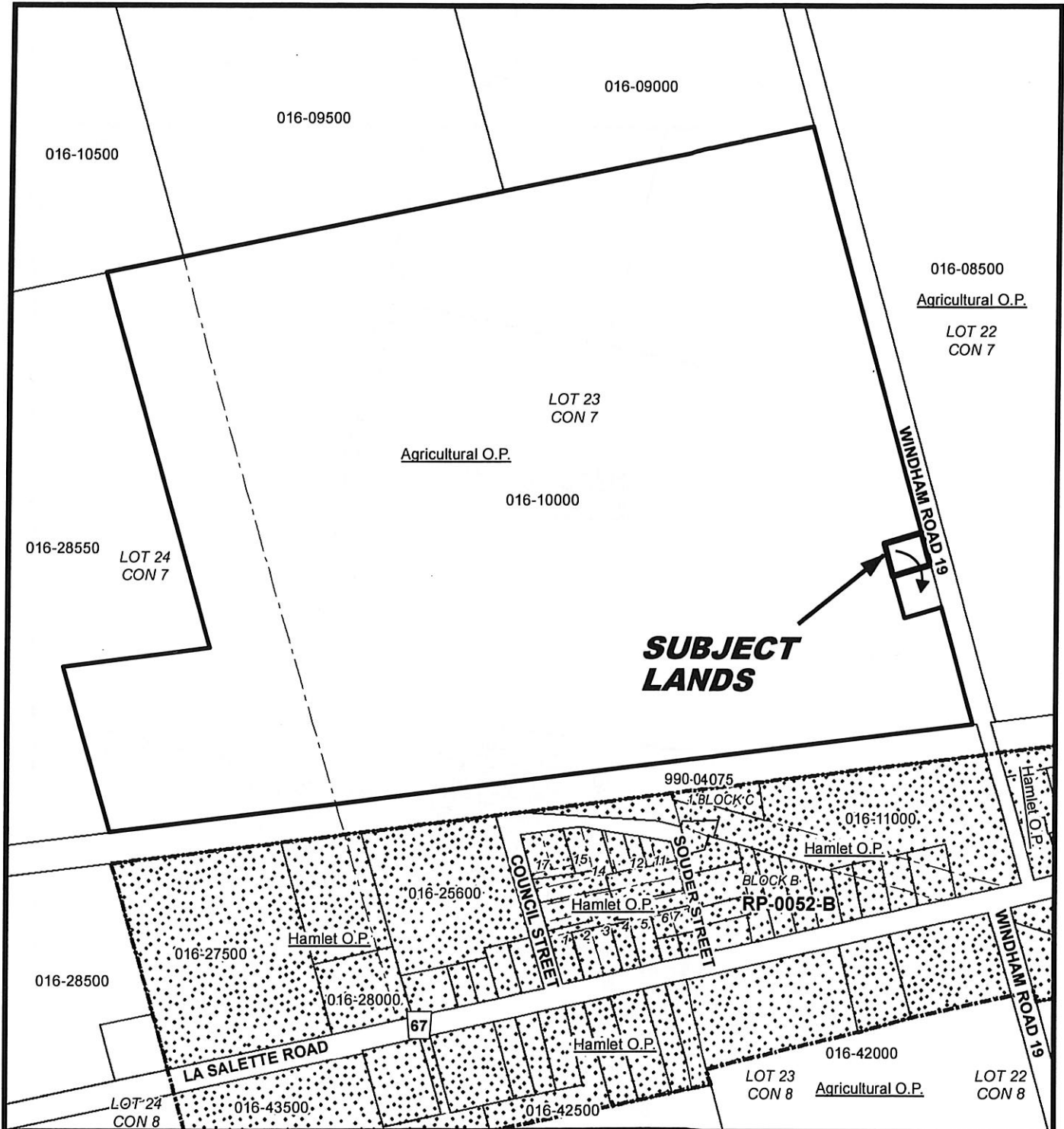
File Number: BNPL2012230

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



MAP 3

File Number: BNPL2012230

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500



01/11/2012

MAP 4

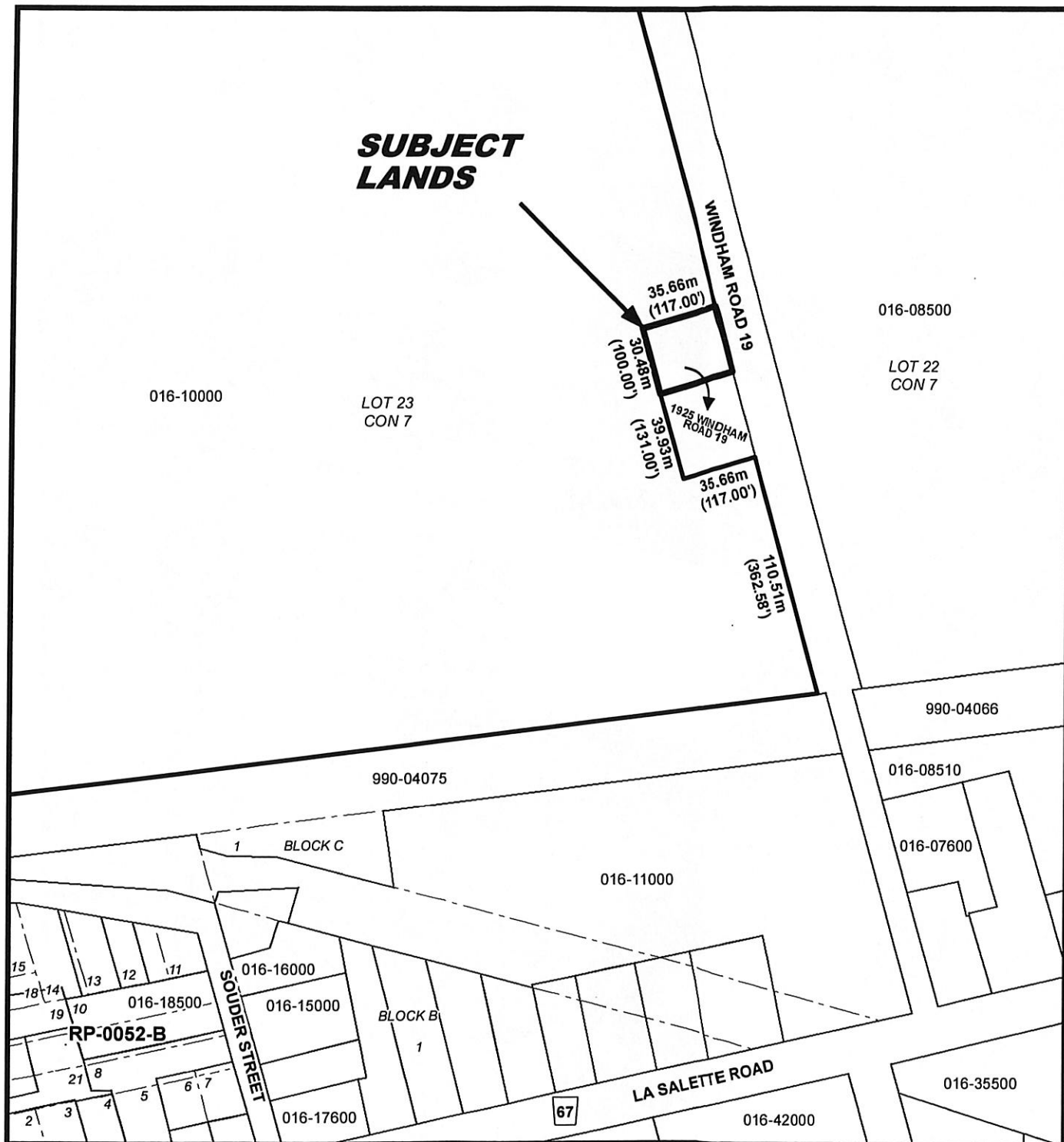
File Number: BNPL2012230

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500



01/11/2012