



COMMENT REQUEST FORM

FILE NO: BNPL2012231

☒ 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:

COURT FARMS (ONTARIO) INC, C/O WILLIAM COURT
519 1ST CONC RD STR RR 2 COURTLAND, ON N0J 1E0

LOCATION: MID CON 1 STR PT LOT 9 (814 Colonel Talbot Road)

ASSESSMENT ROLL NO.: 3310541050111000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 33.3 m. (109.3 ft.), a depth of 98.4 m. (322.91 ft.), a width of 48.5 m. (159.05 ft.), having an area of 0.43 ha. (1.06 ac.) and retain a parcel having an area of 19.6 ha. (48.5 ac.) as a severance of a dwelling made surplus through farm amalgamation. The subject lands are designated and zoned Agricultural in the Norfolk County Official Plan and Township of Norfolk Zoning By-Law 1-NO 85. To sever the existing farm house and merging to abutting farm land.

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
megan.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

→ OSSDS form returned
on Nov. 1st.

Office Use:

File Number: BN-PL2012231
 Related File: Ø
 Fees Submitted: Nov. 1 2012
 Application Submitted: " "
 Sign Issued: " "
 Complete Application: " "

KR

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- 541 050 111 00

- | | |
|--|--|
| <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 COURT FARMS (ONTARIO) INC. Phone # 519-842-2286 ✓
 Address 519 1st Conestoga Fax # 519-842-5466 ✓
 Town / Postal Code RR2 COURTLAND, ON N0T1E0 E-mail billcourt@execulink.com ✓
¹ If the applicant is a numbered company provide the name of a principal of the company. (William A. Court) ✓
(Gina) Cell - 983-6854 ✓

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 Andrew & Rosina Zei Phone # 519-842-8526 ✓
 Address 814 Colonel Talbot Rd Fax # _____
 Town / Postal Code RR6 Tillsonburg ON N4G 4G9 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>Middleton</u>	Urban Area or Hamlet	_____
Concession Number	<u>1 STR</u>	Lot Number(s)	_____
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	<u>Lot 9</u>
Frontage (metres/feet)	<u>236.2m / 775ft</u>	Depth (metres/feet)	<u>1000m / 3280ft Varying</u>
Width (metres/feet)	<u>236.2m / 775ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>49.5 ac.</u>
Municipal Civic Address	<u>814 Colonel Talbot Road.</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 sever the existing farm house & merging
to abutting farm land. (see attached letter + map)

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

house transferred to Andrew Zei

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

X A/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:

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	See Attached List				<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 (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) 109.3' Depth (metres/feet) 322.91' varying
Width (metres/feet) 159.05' Lot area (m² / ft² or hectares/acres) 1.066 ac
PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: Residential

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 (3260 sq ft) one storey,

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:

none

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

Frontage (metres/feet) 203m / 666.6ft Depth (metres/feet) 1000m / 3280ft ✓
Width (metres/feet) 236.2m / 775. Lot area (m² / ft² or hectares/acres) 48.5 ac

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:

Barn 30x50 4 Kilns (2 to be removed) shed. (see attached photo)

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:

no

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

Frontage (metres/feet) n/a Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

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? in 2013 Balance amalgamated 1978 to 1996.

Date of construction of the dwelling proposed to be severed: 1979

Date of purchase of subject lands: ASAP Depending Severance approval.

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:

Lived adjacent to property since 1978.

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:

(see attachment)
original house burnt down

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

SEVERED

☐

RETAINED

☐

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: access retained land from existing farm.

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: Colonel Talbot Road

I. OTHER INFORMATION

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

☐

Yes

☒

No

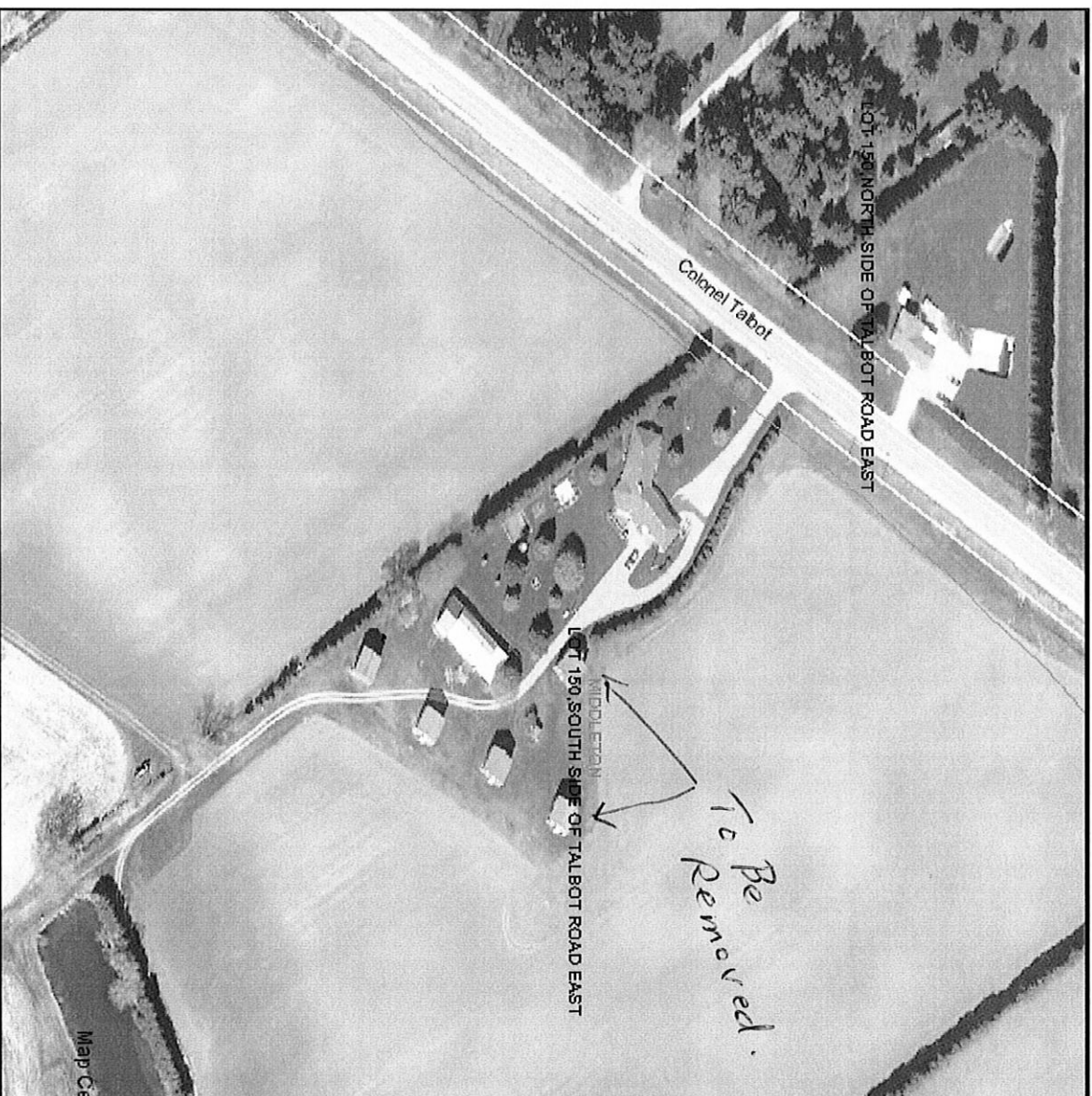
If yes, describe: _____

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.

COURT FARMS

Roll #	Geographic Location	Use	Area	Workable	House	Built
1 33-10-541-050-14100	Con 1 STR Lot 10	Cash Crop	30.1	29	No	
2 33-10-541-050-14600	Con 1 STR Lot 7	Cash Crop	37	28	No	
3 33-10-541-050-18140	255 Bell Mill Rd Con 2 Lot 10	Cash Crop	34.4	30	No	
4 33-10-541-050-10700	Con 1 Lot 9	Cash Crop	50	30	No	
5 33-10-541-050-10600	Con 1 Lot 8	Cash Crop	25.7	24	No	
6 33-10-541-050-10500	Con 1 Lot 8,9	Cash Crop	52.5	36	No	
7 33-10-541-050-13500	306 Bell Mill Rd Con 1 STR Lot 9	Cash Crop	50	45	Yes	1905
8 33-10-541-181125	230 Bell Mill Rd	House	0.97		yes	1963
33-10-541-050-18100	Con 2 Lot 11	Cash Crop	99	82	No	
9 33-10-541-050-14300	515 1st Con STR lot 9&10	Cash Crop	62.8	54	No	
10 33-10-541-050-14200	519 1st Con STR	House	0.9		yes	1979
12 33-10-541-050-09110	Con 3 STR Lot 19	Cash Crop	38	37	No	
13 33-10-493-010-16200	CHR Con 10 lot 1,2	Cash Crop	91.5	67	No	
14 33-10-541-010-39200	1091 Jackson Side Rd Con 2 NTR Lot 15	Cash Crop	79.1	74	yes	1920
15 33-10-542-010-07000	NWAL Con 14 Lot 4	Cash Crop	62.21	50	No	
16 33-10-541-060-16500	Con 3 STR Lot 20	Cash Crop	67.51	64	No	
17 34-01-000-004-07800	54333 Mapple Grove Line Con 7 NTR Lot 118,119 BAYHAM	Cash Crop	106.46	80	Yes	1905
18 33-10-542-010-00600	Con 14 PT Lot 3	Cash Crop	136.25	95	No	
19 33-10-541-070-20200	Fernlea Side Rd Conc 3 STR lot 31	Cash Crop	68	60	Yes	unknown
20 33-10-541-050-18010	Con 2 STR Lot 11 354 Bostwick Rd	Cash Crop	38.6	23	No	

- Legend**
- Power Lines
 - Highway
 - Arterial
 - Collector
 - Local
 - Lots
 - Geographic Township
 - Lakes and Large Rivers
 - Rivers



0 40 80 120 160 m

Scale: 1:2,400

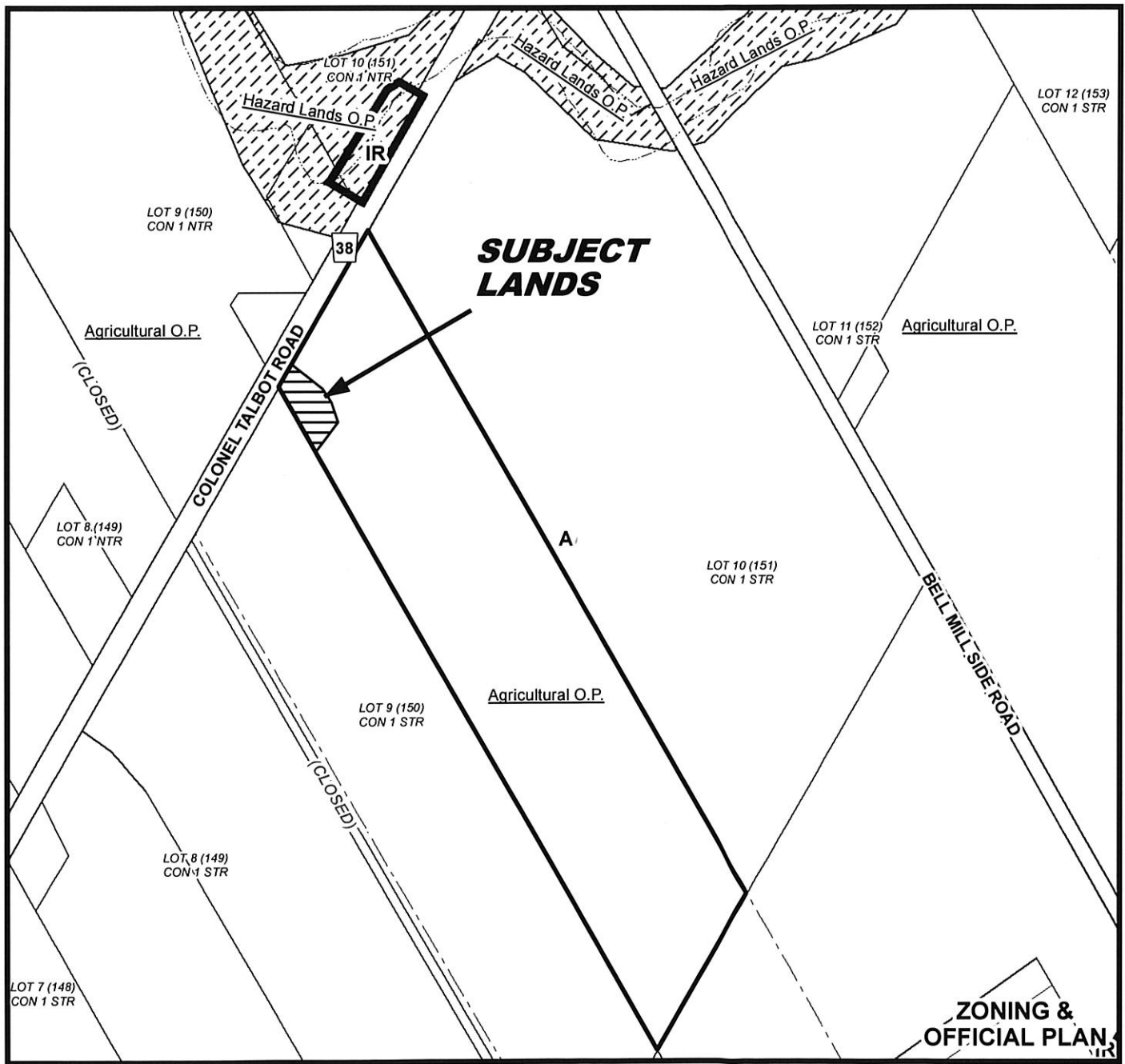
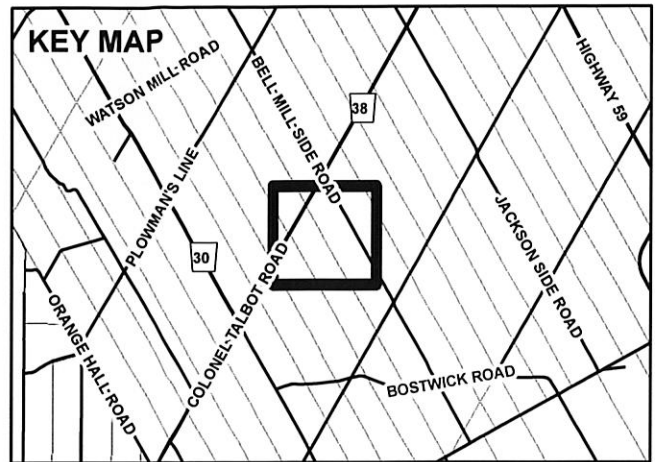
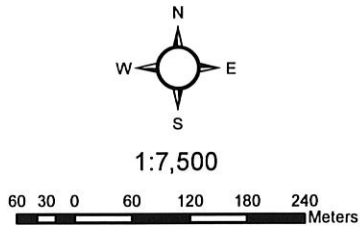
Map centre: 42° 47' 28.1" N, 80° 40' 11.3" W

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THIS IS NOT A PLAN OF SURVEY.
Map created: October 24, 2012

MAP 1

File Number: BNPL2012231

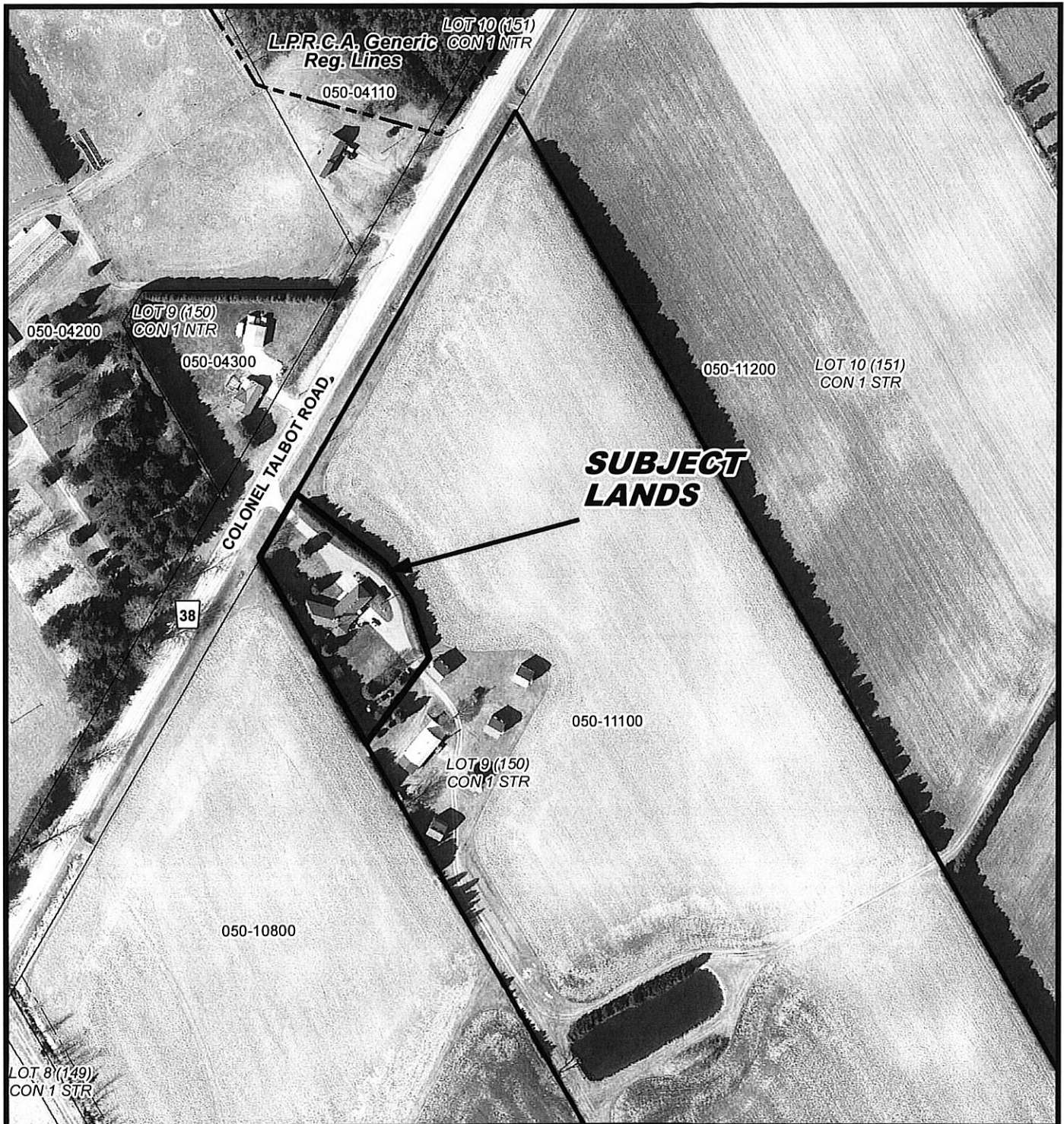
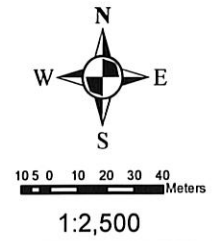
Geographic Township of
MIDDLETON



MAP 2

File Number: BNPL2012231

Geographic Township of MIDDLETON



MAP 3

File Number: BNPL2012231

Geographic Township of MIDDLETON



8 4 0 8 16 24 32 Meters

1:2,000

