



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2012247**

☒ 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  
☒ Elgin 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:**

**January 7, 2013**

**APPLICANT:** DYCK EDGAR JONATHAN, 83 LAKESHORE RD RR 2 PORT BURWELL, ON N0J 1T0

**LOCATION:** HGN CON NLR PT LOT 1 RP, 37R5061 PART 1,PT OF PT 2 (83 Lakeshore Road)

**ASSESSMENT ROLL NO.:** 3310545030128000000

**PROPOSAL:**

An application has been received to sever a parcel of land having a frontage of 91.4m (300 ft), a depth of 76.2m (250 ft), varying width, an area of 0.47 ha (1.17 acres) and retain a parcel having an area of 50.1 ha (123.82 acres) as the severance of a dwelling made surplus through farm amalgamation.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**TRICIA GIVENS, M.SC.(PL), MCIP, RPP**  
60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1834  
**EMAIL: [tricia.givens@norfolkcounty.ca](mailto:tricia.givens@norfolkcounty.ca)**

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**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 Gelinas, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[meghan.gelinas@norfolkcounty.ca](mailto:meghan.gelinas@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: December 19, 2012**

**CONSENT / SEVERANCE**

- Circulate to LPRCA
- OSSPS returned Nov. 15

**Office Use:**

File Number: BN-PL2012247  
Related File: 8  
Fees Submitted: Nov. 15 2012  
Application Submitted: Nov. 16 2012  
Sign Issued: Nov. 15 2012  
Complete Application: Nov. 16 2012

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:** 3310-545 030 12800 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 <sup>1</sup> Edgar Jonathan Dyck Phone # 226-268-2620  
Address 83 Lakeshore rd rr#2 Fax # \_\_\_\_\_  
Town / Postal Code Port Burwell NO5 1T0 E-mail jonathansaradyck@live.com

<sup>1</sup> 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 <sup>2</sup> Edgar Jonathan Dyck Phone # 226 268 2620  
Address 83 Lakeshore rd rr#2 Fax # \_\_\_\_\_  
Town / Postal Code Port Burwell ON NO5 1T0 E-mail jonathansaradyck@live.com

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☒ Owner

<sup>3</sup> 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>Houghton</u>	Urban Area or Hamlet	
Concession Number	<u>NLR</u>	Lot Number(s)	<u>part of lot 1</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>678.2 m</u>	Depth (metres/feet)	<u>835.5 m</u>
Width (metres/feet)	<u>678.2 m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>124.99 acres</u>
Municipal Civic Address	<u>83 Lakeshore rd Port Burwell ON N0S 1T0</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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):

sever surplus farm dwelling. original farm  
house built approximately 1950's but burned down  
around 1987 and was rebuilt in 1987 on same foundation.

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

not applicable

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

X

# CONSENT / SEVERANCE

originally built  
around 1950s, but  
rebuilt in 1987  
because of fire

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:

33 10546 030 12800 0000

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 Edgar T Dyck HCN Con NLR R1 Lot 1 83 Lakeshore rd Port Burwell total acreage (124.9)			84	Asparagus and Corn	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER Edgar T Dyck and John Dyck FRT 3 Con 1 Houghton as 17 nr 342739 Hal (123)			100	vegetable and corn	<input checked="" 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	1910
					<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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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)

300ft 91.7m

Depth (metres/feet)

250ft 76.2m varying

Width (metres/feet)

varying

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

1.17 acres

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:

single story house with basement around 1800 sqft and two car garage 600 sq ft

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:

0

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

Frontage (metres/feet)

521.8 m

Depth (metres/feet)

835.5 m

Width (metres/feet)

678.2 m

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

12.82 acres

Existing use:

agricultural

Proposed use:

agricultural two wind turbines

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:

two barns one 800 sqft two 4000 sqft

\* Utility pole to be moved to severed lands

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)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

## CONSENT / SEVERANCE

### D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural (Some Hazard Land)

Present zoning: Agricultural - 32.210.1 (wind turbines)

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:

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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

Three little horses that all moved off the property in January 2013.

## 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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: Lakeshore 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: Lakeshore Road

## I. OTHER INFORMATION

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

☐

Yes

☒

No

If yes, describe: \_\_\_\_\_

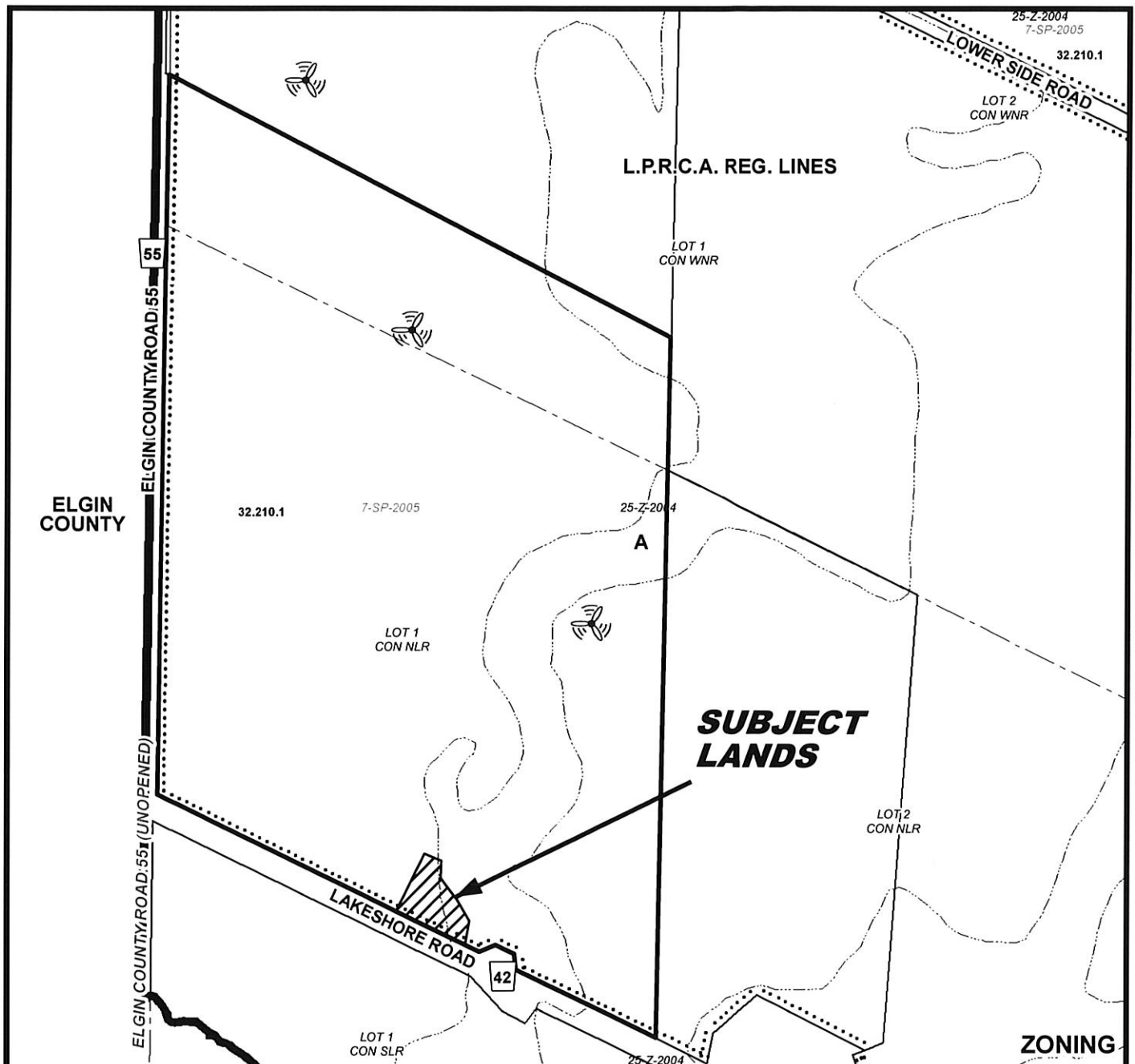
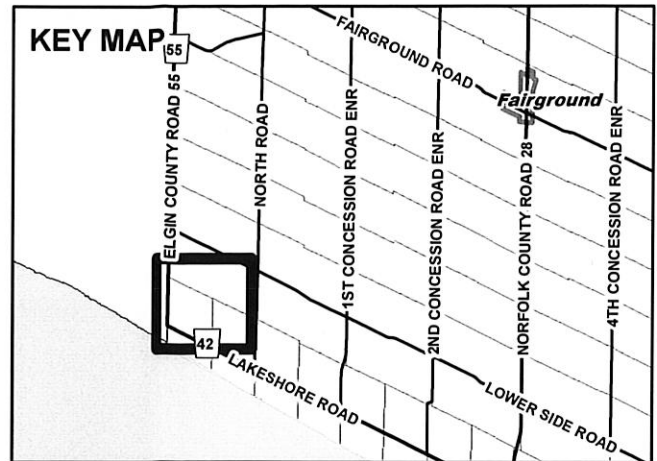
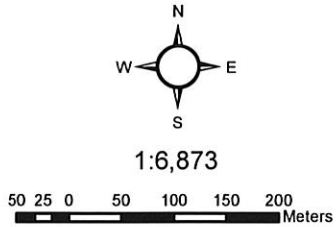
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

There are two wind turbines near the proposed lot,  
the closest one is around 350 m away.

# MAP 1

File Number: BNPL2012247

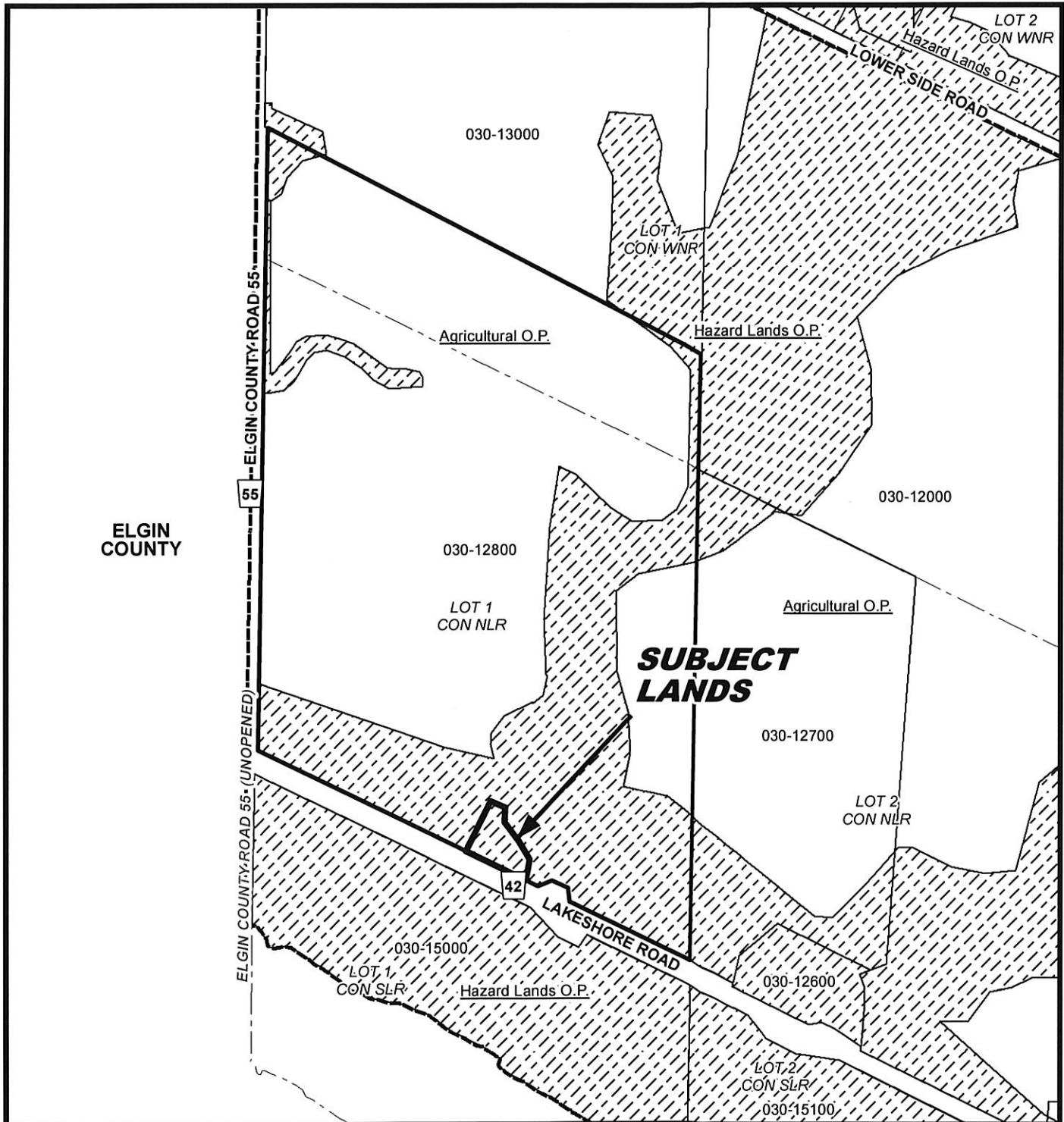
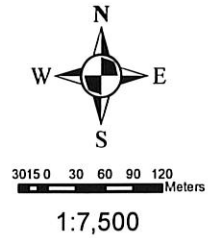
Geographic Township of  
**HOUGHTON**



## MAP 2

File Number: BNPL2012247

Geographic Township of HOUGHTON



# MAP 3

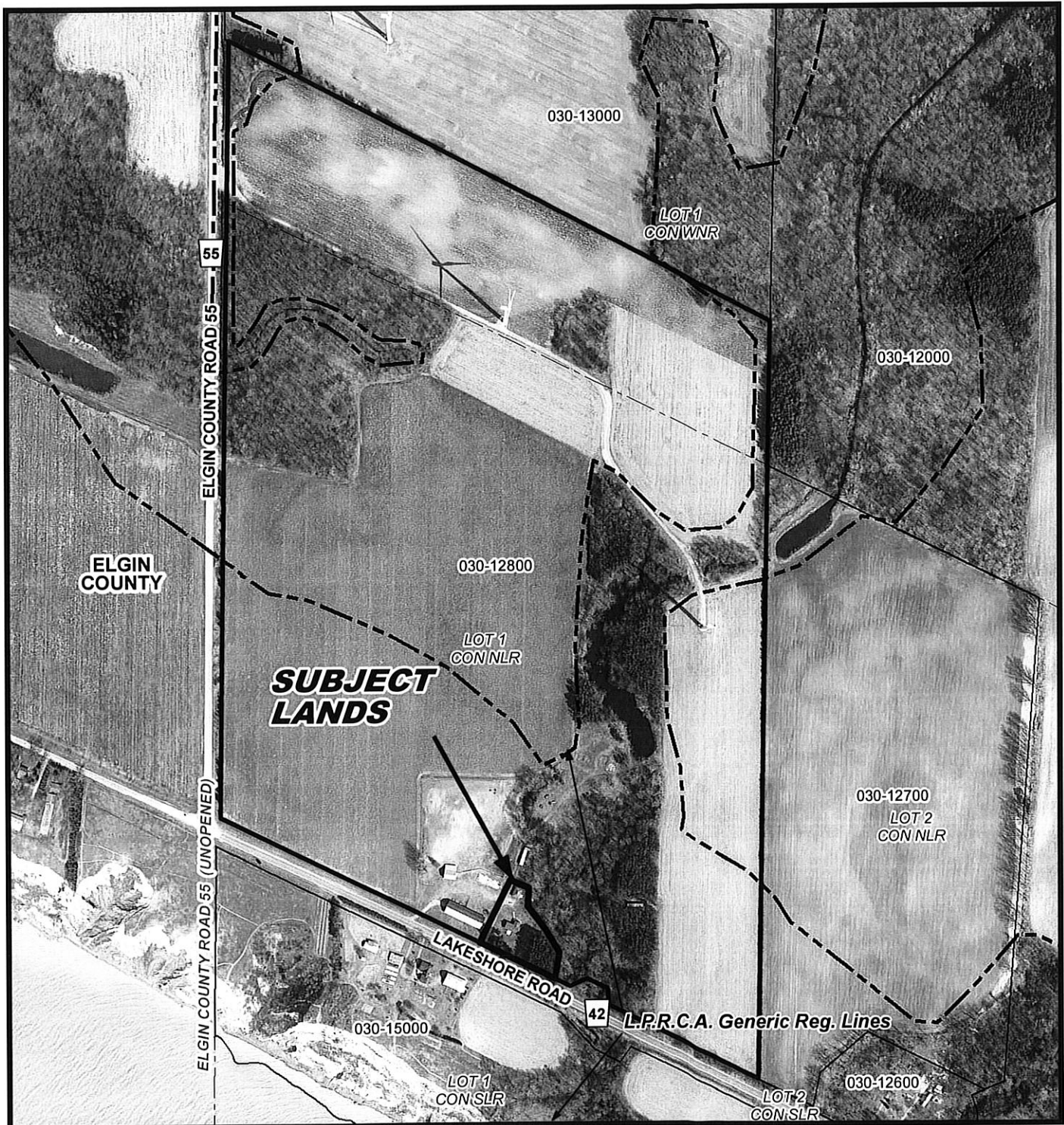
File Number: BNPL2012247

Geographic Township of HOUGHTON



25 50 75 100 Meters

1:6,000



# MAP 4

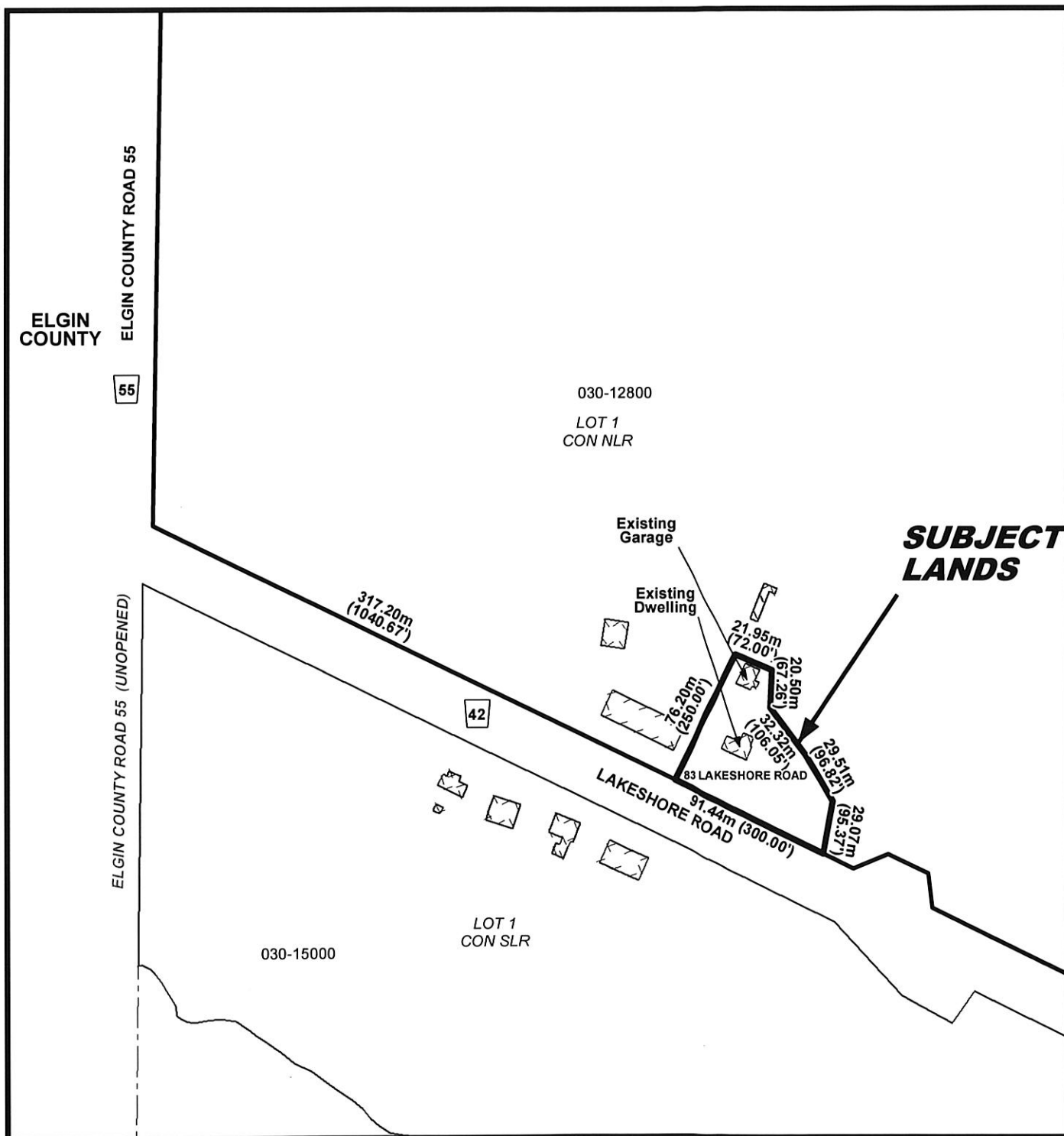
File Number: BNPL2012247

Geographic Township of HOUGHTON



105 0 10 20 30 40 Meters

1:3,000



21.9m

(13ft)

4m

8.5m

Garage

7.3m

3.9m

32.3m

Q well

29.5m

septic tank

weeping bed

drive way

16.4m

House

deck

32m

1.17 acre

29.1m

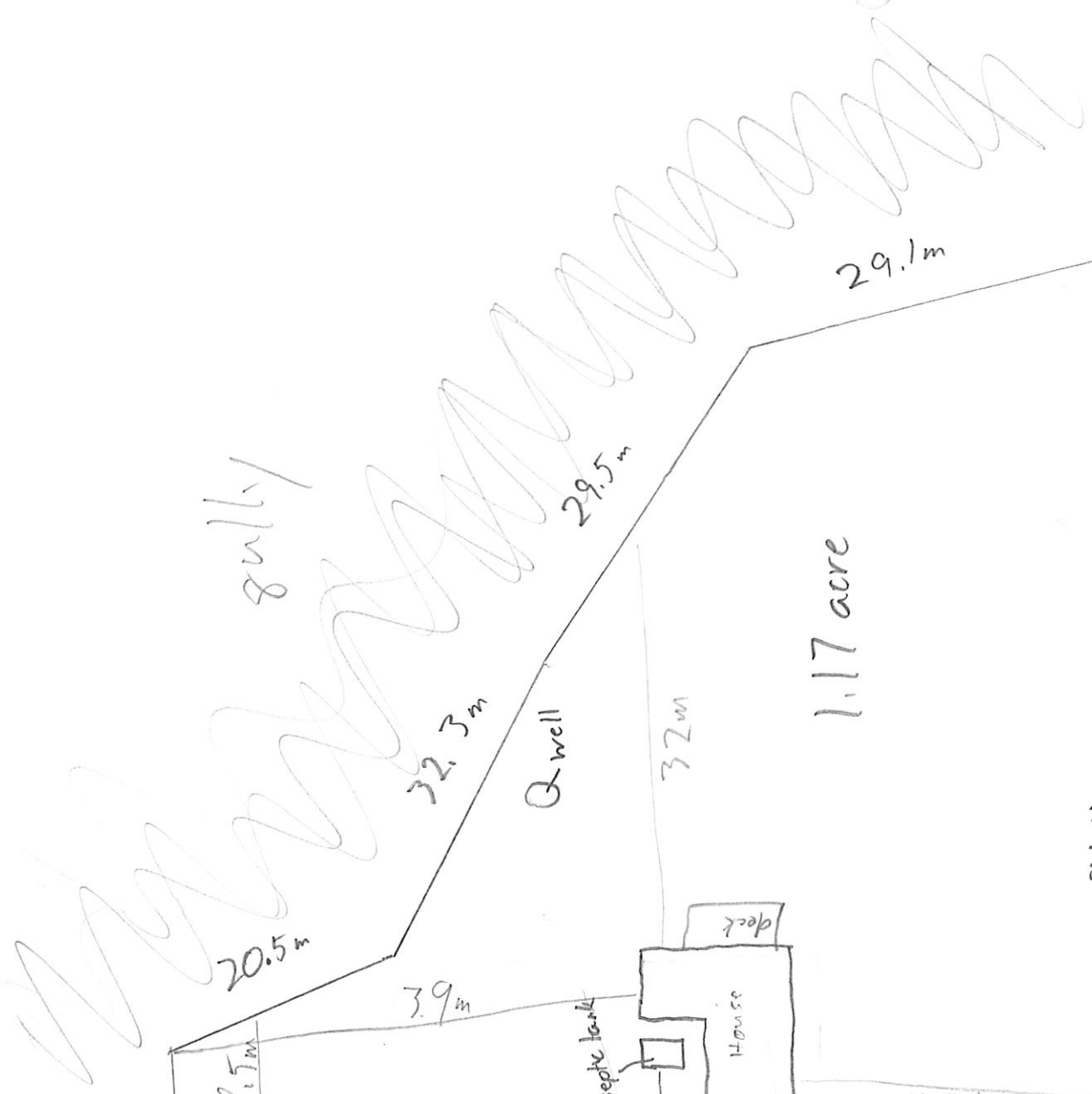
91.4m

28.3m

76.2m

gully

road





SKETCH ILLUSTRATING PROPOSED SEVERANCE  
 PART OF LOT 1  
 CONCESSION NORTH OF LAKE ROAD  
 PART OF LOT 1  
 CONCESSION WEST OF NORTH ROAD  
 GEOGRAPHIC TOWNSHIP OF HOUGHTON  
 NOW IN  
 NORFOLK COUNTY

NOT TO SCALE:  
 IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND  
 CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

KIM HUSTED SURVEYING LTD.

# SURVEYOR'S CERTIFICATE

I CERTIFY THAT  
 (1) - THE FIELDWORK REPRESENTED BY THIS SKETCH WAS  
 COMPLETED ON THE 2ND DAY OF OCTOBER, 2012

DATE \_\_\_\_\_  
 KIM S. HUSTED  
 ONTARIO LAND SURVEYOR

## LEGEND

B DENOTES BARN  
 G DENOTES GARAGE  
 L DENOTES LOT  
 O/W DENOTES OVERHEAD WIRES  
 TO BE SEVERED  
 AREA = 1.17 ACRES (0.47ha)  
 TO BE RETAINED  
 AREA = 123.82 ACRES (50.11ha)

KIM HUSTED SURVEYING LTD.  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILLSBURG, ONTARIO, N4G 3J8  
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 12-10185S REFERENCE: FILE

DISK No.  
 639

ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS  
 BAYHAM (ELGIN COUNTY) AND HOUGHTON  
 AND HOUGHTON (NORFOLK COUNTY)  
 COUNTY ROAD 55

— NORTH —

