



COMMENT REQUEST FORM

FILE NO: BNPL2013113

☒ 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:**

July 29, 2013

APPLICANT: GEORGE VERMEERSCH, 1400 BELL MILL SIDE RD RR 6 TILLSONBURG, ON N4G 4G9

LOCATION: MID CON 2 STR PT LOT 14 (115 2nd Conc Rd, STR)

ASSESSMENT ROLL NO.: 3310541050178000000

PROPOSAL:

An application has been received to sever a lot with a frontage of 80.04 m, depth of 93.85 m (North/East), varying width and area of 0.688 ha (1.70 acres) as a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 426-5870 ext: 1341

EMAIL: mary.elder@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 Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@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: July 12, 2013

CONSENT / SEVERANCE

File Number BNPL2013 113
 Related File Number _____
 Pre-consultation Meeting On June 10, 2013.
 Application Submitted On June 11, 2013
 Complete Application On _____

Application Fee June 11, 2013
 Conservation Authority Fee June 11, 2013
 OSSD Form Provided _____
 Sign Issued June 11, 2013

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 17800

- | | |
|--|--|
| ☐ Creation of a new lot | ☐ Boundary adjustment |
| ☒ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split (form to be completed) | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ George Vermeersch Phone # 519-688-3362
 Address 1400 Bell mill side Road Fax # 519-688-2561
 Town / Postal Code Tillsonburg, On N4G4G9 E-mail willy@vanmeerFarms.com

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 George Vermeersch Phone # 519-688-3362
Prosperity Farms Inc
 Address 1400 Bell mill sd Rd Fax # 519-688-2561
 Town / Postal Code Tillsonburg On N4G4G9 E-mail willy@vanmeerFarms.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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	
Concession Number	<u>2</u>	Lot Number(s)	<u>14</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>416.09 m</u>	Depth (metres/feet)	<u>737.31 m</u>
Width (metres/feet)	<u>Varies</u>	Lot area (m ² / ft ² or hectares/acres)	<u>40.14 ha / 99.18 ac</u>
Municipal Civic Address	<u>115 - 2nd Conc Rd STR</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):

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):

unknown

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 541 05017800	Middleton Con 2 STR Lot 14	99.18	70	Cash crop	☒ Yes ☐ No	Pre 1978
OTHER						
541 050 16600		100.0	90	Cash crop	☒ Yes ☐ No	
541 050 16700		133.5	100	Cash crop	☒ Yes ☐ No	
545 046 06700		100.0	85	Cash crop	☒ Yes ☐ No	
541 010 26400		128.0	88	Cash crop	☒ Yes ☐ No	
545 010 22300		50	40	Cash crop	☒ Yes ☐ 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	☒ Yes ☐ No	☐ Yes ☒ No
Livestock barn	☐ Yes ☒ No	☐ Yes ☒ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>80.04 m / 262.6 ft</u>	Depth (metres/feet)	<u>104. m / 341 ft</u>
Width (metres/feet)	<u>68.26 m / 223.9 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.688 ha / 1.7 ac.</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: 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:

Dwelling, Shed (as per attached drawings)

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 at this time

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

Frontage (metres/feet)	<u>336.05 m / 1102.51 ft</u>	Depth (metres/feet)	<u>737.31 m / 2419 ft</u>
Width (metres/feet)	<u>varies</u>	Lot area (m ² / ft ² or hectares/acres)	<u>39.376 ha / 97.3 ac.</u>

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:

Pack Barn (as per attached drawing)

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 at this time

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

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

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

Is there a site specific zone on the subject lands?

CONSENT / SEVERANCE

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? farm purchased recently and amalgamated with larger operation

Date of construction of the dwelling proposed to be severed: 1960 era

Date of purchase of subject lands: April 2013

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?

☐ 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:

Land used for farming only

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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

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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water



SEVERED

☐

RETAINED

☐

CONSENT / SEVERANCE

Communal Wells	☐	☐
Individual Wells	☒	☐ N/A

Other means (describe) _____

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers	☐	☐
Communal System	☐	☐
Septic tank and tile bed	☒	☐ N/A

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: 2nd Conc Road STR.



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: 2nd Conc. Road STR.

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.

REASONS FOR 1.7 AC. LOT.

HOUSE IS SET BACK FROM THE ROAD
WEST SIDE BOUNDARY FOLLOWED TREE LINE
EAST SIDE HAS HYDRO POLE WITH HOUSE LOT.
NORTH SIDE HAS SEPTIC TANK BEHIND HOUSE

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, a **sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with a surveyors sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained
2. Location, size, height and type of all **existing** and **proposed** buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines
3. The boundaries and dimensions of the lands owned by the owner, including the subject lands and abutting lands
4. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge
5. The location of all lands previously severed from the parcel originally acquired by the current owner of the subject lands
6. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
7. The current use(s) of the adjacent lands
8. The location, width and name of any roads within or abutting the subject lands. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way
9. The location and nature of any restrictive covenant or easement affecting the subject lands
10. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered
11. The location of any existing sewage system and well, on the lot to be created and/or retained

Five (5) copies of any applicable information/reports indicated in the development application.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.		DATE RECEIVED	
PROPERTY INFORMATION		Municipal Address: 115 - 2nd Conc Rd. STR. Courtland ON			
Owner: George Vermeersch Prosperity Farms Inc		Lot: 14		Concession: 2	
Lot Area: 1.7 ac	Lot Frontage: 262 ft	Assessment Roll No.			
PURPOSE OF EVALUATION		☒ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area: 1800 sqft	No. of Bedrooms: 3	No. of Fixture Units: 16	Is the building currently occupied? (Yes) / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: SCOTT DARLINGTON Company Name: DARLINGTON WIRING PLUS LTD Address: RR# 1 DELHI ONT. Postal Code: N4B 2W4 Phone: 815-2571 Email: scott@darlingtonwp.com BCIN# X 15833			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): LAWN Soil Type: SAND			
Site Slope: ☒ Flat ☐ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: 35 ft.	
Surface Discharge Observed: Yes (No)		Odour Detected: Yes (No)		Current Weather (at time of evaluation): SUNNY 24°C	
SYSTEM EVALUATION		Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)			
Tank: ☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____		Size: 800 Gal.		Pump: Yes (No)	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: 6		Total Length of Tile: 300 ft.	
Tile Material: ☒ PVC ☐ Clay ☐ Other _____		Ends: ☒ Capped ☐ Joined		Cover: ☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		6'		20'	
Distance to Bodies of Water (ft)		N/A		N/A	
Distance to Nearest Well (ft)		115'		110'	
Distance to Proposed Property Lines		Front 100' Rear 35' Side 25' Side 110'		Front 206' Rear 25' Side 25' Side 110'	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, George Vermeersch (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

George Vermeersch
Owner Signature

June 17, 2013
Date

EVALUATOR:

1. I, SCOTT DARLINGTON declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Scott Darlington
Evaluator Signature

June 17/2013
Date

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2011

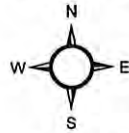
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MAP 1

File Number: BNPL2013113

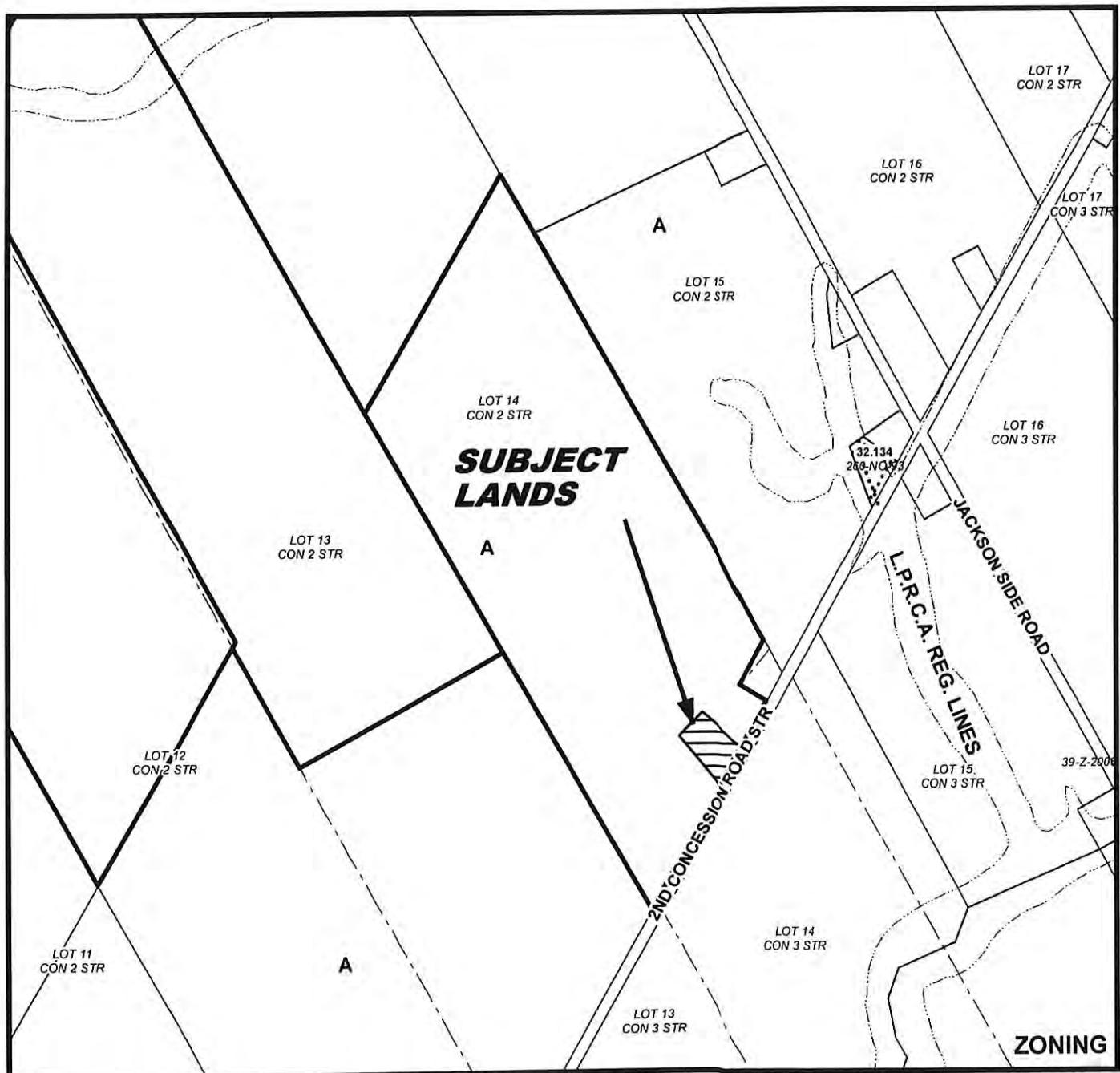
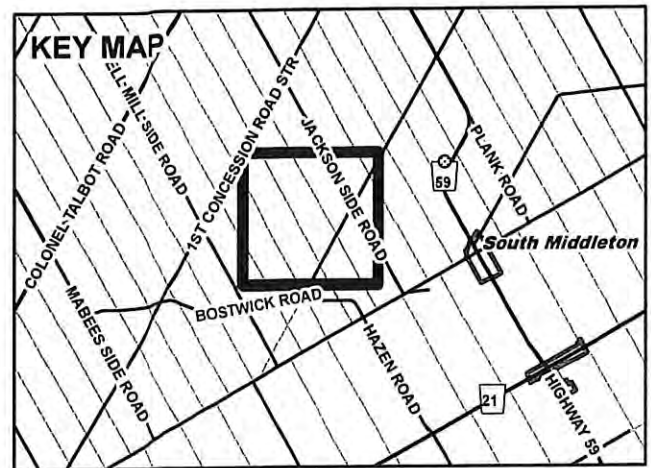
Geographic Township of

MIDDLETON



1:10,000

80 40 0 80 160 240 320 Meters



MAP 2

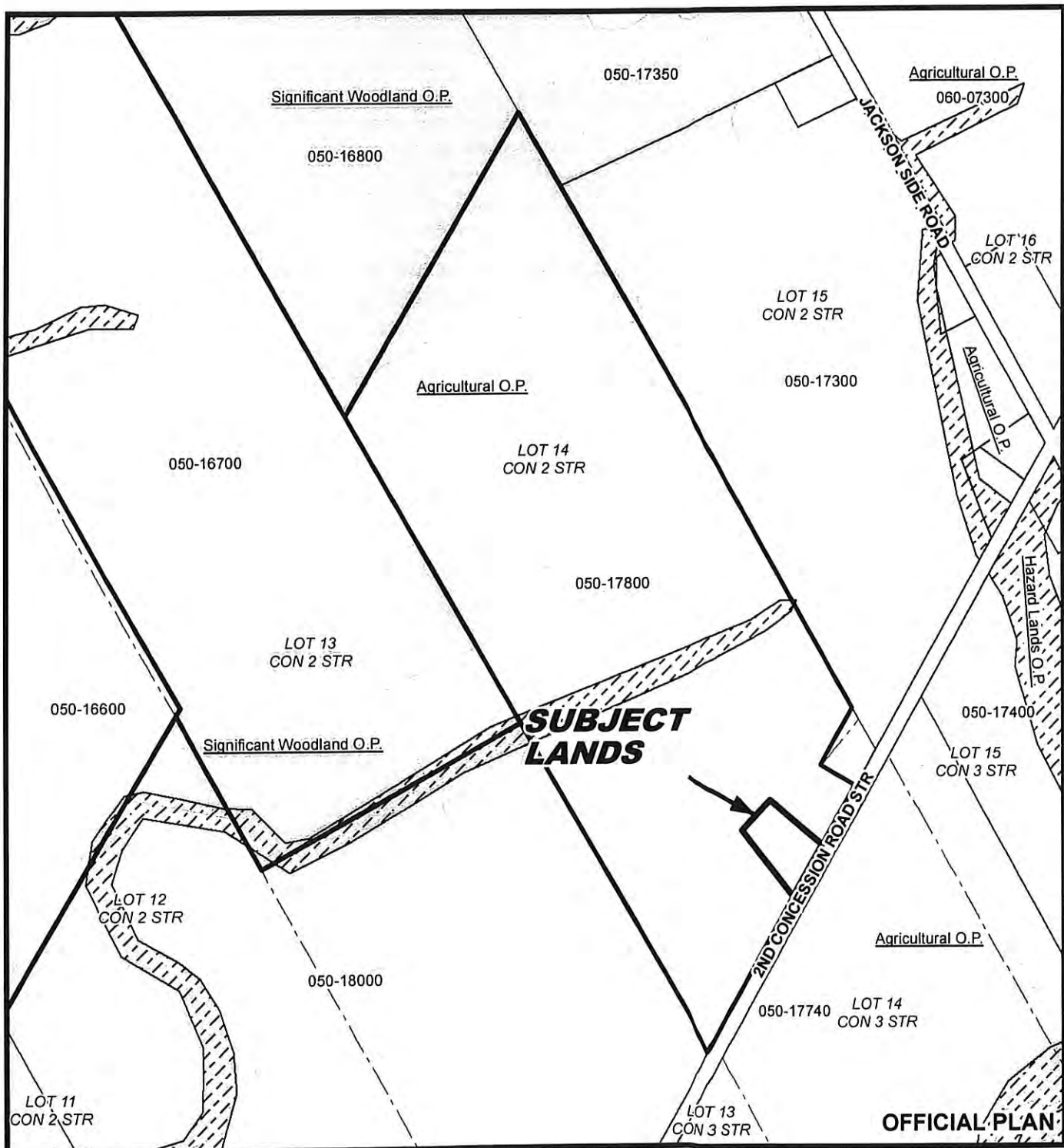
File Number: BNPL2013113

Geographic Township of MIDDLETON



30 15 0 30 60 90 120
Meters

1:7,500



03/07/2013

MAP 3

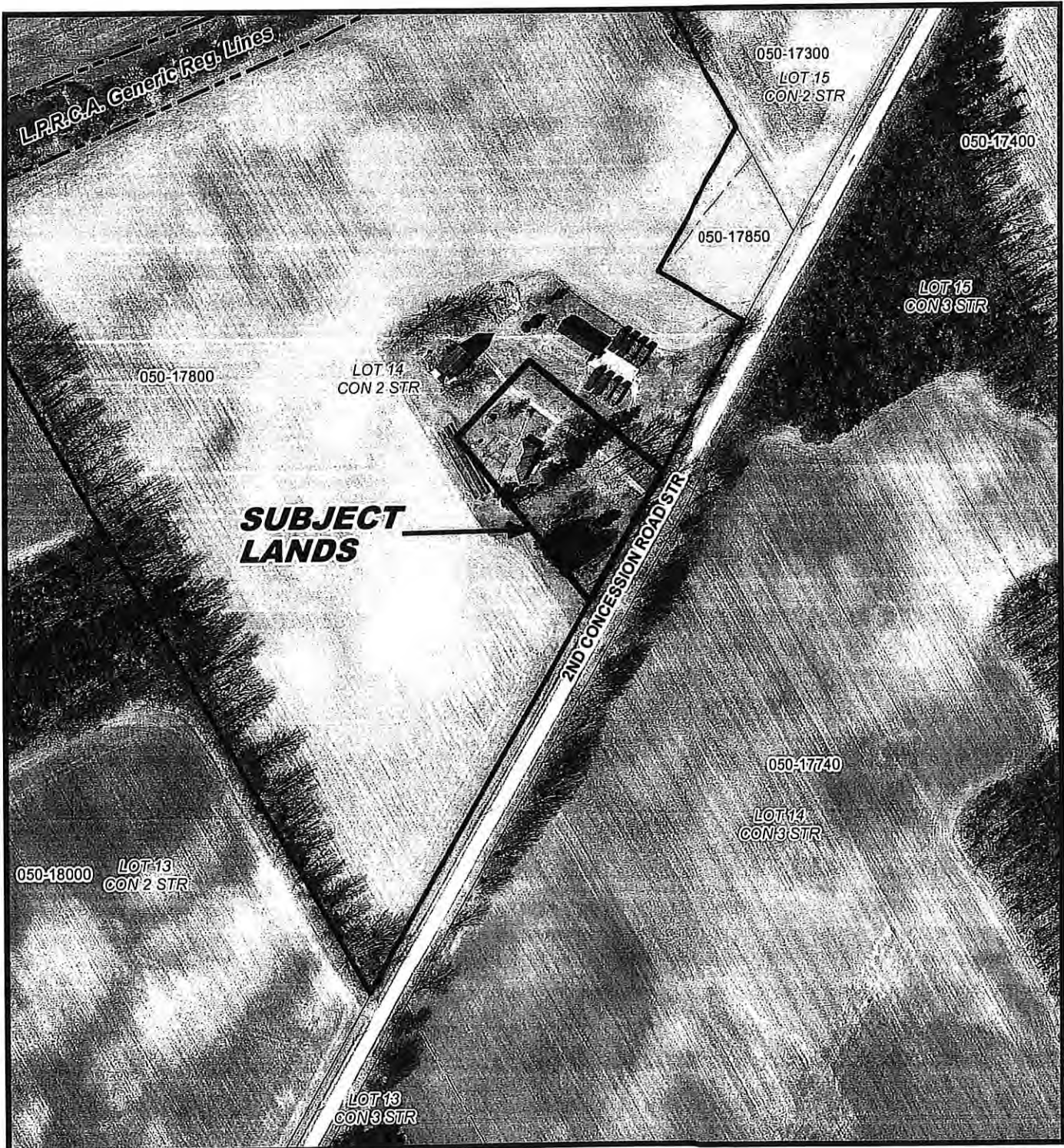
File Number: BNPL2013113

Geographic Township of MIDDLETON



105 0 10 20 30 40 Meters

1:3,000



MAP 4

File Number: BNPL2013113

Geographic Township of MIDDLETON



8 4 0 8 16 24 32 Meters

1:2,000

