THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2013117

X	Building Department		Railway
X	Health Unit	X	Norfolk Power
X	Forestry Division		Hydro One
X	GIS Section		Ministry of Transportation
X	Fire/EMS	X	Union Gas
X	Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.	X	Norfolk Heritage Committee
		X	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: STEVEN MALO, 1337 CHARLOTTEVILLE RD 10, RR 1 SIMCOE ON, ON N3Y 4J9

LOCATION: TWN CON 11 PT LOT 5 (123 Concession 12)

ASSESSMENT ROLL NO.: 3310336070102000000

PROPOSAL:
An application has been received to sever a parcel having a frontage of 41.15 m, a depth of 76.2 m, a width of 41.15 m, having an area of .31 ha and retain a pacel having an area of 31.16 ha as the severance of 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	BNPL20133117	Application Fee	June 21st 2013
Related File Number	N/A	Conservation Authority Fee	June 24th 2013
Pre-consultation Meeting On	June 21st 2013	OSSD Form Provided	✓
Application Submitted On	June 24th 2013	Sign Issued	✓
Complete Application On	" "		

$1089 - N.C $270 → LPRCA 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- 336-070-10200

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

A. APPLICANT INFORMATION

Name of Applicant [1] STEVEN MALO — Phone # 519 471 8155 (w.) 519-426-8908 (c)

Address 1337 CHARLOTTEVILLE RD 10 — Fax # 519-426-8155 2102

Town / Postal Code RR#1 SIMCOE N3Y 4J9 — E-mail STEVENMALO007@gmail.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] MALO FARMS LTD — Phone # 519-426-8908

Address RR#5 — Fax # 519-426-2102

Town / Postal Code SIMCOE ON N3Y-4K4 — E-mail STEVENMALO007@gmail.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	TOWNSEND	Urban Area or Hamlet	—
Concession Number	11	Lot Number(s)	5
Registered Plan Number	336 070 10200 0000	Lot(s) or Block Number(s)	L5 · C11
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	1000 ft	Depth (metres/feet)	Varied
Width (metres/feet)	Varied	Lot area (m² / ft² or hectares/acres)	77.61 acres
Municipal Civic Address	RR#3 WATERFORD 123 Concession 12 Townsend		

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 SURPLUS DWELLING

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:

—

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) SUBJECT LANDS	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
	TOWNSEND				☐ Yes ☐ No	
OTHER 336070295000000	L7,8 C12	150	130	TOBACCO	☒	1950
336 070 81700 0000	TWN L8 C14	49	40	CORN	☐ Yes ☒ No	
337010 26000000	WDH C3L 4	41	41	TOBACCO	☐ Yes ☒ No	
337030 07800 0000	WDH C2L3,4	168	150	TOBACCO	☒ Yes ☐ No	1955
402 010 15700 0000	WDH C3 L 3	114	110	TOBACCO	☐ Yes ☒ No	
491 013 10000 0000	WDM C7L3.	100	90	TOBACCO	☒ Yes ☐ No	2
491013 13000 0000	WDM C7L4	94	90	TOBACCO	☒	2

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land NO	Lands to be Severed	Lands to be Retained
Area under cultivation	(m² / ft² or hectares/acres)	(m² / ft² or hectares/acres)
Woodlot area	(m² / ft² or hectares/acres)	(m² / ft² 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) 135'

Depth (metres/feet) 250

Width (metres/feet) 135'

Lot area (m² / ft² or hectares/acres) .77

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, 2 storey, 2 bay garage

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:

—

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

Frontage (metres/(feet)) ~~1500~~ 1600

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft² or hectares/acres) 77± acres

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:

—

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 (m^2 / ft^2) _____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: AGRICULTURE

Is there a site specific zone on the subject lands?

NO

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: UNKNOWN (DECEASED)

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: UNKNOWN

Date of purchase of subject lands: MORE THAN 30 YEARS.

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:

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 ____ 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	SEVERED	RETAINED
Municipal piped water	☐	☐

Communal Wells	☐	☐
Individual Wells	☒	

Other means (describe)_____

SEWAGE TREATEMENT	**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: Concession 12 Townsend

Existing or proposed access to SEVERED lands:

- ☐ Unopened road
- ☒ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe:_____

Name of road/street:_____

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.

_____

_____

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.

ROLL #	TOWNSHIP	ACRES	WORKABLE	FARM TYPE	DWELLING	BUILT
491013250000000	WDM C8 L3	47	40	TOBACCO	NO	
493020066000000	CHR C16 L21	114	105	TOBACCO	YES	?
493020072000000	CHR C16 L22	18	18	TOBACCO	NO	
491013090000000	WDM C7 L3	99	95	TOBACCO	NO	
336 070 32800 0000	TWN C12 L5	46	46	TOBACCO	NO	
~~336~~ 402010156000000	WDH C3 L3	26	25	TOBACCO	NO	
402010070000000	WDH GORE PT LOT 7	94	94	TOBACCO	NO	
~~402016129000000~~						
336070325000000	TWN CON 12 L6	98	90	TOBACCO	YES	ARE 1950

MAP 1
File Number: BNPL2013117

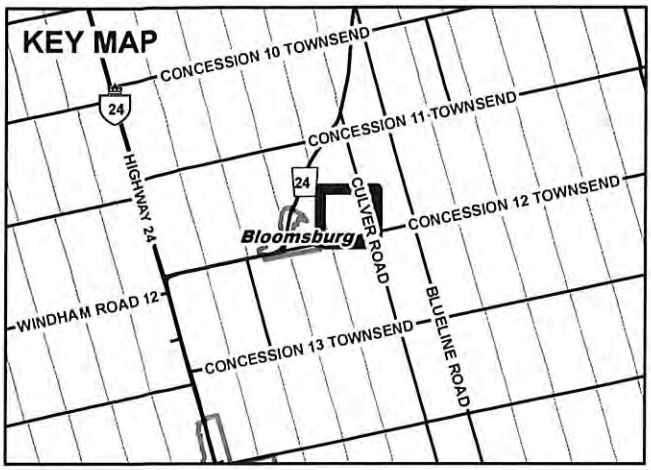
Geographic Township of

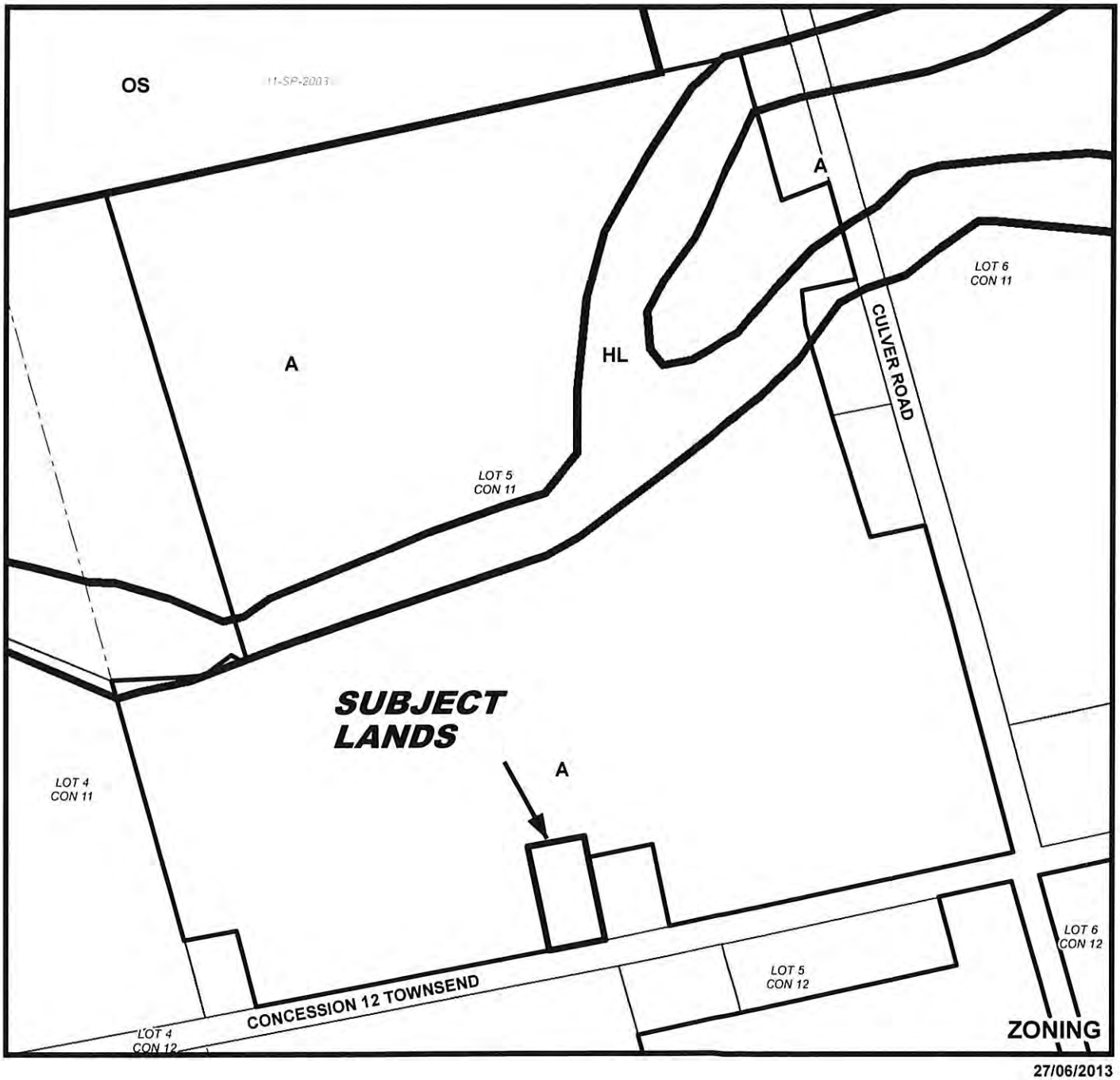
TOWNSEND

N
W E
S

1:4,115

30 15 0 30 60 90 120 Meters

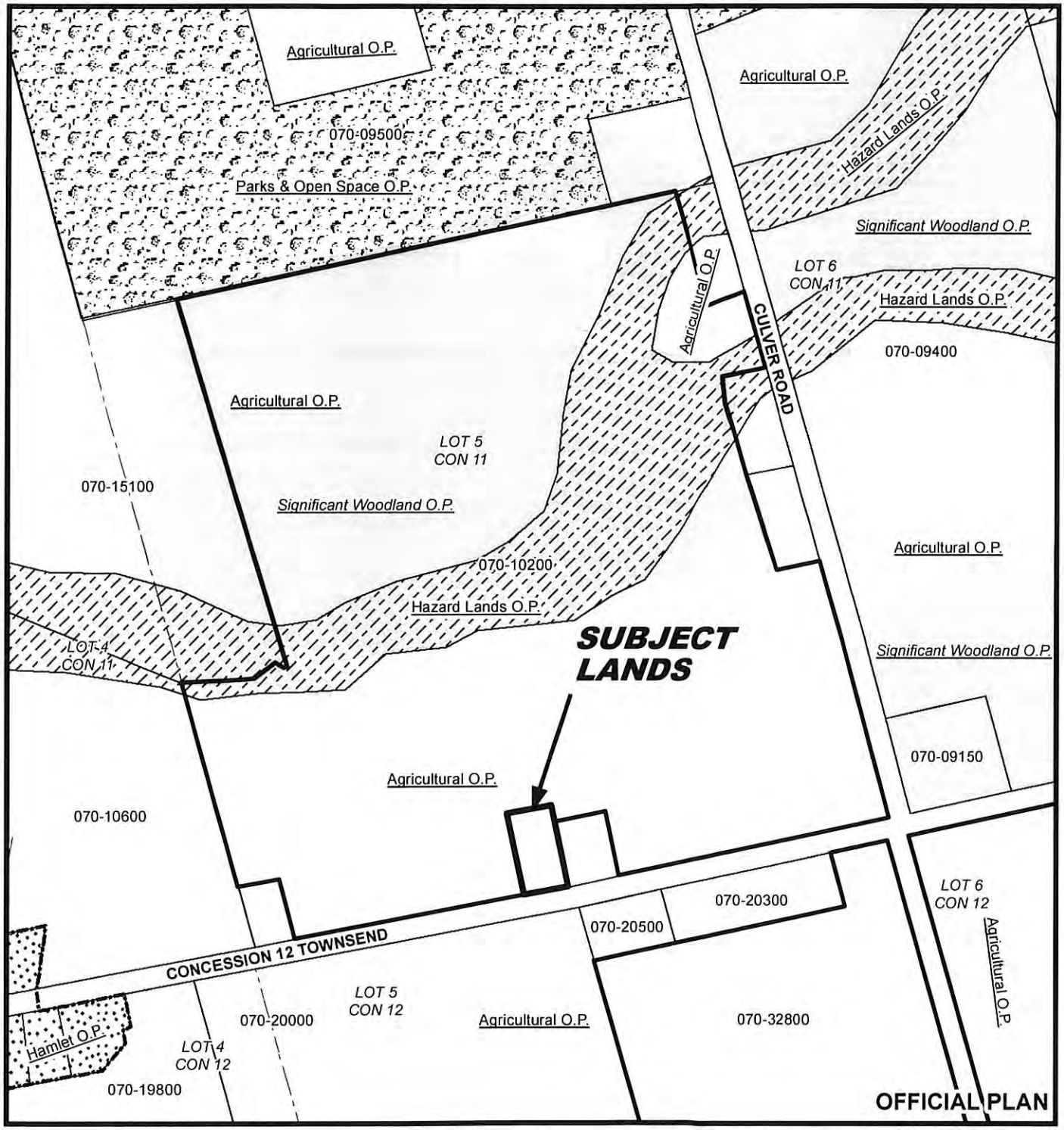




27/06/2013

MAP 2
File Number: BNPL2013117
Geographic Township of TOWNSEND

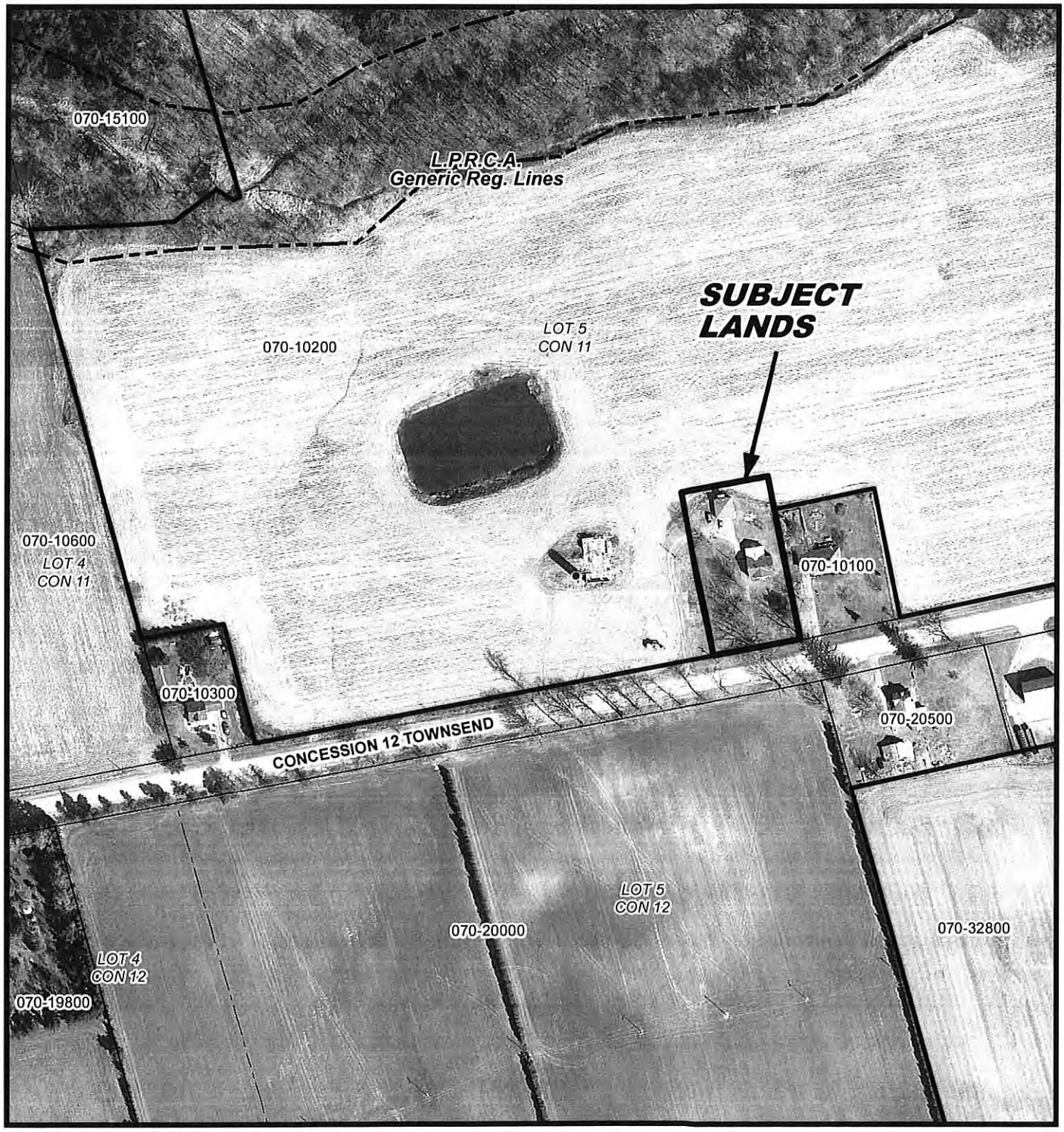
N
W E
S
2010 0 20 40 60 80 Meters
1:5,000



27/06/2013

MAP 3
File Number: BNPL2013117
Geographic Township of TOWNSEND

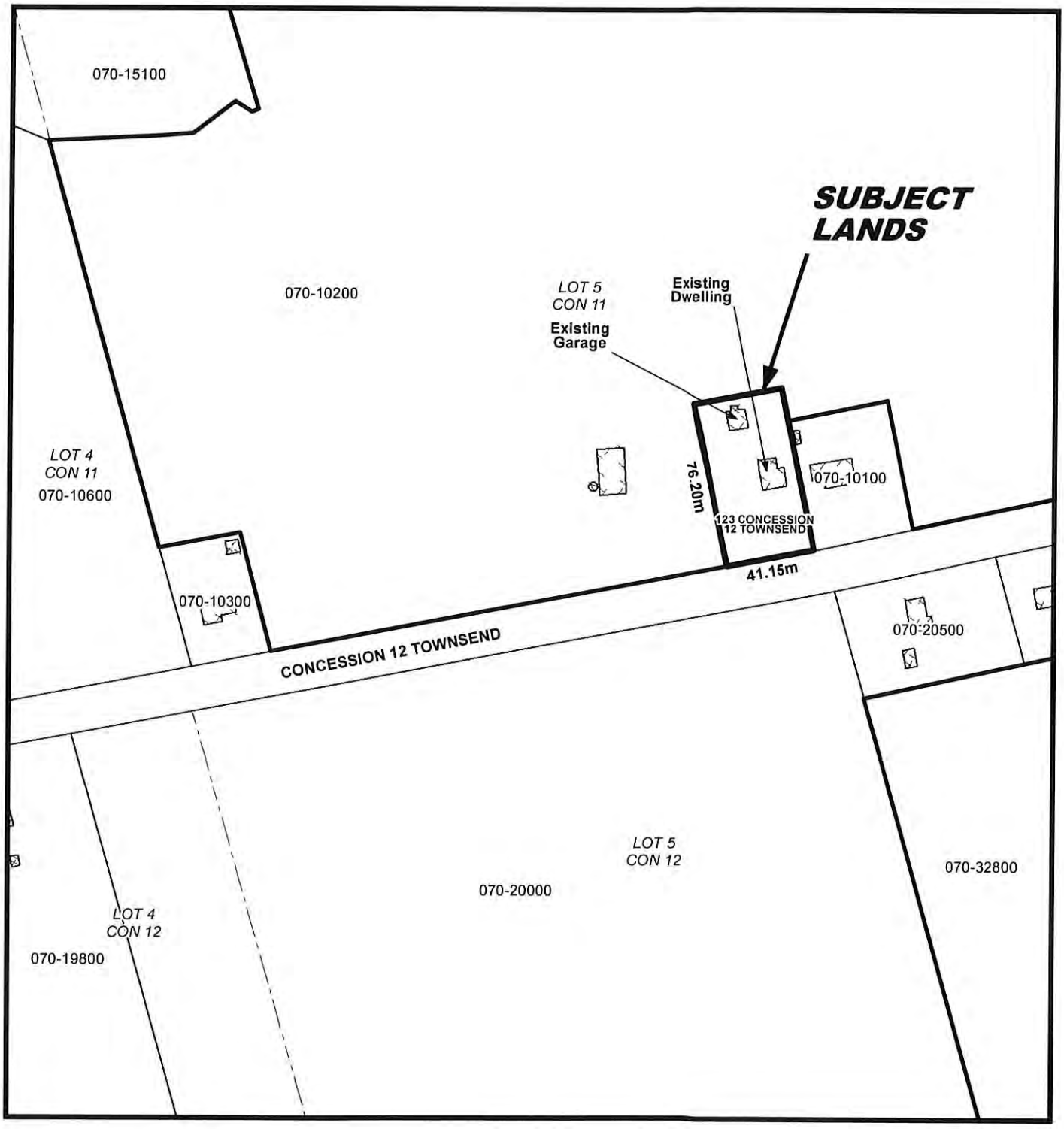
N
W E
S
10 5 0 10 20 30 40 Meters
1:2,500



27/06/2013

MAP 4
File Number: BNPL2013117
Geographic Township of TOWNSEND

N
W E
S
10 5 0 10 20 30 40 Meters
1:2,500



27/06/2013