



COMMENT REQUEST FORM

FILE NO: BNPL2013212

☒ 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 2, 2013

APPLICANT: WILLIAM HUFFMAN, RR 3 VANESSA, ON N0E1Y0

AGENT: CLINE BACKUS LAWYERS LLP, THOMAS A. CLINE, PO BOX 528 SIMCOE, ON N3Y4N5

LOCATION: WDM CON 3 PT LOT 3 (1742 Norfolk County Rd 19, West)

ASSESSMENT ROLL NO.: 3310491005070000000

PROPOSAL: An application has been received to sever a parcel of land having a frontage of 58.00 m, a width of 58.00 m, a depth of 69.75 m, and an area of 0.40 ha and retain a parcel having an area of 39.44 ha, as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

KAYLA RELL, B.A., M.A.

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 426-5870 ext: 1828

EMAIL: Kayla.Rell@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: November 15, 2013

CONSENT / SEVERANCE

1748
Norfolk County PA
19 W.

File Number BNPL2013 013
Related File Number BN PL 2013 212
Pre-consultation Meeting On Oct 28, 2013
Application Submitted On Oct 28, 2013
Complete Application On Nov 6, 2013 *MS*

Application Fee October 28, 2013
Conservation Authority Fee _____
OSSD Form Provided Oct 28, 2013
Sign Issued Nov 6, 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: 3310-491-005-070000

- | | |
|--|--|
| ☐ 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 WILLIAM HUFFMAN Phone # 519-446-1149
Address R.R. #3 Fax # 519-446-3969
Town / Postal Code VANESSA, ON. NOE 1VO E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent THOMAS A. CLINE Phone # 519-426-6763
Address P.O. BOX 528, 39 COLBORNE ST. N. Fax # 519-426-2055
Town / Postal Code SIMCOE, ON. N3Y 4N5 E-mail cline@clinebackus.com

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² SYLVIA VICTORIA ANGI Phone # _____
Address 1742-1744 COUNTY RD 14, RR3 Fax # _____
Town / Postal Code VANESSA, ON. NOE 1VO 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:

NIL



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WINAHAM</u>	Urban Area or Hamlet	_____
Concession Number	<u>3</u>	Lot Number(s)	<u>PT. L. 3</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>603.5 m.</u>	Depth (metres/feet)	<u>670.5 m.</u>
Width (metres/feet)	<u>603.5 m.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>40 ha.</u>
Municipal Civic Address	<u>1742-1744 COUNTY RD. 14, R.R. 3, VANESSA, ON. N0E 1Y0</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 SURPLUS DWELLING

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

N/A

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

N/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						
	PT.13, C.3, WINDHAM	40 ha.	40 ha.		☒ Yes ☐ No	PRE-1950
OTHER PT.1. 19 & 20, C. 2	HOUGHTON	38 ha.		GINSENG-CASHCROPS		
PT.1. 18, C.7 & C.5	WINDHAM	14 + 48 ha.	14 + 46 ha.	"	☐ Yes ☒ No	
PT.1. 19, C. 7	WINDHAM	26 ha.	26 ha.	"	☐ Yes ☒ No	
PT.1. 6, C. 9	CHARLOTTEVILLE	6 ha.	6 ha.	"	☐ Yes ☒ No	
PT.1. 4, C. 8	NORWICH	40 ha.	40 ha.	"	☐ Yes ☒ No	
PT.1. 10, C. 1	NORFOLK	24 ha.	24 ha.	"	☐ Yes ☒ No	
PT.1. 11, C. 4	WINDHAM	4 ha.	4 ha.	"	YES	-

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)	N/A	
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) 58 m. Depth (metres/feet) 69.7 m.
 Width (metres/feet) 58 m. Lot area (m² / ft² or hectares/acres) 4046.9 m²
 PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: FARM RELATED RESIDENTIAL

Proposed use: RESIDENTIAL

CONSENT / SEVERANCE

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:

1-STOREY WOOD-SIDED BUILDING

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:

NO CHANGE

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

Frontage (metres/feet)	<u>545.5 m.</u>	Depth (metres/feet)	<u>600.8 m.</u>
Width (metres/feet)	<u>545.5 m.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3944 ha.</u>

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:

1 CONCRETE SILO, 2 METAL SIDED BUILDINGS, INSULBRICK SIDED BUILDING. SETBACKS ETC. DETAILED ON ENCLOSED PLAN.

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 ADDITIONAL BUILDINGS PROPOSED

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

Frontage (metres/feet)	<u>N/A</u>	Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ²)	

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURE

Present zoning: AGRICULTURE

Is there a site specific zone on the subject lands?

NO

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: N/A

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? OVER THE LAST SEVERAL YEARS

Date of construction of the dwelling proposed to be severed: PRE-1950

Date of purchase of subject lands: PURCHASE TO BE FINALIZED ON MARCH 14, 2014

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:

PERSONAL KNOWLEDGE

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:

CONSENT / SEVERANCE

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 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) _____



CONSENT / SEVERANCE

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: 1742-1744 COUNTY RD.14, RR3, VANESSA, ON. NOE IVO

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: 1742-1744 COUNTY RD.14, RR3, VANESSA, ON. NOE IVO

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☒ Yes ☐ No

If yes, describe: CLOSING DATE OF TRANSACTION - MARCH 14, 2014

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.



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.		DATE RECEIVED	
PROPERTY INFORMATION		Municipal Address: 1744 COUNTY RD #19 VANESSA			
Owner: WILLIAM HUFFMAN		Lot: 3		Concession: 3	
Lot Area: 1 ACR 101-	Lot Frontage: 230	Assessment Roll No.			
PURPOSE OF EVALUATION		☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area: 1200 SQ FT	No. of Bedrooms: 3	No. of Fixture Units: 1	Is the building currently occupied? Yes / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: TAYLOR WHITING		Company Name: SOUTH BRANT EXC.	
Address: 19 KING ST. OAKLAND ONT		Postal Code: N0E 1L0		Phone: 519 446 2915	
Email:		BCIN # 17853			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SANDY GRAVEL	
Site Slope: ☐ Flat ☒ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: 6' ft.	
Surface Discharge Observed: Yes ☒ No		Odour Detected: Yes ☒ No		Current Weather (at time of evaluation): RAIN	
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 HOME POURED		Size: 800? Gal.		Pump: Yes ☒ No	
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium		No. of Tile Runs: 6'		Total Length of Tile: 50'	
Tile Material: ☐ PVC ☐ Clay ☐ Other		Ends: ☒ Capped ☐ Joined		Cover: ☐ Filter Cloth ☐ Sand ☒ Top Soil ☐ Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		81		25'	
Distance to Bodies of Water (ft)		38'			
Distance to Nearest Well (ft)		30'		50'	
Distance to Proposed Property Lines		Front 55' Rear 168' Side 40' Side 190'		Front 50' Rear 150' Side 60' Side 140'	

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, William H. H. H. (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.

Owner Signature

Date

EVALUATOR:

1. I, TAYLOR WHITING 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.

Evaluator Signature

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, 2012



On Site Sewage Disposal System Location Plan

DATE: OCT 7 2013

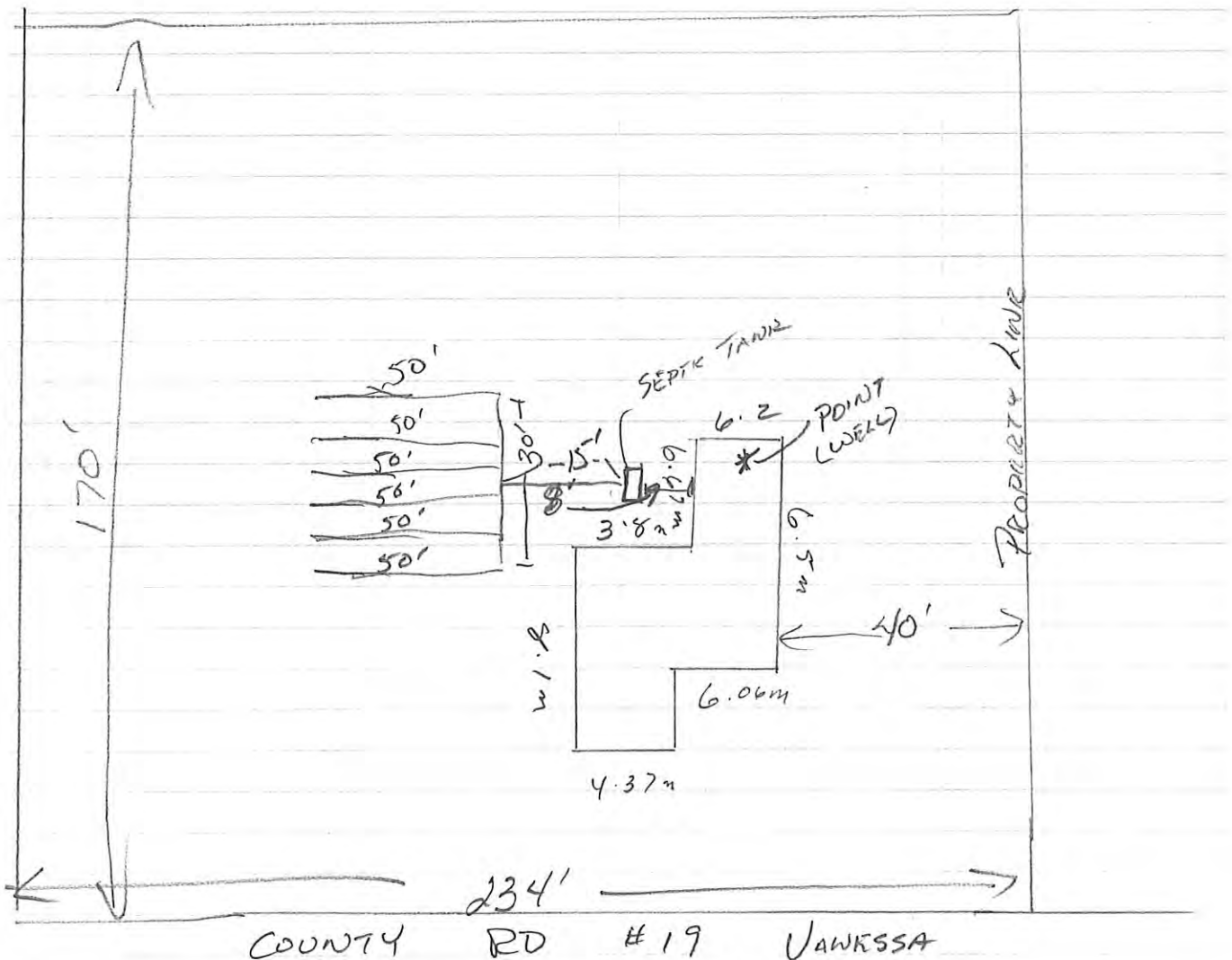
APPLICATION NUMBER: _____

OWNER WILLIAM HUFFMAN

EVALUATOR TAYLOR WHITING

PROPERTY ADDRESS LOT 3 CON 3 WINDHAM TWP

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



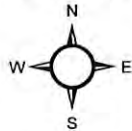
PREPARED BY: WILLIAM HUFFMAN

NOTE: The above sketch is not to exact scale.

MAP 1
File Number: BNPL2013212 & BNPL2013213

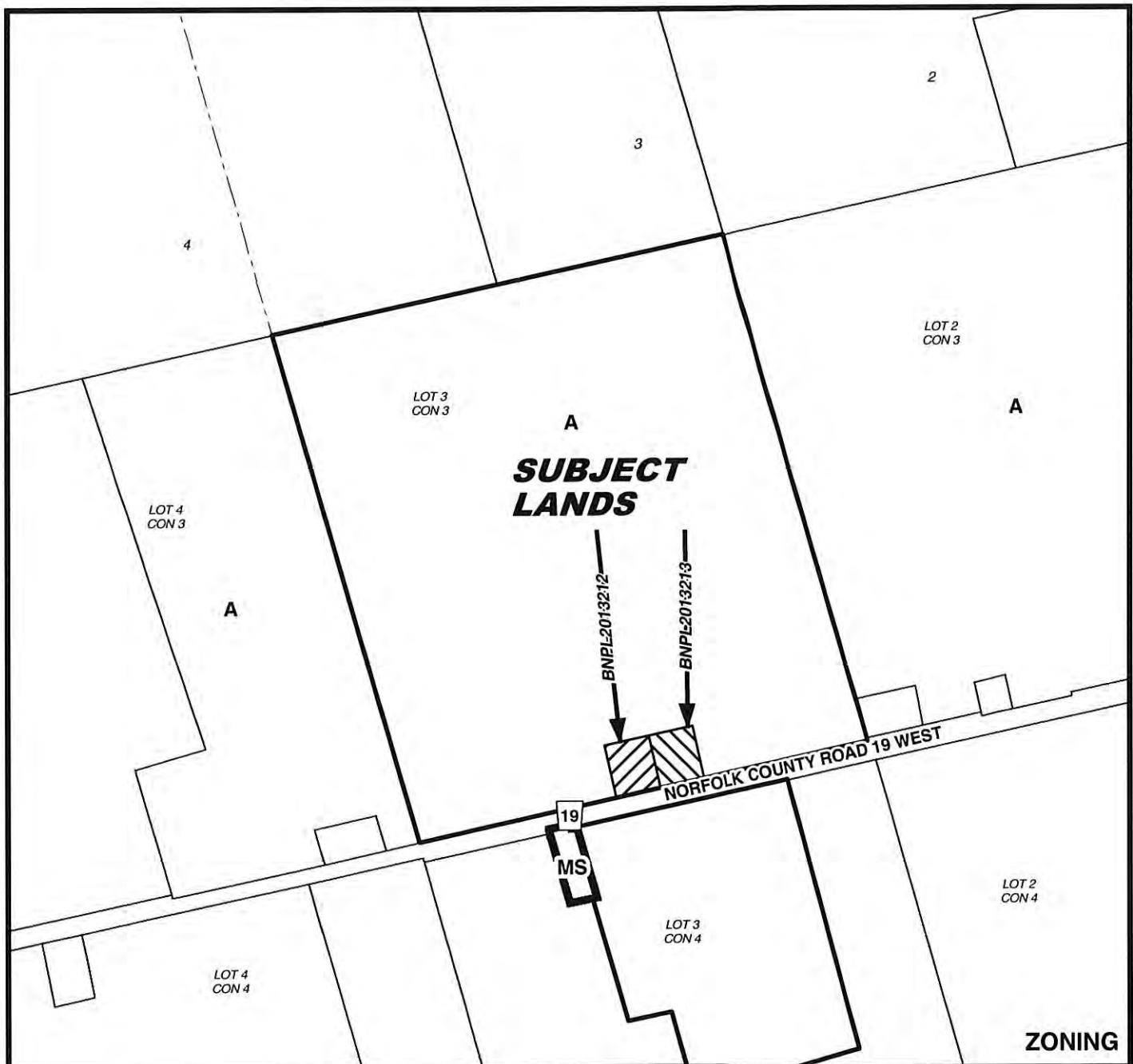
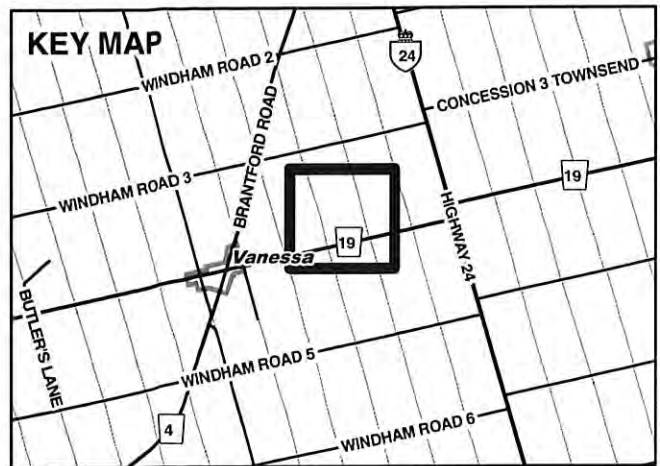
Geographic Township of

WINDHAM



1:7,500

60 30 0 60 120 180 240
Meters



MAP 2

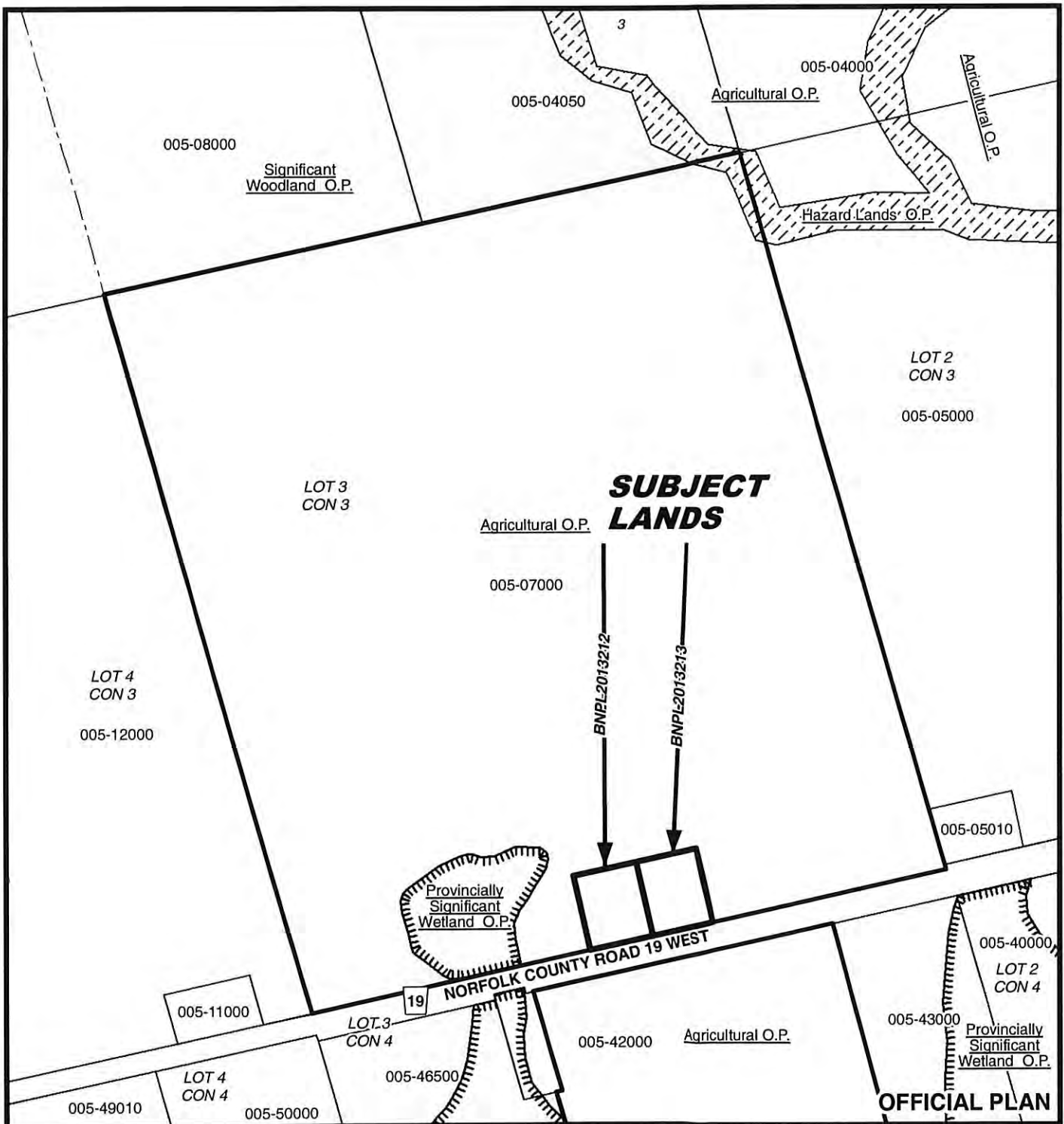
File Number: BNPL2013212 & BNPL2013213

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



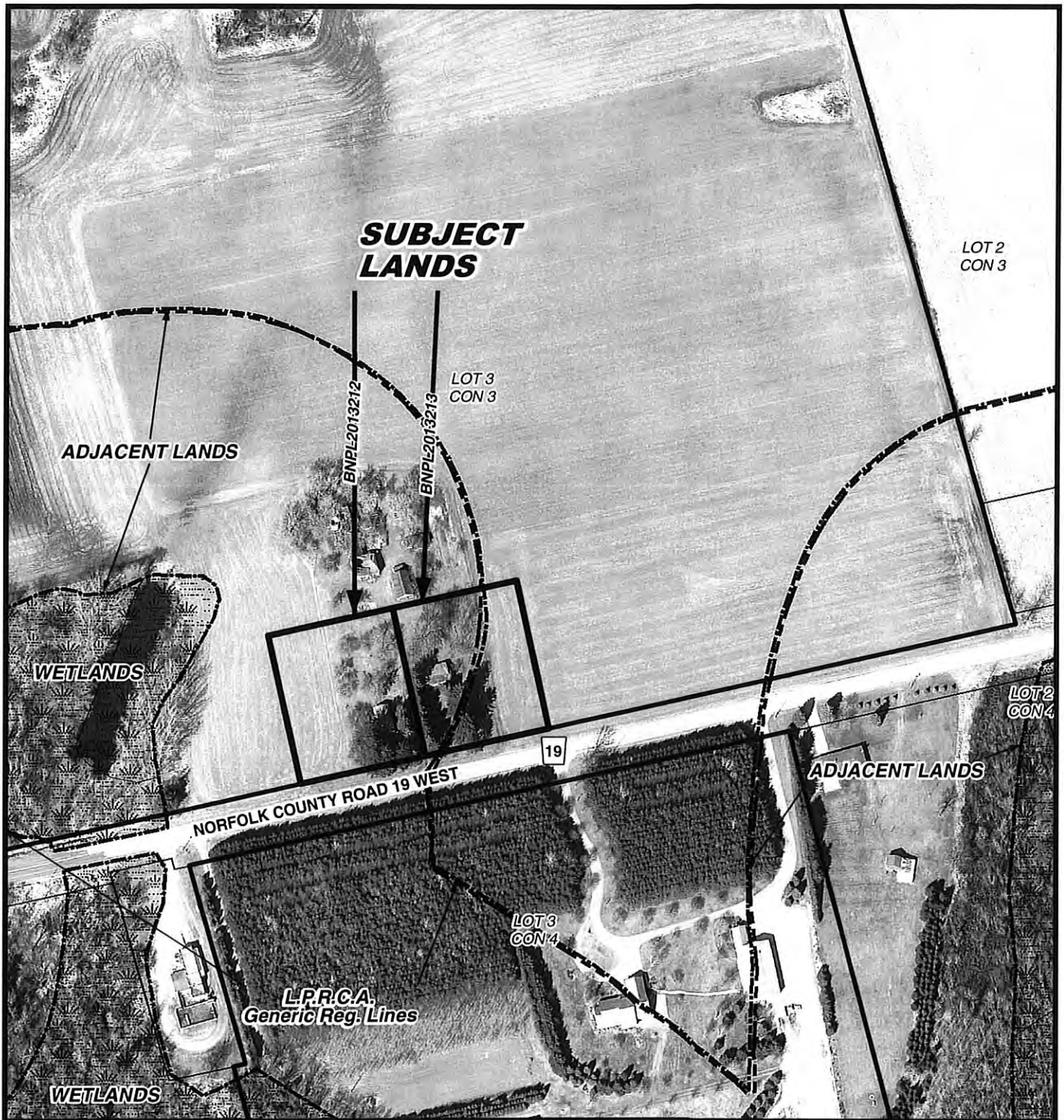
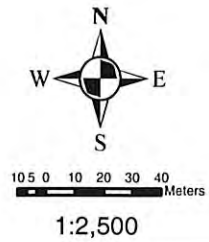
OFFICIAL PLAN

12/11/2013

MAP 3

File Number: BNPL2013212 & BNPL2013213

Geographic Township of WINDHAM



MAP 4

File Number: BNPL2013212 & BNPL2013213

Geographic Township of WINDHAM



31.50 3 6 9 12 Meters

1:750

