



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2014035

☒ 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:**

March 3, 2014

APPLICANT: RAY-MAR FARMS INC, 1813 NORFOLK CTY RD 19W RR 3, VANESSA, ON N0E 1V0

AGENT: R. C. Dixon, O.L.S, 13-175 Victoria Street Simcoe, ON N3Y5L8

LOCATION: WDM CON 3 PT LOT 2,(1813 NORFOLK CTY RD 19W, DELHI ON)

ASSESSMENT ROLL NO.: 3310491005050000000

PROPOSAL:

An application has been received to sever a parcel having no frontage, a depth of 8.53m, a width of 74.68m, having an area of 637sq m and retain a parcel having an area of 39.6ha as a boundary adjustment. Land to be added to 1785 Norfolk County Road 19 West. Final proposed lot size 0.465ha (1.14acres)

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:

Sherry Mott, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
sherry.mott@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: February 18, 2014

CONSENT / SEVERANCE

| | | | |
|-----------------------------|--------------------|----------------------------|--------------------------------|
| File Number | <u>BNPL2014035</u> | Application Fee | <u>✓</u> |
| Related File Number | <u>BN-005/2004</u> | Conservation Authority Fee | |
| Pre-consultation Meeting On | <u>N/A</u> | OSSD Form Provided | <u>N/A as per Fritz Feb. 4</u> |
| Application Submitted On | <u>Feb 4</u> | Sign Issued | <u>✓</u> |
| Complete Application On | | | |

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 - 05000

- | | |
|--|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split (form to be completed) | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ RAY-MAR FARMS INC. Phone # (519) 446-1894

Address 1813 COUNTY ROAD 19 (Windham) Fax # _____

Town / Postal Code Vanessa, On (R3) N0E1V0 E-mail _____

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

AGENT INFORMATION

Name of Agent R.C. Dixon Phone # (519) 426-0456

Address 13-175 Victoria St. Fax # _____

Town / Postal Code Simcoe, On N3Y5L8 E-mail dixonr@amtelecom.net

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

Name of Owners ² _____ Phone # _____

Address _____ Fax # _____

Town / Postal Code _____ 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|--------------------------------------|---------------------------------------|------------------|
| Geographic Township | <u>Windham</u> | Urban Area or Hamlet | |
| Concession Number | <u>3</u> | Lot Number(s) | <u>2</u> |
| Registered Plan Number | | Lot(s) or Block Number(s) | |
| Reference Plan Number | | Part Number(s) | |
| Frontage (metres/feet) | <u>483.55 m</u> | Depth (metres/feet) | <u>671.5 m ±</u> |
| Width (metres/feet) | <u>595 m ±</u> | Lot area (m² / ft² or hectares/acres) | <u>39.67 ha</u> |
| Municipal Civic Address | <u>1813 Norfolk County Road 19 W</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):

This application would add a 28' strip along the rear of Part 1 Plan 37R9060 to facilitate the siting of the dwelling to be built and for drainage.

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

Cody + Heagan Wheeler 3310-491-005-05010-0000

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

Cody + Heagan Wheeler 3310-491-005-05010

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 | | | | | | |
| | | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | | | | |
| | | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | | | | |
| | | | | | | <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 |

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 | <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 | | |

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

Frontage (metres/feet) 0 Depth (metres/feet) 8.53m
 Width (metres/feet) 74.68m Lot area (m² / ft² or hectares/acres) 637m²
 PROPOSED FINAL LOT SIZE (if boundary adjustment) 0.465 ha

Existing use: Agriculture
 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:

nil

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:

single family dwelling once added to Part 1 - Plan 37R9060

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

| | | | |
|------------------------|----------|---------------------------------------|-----------|
| Frontage (metres/feet) | 483.55 m | Depth (metres/feet) | 671.5 m ± |
| Width (metres/feet) | 595 m ± | Lot area (m² / ft² or hectares/acres) | 39.6 ha |

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:

see attached air photo with description

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 change

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

| | | | |
|------------------------|--|---------------------|--|
| Frontage (metres/feet) | | Depth (metres/feet) | |
| Width (metres/feet) | | Lot area (m² / ft²) | |

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: BN-005/2004 + B-78/86-DE both approved

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: BN-005/2004 + B-78/86-DE / approved

Number of separate parcels that have been created: 2

Date(s) these parcels were created: 2004 and 1986

Name of the transferee for each parcel: _____

Uses of the severed lands: Residential

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: pre 1976

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:

Local 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: BN-005/2004 - B78/86-DE

Land it affects: adjacent lands

Purpose: residential

Status/decision: approved

Effect on the requested amendment: this application would enlarge BN-005/2004

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) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance |
| Wooded area | <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input 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

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:

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: County Road 19 W

Existing or proposed access to SEVERED lands:

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: County Road 19 W

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

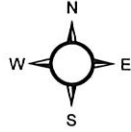
Five (5) copies of any applicable information/reports indicated in the development application.

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

MAP 1
File Number: BNPL2014035

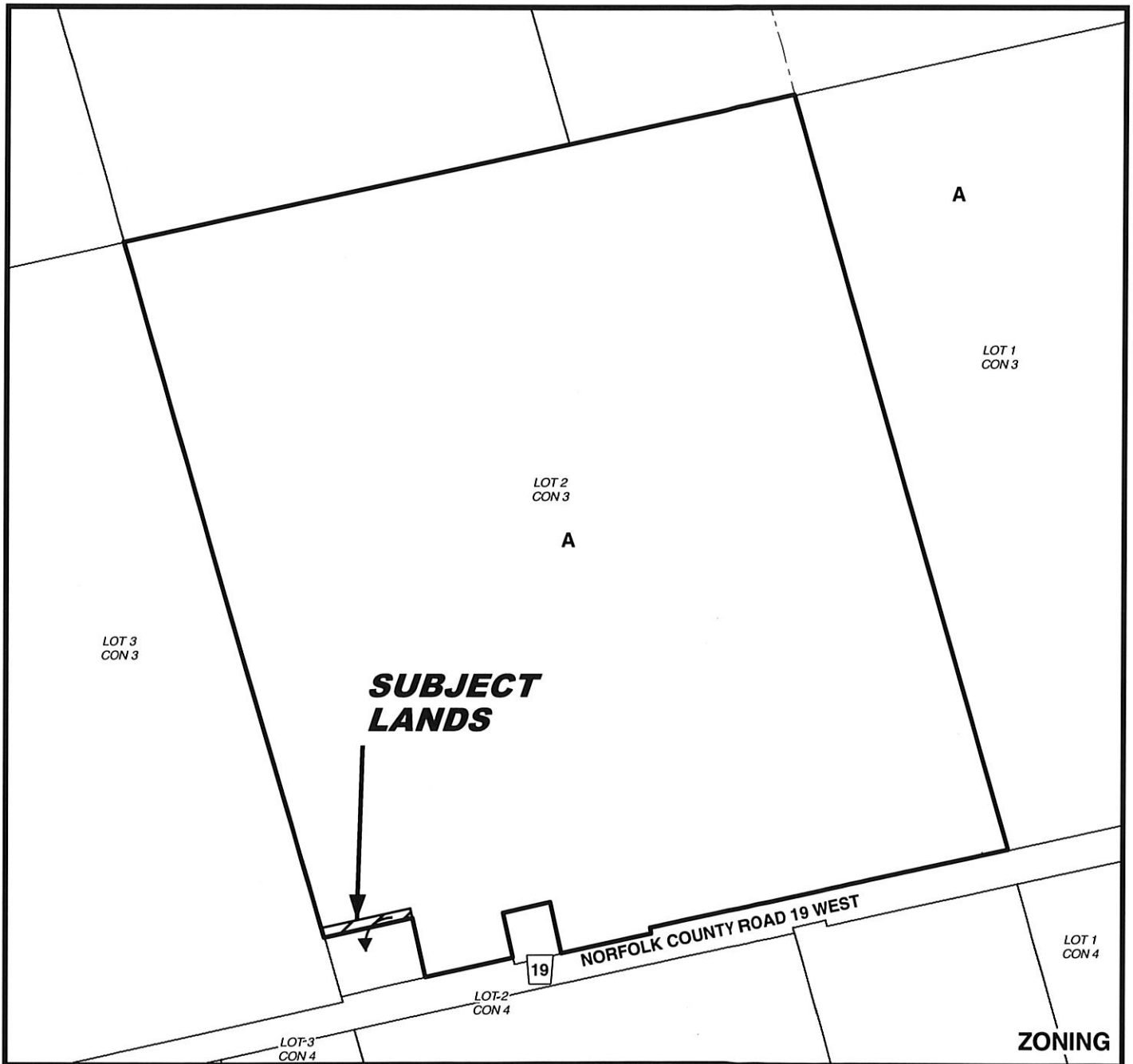
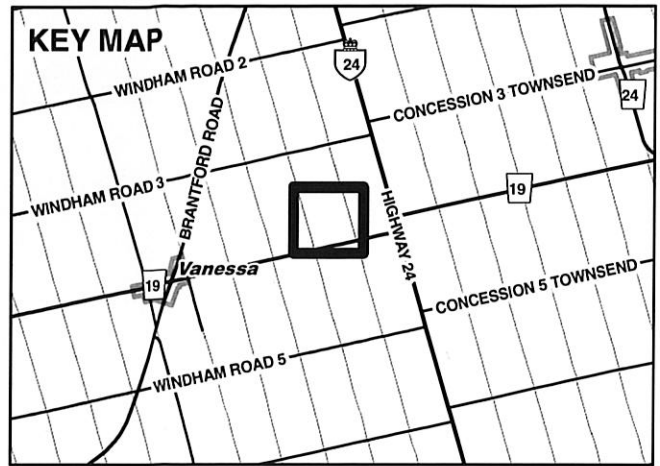
Geographic Township of

WINDHAM



1:5,000

40 20 0 40 80 120 160 Meters



MAP 2

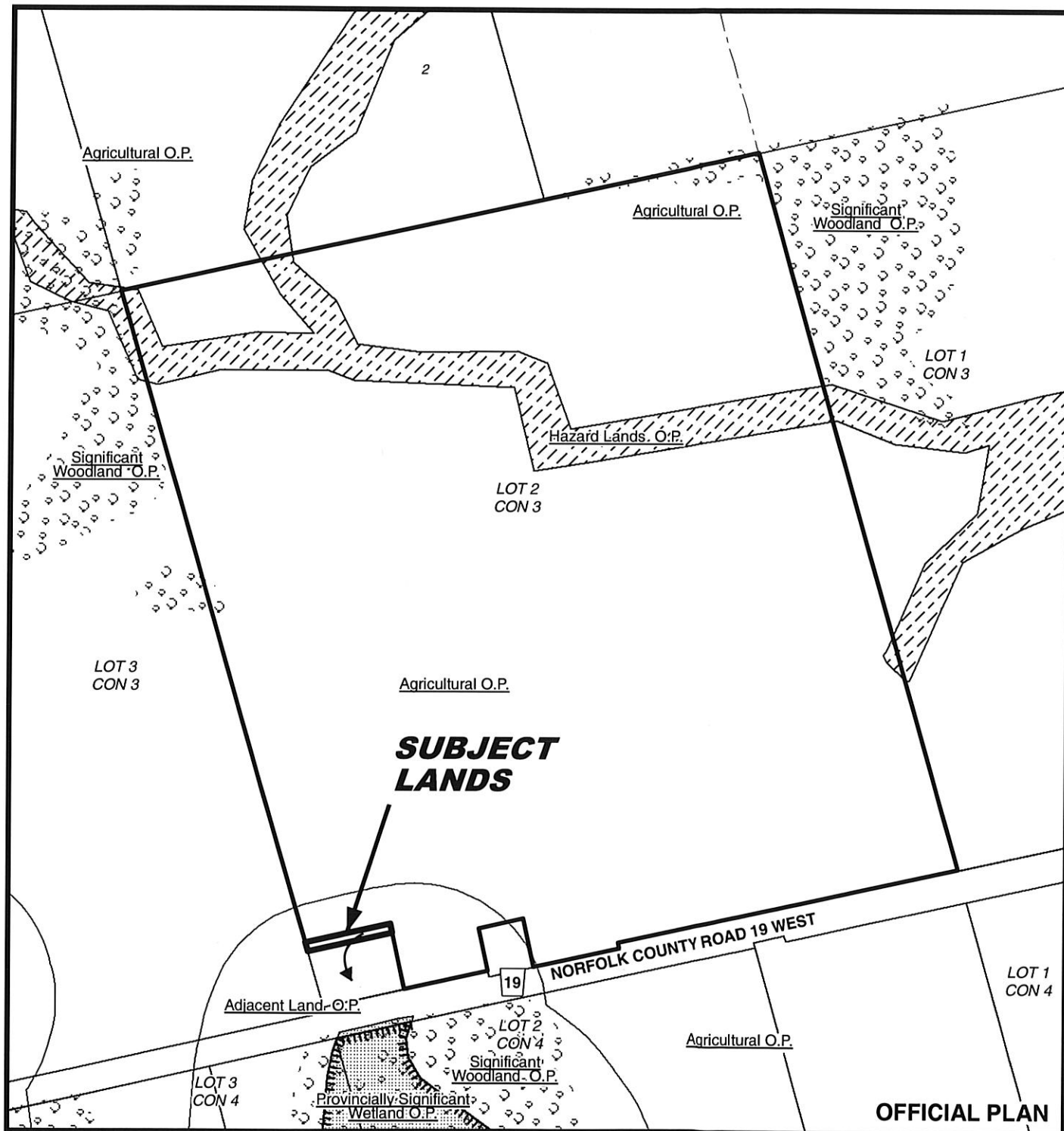
File Number: BNPL2014035

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



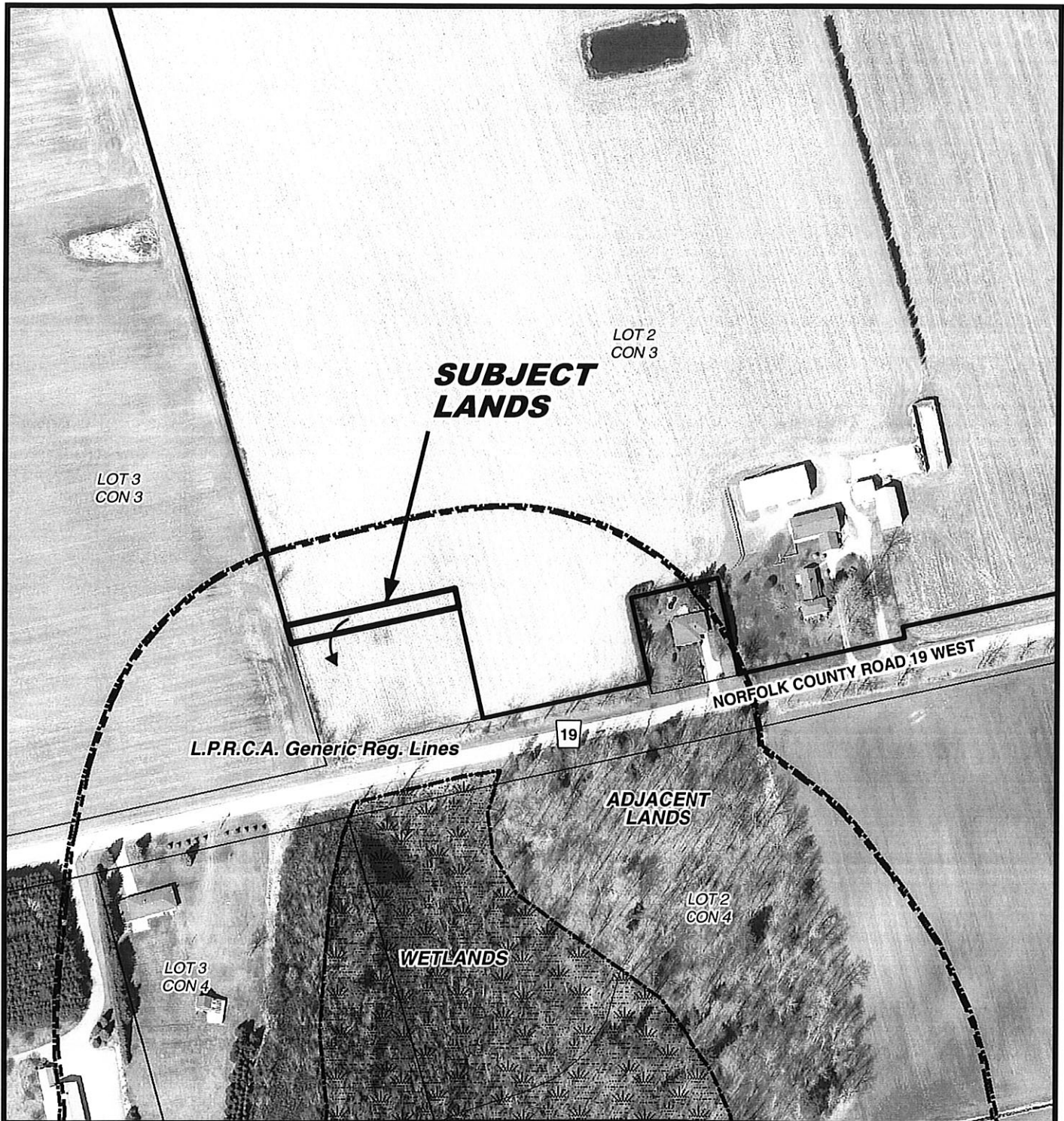
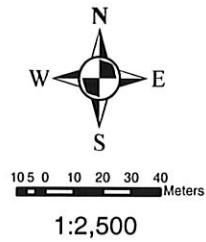
OFFICIAL PLAN

07/02/2014

MAP 3

File Number: BNPL2014035

Geographic Township of WINDHAM



MAP 4

File Number: BNPL2014035

Geographic Township of WINDHAM

