



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2014051**

☒ 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:**

**May 5, 2014,**

**APPLICANT:** THOMAS HASKETT, 1398 VITTORIA RD RR 1 VITTORIA, ON N0E 1W0

**LOCATION:** CHR CON 3 PT LOT 18 (1305 HWY 24 E, DELHI)

**ASSESSMENT ROLL NO.:** 3310493060359000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 305.5 m (1002.95 ft), an irregular depth of 683.33 m (2241.80 ft) and having an area of 52.10 acres (21.09 ha) as the result of a farm split. The lands to be retained will have a frontage of 201.48 m (661.02 ft), an irregular width of 301.45 m (989.00 ft), an irregular depth of 686.13 m (2251.08 ft), and having an area of 48.46 acres (19.61 ha). Lands to be severed will be merged with an existing farm parcel north of the subject lands.

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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:

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](mailto: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:** April 17, 2014

CONSENT / SEVERANCE

File Number BNPL2014051  
 Related File Number —  
 Pre-consultation Meeting On March 2014.  
 Application Submitted On March 4 / 2014  
 Complete Application On March 31 / 2014

Application Fee \$1111.00 (\$1029.00 + \$45)  
 Conservation Authority Fee —  
 OSSD Form Provided —  
 Sign Issued March 26 / 2014.

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: 3310-493.060.35900



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

2 AND ADDED TO ADJOINING LANDS.

**A. APPLICANT INFORMATION**

Name of Applicant Tom HASKETT Phone # 519 420 9620  
 Address 1398 Vittoria Rd. RR#1 Fax # 519  
 Town / Postal Code Vittoria, ON NOE 1W0 E-mail —

<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> THOMAS MICHAEL HASKETT Phone # 519 420 9620  
JOAN EDITH HASKETT  
 Address 1398 Vittoria Rd RR#1 Fax # —  
 Town / Postal Code Vittoria, ON NOE 1W0 E-mail —

<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:

BANK OF MONTREAL - NK 54429

**RECEIVED**

APR - 1 2014

Revised 10.2012



**NORFOLK COUNTY**  
 LANGTON ADMINISTRATION BUILDING

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	_____
Concession Number	<u>3</u>	Lot Number(s)	<u>18 SOUTH HALL.</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____
Municipal Civic Address	<u>1305 CHARLOTTEVILLE EAST 1/4 LINE RD.</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):

farm split To be Added to Adjoining  
lands.

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:

60-301 (To be Added to)

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
<b>SUBJECT LANDS</b>					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>					<input 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	
					<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 <u>95 Acres.</u>	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) <u>50 ACR</u>	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) <u>47 ACR.</u>
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) <u>FRUIT &amp; VEG. CROPS</u>	<u>Tobacco, POTATO</u>	<u>FRUIT &amp; VEG crops.</u>
Proposed crops grown (type and area) <u>AS ABOVE.</u>		<u>FRUIT &amp; VEG. CROPS</u>

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>2 door house</u>
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock		<u>STORAGE BUILDINGS</u>
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" 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) 305.5m / 1002' Depth (metres/feet) 689.9m / 2263'  
 Width (metres/feet) 305.5m / 1002' Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 21 Hectares / 52 Acres.  
 PROPOSED FINAL LOT SIZE (if boundary adjustment)

Existing use: VACANT

Proposed use: VACANT.

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:

VACANT

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) 305.5m / 1002' Depth (metres/feet) 689.9m / 2263'  
Width (metres/feet) 305.5m / 1002' Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 18.2 HECT. / 45 ACRES  
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:

2 dwellings, 2 STORAGE Buildings, 1 PARKING Building

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<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_  
Proposed use: \_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s): AGRICULTURAL

Present zoning: AGRICULTURAL

Is there a site specific zone on the subject lands? yes

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: FROM SOUTH EAST CORNER  
(APPROXIMATELY 1988)

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: AS ABOVE

Number of separate parcels that have been created: ONE

Date(s) these parcels were created: 1988 (+/-)

Name of the transferee for each parcel: FARM INCORPORATION

Uses of the severed lands: SALE OF FARM PRODUCE.

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? NO

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?

☐ Yes ☐ No ☐ Unknown FARM USE ONLY.

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

CONSENT / SEVERANCE

Provide the information you used to determine the answers to the above questions:

length of Ownership.

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)	<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 type="checkbox"/> Yes <input checked="" 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 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

#### 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 #24

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 #24

**I. OTHER INFORMATION**

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

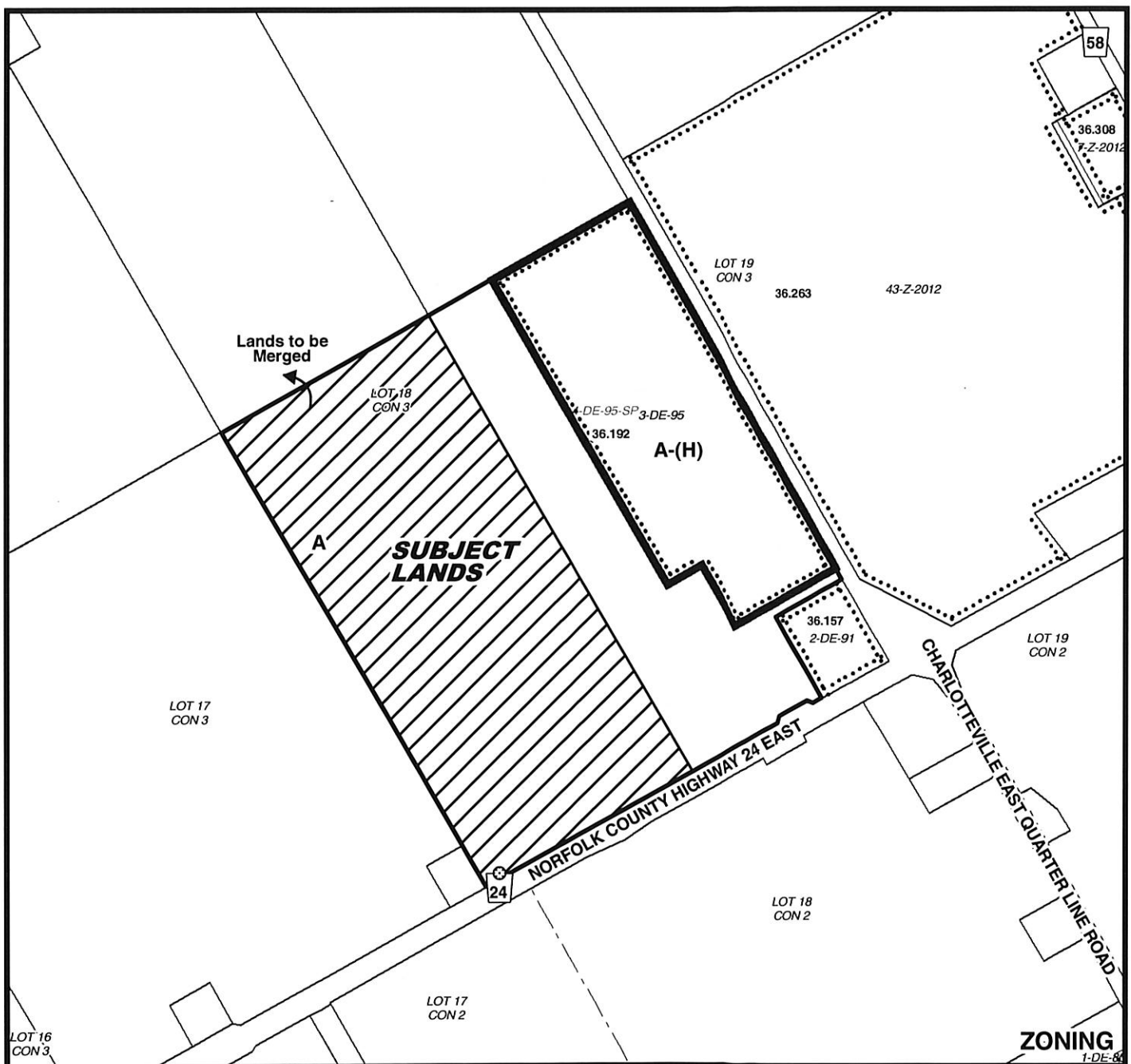
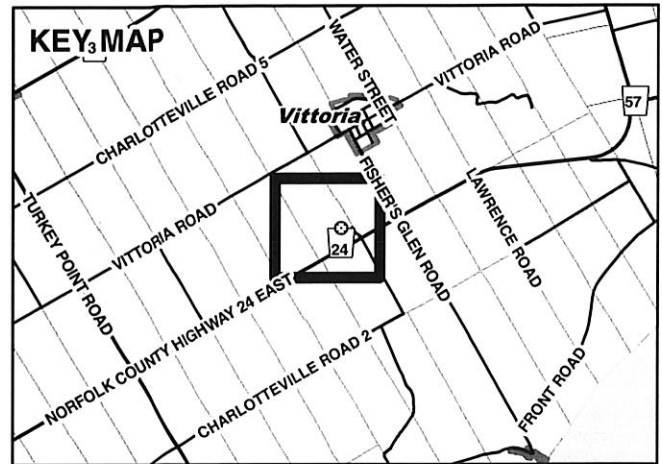
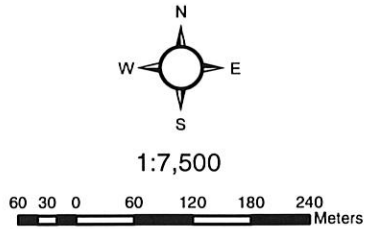
☐ Yes ☐ No

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

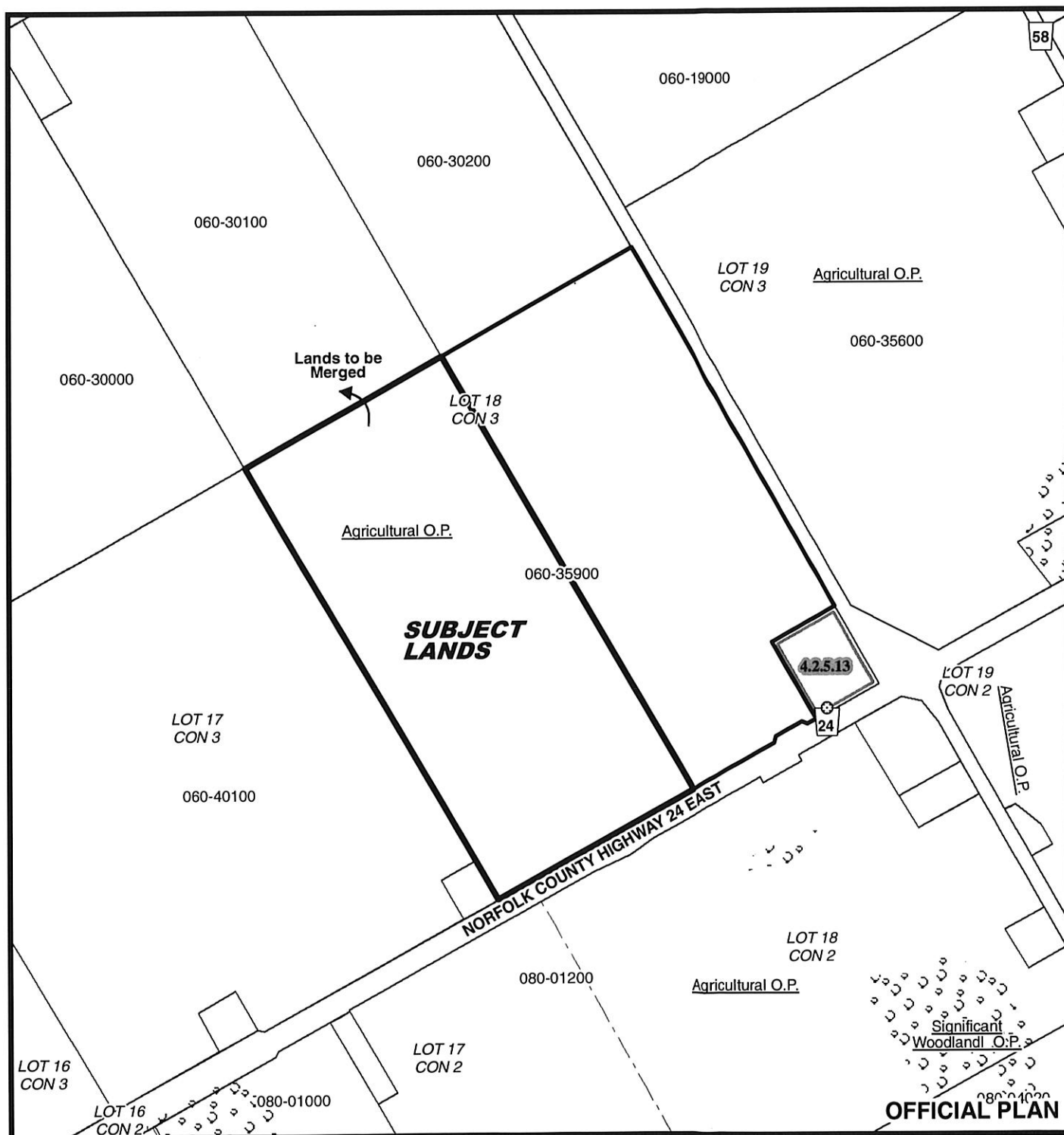
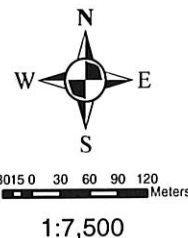
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

**MAP 1**  
**File Number: BNPL2014051**

Geographic Township of  
**CHARLOTTEVILLE**



# Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: BNPL2014051

Geographic Township of CHARLOTTEVILLE



20 40 60 80 Meters

1:5,000



# MAP 4

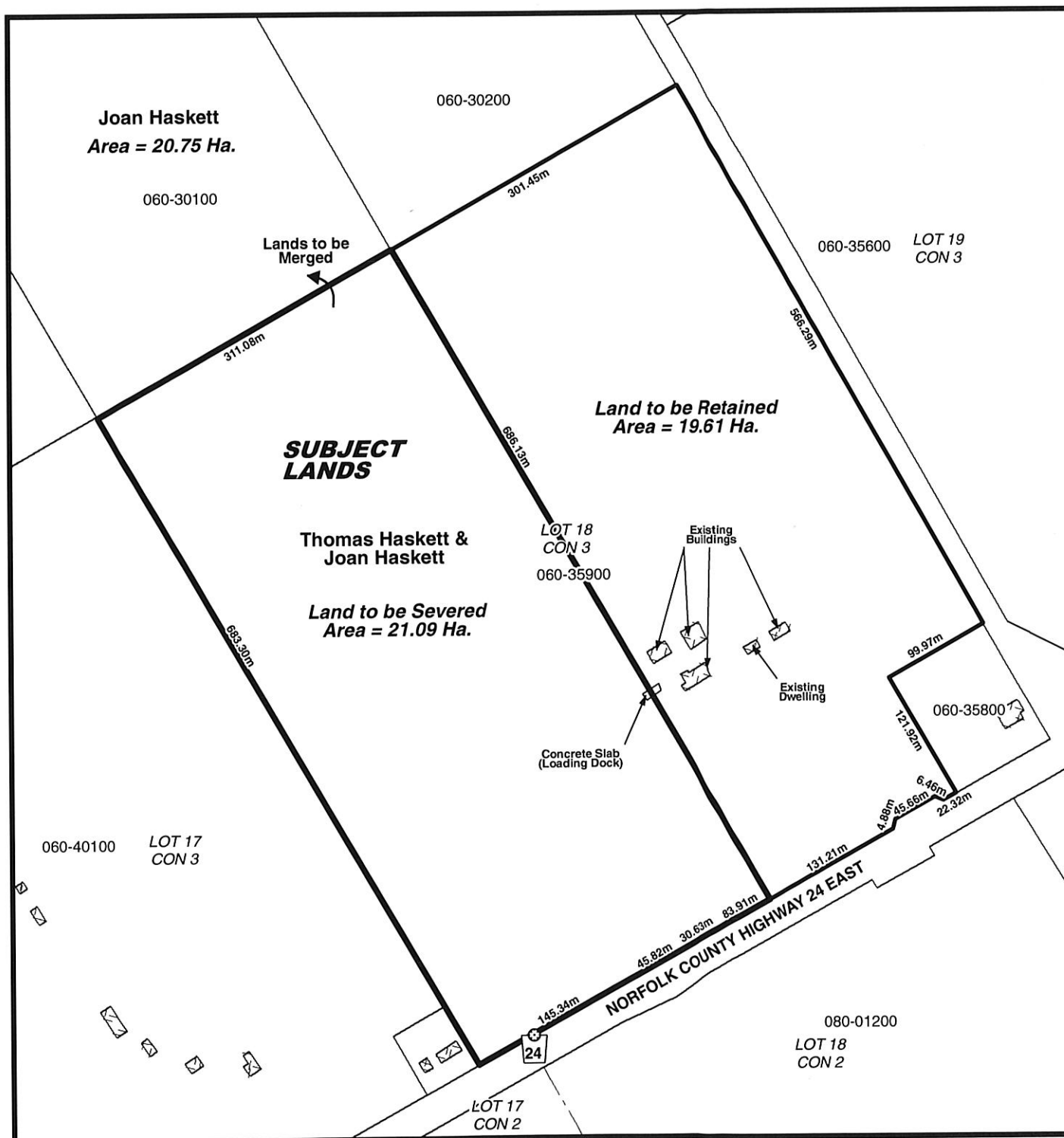
File Number: BNPL2014051

Geographic Township of CHARLOTTEVILLE



20 40 60 80 Meters

1:5,000





## FARM SPLITS

### DESCRIPTION OF LAND:

	LAND TO BE SEVERED	LAND TO BE RETAINED
Area under cultivation		
Woodlot area	MATURE WIND BREAKS	APPLES
Existing crops grown (type and area)	<del>ALL</del> HIGH DENSITY STRAWBERRYS	HIGH DENSITY STRAWBERRYS
	JUNE BEARING STRAWBERRYS	JUNE BEARING STRAWBERRYS
	GRAINS	GRAINS
		PUMPKINS
Proposed crops grown (type and area)	TObACCO	
	SWEET POTATOES	
	GRAINS IN ROTATION	

### DESCRIPTION OF EXISTING BUILDINGS:

	LAND TO BE SEVERED	LAND TO BE RETAINED
Residence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<del>YES</del> Yes <input checked="" type="checkbox"/> No
If yes, type of livestock		
capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage		