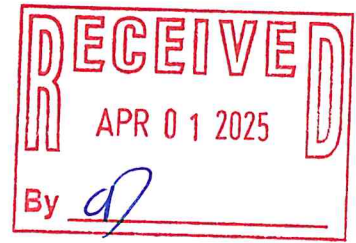


WATEROUS HOLDEN AMEY HITCHON^{LLP}
LAWYERS



March 31, 2025

BY EMAIL

committee.of.adjustment@norfolkcounty.ca

Norfolk County
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Sherry Mott, Secretary-Treasurer – Committee of Adjustment

P.O. Box 1510
20 Wellington Street,
Brantford, ON N3T 5V6
t. (519) 759-6220
f. (519) 759-8360
www.waterousholden.com

Dear Ms. Mott:

RE: P & S Van Berlo Ltd. – 2009 Vittoria Road – Surplus Farm Consent Application
Our File No. 529305-134363

We have been retained by the owner of the above property, P & S Van Berlo Ltd., to assist them with a consent (surplus farm dwelling) application.

Please find enclosed the following:

1. Consent Application Form;
2. Sketch;
 - Note: dog kennel since removed and metal sided building reduced to 17m X 12m
3. Deposited Reference Plan;
4. Previous Consent Approval dated August 21, 2019; and,
5. Certificate of Official dated August 26, 2020.

On August 21, 2019, our client obtained approval from the Committee of Adjustment to sever a parcel having a frontage of 82.85 metres, a width of 82.85 metres, a depth of 90.26 metres and an area of 7237 square metres. Our client further obtained a Consent Certificate on August 26, 2020. Unfortunately, the Consent lapsed and, as such, our client is seeking a Consent on the same terms as in 2019.

The purpose of this application is to sever the southernly portion of the property fronting Vittoria Road with an area of 1.79 acres. These lands contain a surplus farm dwelling. The private septic and water system are solely within the property limited of the severed lands.

The retained lands are approximately 81.5 acres.

The existing lands are designated as Agriculture, and the current and proposed use of the severed lands is agricultural/residential.

The consent application meets all criteria of section 51(24) of the *Planning Act*.

The proposed consent confirms to the Norfolk County Official Plan designation of Agriculture as a surplus farm dwelling (7.2.3(a)(v) & 7.2.3(b) & 7.2.3(c)). Further, the owner is prepared to have, as a condition of severance, the requirement of a Zoning Bylaw Amendment to restrict new residential dwellings on the retained lands. The proposed lot meets all of the criteria in 7.2.3(c):

- Lot severed is large enough to accommodate the use and on-site existing private servicing. The proposed lot size does not take from the lands used in the farming operation.
- The MDS is met as there are no barns or production or manure storage within 500m of the residence.
- No additional dwellings are created. The residence is existing.
- The existing house is at least 20 years old.

The proposed consent is in keeping with the regulations of the Norfolk County Zoning By-Law. All of the surrounding land uses are agricultural or residential. The proposed dimensions and shapes of lots are within the range of lot sizes found in the area and meet all of the requirements of the Agricultural zone.

The within application is consistent with the Provincial Policy Statement (2024). The PPS (2024) permits one new residential lot per farm consolidation for a residence surplus to an agricultural operation. The use of the retained lands will remain agricultural, and the severed lands represent a residence that is surplus to an existing farming operation (s.4.3.3.1). The Applicant is effectively consolidating farming land, and the residence is surplus to this consolidation.

We trust that this information is sufficient, and it is requested that the Application be approved.

Please kindly advise of any and all correspondence, communications and comments that are made by official agencies, departments or individuals in respect to the Application.

We would also appreciate receiving the planning staff report as soon as the same is available.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

WATEROUS HOLDEN AMEY HITCHON LLP

Per:

Courtney Boyd, Associate Lawyer

CJB/cjb

Email: cboyd@waterousholden.com

Direct: (519) 751-6413

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 337-030-03600-0000

A. Applicant Information

Name of Owner P & S Van Berlo Ltd.

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.

Address 325 Concession 13 Townsend Road

Town and Postal Code Simcoe, ON N3Y 4K3

Phone Number 519-426-1500

Cell Number 519-427-7722 (primary)

Email _____

Name of Applicant P & S Van Berlo Ltd.

Address 325 Concession 13 Townsend Road

Town and Postal Code Simcoe, ON N3Y 4K3

Phone Number 519-426-1500

Cell Number _____

Email _____

Name of Agent	Courtney Boyd of Waterous Holden Amey Hitchon LLP
Address	20 Wellington Street
Town and Postal Code	Brantford, ON N3T 5V6
Phone Number	519-759-6220 ext. 338
Cell Number	
Email	cboyd@waterousholden.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Royal Bank of Canada
Willy Van Paasen Farms Limited

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Part of Lot 3, Concession Gore (Woodhouse) 37R1253 Part1

Municipal Civic Address: 2009 Vittoria Road

Present Official Plan Designation(s): Agricultural

Present Zoning: A and HL

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Please see attached sketch.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

Agricultural and residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	292m				
Lot depth	10,190m max				
Lot width	6000m				
Lot area	83.47 acres				
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)	7860m +50m				
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 82.85m
Depth: 90.26m
Width: 82.82m
Lot Area: 7237m² (1.78 acres)
Present Use: Agricultural/Residential
Proposed Use: Residential

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: 210m
Depth: 1019m max
Width: 600m max
Lot Area: 81.5 acres
Present Use: Agricultural
Proposed Use: Agricultural

Buildings on retained land: Barn, Kilns, Buildings

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: Please see attached Schedule "A".
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

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

Knowledge of owner. _____

4. If you answered yes to any of the above questions in Section D, 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

E. All Applications: Provincial Policy

1. Is the requested amendment 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

No change in proposed land use

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

No change in proposed land use

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

P V Berlo

Owner/Applicant/Agent Signature

March 31, 2025

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Peter VanBerlo of P & S Van Berlo Limited am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Courtney Boyd of Waterous Holden Amey Hitchon to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

P V Berlo

Owner

March 31, 2025

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Peter VanBerlo of P & S Van Berlo Limited of the City of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

the City of Brantford

P. VanBerlo

Owner/Applicant/Agent Signature

In the Province of Ontario

This 31st day of March

A.D., 20 25

[Signature]

A Commissioner, etc.

FARMS OWNED BY P & S VANBERLO LIMITED

ADDRESS	ROLL #	TOTAL		WORKABLE		FARM TYPE	DWELLING PRESENT	YEAR BUILT
		ACREAGE	ACREAGE	ACREAGE	ACREAGE			
2009 Vittoria Road, Simcoe, ON	337-030-06300-0000	83.47		67	Tobacco, Sweet Potatoes, Rye, Beans	Yes		
170 Windham East 1/4 Line Road, Simcoe, ON	491-026-35000-0000	97.19		90	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
771 Windham Road 11, Windham Centre, ON	491-019-44000-0000	78		67	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
341 Old Highway 24, Waterford, ON	336-070-15400-0000	60.51		59	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
28 Brantford Road, Delhi, ON	491-024-03000-0000	38.9		38.9	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
Queensway East, TOWN Con 14, Pt Lot 2, Simcoe, ON	404-070-85350-0000	26.72		23	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
325 Concession 13 Townsend, Simcoe, ON	336-070-33300-0000	88.85		57	Tobacco, Sweet Potatoes, Rye, Beans	Yes		1997
1069 Windham Road 11, Windham Centre, ON	491-018-48050-0000	65.97		55	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
2798 Nixon Road, Simcoe, ON	491-018-51000-0000	96.86		49	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A
97 Windham Road 12, Delhi, ON	491-024-06000-0000	108.34		108.34	Tobacco, Sweet Potatoes, Rye, Beans	No		N/A

JULY 26, 2018

[illegible]

JOB # 18--1930 VANPAASSEN

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(61 PARK ROAD)

PHONE (510) 428-0842 FAX (519) 428-1004
E-mail: aurelia.morris@mlbc.net

F.W. — JPM
BOOK — LL-FLE
CALC. — JLM
PLAN — JJM
CHECK — K.K.
DUDN. — VAGLASSIS
JOB NO. 10-1820

P18 05 A904



Committee of Adjustment Decision

File Number: BNPL2018318

APPLICANT: P & S VAN BERLO LIMITED
ROLL NUMBER: 3310337030063000000
LOCATION: WDH GORE PT LOT 3 (2009 Vittoria Rd, Simcoe)
DECISION DATE: August 21, 2019

DECISION: APPROVED

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL: An application has been received to sever a parcel having a frontage of 82.85 metres, an irregular width of 82.85 metres, an irregular depth of 90.26 metres, and having an area of 7237 square metres and retain an approximately 33 hectare parcel as the severance of a dwelling made surplus through farm amalgamation. The subject application is being reviewed concurrently with a Zoning By-Law amendment application to remove a single detached dwelling as a permitted use on the retained farm, and with a Minor Variance application to provide zoning relief for the oversized accessory building included on the severed lot (ANPL2019238).

MOVED BY: Alan [Signature]

SECONDED BY: Dennis [Signature]

MEMBERS CONCURRING IN THE ABOVE RULING:

[Signature]
MARCEL VANHOOREN

LISA DOVE

[Signature]
BUDY STICKL

ADAM VERI

LINDA D'HONDY-GRANDON

ALAN'S FRANG

[Signature]
DENNIS TRAVALE

MOTION CARRIED: [Signature]

CHAIRMAN:

REASON:

The application is ~~not~~ consistent with the Provincial Policy Statement, 2014, and does ~~not~~ conform to the consent policies of the Norfolk County Official Plan, and that no Public input was received and therefore has not been considered as part of this application.

IF APPROVED: IS SUBJECT TO THE CONDITIONS STATED ON THE REVERSE OF THIS NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on August 21, 2019

SECRETARY-TREASURER:

[Signature]
SHERRY MOTT

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Sherry Mott Secretary-Treasurer for Norfolk County Committee of Adjustment, 22 Albert Street, Langton, PO Box 128 ON N3Y 5L6, 519-875-4485 ext 1835; committee.of.adjustment@norfolkcounty.ca between 8:30 am and 4:30 pm
NOTICE OF CHANGES: You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS:

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the The Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL:

(The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 53(19) Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by Norfolk County, Committee of Adjustment to the Local Planning Appeal Tribunal. If you wish to appeal to the LPAT, a copy of an appellant form is available from the LOCAL PLANNING APPEAL TRIBUNAL (LPAT) website <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>. The appellant form, setting out reasons for the appeal, accompanied by the \$300.00 fee in the form of a certified cheque or money order, payable to the Minister of Finance must be filed with the Clerk of the Municipality on or before the following date:

September 11, 2019

FILE NUMBER: BNPL2018318

APPLICANT: P & S VAN BERLO LIMITED
DATE: August 21, 2019

CONDITIONS:

- 1 Payment of any outstanding taxes
 - 2 That a portion of the existing barn on the severed lands be demolished, resulting in a maximum usable floor area of 208 square metres.
 - 3 Receipt of a letter from the Deputy Chief Building Official, or designate, indicating their requirements have been satisfied concerning spatial separation. Contact Scott Northcott at scott.northcott@norfolkcounty.ca or ext. 1848 for details.
 - 4 Receipt of a letter from the Public Works and Environmental Services Department indicating that their requirements have been satisfied concerning an entrance permit.
 - 5 Subject to approval of the required Minor Variance application number: ANPL2019238.
 - 6 That the dog kennel trailer be removed
 - 7 Receipt of a letter from the Secretary-Treasurer indicating that the zoning of the retained lands has been amended to meet the requirements of Section 2.3.4.1 (c) of the Provincial Policy Statement.
 8. Receipt of a letter from the Secretary-Treasurer indicating that a new civic address has been assigned to the retained parcel.
 9. Receipt of three copies of the deed for the severed parcel of land, or if filing by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation.
 10. Receipt of three copies of the registered reference plan for the severed parcel of land.
 11. That the solicitor acting in the transfer provide an undertaking to provide the Secretary-Treasurer with a copy of the first page of the Receipted Transfer upon completion of the electronic registration.
 12. That the above conditions must be fulfilled and the Certificate for consent be issued on or before the lapsing date noted below after which time the consent will lapse.
 13. *with the condition that the pump house be removed*
- LAPSING DATE: August 21, 2020

ADDITIONAL INFORMATION

TO DISCUSS THE REQUIREMENTS OF YOUR CONDITIONS, PLEASE CONTACT:

Sherry Mott, Secretary-Treasurer, Committee of Adjustment Norfolk County
22 Albert Street, PO Box 128 Langton,
ON N0E 1G0 519-426-5870 ext 1835
committee.of.adjustment@norfolkcounty.ca

DEADLINE FOR COMPLETING CONDITIONS: All conditions of approval, as specified in the decision of Committee of Adjustment, must be completed within 1 year of the date the decision was given (the deadline date for fulfilling conditions is noted on your copy of the decision). If conditions are not completed within the deadline date, pursuant to Section 53(41) of the Planning Act, RSO 1990, c.P.13, as amended, approval of the application will automatically be rescinded and the application deemed to be refused. Should this occur and you still wish to proceed with the severance you will be required to file a new application and pay the required application fee.

IT IS THE APPLICANTS RESPONSIBILITY TO ARRANGE FOR CLEARANCE OF CONDITIONS. When contacting departments to arrange for clearance of conditions, please be sure to indicate your severance application file number.

WHEN MAKING PAYMENTS: All monies payable can be included on one cheque payable to NORFOLK COUNTY and sent to the attention of Sherry Mott, Secretary-Treasurer. Please be sure to include your severance application file number on all correspondence. **WHEN ALL CONDITIONS HAVE BEEN FULFILLED** and provided they were completed within the 1 year deadline, the applicant/agent/legal representative may then make arrangements with the Secretary-Treasurer to obtain the Certificate of Official. There is a **minimum 24 hour** turnaround time to process your request for the Certificate of Consent. In addition, you are advised to make arrangements for issuance of the certificate at least one week in advance of any closing date for purchase of the severed or retained lands.

ALL FEES ARE SUBJECT TO CHANGE.



Planning Act

CERTIFICATE OF OFFICIAL

Under subsection 53(42) of The Planning Act, I certify that the consent of the Committee of Adjustment of The Corporation of Norfolk County was given on August 21, 2019 to a conveyance of the following lands:

PART LOT 3 CONCESSION GORE WOODHOUSE PART 2

PLAN 37R11121;

NORFOLK COUNTY

A handwritten signature in black ink, appearing to read "Sherry Mott", written over a horizontal line.

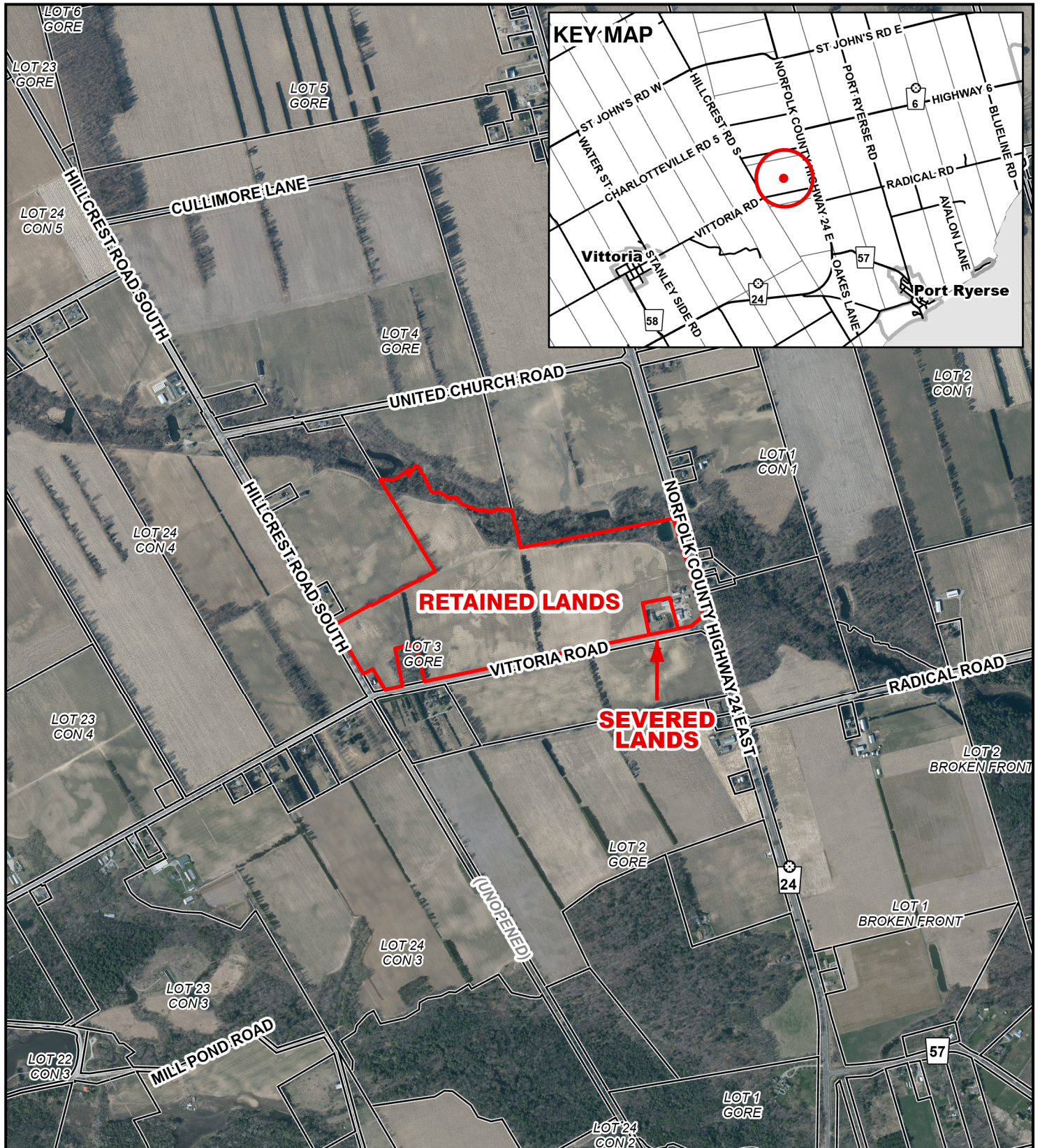
Sherry Mott
Secretary-Treasurer
Committee of Adjustment

BNPL2018318

Dated this 26TH Day of August, 2020.

CONTEXT MAP

Geographic Township of WOODHOUSE

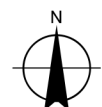


Legend

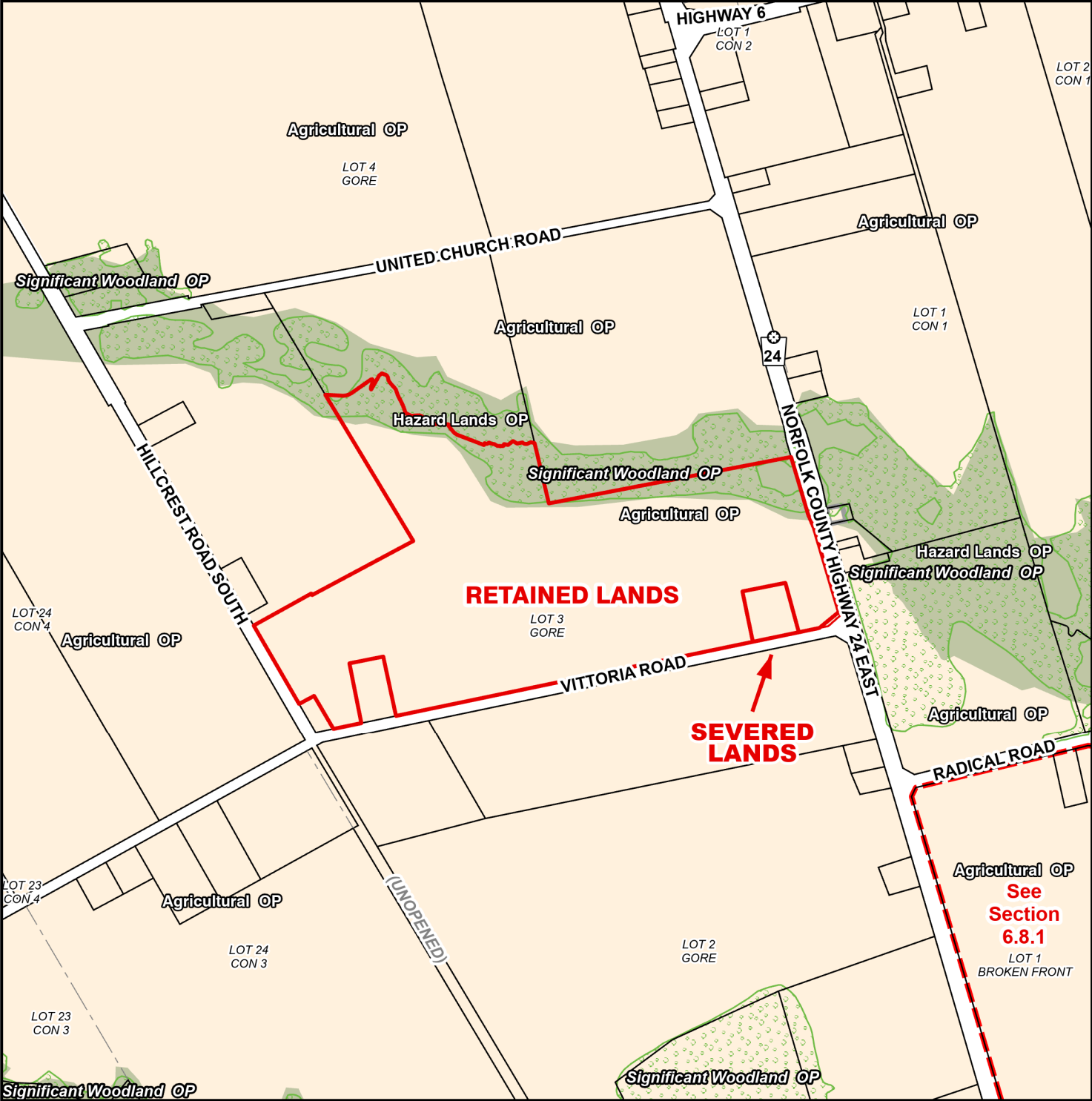
Subject Lands

2020 Air Photo

6/2/2025

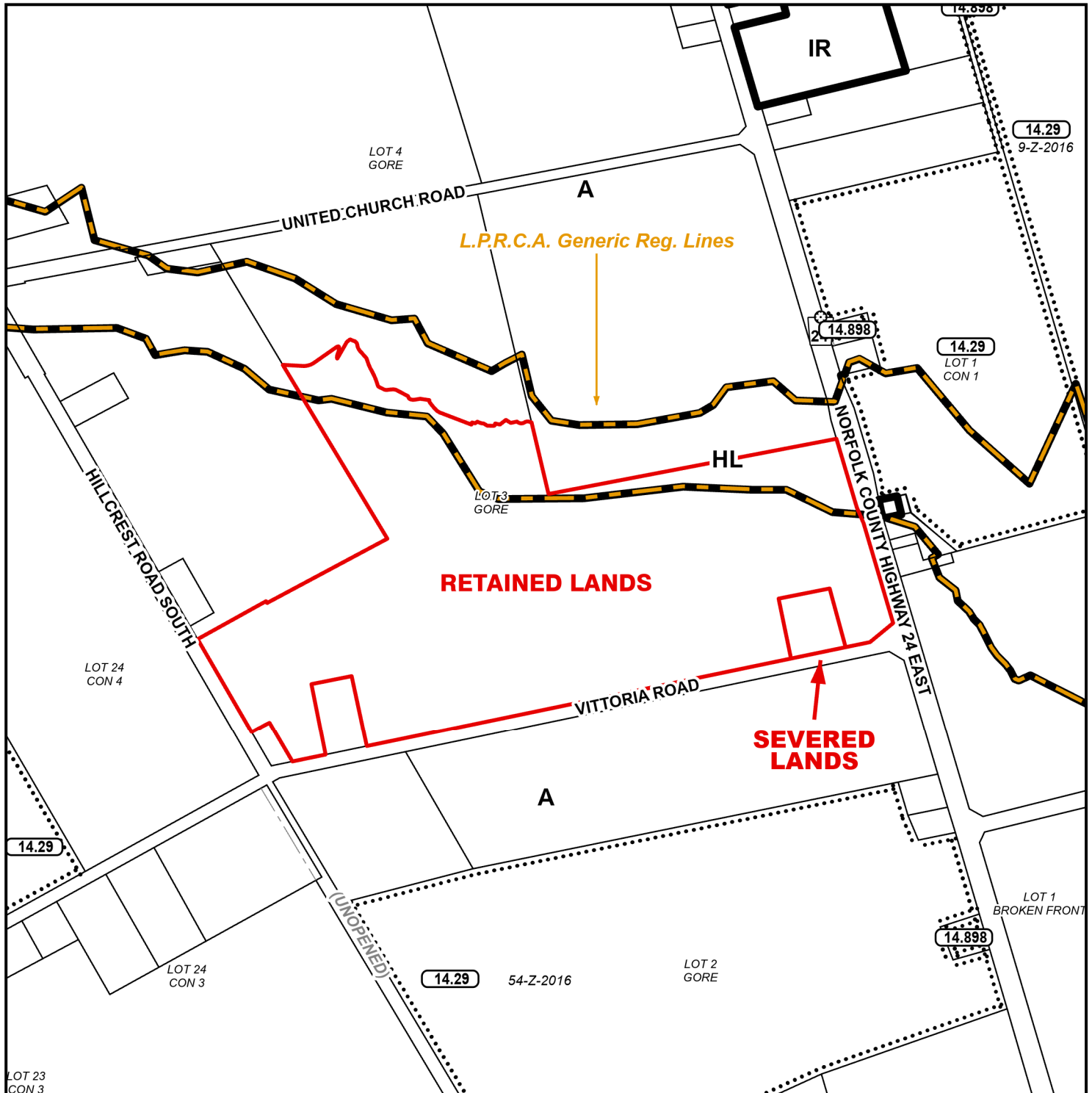


110 55 0 110 220 330 440 Meters



ZONING BY-LAW MAP

Geographic Township of WOODHOUSE



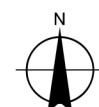
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

6/2/2025

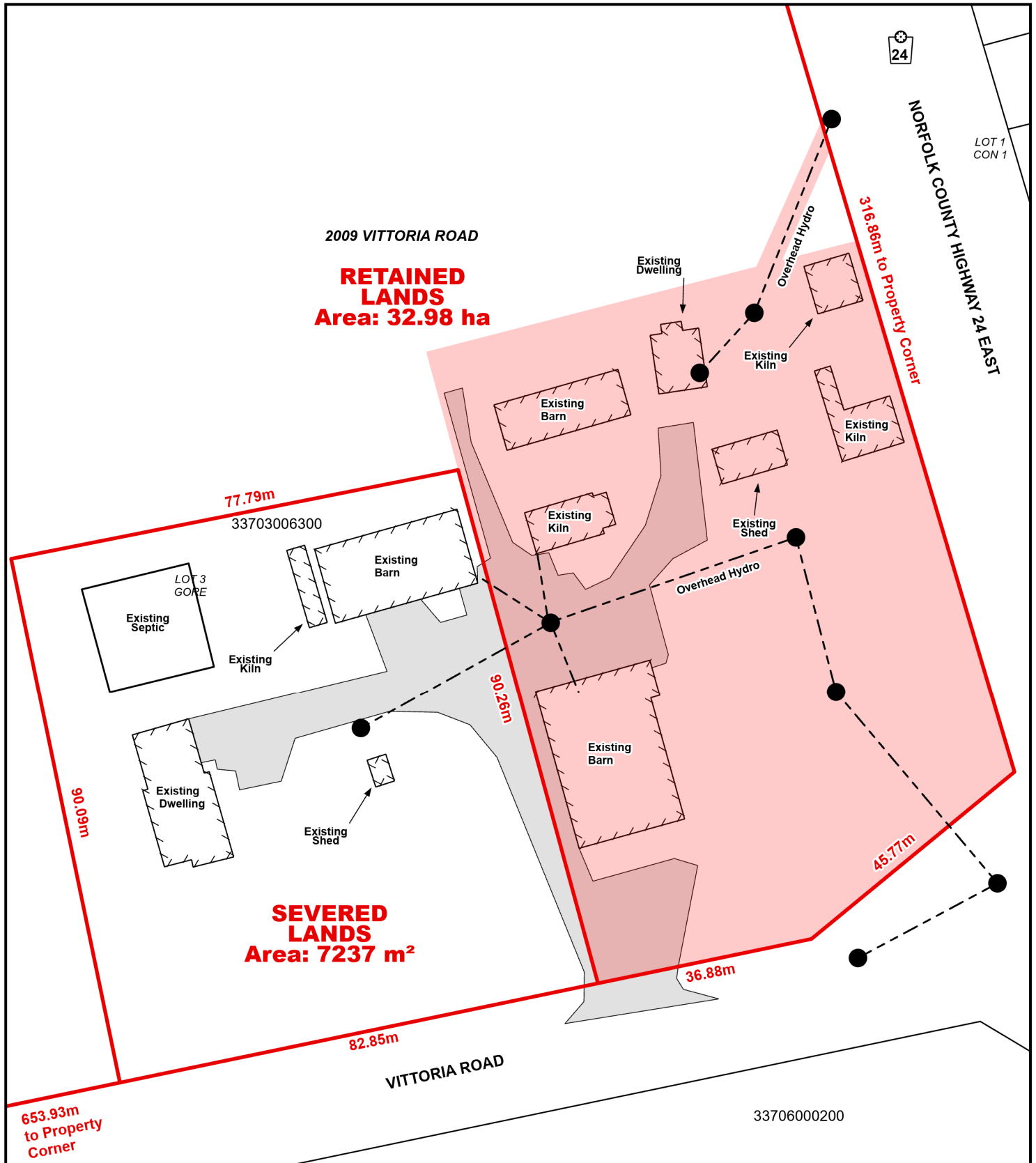
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone
- IR - Rural Institutional Zone



60 30 0 60 120 180 240 Meters

CONCEPTUAL PLAN

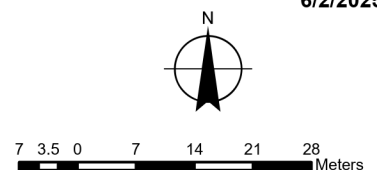
Geographic Township of WOODHOUSE



Legend

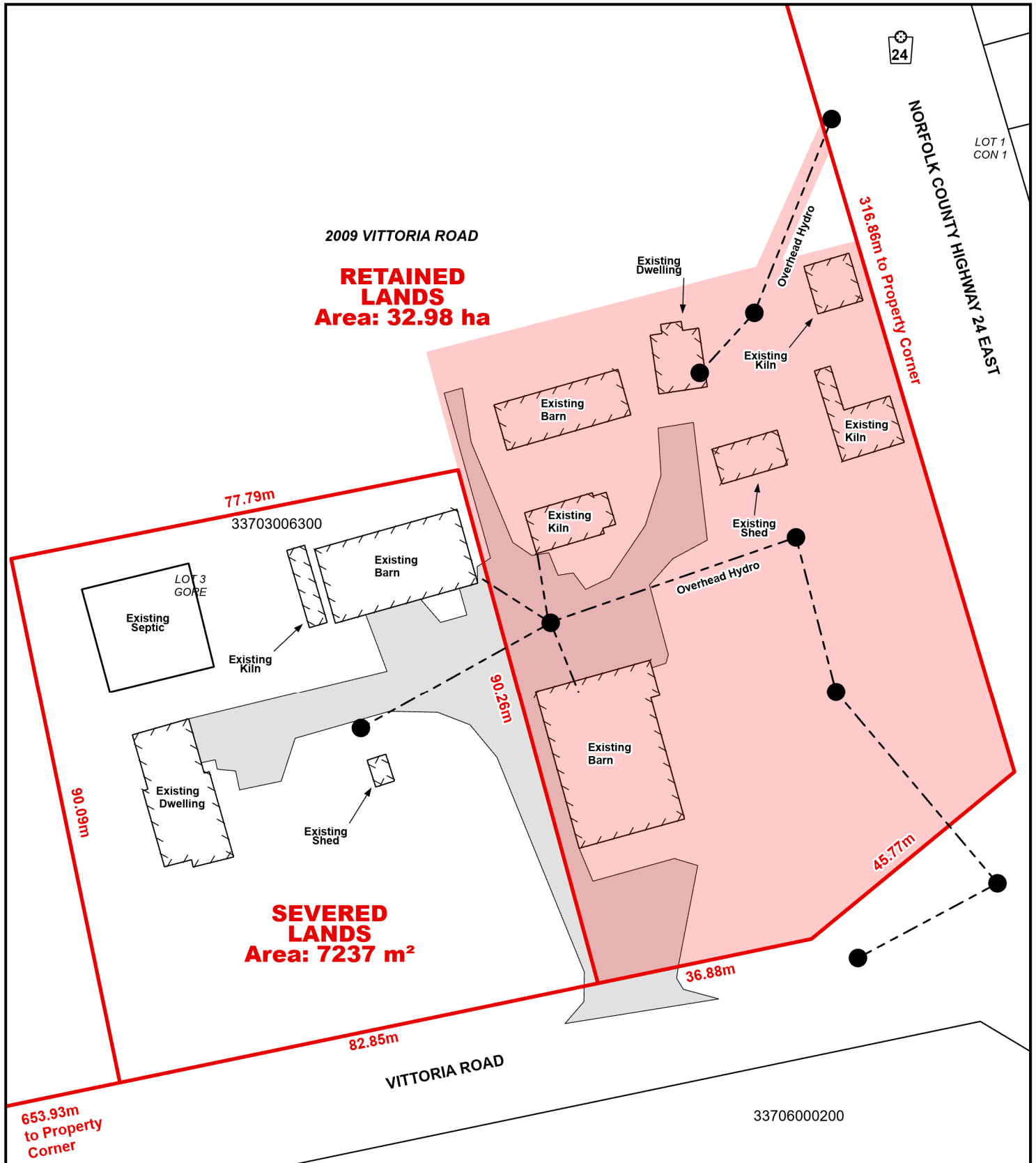
- Subject Lands
- Easements

6/2/2025



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Easements

6/2/2025

