



COMMENT REQUEST FORM

FILE NO.: AN-005/2010

ROLL NO.: 3310-545-040-05700

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- 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:

JANUARY 4th, 2010

APPLICANT:

Double D Farms Limited, 144 Allen St. Tillsonburg, ON N4G 5W1

LOCATION:

Pt Lot 2, Concession 4 HGN (229 4th Concession Rd)

PROPOSAL:

RECOGNIZE DEFICIENCIES CREATED BY PERMITTING THE SEVERANCE OF A SURPLUS DWELLING REQUIRING RELIEF OF:

- 24 m (78.74 ft.) from the required MDSI setback of 209 m. (685.7 ft.) to permit a setback from livestock facility of 185 m. (606.96 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SCOTT PECK, SENIOR PLANNER, MCIP, RPP

Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1234

EMAIL: t.scott.peck@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 consent, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
karen.judd@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: December 14th, 2009

MINOR VARIANCE

Office Use:

File Number: AN-00512010
 Related File: BN-08612009
 Fees Submitted: Dec 2 109
 Application Submitted: Dec 2 109
 Sign Issued: Dec 2 109
 Complete Application: Dec 2 109 **86.**

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- 545-040-05700**

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, for relief as described in this application from by-law no. 1-NO 85

A. APPLICANT INFORMATION

Name of Applicant ¹ DOUBLE D FARMS Limited Phone # 519-983-5720

Address 144 ALLEN ST. Fax # _____

Town / Postal Code TILSONBURG ON E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.
N46 SW1

Name of Agent _____ Phone # _____

Address _____ Fax # _____

Town / Postal Code _____ E-mail _____

Name of Owner ² SAME 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:
NONE



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Houghton Urban Area or Hamlet _____
Concession Number 4 Lot Number(s) LOT 2
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 (m² / ft² or hectares/acres) _____
Municipal Civic Address 229 4th Concession Rd

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):

RELEASE OF MDS TO ALLOW OF
SURPLUS FARM DWELLING

Please explain the nature and extent of the amendment requested (assistance is available):

Permit the severance of a surplus dwelling requiring
relief of:
-24m ^(78.74ft) from required MDSI setback of 209m ^(685.7ft) to permit
setback from livestock facility of 185m. ^(606.96)

MINOR VARIANCE

Please explain why it is not possible to comply with the provision of the zoning by-law:

LOCATION OF EXISTING HOUSE

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURE

Present zoning:

SAME

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, height, etc. on your attached sketch which must be included with your application:

HOUSE + ATTACHED GARAGE

If known, the date existing buildings or structures were constructed on the subject lands:

1976

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

0

MINOR VARIANCE

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, height, etc. on your attached sketch which must be included with your application:

6

If known, the date the proposed buildings or structures will be constructed on the subject lands:

6

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:

1970

The date the subject lands was acquired by the current owner:

Present use of the subject lands:

AGRICULTURE

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

SINCE BUILT

Existing use of abutting properties:

LIVESTOCK FACILITY * AG.

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

MINOR VARIANCE

Has a gas station been located on the subject lands or adjacent lands at any time?

- Yes No Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

- Yes No Unknown

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

- Yes No Unknown

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

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

- Yes No

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

- Yes No Unknown

If yes, indicate the following information about **each application**:

File number:

MANURE STORAGE

Land it affects:

Purpose:

Status/decision:

MINOR VARIANCE

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes No

G. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the requested amendment 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)	
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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 checked="" 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 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 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 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 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

MINOR VARIANCE

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Communal wells
- Individual wells
- Other (describe below)

Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed
- Other (describe below)

Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes
- No

Has the existing drainage on the subject lands been altered?

- Yes
- No

Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

Existing or proposed access to subject lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

57th CONCESSION EWR HOUGHTON

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

ARAP

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.

KIC

Minimum Distance Separation I (MDS I) Report

File: turkey.mds

Application Date: 25-Nov-2009

File Number:

Preparer Information
Darryl Carruthers
Norfolk County

Applicant Information
Isaac Driedger

County of Norfolk

Calculation #1

Turkey Farm

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Norfolk
Geotownship: HOUGHTON
Concession: 4
Lot: 2
Roll Number: 54504005800

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Turkeys; Turkey pullets (day old until transferred to layer turkey barn)	24003	89.9	Unavailable
Solid	Turkeys; Turkey pullets (day old until transferred to layer turkey barn)	24003	89.9	2230 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 0 ha

Manure/Material Storage Type: No storage required (manure/material is stored for less than 14 days)

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 388
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 180

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 209 m (686 ft)	Actual Setback <i>185m</i>
Distance from nearest permanent manure/material storage 'S':	No existing storage	

Signature of Preparer:


Darryl Carruthers, Norfolk County

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

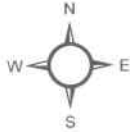


MAP 1

File Number: AN-005/2010

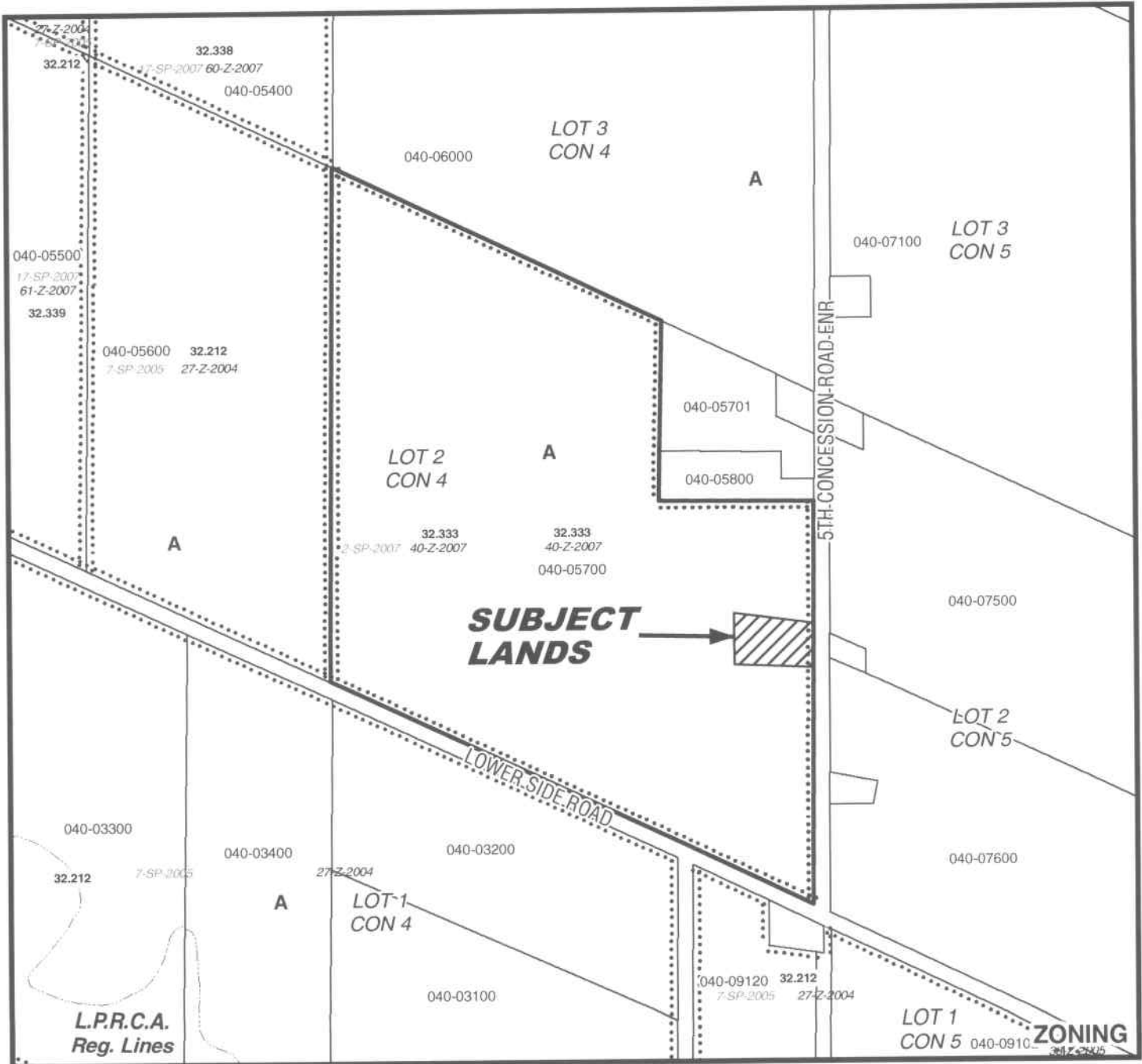
Geographic Township of

HOUGHTON



1:7,500

70 35 0 70 140 210 280 Meters



MAP 2

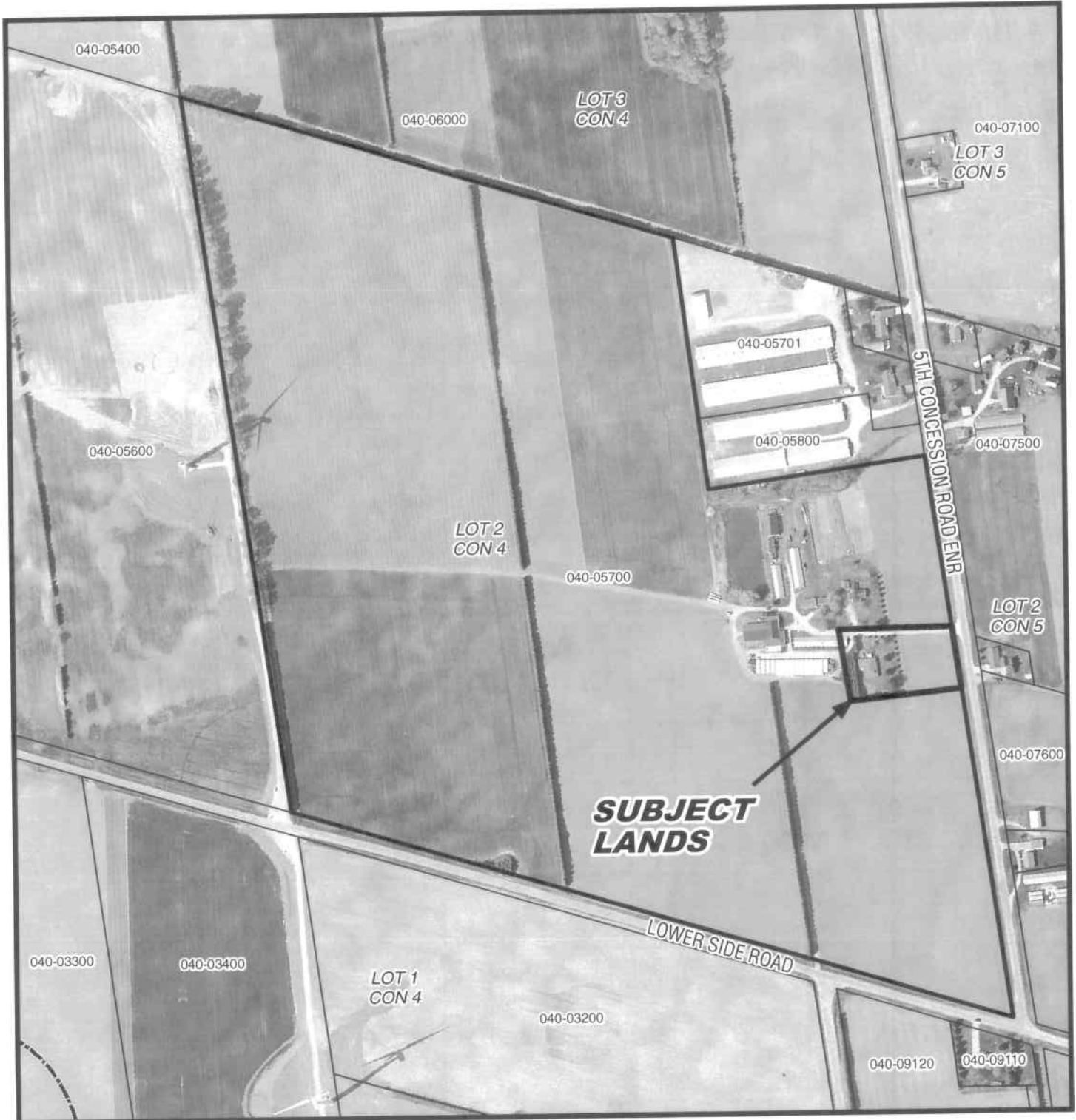
File Number: AN-005/2010

Geographic Township of HOUGHTON



30 15 0 30 60 90 120 Meters

1:5,000



MAP 3

File Number: AN-005/2010

Geographic Township of HOUGHTON

