



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

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 would appreciate your comments or recommendation before the date below:

January 10TH, 2007

FILE NO.: BN-002/2007

ASSESSMENT ROLL NO.: 3310-493-050-05200

APPLICANT:

Marlene Engell, 843 Charlotteville Road 5, RR #2, Simcoe, ON N3Y 4K1

AGENT:

Phillip Engell, RR #2, Simcoe, ON N3Y 4K1

LOCATION:

Part Lot 11, Concession 5 CHR (843 Charlotteville Road 5)

PROPOSAL:

Sever a parcel having a frontage of 3.05 m (10 ft) a depth of 186.08 m (610.5 ft) and having an area of 0.06 ha (0.14 ac) and retain a parcel having an area of 0.68 ha (1.67 ac) more or less as a boundary adjustment.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Treasury Department | <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input checked="" type="checkbox"/> GIS Section |

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 49305005200
(to be provided by applicant/agent)

Office Use

File No. BN02/2007
Date Submitted Nov. 13, 2006
Date Received Nov. 13, 2006
Sign Issued Nov 13, 2006.



me.

APPLICATION FOR CONSENT

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner MARLENE Engell Phone No. 519 426 0406
 Address 843 CHAR. Rd. S Fax No. 426 7241
RR#2 SIMCOE Postal Code N3Y4K1
 E-mail _____
2. Agent (if any) Phillip Engell Phone No. 519 426 0406
 Address RR#2 SIMCOE Fax No. _____
 Postal Code N3Y4K1
 E-mail _____

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

4. Are there any restrictive covenants affecting the property?

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

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

- 1. Geographic Township CHAR. Rd. 5
- Urban Area or Hamlet country
- Concession Number Rd 5 Lot Number PART LOT 11
- Registered Plan Number _____ Lot(s)/Block(s) _____
- Reference Plan Number _____ Part Number(s) _____
- Civic Address R#2 Simcoe CHAR. Rd. 5

C. PURPOSE OF APPLICATION

- 1. Type and purpose of proposed transaction: (check appropriate box)

Transfer: Creation of a new lot Other: a charge
 Boundary Adjustment a lease
 an easement/right-of-way a correction of title

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

MARGARET Engell

- 3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.

Roll No.: 33-10- 493 05005100 Name: MARGARET Engell

- 4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.

- 5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

4. Existing or proposed access to land intended to be RETAINED:

Unopened Road Municipal Road Provincial Highway

Other (Specify)

Name of Road/Street CHAR. Rd. 5

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water
Individual Wells
Other (describe)

Sewage Treatment

Sewers
Communal System
Septic Tank & Tile Bed
Other (describe)

Storm Drainage*

Storm Sewers
Open Ditches
Other (describe)

Sandy Soil

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

Yes No

* Has the existing drainage on the subject land been altered?

Yes No

* Does a legal and adequate outlet for storm drainage exist?

Yes No Unknown

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Ag.

2. What is the existing Zoning of the subject lands: Ag.
(If required, assistance is available for questions 1 and 2 above.)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	✓	
A Wooded area		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		<i>Rct. Ag. Chem. Sales</i>
An Active Railway Line		<i>(Retail)</i>
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

G. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? 0

Date(s) these parcels were created: _____

The name of the transferee for each parcel: _____

What uses were the parcels severed for? _____

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? _____

3. Date of construction of the dwelling proposed to be severed: _____

4. Has this property ever been part of an application for approval fo a plan of subdivision or consent under the Planning Act?

Yes No Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. _____ Decision: _____

5. Date of purchase of subject land. July 1996

6. How many years has the owner farmed? _____

Outside this municipality but in Ontario? _____ In this municipality? _____

Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

?

Yes No Unknown

If Yes, File No. _____ Status: _____

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes No Unknown

If Yes, File No. _____ Status: _____

3. Is there any other application on this property that could affect this application?

Yes No Unknown

If Yes, describe _____

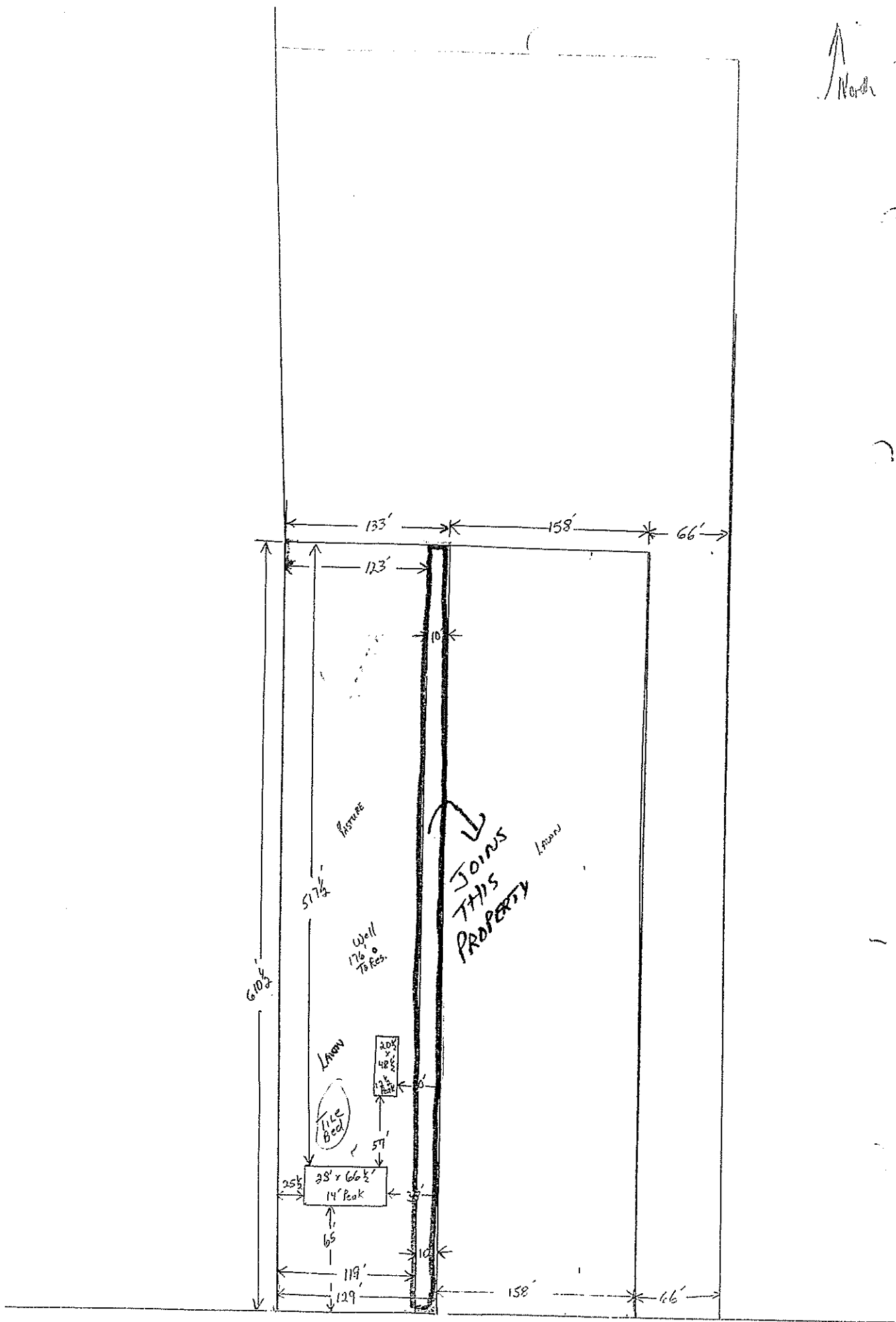
I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is 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 land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. 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.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

North



Road

Minimum Distance Separation II (MDS II) Report

Application Date: 07-Nov-2006

File Number: test

Preparer Information

Mary Elder

Norfolk County

Box 545

60 Colborne St South

Simcoe, ON, Canada N3Y 4N5

Phone #1: 519-426-5870

Phone #2: ext 1341

Fax: 519-428-3069

Email: mary.elder@norfolkcounty.on.ca

Calculation #1

testing software for self education

Contact Information

Joe Who

Norfolk

Farm Location

County of Norfolk

Geotownship: CHARLOTTEVILLE

Concession: 5

Lot: 11

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Total Capacity	Total NU	Estimated Barn Area
Solid	Horses; Small-framed, mature; < 227 kg (including unweaned offspring)	3	1.5	3	1.5	49 m ²

Manure/Material Storage Type: Storage already exists

Building Base Distance 'F' (A x B x C x D):

37 m (121 ft)

Storage Base Distance 'S':

No storage construction

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 150

Factor C (Orderly Expansion): 0.5000

Factor D (Manure/Material Type): 0.7

Total Nutrient Units: 2

Description	Multiplier	Required Barn Setback	Actual Barn Setback
Nearest neighbour's dwelling	1.0	37 m 121 ft	
Type A land uses	1.0	37 m 121 ft	
Type B land uses	2.0	74 m 241 ft	
Nearest lot line (side or rear)	0.1	4 m 12 ft	
Nearest road allowance	0.2	7 m 24 ft	

Signature of Preparer: _____

Mary Elder, 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.



FORM 3

INFORMATION FORM - MDS CALCULATION

re
3310-493-050-052-00
BN-100/2006

Name: <u>Marlene Engell</u>	File No.: _____
Lot: <u>14</u> Concession: <u>5</u>	Township: <u>Char.</u>
Total Acreage of Subject Lands: _____ Total Acres Workable: _____	
Distance from barn to nearest dwelling: <u>40</u> feet / metres	
Distance from manure storage area to nearest dwelling: <u>750</u> feet / metres	

*Boundary
adjustment.
Richard &
Margaret
Engell.*

<u>TYPE OF LIVESTOCK</u>	<u>EXISTING CAPACITY</u> (of barn)	<u>PROPOSED CAPACITY</u> (of barn)
--------------------------	---------------------------------------	---------------------------------------

- POULTRY**
- laying hens
 - breeders
 - pullets
 - chicken broilers
 - turkey broilers
 - turkey hens
 - turkey toms
 - roasters

- SWINE**
- sows
 - boars
 - weanlings
 - feeders

- BEEF**
- cows
 - calves
 - feeders
 - (400-750 lb)
 - (400-1100lb)
 - (750-1100lb)

- DAIRY**
- cows
 - heifers
 - calves

MINK - females

HORSES

SHEEP - rams

*3 1-adult
1-Adult
1-colt. 3*

*The barn is a
converted
greenhouse
on west side of
Richard Engell's
property
File BN-100/200*

MANURE STORAGE

DRY	Open pile	<input checked="" type="checkbox"/>
	Covered pile	<input type="checkbox"/>
SEMI SOLID	Open pile	<input type="checkbox"/>
	Storage with buck walls	<input type="checkbox"/>
LIQUID	Covered tank	<input type="checkbox"/>
	Above ground uncovered tank	<input type="checkbox"/>
	Below ground uncovered tank	<input type="checkbox"/>
	Open earth sided pit	<input type="checkbox"/>

*stored to rear of
Philip Engell's
property*

Sketch

CA MDS.EXE

Required Distance Summary

NEIGHBOURING LAND USE OR BOUNDARY	(metres)	
	BUILDING DISTANCE	MANURE STORAGE
Nearest Neighbour's Dwelling	34	34
Areas Zoned or Designated: Agriculturally Related Commercial, Passive Recreational or Industrial	34	34
Areas Zoned or Designated: Residential, Institutional, Active Recreational or Commercial, Urban Areas	68	68
Nearest Side or Rear Lot Line	7	7
Nearest Road Allowance (Side or Front Lot Line)	9	9

Press Any Key To Continue.

MDSII - calculations for new basin

CA MDS.EXE

Required Distance Summary

NEIGHBOURING LAND USE OR BOUNDARY	(metres)	
	BUILDING DISTANCE	MANURE STORAGE
Nearest Neighbour's Dwelling	34	34
Areas Zoned or Designated: Agriculturally Related Commercial, Passive Recreational or Industrial	34	34
Areas Zoned or Designated: Residential, Institutional, Active Recreational or Commercial, Urban Areas	68	68
Nearest Side or Rear Lot Line	7	7
Nearest Road Allowance (Side or Front Lot Line)	9	9

Press Any Key To Continue.

*-3 hoses
- open manure (solid)*

MDS I

ca MDS.EXE

L i v e s t o c k T y p e A n d H o u s i n g C a p a c i t y
Minimum Distance Separation I

Livestock Type	Housing Capacity
HORSE: Horses	3
<None>	0
<None>	0

Housing Capacity in Livestock Units	3.0
Tillable Hecatares On Operation Site	1.0
Potential Livestock Units	5.0
Animal Group Number	1
Land Use Type	0
Manure Storage Type	1

Are The Actual Distances Known At This Time <Y or N>?

ca MDS.EXE

R e q u i r e d / A c t u a l D i s t a n c e s
Minimum Distance Separation I

Minimum Distance Separation Required From Livestock Facility.....	39 m
Actual Distance As Reported Or Estimated From Livestock Facility...	13 m
Minimum Distance Separation Required From Manure Storage.....	39 m
Actual Distance As Reported Or Estimated From Manure Storage.....	228 m

This Application DOES NOT MEET The Above MDS Requirements!

Press Any Key To Continue.

FORM 3

INFORMATION FORM – MDS CALCULATION

Name: _____	File No.: _____
Lot: _____	Concession: _____
Township: _____	
Total Acreage of Subject Lands: _____	Total Acres Workable: _____
Distance from barn to nearest dwelling: <u>40</u> feet / metres	
Distance from manure storage area to nearest dwelling: <u>750</u> feet / metres	

<u>TYPE OF LIVESTOCK</u>	<u>EXISTING CAPACITY</u> (of barn)	<u>PROPOSED CAPACITY</u> (of barn)
POULTRY		
-laying hens		
-breeders		
-pullets		
-chicken broilers		
-turkey broilers		
-turkey hens		
-turkey toms		
-roasters		
SWINE		
-sows		
-boars		
-weanlings		
-feeders		
BEEF		
-cows		
-calves		
-feeders		
(400-750 lb)		
(400-1100lb)		
(750-1100lb)		
DAIRY		
-cows		
-heifers		
-calves		
MINK – females		
HORSES	<u>3</u>	<u>3</u>
SHEEP - rams		

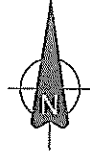
MANURE STORAGE

DRY	Open pile	<input checked="" type="checkbox"/>
	Covered pile	<input type="checkbox"/>
SEMI SOLID	Open pile	<input type="checkbox"/>
	Storage with buck walls	<input type="checkbox"/>
LIQUID	Covered tank	<input type="checkbox"/>
	Above ground uncovered tank	<input type="checkbox"/>
	Below ground uncovered tank	<input type="checkbox"/>
	Open earth sided pit	<input type="checkbox"/>

MAP 1

File Number: BN-002/2007

Geographic Township of CHARLOTTEVILLE



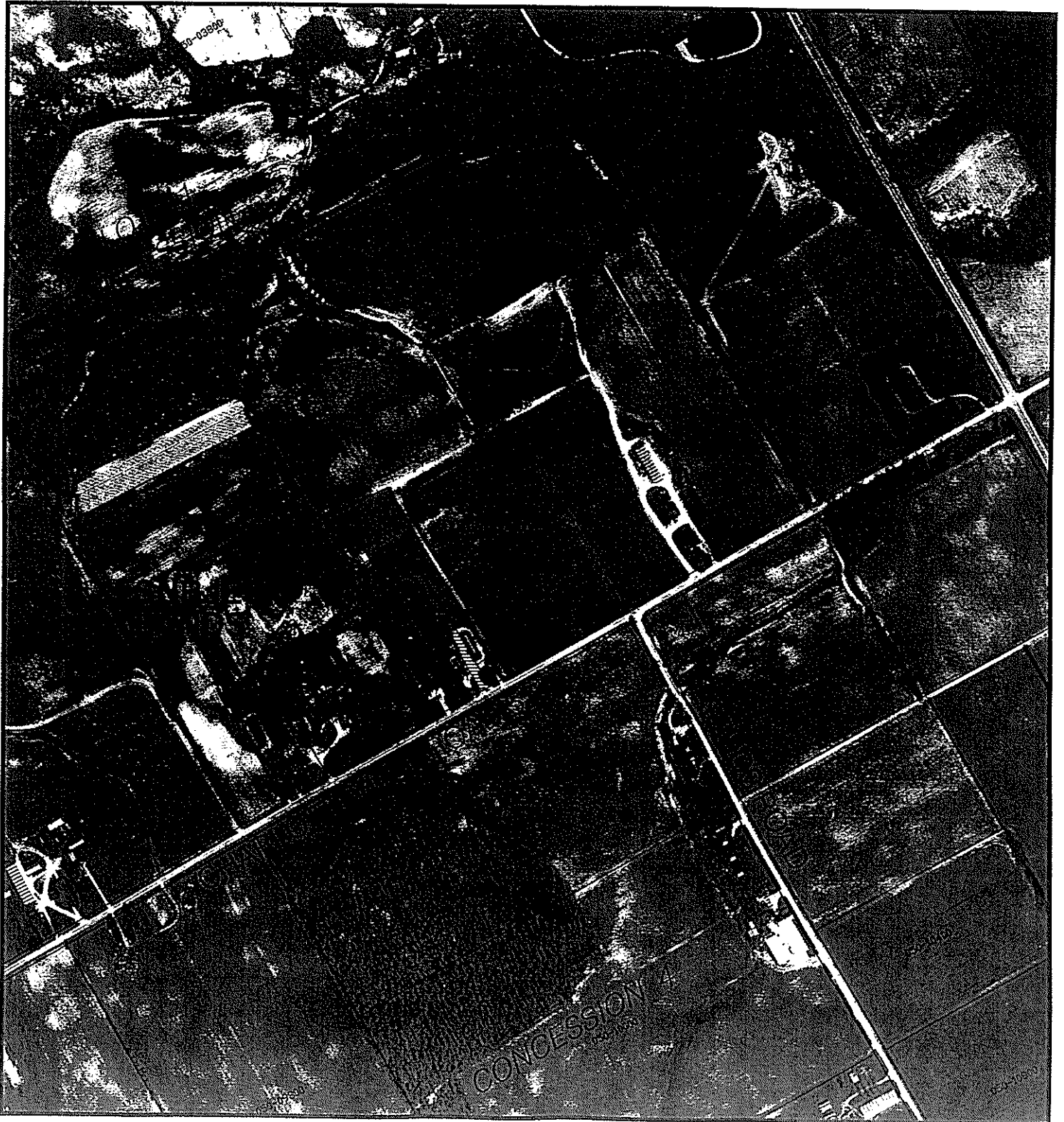
MAP 2

File Number: BN-002/2007
Geographic Township of CHARLOTTEVILLE



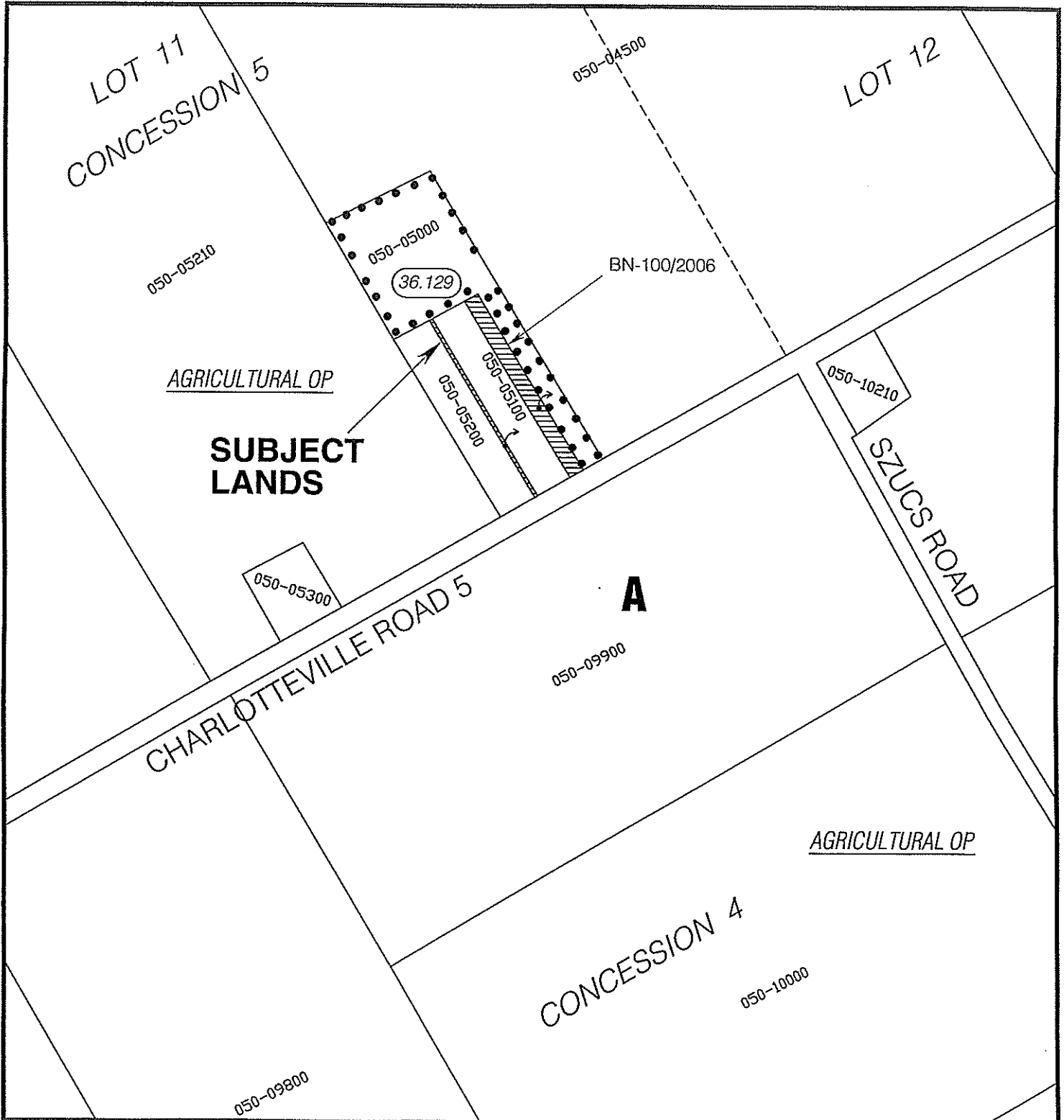
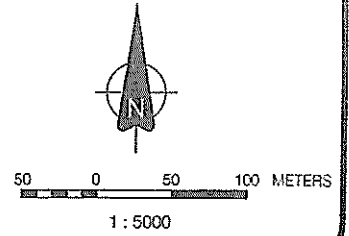
50 0 50 100 150 200 METERS

1 : 7500



MAP 3

File Number: BN-002/2007
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: BN-002/2007
Geographic Township of CHARLOTTEVILLE

