



**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:

February 7TH, 2007

FILE NO.: BN-008/2007

ASSESSMENT ROLL NO.: 3310-491-023-71000

APPLICANT:

Joe Lach, RR #7, Simcoe, ON N3Y 4K6

AGENT:

Dan Van Londersele, 343 Harmony Road, RR #7, Simcoe, ON N3Y 4K6

LOCATION:

Part lot 18, Concession 12 WDM (338 Windham Road 12)

PROPOSAL:

Sever a parcel having a frontage of 47.24 m (155 ft) a depth of 97.54 m (320 ft) and having an area of 0.53 ha (1.3 ac) and retain a parcel having an area of 37.92 ha (93.7 ft) more or less to sever a surplus dwelling from the farm.

- Conservation Authority
- 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.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

CIRCULATION DATE: January 24th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1234

FAX: (519) 428-3069 EMAIL: lucy.hives@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- 491-023-710-00
(to be provided by applicant/agent)

Office Use

File No. BN-008/2007
Date Submitted Jan 13, 2007
Date Received Jan 13, 2007
Sign Issued Jan 13, 2007



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

- Name of Owner Joe Lach Phone No. 519-426-8894
Address RR #7 Simcoe Ont Fax No. 519-426-4391
N3Y 4K6 Postal Code N3Y 4K6
E-mail fancyjak@hotmail.com
- Agent (if any) DAN VAN LONDERSELE Phone No. 519 582 8094
Address 343 HARMONY RD Fax No. 519 582 8096
RR 7 SIMCOE Postal Code N3Y 4K6
N3Y 4K6 E-mail VRE@KWIC.COM

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 Windham
 Urban Area or Hamlet Rural Area
 Concession Number 12 Lot Number Pt Lt 18
 Registered Plan Number _____ Lot(s)/Block(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Civic Address 338 Windham Rd 12

C. PURPOSE OF APPLICATION

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

- | | | | |
|-----------|---|--------|--|
| Transfer: | <input checked="" type="checkbox"/> Creation of a new lot | Other: | <input type="checkbox"/> a charge |
| | <input type="checkbox"/> Boundary Adjustment | | <input type="checkbox"/> a lease |
| | <input type="checkbox"/> an easement/right-of-way | | <input type="checkbox"/> 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):

Joseph Maxim

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- Name: _____

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.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. Description of land intended to be SEVERED:

Frontage: 54.86 m.
180 ft.

Depth: 97.54 m.
320 ft.

Width: _____ m.
_____ ft.

Area: 0.53 ha.
1.3 ac

Existing use RES

Proposed Use: RES

Number and type of buildings and structures existing on the land to be severed:

HOUSE + BARN

Number and type of buildings and structures proposed on the land to be severed:

HOUSE BARN + GARAGE

2. Description of land intended to be RETAINED:

Frontage: _____ m.
_____ ft.

Depth: _____ m.
_____ ft.

Width: _____ m.
_____ ft.

Area: 37.92 ha
93.7 ac

Existing use FARM LAND

Proposed Use: FARM LAND

Number and type of buildings and structures existing on the land to be retained:

1 BARN + 1 Low Kiln + GREENHOUSE

Number and type of buildings and structures proposed on the land to be retained:

1 House + 1 Barn

3. Existing or proposed access to land intended to be SEVERED:

Unopened Road Municipal Road Provincial Highway

Other (Specify)

Name of Road/Street Harmony Rd or Windham Rd 12

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

Unopened Road Municipal Road Provincial Highway

Other (Specify)

Name of Road/Street Windham Rd 13

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)

* 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: A

2. What is the existing Zoning of the subject lands: A
(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))		
An Active Railway Line		
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? _____

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? May 1st 2007 *see attached offer*

3. Date of construction of the dwelling proposed to be severed: 1929

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.

6. How many years has the owner farmed? 30

Outside this municipality but in Ontario? 15 In this municipality? 15

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

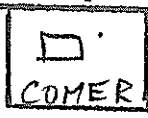
If Yes, File No. _____ Status: _____

SURPLUS DWELLING SUFFERANCE Con 13

WINDHAM RD 13

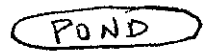
66'

CON 12

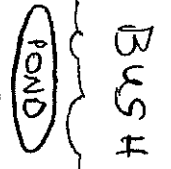


Fett
Potatoe
Farm

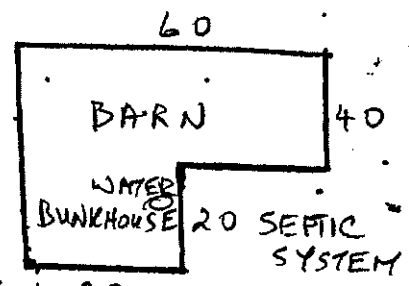
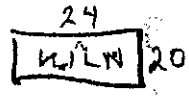
Bob
Blizman
Potatoe
Farm



Haymarsh
MUNICIPAL DRAIN

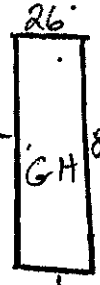
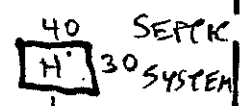
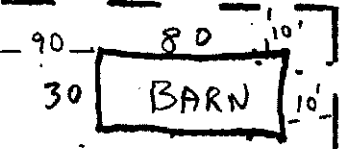


Niel
Witcher
Potatoe
Farm



Don
Legue
Res.
SHOP

320'



CON 12

66'

HARMONY RD. Windham Rd #12

CON 11

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.

Maste

DENTIAL LOT IN RURAL/AGRICULTURAL AREA - INFORMATION FORM

FORM 1

Lot Size Created: 180 X 320 Assessment Roll No.: 4910237100000000
LACH JOSEPH EMANCY PAK BRAND / N.C.
 (First Name)

form must be completed as part of the Application for Consent for each application involving a residential lot in a rural/agricultural area. If not completed, your application may be denied.

RESIDENTIAL LOT TYPE as different policies apply to different lot types, it is important that the nature of the application be specified. The following listing reflects the types of residential lots which fall within the severance criteria for the rural/agricultural area. Planning staff assistance is available. Please check one only:

- Surplus farm house (through farm amalgamation (Office code 3) Infilling Lot (Office code 4)
- Dwelling separated from an existing commercial or industrial use in the rural area (Office code 8)
- Dwelling separated from a non-viable rural property (Office code 6)

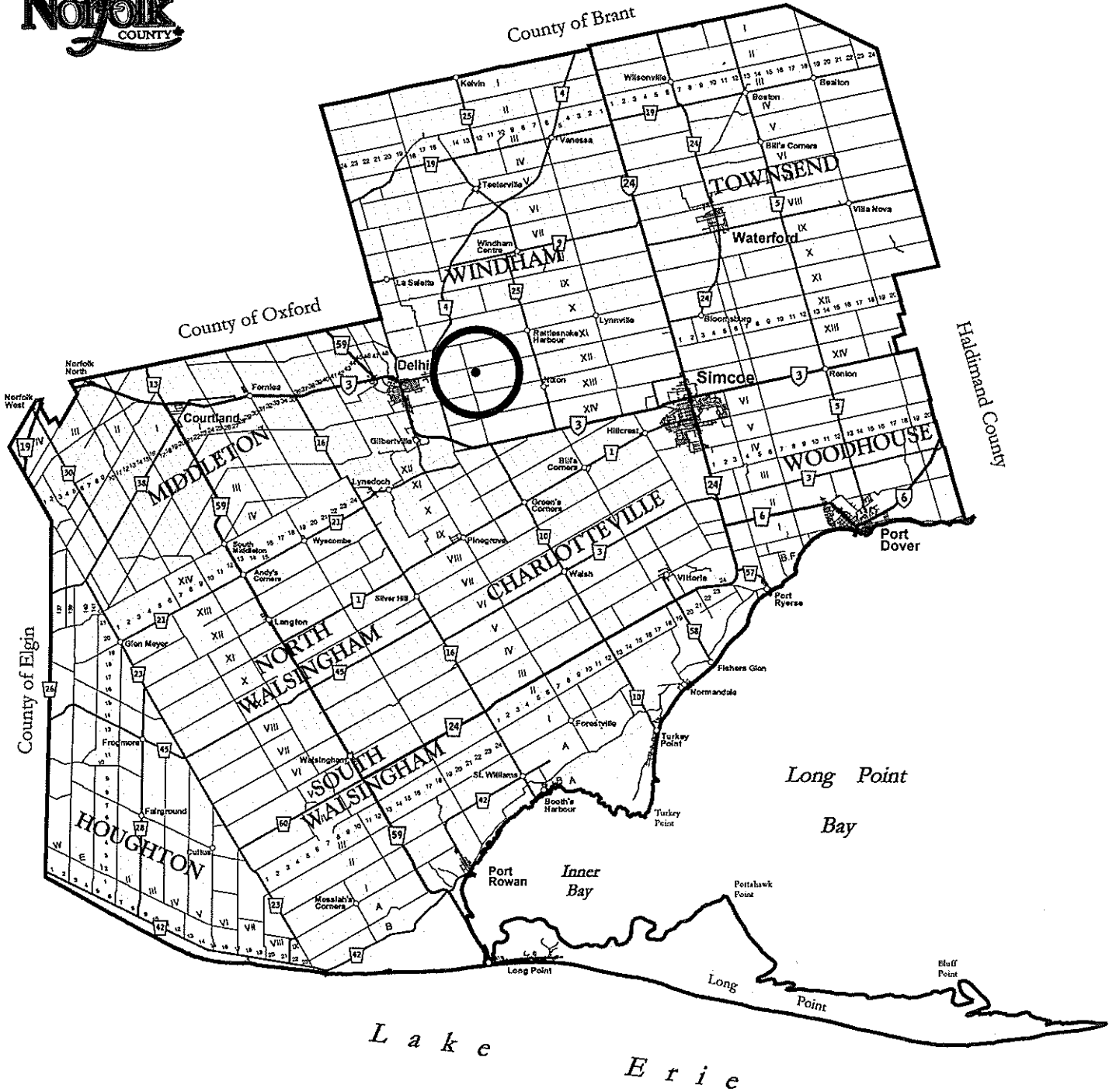
If the lot type is a "one lot from a farm holding", a "surplus farm house", or an "infilling lot", please list all properties in Norfolk County which are owned and rented by the parent and which are involved in the farm operation. Roll numbers are required and they can be obtained from your tax bill.

Parent Roll No. (as shown on your tax bill)	Lot	Conc.	Twp.	Total acreage (Individ. Property)	Acres Workable (Individ. Property)	Owner's Name and Address (Including those with part interest)	Tenure (rented/owned)	Existing farm type (Individ. property e.g. corn production, orchard, tobacco)	Existing building(s) (e.g. farm house, barn, kilns)
223.60000.0000	12		Delhi	984c	90	JOE LACH	owned	Potato	House Barn
228.06200.0000	14		Delhi	794c	70	Sam Emris	rented	Potato	House Barn
223.71000.0000	12		Delhi	954c	88	Joe Maxim	owned	cash crop	Barns 14x25x14

Note: If you are including a RENTED property as part of this farm holding, the attached Authorization form must be completed by the property owner.

MAP 1

File Number: BN-008/2007
Geographic Township of WINDHAM



MAP 2

File Number: BN-008/2007
Geographic Township of WINDHAM



100 50 0 100 200 METERS
1 : 10000



MAP 4

File Number: BN-008/2007
Geographic Township of WINDHAM



10 0 10 20 30 40 METERS

1 : 1500

WINDHAM ROAD 12
(155')

47.24m

Existing Dwelling

SUBJECT LANDS

(320')

Existing Greenhouse To Be Removed

(320')

97.54m

Existing Barn

97.54m

Existing Barn

+/-4.00m
(+/-13')

(155')

47.24m

Existing Kiln

LOT 18
CONCESSION 12

