



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:

APRIL 2ND, 2008

FILE NO.: *BN-013/2008

ROLL NO.: 3310-336-060-36500

APPLICANT:

Rudolf & Heidi Bieri, R.R. #4, Waterford, ON N0E 1Y0

AGENT:

Janet Kazakevicius, 32 Main Street, South, Waterford, ON N0E 1Y0

LOCATION:

Part Lot 19 & 20, Concession 9 TWN (648 Villa Nova Road)

PROPOSAL:

Sever a parcel having a frontage of 84.43 m. (277 ft.) a depth of 57.91 m. (190 ft.) and having an area of approximately 0.48 ha. (1.2 ac.) and retain a parcel having an area of 58.20 ha. (143.8 ac.) more or less as a surplus farm dwelling.

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

CIRCULATION DATE: March 19th, 2008

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.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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 · Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: 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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-13/08
Related File: _____
Fees Submitted: Dec 3, 07
Application Submitted: Dec 3, 07
Sign Issued: Dec 3, 07
Complete Application: Dec 3, 07

SL

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: 3310-336-060-36500-0000

- Creation of a new lot
- Boundary adjustment
- Easement/right-of-way
- Other (lease / charge)

A. APPLICANT INFORMATION

Name of Applicant ¹ Rudolf + Heidi Bieri. Phone # 519-443-4855.
 Address RR #4 Fax # _____
 Town / Postal Code WATERFORD, NOE-140. E-mail _____

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

Name of Agent JANET KAZAKEVICIUS. Phone # 519-443-7727
 Address 32 Main St. S Fax # 519-443-4147.
 Town / Postal Code Waterford, ONT NOE-140 E-mail Kazi@Kwic.com

Name of Owner ² _____ 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 mortgages, charges or other encumbrances on the subject lands:
Royal. BANK - Norfolk St. S. Simcoe



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TOWNSEND Urban Area or Hamlet _____
 Concession Number CON 9 Lot Number(s) PT LOT 19+20.
 Registered Plan Number RP 37R 6389 Part 1 Lot(s) or Block Number(s) _____
 Reference Plan Number RP 37R 2806 PLAND-37-6 Part Number(s) PTS 1 to 5, 6-2 Sec D6.
 Frontage (metres/feet) 190' 190' HB Depth (metres/feet) 258'
 Width (metres/feet) 258' 277' HB Lot area (m² / ft² or hectares/acres) 7.12 Acres
 Municipal Civic Address 698 Villa Nova Rd 4889m², 1.2ac

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.on.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):

CREATION of a new lot. because of surplus dwelling.
N/A

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

N/A

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

N/A

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 <small>(including those with part interest)</small> Assessment Roll No. <small>(obtained from your tax bill)</small>	Geographic Township Concession and Lot #	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual property e.g. corn production, orchard, tobacco)</small>	Dwelling Present	Year Dwelling Built	
SUBJECT LANDS		<i>SEE ATTACHED</i>				<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						<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	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

RESIDENTIAL LOT IN RURAL/AGRICULTURAL AREA - INFORMATION FORM

FORM 1

File No.: _____ Lot Size Created: _____ Assessment Roll No.: 33 10 336 060 375 00 0000

Applicant: BIERI HEIDI + RUDOLF
(Last name) (First Name)

This 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.

1. 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:

- One lot from a farm holding (Office code 1) Surplus farm house (through farm amalgamation (Office code 3) Infilling Lot (Office code 4)
- Existing second dwelling from a non-viable rural property (Office code 6) Dwelling separated from an existing commercial or industrial use in the rural area (Office code 8)
2. 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 applicant and which are involved in the farm operation. Roll numbers are required and they can be obtained from your tax bill.

Assessment Roll No. (Obtained from 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)
28330200600250	(6) PT 14	14	WAL	75	73	H BIERI + R BIERI R#4 WATERLOO	0	dairy farming	No BUILDINGS
28330600600530	(6) PT 8	8	TOWN	50	50	" " " " " "	0	DAIRY FARM + GRAINS	" "
28330600600570	(6) PT 8	8	TOWN	43.5	40	" " " " " "	0	" " " "	" "
28330600600570	(6) PT 8	8	TOWN	96.33	95	" " " " " "	0	" " " "	HOUSE + OUTBUILDINGS
28330600600280	(6) PT 8	8	TOWN	99.09	95	" " " " " "	0	" " " "	NO BUILDINGS
28330600600280	(6) PT 8	8	TOWN	149.42	140	" " " " " "	0	" " " "	HOUSE + OUTBUILDINGS
3310336060375	(6) PT 9	9	TOWN	145.07	100	" " " " " "	0	" " " "	" "

* 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.

* 336-060-375

**BIERI
CONIT**

RESIDENTIAL LOT IN RURAL/AGRICULTURAL AREA - INFORMATION FORM

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Assessment Roll No. (Obtained from 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)
33103360600570	PT 22	8	TOWN	99.09	95	HEIDI + RAY RUDOLF BIERL WATERFORD	0	AND DAIRY OR GRAIN	No BUILDINGS
33103360600370	PT 22	8	TOWN	42.07	40	" "	0	" "	" "
33103360600550	PT 23	8	TOWN	22.57	20	" "	0	" "	" "

* 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.

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

depth
Frontage (metres/feet)

190' 57.91M frontage
Depth (metres/feet)

277' HB

~~250'~~ 78.64m

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

1.2 ACRES HB

Existing use:

Single family dwelling / AGRICULTURAL ZONE

Proposed use:

SINGLE FAMILY DWELLING / AGRICULTURAL ZONE

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:

1 Large House, BUILT 1900 - SEE ATTACHED

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:

N/A

Description of land intended to be **RETAINED**:

Frontage (metres/feet)

2610.8'

Depth (metres/feet)

2,933.50'

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

148.8 ACRES (65.20ha) HB

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 OUT BUILDINGS

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:

N/A

CONSENT / SEVERANCE

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet) N/A Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURAL

Present zoning: AGRICULTURAL + HAZARD LAND

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:

 ① BN - 021/2006, ② Roll # 3310 336 060 055 + ③ RH 283306 - 0060059

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:

Number of separate parcels that have been created:

Date(s) these parcels were created:

Name of the transferee for each parcel:

Uses of the severed lands:

CONSENT / SEVERANCE

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? 1991

Date of construction of the dwelling proposed to be severed:

Date of purchase of subject lands: 1990

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

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

CONSENT / SEVERANCE

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:

Land it affects:

Purpose:

Status/decision:

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 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 Form 3 – available upon request)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Floodplain	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No ____ distance

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:

cistern.

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

CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

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

If other, describe:

Name of road/street:

VILLA NOVA ROAD

Existing or proposed access to **severed** lands:

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

If other, describe:

Name of road/street:

VILLA NOVA ROAD

I. OTHER INFORMATION

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

- Yes
- No

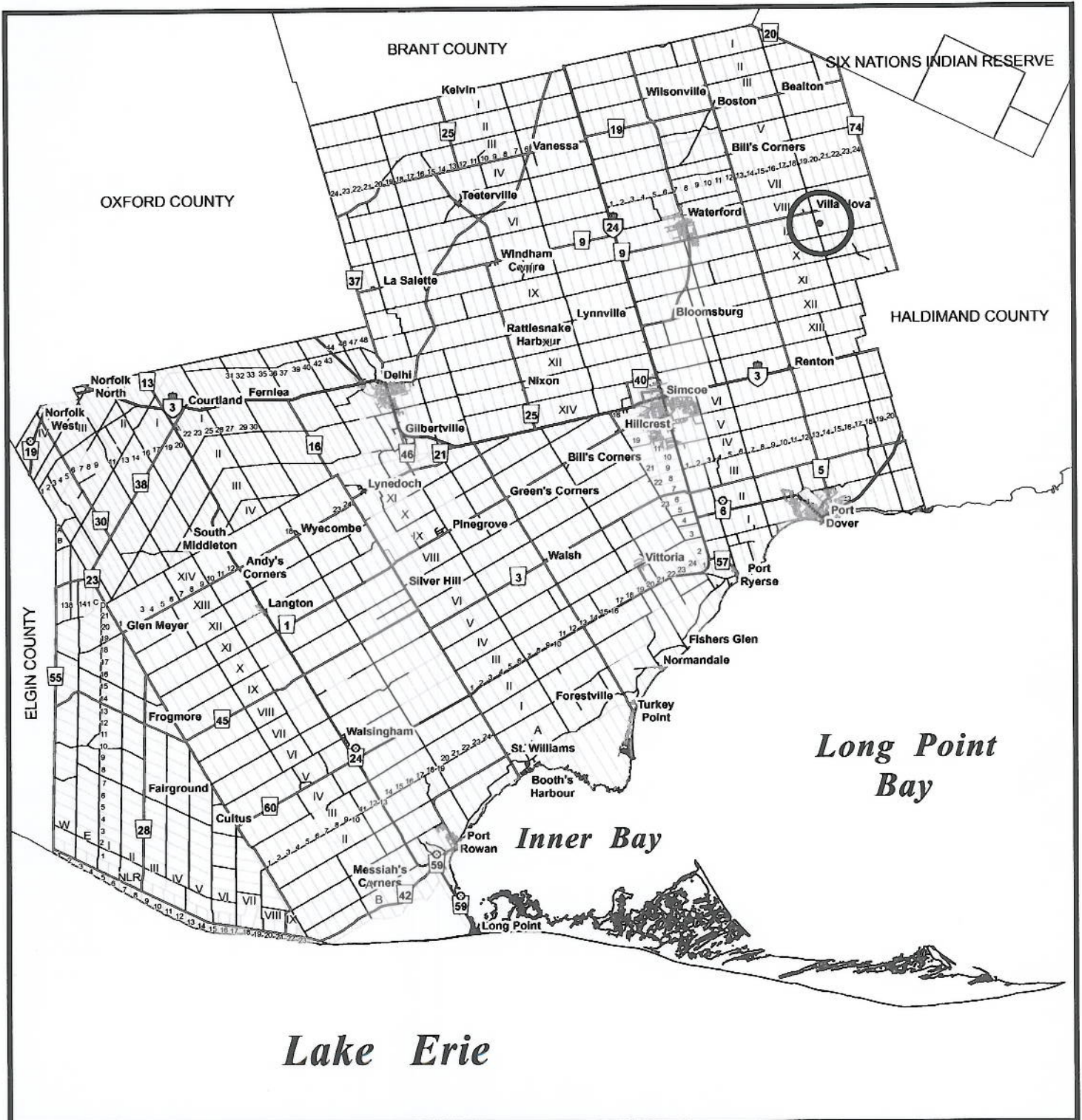
If yes, describe:

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: BN-013/2008

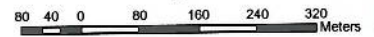
Geographic Township of TOWNSEND



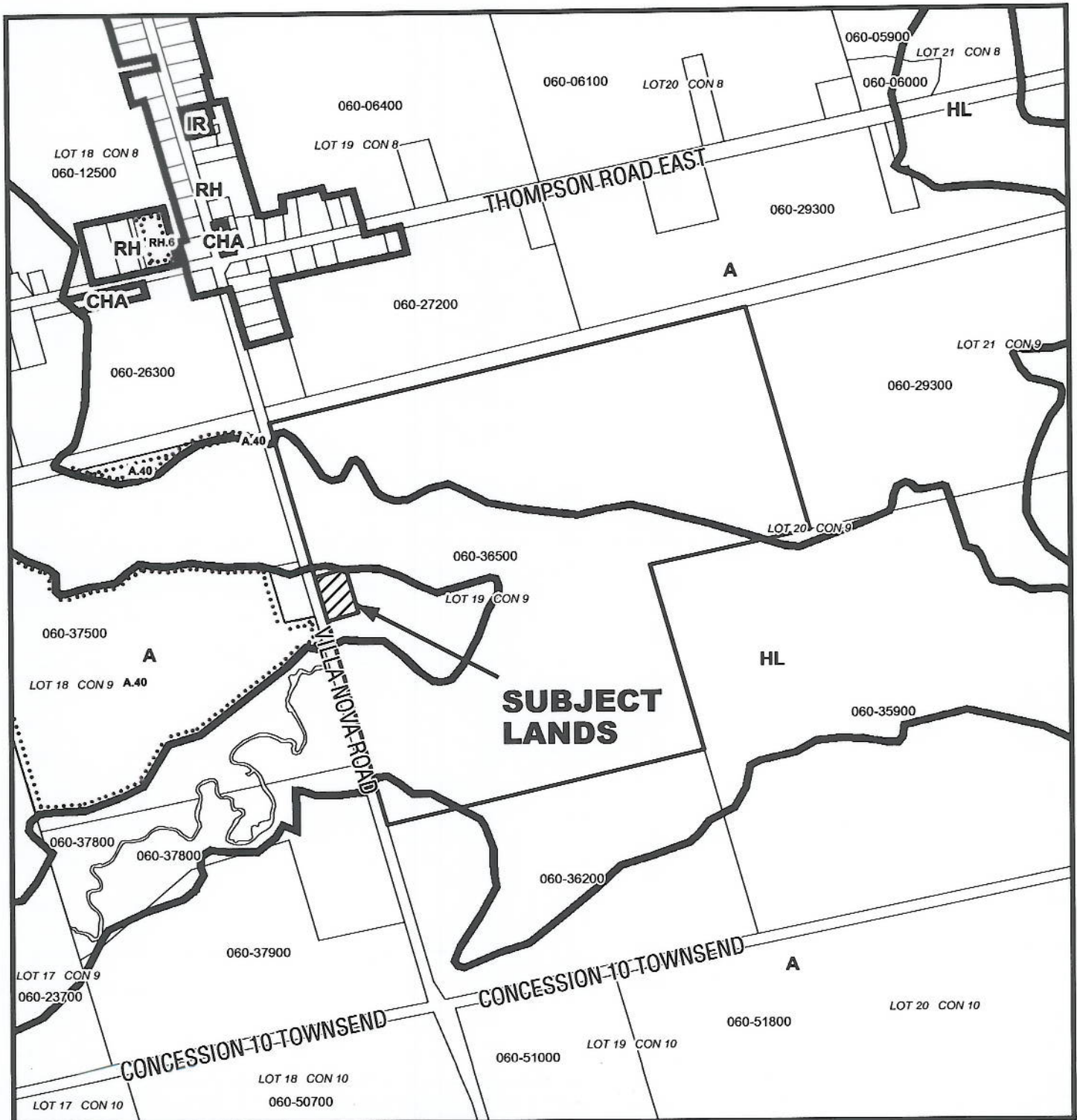
MAP 2

File Number: BN-013/2008

Geographic Township of TOWNSEND



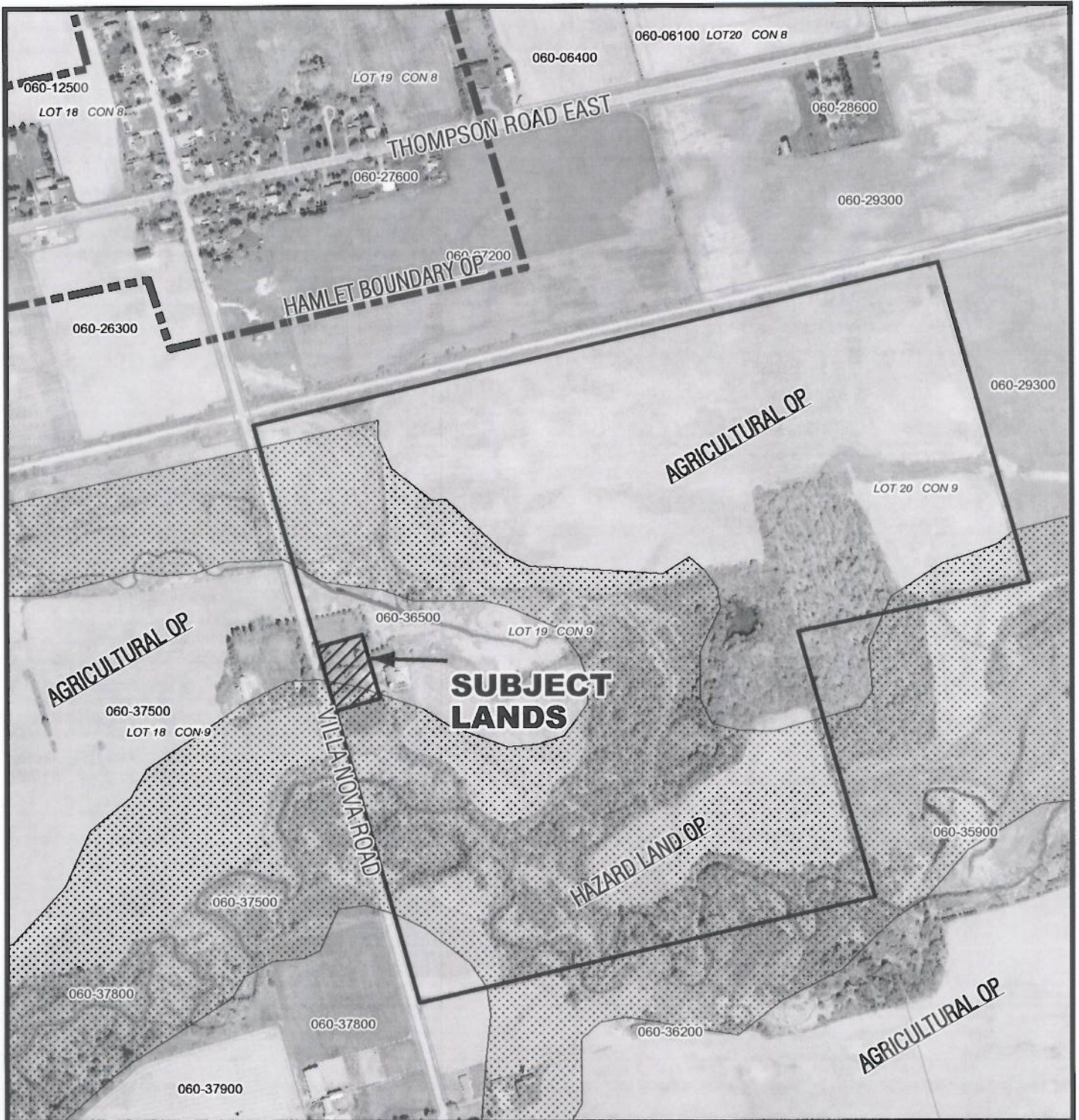
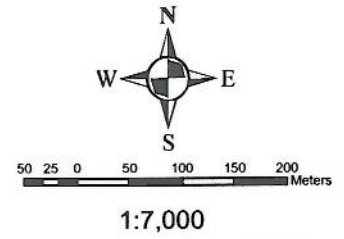
1:10,000



MAP 3

File Number: BN-013/2008

Geographic Township of TOWNSEND



MAP 4

File Number: BN-013/2008

Geographic Township of TOWNSEND

