



COMMENT REQUEST FORM

FILE NO.: BN-014/2010

ROLL NO.: 3310-542-020-09210

- 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:**

FEBRUARY 1ST, 2010

APPLICANT:

Stonkus Farms Limited, R.R. #1 Stn Main Delhi, ON N4B 2W4

AGENT:

Brett Kilian,
Brimage, Tyrrell, Van Severen & Homeniuk, LLP, PO Box 188, 21 Norfolk St. N. Simcoe, ON N3Y 4L1

LOCATION:

Pt Lot 13-15 Concession 14 NWAL

PROPOSAL:

Sever a parcel having a frontage of 65.24 m. (214.04 ft.) an irregular width of 201.17 m. (660 ft.) a depth of 1508.8 m. (4950 ft.) and having an area of 27.9 ha (69 ac.) and retain a parcel having an area of 68.9 ha (170.32 ac.) as a farm split.

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: January 18th, 2010

Office Use:

File Number:

BN- 14/2010

Related File:

Fees Submitted:

Jan 7/10

Application Submitted:

Sign Issued:

Complete Application:

11

4

11

AS

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- 542-020-09210

- Creation of a new lot
- Surplus Dwelling
- X Farm Split
- Other (lease / charge)
- Boundary adjustment
- Easement
- Right-of-way

A. APPLICANT INFORMATION

Name of Applicant ¹ Stonkus Farms Limited Phone # 519-875-2405

Address R. R. 1 Stn Main Fax # _____

Town / Postal Code Delhi, ON., N4B 2W4 E-mail _____

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

AGENT INFORMATION

Name of Agent Brett Kilian, Brimage Tyrrell Phone # 519-426-5840

Address PO BOX 188, 21 NORFOLK ST N Fax # 519-426-5572

Town / Postal Code N3Y 4L1 E-mail bkilian@brimage.com

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² Stonkus Farms Limited Phone # _____

Address R. R. 1 Stn Main Fax # _____

Town / Postal Code Delhi, ON., N4B 2W4 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 X 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:
Farm Credit Canada



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>North Walsingham</u>	Urban Area or Hamlet	_____
Concession Number	<u>14</u>	Lot Number(s)	<u>Part Lot 13-15</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>Approximately 2384ft ±</u>	Depth (metres/feet)	<u>Irregular - See Attached</u>
Width (metres/feet)	<u>Approximately 2579.46ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>72.56 acres</u>
Municipal Civic Address	<u>1051 Norfolk Cty Rd 21, R1 Delhi, ON N4B2W4</u>		

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

Applicant intends to sever off portion of lands of approximately 60 acres. Retained portion from the subject roll number will merge with the retained lands as contained in Roll No. 33.10.542.020.09300

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

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

33.10.542.020.09300 Stonkus Farms Limited. It is important to note that these two parcels were farmed separately and have been owned by the same family for decades. Lands were merged by deed in 1970's. The two roll numbers form one land parcel.



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					<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)	Alfalfa Bush lot (approximately 10 acres)	Apiaries Tobacco (formerly) Beans and Corn
Proposed crops grown (type and area)		Potentially Ginseng Potentially other vegetables

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

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**: *(GS. 24m)*

Frontage (metres/feet) See attached diagram 214.04' Depth (metres/feet) (4950') *1508.8m*

Width (metres/feet) Approximately Irregular - 660'ft Lot area (m² / ft² or hectares/acres) (27.9 ha) *69* acres *ET.*

Frontage 214.04 ft *(201.17m)* PROPOSED FINAL LOT SIZE (if boundary adjustment) N/A

Existing use: Agricultural

Proposed use: Agricultural

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:

0 - No structures

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:

0 - No structures

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

Frontage (metres/feet) See attached diagram Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 170.32 acres *ET.*

(68.9 ha)

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:

1 Greenhouse, 4 barns, House, 14 Kilns in Kiln yard

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:

same as above

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

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: _____

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: 1

Date(s) these parcels were created: 1

Name of the transferee for each parcel: Stonkus Farms Limited

Uses of the severed lands: Residential

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

Date of construction of the dwelling proposed to be severed: N/A

Date of purchase of subject lands: _____

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



CONSENT / SEVERANCE

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**: If additional space is required, attach a separate sheet.

File number: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

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:

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 checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	___ distance
Wooded area	<input checked="" type="checkbox"/> Yes	<input 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 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 checked="" 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 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 checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

RETAINED

Communal Wells



CONSENT / SEVERANCE

Individual Wells X

Other means (describe) _____

SEWAGE TREATMENT

SEVERED **RETAINED**

Municipal Sewers

Communal System

Septic tank and tile bed X

Other means (describe) _____

STORM DRAINAGE

SEVERED **RETAINED**

Storm Sewers

Open ditches X X

Other (describe) _____

Have you consulted with Public Works & Environmental Services concerning stormwater management? Yes X No

Has the existing drainage on the subject lands been altered? Yes X No

Does a legal and adequate outlet for storm drainage exist? X Yes No Unknown

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

- Unopened road Provincial highway
- X Municipal road maintained all year Right-of-way
- Municipal road maintained seasonally Other (describe below)

If other, describe: _____

Name of road/street: Norfolk County Road 21

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

- Unopened road Provincial highway
- X Municipal road maintained all year Right-of-way
- Municipal road maintained seasonally Other (describe below)

If other, describe: _____

Name of road/street: Norfolk County Road 21

I. OTHER INFORMATION

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



Planning GIS Viewer



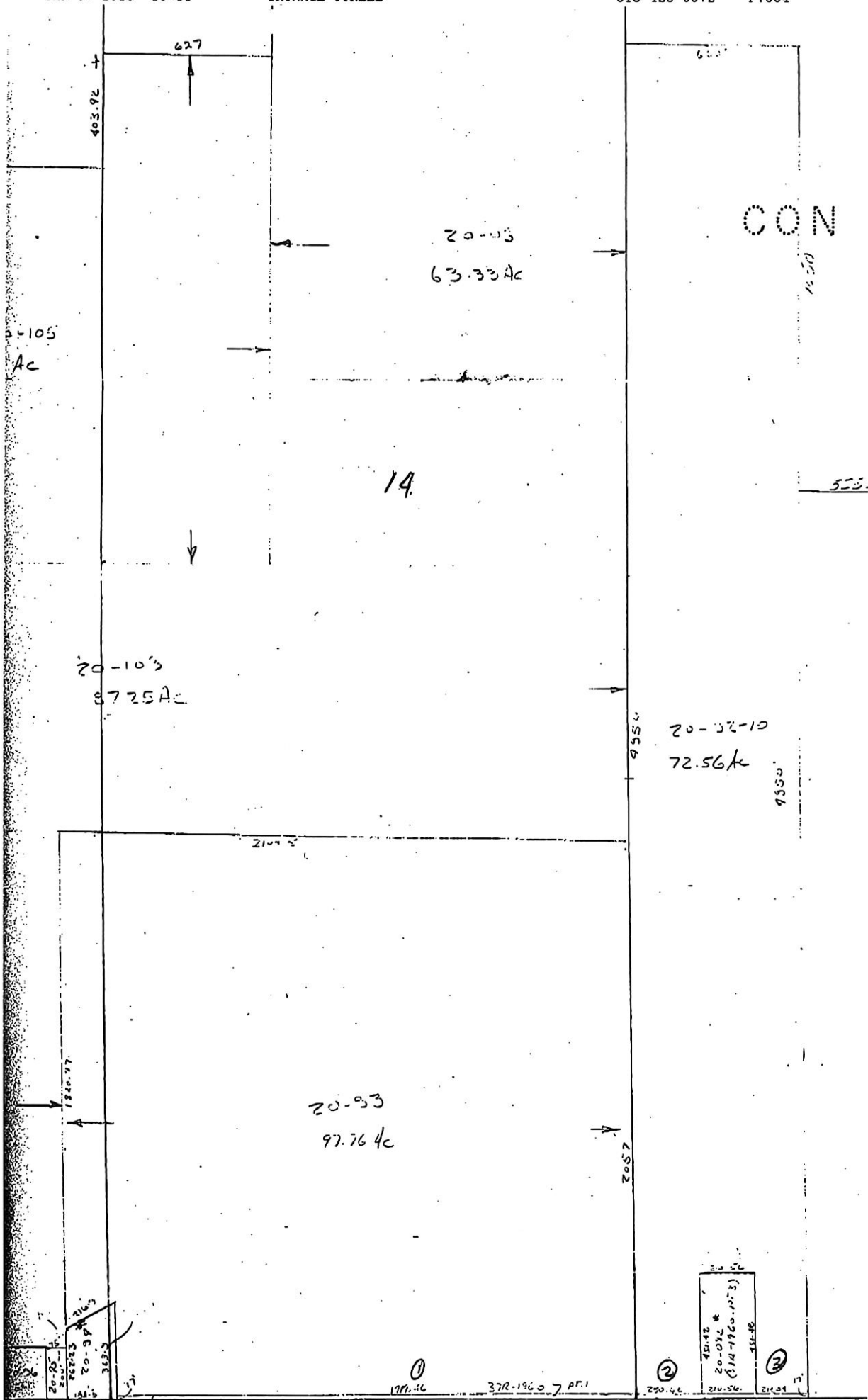
Copyright Norfolk County 2009

Disclaimer: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.

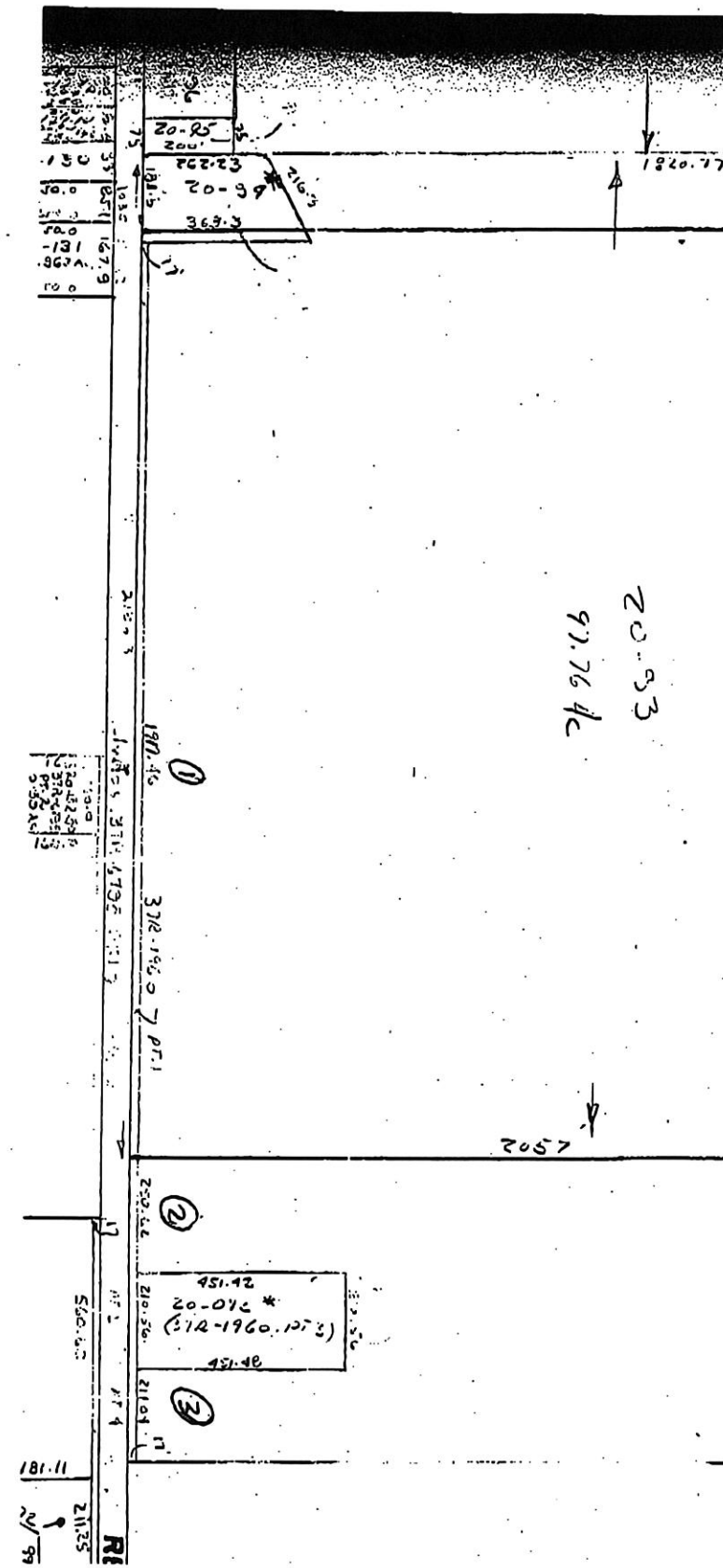
 - Retained

 - Severed

~~This Thursday @~~
~~noon for~~
 January 21/10
 → second lot
 Tuesday



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

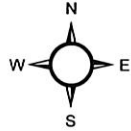


MAP 1

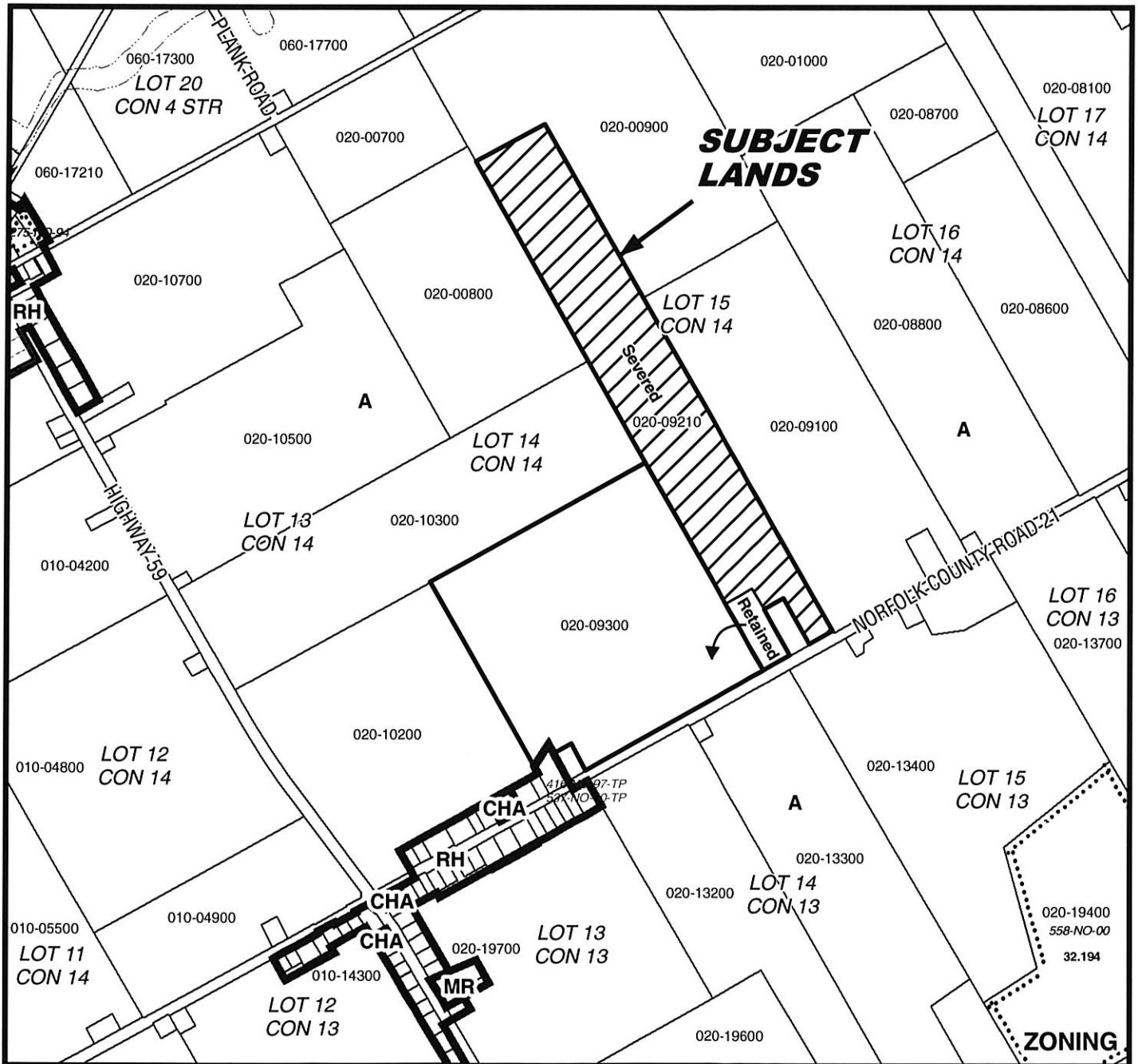
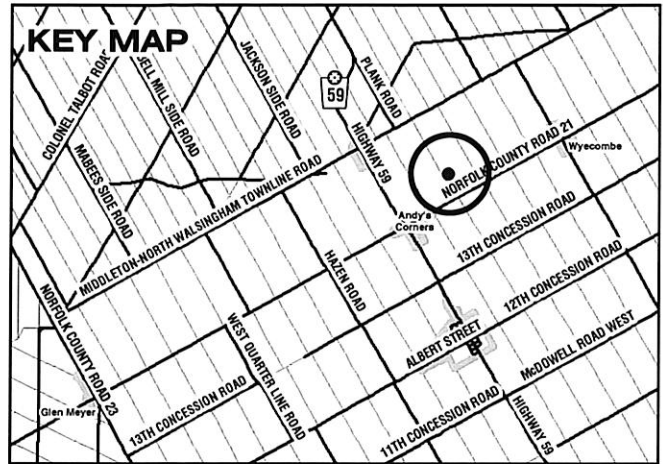
File Number: BN-014/2010

Geographic Township of

NORTH WALSINGHAM



1:15,000



MAP 2

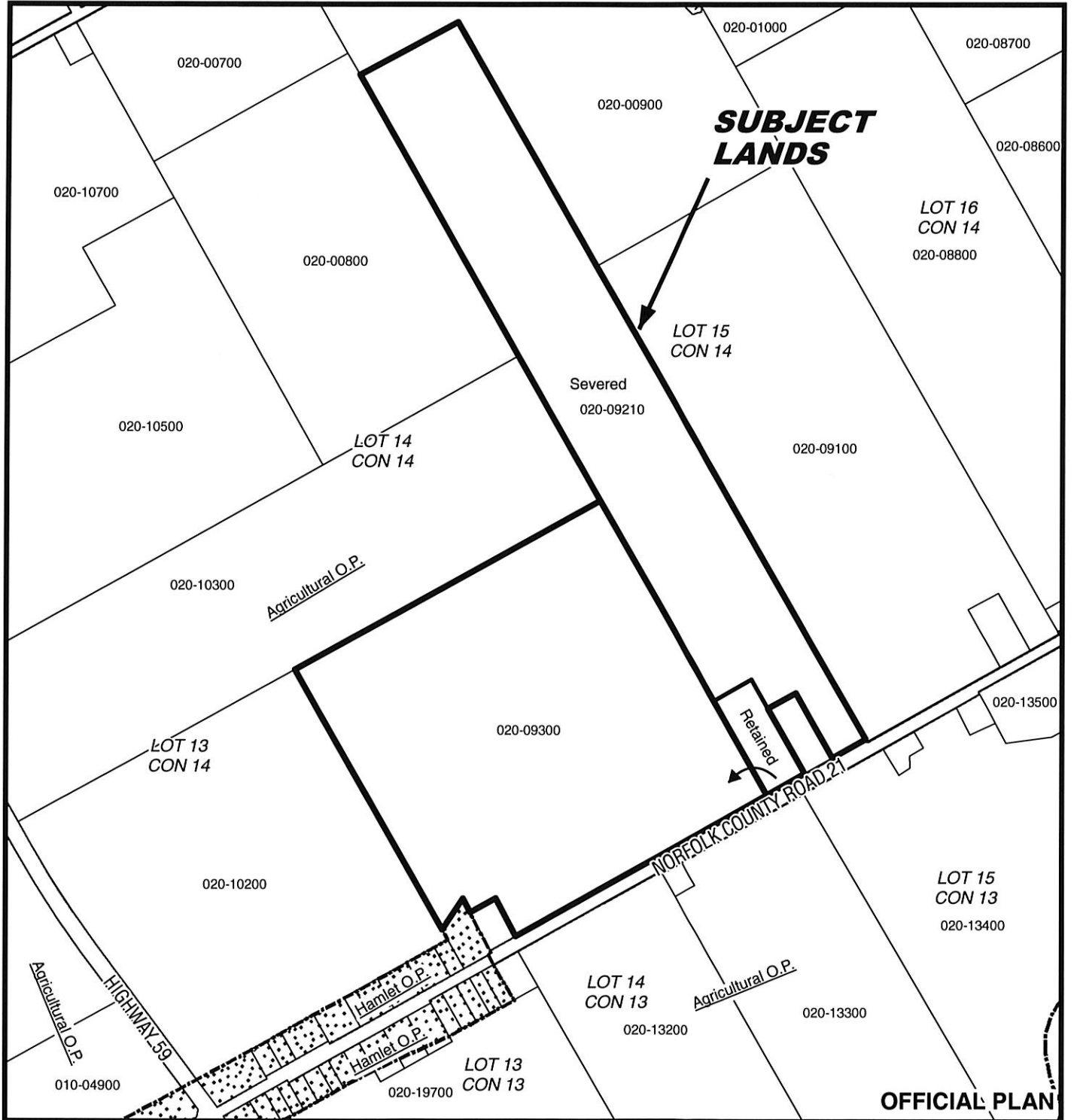
File Number: BN-014/2010

Geographic Township of NORTH WALSHINGHAM



50 25 0 50 100 150 200 Meters

1:10,000



MAP 4

File Number: BN-014/2010

Geographic Township of NORTH WALSHINGHAM



50 25 0 50 100 150 200 Meters

1:10,000

