



**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:

**April 11<sup>TH</sup>, 2007**

**FILE NO.: BN-018/2007**                      **ASSESSMENT ROLL NO.: 3310-541-030-14110**

**APPLICANT:**  
Lois Beumer, 1227 Hwy #3, RR #3, Delhi, ON N4B 2W6

**AGENT:**  
John Beumer, 1227 Hwy #3, RR #3, Delhi, ON N4B 2W6

**LOCATION:**  
Concession 1 - NTR and STR, Part Lot 30 MID (1223 Hwy #3, Middleton)

**PROPOSAL:**  
Sever a parcel having a frontage of 30.48 m (100 ft) an approximate depth of 88.76 m (291.2 ft) and having an approximate area of 0.3 ha (0.75 ac) and retain a parcel having an approximate area of 32.48 ha (80.25 ac) more or less as a boundary adjustment.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Building Department  | <input checked="" type="checkbox"/> GIS Section                |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review)  | <input type="checkbox"/> Norfolk Power                         |
| <input checked="" type="checkbox"/> Forestry Division  | <input checked="" type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department  | <input checked="" 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 28<sup>th</sup>, 2007**

**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Scott Peck, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 875-4485 ext 234  
**FAX: (519) 875-4789    EMAIL: t.scott.peck@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.

**CONSENT / SEVERANCE**

Office Use:  
 File Number: BN-18/2007  
 Related File: -  
 Date Submitted: March 14/07  
 Date Received: March 14/07  
 Sign Issued: March 14/07

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: 3310-541 030 1410

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

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Lois Beumer Phone # 519-582-1906  
 Address 1227 Hwy # 3, RR # 3 Fax # \_\_\_\_\_  
Delhi, ON N4B 2W6 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent John Beumer Phone # business - 519-842-4271  
 Address same Fax # 519-842-6779  
 E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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:  
none

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	<u>Hamlet</u>
Concession Number	<u>1 - NTR and STR</u>	Lot Number(s)	<u>pt lot 30</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>171</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>100 feet</u>	Depth (metres/feet)	
Width (metres/feet)	<u>100 ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	
Municipal Civic Address	<u>1223 Hwy #3</u>		

To obtain your municipal civic address for the severed lands please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.ca).

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 residential access from Hwy # 3 by adjusting boundaries of residential property at 1213 Hwy # 3 to include adjacent lot with existing lane owned by Courtlea Farms Ltd. (John and Lois Beumer) - conditional permission has been received by MTO

- in exchange a boundary adjustment at the north-west corner of the residential property will be carried out from the residential property to Courtlea Farms Ltd.

- adjusted residential property with new highway access at 1213 Hwy # 3 will be owned by Lois Beumer

---

---

---

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

Lois Beumer

---

**CONSENT / SEVERANCE**

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

Lois Beumer      33 10 541 030 14200

---

33 10 541 030 17200

---

**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
<b>SUBJECT LANDS</b>						
N/A					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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	N/A (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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		

**CONSENT / SEVERANCE**

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

Frontage (metres/feet)	<u>100'</u>	Depth (metres/feet)	<u>223' ±</u>
Width (metres/feet)	<u>100'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>22300 ft<sup>2</sup> ±</u>

Existing use:  
empty lot

Proposed use:  
amalgamate with existing residential property

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:  
none

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:

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

Frontage (metres/feet)	<u>665 ft</u>	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)	<u>210'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>126 acres ±</u>

Existing use:  
residential

Proposed use:  
residential

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:  
one house -1 1/2 storey 1000 sq ft.

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

**CONSENT / SEVERANCE**

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet) n/a Depth (metres/feet) \_\_\_\_\_

Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use:  
\_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Hamlet + Agriculture

Present zoning:

Hamlet Residential + Agriculture

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:

Fernlea Flower Boundary Adjustment

Number of separate parcels that have been created:

one

Date(s) these parcels were created:

19805

Name of the transferee for each parcel:

Fernlea Flower

Uses of the severed lands:

Greenhouse

**CONSENT / SEVERANCE**

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

Date of construction of the dwelling proposed to be severed:

Date of purchase of subject lands:

1979

**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:

personal knowledge

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<u>100</u> 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 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

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:

N/A

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:

also laneway off Fernlea Sideroad + Highway 3

Name of road/street:

Hwy # 3, Conc 1 NTR, Fernlea Sideroad

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

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

If other, describe:

Name of road/street:

Highway # 3

**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.

This application has been discussed with the Township and MTO. Conditional approval from MTO has been obtained.

Ministry of  
Transportation  
Operational Services London  
659 Exeter Road  
London, ON N6E 1L3  
Telephone: (519) 873 4200  
Facsimile: (519) 873-4228

Ministère des  
Transports  
Services opérationnels-London  
659, chemin Exeter  
London, ON N6E 1L3  
Téléphone : (519) 873-4200  
Télécopieur : (519) 873-4228



# faxgram

**Date:** February 26, 2007

**To:** John Beumer

**From:** Mario Frechette

**Fax:** (519) 842-6779

**Pages Including Cover:** 2

---

**RE: Proposed Lot Amalgamation and Highway No. 3 Access (John Beumer)**

---

This office of the Ministry of Transportation has completed its review of the subject properties in accordance with the requirements of *The Public Transportation and Highway Improvement Act* and the Ministry Access Policies. We offer the following comments:

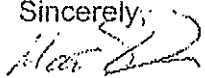
- One residential entrance only, under permit, to Ministry standard will be permitted to service the amalgamated properties.
- The deed(s) for the related lots must be amalgamated into one name and ownership. Draft deed and plan(s) must be reviewed by the Ministry.
- A mutual access serving two or more homes/uses will not be permitted.
- Upgrading to a commercial use will not be permitted.
- The amalgamated properties lack sufficient frontage to create a severance.
- Any other access to Highway 3 from the amalgamated properties will need to be physically closed, and removed.

Permit application forms and information can be obtained at:

[www.mto.gov.on.ca/english/engineering/management/corridor/](http://www.mto.gov.on.ca/english/engineering/management/corridor/)

I trust that this information will be satisfactory for your needs. If you have any questions please call me at 519 873-4210.

Sincerely,

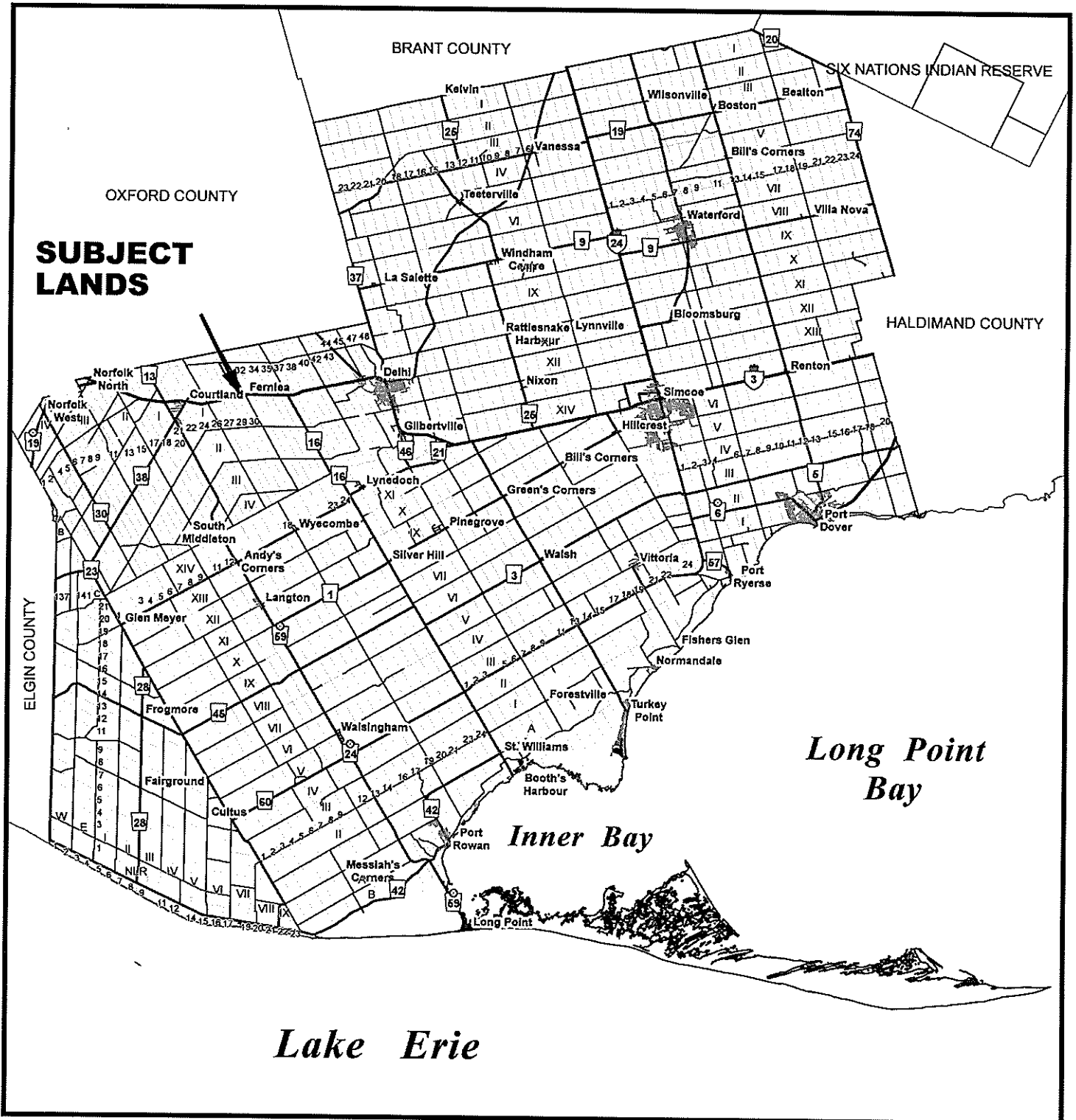


Mario Frechette  
Corridor Management Officer  
Operational Services – London

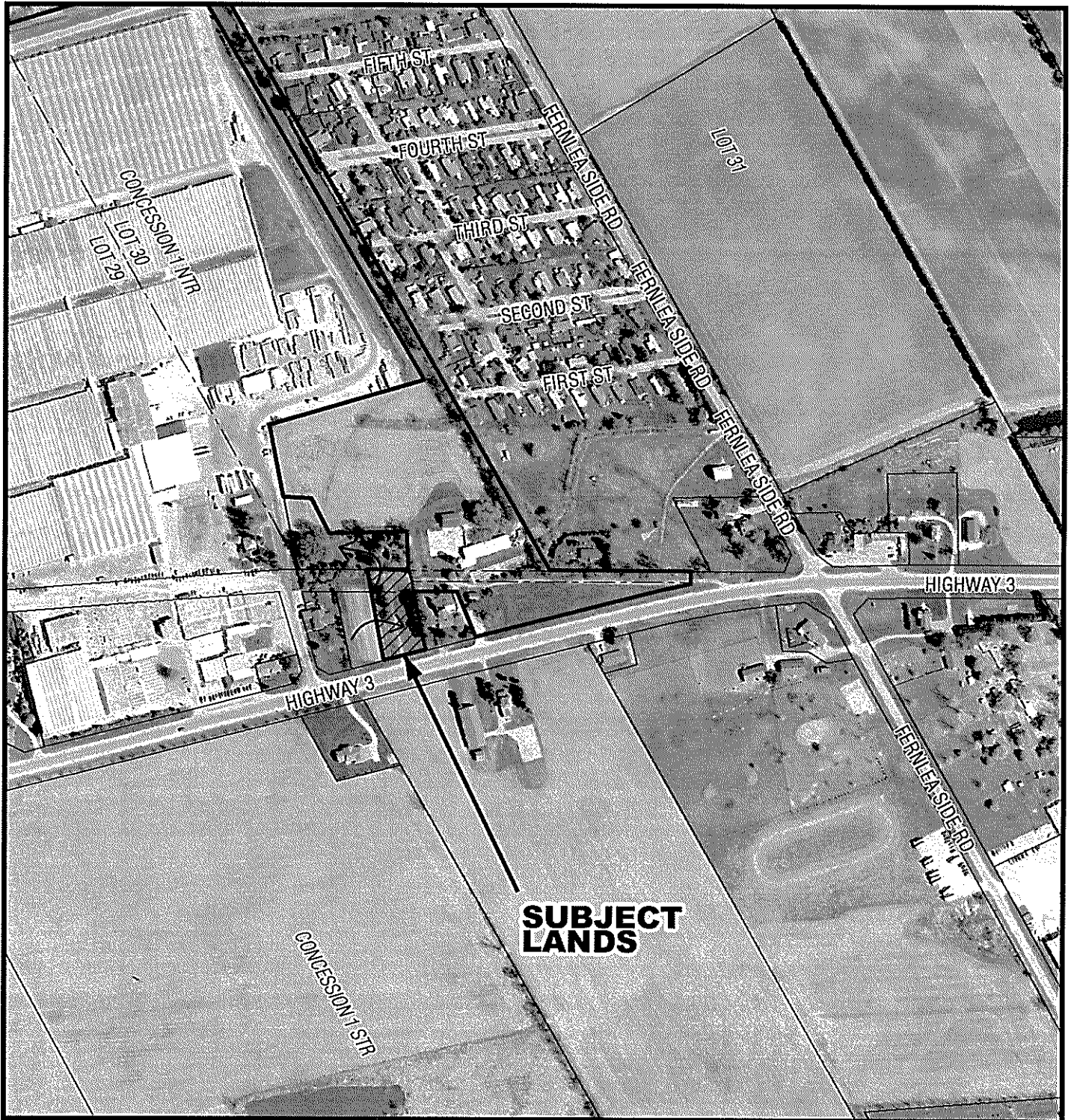
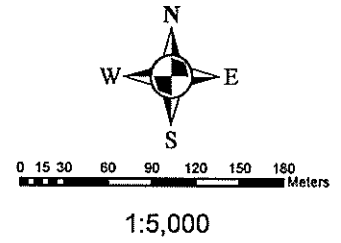
# MAP 1

File Number: BN-018/2007

Geographic Township of MIDDLETON



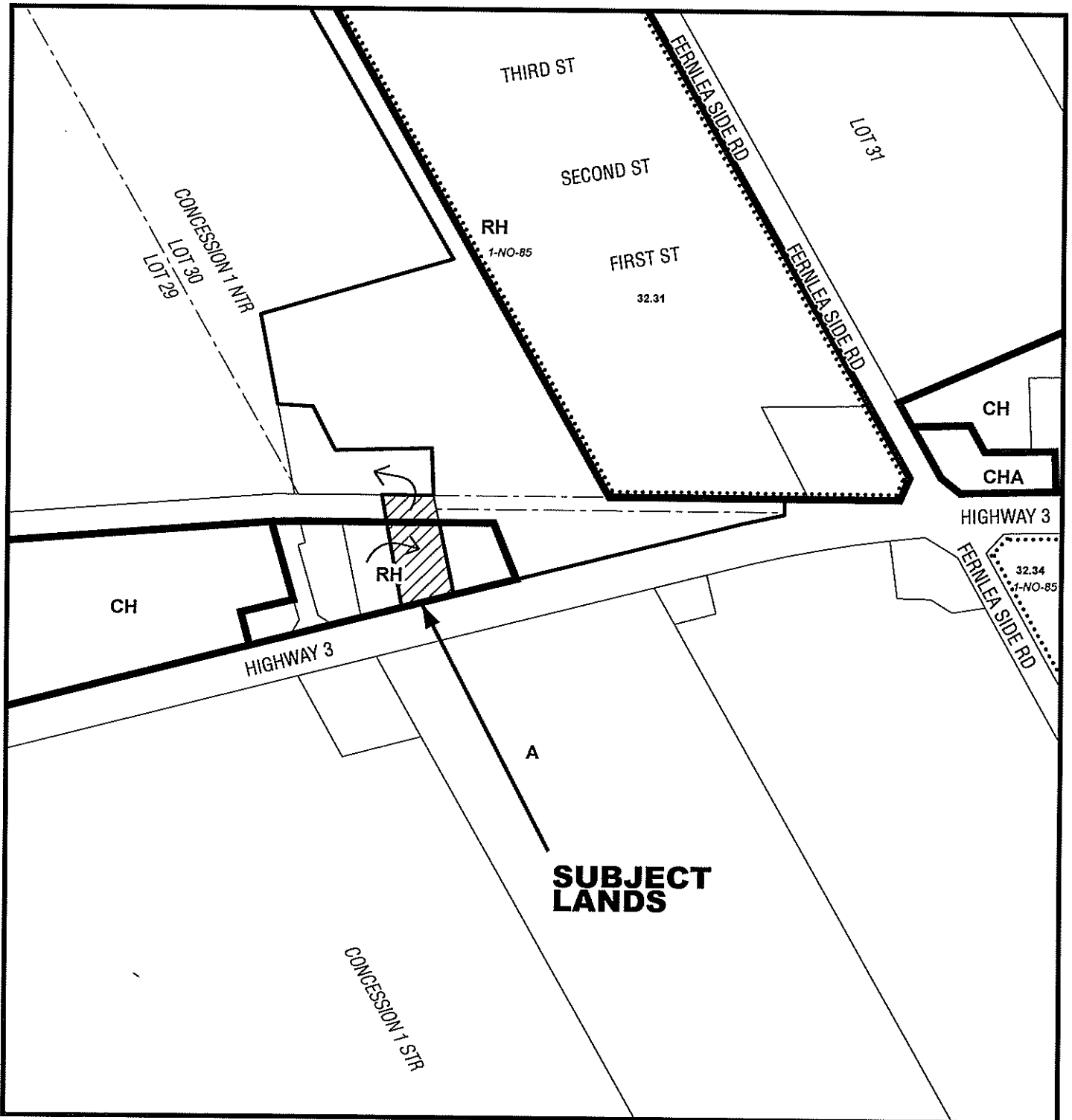
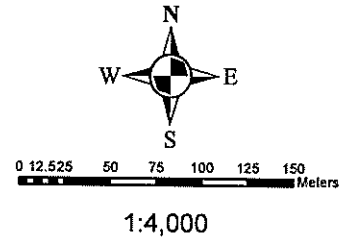
**MAP 2**  
**File Number: BN-018/2007**  
**Geographic Township of MIDDLETON**



# MAP 3

File Number: BN-018/2007

Geographic Township of MIDDLETON

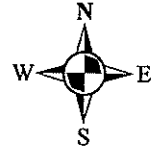




# MAP 4

File Number: BN-018/2007

Geographic Township of MIDDLETON



0 10 20 40 60 80 100 120 Meters

1:4,000

