



COMMENT REQUEST FORM

FILE NO.: BN-028/2010

ROLL NO.: 3310-543-040-08700

- | | |
|--|---|
| <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 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 |

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:**

APRIL 5TH, 2010

APPLICANT:

Robert Reynaert, 340 Front Street St. Williams, ON N0E 1P0

AGENT:

Tom Cline

Cline, Backus, Nightingale & McArthur, 39 Colborne Street, North, PO Box 528 Simcoe, ON N3Y 4N5

LOCATION:

Part Lot 9, Concession 1 SWAL (Front Road, St. Williams)

PROPOSAL:

Sever a parcel having a frontage of 75 m (245 ft) a depth of 99 m (325 ft.) and having an area of 0.73 ha (1.8 ac.) and retain a parcel having an area of 29.5 ha (73 ac.) as the creation of a lot in the agricultural area.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP

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

EMAIL: shirley.cater@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: March 22nd, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN- 28/10

Related File: _____

Fees Submitted: Mar. 2/10

Application Submitted: _____ *AG*

Sign Issued: _____

Complete Application: Mar 12/10
waiting for Bill for

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: 3310-543-0400-8700

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

A. APPLICANT INFORMATION

Name of Applicant ¹ ROBERT REYNAERT Phone # 519-586-3853
 Address 340 Front Street Fax # _____
 Town / Postal Code St. Williams, ON. N0E 1P0 E-mail _____

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

AGENT INFORMATION

Name of Agent THOMAS A. CLINE Phone # 519-426-6763
 Address 39 Colborne St. N., P. O. Box 528 Fax # 519-426-2055
 Town / Postal Code Simcoe, ON. N3Y 4N5 E-mail cline@clinebackus.com

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

Name of Owners ² Same as above 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 mortgagees, charges or other encumbrances on the subject lands:
Not applicable



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>South Walsingham</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u>1</u>	Lot Number(s)	<u>Part Lot 19</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u>37R-1011</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>+/- 1,000 ft.</u>	Depth (metres/feet)	<u>+/- 3,000 ft. on east & 19,09 on west</u>
Width (metres/feet)	<u>+/- 1,000 ft.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>85 acres</u>
Municipal Civic Address	<u>Front Road, St. Williams, ON</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):

Situate on the subject lands is a single family dwelling. It is proposed to sever off the dwelling as a
boundary adjustment. Assuming Committee of Adjustment approval, it is proposed that lands and premises
being Pt. L. 20, Conc. 1, and being PARTS 4 & 7, R.P. 37R-1011 less PARTS 1 & 2, R.P. 37R-6275 be deregistered
and form part of the agricultural lands.

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

No change

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

Not applicable



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						
Not applicable					<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	

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)	Not applicable	
Proposed crops grown (type and area)	Not applicable	

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	Not applicable	
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		

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Description of land intended to be **SEVERED**: - SEE ATTACHED SKETCH

Frontage (metres/feet)	+ /- 245 ft.	<u>75 m.</u>	Depth (metres/feet)	+/- 325 ft.	<u>99 m.</u>
Width (metres/feet)	+ /- 245 ft.	<u>75 m.</u>	Lot area (m ² / ft ² or hectares/acres)	+/- 1.8 acres	<u>.738 ha.</u>
			PROPOSED FINAL LOT SIZE (if boundary adjustment)	_____	

Existing use: Residential

Proposed use: Residential

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:

Single Family Dwelling

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:

Single Family Dwelling

Description of land intended to be **RETAINED**: - Subject lands less lands for proposed severance

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>29.5 ha (73ac)</u>

Existing use: Agriculture

Proposed use: Agriculture

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:

NIL

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:

NIL

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

Frontage (metres/feet)	<u>Not applicable</u>	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ²)	_____

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: Severance approved – file number unknown

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: Unknown

Number of separate parcels that have been created: Unknown

Date(s) these parcels were created: Unknown

Name of the transferee for each parcel: Applicant and Reynaert Steel Building Sales Ltd.

Uses of the severed lands: Not applicable

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? Not applicable

Date of construction of the dwelling proposed to be severed: Not applicable

Date of purchase of subject lands: Not applicable

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?



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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 of Applicant

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

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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)		
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	<u>1 ft.</u> 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

Individual Wells

Other means (describe) _____



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SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

Communal System

Septic tank and tile bed

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

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 lands been altered? Yes No

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

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

Unopened road

Provincial highway

Municipal road maintained all year

Right-of-way

Municipal road maintained seasonally

Other (describe below)

If other, describe: _____

Name of road/street: Front Road, St. Williams

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

Unopened road

Provincial highway

Municipal road maintained all year

Right-of-way

Municipal road maintained seasonally

Other (describe below)

If other, describe: _____

Name of road/street: Front Road, St. Williams

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 3

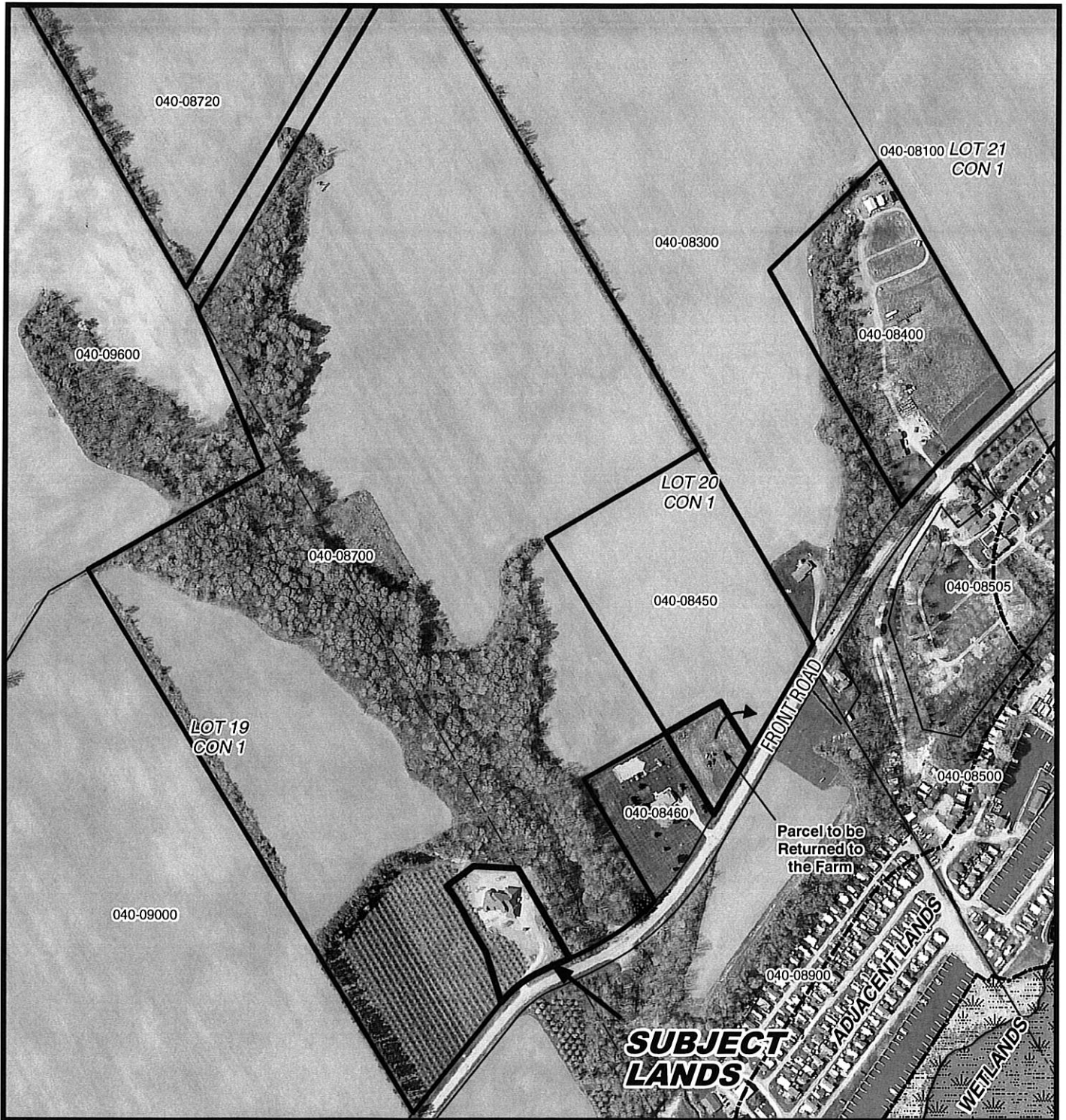
File Number: BN-028/2010

Geographic Township of SOUTH WALSHINGHAM



30 15 0 30 60 90 120 Meters

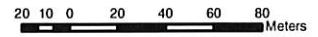
1:5,000



MAP 4

File Number: BN-028/2010

Geographic Township of SOUTH WALSINGHAM



1:3,000

