



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-035/2008

ROLL NO.: 3310-491-013-29000

APPLICANT:

Round Plains Ginseng Farms Inc., 146 Concession 7
R.R. #4, Waterford, ON N0E 1Y0

AGENT:

Brian Holden, 103 Queensway, East, Simcoe, ON N3Y 4M2

LOCATION:

Part Lot 2, Concession 8 WDM 1784 Windham Centre Road

PROPOSAL:

Sever a parcel having a frontage of 70.10 m. (230 ft.) a depth of 99.97 m. (328 ft.) and having an area of approximately 0.7 ha (1.73 ac.) and retain a parcel having an area of approximately 19.4 ha. (48 ac.) as the severance of a dwelling made surplus through farm amalgamation.

- | | |
|--|---|
| <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.

file BN-035/2008
submitted March 10/08
Fees March 10/08
Sign issued March 10/08
complete March 10, 2008

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- 49101329000000

me.

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

A. APPLICANT INFORMATION

Name of Applicant ¹ ROUND PLAINS GINSENG FARMS Phone # 519 443 5614
 Address 146 CON 7 TOWNSEND INC Fax # _____
 Town / Postal Code NOE1Y0 E-mail _____

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

Name of Agent BRIAN HOLDEN Phone # 519 426 0081
 Address 103 QUEENSWAY EAST Fax # 519 426 2424
 Town / Postal Code SIMCOE N3Y4M5 E-mail _____

Name of Owner ² STEVE CARROLL Phone # ABOVE
 Address 146 CON 7 TOWNSEND Fax # _____
 Town / Postal Code R 4 WATERFORD NOE1Y0 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township

WINDHAM

Urban Area or Hamlet

Concession Number	<u>8</u>	Lot Number(s)	<u>PT LOT 2</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R-248 Pt. 2.</u>	Part Number(s)	
Frontage (metres/feet)	<u>70.10m (230 ft)</u>	Depth (metres/feet)	<u>99.97m (328 ft)</u>
Width (metres/feet)	<u>70.10m (230 ft)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.70 ha (1.73 ac ^{ac})</u>
Municipal Civic Address	<u>1784 WINDHAM CENTRE RD</u>		

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:

A 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):

SURPLUS FARM DWELLING

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

ROUND PLAINS GINSENG FARMS INC

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

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>	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
Assessment Roll No. <small>(obtained from your tax bill)</small> 491-013-296-0000	PT LOT 2 WDM CON 8	48	44	TOBACCO/GINSENG	YES		1890
SUBJECT LANDS					Yes	No	
OTHER 33603063500000	CON 7 PT LOT 2 & 3 TOWNSEND	66.74	60	GINSENG	<input checked="" type="radio"/> Yes	<input type="radio"/> No	1974
148 CON 7 TOWNSEND	PT LOT 1 CON 8 WDM	88.24	88.24	"	<input checked="" type="radio"/> Yes	<input type="radio"/> No	1918??
3291 HWY 24	PT LOT CON 8 TOWNSEND	91	91	"	Yes	<input checked="" type="radio"/> No	
73287 HWY 24	PT Lot Con 8 WDM				Yes	<input checked="" type="radio"/> No	
491-013-250-30	PT Lot 8 Townsend				Yes	No	
336-050486-00					Yes	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	Yes	No	Yes	No
Livestock barn	Yes	No	Yes	No
Type of livestock				
Capacity of barn				
Manure storage	Yes	No	Yes	No
Type of manure storage				

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

Frontage (metres/feet) (230FT) 70.10 m Depth (metres/feet) (328FT) 99.97 m
 Width (metres/feet) 70.10 m (230ft) Lot area (m² / ft² or hectares/acres) 0.7 ha (1.73 acres)

Existing use:
AGRICULTURAL & RESIDENCE.

Proposed use:
SINGLE FAMILY RESIDENCE

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 GARAGE 1 OLD PACK BARN 2 GREEN HOUSE
1 HOUSE 1 NEW PAK BARN 2 ~~4 ONE STYLE TOBACCO KILNS~~

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:

SAMS AS ABOVE

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

Frontage (metres/feet) approximately (700') 210 m ^{city view me} Depth (metres/feet) 1000' APPROX ^{283m (930ft) city view me.}

Width (metres/feet) Lot area (m² / ft² or hectares/acres) 46 ACRES ^{MPAC - 48 ACRES}

Existing use:
AGRICULTURAL FORMERLY TOBACCO ^{INCLUDES 2 ACRE WOODLOT}

^{19.4 ha entire property me.}

Proposed use:
AGRICULTURAL - GINSENG AND CASH CROPS

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:

NONE / TOBACCO KILNS (4)

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:

Ø

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

Frontage (metres/feet) _____

Depth (metres/feet) _____

Width (metres/feet) _____

Lot area (m² / ft²) _____

Proposed use:

A. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURE

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:

0

Date(s) these parcels were created:

Name of the transferee for each parcel:

Uses of the severed lands:

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

MAR/08

February 29 sale closed.

Date of construction of the dwelling proposed to be severed:

1890

Date of purchase of subject lands:

MAR/08

A 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

FARM GAS (TRACTORS)
INGROUND WILL BE REMOVED AS FROST LEAVES

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:

CLEAN & NO EVIDENCE OF CONTAMINATION ANYWHERE
ON THIS FARM

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

A. 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

A. 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)	
	Yes	No	Yes	No ____ distance
Livestock facility or stockyard (if yes, complete Form 3 - available upon request)		<input checked="" type="radio"/>		
Wooded area		<input checked="" type="radio"/>		
Municipal landfill		<input checked="" type="radio"/>		
Sewage treatment plant or waste stabilization plant		<input checked="" type="radio"/>		
Provincially significant wetland (class 1, 2 or 3) or other environmental feature		<input checked="" type="radio"/>		
Floodplain		<input checked="" type="radio"/>		
Rehabilitated mine site		<input checked="" type="radio"/>		
Non-operating mine site within one kilometre		<input checked="" type="radio"/>		
Active mine site within one kilometre		<input checked="" type="radio"/>		
Industrial or commercial use (specify the use(s))		<input checked="" type="radio"/>		
Active railway line		<input checked="" type="radio"/>		
Seasonal wetness of lands		<input checked="" type="radio"/>		
Erosion		<input checked="" type="radio"/>		
Abandoned gas wells		<input checked="" type="radio"/>		

H.A. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply
 Municipal piped water
 Communal wells
 Individual wells
 Other (describe below)

If other, describe:

Sewage Treatment
 Municipal sewers
 Communal system
 Septic tank and tile bed
 Other (describe below)

Storm Drainage
 Storm sewers
 Open ditches
 Other (describe *Sand.*)

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~~

MURRAY MUNICIPAL DRAIN ??

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

Unopened road
Municipal road ✓

Provincial highway
Other (describe below)

If other, describe:

Name of road/street:

WINDHAM CENTRE RD

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

Unopened road
Municipal road

Provincial highway
Other (describe below)

If other, describe:

Name of road/street:

WINDHAM CENTRE RD
RD # 8

1A. 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.

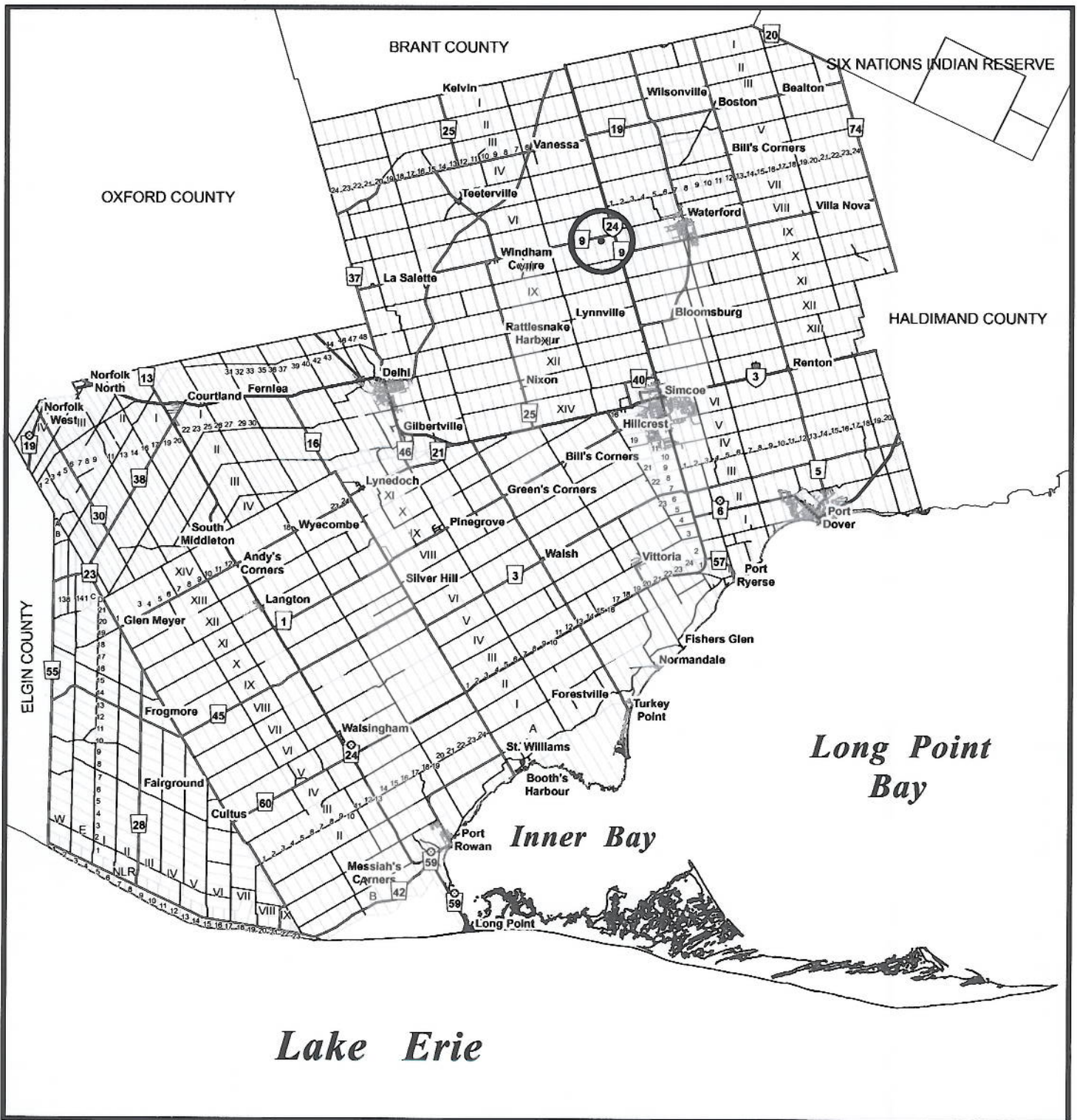
APPLICANT IS ACTIVELY FARMING IN TOWNSEND AND WINDHAM AND INTENDS TO CONTINUE FOR MANY YEARS

JA. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

MAP 1

File Number: BN-035/2008

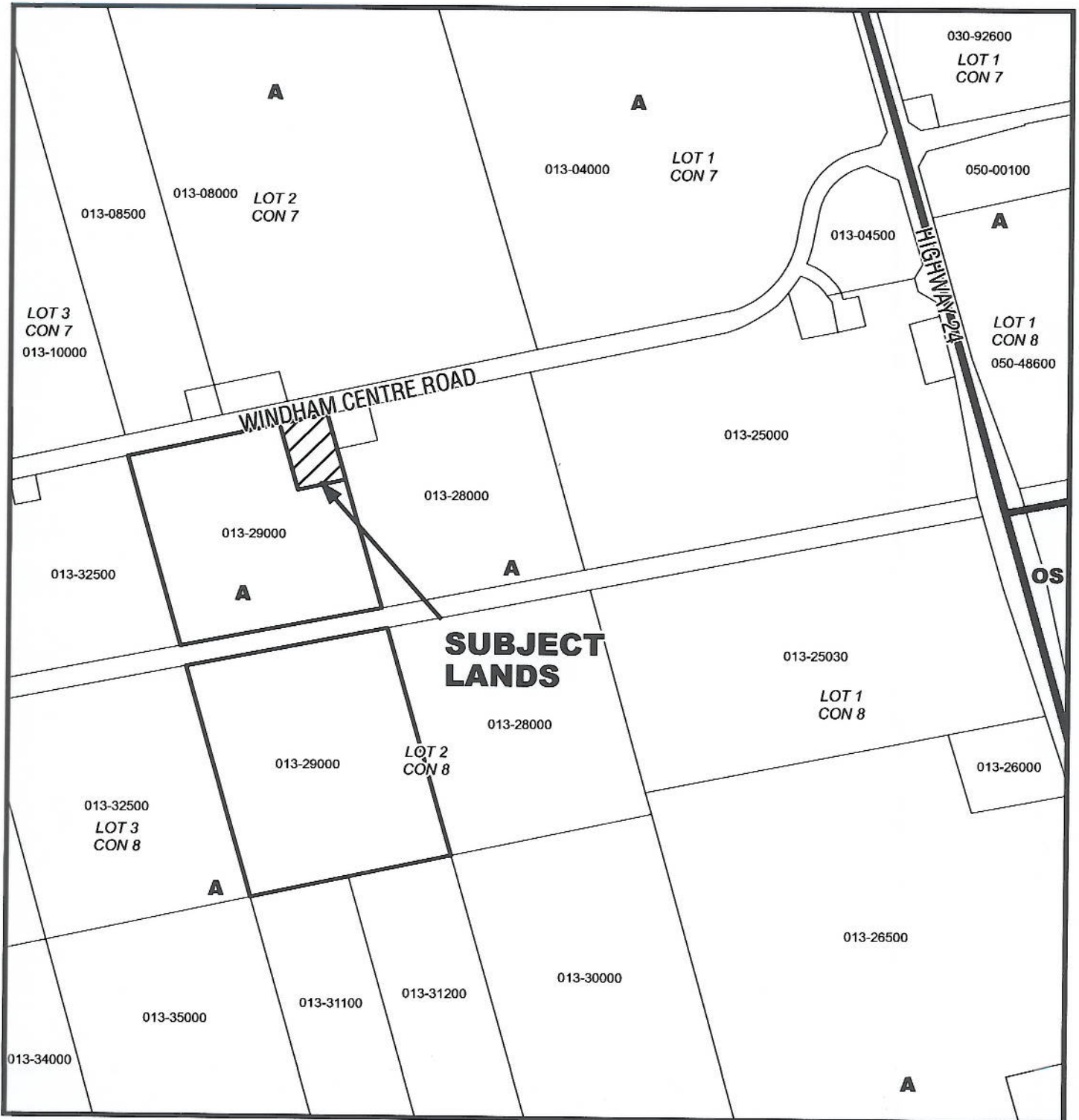
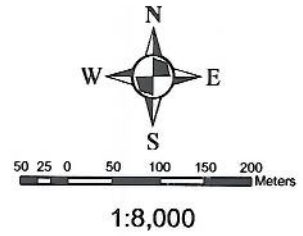
Geographic Township of WINDHAM



MAP 2

File Number: BN-035/2008

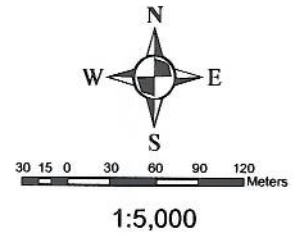
Geographic Township of WINDHAM



MAP 3

File Number: BN-035/2008

Geographic Township of WINDHAM



MAP 4

File Number: BN-035/2008

Geographic Township of WINDHAM

