



COMMENT REQUEST FORM

FILE NO.: BN-035/2010

ROLL NO.: 3310-337-030-24200

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

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:**

MAY 3RD, 2010

APPLICANT:

Decoutere Farms Ltd., R.R. 3 Simcoe, ON N3Y 4K2

AGENT:

David Roe, 599 Larch Street Delhi, ON N4B 3A7

LOCATION:

Lot 1, Concession 2 WDH (25 Highway 6)

PROPOSAL:

Sever a parcel having no frontage, a width of 66.89 m. (226 ft.) a depth of 6.1 m. (20 ft.) and having an area of 419.91 sq.m. (4520 sq.ft.) and retain a parcel having an area of 3.24 ha (28 ac.) as a boundary adjustment. Lands to be added to 2230 Highway 24 E. Final Lot Size 0.58 ha (1.4 ac.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4H3
(519) 426-5870 ext 1341

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, 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: April 19th, 2010

CONSENT / SEVERANCE

Application #1
Parcel A

Office use:

File Number: BN-035/2010
Related File: BN-036/2010, ZN-054/2009
Fees Submitted: March 11, 2010
Application Submitted: March 11, 2010
Sign Issued: March 11, 2010
Complete Application: March 11, 2010

SG

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- 337 030 242 00 0000

- 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 Decoutere Farms Ltd. Phone # 519-426-7092
 Address R.R. #3 Fax # _____
 Town / Postal Code Simcoe, ON N3Y 4K2 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe Phone # 519-582-1174
 Address 599 Larch Street Fax # 519-582-4616
 Town / Postal Code Delhi, ON N4B 3A7 E-mail dfrfez bellnet.ca

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

Name of Owners ² same as applicant 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:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Woodhouse</u>	Urban Area or Hamlet	_____
Concession Number	<u>2</u>	Lot Number(s)	<u>1</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>irregular</u>	Depth (metres/feet)	<u>843 ft</u>
Width (metres/feet)	<u>930 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>28.34 acres</u>
Municipal Civic Address	<u>25 Highway ⁶24 East</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:

Road access to Highway 24

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):

Add parcel to adjoining commercial property to be used
for additional parking, storage and turn around.

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

2086636 Ontario Ltd. (for Block A)

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

3310 337030 24400 - 2086636 Ontario Ltd.



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)		
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**: Parcel A

Frontage (metres/feet)	<u>No frontage</u>	Depth (metres/feet)	<u>20 ft Parcel A (6.1m) 2</u>
Width (metres/feet)	<u>226 ft. (66.87m)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4520 ft² 419.91 m² 0.10 ac</u>
Existing use:	<u>Agricultural - cash crops</u>	PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>62685.1 ft² (420m²)</u>
Proposed use:	<u>Commercial purposes</u>		<u>62553 ft² 5811 m² 1.44 ac = 0.58 ha</u>

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:

None

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

Frontage (metres/feet)	<u>930 ft.</u>	Depth (metres/feet)	<u>843 ft.</u>
Width (metres/feet)	<u>930 ft.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>28²⁴ acres 3.24 ha</u>
Existing use:	<u>Agricultural</u>		<u>11.43 ha</u>
Proposed use:	<u>Agricultural</u>		

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:

Tobacco kilns, greenhouse, accessory 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:

None

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

Frontage (metres/feet)	_____	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 A

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: _____

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? _____

Date of construction of the dwelling proposed to be severed: _____

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: Auto and marine sales and service

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?



CONSENT / SEVERANCE

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:

knowledge of owner

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 *Submitted*

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

CONSENT / SEVERANCE

N/A

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: Highway 6

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

n/a

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: _____

I. OTHER INFORMATION

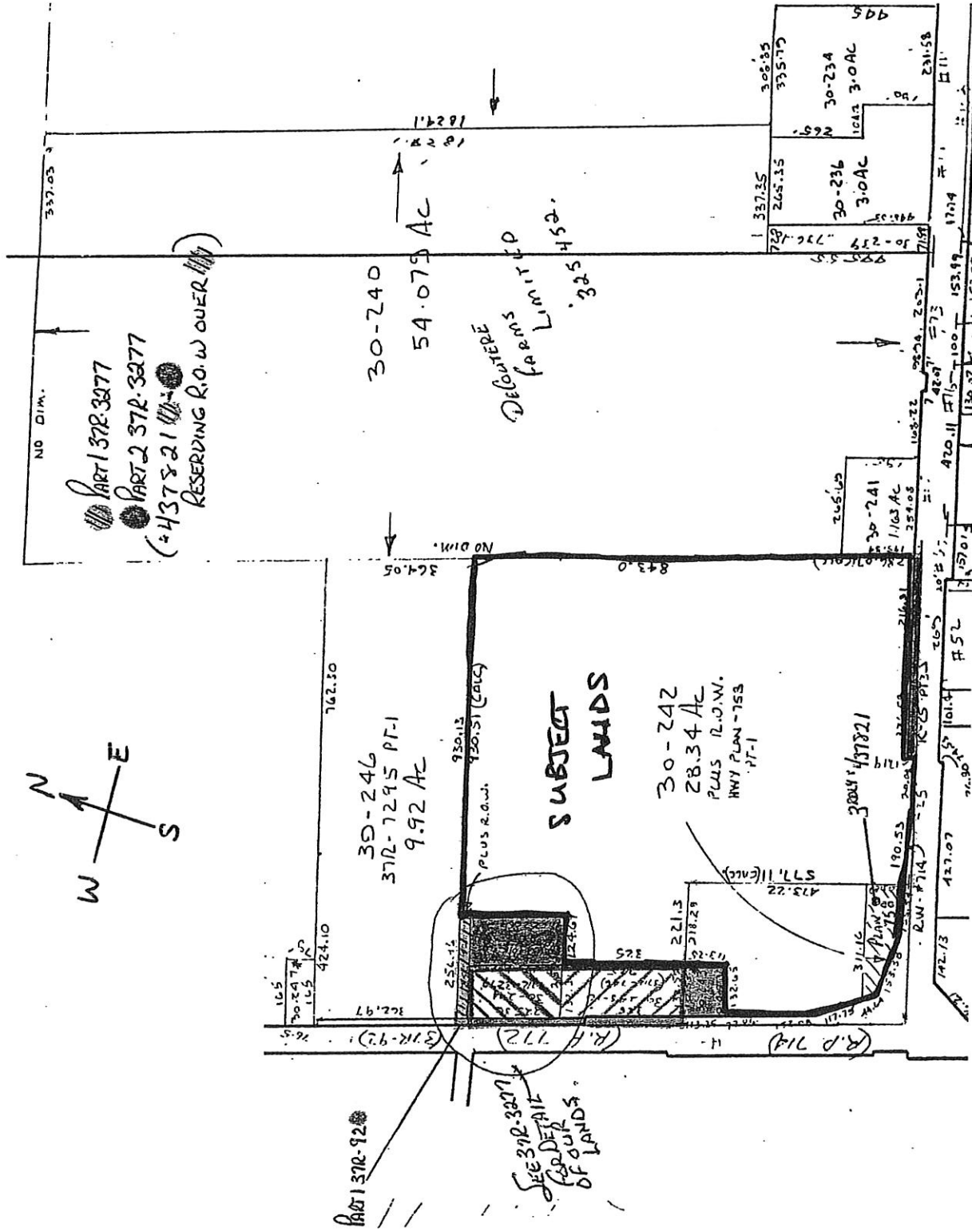
Is there a time limit that affects the processing of this development application? Yes No

If yes, describe: _____

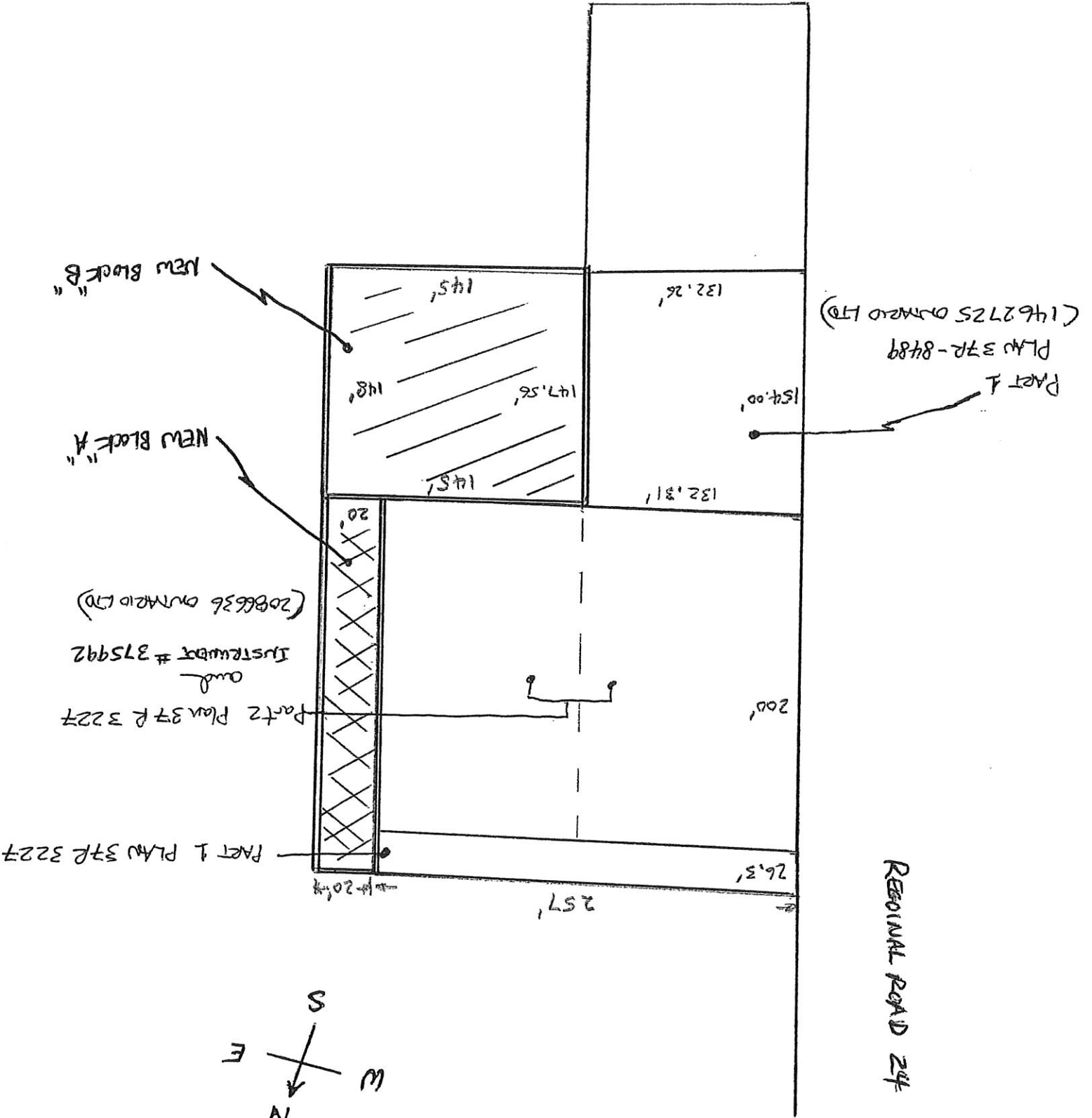
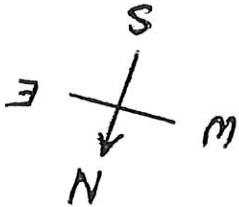
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



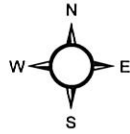
SUBJECT LANDS



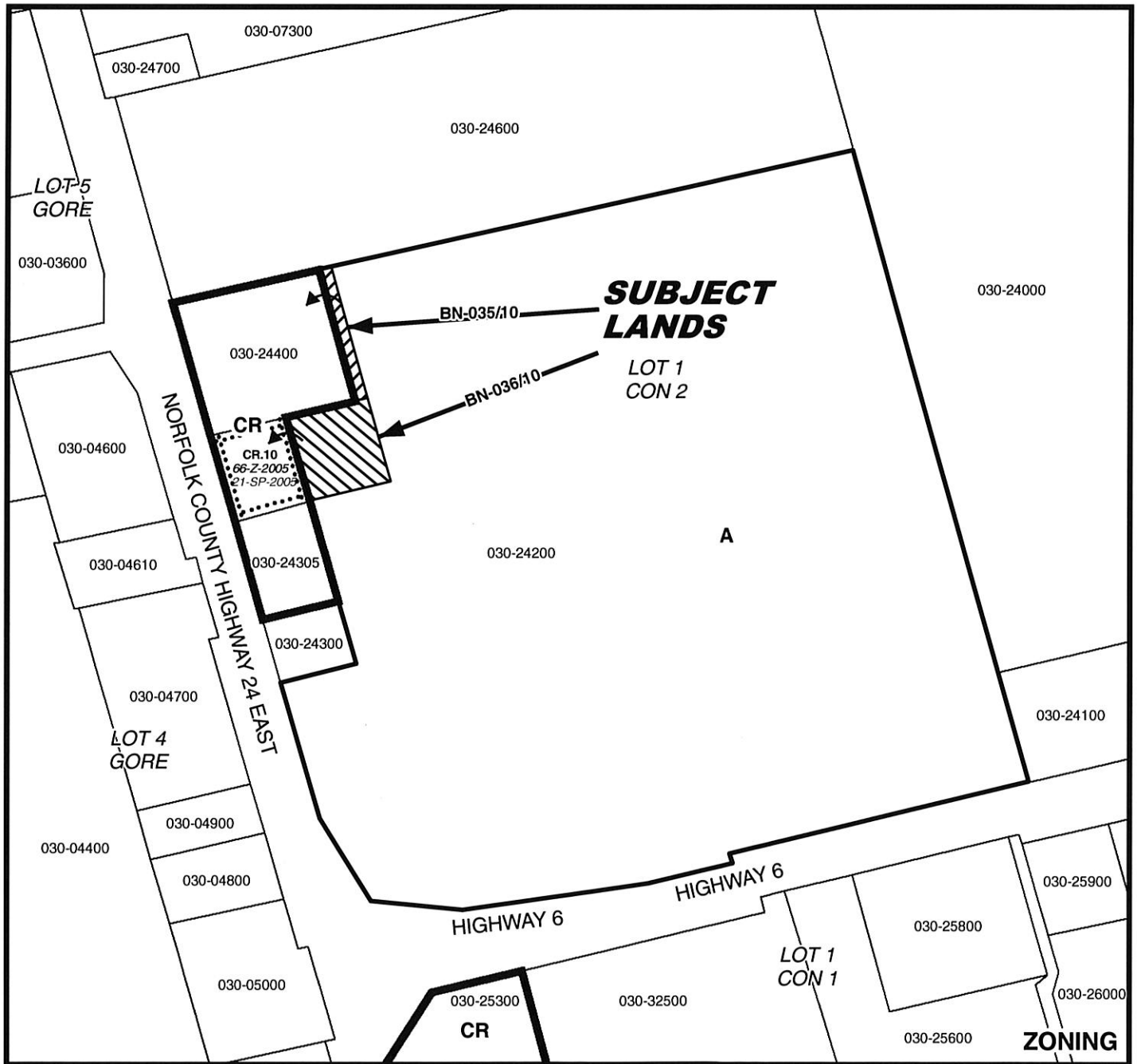
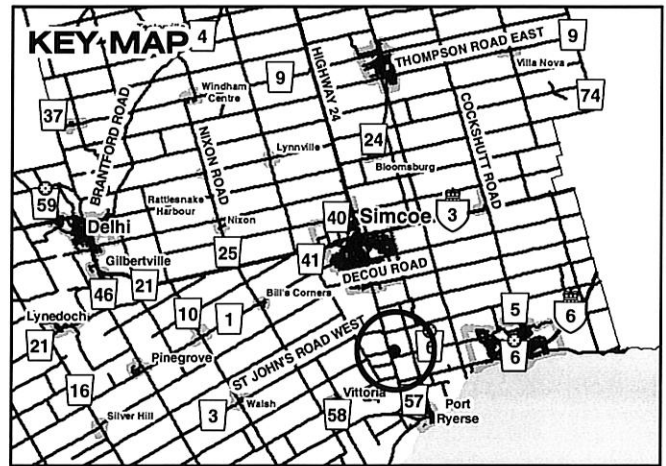
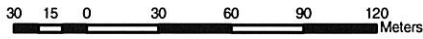
Proposed Severed Lands



MAP 1
File Number: BN-035/2010
BN-036/2010
 Geographic Township of
WOODHOUSE



1:3,000



MAP 2

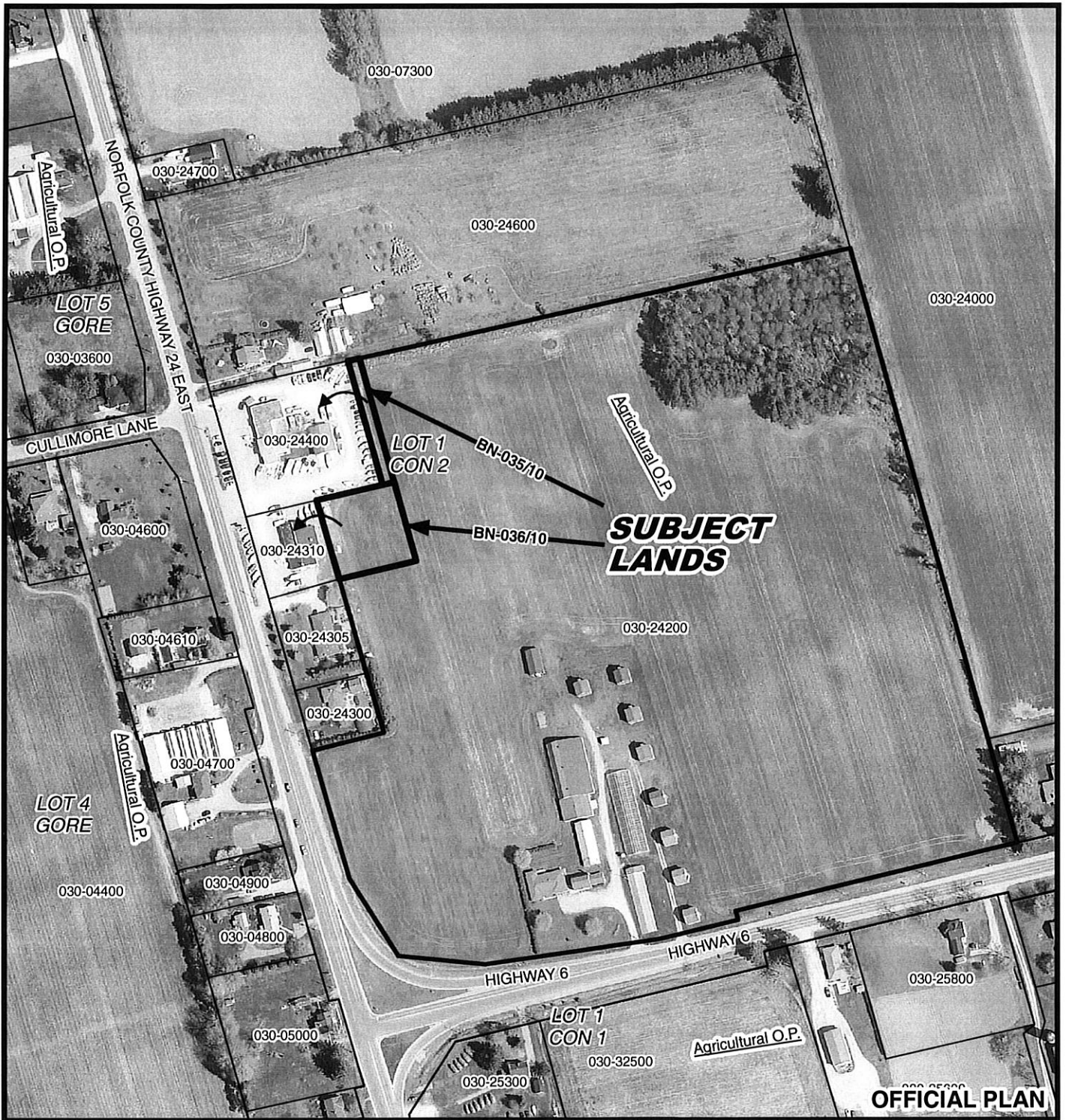
File Number: BN-035/2010 & BN-036/2010

Geographic Township of WOODHOUSE



20 10 0 20 40 60 80 Meters

1:3,000

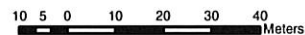


OFFICIAL PLAN

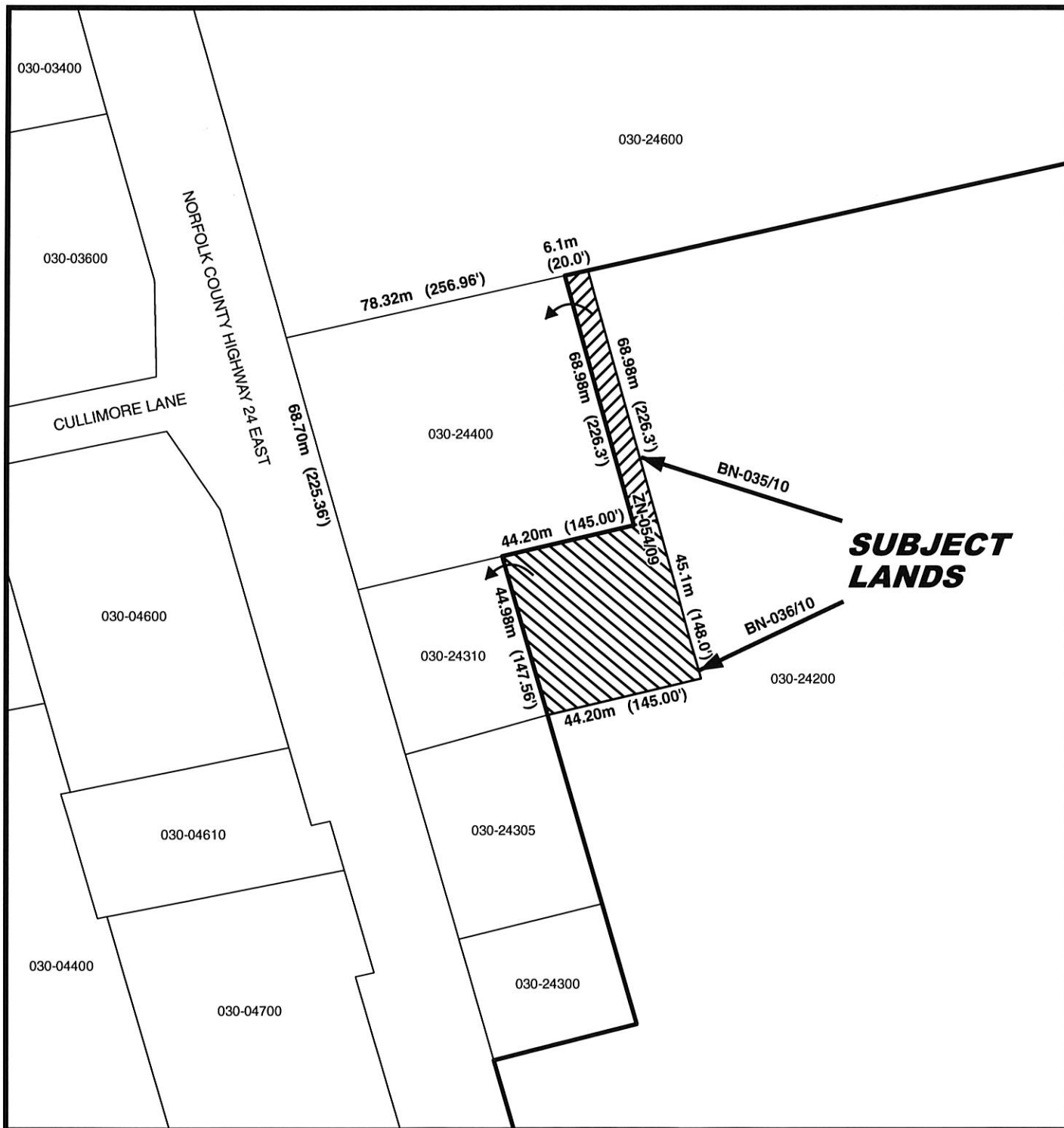
MAP 3

File Number: BN-035/2010 & BN-036/2010

Geographic Township of WOODHOUSE



1:1,500



LOCATION OF LANDS AFFECTED
File Number: BN-035/2010 & BN-036/2010
Geographic Township of WOODHOUSE

