



COMMENT REQUEST FORM

FILE NO.: BN-052/2008

ROLL NO.: 3310-491-013-37000

- 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:

JUNE 4TH, 2008

APPLICANT:

Richard Sprau, 1561 Windham Road 9 Windham Centre, ON N0E 2A0

AGENT:

N/A,

LOCATION:

Lot 4, Concession 8 WDM (1613 Windham Road 9)

PROPOSAL:

• Sever a parcel having a frontage of 91.44 m. (300 ft.) a depth of 44.2 m. (145 ft.) and having an area of approximately 0.40 ha. (1.0 ac) and retain a parcel having an area of 40 ha. (99 ac.) more or less as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1834

EMAIL: t.scott.peck@norfolkcounty.ca

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT SUBMITTED WRITTEN COMMENTS BY JUNE 4TH WILL BE CONSIDERED AS HAVING NO COMMENT.

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 (A), 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: May 21st, 2008

CONSENT / SEVERANCE

Office Use:

File Number: BN-52/08
 Related File: n/a
 Fees Submitted: May 9 / 08
 Application Submitted: "
 Sign Issued: "
 Complete Application: " *SB.*

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: 3310-49101337000000

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

A. APPLICANT INFORMATION

Name of Applicant ¹ RICHARD SPRAU Phone # 519-443-8487
 Address 1561 WINDHAM RD 9 Fax # 519-443-5644
 Town / Postal Code WINDHAM CENTRE NOE-2A0 E-mail RICHARD@RICHARDSPRAU.COM

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

Name of Agent RICHARD SPRAU Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner ² _____ 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:

BANK OF MONTREAL DELHI



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WINDHAM NORFOLK</u>	Urban Area or Hamlet	_____
Concession Number	<u>8</u>	Lot Number(s)	<u>4</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>300 FT.</u>	Depth (metres/feet)	<u>145 FT.</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	<u>1613 WINDHAM RD 9 WINDHAM CENTRE</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:

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):

SURPLUS ~~DEED~~ DWELLING

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

NIL

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



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>	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 ①	NORFOLK WNDHNM LOT 4 CON 8	100	67	TOBACCO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1928
OTHER ②	LOT 5 CON 8 491, 013, 41000, 0000	157	100	TOBACCO	<input checked="" 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	1920? 1940?
					<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**:

Frontage (metres/feet) 300 FT. (91.44m.) Depth (metres/feet) 145 FT (44.2 m.)
Width (metres/feet) 300 ft. (91.44m.) Lot area (m² / ft² or hectares/acres) 43,500 sq.ft. (4041m²)
Existing use: 1 ac. ~~1.99855~~ ac. (.4 ha.)
AGRICULTURE

Proposed use:

RES SINGLE FAMILY RES

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:

HOUSE + GARAGE 2 BARNS

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:

HOUSE + GARAGE

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

Frontage (metres/feet) WEST 388' EAST 1280 ^{TOTAL} 1668 Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 99 AC 40ha

Existing use:

AGR

Proposed use:

AGR

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:

BARN SHED BOTH 178' from Rd.

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

CONSENT / SEVERANCE

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

N/A

Frontage (metres/feet) _____

Depth (metres/feet) _____

Width (metres/feet) _____

Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

Agr.

Present zoning:

Agr

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

(one lot severance from other property - no severances from this property)

If yes, indicate the file number and the status/decision:

APPROVED

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:

CONSENT / SEVERANCE

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

1999

Date of construction of the dwelling proposed to be severed:

1928

Date of purchase of subject lands:

APPROX 1983 - 84

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:

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

SAND POINT

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:

Name of road/street: WINDHAM Rd 9 *Note: there is an existing access to retained lands & barn between severed land & bush to east.*

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

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

If other, describe:

Name of road/street: WINDHAM Rd 9

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 1

File Number: BN-052/2008

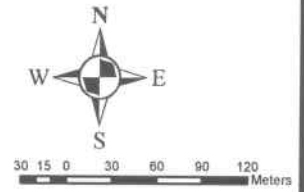
Geographic Township of WINDHAM



MAP 3

File Number: BN-052/2008

Geographic Township of WINDHAM



1:4,800

