



**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:

September 12TH, 2007

FILE NO.: BN-063-2007

ASSESSMENT ROLL NO.: 3310-491-014-53500

APPLICANT:

William Handy, 1052 Windham Centre Rd., Windham Centre ON N0E 2A0

AGENT:

Richard Sprau, R R # 1, Windham Centre ON N0E 2N0

LOCATION:

Pt Lot 12 Concession 8 WDM (32 Baker St., Windom Centre)

PROPOSAL:

Sever a parcel having a frontage of 300.2 m. (985 ft.) and having an area of 36.68 ha. (90.65 ac.) and retain a parcel having an area of 34.44 ha. (85.12 ac.) more or less as a boundary adjustment

- 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

CIRCULATION DATE: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

FAX: (519) 428-3069 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: Larry Dawson, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 · Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: larry.dawson@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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-63/07
 Related File: _____
 Fees Submitted: Aug 17, 07
 Application Submitted: Aug 16, 07
 Sign Issued: Aug 20, 07
 Complete Application: Aug 17, 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- 491-014-53500 (severed)
491-014-375 THE CORPORATION OF NORFOLK COUNTY

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

severance from adjoining/abutting far

RECEIVED
 AUG 21 2007

A. APPLICANT INFORMATION

PLANNING DEPT.

Name of Applicant ¹ WILLIAM HANDY Phone # _____
 Address 1052 WINDHAM CENTRE RD Fax # _____
 Town / Postal Code NOE-2A0 E-mail _____

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

Name of Agent RICHARD SPRAU Phone # 519-443-8487
 Address R.R.#1 Fax # 519-443-5644
 Town / Postal Code WINDHAM CENTRE NOE-2A0 E-mail SPRAU@kwic.com

Name of Owner ² WILLIAM HANDY Phone # Dave Gilbert 443-5601 (POA) → me 3 signs.
 Address 1052 WINDHAM CENTRE RD Fax # Roseanne Toronchuk 519-669-3679
 Town / Postal Code WINDHAM CENTRE NOE-2A0 E-mail _____ (POA)

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:

N/A



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WINDHAM</u>	Urban Area or Hamlet	_____
Concession Number	<u>8</u>	Lot Number(s)	<u>PT LT 12</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>37R-1418</u>	Part Number(s)	<u>PART 1</u>
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>36.687 ha (90.65 ac)</u>
Municipal Civic Address	<u>32 BAKER ST 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):

TWO PROPERTIES WERE MERGED BECAUSE OF SHARED FENCE LINE WISH TO SEPERATE THE TWO FARMS SO THAT ONE OF WHICH MAY BE SOLD TO ANOTHER FARM OPERATION

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

ROBERT GEIER AND ROBERT POETZ

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> 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	83.65 AC	(m ² / ft ² or hectares/acres)		(m ² / ft ² or hectares/acres) 85.12 AC
Woodlot area	7 AC	(m ² / ft ² or hectares/acres)		(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)				
CORN SOYABEANS SANDY SOIL				
Proposed crops grown (type and area)				
SWEET CORN VEGETABLES GINSING				
Description of Existing Buildings	Lands to be Severed		Lands to be Retained	
Residence	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Type of livestock				
Capacity of barn				
Manure storage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Type of manure storage				

CONSENT / SEVERANCE

1052

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

* Frontage (metres/feet) 985' ± 300.2 m Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 90.65 ~~85.12~~ AC 36.68 ha.

Existing use:

AGRICULTURE

Proposed use:

AGRICULTURE

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 2378 sq ft BARN 140' x 250' GARAGE

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:

N/A

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

* Frontage (metres/feet) 1442' ± Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 85.12 AC 34.44 ha.

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:

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:

CONSENT / SEVERANCE

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

Frontage (metres/feet) _____

Depth (metres/feet) _____

Width (metres/feet) _____

Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

_____ AGRICULTURE _____

Present zoning:

_____ 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:

Number of separate parcels that have been created:

_____ NONE _____

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?

Date of construction of the dwelling proposed to be severed:

Unknown

Date of purchase of subject lands:

Nov. 22, 1995 Inst. # 513714

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:

Regional Rd #9

Field 1

FORMER RAILWAY TRACK

BARN

GARAGE

HOUSE

WIND-DALE PARK

Reg. Rd 85

BUSH LOT

N



One in = 678 feet



Date: 02/02/2007
Field: Field 1
Farm: Baker Street Farm
Client: Bill Handy
Area: 86.99 ac

Farm acres with corner bush added.

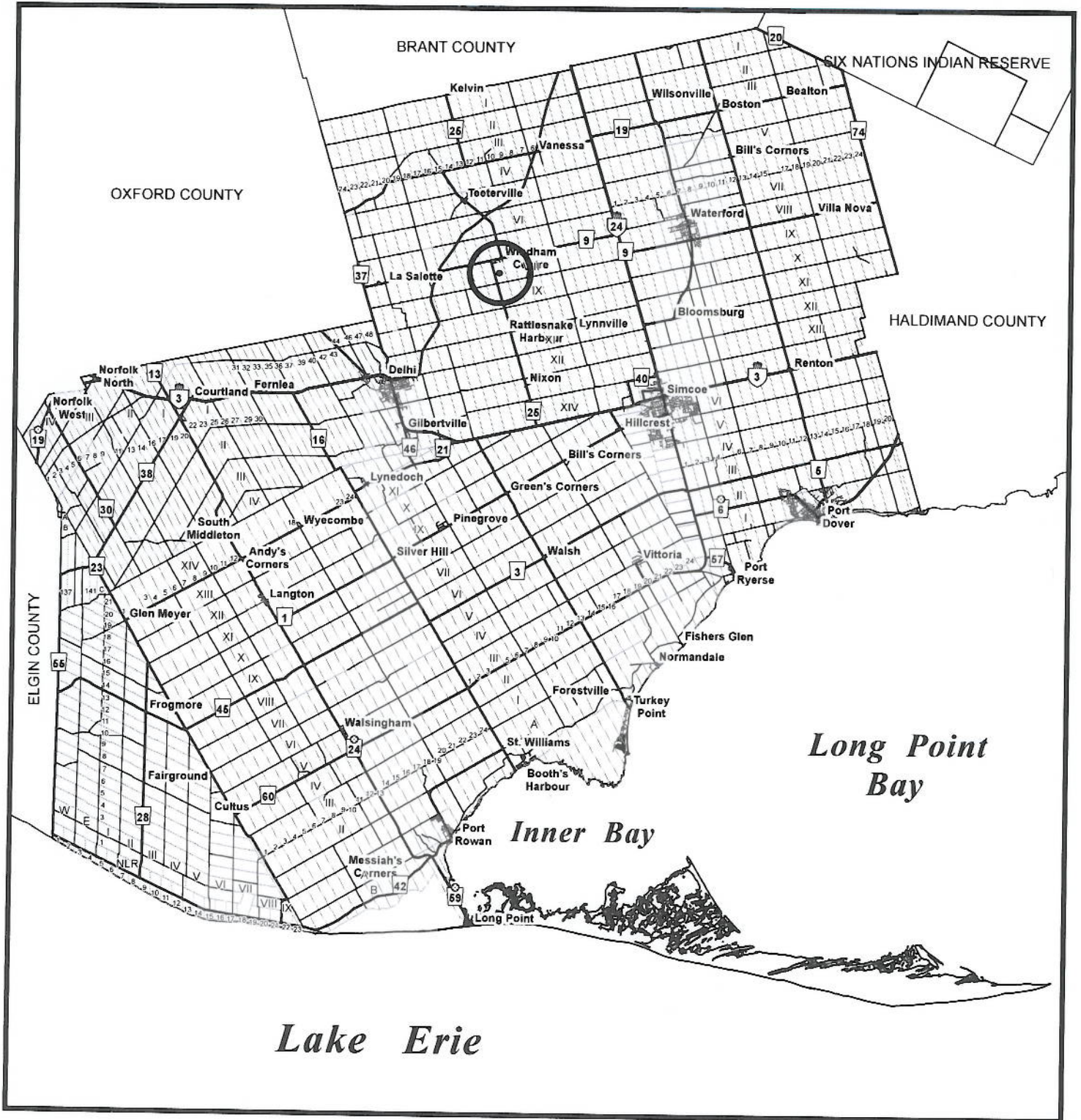
Boundary (86.99 ac)



MAP 1

File Number: BN-063/2007

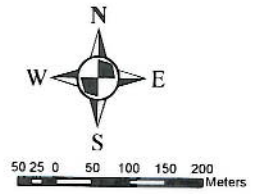
Geographic Township of WINDHAM



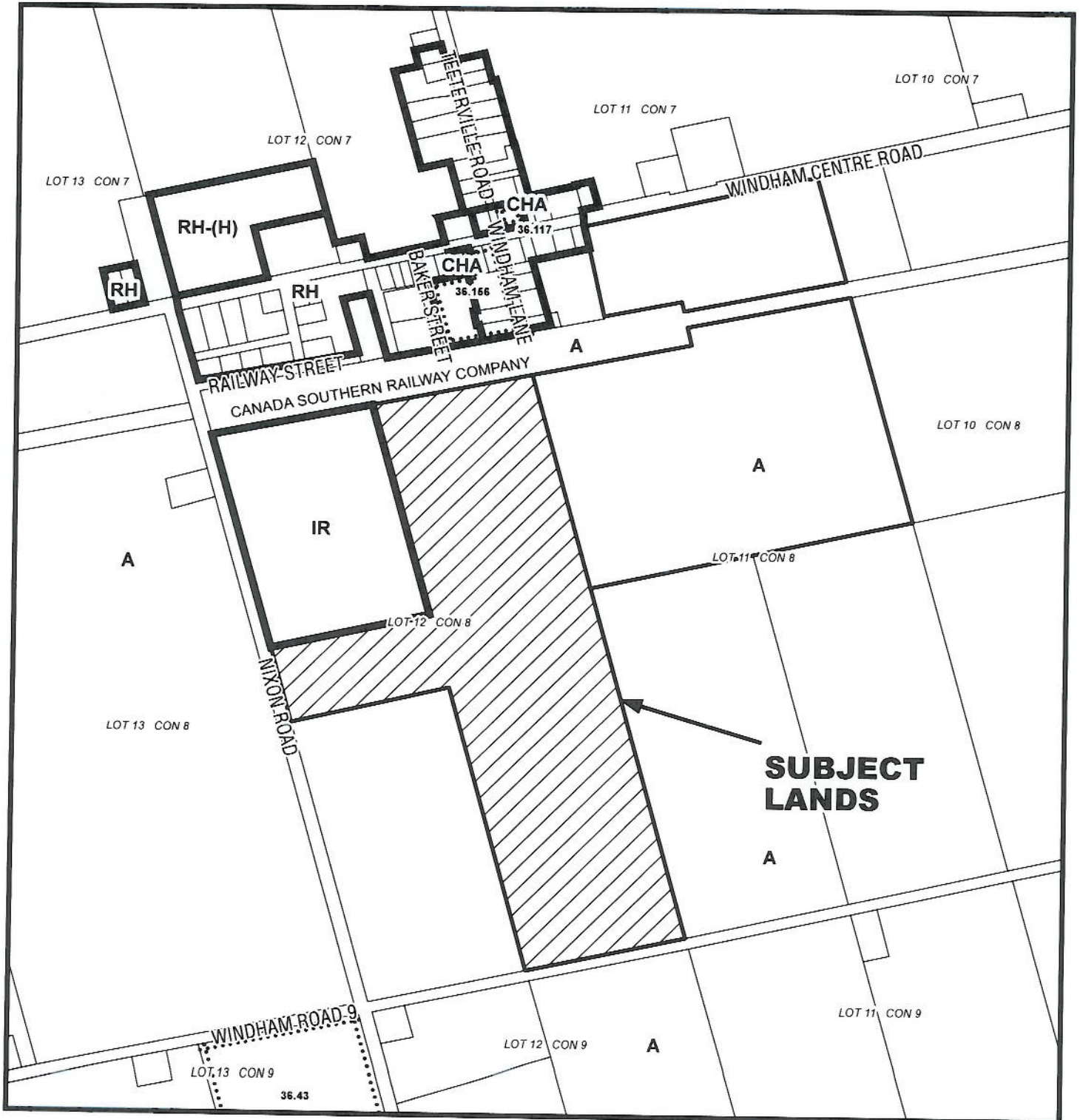
MAP 2

File Number: BN-063/2007

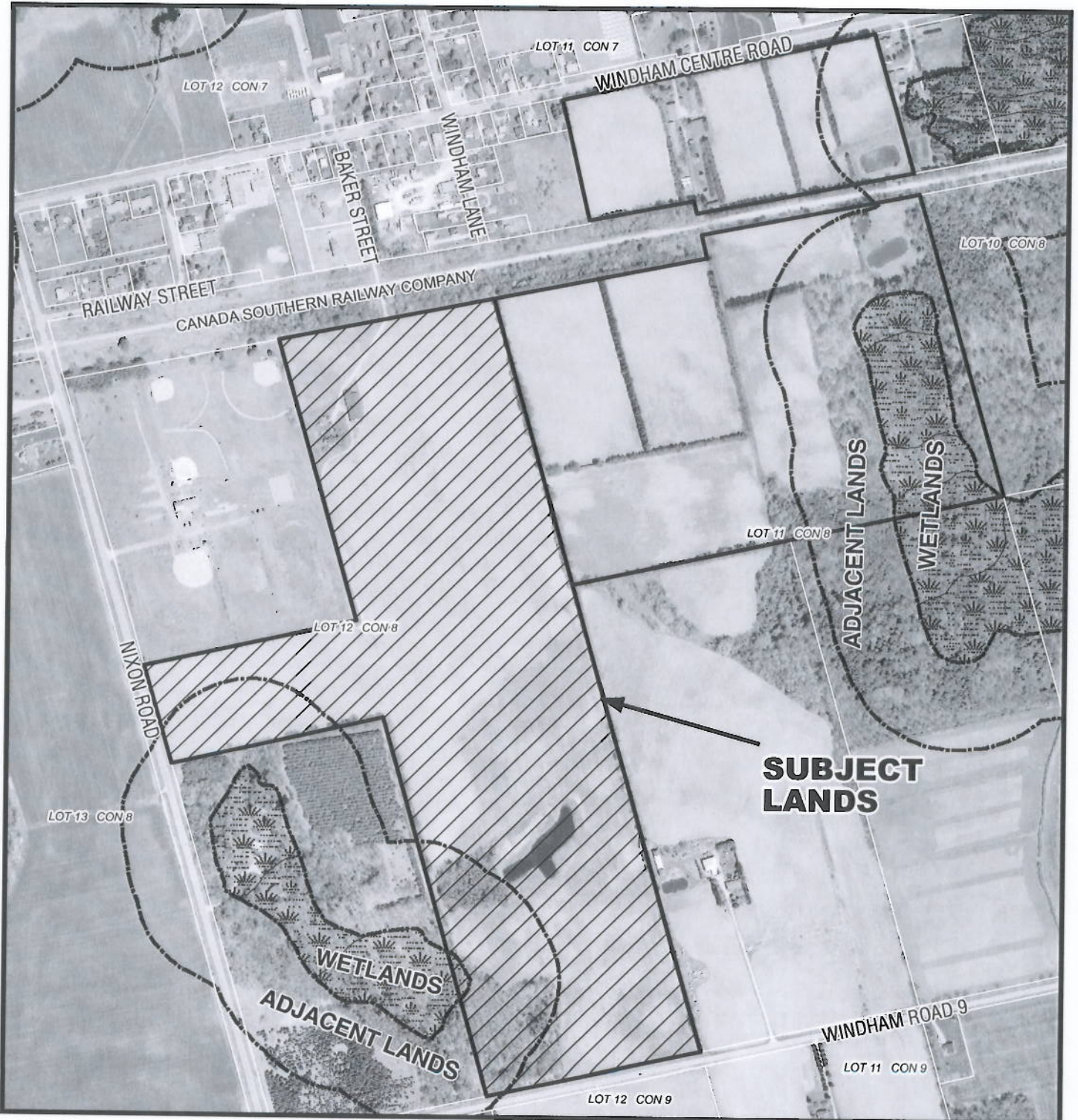
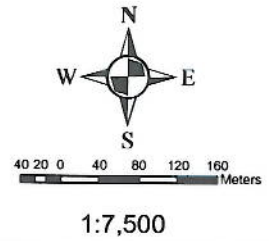
Geographic Township of WINDHAM



1:10,000



MAP 3
File Number: BN-063/2007
Geographic Township of WINDHAM



MAP 4
File Number: BN-063/2007
Geographic Township of WINDHAM

