



COMMENT REQUEST FORM

FILE NO.: BN-074/2008

ROLL NO.: 3310-491-018-45000

- | | |
|--|--|
| <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 checked="" 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:

JULY 2nd, 2008

APPLICANT:

Kicksee Farms Limited, 921 Mount Pleasant Road Scotland, ON N0E 1R0

AGENT:

Cherie M. Szucs,
Remax Realty, 857 Norfolk Street, South Simcoe, ON N3Y 4K1

LOCATION:

Lot 10, Conc 10 WDM (1113 Windham Road 11)

PROPOSAL:

Sever a parcel having a frontage of 75 m. (245 ft.) a depth of 54 m. (178 ft.) and having an area of 0.40 ha. (1.0 ac.) and retain a parcel having an area of 60 ha. (149 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

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.

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT

CIRCULATION DATE: June 18th, 2008

CONSENT / SEVERANCE

Office Use:
 File Number: BN-74/08
 Related File: _____
 Fees Submitted: June 9/08
 Application Submitted: 11 AB
 Sign Issued: 11
 Complete Application: 11

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: 3310-491018450000

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

A. APPLICANT INFORMATION

Name of Applicant ¹ Kicksee Farms limited Phone # 519-484-2873
 Address 921 Mt Pleasant Road. Fax # 519-428-1109
 Town / Postal Code Scotland ON N0E1R0 E-mail kicksee@hotmail.com

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

Name of Agent Cherie M. Szucs - Remax Phone # 519-428-4280
 Address 857 Norfolk St S. Fax # 519-428-1109
 Town / Postal Code Simcoe, ON N3Y-4K1 E-mail cherie@mybrokercherie.com

Name of Owner 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:
Royal Bank Agricultural Branch Lynden Rd
Brantford, ON. Jay James 519-758-2533

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	<u>Windham</u>
Concession Number	<u>10</u>	Lot Number(s)	<u>Part 10</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>10</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>150 Acres</u>
Municipal Civic Address	<u>1113 Windham Road 11, Windham, ON N0E 2A0</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):

sew a surplus dwelling re: farm application

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

Ryan Kicksee - Intrust

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 <input type="checkbox"/> Yes <input type="checkbox"/> No	Year Dwelling Built
SUBJECT LANDS						
1113 Windham Rd 11	Windham 10, Pt 10	150Ac	140A	ginseng	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1912
OTHER						
409 Wind Rd 14, Wdm Con 13 Pt 10 16-80A	70A	ginseng	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1908+		
Wdm Con 11 Pt Lot 24 RP 37R 927 Pt 1-8.74A	5A	ginseng	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA		
Con 11 Pt Lot 24 RP 37R 2429 Pt 1 - 12.12A	10A	ginseng	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA		
2628 Swimming Pool Rd Wdm Con 11 Pt Lot 24 88A	80A	ginseng	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1950's		
→ Pt lot 24 RP 37R 732 Part Part 1 Part			<input type="checkbox"/> Yes <input type="checkbox"/> No			
→ RP 37R 2410 Part 1						

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following: n/a

Description of Land	Lands to be Severed Retained		Lands to be Retained Severed	
	(m ² / ft ² or hectares/acres)		(m ² / ft ² or hectares/acres)	
Area under cultivation	149A		1 Acre	
Woodlot area	∅		∅	
Existing crops grown (type and area)	grains, ginseng field corn, soybeans		/	
Proposed crops grown (type and area)	ginseng, grains, field corn, soybeans.		/	
Description of Existing Buildings	Lands to be Severed Retained		Lands to be Retained Severed	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Residence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	
Type of manure storage				

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:
 245' (75m)
 ✓ Frontage (metres/feet) 217' est. ~~261' 14m~~ Depth (metres/feet) 61.26m
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 201' est. 178' (54m)
 Existing use: agricultural / residence 1.0013 Acre.
0.40ha

Proposed use: residence E Side 27.73m
 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: W. side 25.9m
two - one house - 2 storey - 2400 sq ft - Front 15.24m, Rear ~~8.15~~'
- one garage - 2 car - 1 storey w/ loft 502 sq ft F 44.19m Rear 10.82m
 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: E side 35.05m
Ø additional W. side 25.9m

Description of land intended to be **RETAINED**:
 ✓ Frontage (metres/feet) 868 est. Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 149 A. 60ha
 Existing use: agricultural

Proposed use: agricultural - ginseng farm
 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: See diagram
implement shed - 1 storey - 660 sq ft Front - ~~600 sq ft~~
#2 barn - 2 storey - 2600 sq ft 79.24m to rear of house, 246'
 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:
Same.

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):

A

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:

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?

April 1st, 2008

Date of construction of the dwelling proposed to be severed:

1915

Date of purchase of subject lands:

October 5, 2007 closed April 1st, 2008.

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

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 11, Windham, ON.

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

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

If other, describe:

existing driveway.

Name of road/street: Windham Rd 11, Windham, ON.

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.

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)		
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	___ 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 checked="" type="checkbox"/> Yes	<input 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

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:

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

MAP 1

File Number: BN-074/2008

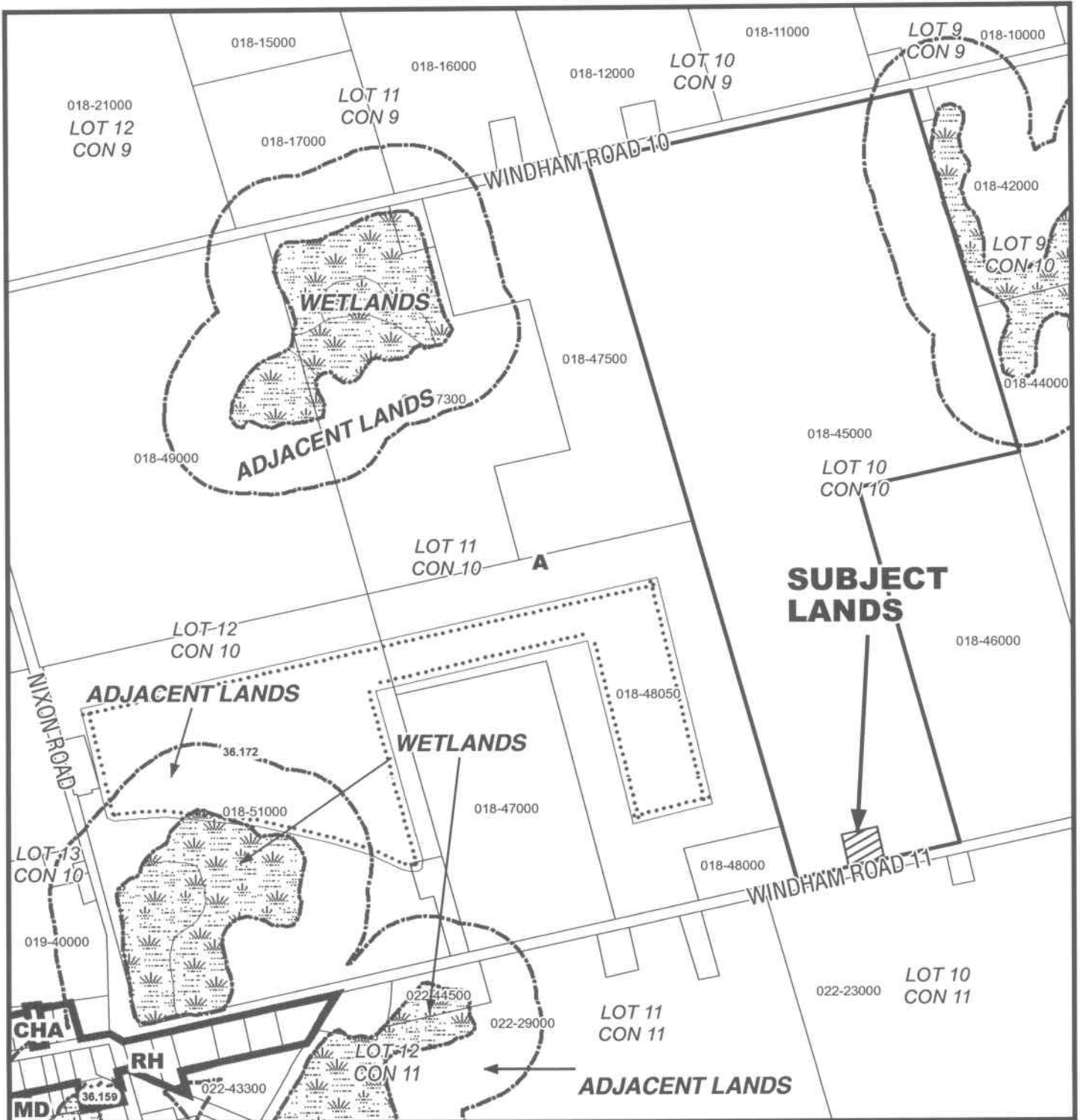
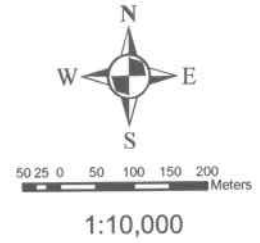
Geographic Township of WINDHAM



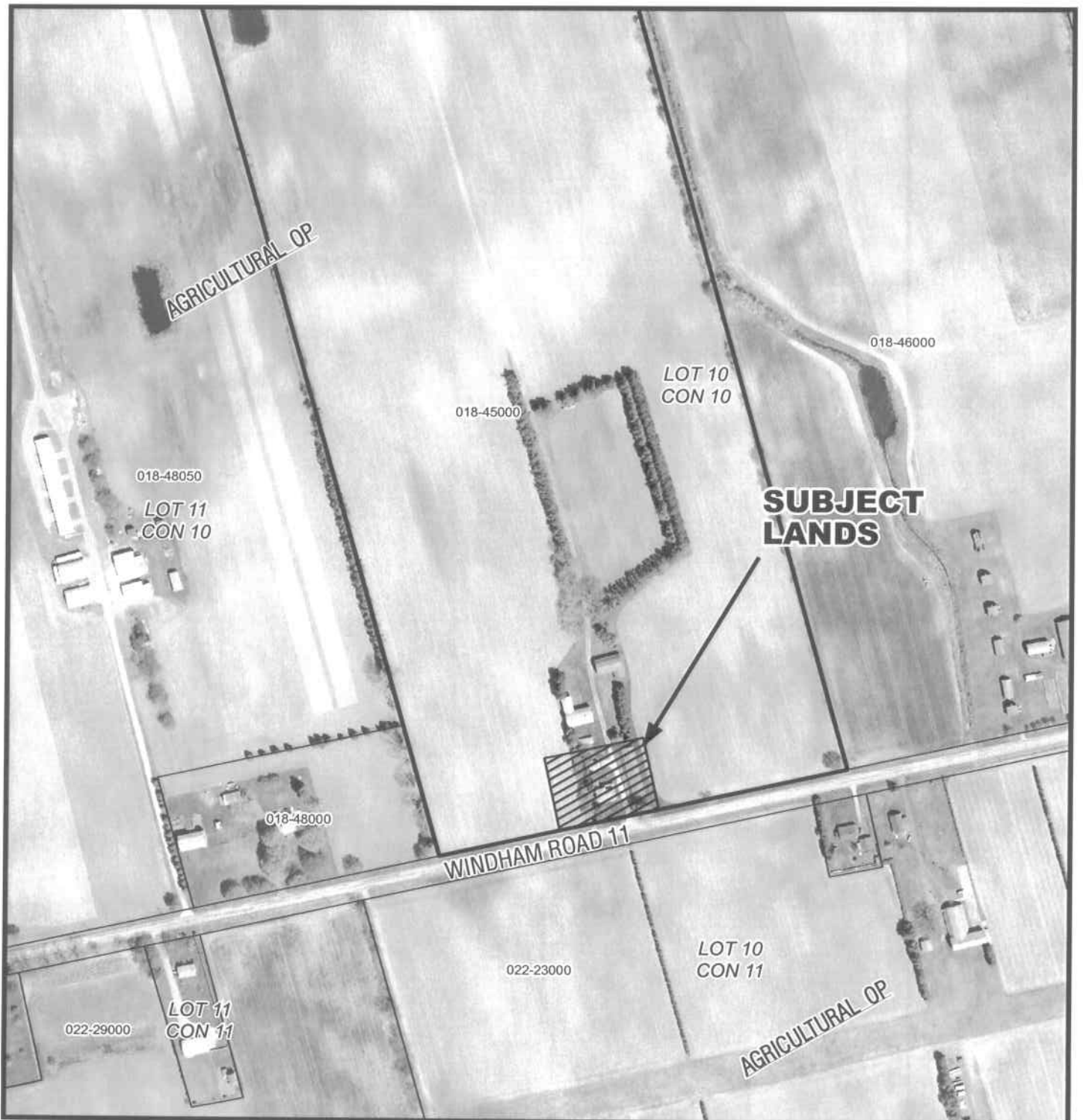
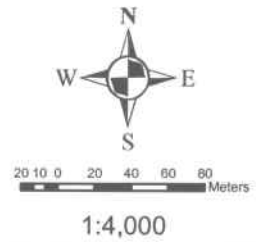
MAP 2

File Number: BN-074/2008

Geographic Township of WINDHAM



MAP 3
File Number: BN-074/2008
Geographic Township of WINDHAM



MAP 4

File Number: BN-074/2008

Geographic Township of WINDHAM

