



COMMENT REQUEST FORM

FILE NO.: BN-084/2008

ROLL NO.: 3310-336-070-59500

- 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:

AUGUST 6TH, 2008

APPLICANT:

Schuyler Farms Limited, 338 - 14th Street, East
R.R. #4 Simcoe, ON N3Y 4K3

AGENT:

R.C. Dixon, O.L.S., 51 Park Road Simcoe, ON N3Y 4L1

LOCATION:

Lot 7 & 8, Concession 13 TWN (1434 Blue Line Road)

PROPOSAL:

Sever a parcel having a frontage of 9.2 m. (30 ft.) a depth of 752 m. (2468 ft.) together with an easement over the driveway having a combined total area of 1.06 ha. (2.62 ac.) NOTE: total area of easement is 0.63 ha. (1.6 ac.) and retain a parcel having an area of 59.62 ha. (147.33 acres) more or less as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(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 (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: July 23rd, 2008

CONSENT / SEVERANCE

Office Use:

File Number: BN-084/2008
 Related File: July 11, 2008
 Fees Submitted: July 11, 2008
 Application Submitted: July 11, 2008
 Sign Issued: July 11 / 2008
 Complete Application: July 11, 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- 336-070-59500

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

A. APPLICANT INFORMATION

Name of Applicant¹ Schuyler Farms Limited Phone # (519) 426-5784
 Address 338 - 14th Street E. Fax # _____
 Town / Postal Code RR 4 Simcoe N3Y4K3 E-mail _____

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

Name of Agent R.C. Dixon, O.L.S. Phone # (519) 426-0842
 Address 21 Park Road Fax # 426-1034
 Town / Postal Code Simcoe N3Y4J9 E-mail surveyors@amtelecom.net

Name of Owner² _____ 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

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	
<i>see separate sheet attached.</i>					<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:

Frontage (metres/feet) 9.2m / 30' ± Depth (metres/feet) _____
 Width (metres/feet) 9.2m / 30' ± Lot area (m² / ft² or hectares/acres) _____

(total)
 752m / 2468'
 (691.3m / 2268')
 (easement)
 SEV 1.06ha / 2.62 ac.
 total sev. lot area.

Existing use: Residential

Proposed use: Residential

easement over driveway
 0.63 / 1.6 ac

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 and garage - see sketch

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:

no change

Description of land intended to be RETAINED: very irregular see attached sketch

Frontage (metres/feet) multiple frontages Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 59.62 ha / 147.33 acres

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:

barn and sheep building

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:

no change

CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)	<u>9.2m / 30' ±</u>	Depth (metres/feet)	<u>691.3m / 2268' ±</u>
Width (metres/feet)	<u>9.2m / 30' ±</u>	Lot area (m ² / ft ²)	<u>0.63 ha / 1.56 ac. ±</u>

Proposed use: farm to retain a right-of-way over drive-way.

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:
multiple surplus dwellings 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?

2008

Date of construction of the dwelling proposed to be severed:

pre 1960

Date of purchase of subject lands:

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:

Local Knowledge

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 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: *n/a - existing*

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

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: Blue Line, 13th Street, 14th Street

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

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

If other, describe:

Name of road/street: Blue Line

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

- Yes
- No

If yes, describe:

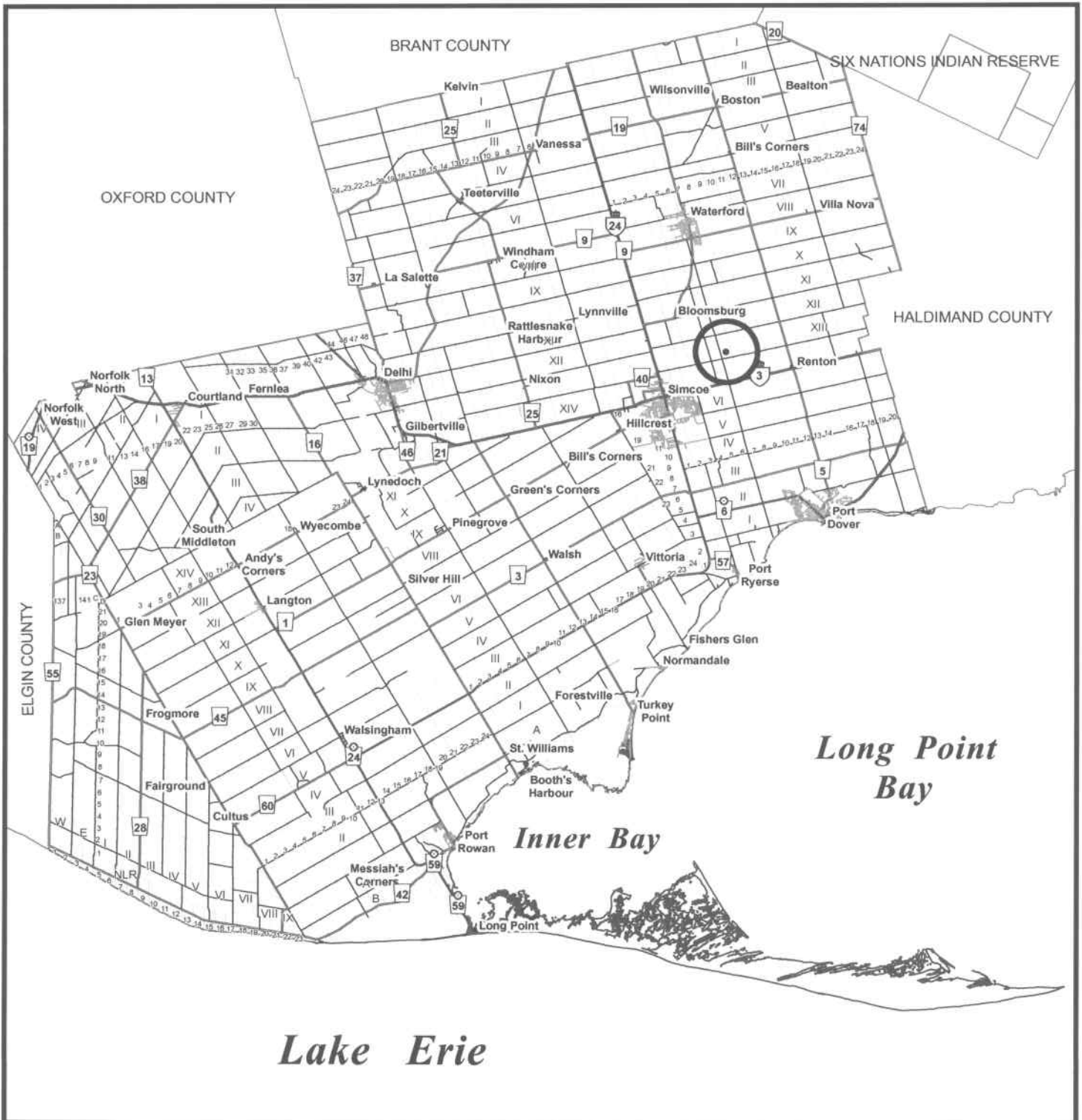
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

tobacco kilns and greenhouse that shows on ortho photograph have been removed - hydro, gas and telephone services to the severance are within the limits of the proposed severance.

MAP 1

File Number: BN-084/2008

Geographic Township of TOWNSEND



MAP 2

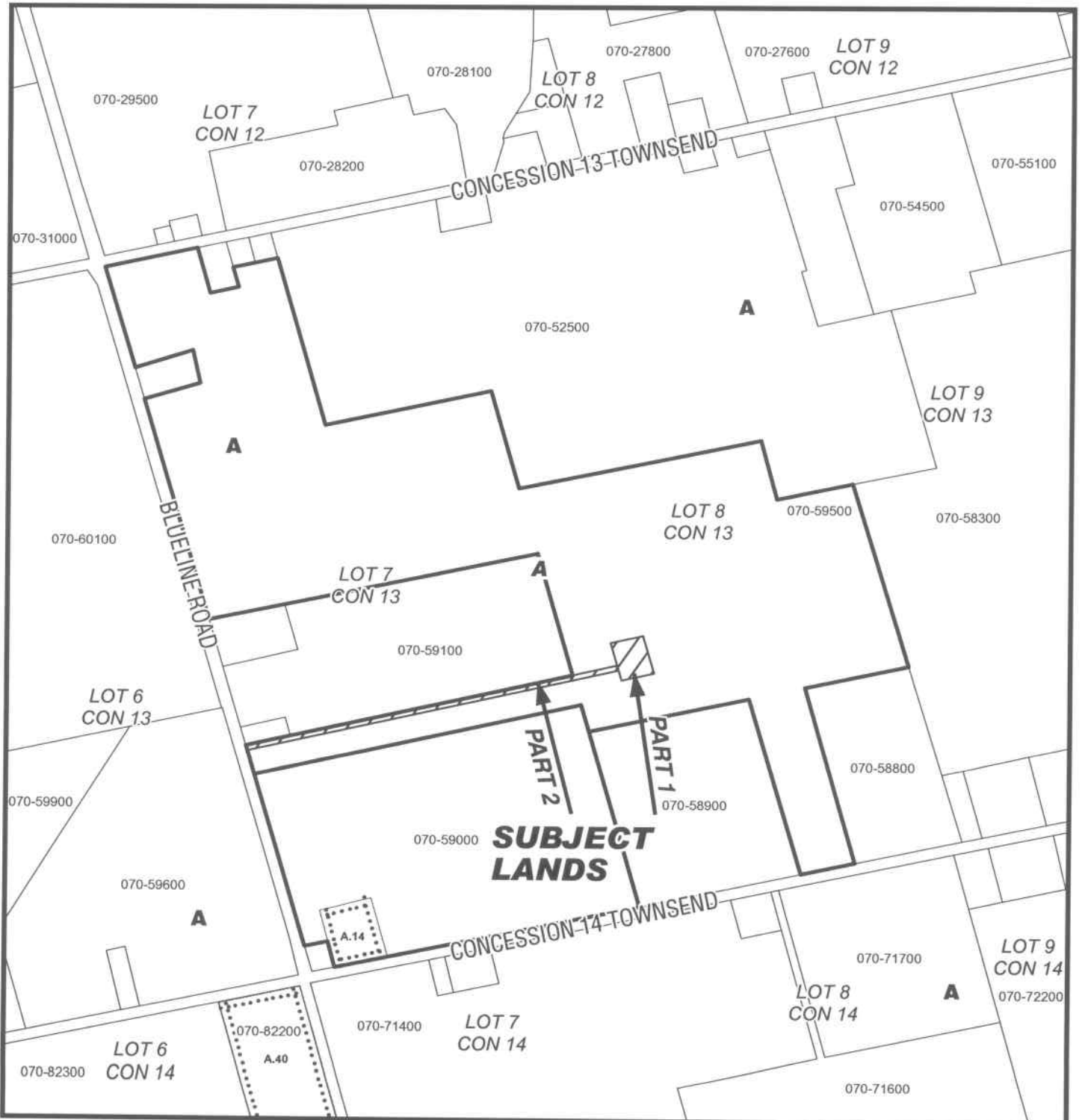
File Number: BN-084/2008

Geographic Township of TOWNSEND



80 40 0 80 160 240 320 Meters

1:10,000



MAP 3

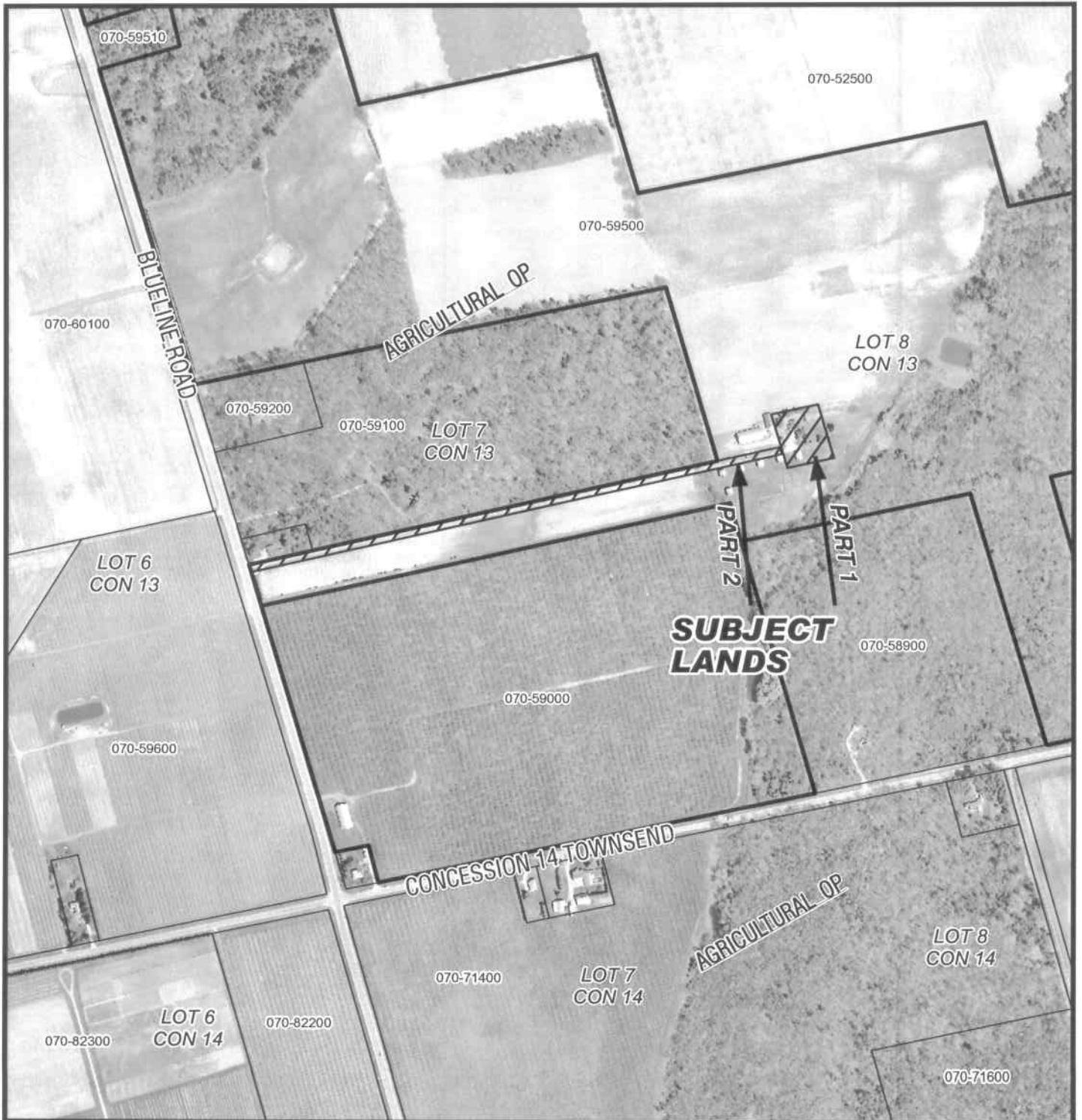
File Number: BN-084/2008

Geographic Township of TOWNSEND



50 25 0 50 100 150 200 Meters

1:7,000



MAP 4
File Number: BN-084/2008
Geographic Township of TOWNSEND

