



## COMMENT REQUEST FORM

**FILE NO.: BN-112/2008**

**ROLL NO.: 3310-336-040-65000**

- |                                     |  |                                     |                            |
|-------------------------------------|--|-------------------------------------|----------------------------|
| <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:

# October 1, 2008

**APPLICANT:**

Peter & Bonnie Weiss, 1556 Concession 7, R.R. #4 Waterford ON N0E 1Y0

**AGENT:**

Martin DeBoer, 1647 Concession 8 Townsend, R.R. #4 Waterford, ON N0E 1Y0

**LOCATION:**

Part Lot 20, Concession 7 TWN (1556 Concession 7 Townsend)

**PROPOSAL:**

Sever a parcel having a frontage of 227.7 m. (747 ft.) a rear width of 299 m. (981 ft.) a depth of 947 m. (3107 ft) and having an area of 27.52 ha. (68 ac.) and retain a parcel having a n area of 0.81 ha. (2.0 ac.) more or less as a boundary adjustment.

**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, MCIP, RPP**

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1+290

**EMAIL: [shirley.cater@norfolkcounty.ca](mailto: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:

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](mailto: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: September 17, 2008**

**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-112/2008  
 Related File: \_\_\_\_\_  
 Fees Submitted: Sept 8/2008  
 Application Submitted: Sept 8/2008  
 Sign Issued: Sept 8/2008  
 Complete Application: Sept 8/2008

*me*

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- 336-040-65000**

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

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Peter & Bonnie Weiss Phone # 519-443-6157  
 Address ISS6 CON7 TWN RR#4 Fax # \_\_\_\_\_  
 Town / Postal Code WATERFORD, ONT N0E-1P0 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent MARTIN DE BOER Phone # 519-443-8837  
 Address 1647 CON8 TWN Fax # 519-443-4870  
 Town / Postal Code RR#4 WATERFORD, ONT N0E-1P0 E-mail martin.deboer@xplornet.com

Name of Owner <sup>2</sup> Peter & Bonnie Weiss Phone # 519-443-6157  
 Address ISS6 CON7 TWN Fax # \_\_\_\_\_  
 Town / Postal Code RR#4 WATERFORD, ONT N0E1P0 E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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:

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**CONSENT / SEVERANCE**

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township TOWNSEND Urban Area or Hamlet \_\_\_\_\_  
Concession Number CON. 7 Lot Number(s) P+ Lot 20 Con 7  
Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
Reference Plan Number 37R-4239 Part Number(s) Part 1  
Frontage (metres/feet) (977.85') 298m Depth (metres/feet) (3107') 947m  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) (70 Acres) 28.3ha  
Municipal Civic Address 1556 CON 7 TOWNSEND

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto: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):

*Please see attached sheet on back!*  
We propose to do a boundary adjustment putting 68 Acres of farmland together with 92 $\frac{1}{4}$  Acres to the east. We would be willing to give up a 1.25 Acre lot (to be put back into farm) in exchange to allowed boundary adjustment so house could be keep separate.

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

MARTIN DE BOER

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

MARTIN DE BOER Roll # 336-040-64800

## 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<br><small>(including those with part interest)</small><br>Assessment Roll No.<br><small>(obtained from your tax bill)</small> | Geographic Township<br>Concession and Lot # | Total Acreage<br><small>(individual property)</small> | Acres Workable<br><small>(individual property)</small> | Existing Farm Type<br><small>(individual property e.g. corn production, orchard, tobacco)</small> | Dwelling Present   | Year Dwelling Built |
|---|---|---|--|---|--|---------------------|
| <b>SUBJECT LANDS</b>  |   |   |  |   | <input type="checkbox"/> Yes <input type="checkbox"/> No |                     |
| <b>OTHER</b>  |   |   |  |   | <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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) |
| Woodlot area                         | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | (m <sup>2</sup> / ft <sup>2</sup> 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) 227.7m (747 ft + or -) Depth (metres/feet) 947m (3107' + or -)  
Width (metres/feet) 981' at rear (747' at front) 227.7m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) (68 Acres) 27.52ha

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:

~~residential~~ 2 storey house 240' from Road and 60' from West boundary.

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) (230 ft) 70.1m Depth (metres/feet) (380 ft) 115.8m  
Width (metres/feet) (230 ft) 70.1m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) (2 Acres) 0.81ha

Existing use: residential House

Proposed use: Same

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:

Two storey house, 240'ft setback from road, 60 ft to west boundary  
100 ft to propose east boundary and 100 ft to proposed rear boundary

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

**CONSENT / SEVERANCE**

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

Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_

Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use: None.

**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:  
\_\_\_\_\_

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?

15 years

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

Date of purchase of subject lands:

Approx 15 years

## 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:

I have lived next door to this property for more than 52 years and it was always cash cropped farm land.

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:

*City View shows 1 lot from farm*

Land it affects:

*B1/83 CN by Sam Bogdan*

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:

*House is 15 years old. I am not creating a new lot since house is already there*

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)              |
|--|---|--|
| 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 0 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 type="checkbox"/> Yes <input checked="" 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:

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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:

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Name of road/street:

CON 7 Townsend.

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

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

If other, describe:

---

Name of road/street:

CON 7 Townsend.

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### I. OTHER INFORMATION

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

- Yes       No

If yes, describe:

Offer to purchase subject to approval of this application

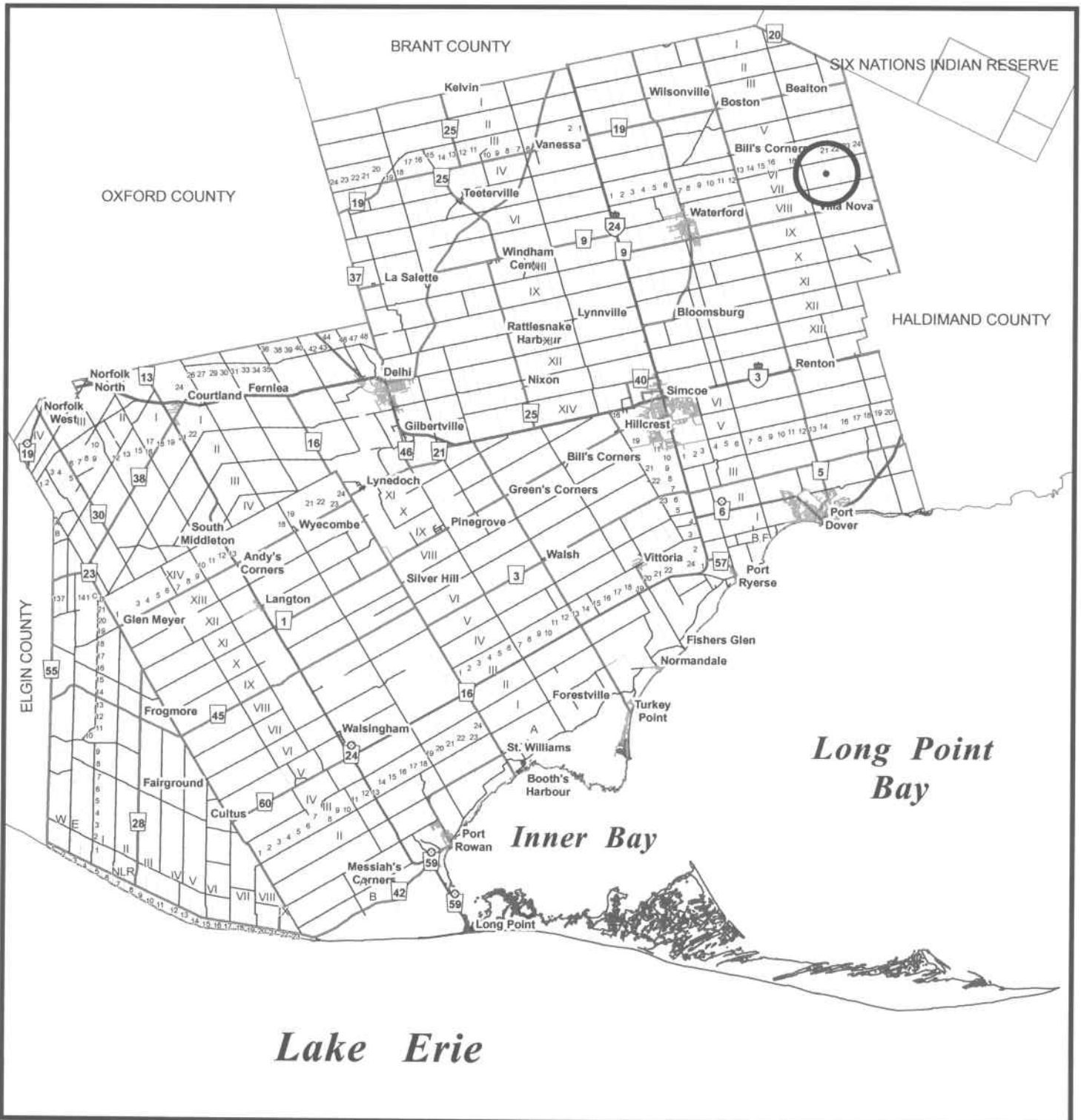
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

We know this house is to new for a surplus farm house severance so by putting the vacant lot back into this total acreage we hope that the committee will approve of this application as this will eliminate the possibility of another new house to be built in the middle of Agriculture land.

# MAP 1

File Number: BN-112/2008

Geographic Township of TOWNSEND



# MAP 2

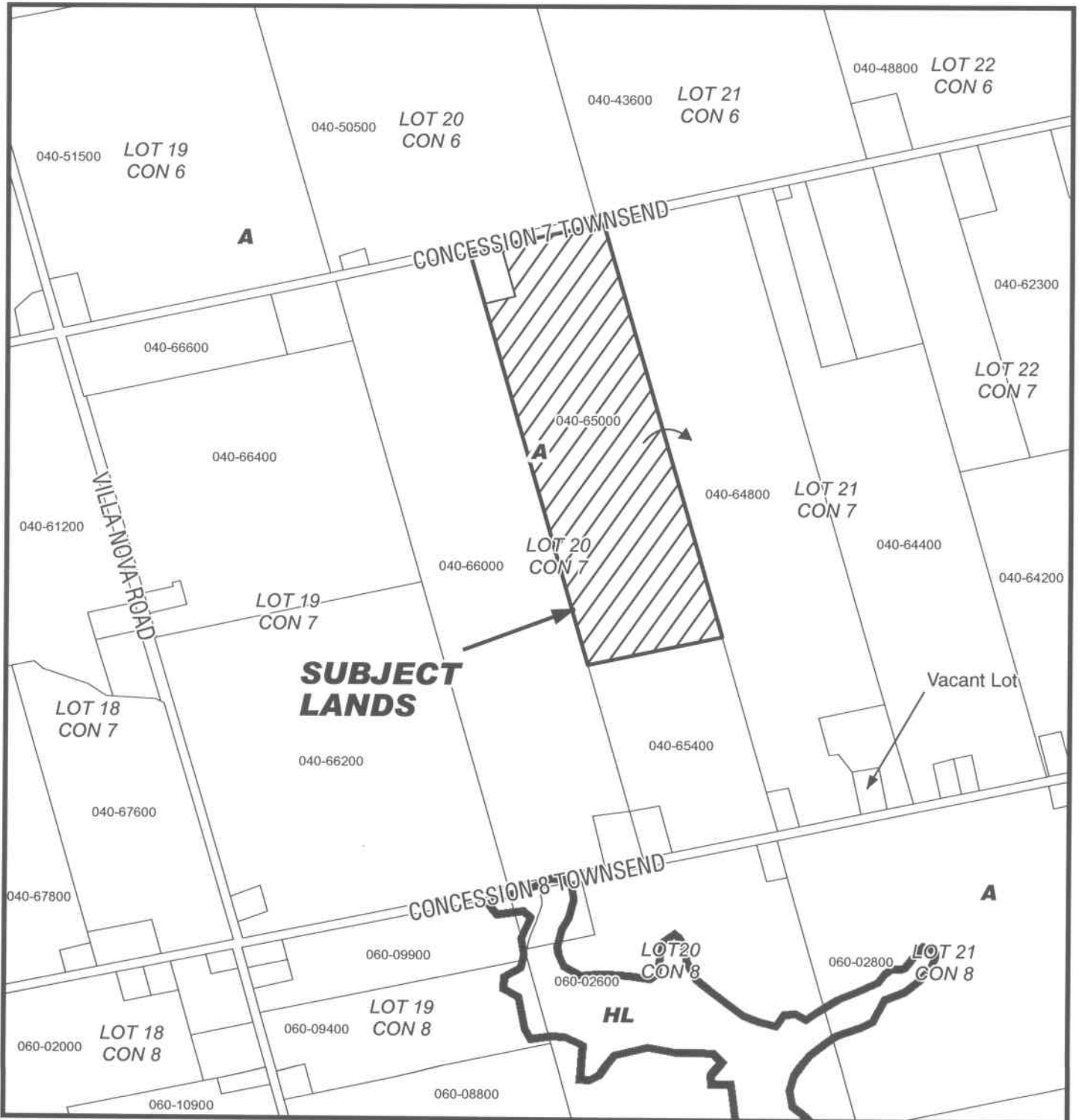
File Number: BN-112/2008

Geographic Township of TOWNSEND



80 40 0 80 160 240 320 Meters

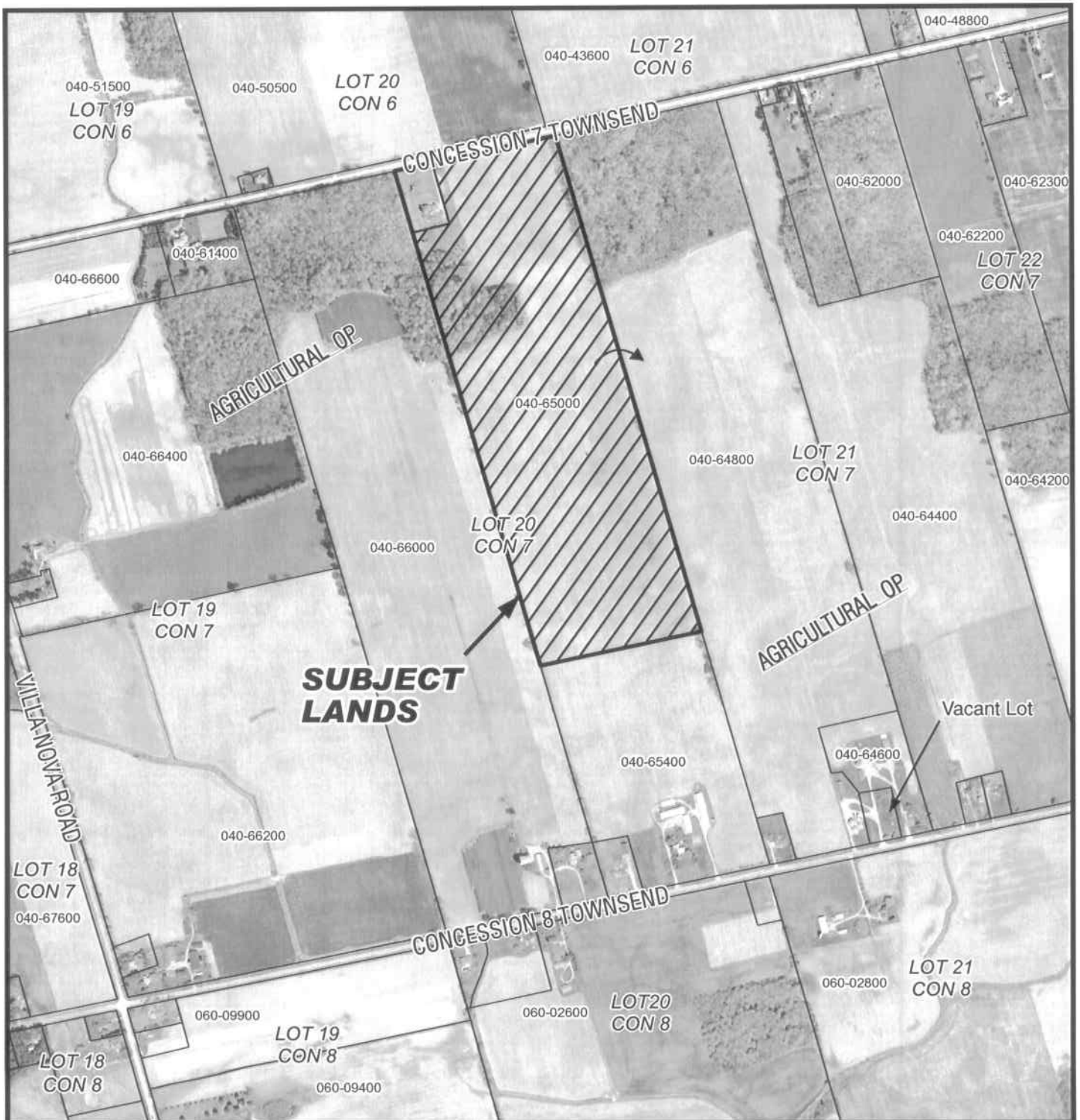
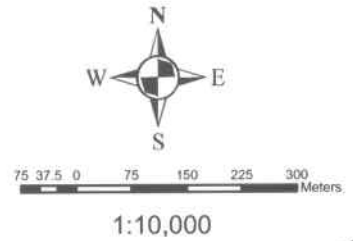
1:12,000



# MAP 3

File Number: BN-112/2008

Geographic Township of TOWNSEND



# MAP 4

File Number: BN-112/2008

Geographic Township of TOWNSEND



50 25 0 50 100 150 200 Meters

1:7,000

