



COMMENT REQUEST FORM

FILE NO.: BN-116/2008

ROLL NO.: 3310-545-040-04400

- 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:**

NOVEMBER 5th, 2008

APPLICANT:

Sandy Shore Farms Ltd.
Attn: Ken Wall, 731 Lakeshore Road, R.R. #2 Port Burwell, ON N0J 1T0

AGENT:

N/A,

LOCATION:

Lot 4, Con 3 HGN (245 Concession 4)

PROPOSAL:

Sever a parcel having a frontage of 47.55 m. (156 ft.) a depth of 46.94 m. (154 ft.) and having an area of 0.30 ha. (0.73 ac.) and retain a parcel having an area of 39.67 ha. (98 ac.) more or less as the severance of a dwelling made surplus through 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.

CIRCULATION DATE: October 22nd, 2008

Property Assessment Roll Number:

33-10- 545 040 04400
(to be provided by applicant/agent)

Office Use

File No. BN-116/2008
Date Submitted Sept 22/08
Date Received Sept 22/08
Sign Issued Sept 22/08



APPLICATION FOR CONSENT

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner SANDY SHORE FARMS LTD Phone No. 519 875 3382
Address 731 - LAKE SHORE RD. Fax No. 875 1606
RR 2 PORT BURWELL ON Postal Code _____
NOJ ITO E-mail sandyshore@bellnet.ca

2. Agent (if any) KEN WALL Phone No. _____
Address _____ Fax No. _____
SAME Postal Code _____
E-mail _____

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

FCC 514 PRINCESS ST.
WOODSTOCK ON N4S 4G9

4. Are there any restrictive covenants affecting the property?

Yes No If yes, describe the easement or covenant and its effect:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Houghton
 Urban Area or Hamlet _____
 Concession Number 3 Lot Number 4
 Registered Plan Number _____ Lot(s)/Block(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Civic Address 245 COM. 4

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check appropriate box)
 Transfer: Creation of a new lot Other: a charge
 Boundary Adjustment a lease
 an easement/right-of-way a correction of title

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

3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.
 Roll No.: 33-10- Name: _____

4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.

5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. Description of land intended to be SEVERED:

Frontage: 47.55 m. Depth: 46.94 m.
156 ft. 154 ft.
 Width: _____ m. Area: .30 ha.
 _____ ft. .73 ac
 Existing use RESIDENTIAL Proposed Use: RESIDENTIAL

Number and type of buildings and structures existing on the land to be severed:

HOUSE AND DETACHED GARAGE

Number and type of buildings and structures proposed on the land to be severed:

SAME

2. Description of land intended to be RETAINED:

Frontage: _____ m. Depth: _____ m.
± 2000' ft. ± 2000' ft.
 Width: _____ m. Area: 39.67 ha
 _____ ft. 98 ac
 Existing use AGRICULTURE Proposed Use: SAME

Number and type of buildings and structures existing on the land to be retained:

2 BARNs, GREENHOUSE, 2 OUTBUILDINGS

Number and type of buildings and structures proposed on the land to be retained:

SAME

3. Existing or proposed access to land intended to be SEVERED:

Unopened Road Municipal Road Provincial Highway
 Other (Specify)

Name of Road/Street CONCESSION 4 EMR

4. Existing or proposed access to land intended to be RETAINED:

Unopened Road Municipal Road Provincial Highway

Other (Specify)

Name of Road/Street CONCESSION 4 ENR

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water

Individual Wells

Other (describe)

SAND POINT

Sewage Treatment

Sewers

Communal System

Septic Tank & Tile Bed

Other (describe)

Storm Drainage*

Storm Sewers

Open Ditches

Other (describe)

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes No

* Has the existing drainage on the subject land been altered?

Yes No

* Does a legal and adequate outlet for storm drainage exist?

Yes No Unknown

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: AGRICULTURE

2. What is the existing Zoning of the subject lands: AGRICULTURE
(If required, assistance is available for questions 1 and 2 above.)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)		
A Wooded area	✓	✓
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

G. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? _____

Date(s) these parcels were created: _____

The name of the transferee for each parcel: _____

What uses were the parcels severed for? _____

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? SEPT 2005

3. Date of construction of the dwelling proposed to be severed: 1940?

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes No Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. _____ Decision: _____

5. Date of purchase of subject land. SEPT 2005

6. How many years has the owner farmed? 21

Outside this municipality but in Ontario? 21 In this municipality? 21

Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes No Unknown

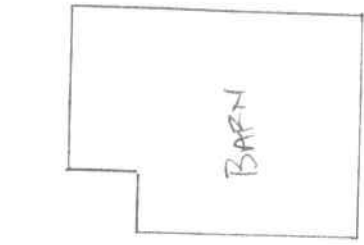
If Yes, File No. _____ Status: _____

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

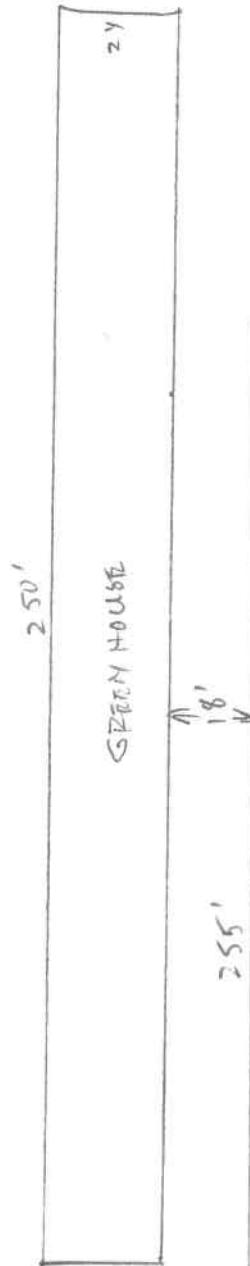
Yes No Unknown

If Yes, File No. _____ Status: _____

FARM LAND



FARM
LAND



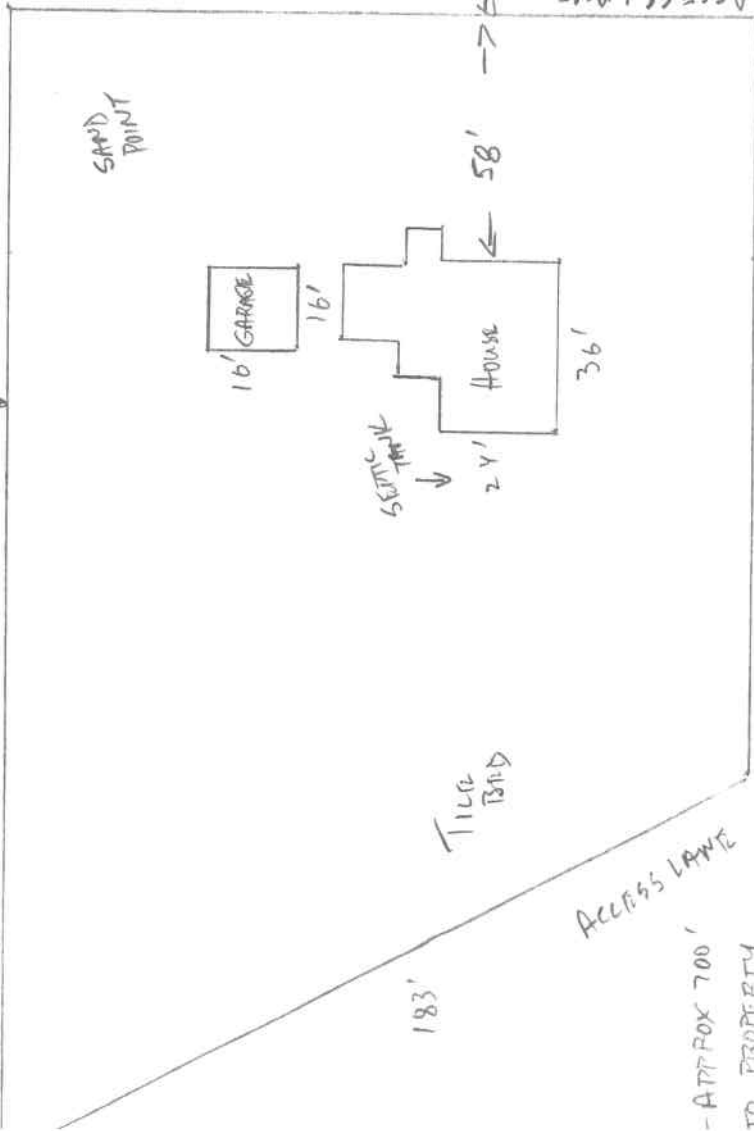
BARN

18'
255'

GREEN HOUSE

250'

27'



SAND POINT

16' GARAGE

16'

SEPTIC TANK

27'

HOUSE

36'

58'

50'

154'

ACCESS LANE

156'

APPROX 1100' TO PROPERTY LINE ->

PROPOSED LOT LINES

CONCESSION 4

- APPROX 700'
TO PROPERTY
LINE

183'

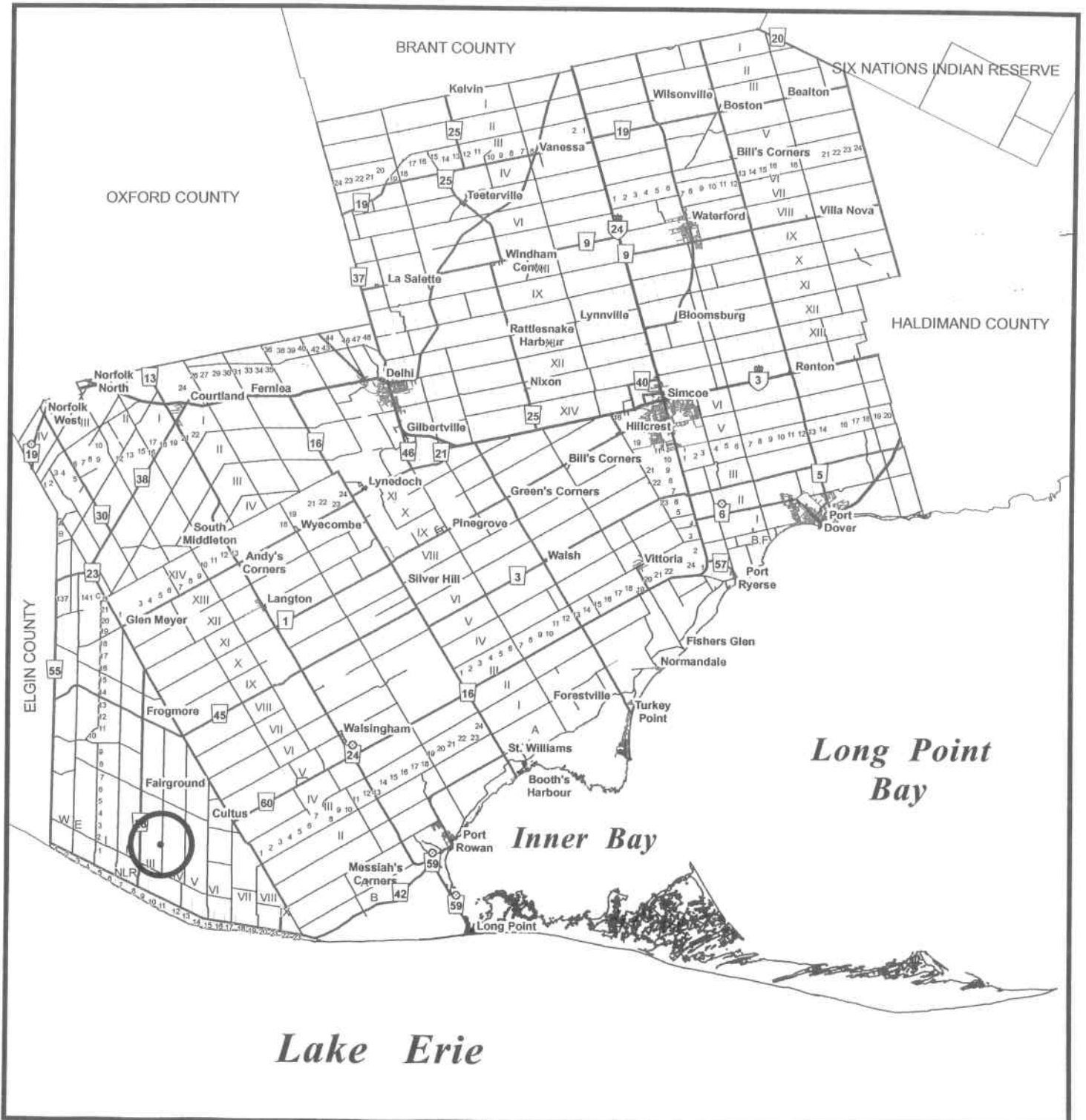
ACCESS LANE

TILE BAND

MAP 1

File Number: BN-116/2008

Geographic Township of HOUGHTON



MAP 2

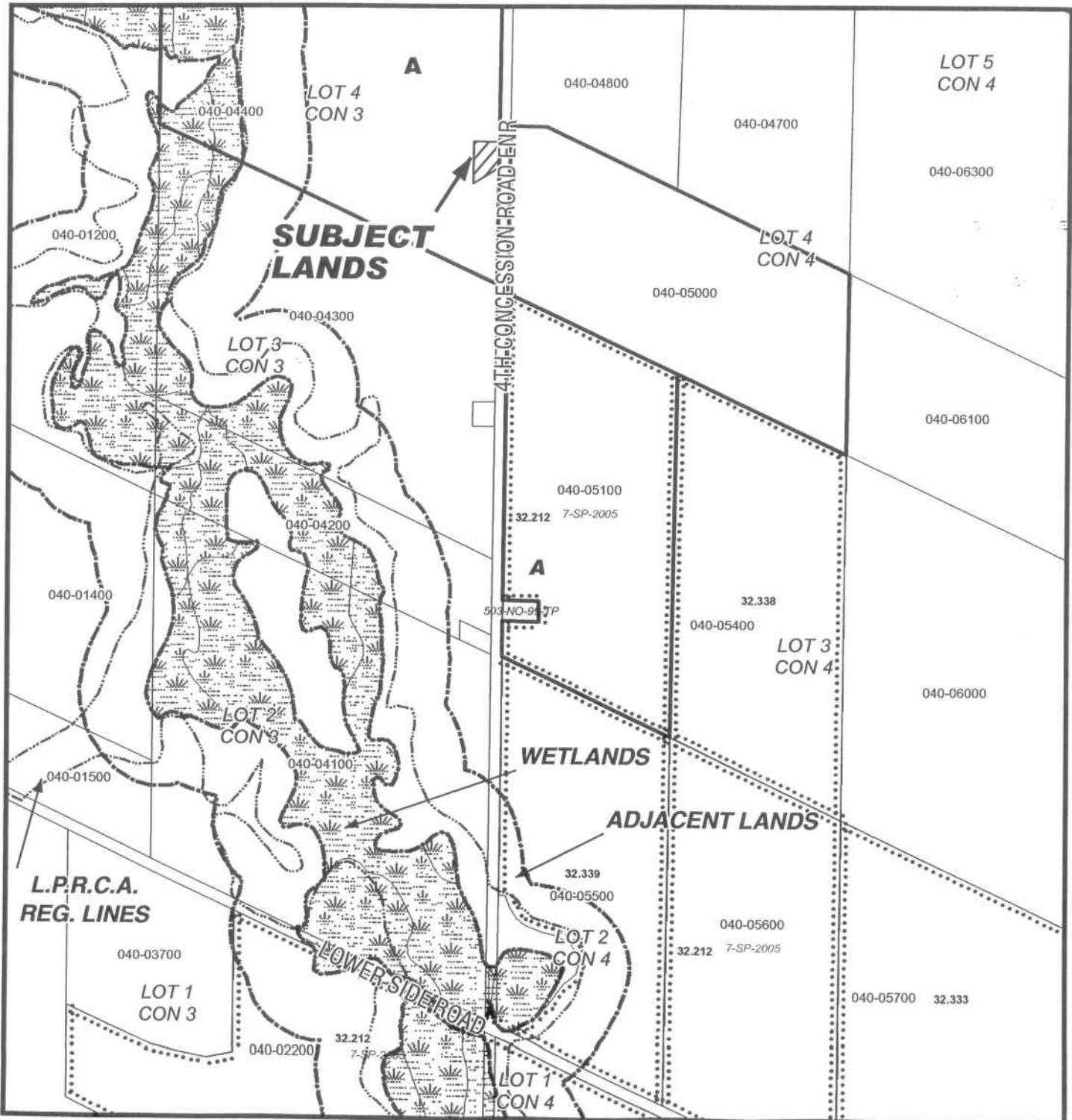
File Number: BN-116/2008

Geographic Township of HOUGHTON



60 30 0 60 120 180 240 Meters

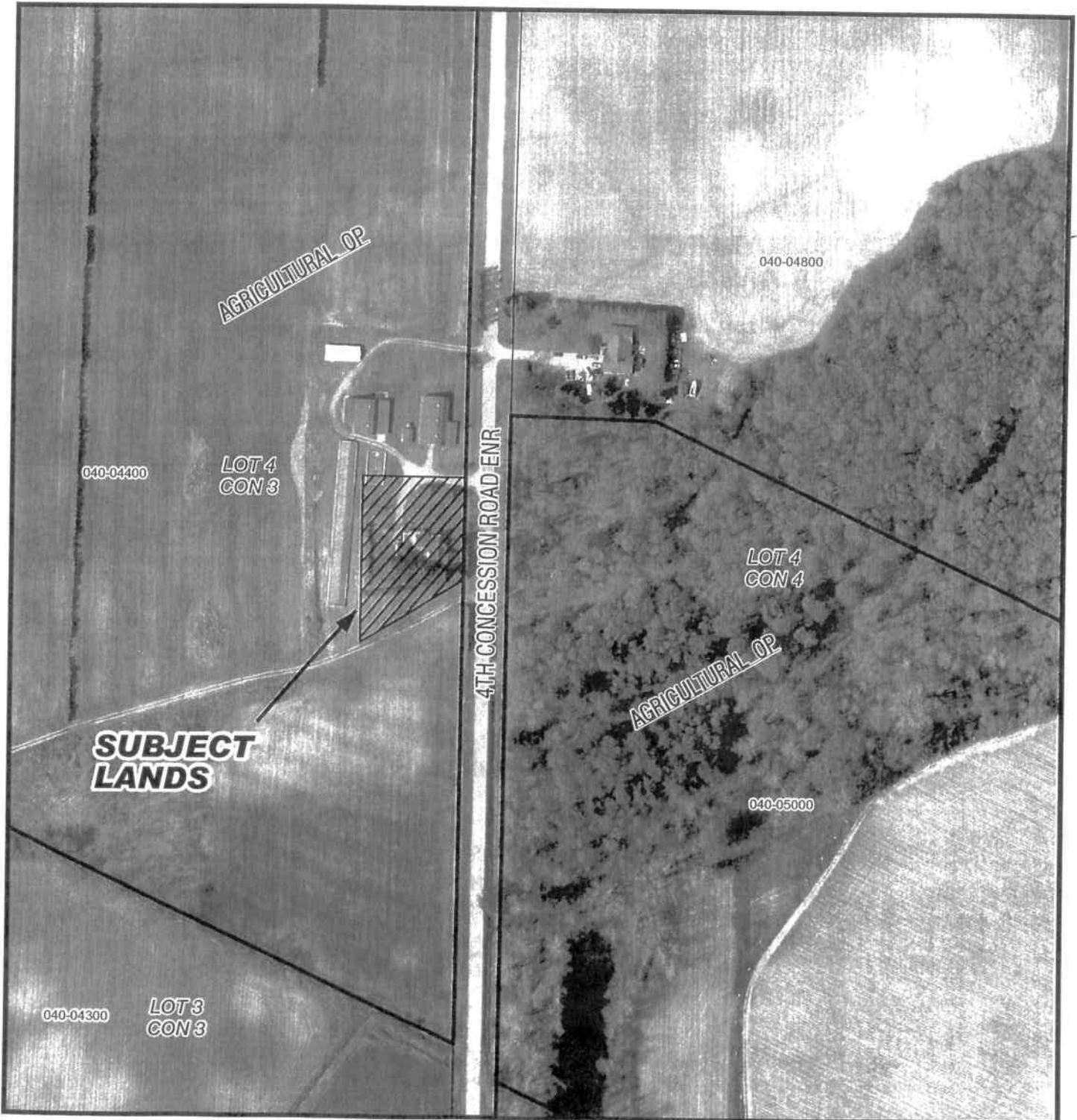
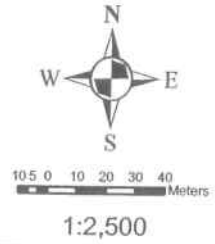
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MAP 3

File Number: BN-116/2008

Geographic Township of HOUGHTON



MAP 4

File Number: BN-116/2008

Geographic Township of HOUGHTON



1:1,000

