



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012002

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☒ Union Gas
☒ Norfolk Heritage Committee
☐ 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:**

January 30th, 2012

APPLICANT:

D'HONDT PAMELA, 6 BUCHAN STREET OTTERVILLE, ON N0J1R0

LOCATION: PLAN 214 LOTS 110,111 (302 Aberdeen Ave)

ASSESSMENT ROLL NO.: 3310492004124000000

PROPOSAL:

An application has been received to sever a parcel with a frontage of 16.2 m (53.15 ft) a depth of 46.02 m (151 ft.) and having an area of 0.07 ha (0.17 ac.) and retain a parcel having an area of 929 sq m (10,000 sq ft) as the creation of an urban residential lot.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP, ECD

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1290

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 application, you must make a written request to:

Koren Judd, ACST, 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: January 16, 2012

CONSENT / SEVERANCE

Office Use:

File Number: BN-PL2012002
Related File: ANPL2012006
Fees Submitted: Jan 5, 2012
Application Submitted: "
Sign Issued: "
Complete Application: "

NE

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- 49200412400

- | | |
|---|--|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Pamela D'Hondt Phone # 519-879-9958
Address 06 Buchanan St, Fax # 519-879-9992.
Town / Postal Code Otterville Ontario E-mail p.dhondt10@hotmail.com

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

AGENT INFORMATION

Name of Agent Tara D'Hondt Phone # _____
Address as above Fax # as above.
Town / Postal Code _____ E-mail _____

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² Estate of Specs Acker Phone # 519-326-6726
Address c/o Keni Hugg Fax # _____
Town / Postal Code Leamington Ontario 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:

NIL

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>LT 110 + 111</u>	Urban Area or Hamlet	<u>Deerli</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>284</u>	Lot(s) or Block Number(s)	<u>#110 110 + 111</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>133.83</u>	Depth (metres/feet)	<u>151 South 124 North</u>
Width (metres/feet)	<u>133.83</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.40 acres</u>
Municipal Civic Address	<u>302 Aberdeen Ave.</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.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):

Lot 110 + 111 was #2 lots before after death of
Merle Antton wife it was only in his name & then merged
into 1 lot. Want to put back into 2 lots. P.N. 50171-0155 (LT.)

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

Parvula D'Hondt.

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

None.

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 (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (Individual property)	Acres Workable (Individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	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	
					<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) ± 153.15 ft (16.2m) Depth (metres/feet) ± 157 South

Width (metres/feet) ± 53.15 ft Lot area (m² / ft² or hectares/acres) ± 37.5 North

PROPOSED FINAL LOT SIZE
(If boundary adjustment)

7308.13 sq ft
0.07ha (0.17ac)

Existing use: vacant

Proposed use: R-2

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:

none (to be demolished)

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:

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

Frontage (metres/feet) ± 80.65 ft 24.59m Depth (metres/feet) ± 124 width

Width (metres/feet) ± 80.65 width Lot area (m² / ft² or hectares/acres) ± 137.5 south

Existing use: (Storage)

Proposed use: R-2

10,004 sq ft
0.09ha (0.22ac)

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:

none

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:

vacant but to be removed (demolished)

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Urban residential

Present zoning: R-2

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: nine

Date(s) these parcels were created: _____

Name of the transferee for each parcel: _____

Uses of the severed lands: _____

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: _____

Date of purchase of subject lands: Feb 1 / 2012

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?



CONSENT / SEVERANCE

☐ 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

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**: If additional space is required, attach a separate sheet.

File number: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

CONSENT / SEVERANCE

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:

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 type="checkbox"/> Yes <input checked="" 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 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

WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED

☒

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☒

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

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 lands been altered?

☐

Yes

☒

No

Does a legal and adequate outlet for storm drainage exist?

☒

Yes

☐

No

☐ Unknown

Existing or proposed access to the **RETAINED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: _____

Name of road/street: Aberdeen Ave

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

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: _____

Name of road/street: Aberdeen Ave

I. OTHER INFORMATION

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

☒

Yes

☐

No

If yes, describe: of pending sale

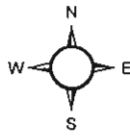
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

sale to complete in Feb/2012.

MAP 1

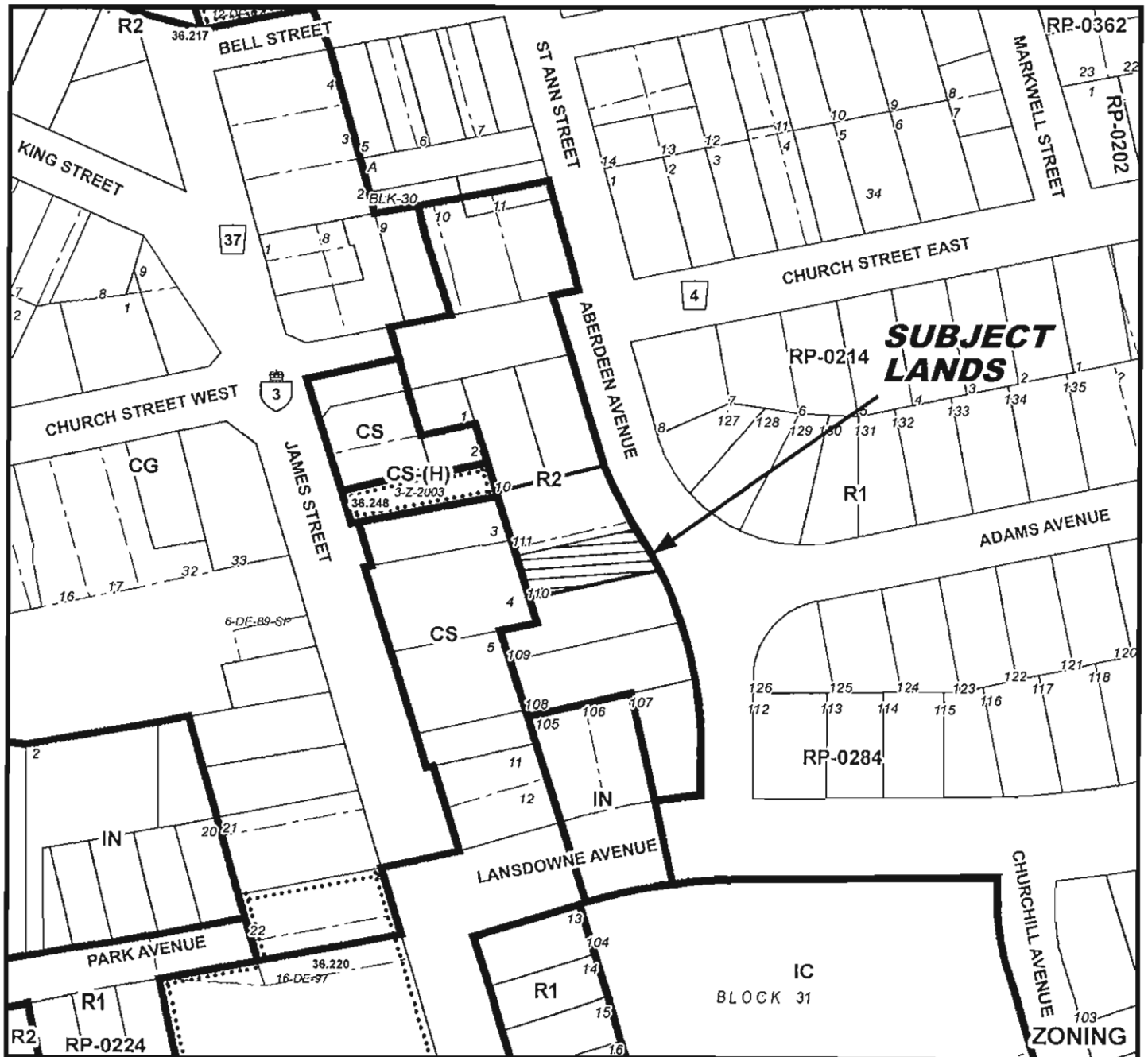
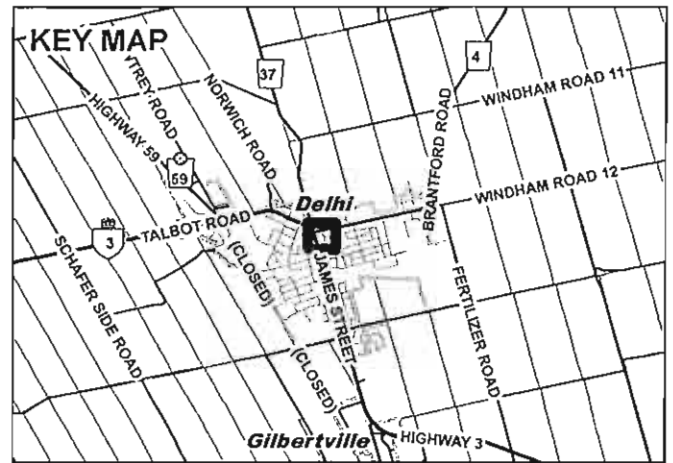
File Number: BNPL2012002 & ANPL2012006

Urban Area of
DELHI



1:2,000

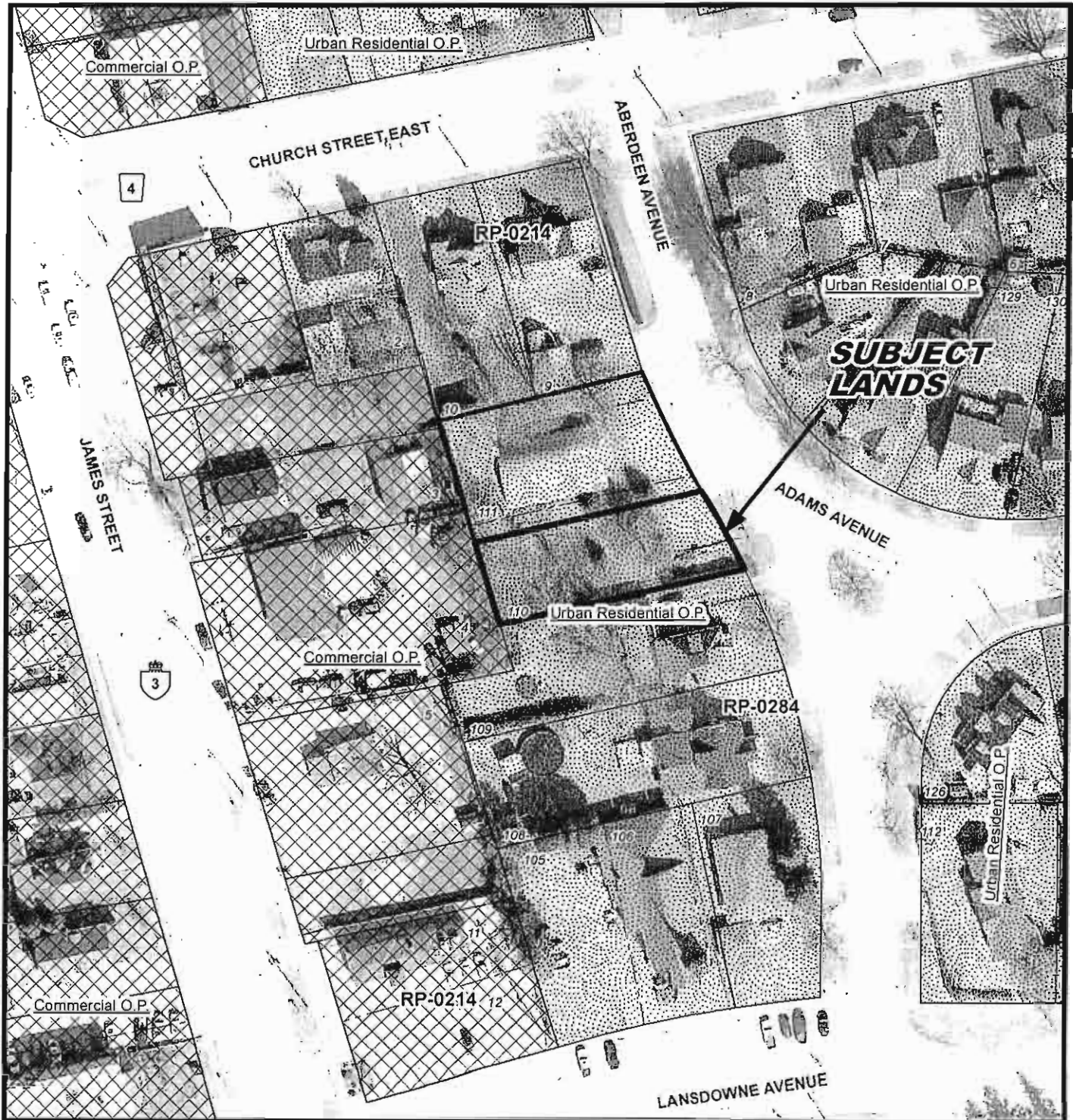
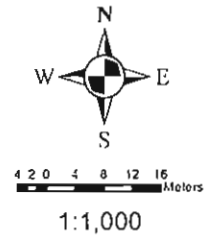
10 5 0 10 20 30 40
Meters



MAP 2

File Number: BNPL2012002 & ANPL2012006

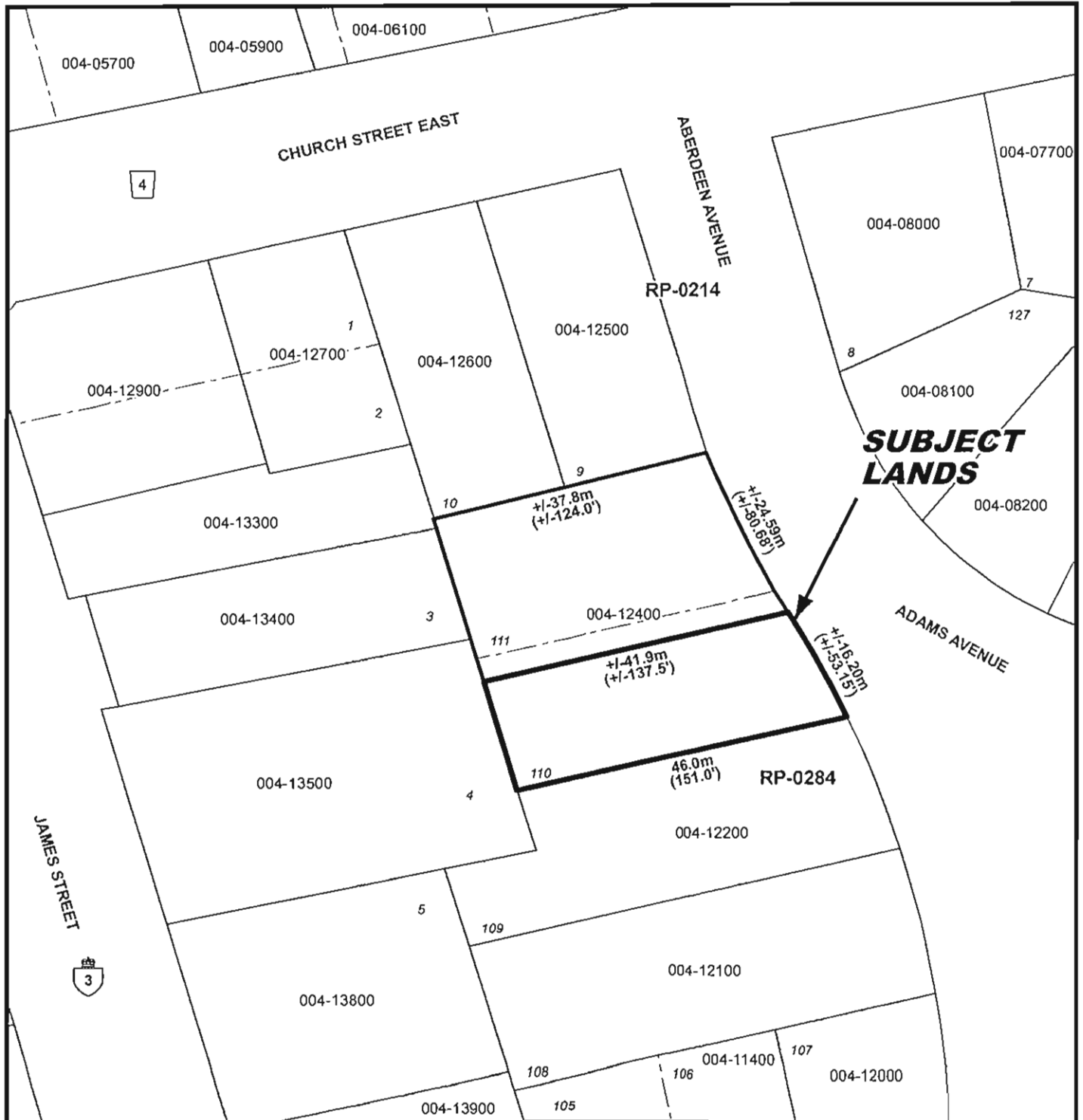
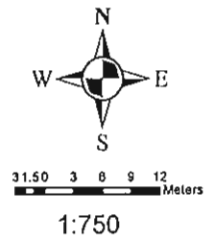
Urban Area of DELHI



MAP 3

File Number: BNPL2012002 & ANPL2012006

Urban Area of DELHI



Ministry of
Transportation

Engineering Office

Corridor Management Section

659 Exeter Road

London, Ontario, N6E 1L3

Telephone: (519) 873-4210

Facsimile: (519) 873-4228

Ministère des
Transports

Bureau du génie

Section de gestion des couloirs
rouliers

659 Exeter Road

London (Ontario) N6E 1L3

Téléphone : (519) 873-4210

Télécopieur : (519) 873-4228



VandenBussche Irrigation & Equipment Ltd
2515 Pinegrove Road, PO Box 304
Delhi, ON
N4B 2X1

10/24/2011

Dear Sir or Madam:

**Re: To construct an 809 square metre office and showroom.
Building and Land Use Permit No. BL-2011-31L-104
Lot 7, Con 20, County of Norfolk, Hwy. #3**

Please find attached your Building and Land Use Permit, which has been issued in accordance with the **PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT, R.S.O. 1990, P. 50.**

If construction of this project does not commence within six (6) months of the date of this Permit, it will become null and void. A new Permit and Fee will be required.

Please note the conditions on the front and back of the Permit.

This Permit is subject to all Municipal By-Laws, Zoning Regulations, etc.

If you have any questions or require further assistance, please contact the undersigned.

Yours truly,

Tim Burns
Corridor Management Officer
Corridor Management Section
West Region

c. Ralph Bertrand S & E
Mike Thompson MTO

BUILDING AND LAND USE PERMIT

BL-2011-31L-104



APPLICANT NAME:

Ministry

of

Transportation
ISSUED TO:

VandenBussche Irrigation & Equipment Ltd
2515 Pinegrove Road, PO Box 304
Delhi, ON, N4B 2X1

PURPOSE: To construct an 809 square metre office and showroom.

PERMIT CONDITIONS:

Construction to be in accordance with G. Douglas Vallee Limited Dwg. No. L1, Project No. 11-090, dated September 2011.

The property is located within the northwest quadrant of the intersection of Highway 3 and Norfolk County Road 46.

Proposed works fall within the Ministry of Transportation's 395 metre - from centrepoint of intersection - permit control area.

(ETR 124-3/11-0 Stn. # 13+350RT)

LOT: 7

CON: 20

PT/BLK:

PLAN: 345

GEOGRAPHIC TOWNSHIP: Middleton

MUNICIPALITY: County of Norfolk

COUNTY/DIST/REG.: Norfolk

SIZE OF BLDG.: 809 m2

EXPIRY DATE: April 30, 2012

HWY.: 3

CONTROLLED ACCESS

DIST. FROM HWY. PROPERTY LINE: 55.00 metres

FEE: \$2,022.50

*Construction must be started within six(6) months of date of issued or this permit shall be void.

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IS SUBJECT TO THE CONDITIONS ON THE BACK HEREOF.

DATED AT: London

ON: * October 21, 2011

Head, Corridor Management/Operations Engineer