



COMMENT REQUEST FORM

FILE NO: BNPL2012039

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:**

April 2nd, 2012

APPLICANT:

VERMEERSCH WILHELMINA RIKA
VERMEERSCH GEORGE
VANMEER FARMS, 1400 BELL MILL SIDE RD TILLSONBURG, ON N4G 4G9

AGENT:

CIVIC PLANNING SOLUTIONS INC. - DAVID ROE, 599 LARCH STREET DELHI, ON N4B3A7

LOCATION: HGN CON 5 PT LOT 2 (250 5th Conc Rd ENR)

ASSESSMENT ROLL NO.: 3310545040075000000

PROPOSAL:

An application has been received to sever a parcel with a frontage of 84m (276 ft), a width of 96m (315ft), a depth of 78m (256 ft) and having an area of 0.67ha (1.67 acres) and retain a parcel of 47.3ha (116.9 acres) as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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:

Karen 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: March 19, 2012

CONSENT / SEVERANCE

OSSIDS form given. Feb. 21st.

Office Use:

1045
4X
1889

File Number: BN-PL2012039
Related File: ~~BN-PL2012039~~
Fees Submitted: Feb. 21st 2012
Application Submitted: " "
Sign Issued: " "
Complete Application: " "

KR

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: **3310-54504007500**

- Creation of a new lot
- Surplus Dwelling
- Farm Split
- Other (lease / charge)
- Boundary adjustment
- Easement
- Right-of-way

A. APPLICANT INFORMATION

Name of Applicant ¹ Vanmeer Farms Inc., George Vermeersch, Wilhemina Vermeersch Phone # 519-688-3362

Address 1400 Bell Mill Side Road Fax # _____

Town / Postal Code Tillsonburg, ON N4G 4G9 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe Phone # 519-582-1174

Address 599 Larch Street Fax # 519-582-4616

Town / Postal Code Delhi, ON N4B 3A7 E-mail _____

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

Name of Owners 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:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Houghton</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u>5</u>	Lot Number(s)	<u>2</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u>258.9m</u>	Depth (metres/feet)	<u>1304m</u>
Width (metres/feet)	<u>varies</u>	Lot area (m ² / ft ² or hectares/acres)	<u>47.98ha/118.5ac</u>
Municipal Civic Address	<u>250 5th Concession Road ENOR</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):

Sever a dwelling made surplus though farm amalgamation

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

unknown

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> 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 54504007500	Lot 2, Concession 5, Houghton	118.66 ac		Cash crop	<input type="checkbox"/> Yes <input type="checkbox"/> No	Pre – Aug 24 th 1978
OTHER 54201001700		69.0ac		Cash crop	<input type="checkbox"/> Yes <input type="checkbox"/> No	
54105020500		117.4ac		Cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
54106016700		92.0ac		Cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
54101027470		54.2ac		Cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
54105016600		100ac		Cash crop	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
54203021600		100ac		Cash crop	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 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)	<u>84m/276m</u>	Depth (metres/feet)	<u>78m/256ft</u>
Width (metres/feet)	<u>96m/315m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.67ha/1.67ac</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u></u>

Existing use: Agricultural

Proposed use: Residential

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:

Dwelling, garage, shed and larger barn (remain), plus 2 greenhouses, smaller barn, bunkhouse/trailer, kiln (all to be removed) Please Note that the barn being retained is approx. 220m2 floor area and 4.8m high at highest part. The shed being retained is 12m2 and 2.5m high, the garage is 53m2 and 3.6m high

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 at this time

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

Frontage (metres/feet)	<u>174.9m/574ft</u>	Depth (metres/feet)	<u>1304.8m/4280.8ft</u>
Width (metres/feet)	<u>varies.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>47.34ha/116.9ac</u>

Existing use: Agricultural

Proposed use Agricultural

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: 9 old style kilns, (all these buildings will be removed)

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 proposed at this time

None at this time

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

Frontage (metres/feet)	<u></u>	Depth (metres/feet)	<u></u>
Width (metres/feet)	<u></u>	Lot area (m ² / ft ²)	<u></u>

Proposed use:



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: A - 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: _____

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? farm purchased recently and amalgamated with larger operation

Date of construction of the dwelling proposed to be severed: 1940's era

Date of purchase of subject lands: 2011

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:

Knowledge of owner

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

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 distance <input checked="" type="checkbox"/> No _____
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes distance <input type="checkbox"/> No <i>adjacent</i>
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
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 distance <input checked="" type="checkbox"/> No _____
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes distance <input type="checkbox"/> No <i>adjacent</i>
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Seasonal wetness of lands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes distance <input type="checkbox"/> No <i>adjacent</i>
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal water


SEVERED

Revised 03.2009

RETAINED

CONSENT / SEVERANCE

Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/> n/a
Other means (describe) _____		

SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input checked="" type="checkbox"/>	<input type="checkbox"/> n/a
Other means (describe) _____		

STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: _____

Name of road/street: 5th Concession Road ENR

Existing or proposed access to **SEVERED** lands: n/a

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: _____

Name of road/street: 5th Concession Road ENR

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.



54504006000 LOT 3
CON 4

54504005900

54504005701

LOT 2
CON 4

54504005800

54504005700

5TH CONCESSION ROAD ENR

54504007200

54504007100



84m

96m

1139m

78m

174.9m

Severed Parcel 
Retained Parcel 

- H - House
- B - Barn
- G - Garage
- GH - Greenhouse
- K - Kilns
- W - Well
- Sp - Septic
- BH - Bunkhouse
- S - Shed



0 4 8 16 24 32 Meters

X BH

X K

X K

X K

X K

X K

X K

X K

X B

X K

X K

X K

X K

X K

G

GH X

LOT 2
CON 5

54504007500

Sp

M

H

GH X

B

S

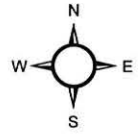
B

Buildings to be removed X

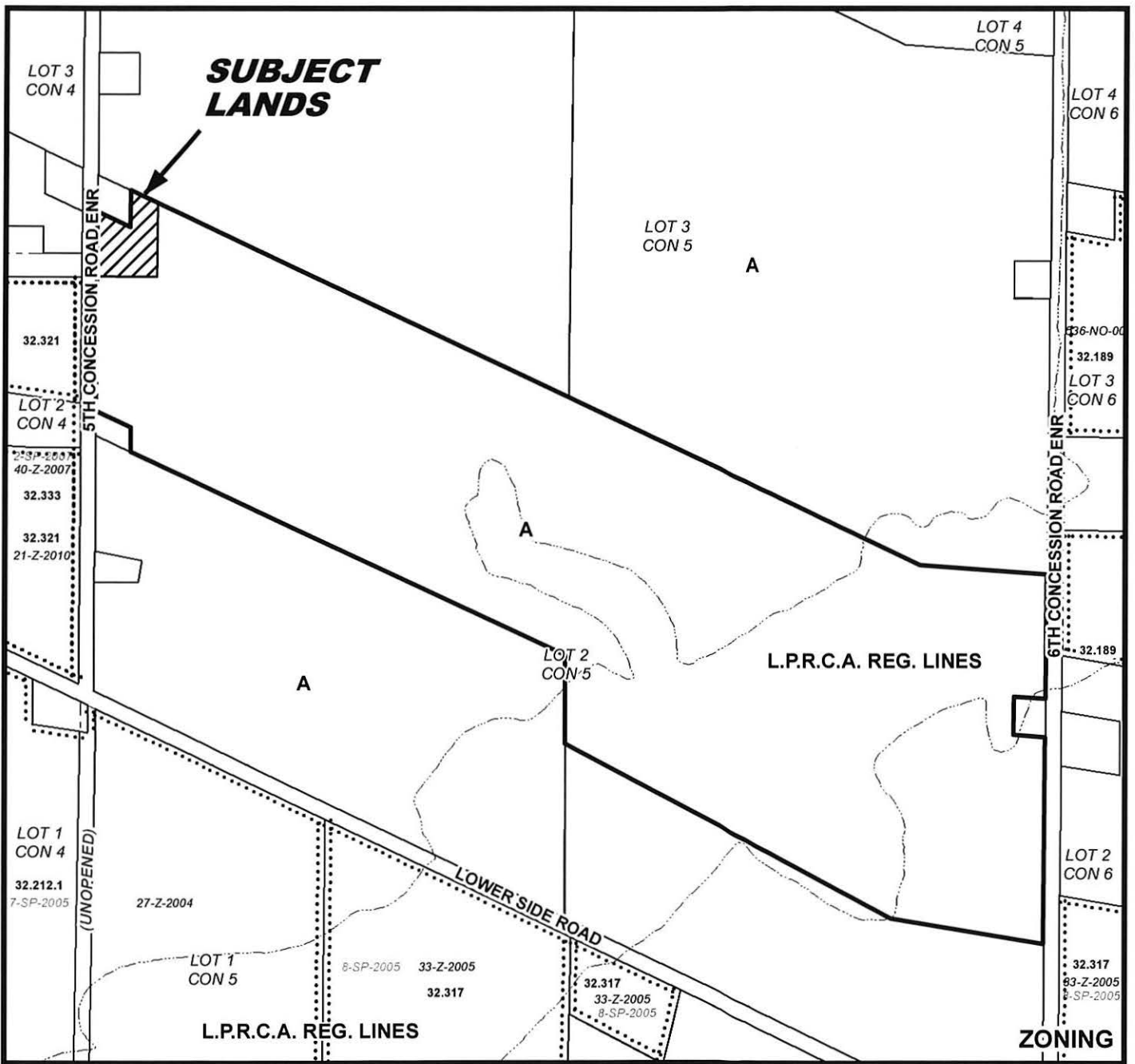
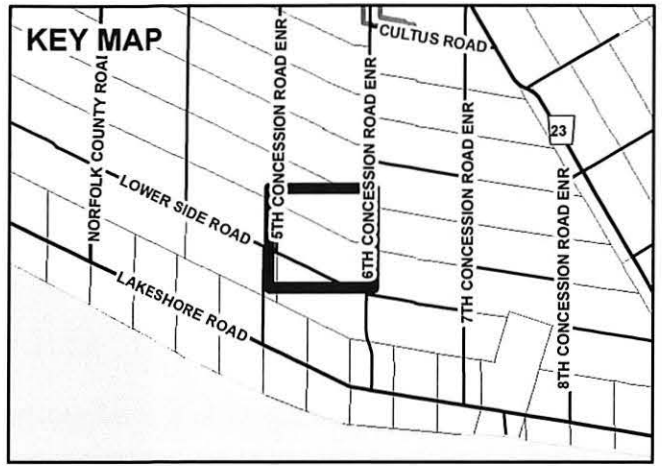
MAP 1

File Number: BNPL2012039

Geographic Township of
HOUGHTON



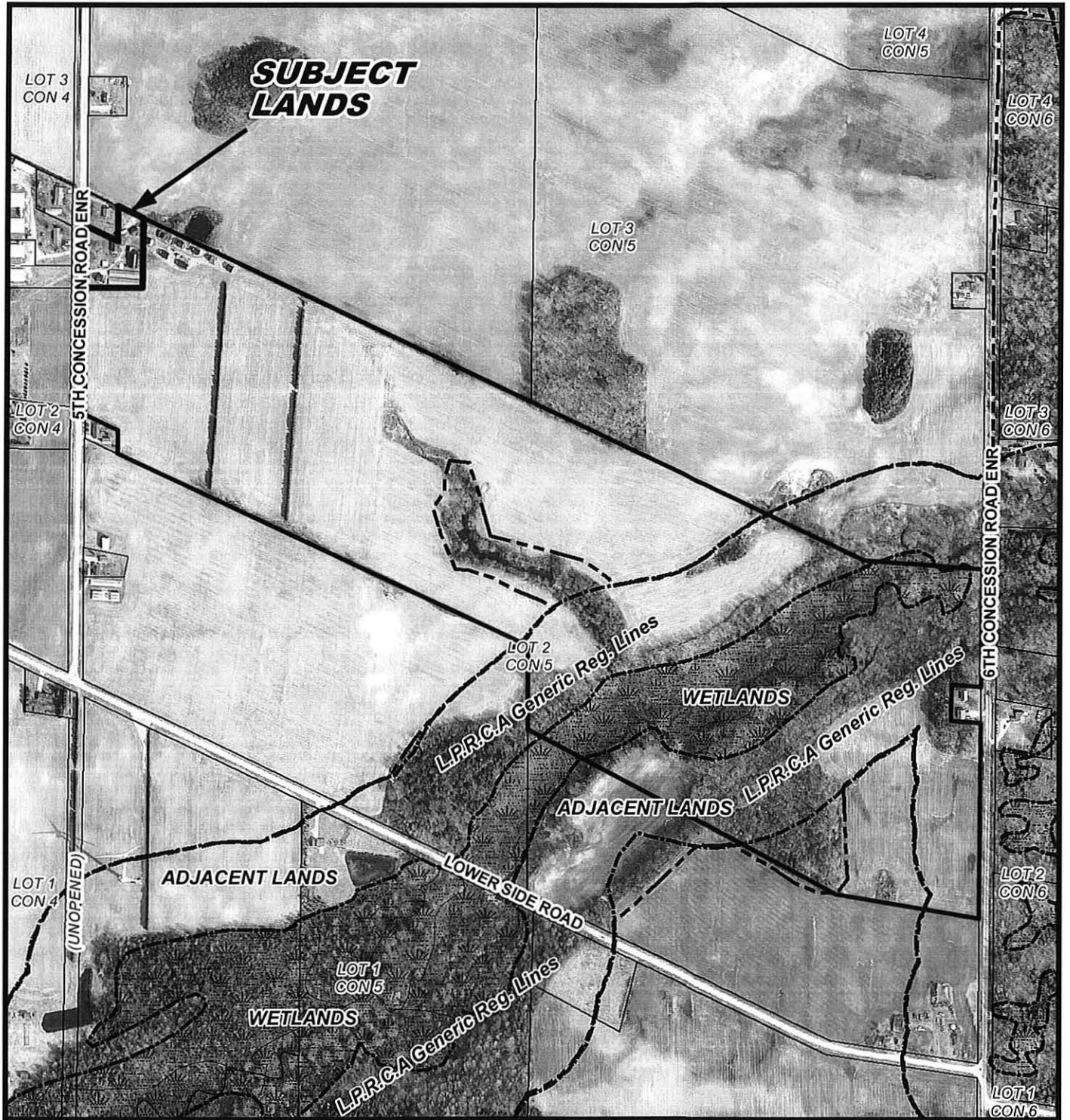
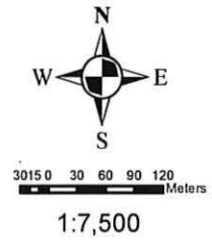
1:7,500



MAP 2

File Number: BNPL2012039

Geographic Township of HOUGHTON



MAP 3

File Number: BNPL2012039

Geographic Township of HOUGHTON

