



COMMENT REQUEST FORM

FILE NO.: BN-002/2010 **ROLL NO.: 3310-336-040-04000**

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

JANUARY 4th, 2010

APPLICANT:
Harold Bruce Clair Willson, RR #1 Waterford, ON N0E 1Y0

LOCATION:
Lot 17, Concession 5 TWN (1316 Concession 5)

PROPOSAL:
Sever a parcel having a frontage of 19.2 m. (63 ft.) a depth of 33.5 m. (110 ft.) and having an area of 643 sq.m. (6,930 sq.ft.) and retain a parcel having an area of 0.22 ha. (0.54 ac.) as a boundary adjustment. Lands to be added to 1324 Conc 5 TWN. Final Lot Size: 0.22 ha. (0.54 ac.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SCOTT PECK, SENIOR PLANNER, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1234
EMAIL: t.scott.peck@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, 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: December 14th, 2009

CONSENT / SEVERANCE

\$841

Office Use

File Number: BN-002/2010
 Related File: BN-001/2010
 Fees Submitted: Nov. 30, 2009
 Application Submitted: Nov 30, 2009
 Sign Issued: Nov. 30, 2009
 Complete Application: Nov 30, 2009 *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- 336-040-040-00

- 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 H. BRUCE C. WILSON Phone # 519 443 5819
 Address RR#1 CONS LT7 Fax # _____
 Town / Postal Code WATERFORD NOE1Y0 E-mail _____

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

AGENT INFORMATION

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 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 MARGARET WILSON Phone # 519 443-5819
 Address RR#1 CONS LT7 Fax # _____
 Town / Postal Code WATERFORD NOE1Y0 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 TOWNSEND Urban Area or Hamlet _____
 Concession Number ~~177~~ CON 5 Lot Number(s) L 17
 Registered Plan Number _____ Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) about 198 FT Depth (metres/feet) 110 FT
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 1 ha (2.47 Ac)
 Municipal Civic Address RR# 1 WATERFORD 1346 Concession 5 Townsend.

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):

BN-02/2010
~~the~~ change lot size from 198ft wide by 110ft deep to 135ft wide by 175ft
deep to allow new septic bed to be on proposed lot as id
now septic bed is on adjacent farm land property

So this app. trades approximately same area back to farm. BN-02/2010
 Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

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

3310-336 40-050-00 H. Bruce Clair Willson

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
					<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 <small>(m² / ft² or hectares/acres)</small>	Lands to be Retained <small>(m² / ft² or hectares/acres)</small>
Area under cultivation	<small>(m² / ft² or hectares/acres)</small>	<small>(m² / ft² or hectares/acres)</small>
Woodlot area	<small>(m² / ft² or hectares/acres)</small>	<small>(m² / ft² or hectares/acres)</small>

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) 19.2 Metres (63' F) Depth (metres/feet) 33.5 m (110 ft)
 Width (metres/feet) 19.2 m. (63' F) Lot area (m² / ft² or hectares/acres) (6,930 ft²) 643 m²
 PROPOSED FINAL LOT SIZE (if boundary adjustment) (23,625 ft²) 2194.83 m²
0.22 ha (0.54 Ac.)

Existing use: grass part of residence septic bed last four years

Proposed use: same

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

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) 41.148 m. (135' ±) Depth (metres/feet) 53.34m (175')
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 0.22 ha (0.54 Ac.)
Note: with bird just meant at rear of lot included

Existing use: residence

Proposed use: residence

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:
house,

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:
same

CONSENT / SEVERANCE

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

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____
Proposed use: _____

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: _____

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: approx. 1959

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?



CONSENT / SEVERANCE

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:

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: _____

CONSENT / SEVERANCE

Status/decision: _____

Effect on the requested amendment: _____

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:

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

CONSENT / SEVERANCE

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

Communal Wells

Individual Wells

Other means (describe) well located on farm property supplies house

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

Communal System

Septic tank and tile bed

Other means (describe) _____

well located on farm property supplies house on separate lot

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

Open ditches

Other (describe) road ditch

road ditch

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
- Municipal road maintained all year
- Municipal road maintained seasonally
- Provincial highway
- Right-of-way
- Other (describe below)

If other, describe: _____

Name of road/street: 5th Concession Townsend.

5th Concession Townsend.

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

- Unopened road
- Municipal road maintained all year
- Municipal road maintained seasonally
- Provincial highway
- Right-of-way
- Other (describe below)

If other, describe: _____

Name of road/street: 5th Concession Townsend.

5th Concession Townsend.

I. OTHER INFORMATION



CONSENT / SEVERANCE

Is there a time limit that affects the processing of this development application? Yes No

If yes, describe: _____

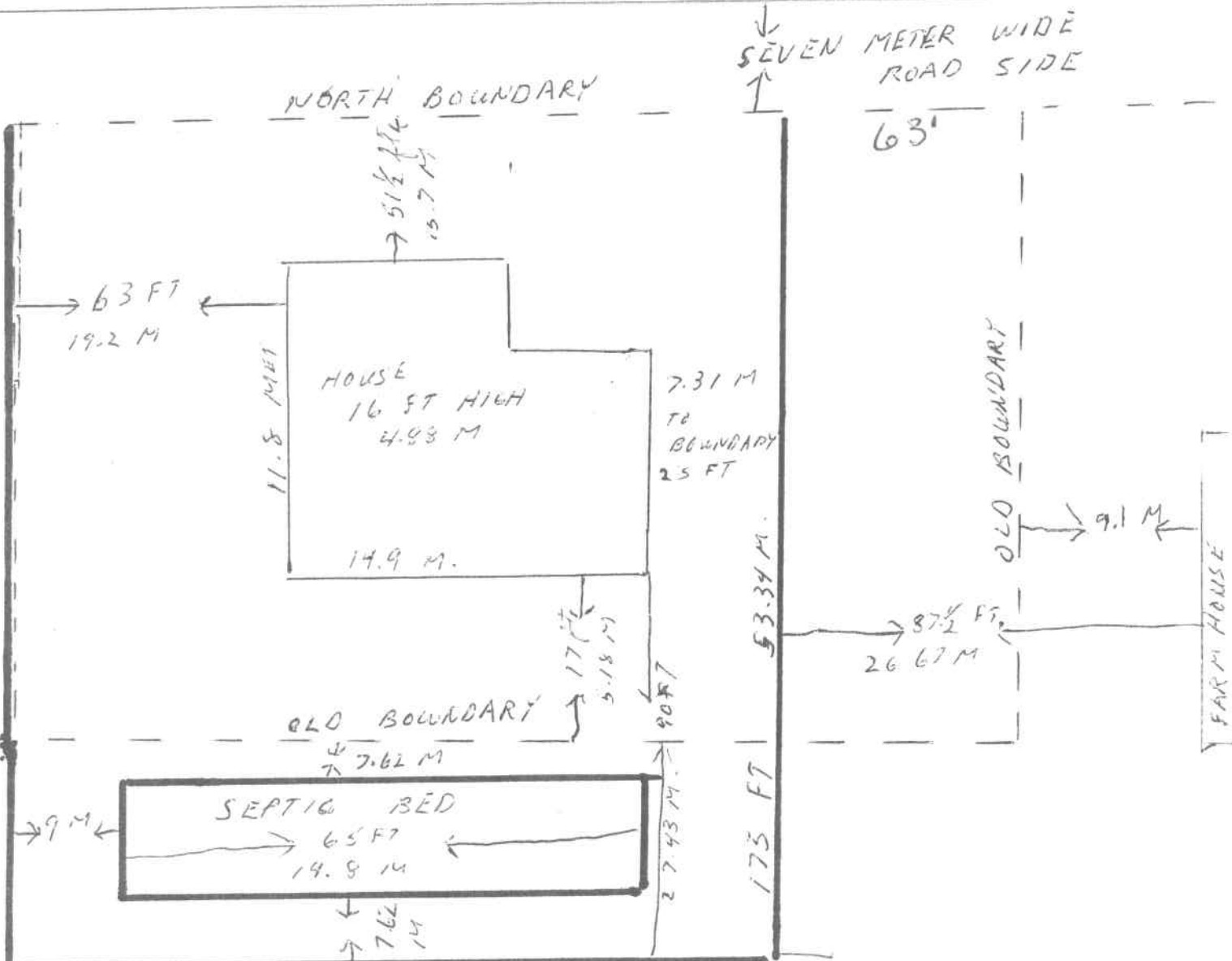
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

NORTH

5 CON
TOWNSEND

PAVED ROAD
6.4 METERS WIDE

SEVEN METER WIDE
ROAD SIDE



PROPOSED BOUNDARY
135 FT OR 41.148 METERS

old lot size 198 ft wide 110 ft deep
 proposed size 175 ft back 135 ft wide

2029.404 M²
 21780 sq. FT
 23625 sq ft
 2194.83

SOUTH

MAP 1

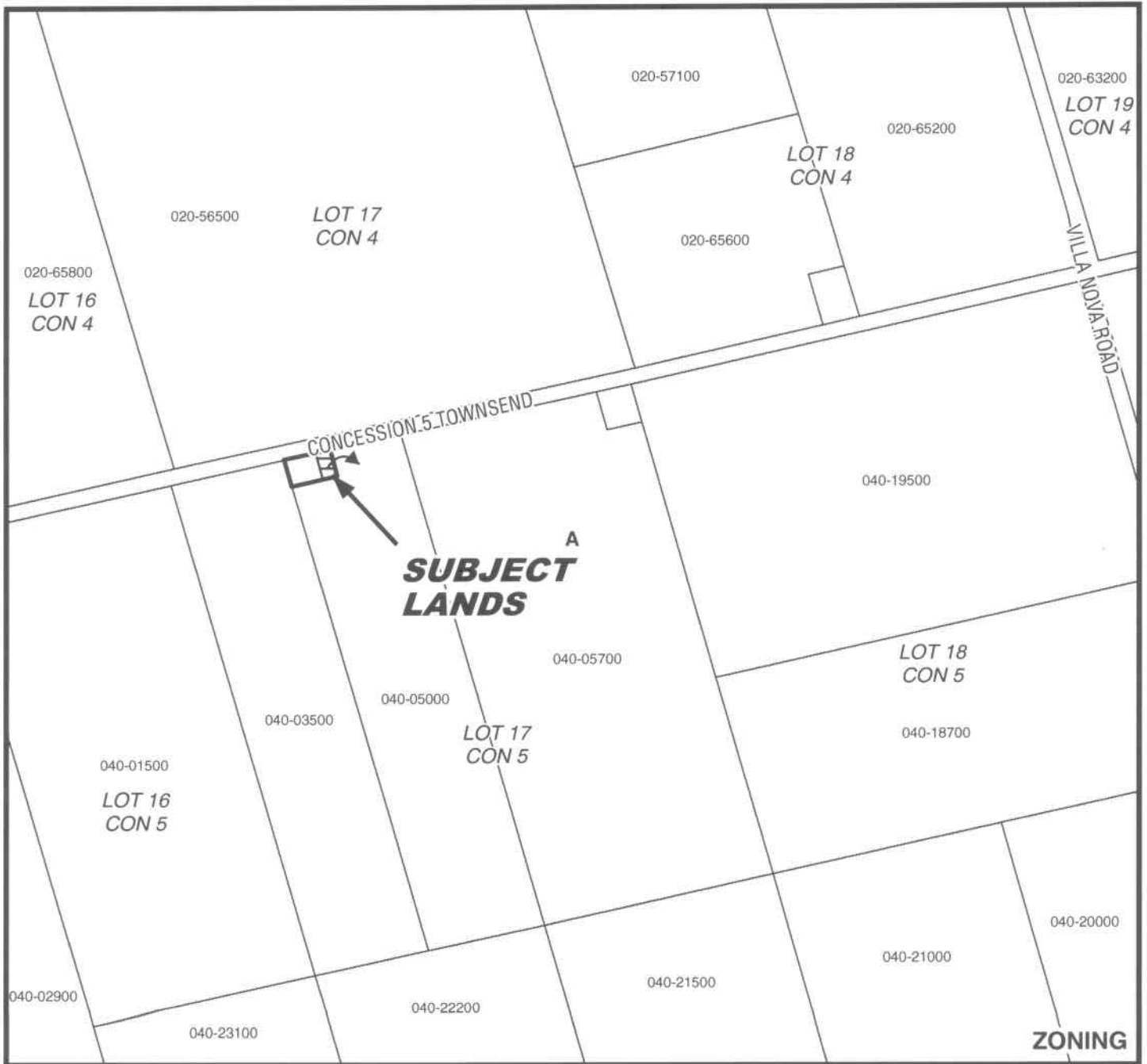
File Number: BN-002/2010

Geographic Township of

TOWNSEND



1:7,500



MAP 2

File Number: BN-002/2010

Geographic Township of TOWNSEND



30 15 0 30 60 90 120 Meters

1:5,000



MAP 3

File Number: BN-002/2010

Geographic Township of TOWNSEND

