



COMMENT REQUEST FORM

FILE NO.: BN-003/2010

ROLL NO.: 3310-337-040-06900

- 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:**

JANUARY 4th, 2010

APPLICANT:

Don Henning, 4174 River Rd. Caledonia, ON N3W 1T6

LOCATION:

Pt Lot 13, Concession 2 WDH (92 Cockshutt Road)

PROPOSAL:

Sever a parcel having a frontage of 366 m. (1200.8 ft.) a irregular depth of approximately 300 m. (984.25 ft.) and having an area of 13.18 ha. (32.57 ac.) and retain a parcel having an area of 11 ha. (27.18 ac.) as the creation of a lot in the urban area.

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

Office Use:

File Number: BN-003/2010
 Related File: _____
 Fees Submitted: Nov 30, 2009
 Application Submitted: Nov 30, 2009
 Sign Issued: Nov 30, 2009
 Complete Application: Nov 30, 2009 *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- 33 337.040.06900.0000

- | | |
|---|--|
| <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 Applicant¹ DON HENNING Phone # 905-765-6056
 Address 4174 RIVER RD Fax # 905-765-0046
 Town / Postal Code CALEDONIA, ON. N3W1T6 E-mail dandjhenning@mountaincable.net

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

AGENT INFORMATION

Name of Agent SAME AS ABOVE Phone # _____
 Address: _____ Fax # _____
 Town / Postal Code: _____ E-mail: _____

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

(Henco Homes)
 Name of Owners² 819820 ONTARIO INC Phone # 905-765-6056
 Address 4174 RIVER RD. Fax # 905-765-0046
 Town / Postal Code CALEDONIA ON. N3W 1T6 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 sent³: 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:

HALD-NOR CREDIT UNION - CALEDONIA
CONTACT: JOSE GONZALES 905-765-8441 EXT 26



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	<u>2</u>	Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R - 9954</u>	Part Number(s)	<u>PT LT 13</u>
Frontage (metres/feet)	<u>740 m</u>	Depth (metres/feet)	<u>300 m (IRREGULAR)</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>24.2 HECTARES</u>
Municipal Civic Address	<u>frontage on Cockshutt Road (no # assigned)</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:
PART OF MASTER DRAINAGE PLAN FOR NORTH PORT DOVER

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 13.18 HECTARES FOR THE PURPOSE OF
BUILDING A SINGLE FAMILY DWELLING.
SEE ATTACHED LETTER OF EXPLANATION

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:

CONSENT / SEVERANCE

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

Frontage (metres/feet) 306 m ^{1200.8 ft} Depth (metres/feet) 300 m (IRREGULAR) ^{984.25 ft}
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 13.18 HECTARES ^{32.57 ac}
PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: VACANT LAND / WOOD LOT

Proposed use: ONE SINGLE FAMILY DWELLING

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: SINGLE FAMILY DWELLING - SEE ATTACHED DIAGRAM

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

Frontage (metres/feet) 300 m (Cockshutt Rd) Depth (metres/feet) 300 m (IRREGULAR)
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 11 HECTARES ^{27.18 ac}

Existing use: PINERIDGE ESTATES SUBDIVISION - UNDER CONSTRUCTION

Proposed use: SAME AS ABOVE

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: SEE ATTACHED DRAFT PLAN DIAGRAM.

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 RETAINED - RESIDENTIAL, SEVERED AGRICULTURAL

Present zoning: _____

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: DRAFT PLAN APPROVED - BYLAW 94-Z-2008

Number of separate parcels that have been created: AT THIS POINT - 1 ONE

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: JUNE 12TH, 2008

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 RETAINED - YES
TO BE SEVERED - NO

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:

LOCAL KNOWLEDGE

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: 28T-2006-002, BYLAW 94-Z-2008

Land it affects: SOUTHERN 11.5 HECTARE - SEE DRAFT PLAN ATTACHED.

Purpose: DRAFT PLAN OF SUBDIVISION

Status/decision: APPROVED

Effect on the requested amendment: REQUESTED SEVERANCE WILL HAPPEN WHEN PLAN REGISTERED

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)	
	Yes	No	Yes	No
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Wooded area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> No <i>60m</i> distance
Municipal landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Floodplain <i>BLACK CREEK TRIBUTARY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> _____ distance
Rehabilitated mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Active mine site within one kilometre <i>Quarry</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Seasonal wetness of lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> _____ distance
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance
Abandoned gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> _____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

RETAINED

Communal Wells

Individual Wells

OR

Other means (describe) *SEVERED - CISTERN*



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers SEVERED RETAINED

Communal System SEVERED RETAINED

Septic tank and file bed SEVERED RETAINED

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers SEVERED RETAINED

Open ditches SEVERED RETAINED

Other (describe) _____

Have you consulted with Public Works & Environmental Services concerning stormwater management? Yes No

RETAINED - YES, SEVERED - NO

Has the existing drainage on the subject lands been altered? Yes No

RETAINED - YES, SEVERED - 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: NORFOLK RD 5 (COCKSHUTT RD)

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: NORFOLK RD 5 (COCKSHUTT RD)

I. OTHER INFORMATION

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

If yes, describe: POTENTIAL SALE OF SEVERED PORTION

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.

SEE ATTACHED INFORMATION

PARCEL TO BE SEVERED

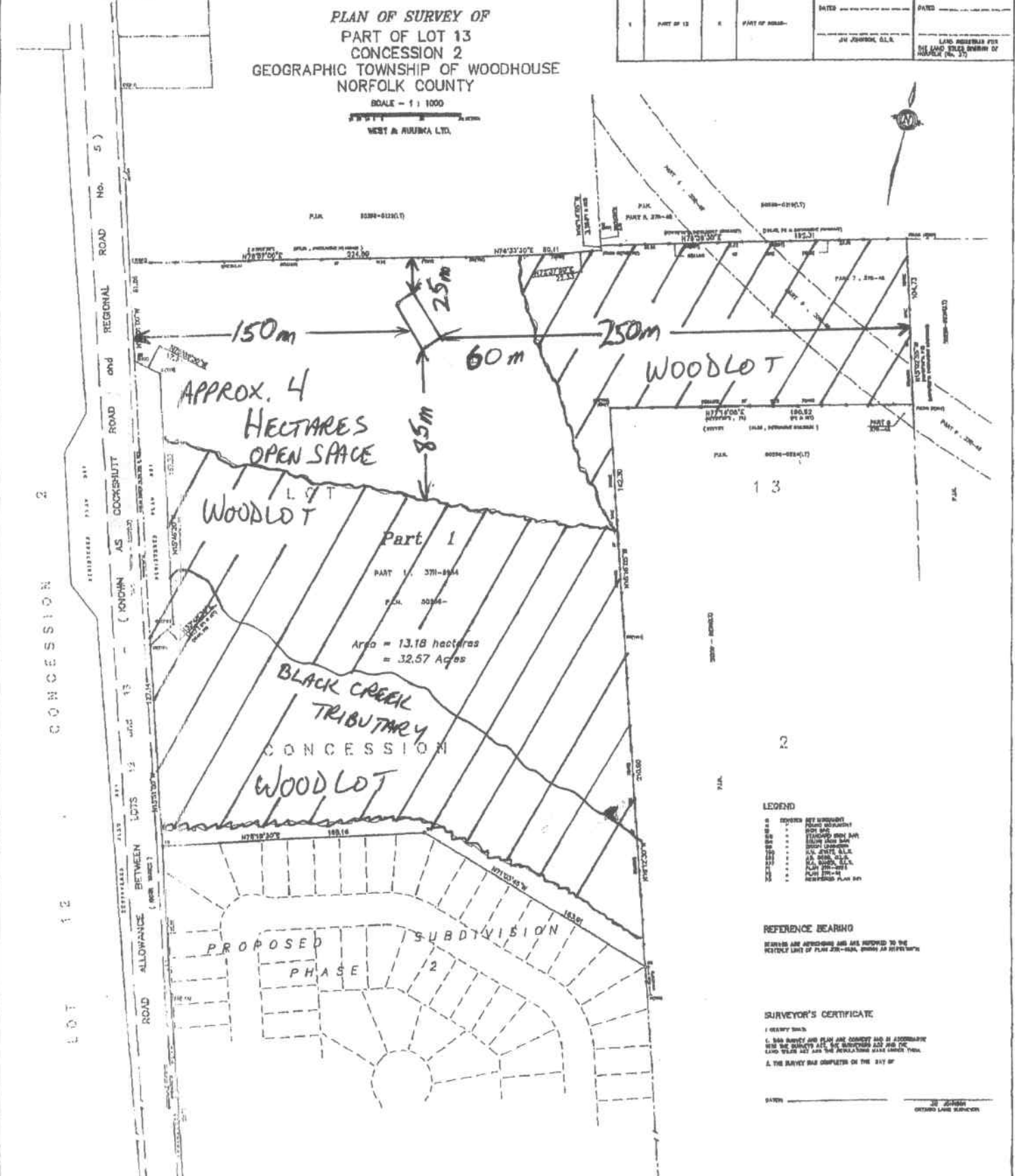
APPROXIMATE HOUSE LOCATION

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF
PART OF LOT 13
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

SCALE - 1 : 1000
WEST & AURUM LTD.

SCHEDULE				REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND SURVEY ACT	PLAN 37R--
PART	LOT	CON.	PLAN.		
1	PART OF 13	2	PART OF 13	DATED	RECEIVED AND DEPOSITED
				IN WITNESS WHEREOF	DATED
				J.M. JOHNSON, O.L.S.	LAND REGISTER FOR THE LAND SURVEY DIVISION OF MANITOBA (No. 37)



LEGEND

- BOUNDARY
- ROAD
- FENCE
- DRAIN
- EASEMENT
- CONVEYANCE
- E.A. JOHN, O.L.S.
- J.M. JOHNSON, O.L.S.
- PLAN 37R--
- REGISTERED PLAN 37R

REFERENCE BEARING

BEARINGS AND DISTANCES ARE AS REFERRED TO THE NEAREST CORNER OF PLAN 37R--304, DATED AS ABOVE.

SURVEYOR'S CERTIFICATE

I, JERRY BUCH, O.L.S., HAVE SURVEYED AND PLAN AND CONSENT AND IN ACCORDANCE WITH THE SURVEY ACT, THE DISTANCES AND BEARINGS, THE LAND SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.

THE SURVEY WAS COMPLETED ON THE 21ST OF

DATED _____ BY JERRY BUCH, O.L.S. SURVEYOR

PARCEL TO BE SEVERED

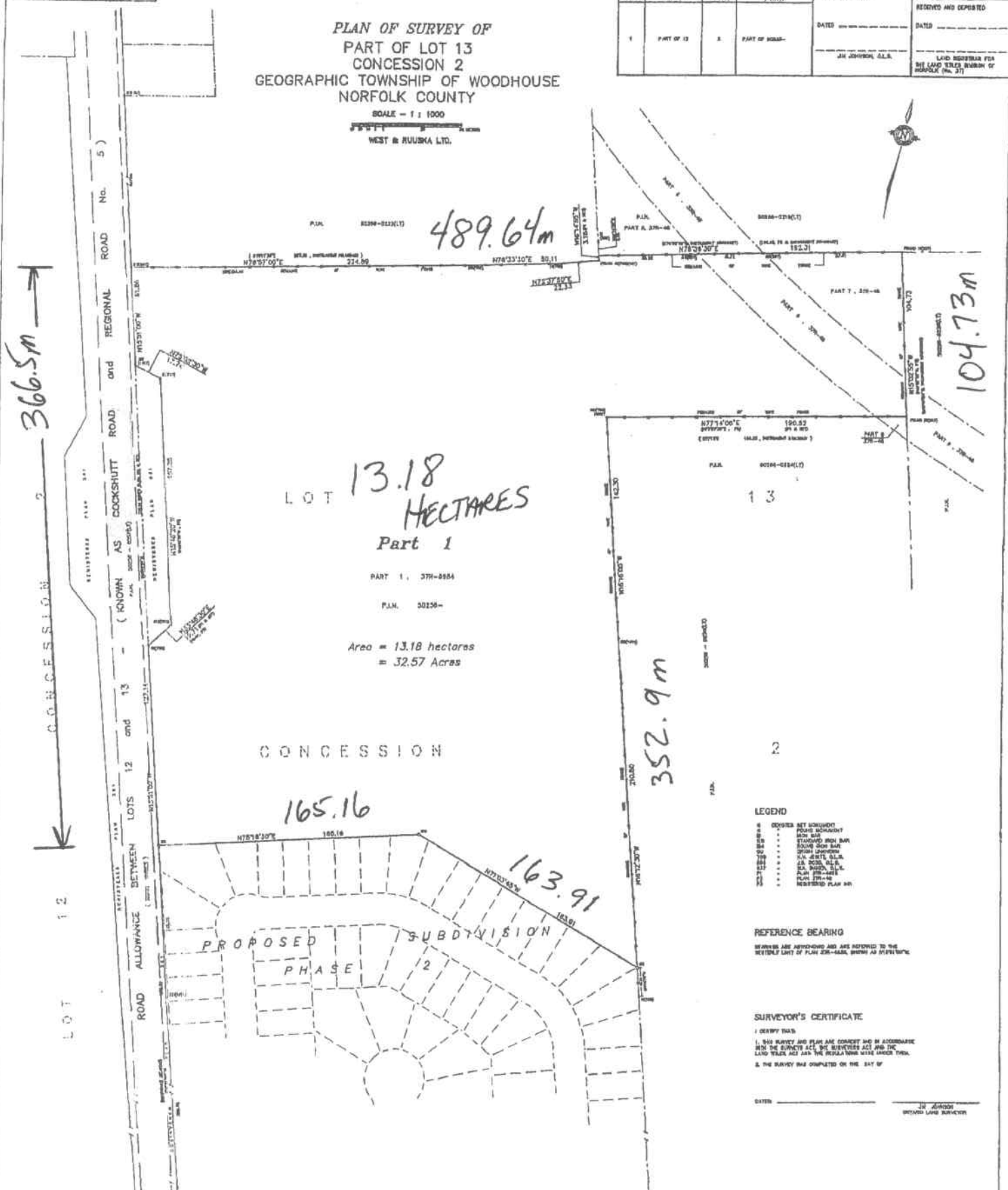
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF
PART OF LOT 13
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY
SCALE - 1 : 1000
WEST & RUUSKA LTD.

SCHEDULE			
PART	LOT	CON.	P.L.N.
1	PART OF 13	2	PART OF ROAD-

I HEREBY THIS PLAN TO BE DEPOSITED UNDER THE LAND REGISTRY ACT.
DATED _____
JIM JOHNSON, O.L.S.

PLAN 37R-
RECEIVED AND DEPOSITED
DATED _____
LAND REGISTRY FOR THE LAND TITLE DIVISION OF MANITOBA (REG. 37)



LOT 13.18
HECTARES
Part 1

Area = 13.18 hectares
= 32.57 Acres

CONCESSION

PROPOSED SUBDIVISION
PHASE 2

- LEGEND
- BOUNDARY SET DOCUMENT
 - PLAIN SURVEY
 - STANDARD BOUNDARY
 - BOUNDARY SURVEY
 - OFFICIAL SURVEY
 - P.L.N. - PARTIAL
 - P.L.N. - FULL
 - P.L.N. - PARTIAL
 - REGISTERED PLAN 37R

REFERENCE BEARING
BEARINGS AND DISTANCES ARE REFERRED TO THE
NORTHLY LINE OF PLAN 228-848, BEING AS SHOWN THERE.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE
LAND REGISTRY ACT AND THE PUBLIC WORKS ACT THEREIN.
2. THE SURVEY WAS COMPLETED ON THE 24TH OF

DATED _____
JIM JOHNSON
REGISTERED LAND SURVEYOR

MAP 1

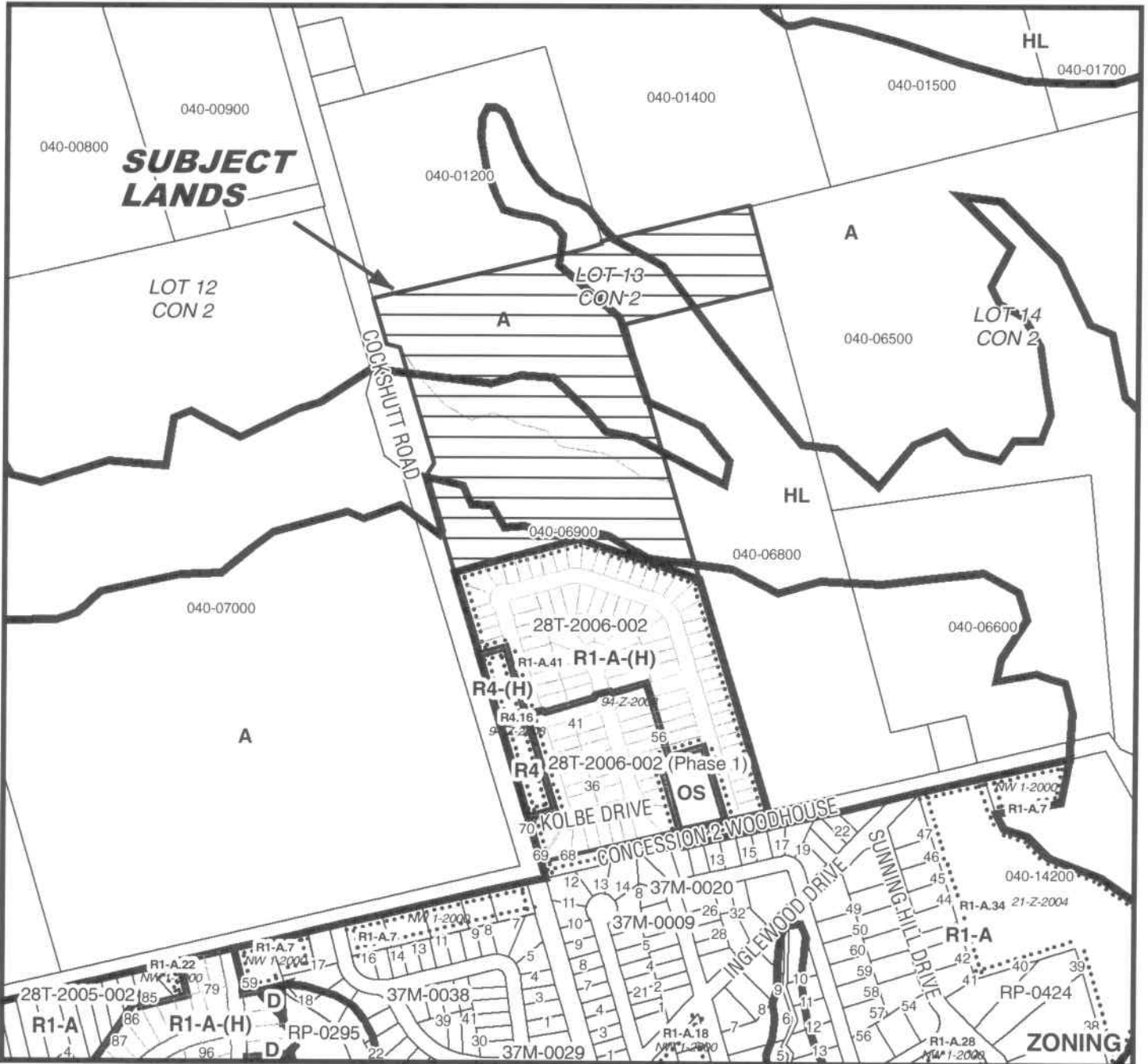
File Number: BN-003/2010

Geographic Township of

WOODHOUSE



1:7,500



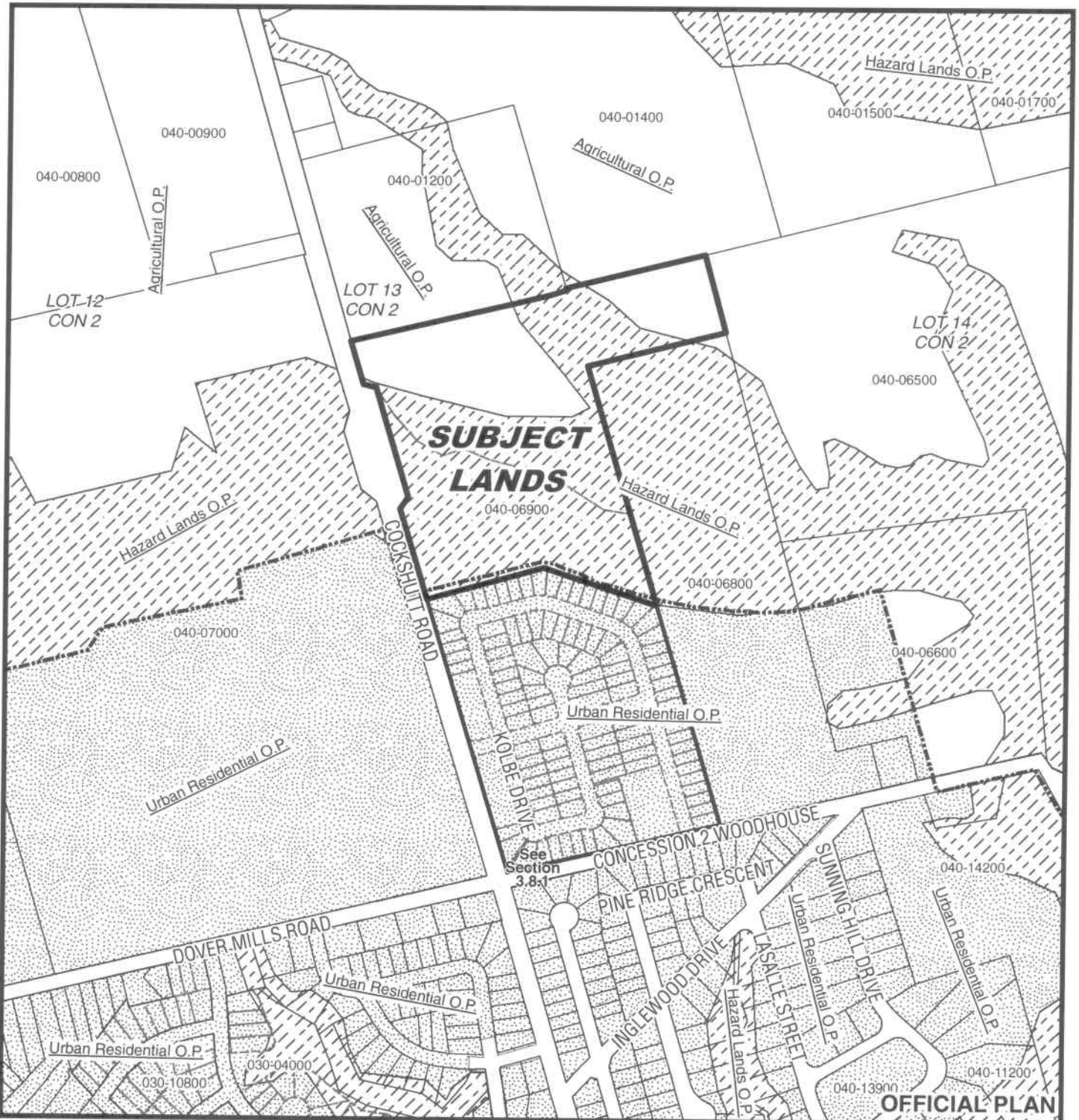
MAP 2

File Number: BN-003/2010

Geographic Township of WOODHOUSE



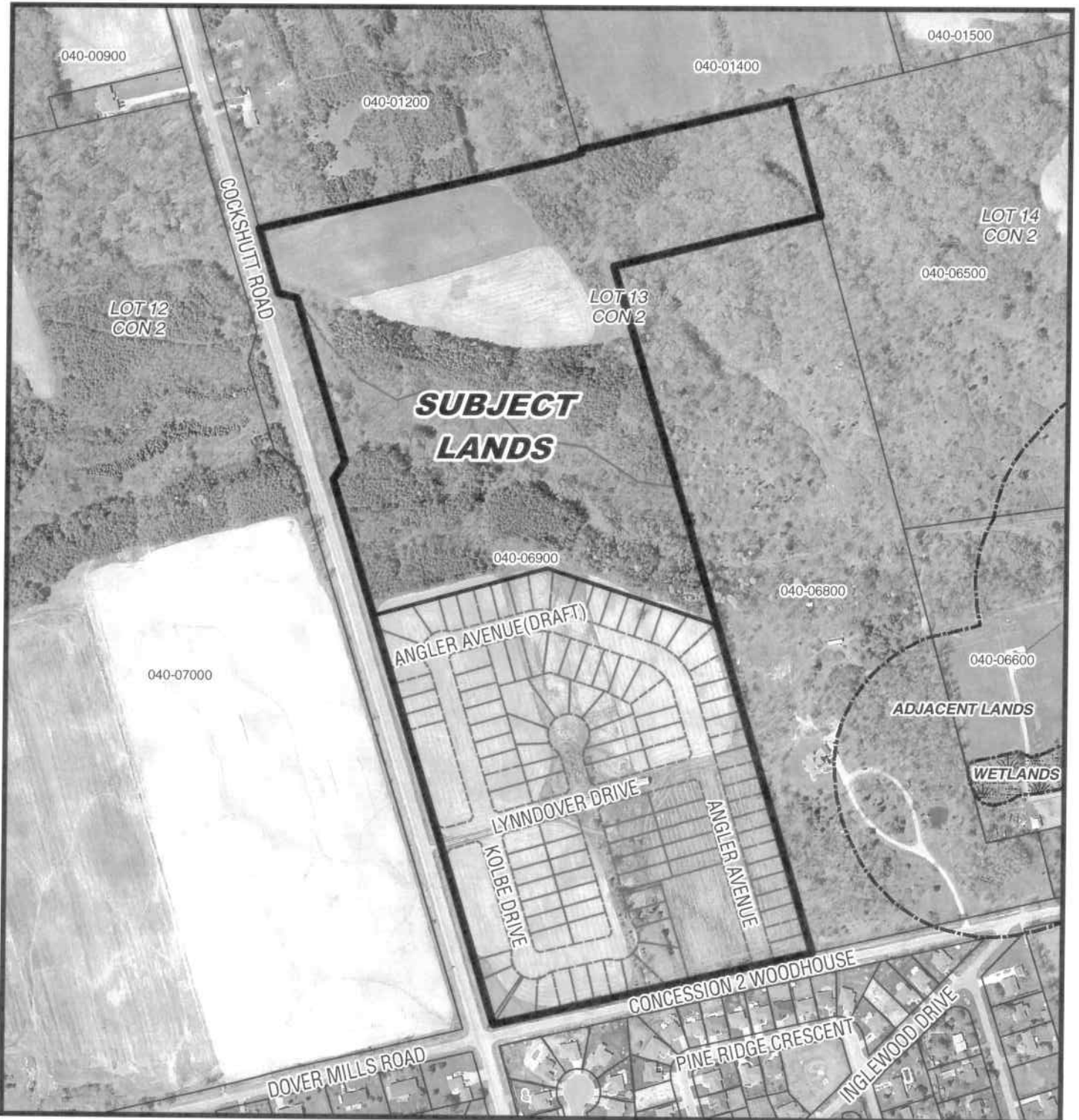
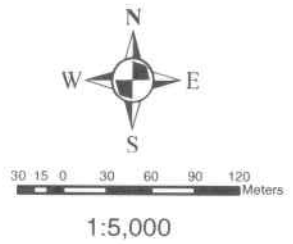
1:7,500



MAP 3

File Number: BN-003/2010

Geographic Township of WOODHOUSE



MAP 4

File Number: BN-003/2010

Geographic Township of WOODHOUSE



1:5,000

