



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

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 would appreciate your comments or recommendation before the date below:

**December 27, 2007**

**FILE NO.: BN-006/2008**

**ASSESSMENT ROLL NO.:** 3310-336-030-65200

**APPLICANT:**

Henry & Mary Jane Frystak, 69 Robinson Road, Waterford, ON N0E 1Y0

**AGENT:**

Peter Hexamer, 22 Robinson Road, Waterford, ON N0E 1Y0

**LOCATION:**

Part Lot 5, Concession 7 (TWN) (69 Robinson Road)

**PROPOSAL:**

Sever a parcel having a frontage of 34 m. (111.55 ft.) a depth of 49 m. (160.76 ft.) and having an area of approximately 0.16 ha. (0.41 ac.) and retain a parcel having an area of 29.37 ha. (73 ac.) more or less as the creation of a lot in the urban area..

- 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

**CIRCULATION DATE: December 12, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Scott Peck, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 875-4485 ext 234

**FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.ca**

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**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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: 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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-006/2008
Related File: 2N-032/2007
Fees Submitted: Nov. 30/2007
Application Submitted: Nov 30/2007
Sign Issued: Dec 3/2007
Complete Application: Dec 3/2007

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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: 3310-336-030-652-008

- Creation of a new lot
Boundary adjustment
Easement/right-of-way
Other (lease / charge)

A. APPLICANT INFORMATION

Name of Applicant: HENRY & MARY-JANE FRYSTAK
Address: 69 ROBINSON ROAD
Town / Postal Code: WATERFORD NOE1Y0
Phone #: (519) 443-7448

Name of Agent: PETER HEXAMER
Address: 22 ROBINSON ROAD
Town / Postal Code: WATERFORD
Phone #: (519) 443-8495

Name of Owner: HENRY & MARY-JANE FRYSTAK
Address: 69 ROBINSON ROAD
Town / Postal Code: WATERFORD NOE1Y0
Phone #: (519) 443-7448

Please specify to whom all communications should be sent: Applicant, Agent, Owner

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:

T. D. CANADA TRUST
NORFOLK ST. SIMCOE





CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>WATERFORD</u>
Concession Number	<u>7</u>	Lot Number(s)	<u>pt. lot 5</u>
Registered Plan Number	<u>37R 5807</u>	Lot(s) or Block Number(s)	<u>PART 4</u>
Reference Plan Number	<u>RP 37R 661</u>	Part Number(s)	
Frontage (metres/feet)	<u>34m (111.55ft)</u>	Depth (metres/feet)	<u>49 m (160.76')</u>
Width (metres/feet)	<u>34 m (111.55ft.)</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>APPOX 75 acres farm</u>
Municipal Civic Address	<u>69 ROBINSON ROAD 0.16ha (0.41 Ac)</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.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):

TO CREATE 3 NEW LOTS FRONTING ON  
ROBINSON ROAD & TO PROVIDE FOR 3 BOUNDARY  
ADJUSTMENTS TO 3 EXISTING RESIDENTIAL LOTS

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

N/A

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

N/A

# 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>	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
<b>SUBJECT LANDS</b>						
		N/A			<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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>(m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)</small>	Lands to be Retained <small>(m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)</small>
Area under cultivation		
Woodlot area		
Existing crops grown (type and area)	N/A	
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	N/A	
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) 34 m (111.55 ft) Depth (metres/feet) 49 m (160.76')  
Width (metres/feet) 34 m (111.55 ft) Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 1666 sq. m  
Existing use: AGRICULTURAL (1642 sqm on Plan (17,644.9 sq. ft) OR 0.16 ha (0.41 Ac))  
Proposed use: R1 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:

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) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) APPROX 73 ACRES  
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:

EXISTING FARM & ACCESSORY BUILDINGS

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



**CONSENT / SEVERANCE**

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

Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_  
Proposed use: \_\_\_\_\_  
*N/A*

**D. PROPERTY INFORMATION**

Present official plan designation(s): URBAN RESIDENTIAL

Present zoning: R1

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:

**CONSENT / SEVERANCE**

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

\_\_\_\_\_ N/A

Date of construction of the dwelling proposed to be severed:

\_\_\_\_\_ N/A

Date of purchase of subject lands:

\_\_\_\_\_ N/A

**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?

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:

\_\_\_\_\_ OWNER INFORMATION

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

N/A

**CONSENT / SEVERANCE**

**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**:

File number: ZN - 032 - 2007

Land it affects: PART 2 OF SUBJECT LANDS

Purpose: CHANGE AGRICULTURAL TO R1

Status/decision: APPROVED

Effect on the requested amendment: PERMITS RESIDENTIAL DEVELOPMENT

If additional space is required, please attach a separate sheet.

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:

\_\_\_\_\_



## CONSENT / SEVERANCE

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 checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No 150m 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 300m 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

Indicate what services are available or proposed:

### Water Supply

- Municipal piped water
- Communal wells
- Individual wells
- Other (describe below)

### Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed
- Other (describe below)

### Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

If other, describe:

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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

**CONSENT / SEVERANCE**

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

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

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Name of road/street:

ROBINSON ROAD

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

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

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Name of road/street:

ROBINSON ROAD

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**I. OTHER INFORMATION**

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

- Yes
- No

If yes, describe:

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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.

PLEASE SEE BY-LAW 57Z-2007

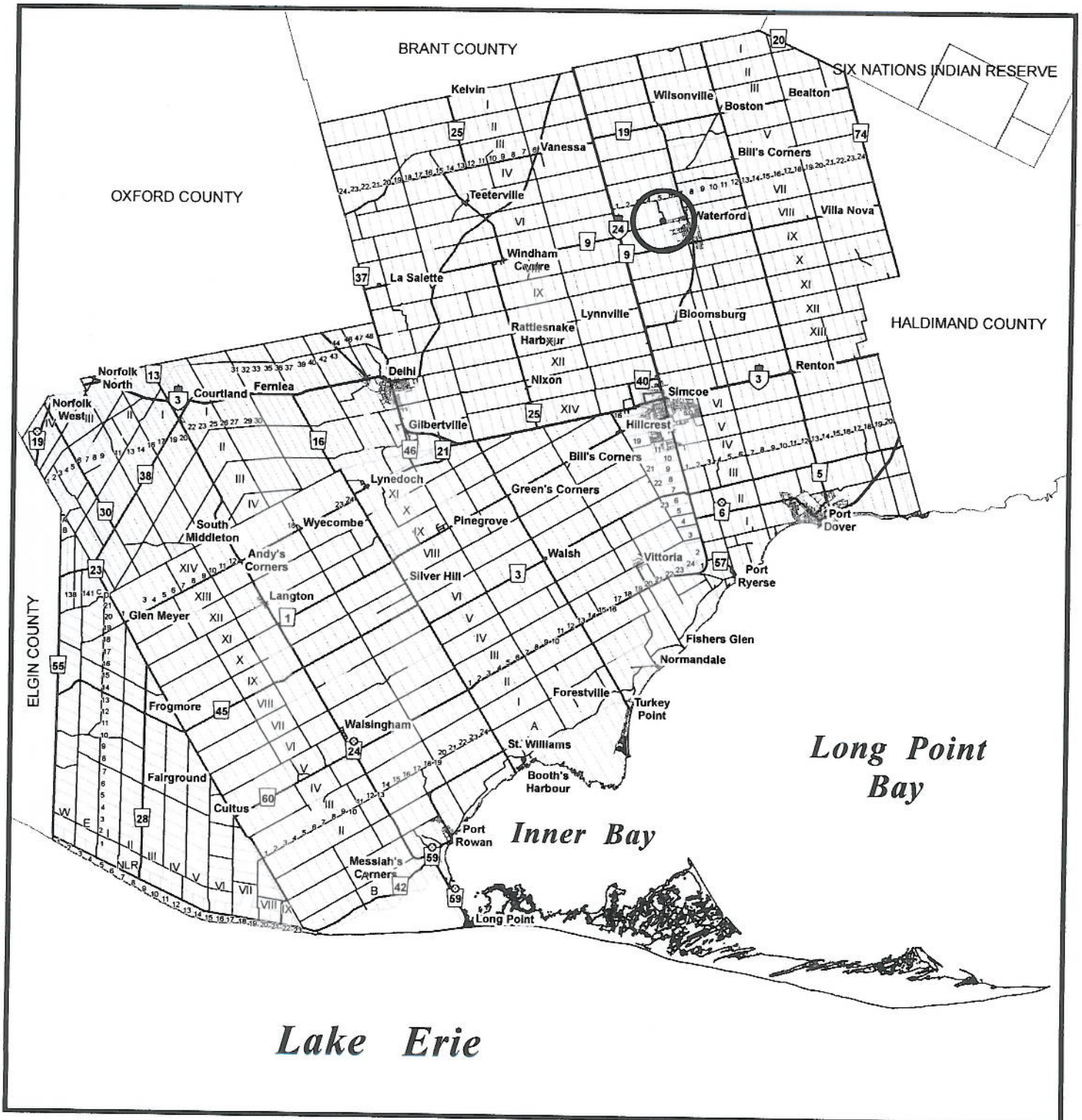
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# MAP 1

File Number: BN-002/2008 & BN-006/2008 & BN-007/2008  
Geographic Township of TOWNSEND

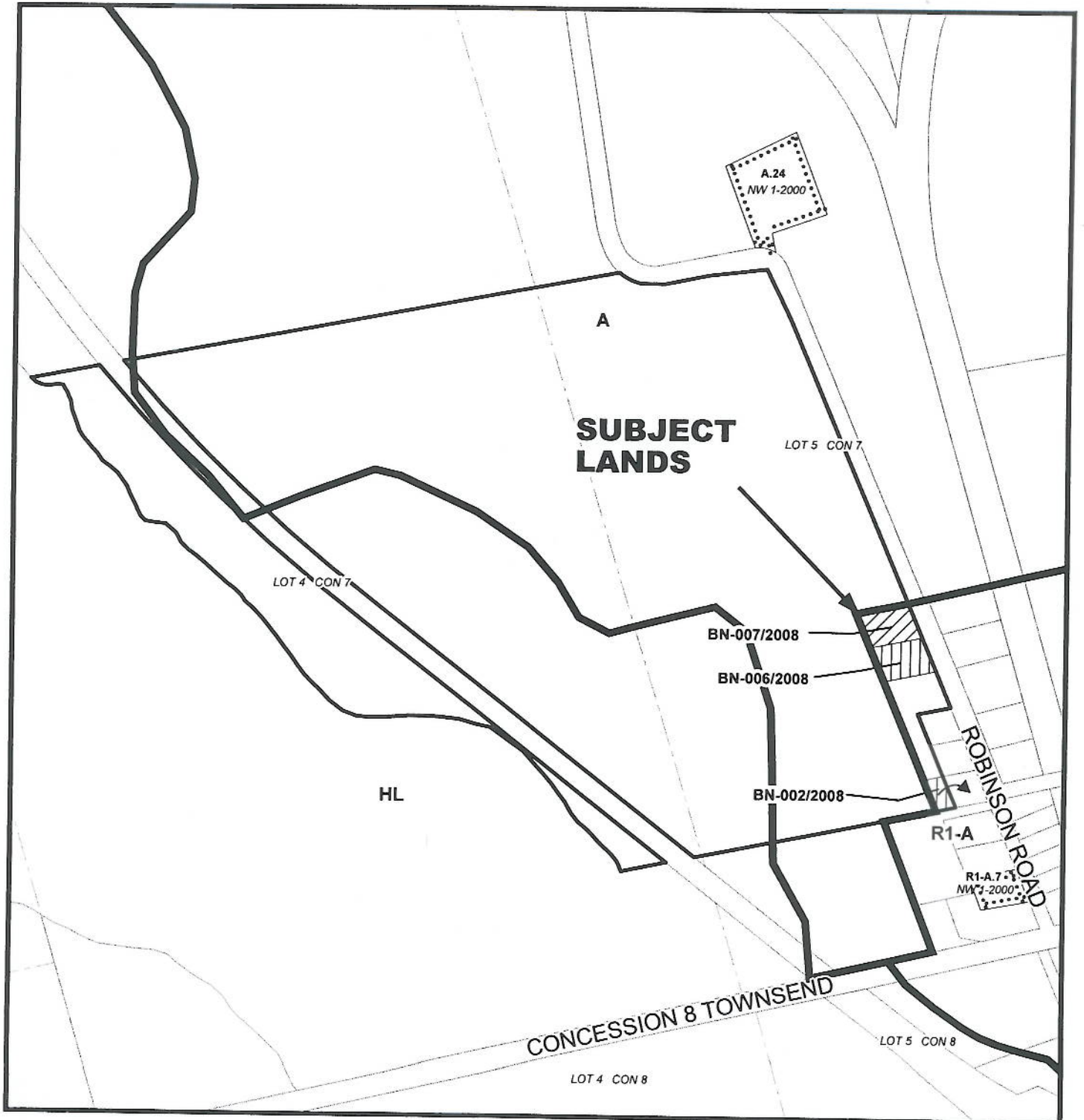
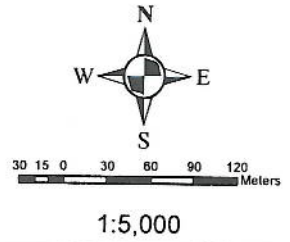




# MAP 2

File Number: BN-002/2008 & BN-006/2008  
& BN-007/2008

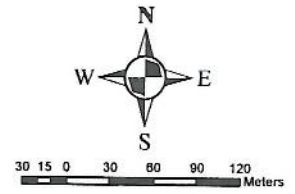
Geographic Township of TOWNSEND



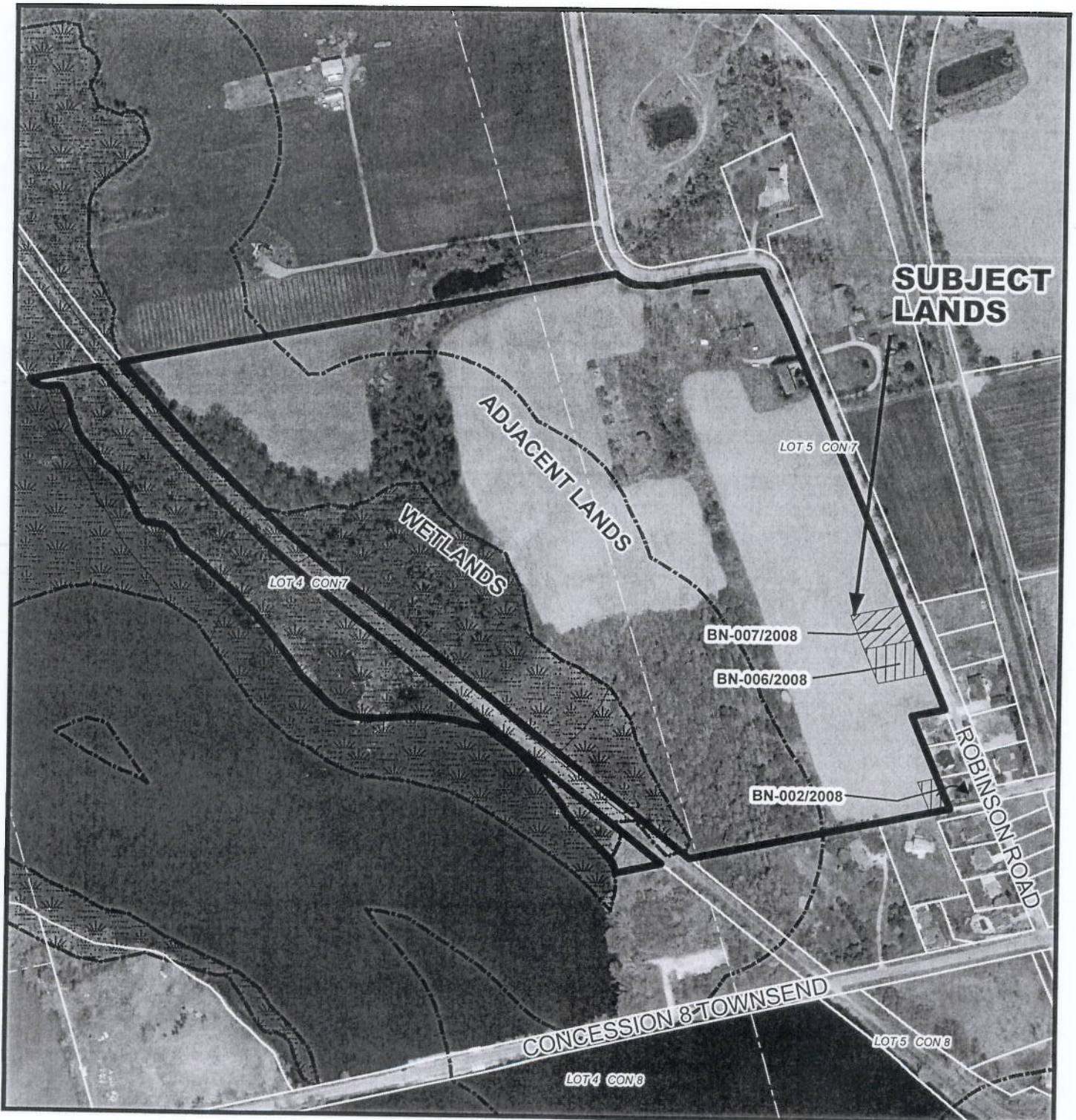
# MAP 3

File Number: BN-002/2008  
& BN-006/2008 & BN-007/2008

Geographic Township of TOWNSEND



1:5,000

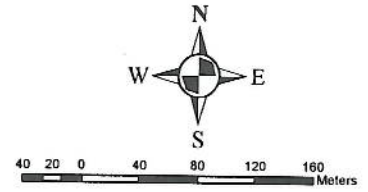




# MAP 4

File Number: BN-002/2008 & BN-006/2008  
& BN-007/2008

Geographic Township of TOWNSEND



1:5,000

