



# COMMENT REQUEST FORM

**FILE NO.: BN-007/2010**

**ROLL NO.: 3310-493-050-02800**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Building Department  | <input checked="" type="checkbox"/> GIS Section     |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review)  | <input 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:**

## FEBRUARY 1<sup>ST</sup>, 2010

**APPLICANT:**

Julius & Anna Margaret Abonyi, 322 St. John's Road West Simcoe, ON N3Y 4K5

**AGENT:**

Keith M. Jones Cobb & Jones LLP, 23 Argyle Street, P.O. Box 548 Simcoe, ON N3Y 4N5

**LOCATION:**

Pt Lots 4 & 5, Concession 5 CHR (322 St. John's Road, West)

**PROPOSAL:**

Sever a parcel having a frontage of 6.10 m. (20 ft.) a depth of 60.66 m. (199 ft.) and having an area of 542.54 sq. m. (5840 sq.ft.) and retain a parcel having an area of 18.5 ha. (45.7 ac.) as a boundary adjustment.

**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](mailto: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](mailto: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 18<sup>th</sup>, 2010**

Office Use:

File Number: BN- 007/2010  
 Related File: ✓  
 Fees Submitted: Dec. 23/09  
 Application Submitted: "  
 Sign Issued: "  
 Complete Application: "

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- 493 050 02800**

- |   |   |
|---|---|
| <input type="checkbox"/> Creation of a new lot  | <input checked="" 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 <sup>1</sup> Julius and Anna Margaret Abonyi Phone # 519-475-6164  
 Address 322 St. John's Road West Fax # 519-475-6400  
 Town / Postal Code Simcoe, Ontario N3Y 4K5 E-mail jmabonyi@sympatico.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

**AGENT INFORMATION**

Name of Agent Keith M. Jones, Cobb & Jones LLP Phone # 519-428-0170 ext.225  
 Address 23 Argyle Street, P.O. Box 548 Fax # 519-428-3105  
 Town / Postal Code Simcoe, Ontario N3Y 4N5 E-mail kjones@cobbjones.ca

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

Name of Owners <sup>2</sup> Julius and Anna Margaret Abonyi Phone # 519-475-6164  
 Address 322 St. John's Road West Fax # 519-475-6400  
 Town / Postal Code Simcoe, Ontario N3Y 4K5 E-mail jmabonyi@sympatico.ca

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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:

Royal Bank of Canada, 180 Wellington Street West, 1<sup>st</sup> Floor, Toronto, Ontario M5J 1J1



**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Charlotteville</u>	Urban Area or Hamlet	_____
Concession Number	<u>5</u>	Lot Number(s)	<u>4-5</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>805 current</u>	Depth (metres/feet)	<u>45.7 acres – see attached survey</u>
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____
Municipal Civic Address	<u>322 St. John’s Road West, Simcoe, Ontario N3Y 4K5</u>		

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

\_\_\_\_\_

Boundary Adjustment to convey 20’ strip to be added to East and South boundaries of existing rural residential lot.

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

Gary Allen Douglas and Mary Louise Douglas

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

33 10 493 050 02700

# 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	

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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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)	<u>20 feet</u> <i>6.10m</i>	Depth (metres/feet)	<u>199 feet</u> <i>60.66m</i>
Width (metres/feet)	<u>20 feet</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>5840 sq. feet or .133 ac.</u> <i>5/2.54 sq m</i>

Will add 20 ft to East and South side of existing lot

Existing lot - .42 acres

PROPOSED FINAL LOT SIZE (if boundary adjustment)

With addition - .55 acres *(.221a)*

Existing use: Rural residential

Proposed use: Rural residential no change

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:

Parcel to be severed is vacant land.

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:

No change adding vacant strip of land to existing rural residential lot

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

	<u>Current 805 feet</u>		
Frontage (metres/feet)	<u>Proposed 785 feet</u>	Depth (metres/feet)	<u>1765 feet</u>
Width (metres/feet)	<u>905 feet</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>45.7 acres</u> <i>14.5ha</i>

Existing use: Residential and agricultural

Proposed use: Residential and 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:

Rural residential dwelling and outbuilding is 45.7 acres

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:

No change



**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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?



**CONSENT / SEVERANCE**

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: \_\_\_\_\_

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:

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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 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 type="checkbox"/> No    ___ distance

### H. SERVICING AND ACCESS

**WATER SUPPLY**

Municipal piped water

Communal Wells

**SEVERED**

**RETAINED**





**CONSENT / SEVERANCE**

Individual Wells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe) _____		
<b>SEWAGE TREATMENT</b>	<b>SEVERED</b>	<b>RETAINED</b>
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 checked="" type="checkbox"/>
Other means (describe) _____		

<b>STORM DRAINAGE</b>	<b>SEVERED</b>	<b>RETAINED</b>
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:

- 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: \_\_\_\_\_

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: \_\_\_\_\_

**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.

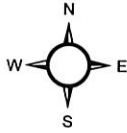


# MAP 1

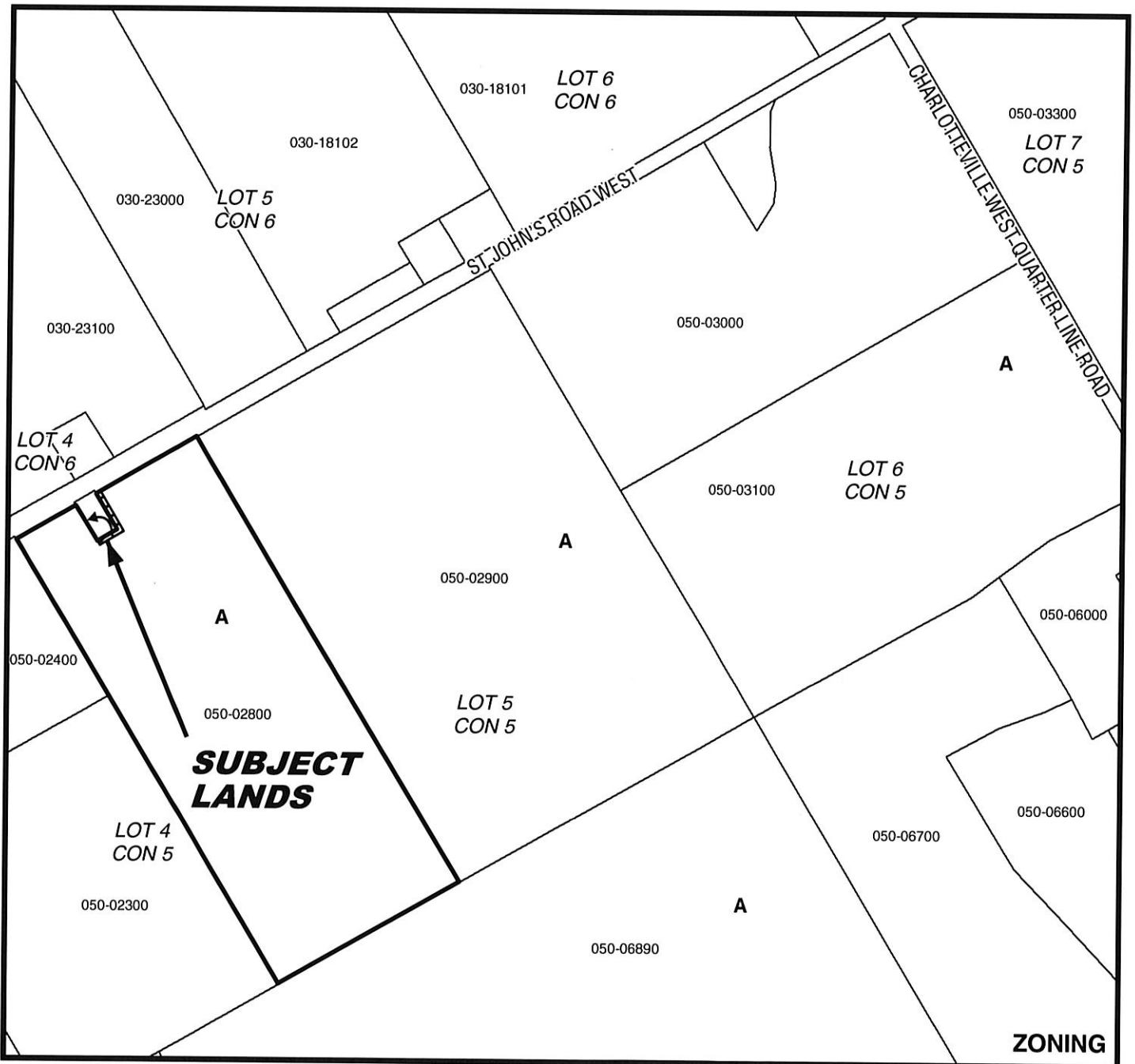
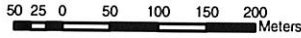
File Number: BN-007/2010

Geographic Township of

## CHARLOTTEVILLE



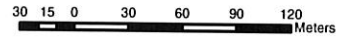
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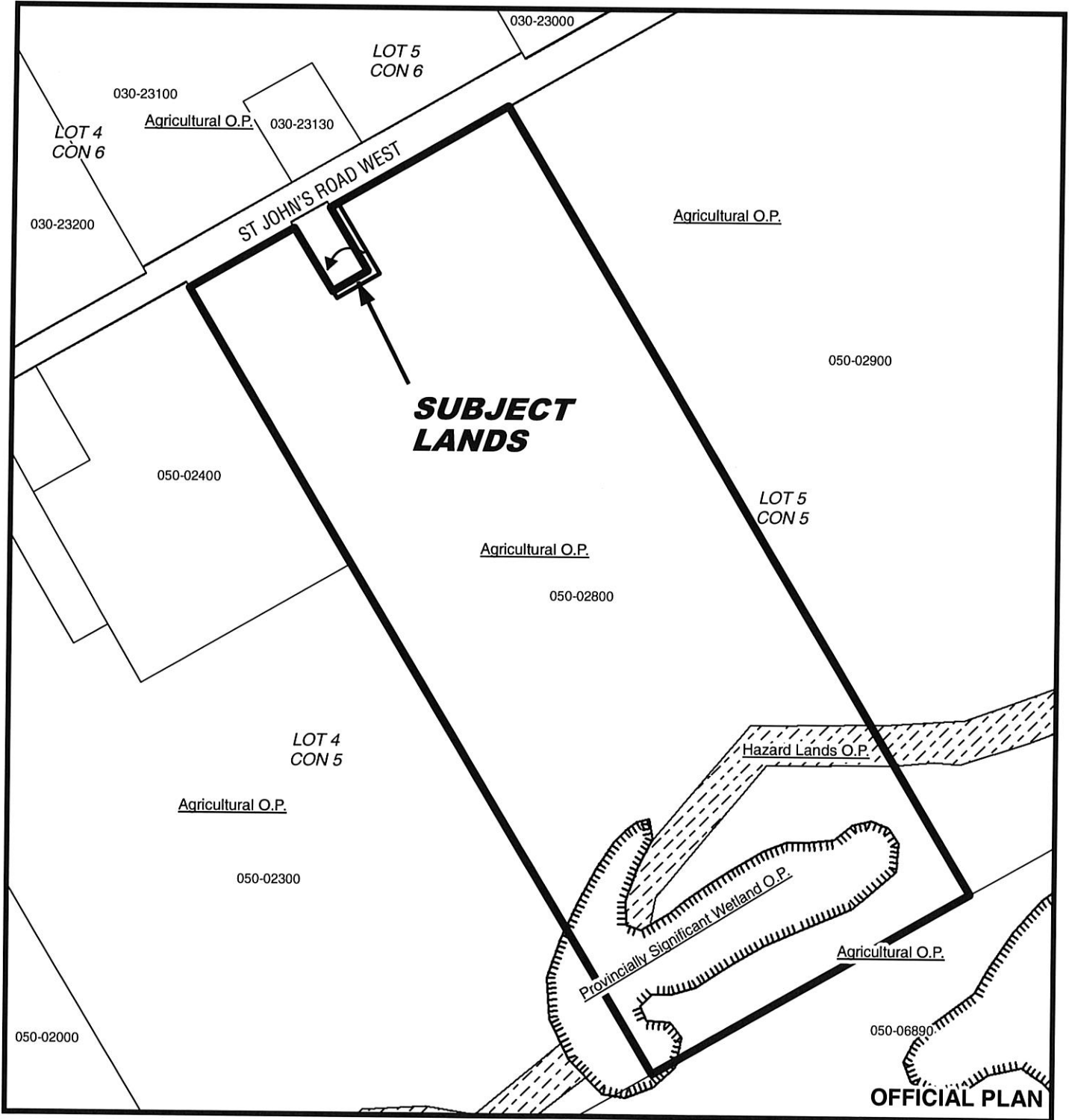
# MAP 2

File Number: BN-007/2010

Geographic Township of CHARLOTTEVILLE



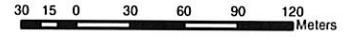
1:4,000



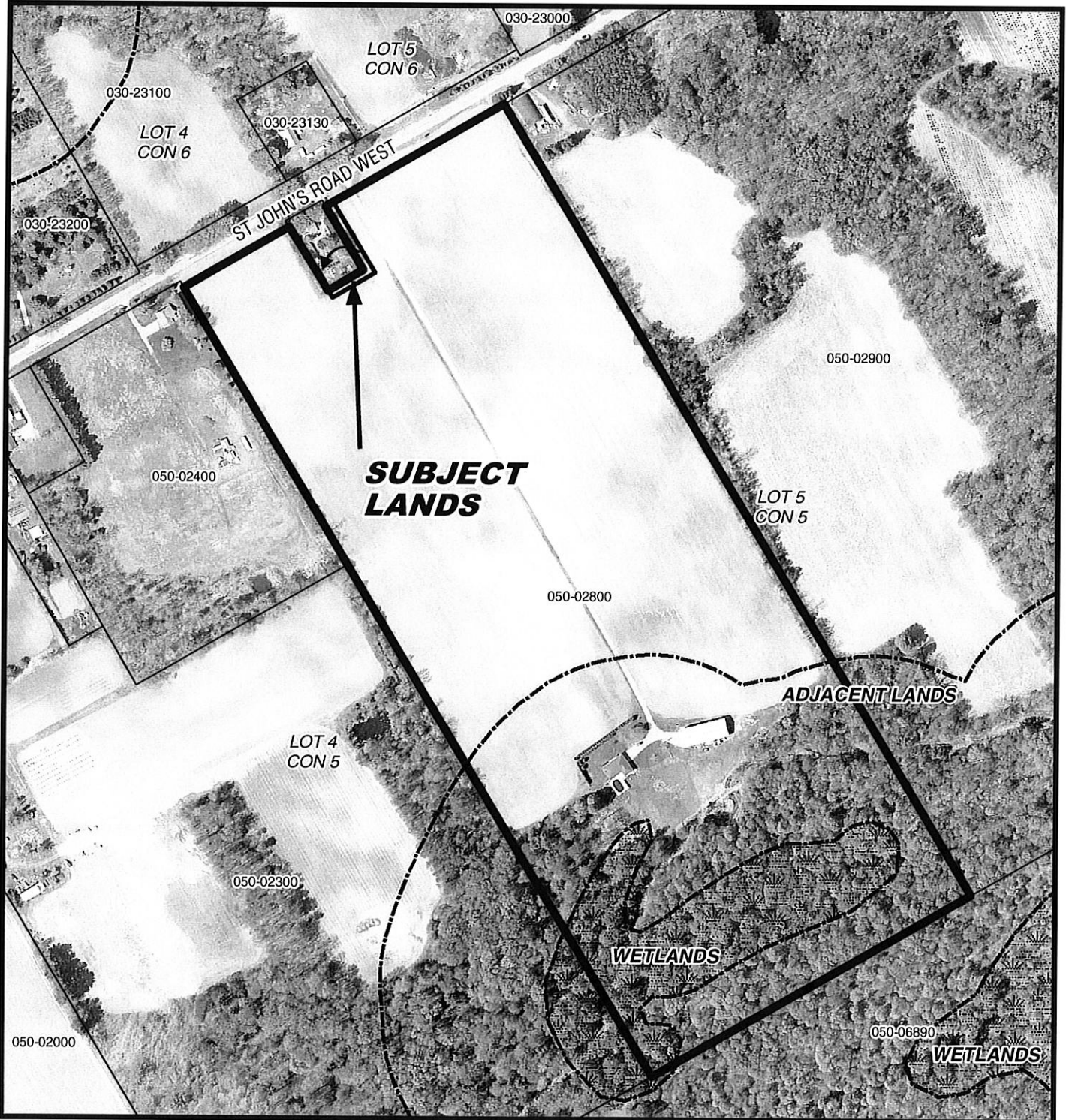
# MAP 3

File Number: BN-007/2010

Geographic Township of CHARLOTTEVILLE



1:4,000



# MAP 4

File Number: BN-007/2010

Geographic Township of CHARLOTTEVILLE



1:2,000

