



## COMMENT REQUEST FORM

**FILE NO.: BN-016/2010**

**ROLL NO.: 3310-542-010-29100**

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

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

**APPLICANT:**

Simone Marie D'Hulster, Ronald Cyriel D'Hulster,  
Mary Lou Theresa Francoeur, 1 Croatia Court St. Thomas, ON N5R 5P6

**AGENT:**

Richard Van Severen,  
Brimage Tyrrell, Van Severen & Homeniuk LLP, 21 Norfolk St. N. Simcoe, ON N3Y 4L1

**LOCATION:**

Pt Lot 3 & 4, Blk 3, Plan 25B NWAL (32 Queen Street, Langton)

**PROPOSAL:**

Creation of an easement having a frontage of 5.18 m. (17 ft.) a depth of 8.22 m. (27 ft.) and having an area of 42.64 sq.m. (459 sq.ft.) and retain a parcel having an area of 684 sq.m. (7363.6 sq.ft.) to provide access to water well and to repair, maintain and/or replace water line to well.

**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP**

Norfolk County, 22 Albert Street, Langton, ON N0E 1G0  
(519) 426-5870 ext 1290

**EMAIL: [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@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: February 15<sup>th</sup>, 2010**

**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-16/2010  
 Related File: \_\_\_\_\_  
 Fees Submitted: Jan 22/10  
 Application Submitted: "  
 Sign Issued: "  
 Complete Application: "

*AG.*

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-** 5 4201029100

- |   |  |
|---|--|
| <input type="checkbox"/> Creation of a new lot  | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling       | <input checked="" type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split             | <input type="checkbox"/> Right-of-way        |
| <input type="checkbox"/> Other (lease / charge) |  |

**A. APPLICANT INFORMATION**

*SIMONE MARIE DSHULSTER*  
*RONALD CYRIEL DSHULSTER*  
 Name of Applicant <sup>1</sup> MARY LOU THERESA FRANCOEUR Phone # 519 633 2887  
 Address C/O MARY LOU THERESA FRANCOEUR Fax # \_\_\_\_\_  
1 ~~CROATIA~~ CROATIA COURT  
 Town / Postal Code ST. THOMAS, ONT. N5R5P6 E-mail francoeurmany1ou@yahoo.com

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

**AGENT INFORMATION**

Name of Agent RICHARD VAN SEVEREN Phone # 519 426 5840  
 Address 21 NORFOLK ST N. Fax # 519 426 5572  
 Town / Postal Code SIMCOE, ONT. N3Y 4L1 E-mail rvanseveren@brimage.com

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

Name of Owners <sup>2</sup> SAME Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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: NONE

NONE



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>N. WALSHINGHAM.</u>	Urban Area or Hamlet	<u>LANGTON</u>
Concession Number	_____	Lot Number(s)	<u>3+4</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>3</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____
Municipal Civic Address	<u>32 QUEEN ST, LANGTON, ONT NOEIGO</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):

EASEMENT TO RERAIR, MAINTAIN &/OR REPLACE  
WATER LINE TO WELL & ACCESS TO WELL

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

SIMONE D'HULSTER

EASEMENT

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

SIMONE D'HULSTER 3310542-01029100



**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
<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	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

AS AN EASEMENT

OUTLINED IN YELLOW ON ATTACHED PLAN OF SURVEY OF HV. JEWITT DATED APRIL 24, 1961

TO BE SURVEYED

Description of land intended to be SEVERED:

Frontage (metres/feet) 17'± Depth (metres/feet) 27'± (8.22 m)

Width (metres/feet) 17'± (5.18 m) Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 459 sq. ft.± (42.64 sam)

PROPOSED FINAL LOT SIZE (if boundary adjustment)

Existing use: RESIDENTIAL

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: 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) 44.38'± Depth (metres/feet) 165.92'±

Width (metres/feet) 44.38'± Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 7,363.60 sq. ft.± (684 sqm)

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL

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: 1 BRICK HOUSE & 1 BRICK GARAGE BUILT IN THE 50'S

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: 1 BRICK HOUSE & 1 BRICK GARAGE BUILT IN THE 50'S

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet) 17'± Depth (metres/feet) 27'±

Width (metres/feet) 17'± Lot area (m<sup>2</sup> / ft<sup>2</sup>) 459 sq. ft.±

Proposed use: EASEMENT TO REPAIR, MAINTAIN +/OR REPLACE WATER LINE TO WELL & ACCESS ~~TO WELL~~ TO WELL



**CONSENT / SEVERANCE**

**D. PROPERTY INFORMATION**

Present official plan designation(s): RESIDENTIAL

Present zoning: RESIDENTIAL

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?

Yes  No  Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes  No  Unknown

ACROSS THE ROAD

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time? ACROSS THE ROAD



**CONSENT / SEVERANCE**

Yes       No       Unknown

*ACROSS THE ROAD*

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:

*SERVICE STATION ACROSS THE ROAD IS WHAT CAUSED THE NEED FOR THE WELL ON THE RETAINED LANDS TO SUPPLY WATER TO THE LANDS TO THE SOUTH PUT IN BY MIN. OF ENVIRONMENT & THIS LEASEMENT*

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:           *N/A*          

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**

**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:

NOT KNOWN

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

**H. SERVICING AND ACCESS**

**WATER SUPPLY**

Municipal piped water

**SEVERED**

**RETAINED**

Communal Wells

Individual Wells

2 WELLS

Other means (describe) \_\_\_\_\_





**CONSENT / SEVERANCE**

**SEWAGE TREATMENT**

**SEVERED**

**RETAINED**

Municipal Sewers

Communal System

Septic tank and tile bed

Other means (describe) \_\_\_\_\_

**STORM DRAINAGE**

**SEVERED**

**RETAINED**

Storm Sewers

Open ditches

Other (describe) NOT KNOWN

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

If other, describe: \_\_\_\_\_

Name of road/street: \_\_\_\_\_

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: \_\_\_\_\_

**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.

MIN. OF ENVIRONMENT PLACED A WELL ON THIS PROPERTY TO  
SERVE THE LANDS TO THE SOUTH. THIS EASEMENT IS TO  
ENSURE ACCESS TO THE WELL FOR THE PROPERTY TO THE  
SOUTH IF & WHEN IT GETS SOLD



J. P. GALONDE  
INST. NO. 230355

N. 59° 22' E  
Fence on Line

165' 92

LOT 1

Brick House

WELL

Brick garage

N. 59° 43' E

165' 92

LOT 3

Frame House

8' 1.7' under concrete

N. 30° 25' W

13' 7

6' 2.6

2' 1.2

32' 5

9' 0

N. 61° 22' E

74' 0

Frame Garage

N. 30° 25' W

9' 0

3' 3

2' 8

N. 61° 22' E 92' 0

68' 6

17' 4

17' 1

18' 8.5

44' 38

90' 5

46' 12

132' 7.4

Fd Cot Cross

N. 61° 22' E.

ALBERT STREET

QUEEN STREET N. 30° 25' W 850

LOT 2



# MAP 2

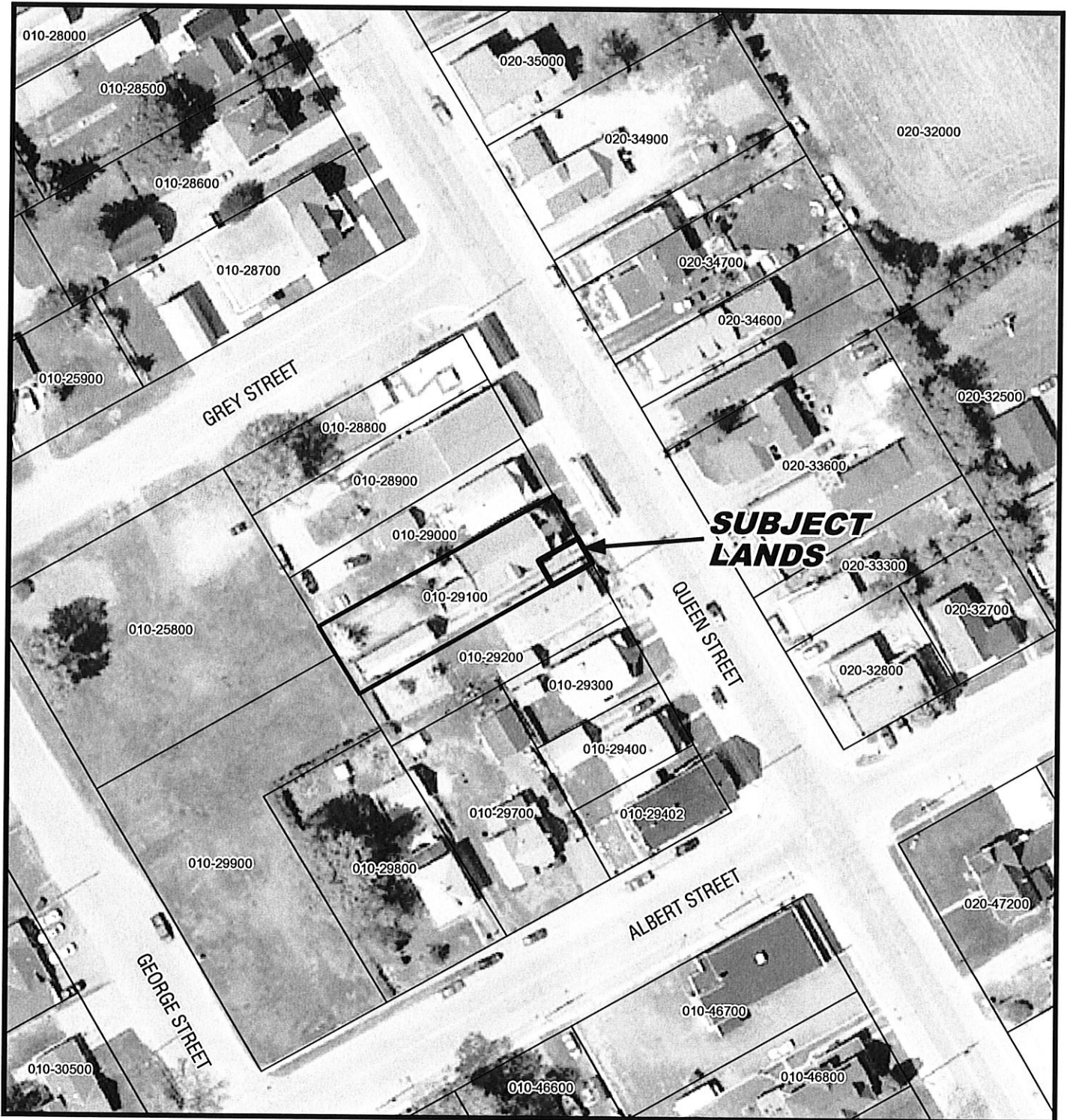
File Number: BN-016/2010

Geographic Township of NORTH WALSHINGHAM



6 3 0 6 12 18 24 Meters

1:1,000



# MAP 3

File Number: BN-016/2010

Geographic Township of NORTH WALSHINGHAM



1:500

