



**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:

**April 11<sup>TH</sup>, 2007**

**FILE NO.: BN-017/2007**

**ASSESSMENT ROLL NO.: 3310-401-015-06800**

**APPLICANT:**

815595 Ontario Inc., Attention: Bob Lawrence, RR #2, 66 Tisdale Road, Port Dover, ON N0A 1N2

**LOCATION:**

Plan 182, Block 127A, Part Lot 6 SIMCOE (80 Patterson Street)

**PROPOSAL:**

Sever a parcel having a frontage of 24.99 m (82 ft) a depth of 51.5 m (169 ft) and having an area of 1,287 m<sup>2</sup> (13,854.6 ft<sup>2</sup>) and retain a parcel having an area of 2,397.8 m<sup>2</sup> (25,811.6 ft<sup>2</sup>) more or less as the creation of a new lot in the urban/residential 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: March 28<sup>th</sup>, 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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 401-015-068.00 \*  
(to be provided by applicant/agent)

\* also related to 2 N#069/2006.  
d By-law 5-2-2007



Office Use

File No. BN-017/2007  
Date Submitted Feb. 26/07  
Date Received " "  
Sign Issued " "

APPLICATION FOR CONSENT

NOTE: This 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.

A. APPLICANT INFORMATION

- 1. Name of Owner 815595 Ont. Inc. Phone No. 519 583 0568  
 Address Attn Bob Lawrence Fax No. \_\_\_\_\_  
RR #2 166 Tisdale Rd. Postal Code N0A 1N2  
Post Office E-mail \_\_\_\_\_
- 2. Agent (if any) \_\_\_\_\_ Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_ Fax No. \_\_\_\_\_  
 \_\_\_\_\_ Postal Code \_\_\_\_\_  
 \_\_\_\_\_ E-mail \_\_\_\_\_

Please specify to whom all communications be sent:  Owner  Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

First Mortgage - RBC

4. Are there any restrictive covenants affecting the property?

Yes  No If yes, describe the easement or covenant and its effect:

\_\_\_\_\_  
\_\_\_\_\_

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township \_\_\_\_\_  
 Urban Area or Hamlet Simcoe  
 Concession Number \_\_\_\_\_ Lot Number \_\_\_\_\_  
 Registered Plan Number 182 Lot(s)/Block(s) Part Lot 6, Part Lot 7  
 Reference Plan Number \_\_\_\_\_ Part Number(s) BLOCK 127 A  
 Civic Address 80 Patterson Street

**C. PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check appropriate box)
 

Transfer: <input checked="" type="checkbox"/> Creation of a new lot	Other: <input type="checkbox"/> a charge
<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> a lease
<input type="checkbox"/> an easement/right-of-way	<input type="checkbox"/> a correction of title
  
2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (if known):  
self.
  
3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.  
 Roll No.: 33-10- Name: \_\_\_\_\_
  
4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.
  
5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.



4. Existing or proposed access to land intended to be RETAINED:

- Unopened Road
- Municipal Road
- Provincial Highway
- Other (Specify)

Name of Road/Street 80 Patterson Street

5. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water
- Individual Wells
- Other (describe)

Sewage Treatment

- Sewers
- Communal System
- Septic Tank & Tile Bed
- Other (describe)

Storm Drainage\*

- Storm Sewers
- Open Ditches
- Other (describe)

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes  No

\* Has the existing drainage on the subject land been altered?

Yes  No

\* Does a legal and adequate outlet for storm drainage exist?

Yes  No  Unknown

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Urban Residential

2. What is the existing Zoning of the subject lands: R4 (Holding)  
(If required, assistance is available for questions 1 and 2 above.)

*Refer also to By-law 5-2-2007*

**F. PROVINCIAL POLICY**

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)		
A Wooded area	✓	✓ (in rear yard)
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		✓ possibly.
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		
Floodplain	✓ (in rear yard area).	
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		✓ Norfolk Power to the north
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

**G. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes  No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

The name of the transferee for each parcel: \_\_\_\_\_

What uses were the parcels severed for? \_\_\_\_\_

NA

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

3. Date of construction of the dwelling proposed to be severed: \_\_\_\_\_

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes  No  Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. \_\_\_\_\_ Decision: \_\_\_\_\_

5. Date of purchase of subject land. 1986.

6. How many years has the owner farmed? \_\_\_\_\_

NA

Outside this municipality but in Ontario? \_\_\_\_\_ In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

**H. CURRENT APPLICATION**

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes  No  Unknown

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes  No  Unknown

If Yes, File No. ZN-069/2006 Status: Approved on Jan. 23/07

3. Is there any other application on this property that could affect this application?

Yes  No  Unknown

If Yes, describe \_\_\_\_\_

**I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**





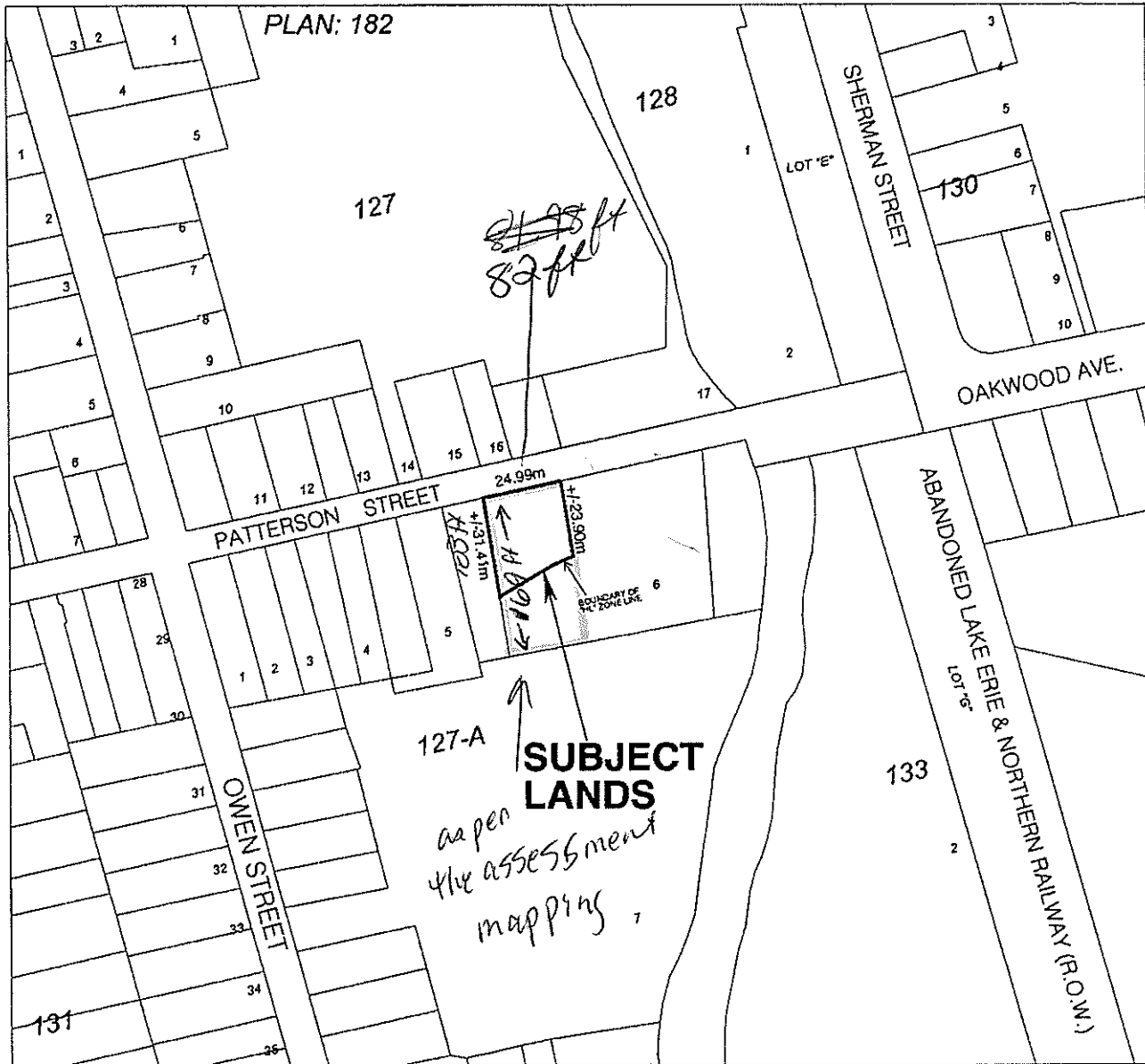
Lands to be Severed

# MAP B - Detail Map

NORFOLK COUNTY  
Urban Area of SIMCOE



Scale 1:2000



NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048

This is Map B to Zoning By-law 5-Z-2007 Passed the 23rd day of January, 2007.

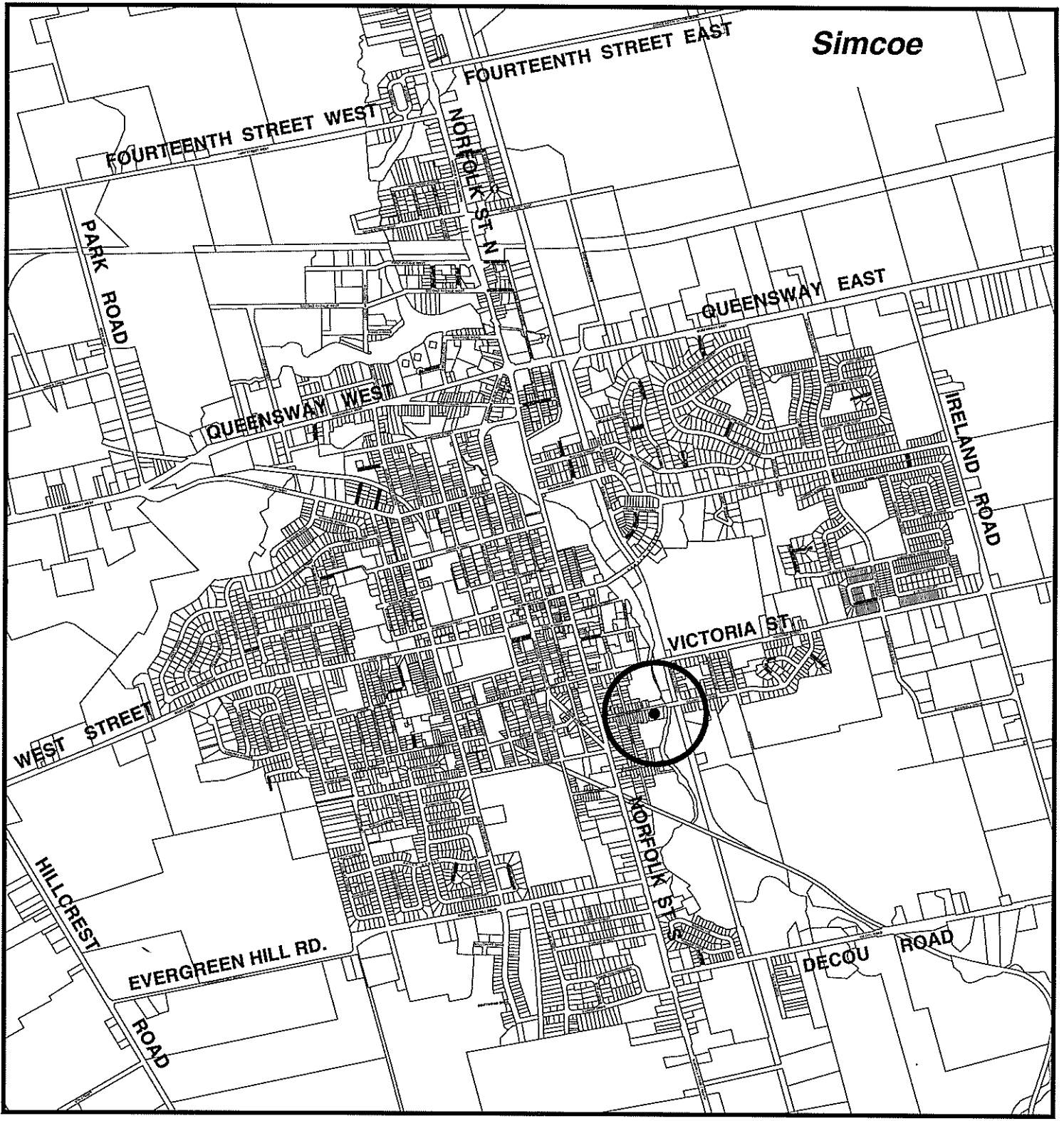
*DM Saville*  
MAYOR

*Suzanne Wood*  
CLERK



# MAP 1

File Number: BN-017/2007  
Urban Area of SIMCOE



# MAP 2

File Number: BN-017/2007  
Urban Area of SIMCOE



25 0 25 50 75 METERS

1 : 3000



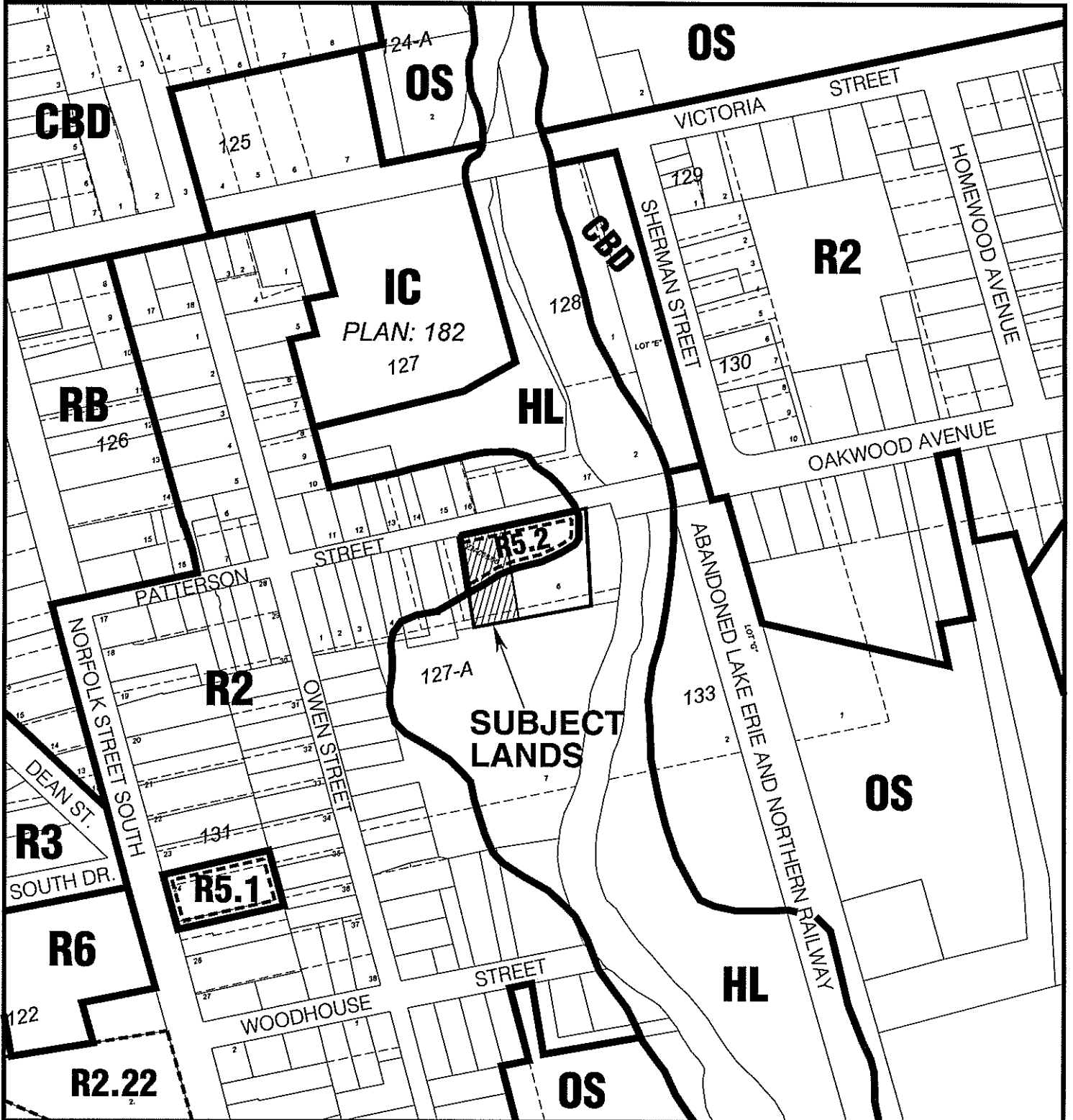
# MAP 3

File Number: BN-017/2007  
Urban Area of SIMCOE



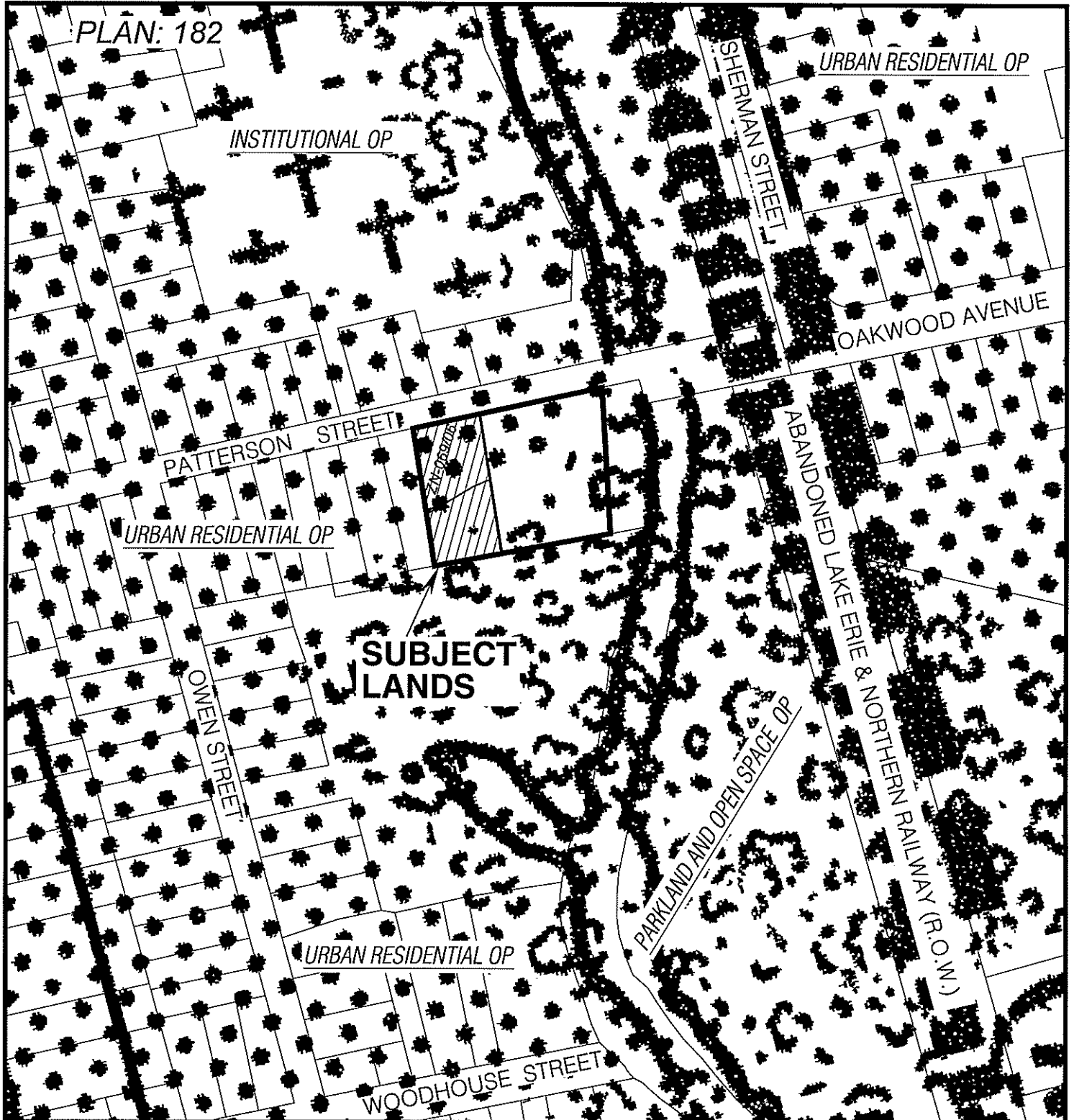
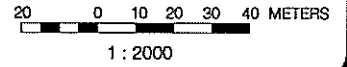
25 0 25 50 75 METERS

1 : 3000



# MAP 4

File Number: BN-017/2007  
Urban Area of SIMCOE



# MAP 5

File Number: BN-017/2007  
Urban Area of SIMCOE

