



# COMMENT REQUEST FORM

**FILE NO.: BN-017/2010**

**ROLL NO.: 3310-401-003-06100**

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

Don Field & Sons Const., 257 OakHill Drive Brantford, ON N3T 5L7

**LOCATION:**

Lot 17 Blk 32 Plan 182 Simcoe (167 Windham Street)

**PROPOSAL:**

Sever a parcel having a frontage of 73.9 m. (242.45 ft.) a depth of 35.31 m. (115.85 ft.) and having an area of 0.18 ha. (0.44 ac.) and retain a parcel having an area of 0.05 ha. (0.14 ac.) as the severance through a semi detached dwelling to allow both sides to be separately owned.

**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**

**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- 017/2010  
 Related File: ~~8~~  
 Fees Submitted: January 28, 2010  
 Application Submitted: January 28, 2010  
 Sign Issued: January 28, 2010  
 Complete Application: January 28, 2010

*me.*

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-** 401 003 061 00

- |   |  |
|---|--|
| <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 Applicant <sup>1</sup> DON FIELD + SONS CONST. Phone # 519 861 0388  
 Address 257 OAKHILL DRIVE Fax # 519-7534266  
 Town / Postal Code BRANTFORD N3T5L7 E-mail FIELD.HOMES@LIVE.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 \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

**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:

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



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK COUNTY</u>	Urban Area or Hamlet	<u>Simcoe</u>
Concession Number	<u><del>F8</del></u>	Lot Number(s)	<u>£</u>
Registered Plan Number	<u>182</u>	Lot(s) or Block Number(s)	<u>17 Block 32</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>89.69m</u>	Depth (metres/feet)	<u>43.51 m</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3902.41 m<sup>2</sup></u>
Municipal Civic Address	<u>167 WINDHAM STREET</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):

SEWER LOT ON SEMI DETACHED TO MAKE  
TWO SEPARATE UNITS.

\_\_\_\_\_

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

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:

<b>Owners Name and Address</b> <small>(including those with part interest)</small> <b>Assessment Roll No.</b> <small>(obtained from your tax bill)</small>	<b>Geographic Township</b> <b>Concession and Lot #</b>	<b>Total Acreage</b> <small>(individual property)</small>	<b>Acres Workable</b> <small>(individual property)</small>	<b>Existing Farm Type</b> <small>(individual property e.g. corn production, orchard, tobacco)</small>	<b>Dwelling Present</b>	<b>Year Dwelling Built</b>
<b>SUBJECT LANDS</b>					<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	
					<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:

<b>Description of Land</b>	<b>Lands to be Severed</b>	<b>Lands to be Retained</b>
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)		

<b>Description of Existing Buildings</b>	<b>Lands to be Severed</b>	<b>Lands to be Retained</b>
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**: 73.9m (242.45ft)  
 Frontage (metres/feet) 89.69m (294.23ft) Depth (metres/feet) 43.69 35.31m  
 Width (metres/feet) 73.90 X 35.31 Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 1781.5 (.44ac) (.18ha)  
 PROPOSED FINAL LOT SIZE (if boundary adjustment) (115.85ft)

Existing use: SINGLE FAMILY  
 Proposed use: SAME

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:  
1/2 half of a semi DETACHED house

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) 15.80 m Depth (metres/feet) 35.31 m  
 Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 573.5 sq. m. (.14ac) (.05ha)

Existing use: SINGLE FAMILY  
 Proposed use: SAME

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:  
Same

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:  
Same

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: \_\_\_\_\_



**CONSENT / SEVERANCE**

**D. PROPERTY INFORMATION**

Present official plan designation(s): RESIDENTIAL & HAZARDOUS LAND

Present zoning: R2 / HL

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: 2009

Date of purchase of subject lands: 2009

**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?



**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:

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

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

**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:

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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)		
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	___ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Wooded area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Municipal landfill	<input type="checkbox"/> Yes	<input 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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**

**SEVERED**

**RETAINED**

Municipal piped water

Communal Wells

Individual 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) \_\_\_\_\_

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: departing sales

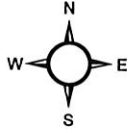
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

# MAP 1

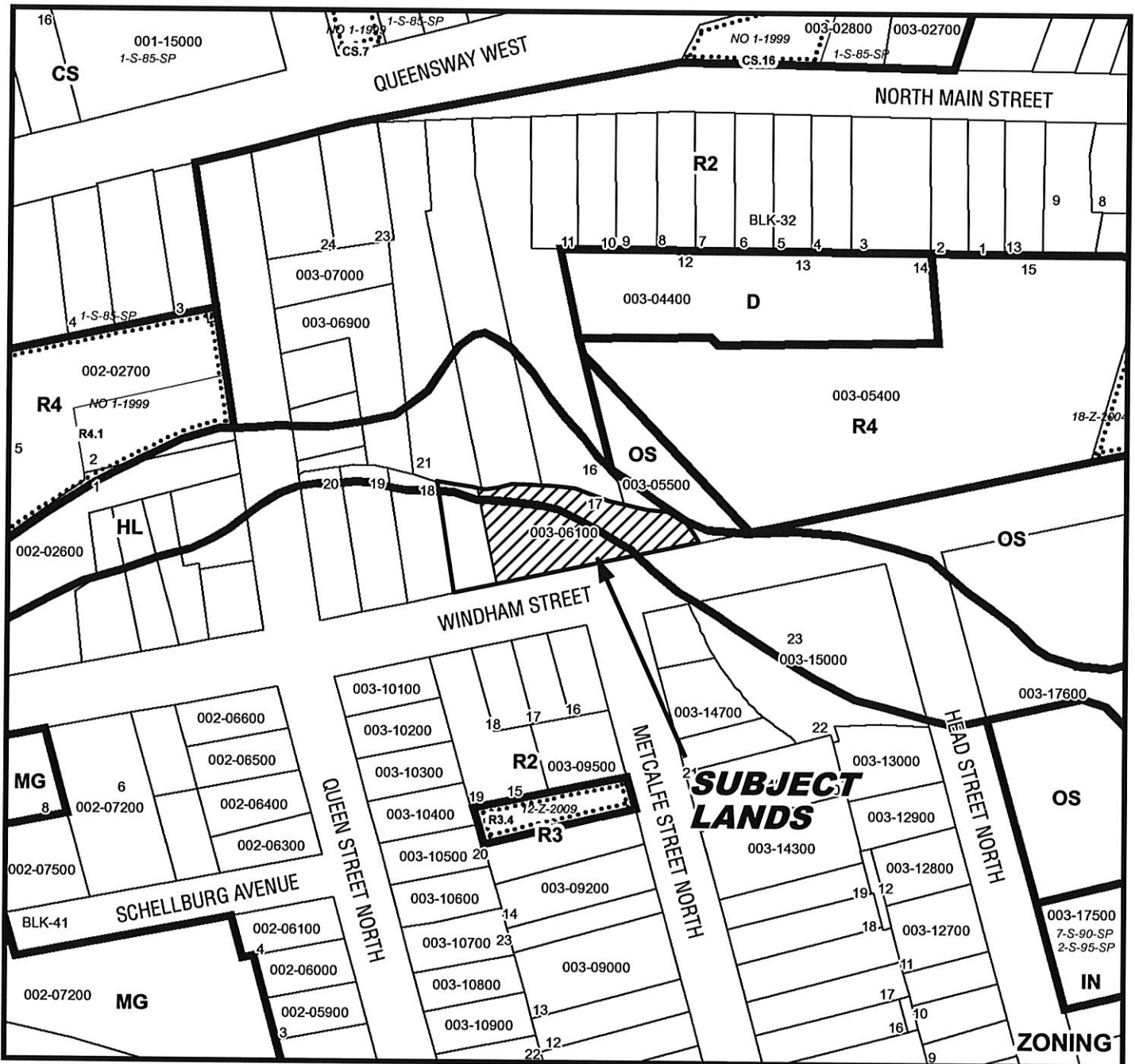
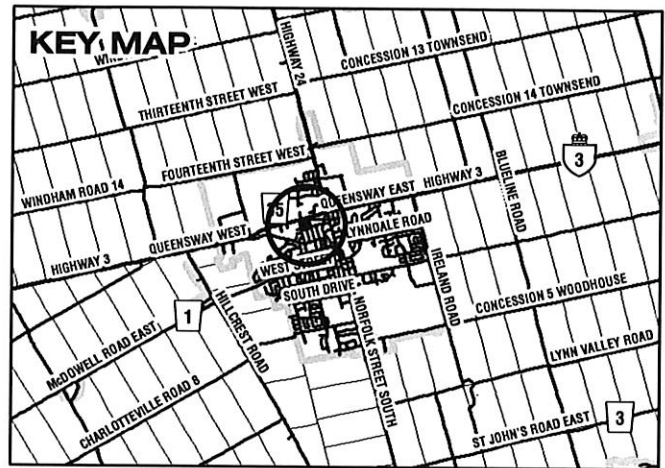
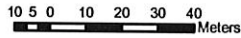
File Number: BN-017/2010

Urban Area of

## SIMCOE



1:2,000



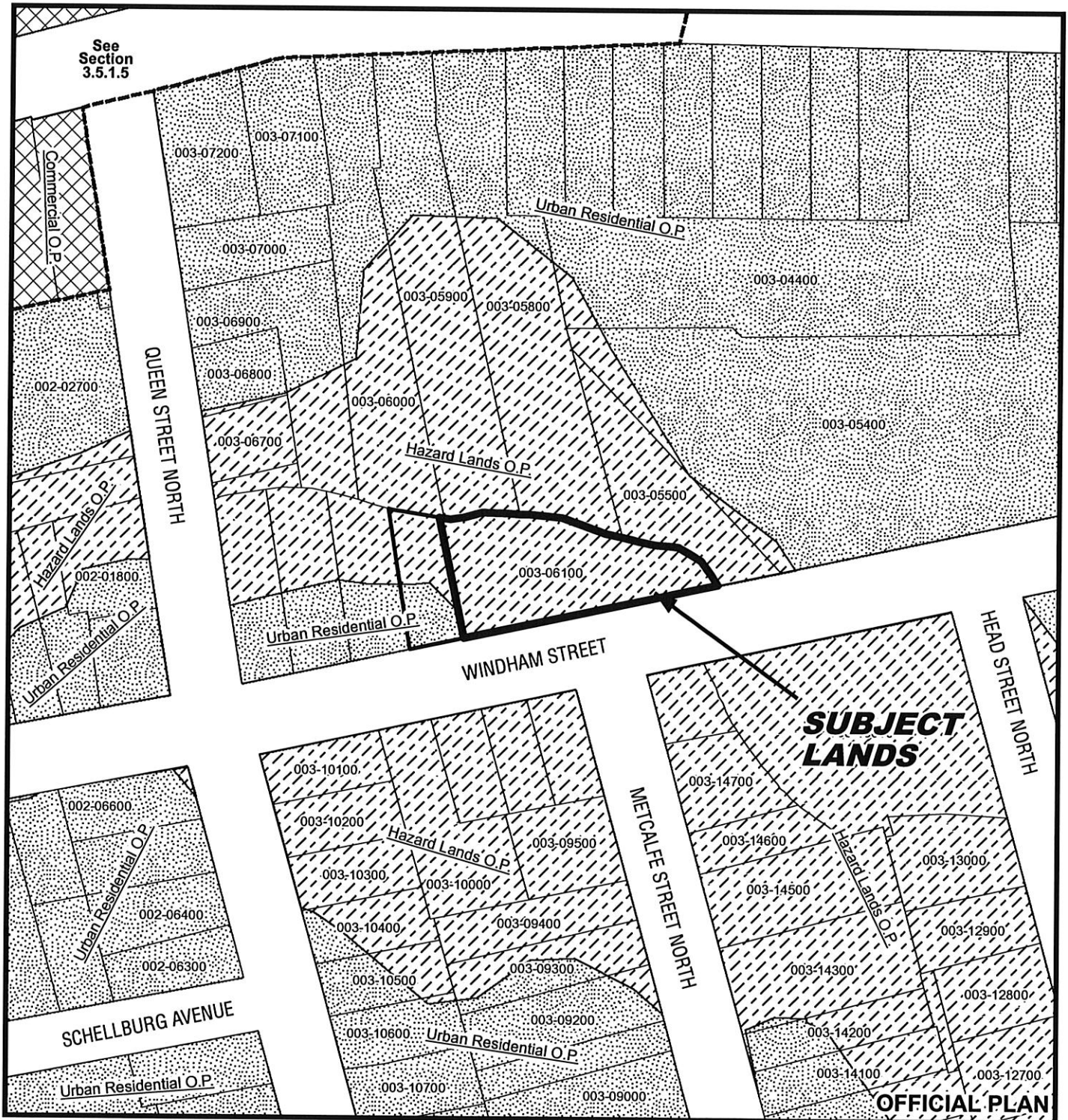
# MAP 2

File Number: BN-017/2010

Urban Area of SIMCOE



1:1,500



# MAP 3

File Number: BN-017/2010

Urban Area of SIMCOE



1:1,000



# MAP 4

File Number: BN-017/2010

Urban Area of SIMCOE



1:1,000

