



**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 11TH, 2007

FILE NO.: BN-025/2007

ASSESSMENT ROLL NO.: 3310-337-060-36500

APPLICANT:

Tchorek Farms Ltd., c/o Les and Delores Tchorek, 83 Blue Line Road, RR #3, Simcoe, ON N3Y 4K2

AGENT:

R.C. Dixon, O.L.S., 51 Park Road, Simcoe, ON N3Y 4J9

LOCATION:

Broken Front Concession, Part Lot 6 WDH (85 Blue Line Road)

PROPOSAL:

Sever a parcel having a frontage of 9.14 m (30 ft) a depth of 45 m (148 ft) and having an area of 0.168 ha (0.415 ac) and retain a parcel having an approximate area of 17 ha (42 ac) more or less as a boundary adjustment.

- | | |
|--|---|
| <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 type="checkbox"/> Conservation Authority |

CIRCULATION DATE: March 28th, 2007

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

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- 337-000-36500
(to be provided by applicant/agent)

Office Use

File No. BN-25/07
Date Submitted Mar. 19/07
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

Tchorek Farms Ltd.

1. Name of Owner Les + Debra Tchorek Phone No. 428-2066
Address 83 Bluepine Road Fax No. _____
RR3 Simcoe Postal Code _____
N3Y 4K2 E-mail _____

2. Agent (if any) R-C Dixon OLS Phone No. (519) 426-0842
Address Sr Park Road Fax No. 426-1035
Simcoe N3Y 4J9 Postal Code N3Y 4J9
E-mail RC@vegas.com

Please specify to whom all communications be sent: Owner Agent

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

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 Woodhouse
 Urban Area or Hamlet _____
 Concession Number Broken Front Lot Number 6
 Registered Plan Number _____ Lot(s)/Block(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Civic Address 83 Blue Line Road

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check appropriate box)
- | | | | |
|-----------|---|--------|--|
| Transfer: | <input type="checkbox"/> Creation of a new lot | Other: | <input type="checkbox"/> a charge |
| | <input checked="" 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):

Wayne Olsen + Rosealba Martino

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- 337- 0600 - 36500 Name: Wayne Olsen + Rosealba Martino

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.

existing lot is approx. 1.17 ac.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. Description of land intended to be SEVERED:

Frontage: 9.14 m. Depth: 45 m.
30' ft. 148' ft.

Width: 9.14 m. Area: _____ ha.
30' ft. 0.415 ac

Existing use agriculture Proposed Use: residential

Number and type of buildings and structures existing on the land to be severed:
nil

Number and type of buildings and structures proposed on the land to be severed:
nil

2. Description of land intended to be RETAINED:

Frontage: _____ m. Depth: _____ m.
_____ ft. 3030 ± ft.

Width: 200.56 m. Area: 17 ha
658 ft. 42 ± ac.

Existing use agriculture Proposed Use: agriculture

Number and type of buildings and structures existing on the land to be retained:
2 sty brick house, 2 barns, cottage, trailer + frame shed

Number and type of buildings and structures proposed on the land to be retained:
no change

3. Existing or proposed access to land intended to be SEVERED:

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

Name of Road/Street Blue Line Road.

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

Unopened Road Municipal Road Provincial Highway

Other (Specify)

Name of Road/Street Blue Line Road

5. Servicing: n/a

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: Agriculture

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

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	—	—
A Municipal Landfill	—	—
A Sewage Treatment Plant or Waste Stabilization Plant	—	—
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	—	—
Floodplain	—	—
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))	—	—
An Active Railway Line	—	—
Seasonal Wetness of Land	—	—
Erosion	yes	yes-
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? _____

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. 1976

6. How many years has the owner farmed? _____

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. _____ Status: _____

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.

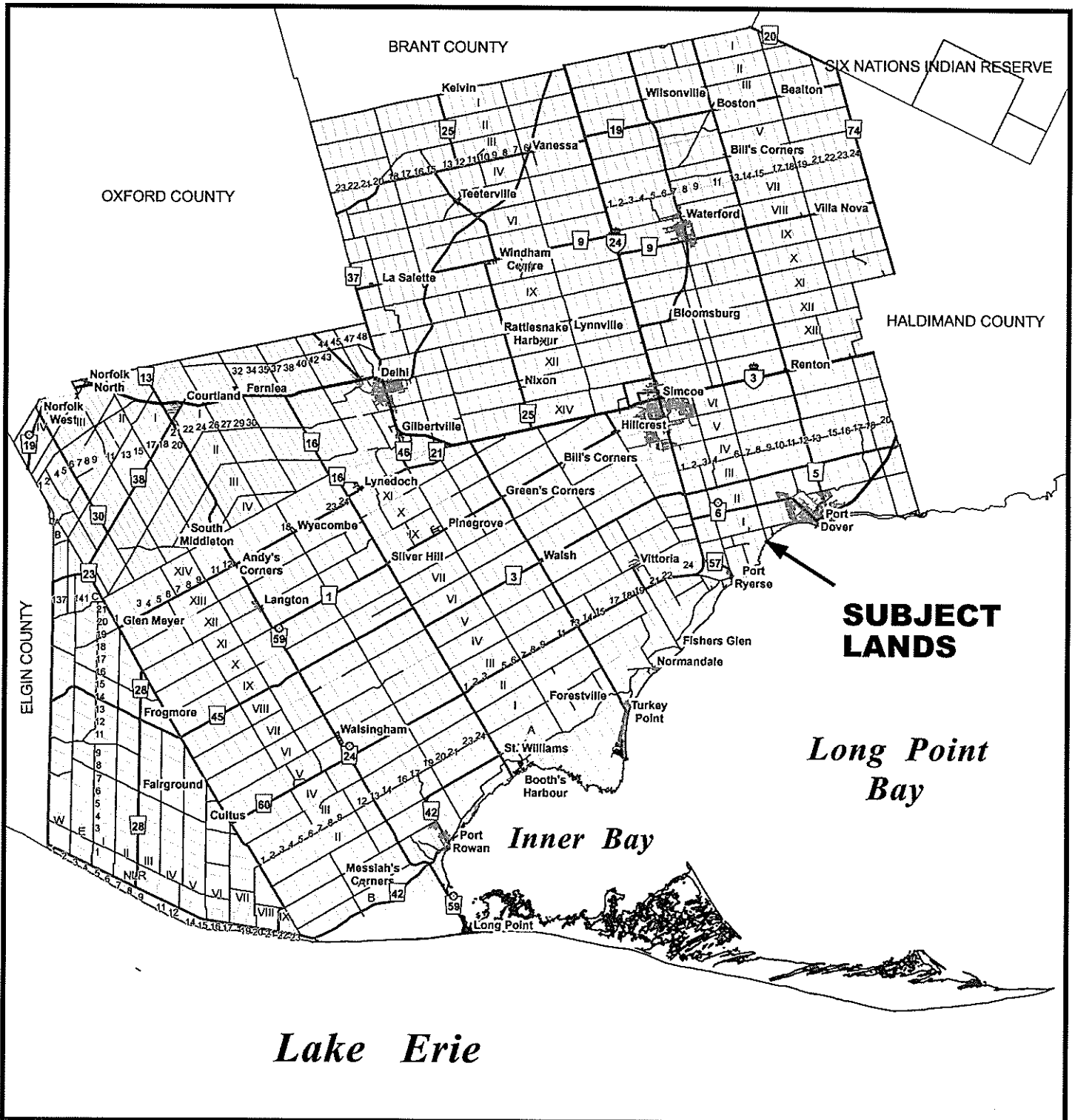


Norfolk
 Disclaimer Statement:
 This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.

MAP 1

File Number: BN-025/2007

Geographic Township of WOODHOUSE



MAP 2

File Number: BN-025/2007

Geographic Township of WOODHOUSE



0 10 20 40 60 80 100 120
Meters

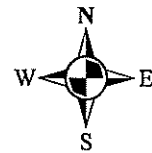
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MAP 3

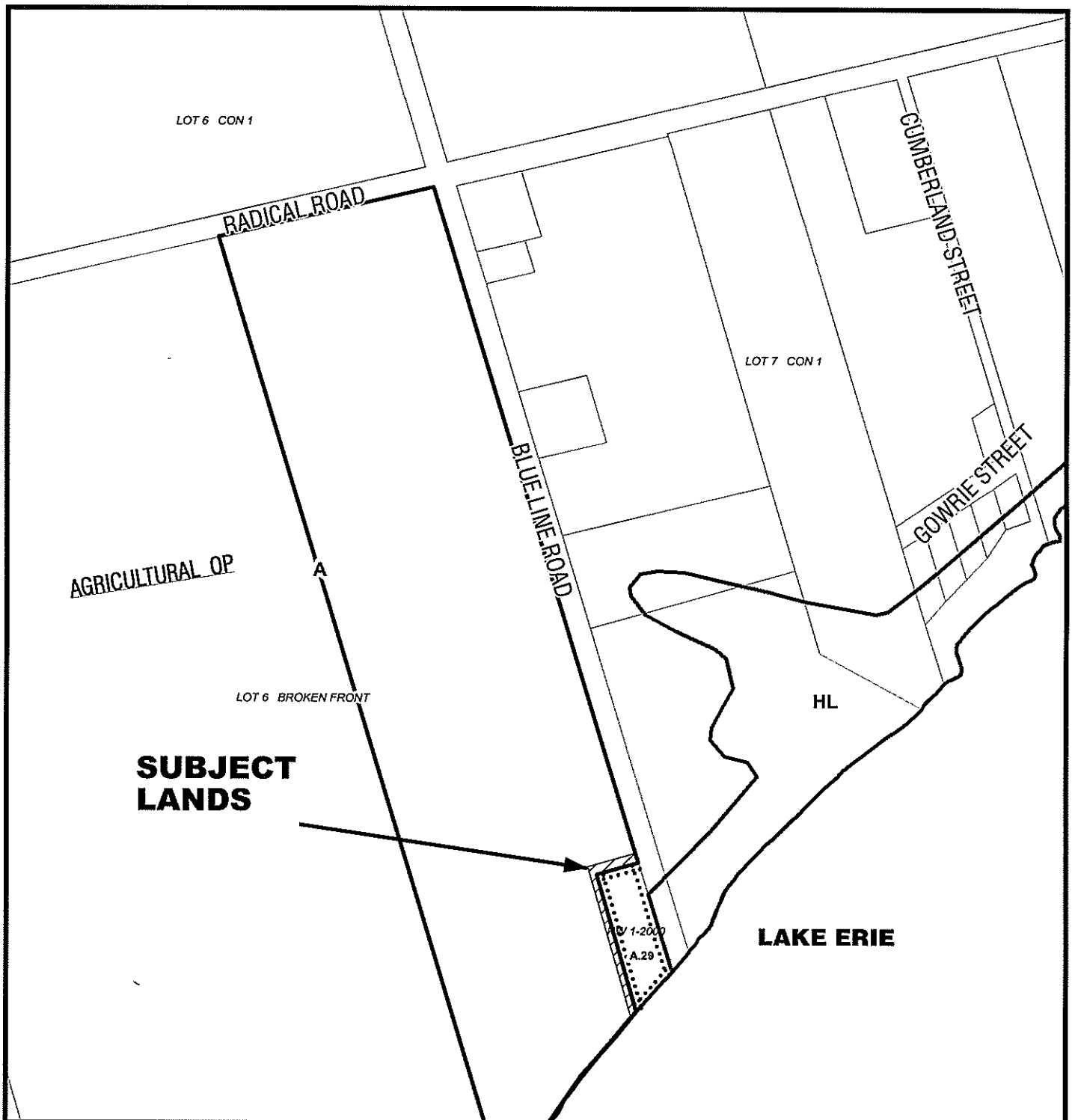
File Number: BN-025/2007

Geographic Township of WOODHOUSE



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Meters

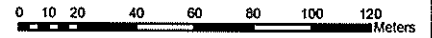
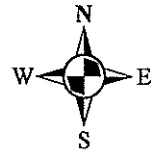
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MAP 4

File Number: BN-025/2007

Geographic Township of WOODHOUSE



1:2,500

