



## 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:

**MARCH 5<sup>th</sup>, 2008**

**FILE NO.: BN-025/2008**

**ROLL NO.: 3310-545-040-11900**

**APPLICANT:**

Gerald Hungerford, R.R. #3, Port Rowan, ON N0E 1M0

**AGENT:**

N/A

**LOCATION:**

Lot 1, CON 6 HGN  
(121 7th Concession Road - Lands to be added to 109 7th Concession Road)

**PROPOSAL:**

Sever a parcel having no frontage; a width of 76.2 m. (250 ft.) a varying depth of 6.09 m. (20 ft.) and having an area of approximately 325 sq. m. (3500 sq. ft.) and retain a parcel having an area of approximately 38.85 ha. (96 ac.) more or less as a boundary adjustment. NOTE: Final lot size will be approximately 0.91 ac.

- |  |   |
|--|---|
| <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     |

**CIRCULATION DATE: February 20<sup>th</sup>, 2008**

**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Shirley Cater, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1290

**FAX: (519) 428-3069**

**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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 · Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: [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.

**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-025/2008  
 Related File: BN-011/2008  
 Fees Submitted: \$695.00  
 Application Submitted: Feb. 11, 2008  
 Sign Issued: Feb. 12, 2008  
 Complete Application: Feb. 11, 2008 th.

*\* Owners author. to be sealed in folder.*

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- 545-640-119**

- Creation of a new lot
- Boundary adjustment
- Easement/right-of-way
- Other (lease / charge)

**A. APPLICANT INFORMATION**

Name of Applicant GERALD R. HUNGERFORD Phone # 579-586-7908  
 Address RR3 PORT ROWAN Fax # 586-7501  
 Town / Postal Code NOEIMO E-mail ---

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

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> NANCY & GARY WINKWORTH Phone # 579-875-2096  
 Address RR5 LANGTON 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>HOUGHTON</u>	Urban Area or Hamlet	<u>RRI CLEAR CREEK</u>
Concession Number	<u>CONC. 6, 7<sup>TH</sup> CONC. RD. ENR</u>	Lot Number(s)	<u>PT AT 1</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
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>121 7<sup>TH</sup> CONC. RD. RRI CLEAR CREEK NO. 10 (FARM PARCEL)</u>		

LAND TO BE ADDED TO 109 7<sup>TH</sup> CONC.

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

TO INCREASE LOT SIZE TO 109 7<sup>TH</sup> CONC.  
(Related to BN-011/2008)

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

SELF - GERALD HUNGERFORD

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

GERALD HUNGERFORD ROLL 3310-545-040-1185



## 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. com production, orchard, tobacco)</small>	Dwelling Present	Year Dwelling Built
<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	

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**

SEE MAP & Note - with the approval of B10-011/2008 & this application, the final lot size will be approx .91 acres.

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

Frontage (metres/feet)	<u>250' (76.2m)</u>	Depth (metres/feet)	<u>20' (but varies) (6.09m)</u>
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>± 3500 ft<sup>2</sup> (325m<sup>2</sup>)</u>

Existing use: AGRI.

Proposed use: become part of resid. lot

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 on severed portion

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

Frontage (metres/feet)	_____	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>± 96 acres (38.85ha)</u>

Existing use: agricultural (65ac)

Proposed use: no change

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 old house (dilapidated)

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:  
none at this time

**CONSENT / SEVERANCE**

Description of proposed **RIGHT OF WAY/EASEMENT:**

*NA*

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):

*AGRI.*

Present zoning:

*AGRI.*

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:

*BN-011/2008 - approved.*

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:

*BN 011/2008 - not complete yet*

Number of separate parcels that have been created:

*- Boundary adjustment*

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

Name of the transferee for each parcel:  
\_\_\_\_\_

Uses of the severed lands:

*to enlarge existing residential lot with BN-011/2008 the lot will be enlarged to .33ha (.83ac.)*

**CONSENT / SEVERANCE**

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

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:

general knowledge of area

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

**CONSENT / SEVERANCE**

**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**:

File number: BN-011/2005

Land it affects: subject lands (existing lot to south)

Purpose: to enlarge lot

Status/decision: A - not yet complete.

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

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:





## CONSENT / SEVERANCE

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

## H. SERVICING AND ACCESS

Indicate what services are available or proposed:

### Water Supply

- Municipal piped water
- Communal wells
- Individual wells
- Other (describe below)

### Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed *APPROVED*
- Other (describe below)

### Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

If 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

**CONSENT / SEVERANCE**

Existing or proposed access to the **retained** lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

7<sup>TH</sup> CONC. ENR.

Existing or proposed access to **severed** lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

7<sup>TH</sup> CONC. ENR.

**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?

- Yes
- No

If yes, describe:

ASAP

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.

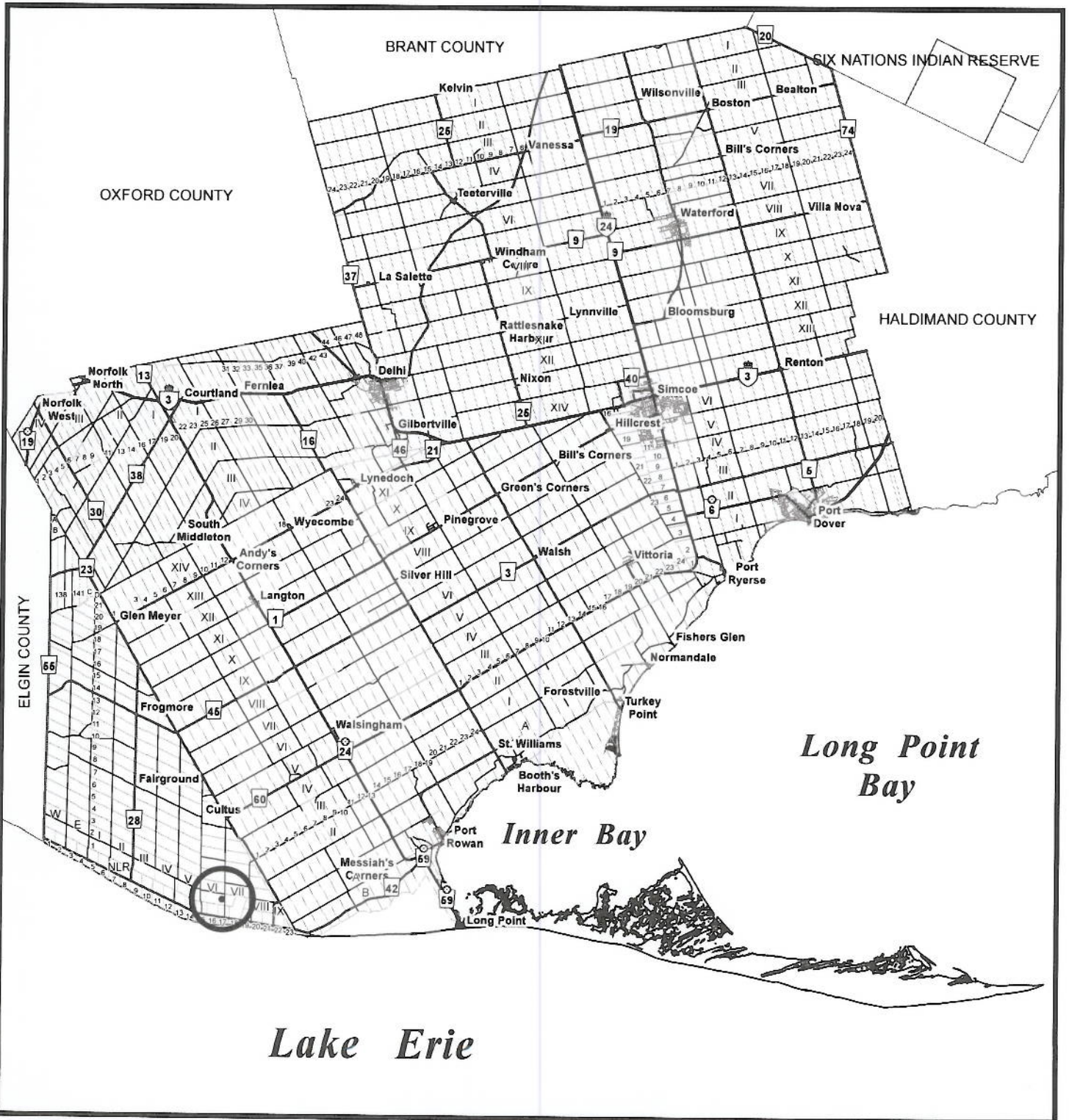
MOBIKE HOME IS REMOVED

NEW HOME, SEPTIC, GARAGE TO BE PUT ON PROPERTY

# MAP 1

File Number: BN-025/2008

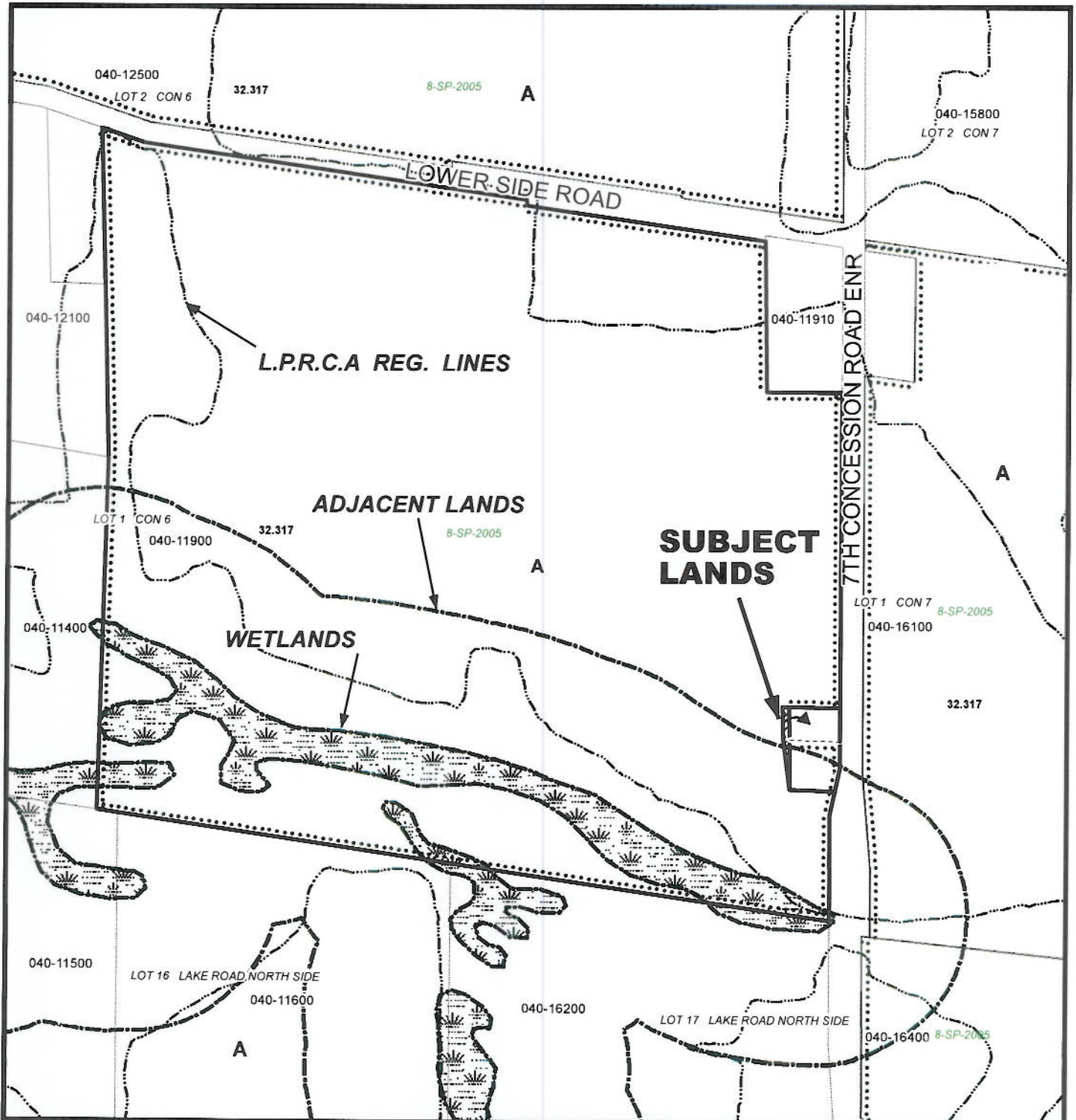
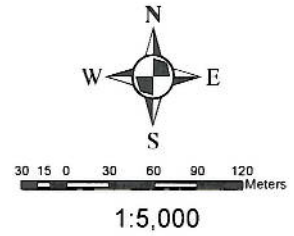
## Geographic Township of HOUGHTON



# MAP 2

File Number: BN-025/2008

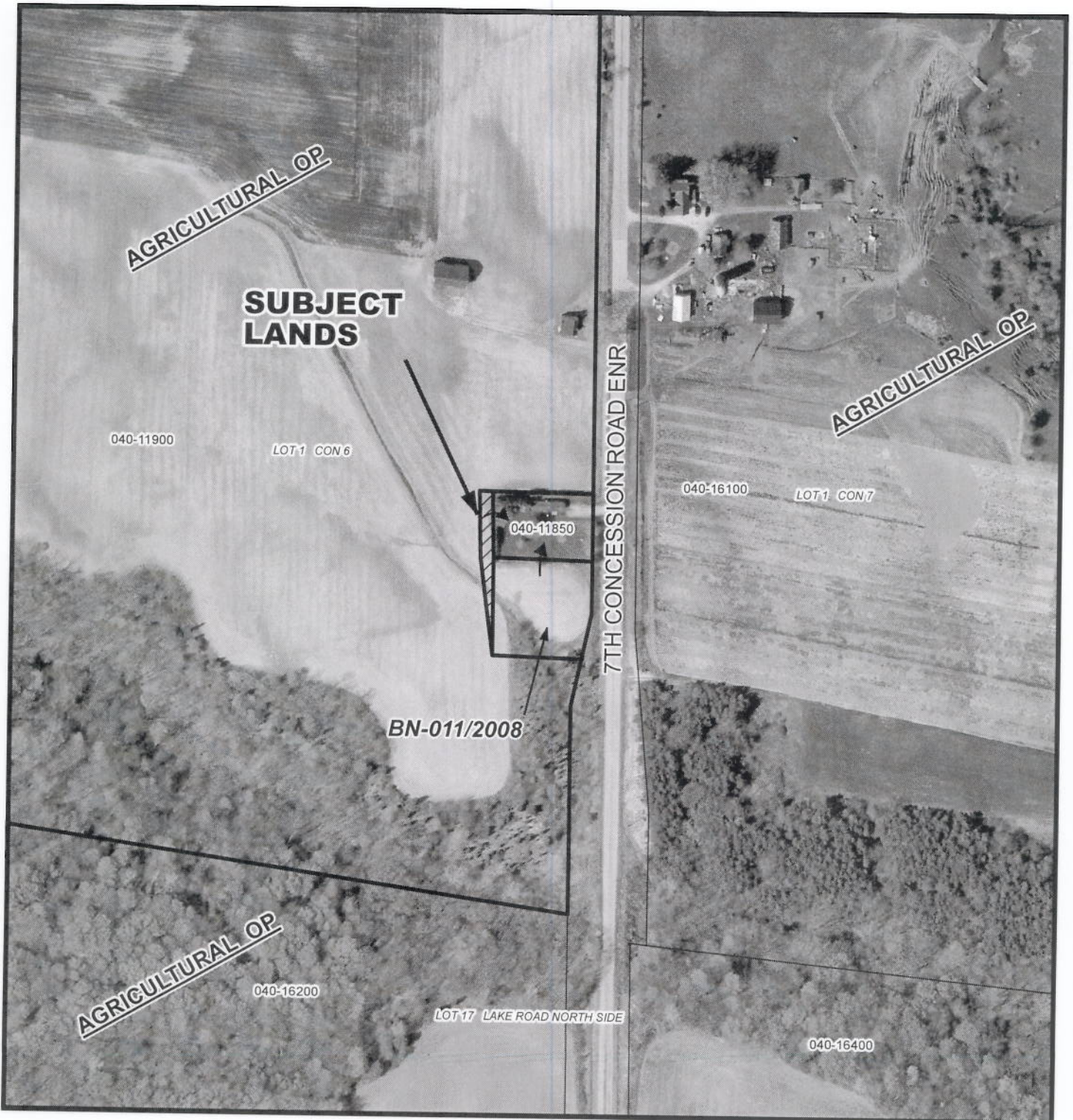
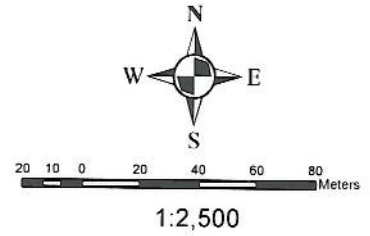
Geographic Township of HOUGHTON



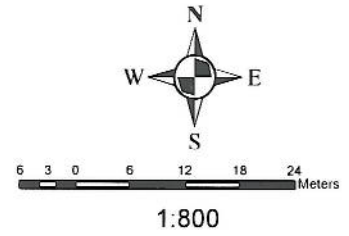
# MAP 3

File Number: BN-025/2008

Geographic Township of HOUGHTON

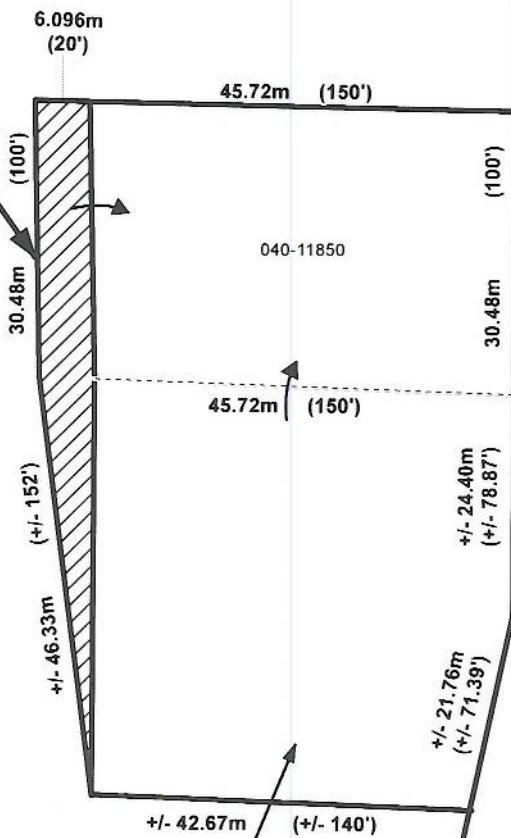


**MAP 4**  
**File Number: BN-025/2008**  
**Geographic Township of HOUGHTON**



**SUBJECT  
LANDS**

040-11900 LOT 1 CON 6



7TH CONCESSION ROAD ENR

**BN-011/2008**