



**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-026/2007

ASSESSMENT ROLL NO.: 3310-336-010-63000

APPLICANT:

Mary Mussell, RR #1, Waterford, ON N0E 1Y0

AGENT:

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

LOCATION:

Part Lots 1 and 2, Concession 4 TWN

PROPOSAL:

Sever a parcel having a frontage of 76.2 m (250 ft) a depth of 60.96 m (200 ft) and having an area of 0.4 ha (1 ac) and retain a parcel having an area of 24.28 ha (60 ac) more or less as as a one lot off the farm severance.

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <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 checked="" 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 |

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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-26/07
 Related File: n/a
 Date Submitted: Mar: 19/07 *Ab*
 Date Received: "
 Sign Issued: "

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: ³³⁶ ~~3310~~ - 010 - 63000

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

A. APPLICANT INFORMATION

Name of Applicant ¹ Mary Mussell Phone # (319) ~~443~~ 443-8476
 Address RFD Fax # _____
Waterford NOEYD E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent R. C. Dixon OLS- Phone # 426-0842
 Address 21 Park Road Fax # 426-1034
Simcoe E-mail surveyors@comtelcom.net

Name of Owner ² same as applicant Phone # _____
 Address _____ Fax # _____
 E-mail _____

² 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 ³: Applicant Agent Owner

³ 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 mortgages, charges or other encumbrances on the subject lands:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Townsend</u>	Urban Area or Hamlet	
Concession Number	<u>4</u>	Lot Number(s)	<u>1</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>623m / 2044'</u>	Depth (metres/feet)	<u>345m / 1134'</u>
Width (metres/feet)	<u>same ±</u>	Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	<u>RR1 Waterford</u>		

To obtain your municipal civic address for the severed lands please contact NorfolkGIS@norfolkcounty.on.ca.

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):

Existing severed lot is fragmenting farm operation - wish to relocate to S.E. corner

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:

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER					<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 ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² 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

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

Frontage (metres/feet) 250' Depth (metres/feet) 200'
Width (metres/feet) variable Lot area (m² / ft² or hectares/acres) 100-

Existing use: agriculture

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:

cement block garage, barn, steel barn, 1 1/2 storey frame 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:

single family dwelling

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

Frontage (metres/feet) 623m / 2044' Depth (metres/feet) 345m / 1134'
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) / 600 ac.

Existing use: agriculture

Proposed use: ~~residential~~ agriculture

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:

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

CONSENT / SEVERANCE

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

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):
_____ *agriculture* _____

Present zoning:
_____ *agriculture* _____

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:
_____ *B-174/89 -
B-174/89-CN* _____

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:

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:

Local Knowledge

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:

Land it affects:

Purpose:

Status/decision:

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:

no new lot is created - merging lot

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

- | | |
|----------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Other (describe below) |

If other, describe:

Name of road/street: Con 5 Road.

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

- | | |
|----------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Other (describe below) |

If other, describe:

Name of road/street: Con-5 Road

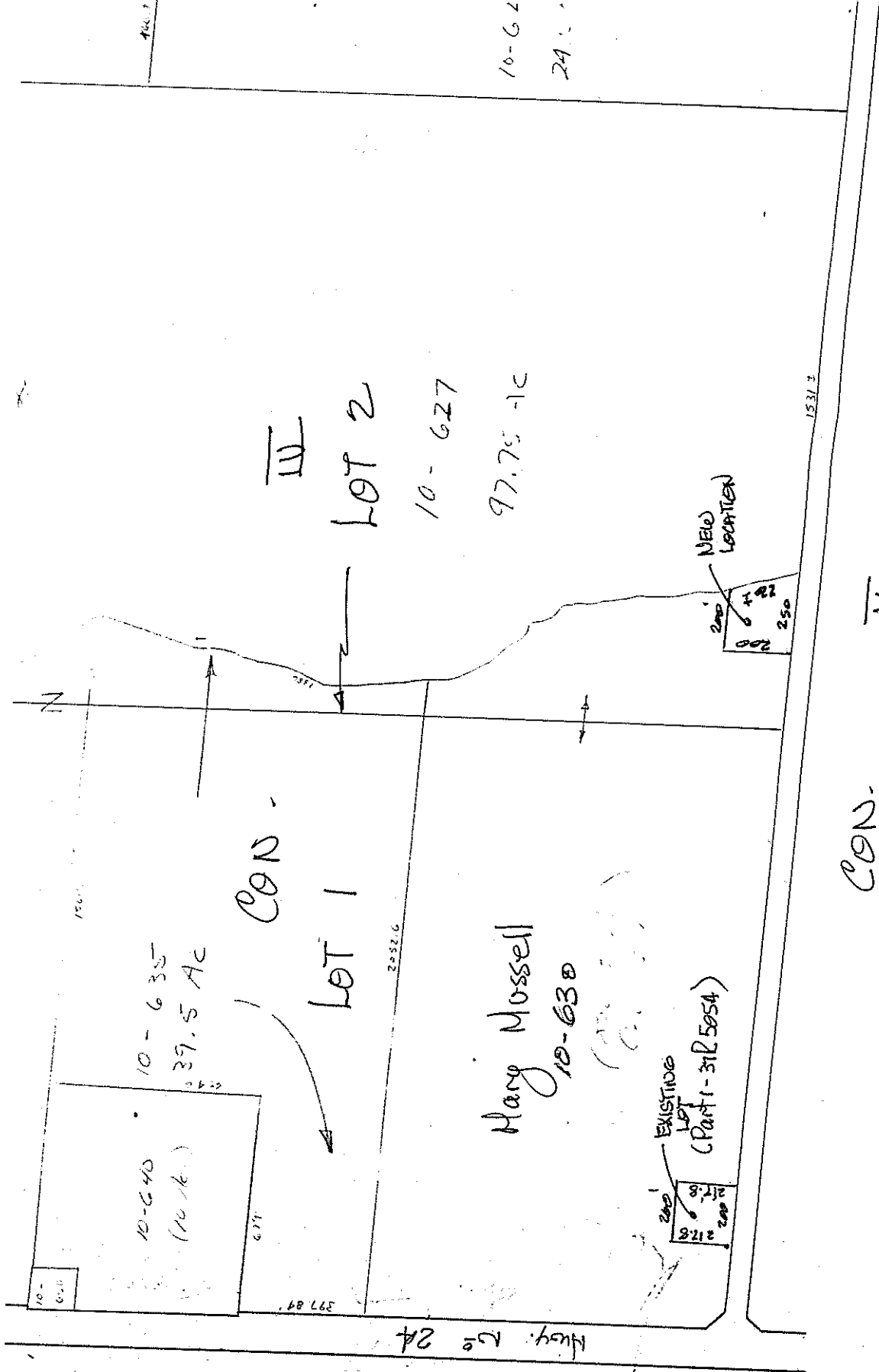
I. OTHER INFORMATION

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.



10-640

10-630

10-62

24

III

LOT 2

10-627

97.75 -1c

NEW LOCATION



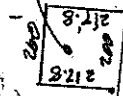
CON.

LOT 1

10-630
39.5 AC

Mary Mossell
10-630

EXISTING LOT
(Part 1-3125054)



CON.

V

Mey. No 24

PLAN OF PART OF SURVEY

LOT I, CONCESSION IV

IN THE TOWNSHIP OF TOWNSEND

COUNTY OF NORFOLK

CITY OF NANTICOKE
IN THE REGIONAL MUNICIPALITY OF

HALDIMAND-NORFOLK

SCALE: 1" = 100'

JEWITT and DIXON Ltd.
1989

PLAN

RECEIVED

I require this plan be deposited under THE REGISTRY ACT.

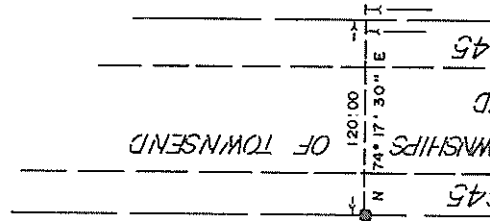
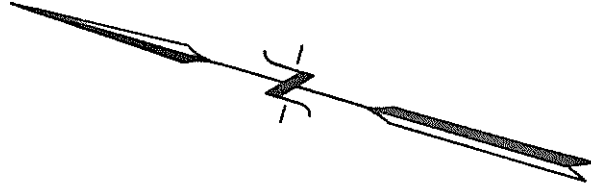
DATED FEBRUARY 21, 1989

[Signature]
DIXON
ONTARIO LAND SURVEYOR

[Signature]
ALMA
LAND REGIS
DIVISION OF

SCHEDULE

PART	PART OF LOT	CONCESSION	INST.
1	1	IV	2



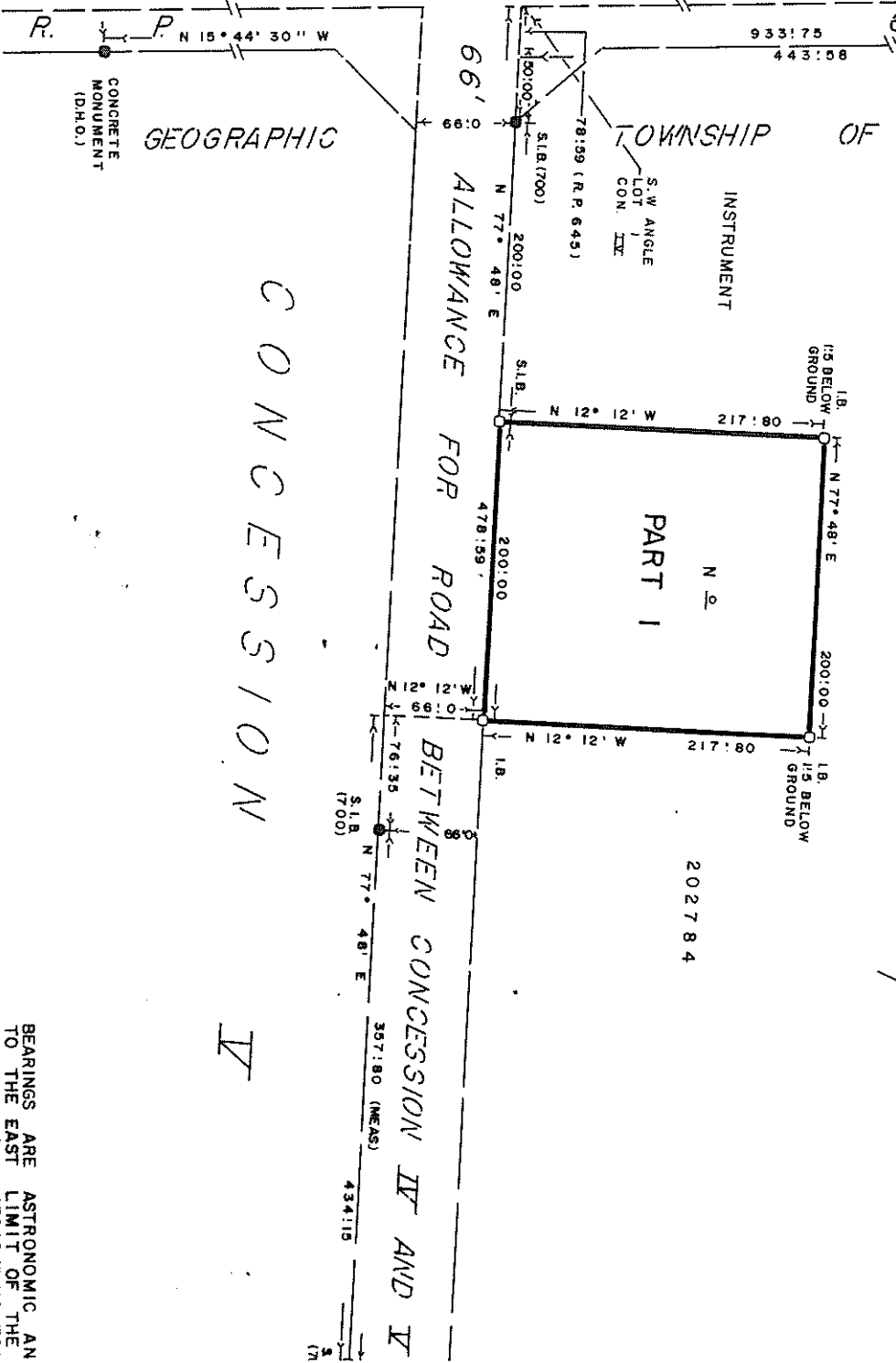
CONCRETE MONUMENT (D.H.O.)

TOWNSHIP OF TOWNSEND
CONCESSION
LOT

IV

GEOGRAPHIC TOWNSHIP OF WINDHAM

REG'D PLAN
 ALLOWANCE FOR ROAD BETWEEN THE GEOGRAPHIC TOWNSHIP OF WINDHAM (THE KING'S HIGHWAY NO 24) AS WIDENED



CONCESSION IV

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATORY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF NOVEMBER, 1990.

DATED JANUARY 24, 1990

[Signature]
 J. DIXON
 ONTARIO LAND SURVEYOR

LEGEND

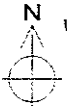
- CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANINGS OF THE PLANNING ACT.
- 1" x 1" x 48" STANDARD IRON BARS SHOWN
 - 5/8" x 3/4" x 24" IRON BARS SHOWN
 - 3/8" x 24" ROUND IRON BARS SHOWN
 - DEAD LINES SHOWN
 - LOT LINES SHOWN
 - FENCES SHOWN
 - FOUND IRON BARS SHOWN
 - PAINTED IRON BARS SHOWN
 - CUT CROSS SHOWN

DEPARTMENT OF HIGHWAYS OF ONTARIO SHOWN D.H.O.

BEARINGS ARE ASTRONOMIC AND TO THE EAST LIMIT OF THE BETWEEN THE GEOGRAPHIC TOWNSHIP OF WINDHAM, AS WIDENED BY N 15° 44' 30" W.

JEWITT AND DIXON LTD
 ONTARIO LAND SURVEYORS
 90 KENT STREET, SOUTH, SIMCOE, ONTARIO
 MAY 2Y1
 PHONE : (519) 426 : 0842

existing lot
proposed new lot
w/ adjacent lands of PSW



Scale 1:14572

Legend:

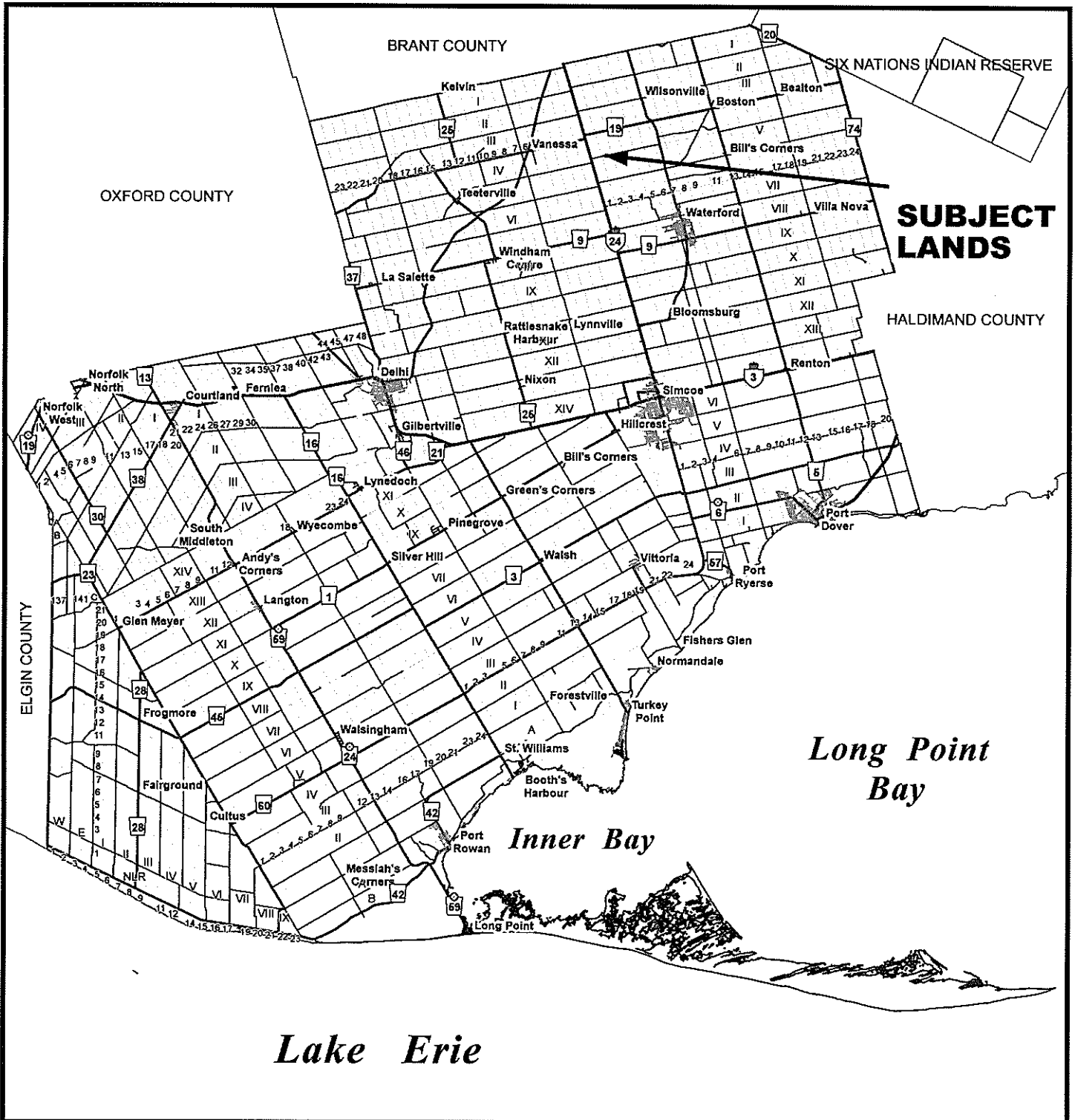
- Txt Label Sm - Street
- Property
- PSW 2005 Plus 7
- PSW Adjacent Lan
- Hamlet Boundary
- Urban Boundary
- Stream
- Lake Erie
- Municipal Boundar
- Img 2006 Air Photo We
- Img 2006 Air Photo Cel
- Img 2006 Air Photo Eas
- County Boundary



MAP 1

File Number: BN-026/2007

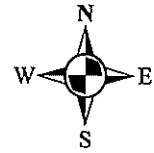
Geographic Township of TOWNSEND



MAP 2

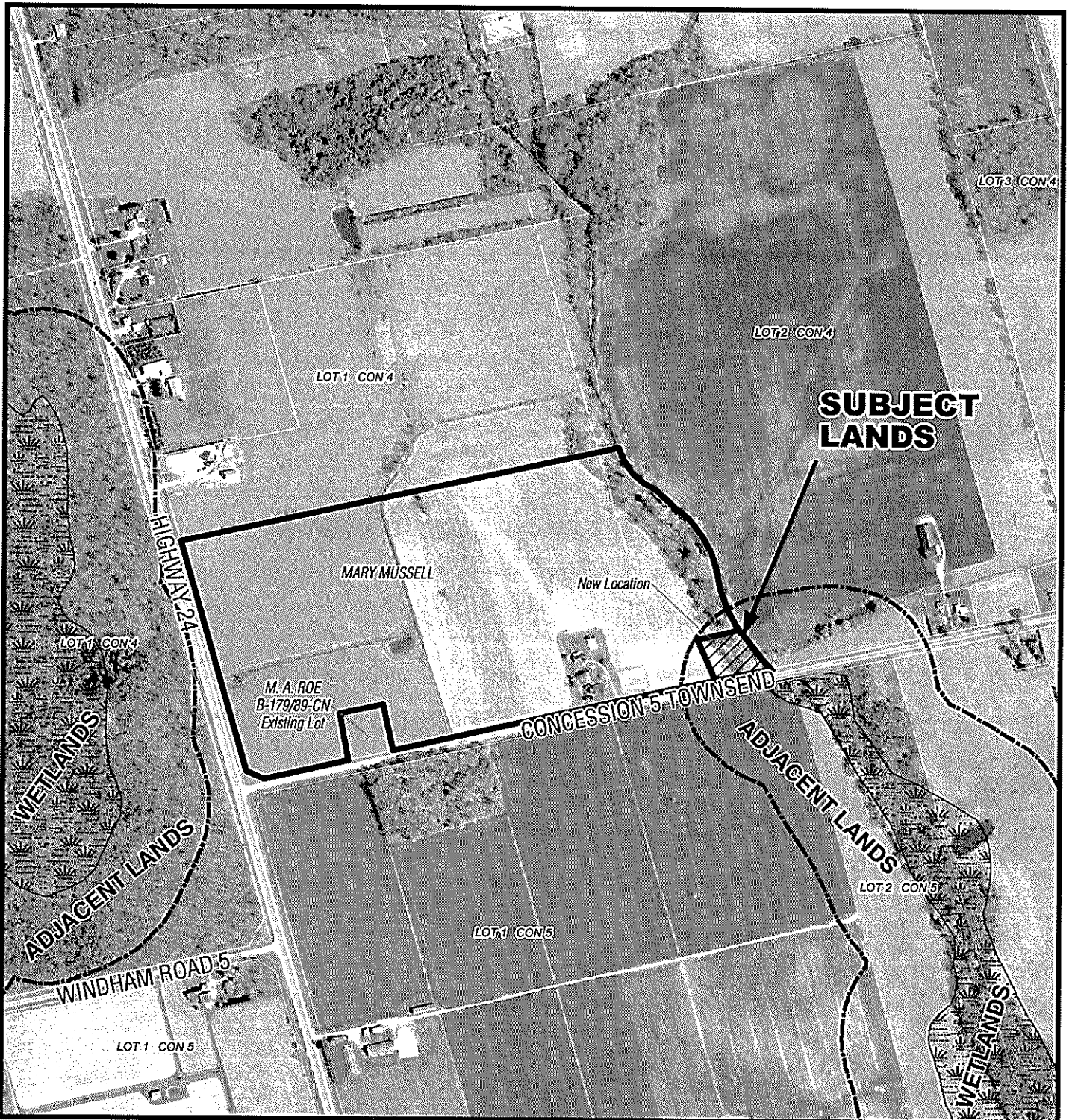
File Number: BN-026/2007

Geographic Township of TOWNSEND



0 20 40 80 120 160 200 240
Meters

1:7,500



MAP 3

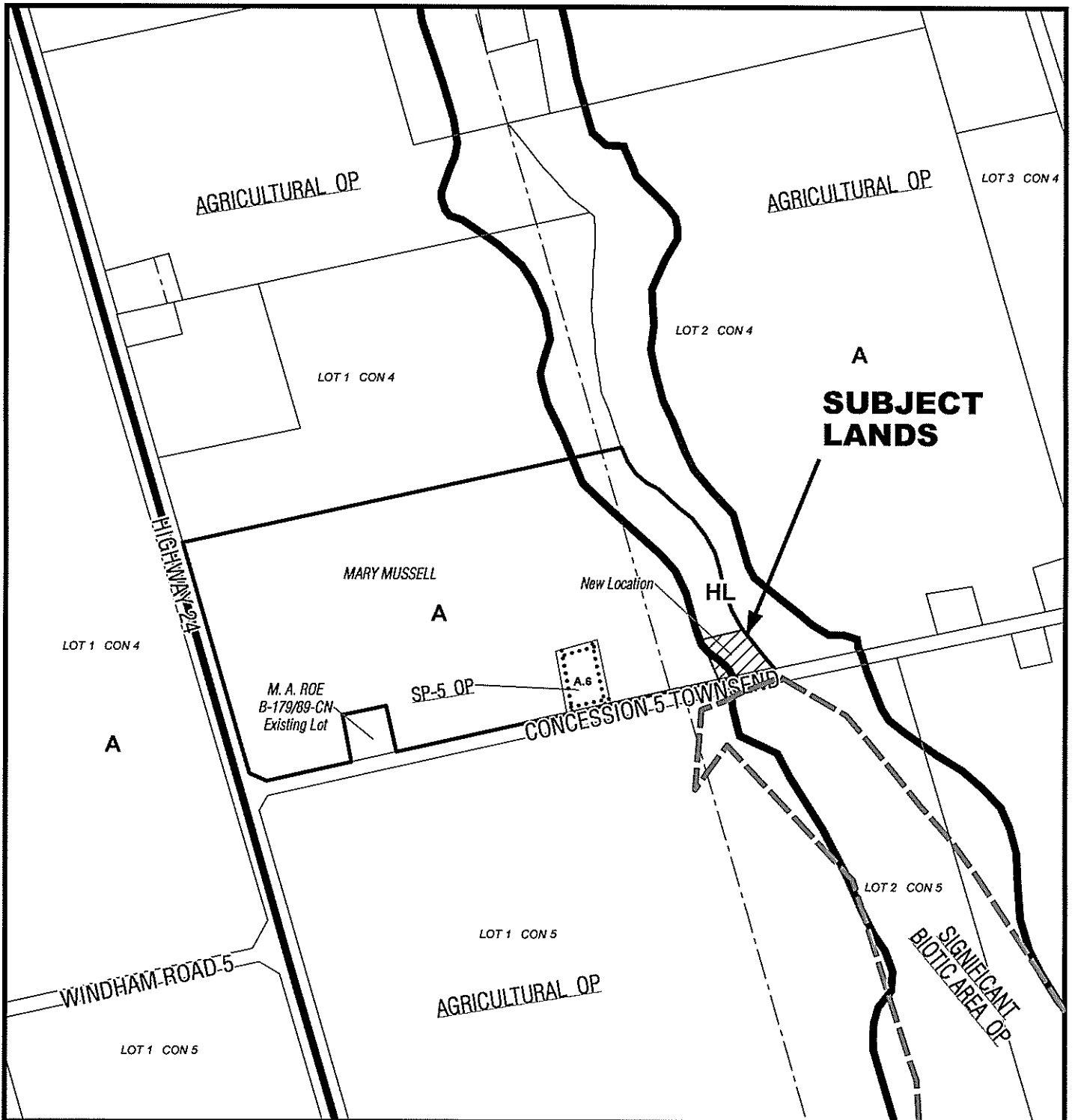
File Number: BN-026/2007

Geographic Township of TOWNSEND



0 20 40 80 120 160 200 240 Meters

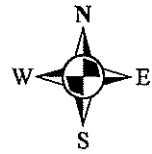
1:7,500



MAP 4

File Number: BN-026/2007

Geographic Township of TOWNSEND



0 15 30 60 90 120 150 180 Meters

1:5,000

