



COMMENT REQUEST FORM

FILE NO.: BN-026/2010

ROLL NO.: 3310-545-040-01900

- 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

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:**

APRIL 5TH, 2010

APPLICANT:

Mary & Vendel Szucsko, 475 NCR 28 RR 5 Langton, ON N0E 1G0

LOCATION:

Part Lot 9, Concession NLR HGN (765 Lakeshore Rd)

PROPOSAL:

Sever a parcel having a frontage of 41.76 m. (137 ft.) a depth of 62.79 m. (206 ft.) and having an area of 0.26 ha (0.65 ac.) and retain a parcel having an area of 20.24 ha (50 ac.) as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

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

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: March 22nd, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN-26/2010
 Related File: BN-25/2010
 Fees Submitted: February 26/2010
 Application Submitted: 11 " "
 Sign Issued: 11 " "
 Complete Application: 11 " "

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- 545 040 01900

- Creation of a new lot
 - Surplus Dwelling
 - Farm Split
 - Other (lease / charge)
 - Boundary adjustment
 - Easement
 - Right-of-way
- eastern lot 0.6 acres*

A. APPLICANT INFORMATION

Name of Applicant¹ VENDEL SZUCSKO Phone # 519 875 2084
 Address 475 NCR 28 RRS Fax #
 Town / Postal Code LANGTON NOE 1G0 E-mail SZUCSKO@NETSCAPE.CA

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

AGENT INFORMATION

Name of Agent SELF 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 Owners² MARY SZUCSKO Phone # 519 875 2084
 Address _____ Fax #
 Town / Postal Code _____ 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 sent³: 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 mortgagees, charges or other encumbrances on the subject lands:

FCC SIMCOE



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township HOUGHTON Urban Area or Hamlet _____
Concession Number NLR Lot Number(s) 9
Registered Plan Number _____ Lot(s) or Block Number(s) _____
Reference Plan Number Part 9
Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 50 acres
Municipal Civic Address 765 LAKE SHORE ROAD RR2 Pt Barwe II

For questions regarding requirements for a municipal civic address please contact 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):

Sever a house made surplus by farm amalgamation

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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Year Dwelling Built
SUBJECT LANDS	9 NLR 80	80	70	TOBACCO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1930
OTHER 15600 3310545030	6 SLR 114	114	50	11	X	
331054503001300	5 2	98	70	11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
33105450300900	6 2	98	50	11	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
331054501021000	16 1	45	35	ASP	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
331054503009300	4 NLR 98	98	70	ASP	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
331054503003710	5 1	50	20	corn	<input type="checkbox"/> Yes <input checked="" 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 (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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**: 41.70M 206 ft 02.7AM
Frontage (metres/feet) 137 ft 206 ft
Width (metres/feet) 137 ft 65 acres
Depth (metres/feet) 65 acres
Lot area (m² / ft² or hectares/ acres) 65 acres
PROPOSED FINAL LOT SIZE (if boundary adjustment) 65 acres

Existing use: Empty house
Proposed use: House

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:
2 house 1 garage 24x24

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**: 1 mile
Frontage (metres/feet) 1109.7 m 1 mile
Width (metres/feet) 1109.7 m 50 Acres
Depth (metres/feet) 50 Acres
Lot area (m² / ft² or hectares/ acres) 50 Acres

Existing use: corn beans
Proposed use: Tobacco eye

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:
20 Kilns Sam Bunkhouse GH

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

Description of proposed **RIGHT OF WAY/EASEMENT**:
Frontage (metres/feet) _____
Width (metres/feet) _____
Depth (metres/feet) _____
Lot area (m² / ft²) _____

Proposed use: _____



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): _____

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: _____

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: 1930

Date of purchase of subject lands: Nov 23 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



CONSENT / SEVERANCE

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:

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:

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:

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

WATER SUPPLY

Municipal piped water

Communal Wells

Individual Wells

SEVERED

RETAINED

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

Municipal Sewers
Communal System
Septic tank and tile bed
Other means (describe) _____

SEVERED

RETAINED

STORM DRAINAGE

Storm Sewers
Open ditches
Other (describe) _____

SEVERED

RETAINED

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: LAKE SHORE ROAD

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: LAKE SHORE 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. _____

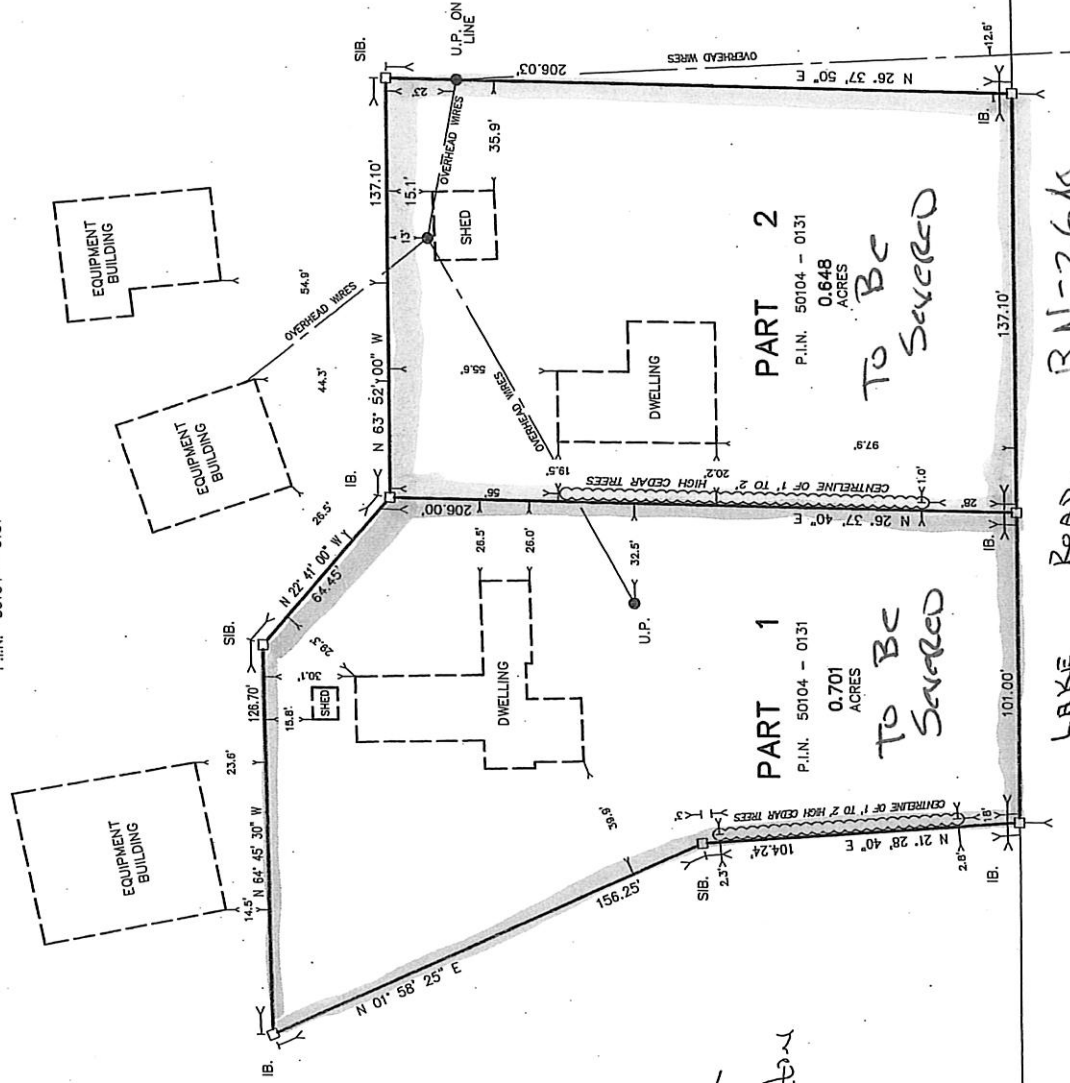


NORTH

OF LAKE

ROAD

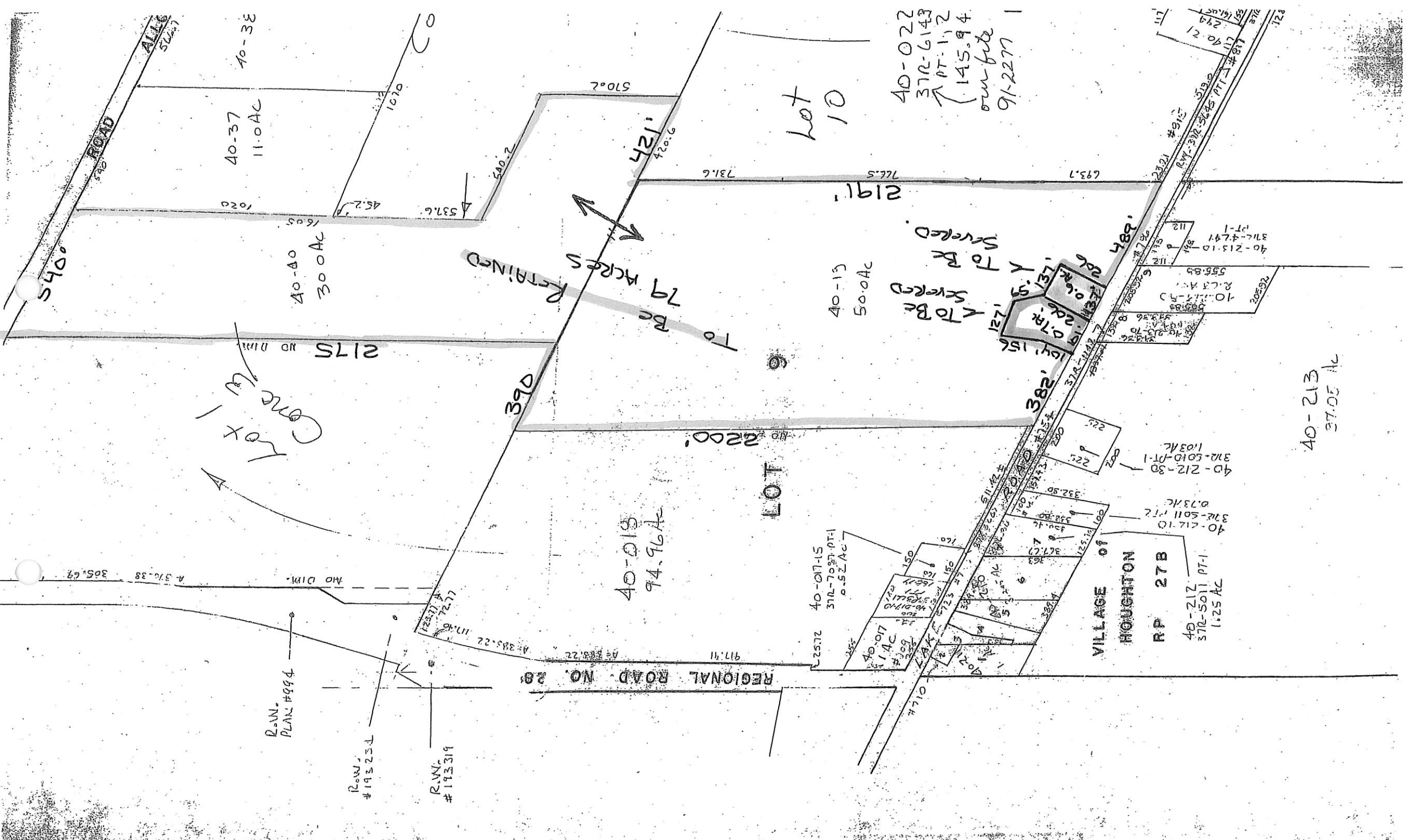
P.L.N. 50104 - 0131



Lot 9
N.L.R
Houshton

LAKIE ROAD. BN-25/10
BN-26/10

CONCESSIC



CONCRETE BOX

R.W. PLAN #994

R.W. #193234

R.W. #193319

TO BC 79 ACRES RETAINED

LOT 9

lot 10

40-019
94.96 AC

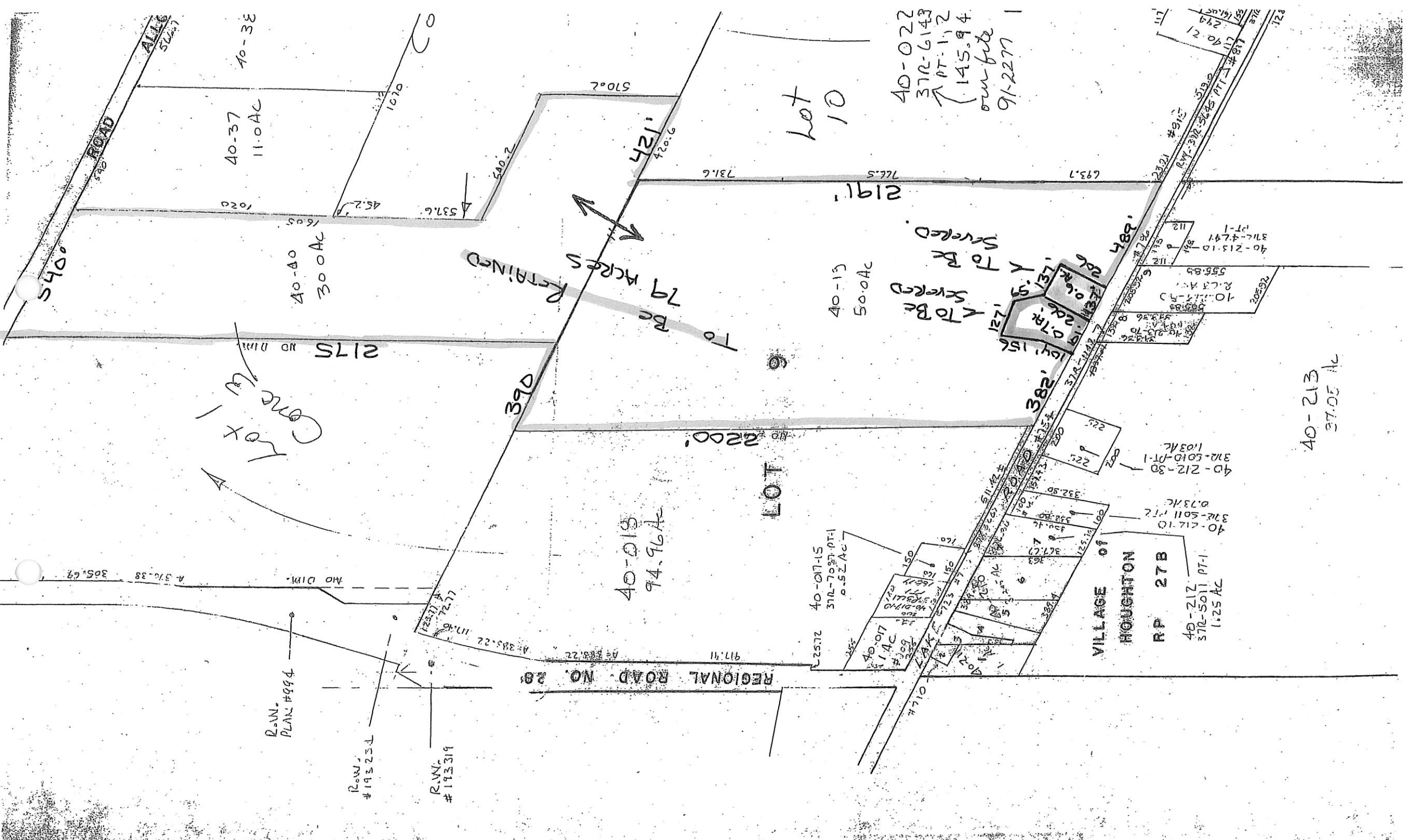
40-015
50.0 AC

40-022
372-6143
PT. 1, 2
145.94
own file
91-2277 1

VILLAGE OF HOUGHTON
RP 27B

40-212
372-5011 PT-1
1.25 AC

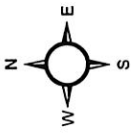
40-213
37.05 AC



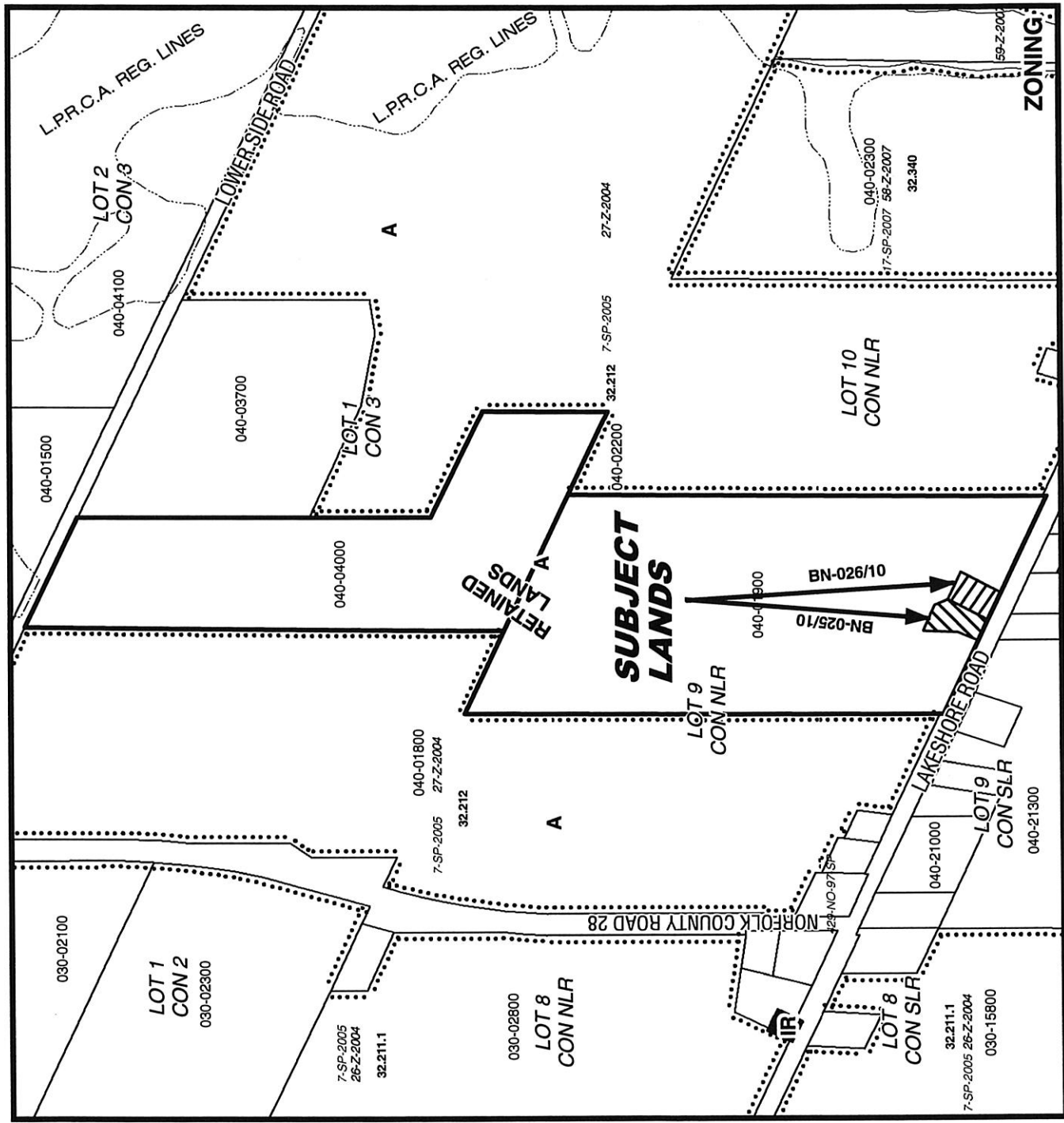
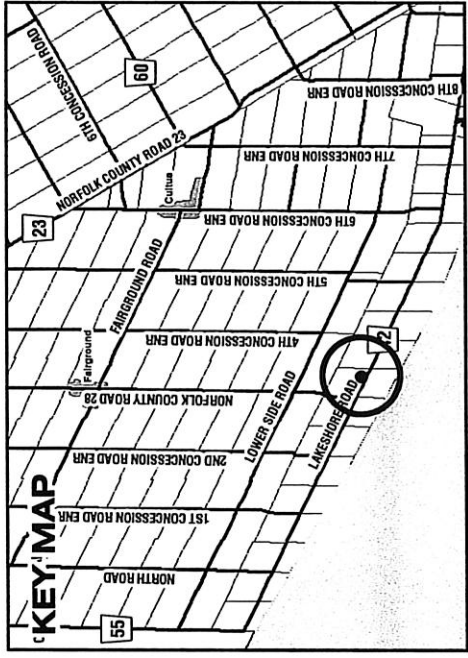
MAP 1

File Number: **BN-025/2010 &
BN-026/2010**

Geographic Township of
HOUGHTON



1:8,000

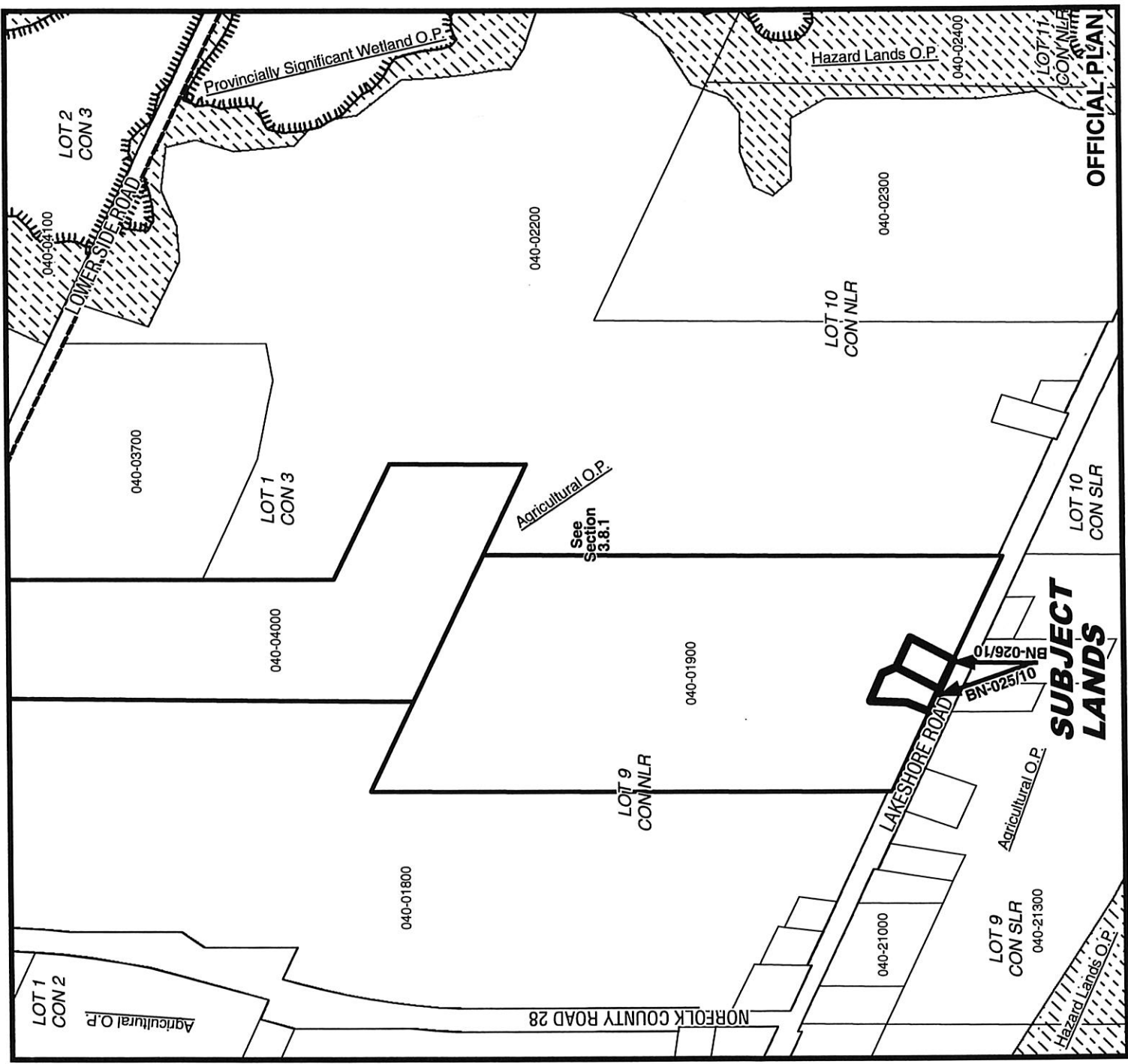


MAP 2

File Number: BN-025/2010 & BN-026/2010
Geographic Township of HOUGHTON

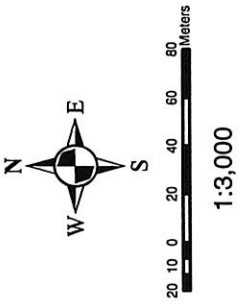


1:7,000



MAP 3

File Number: BN-025/2010 & BN-026/2010
Geographic Township of HOUGHTON



MAP 4

File Number: BN-025/2010 & BN-026/2010

Geographic Township of HOUGHTON



1:1,500

