



COMMENT REQUEST FORM

FILE NO.: BN-030/2010

ROLL NO.: 3310-336-020-21200

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

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:

Dan & Nellie Ciona, 952 Concession 3 Townsend Rd. R.R. 1 Wilsonville, ON N0E 1Z0

AGENT:

R.C. Dixon, O.L.S., 51 Park Road Simcoe, ON N3Y 4N5

LOCATION:

Lot 13, Concession 3 TWN (952 Concession 3 Townsend Rd)

PROPOSAL:

Sever a parcel having a frontage of 10.67 m (35 ft.) a depth of 40.49 m (132.84 ft.) and having an area of 830.25 sq.m. (8937 sq.ft.) and retain a parcel having an area of 4.56 ha (11.27 ac.) as a boundary adjustment together with a right of way having a width of 1.52 m. (5 ft.) and a depth of 11.28 m. (37 ft.) to provide access to an existing water well. Lands to be added to: 3148 Cockshutt Road. Final Lot Size: 4.05 ha (11.488 ac.)

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-030/2010
 Related File: BU-031/2010
 Fees Submitted: March 4, 2010
 Application Submitted: March 4, 2010
 Sign Issued: March 4, 2010
 Complete Application: March 4, 2010 *ms.*

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- 336-020-21200

- | | |
|---|---|
| <input type="checkbox"/> Creation of a new lot | <input checked="" type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input checked="" type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Dan & Nellie Ciona Phone # (519) 443-7124
 Address 952 Con 3 Townsend Rd. Fax # _____
 Town / Postal Code R.R. Wilsnville N0E1B0 E-mail _____

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

AGENT INFORMATION

Name of Agent R.C. Dixon, O.L.S. Phone # (519) 426-0842
 Address 51 Park Road Fax # 426-1034
 Town / Postal Code Simcoe N3Y4J9 E-mail surveyors@amtelecom.net

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² _____ Phone # _____
 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 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 mortgagees, charges or other encumbrances on the subject lands:



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Townsend Urban Area or Hamlet _____
 Concession Number 3 Lot Number(s) 13
 Registered Plan Number _____ Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) 117.79 m / 386.45 Depth (metres/feet) 298.82 m / 967.25
 Width (metres/feet) 163.05 m / 534.95 Lot area (m² / ft² or hectares/acres) 4.05 ha / 11.488 ac.
 Municipal Civic Address 952 Con. 3 Townsend Rd. RR1 Wilsonville NBE 120

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):

This is a boundary adjustment to enlarge the small lot and would add lands already being occupied by the owners of that lot.

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

Ludwig and Olga Kolpaczyk

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

3310-336-020-52000 - 3148 Cockshutt Rd



CONSENT / SEVERANCE

Description of land intended to be SEVERED:

(irregular see sketch) 40.49m (132.84')

Frontage (metres/feet) 10.67m / 35'

Depth (metres/feet) 43.79m / 143.68'

Width (metres/feet) 10.67m / 35'

Lot area (m² / ft² or hectares/acres) 885 m² / 9520 ft²

PROPOSED FINAL LOT SIZE (if boundary adjustment) 0.254 ha / 0.627 ac.

Existing use: Agriculture / Residential

Proposed use: no change

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:
nil

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:
nil

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

Frontage (metres/feet) 101.03m / 331.45'

Depth (metres/feet) 294.8m / 967.25'

Width (metres/feet) 101.03m / 331.45'

Lot area (m² / ft² or hectares/acres) 4.56 ha. / 11.27 ac.

Existing use: Agriculture

Proposed use: 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:
1 storey brick dwelling, tin sided building

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:
no change

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

N/A

Frontage (metres/feet) N/A

Depth (metres/feet) 11.28m (37')

Width (metres/feet) (5') 1.52m

Lot area (m² / ft²) (185 ft²)

Proposed use: access water well.



CONSENT / SEVERANCE

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: _____

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: _____

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?



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:

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

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: BN-031/2010

Land it affects: 10.39 ac. as on sketch

Purpose: farm consolidation

Status/decision: pending

Effect on the requested amendment: nil

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

n/a

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

Communal Wells

Individual Wells

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

n/a

SEVERED

RETAINED

Municipal Sewers

Communal System

Septic tank and tile bed

Other means (describe) _____

STORM DRAINAGE

existing

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: Cockshutt 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: Cockshutt Road

I. OTHER INFORMATION

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

Yes

No

If yes, describe: _____

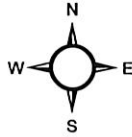
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

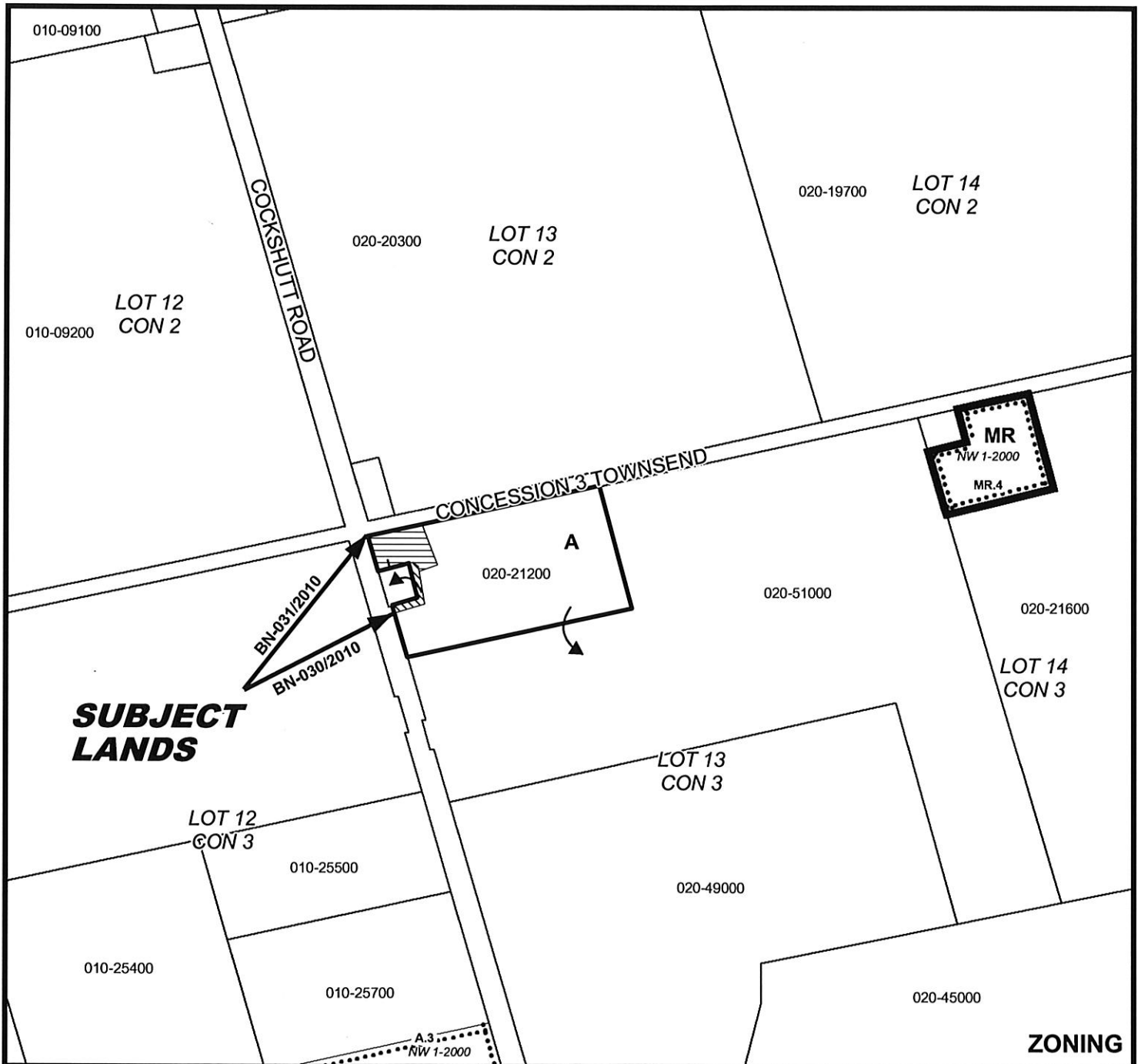
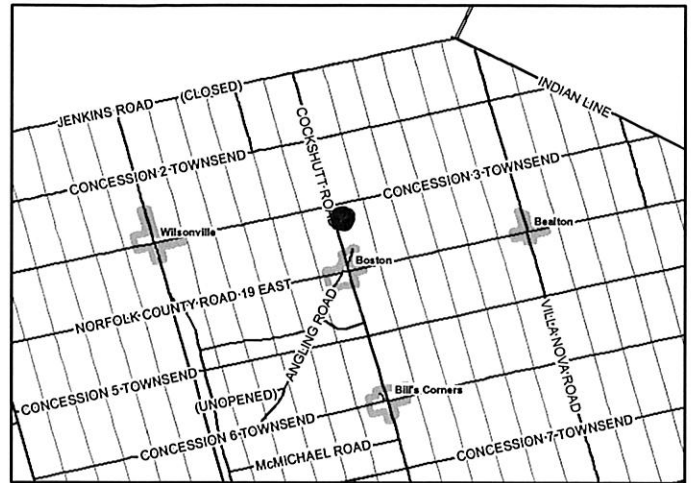
File Number: BN-030 & 031/2010

Geographic Township of

TOWNSEND



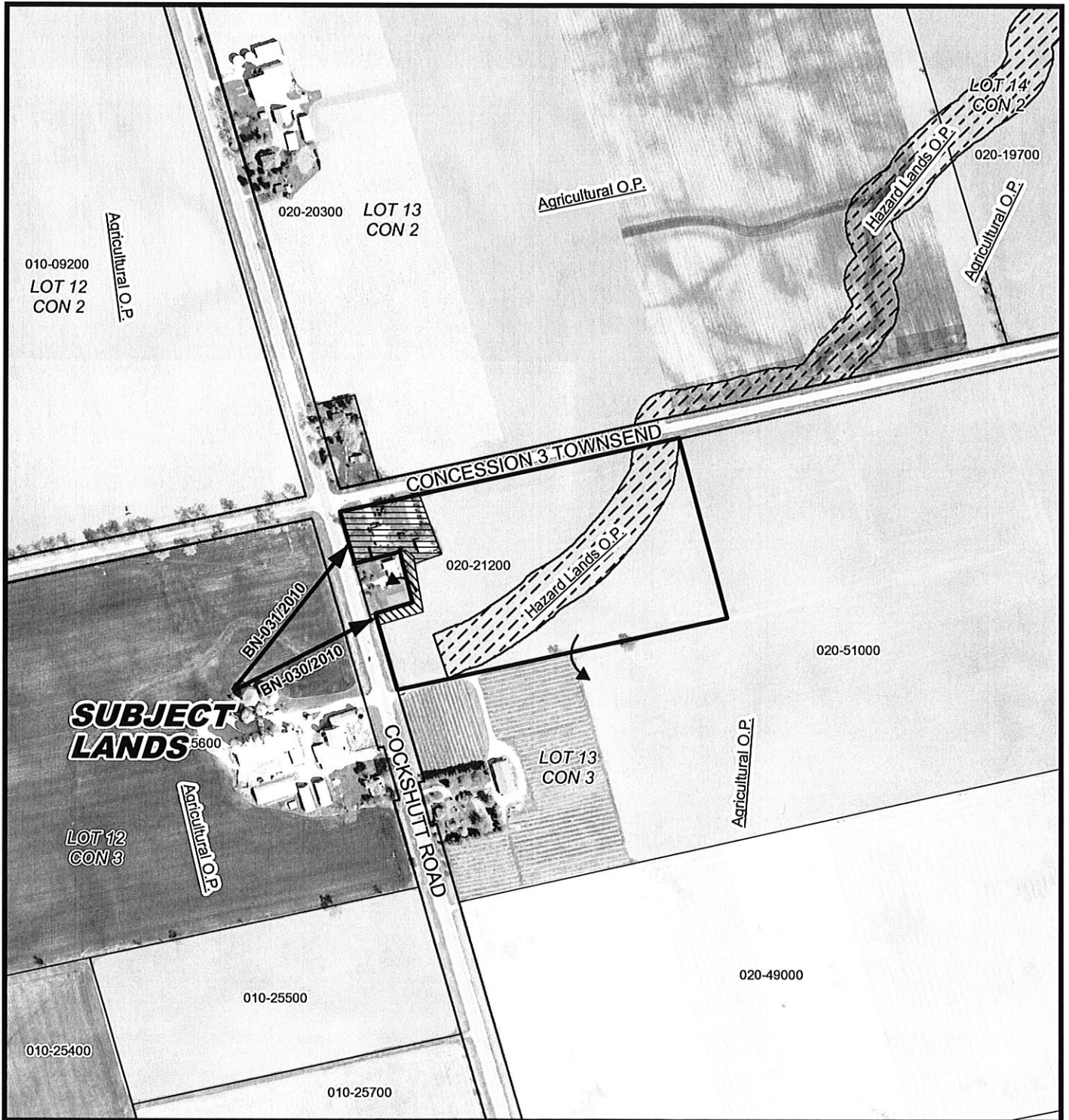
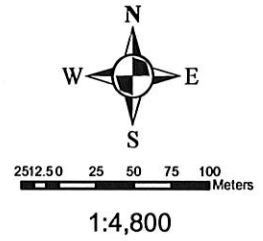
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MAP 2

File Number: BN-030 & 031/2010

Geographic Township of TOWNSEND



MAP 3
File Number: BN-030 & 031/2010
Geographic Township of TOWNSEND

