



## COMMENT REQUEST FORM

**FILE NO.: BN-031/2010**

**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 5<sup>TH</sup>, 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 60.08 m. (197.10 ft.) a depth of 294.82 m. (967.25 ft.) and having an area of 4.2 ha (10.39 ac.) and retain a parcel having an area of 0.36 ha (0.88 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](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, 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](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.

**CIRCULATION DATE: March 22<sup>nd</sup>, 2010**

**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-031/2010  
 Related File: BN-030/2010  
 Fees Submitted: March 5, 2010  
 Application Submitted: " 4, 2010  
 Sign Issued: March 5, 2010  
 Complete Application: March 5, 2010

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~~ <sup>51000</sup> 21200

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

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Dan & Nellie Ciona Phone # (519) 443-7124  
 Address 952 Con. 3 Towns. Rd, RR1 Fax # \_\_\_\_\_  
 Town / Postal Code Wilsonville RR1 N0E 120 E-mail \_\_\_\_\_

<sup>1</sup> 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, On 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 <sup>2</sup> Phil and horee Slaughter Phone # (519) 443-4384  
 Address 3126 Cockshutt Road Fax # \_\_\_\_\_  
 Town / Postal Code RR1 Wilsonville N0E 120 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 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>3</u>	Lot Number(s)	<u>13</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>117.79 m / 386'45"</u>	Depth (metres/feet)	<u>294.82 m / 968'25"</u>
Width (metres/feet)	<u>163.05 m / 534'95"</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>4.05 ha / 11.488 ac.</u>
Municipal Civic Address	<u>952 Con. 3 Townsend Rd. RR1 Coulsonville N0E120</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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 severance made for surplus dwelling as a result of farm amalgamation.

\_\_\_\_\_  
\_\_\_\_\_

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

Phil and Loree Slight (roll # 336-020-51000-0000)

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
<b>SUBJECT LANDS</b>						
3310.336.020.51000	Townsend	64			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
3310.336.020.19600	Townsend	60			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3310.336.020.19700	Townsend	100			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3310.336.020.21800	Townsend	60.63			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3310.336.020.38500	Townsend	47.44			<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**

Description of land intended to be **SEVERED**: (irregular see sketch)

Frontage (metres/feet) 60.08m / 197'10" Depth (metres/feet) 294.82m / 967'25"  
 Width (metres/feet) 163.05m / 534'95" Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 4.20 ha / 10.39 ac.  
 PROPOSED FINAL LOT SIZE (if boundary adjustment) \_\_\_\_\_

Existing use: Agriculture

Proposed use: Agriculture

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**: (irregular see sketch)

Frontage (metres/feet) 47.05m / 154'35" Depth (metres/feet) 71.29m / 233'9"  
 Width (metres/feet) / irregular Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 0.36 ha / 0.88 ac.

Existing use: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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 and a 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) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_  
 Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use: \_\_\_\_\_

**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    (1967)

If yes, indicate the following information about **each** application: If additional space is required, attach a separate sheet.

File number: BN-030/2010

Land it affects: boundary adjustment

Purpose: \_\_\_\_\_

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**

**WATER SUPPLY** (n/a)

Municipal piped water

**SEVERED**

**RETAINED**

Communal Wells

Individual Wells

Other means (describe) \_\_\_\_\_





**CONSENT / SEVERANCE**

**SEWAGE TREATMENT** (n/a)

	<b>SEVERED</b>	<b>RETAINED</b>
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input type="checkbox"/>
Other means (describe) _____		

**STORM DRAINAGE** (n/a)

	<b>SEVERED</b>	<b>RETAINED</b>
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input type="checkbox"/>
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:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Cockshott Road

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

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Cockshott Rd and Townsend Road 3

**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?  Yes  No

If yes, describe: \_\_\_\_\_

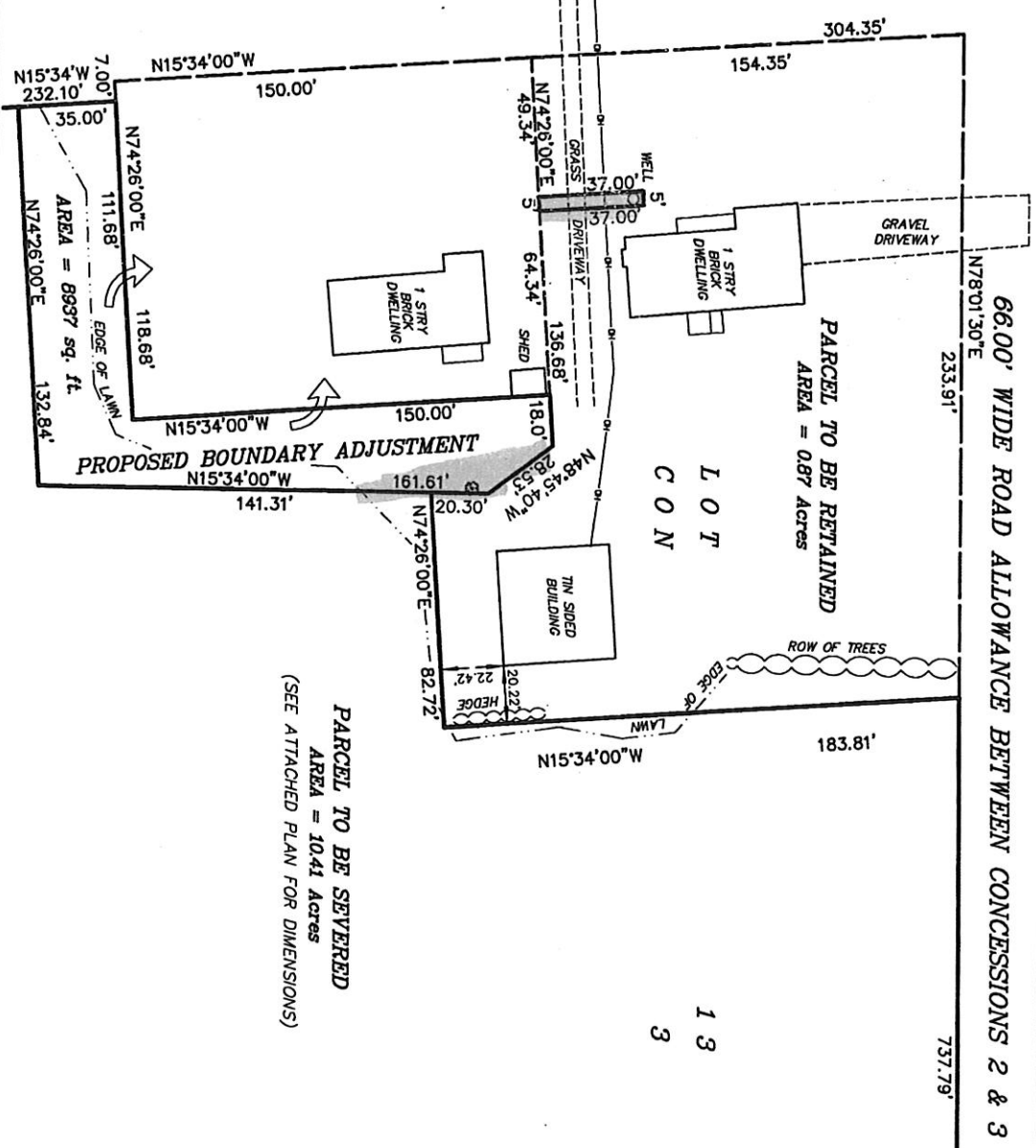
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

\_\_\_\_\_

\_\_\_\_\_



63.36' WIDE ROAD ALLOWANCE BETWEEN LOTS 12 & 13  
 (AS WIDENED BY REGISTERED PLAN 841)



PARCEL TO BE SEVERED  
 AREA = 10.41 Acres  
 (SEE ATTACHED PLAN FOR DIMENSIONS)

PARCEL TO BE RETAINED  
 AREA = 0.87 Acres

66.00' WIDE ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3

13  
 3

SKETCH FOR  
 PROPOSED SEVERANCE  
 OF PART OF  
 LOT 13, CONCESSION 3  
 IN THE GEOGRAPHIC  
 TOWNSHIP OF TOWNSEND  
 IN  
 NORFOLK COUNTY  
 SCALE: 1" = 50'  
 JEWITT AND DIXON LTD.  
 FEBRUARY 10, 2010



**CAUTION:**  
 THIS IS NOT A PLAN OF SURVEY  
 AND SHALL NOT BE USED FOR  
 PURPOSES OTHER THAN THE  
 PURPOSE INDICATED IN THE  
 TITLE BLOCK.

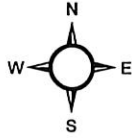
**NOTE:**  
 THIS COPY IS NOT VALID UNLESS  
 EMBOSSED WITH THE SURVEYOR'S  
 SEAL.

# MAP 1

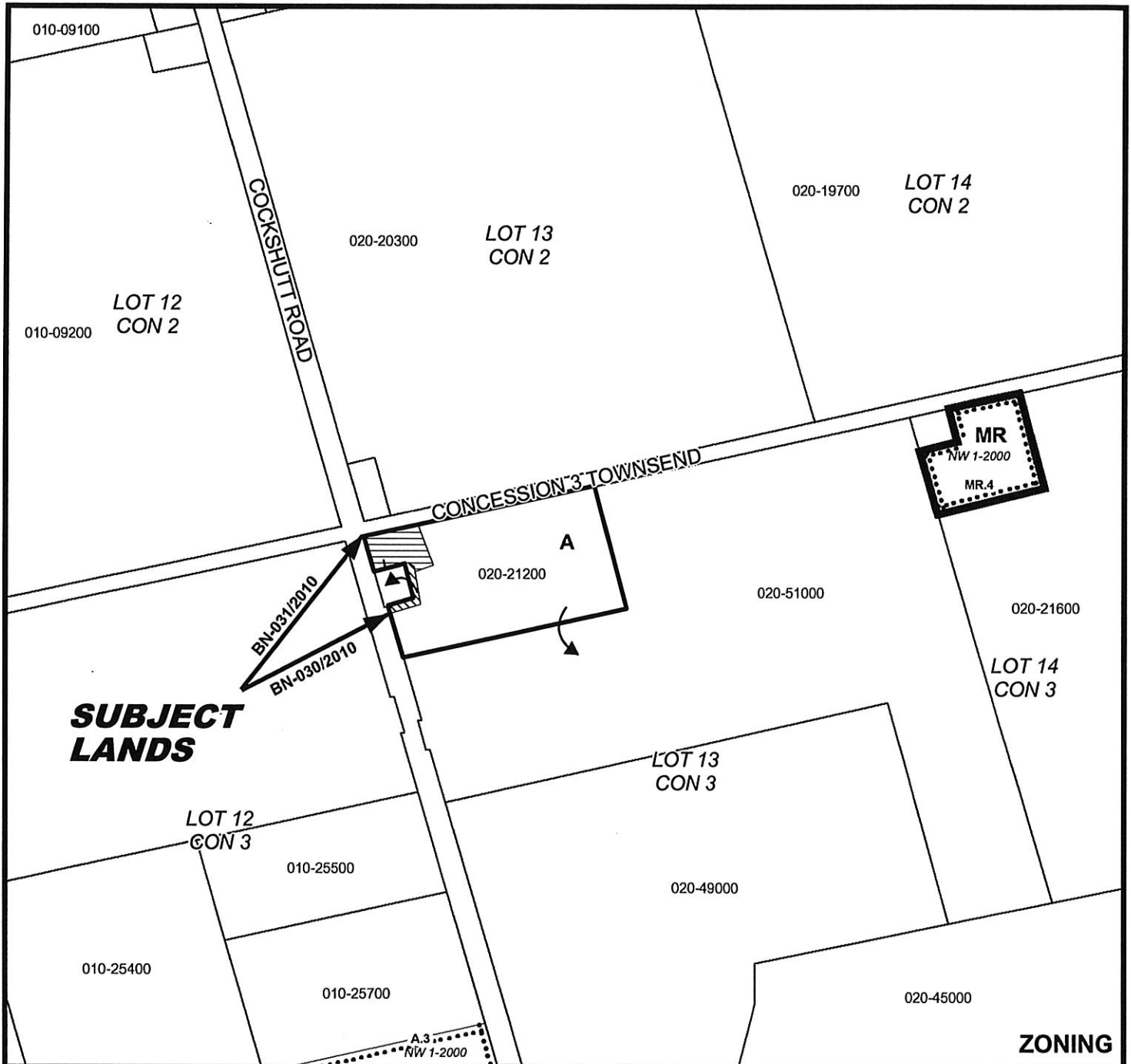
## File Number: BN-030 & 031/2010

Geographic Township of

## TOWNSEND



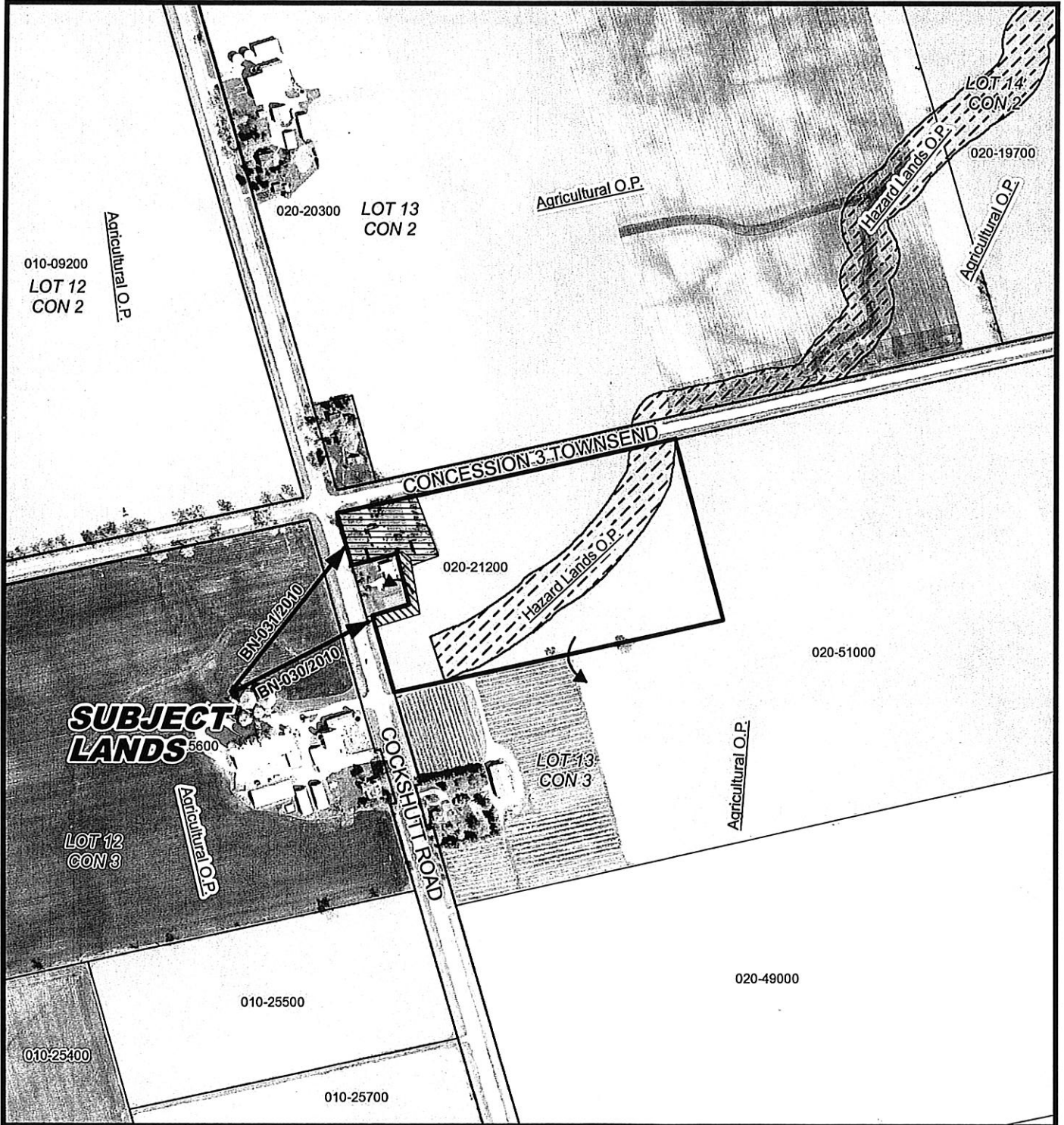
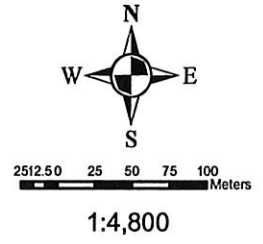
1:7,500



# MAP 2

File Number: BN-030 & 031/2010

Geographic Township of TOWNSEND



# MAP 3

File Number: BN-030 & 031/2010

Geographic Township of TOWNSEND

