



COMMENT REQUEST FORM

FILE NO.: BN-050/2010

ROLL NO.: 3310-543-050-09600

- | | |
|--|--|
| <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 checked="" 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:**

MAY 3RD, 2010

APPLICANT:

Paul & Norma Smith, 46 Erie Blvd, R.R. #3 Port Rowan, ON N0E 1M0

AGENT:

W. Michael Wiebe, 21 Norfolk Street North Simcoe, ON N3Y 4L1

LOCATION:

Lot 12A, Plan 324 SWAL (46 Erie Blvd, Long Point)

PROPOSAL:

Sever a parcel having a frontage of 9.14 m. (30 ft.) a depth of 22.86 m. (75 ft.) and having an area of 104.51 sq.m. (1125 sq.ft.) as the creation of a right of way.30

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4H3
(519) 426-5870 ext 1341

EMAIL: mary.elder@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: April 19th, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN- 50/10
 Related File: BN-49/10
 Fees Submitted: Apr. 8/10
 Application Submitted: "
 Sign Issued: "
 Complete Application: u

AB

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- 543-050-09600

- | | |
|---|--|
| <input type="checkbox"/> Creation of a new lot | <input 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 Paul & Norma Smith Phone # 519-586-2858
 Address 46 Erie Blvd., Long Point Fax # _____
 Town / Postal Code R.R.#3 Port Rowan, ON NOE 1M0 E-mail _____

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

AGENT INFORMATION

Name of Agent W. Michael Wiebe Phone # 519-426-5840
 Address 21 Norfolk Street North Fax # 519-426-5572
 Town / Postal Code Simcoe, ON N3Y 4L1 E-mail _____

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

Name of Owners ² Paul & Norma Smith - 519-586-2858 Phone # _____
Budington Massel - 519-586-3711
 Address Marjorie Thompson - 519-586-7181 Fax # _____
 Town / Postal Code R.R.#3 Port Rowan, ON NOE 1M0 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 | <u>South Walsingham</u> | Urban Area or Hamlet | <u>Long Point</u> |
| Concession Number | _____ | Lot Number(s) | <u>12A</u> |
| Registered Plan Number | <u>324</u> | Lot(s) or Block Number(s) | _____ |
| Reference Plan Number | _____ | Part Number(s) | _____ |
| Frontage (metres/feet) | <u>45'</u> | Depth (metres/feet) | <u>75'</u> |
| Width (metres/feet) | <u>45'</u> | Lot area (m ² / ft ² or hectares/acres) | <u>3,375 square feet</u> |
| Municipal Civic Address | <u>46 Erie Blvd., Long Point, R.R.#3 Port Rowan, ON NOE 1M0</u> | | |

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:

Subject lands are owned as tenants in common by Budington Massel, Marjorie Thompson, Paul Douglas Smith and Norma Isabell Smith.

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 grant ingress/egress to the owner of Lots 11A, 11B & 11C over parcel of land shown in green on diagram accompanying this application.

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

Marjorie Thompson _____

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) | _____ | Depth (metres/feet) | _____ |
| Width (metres/feet) | _____ | Lot area (m ² / ft ² or hectares/acres) | _____ |
| | | PROPOSED FINAL LOT SIZE (if boundary adjustment) | _____ |

Existing use: _____

Proposed use: _____

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:

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:

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

| | | | |
|------------------------|-------|---|-------|
| Frontage (metres/feet) | _____ | Depth (metres/feet) | _____ |
| Width (metres/feet) | _____ | Lot area (m ² / ft ² or hectares/acres) | _____ |

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:

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:

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

| | | | |
|------------------------|-------------|--|---------------------------------|
| Frontage (metres/feet) | (30') 9.14m | Depth (metres/feet) | (75') 22.86m |
| Width (metres/feet) | _____ | Lot area (m ² / ft ²) | (1,125 square feet) 104.51 sq m |

Proposed use: Ingress/egress over the parcel of land shown in green on the diagram accompanying this application.



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Resort

Present zoning: Long Point

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:

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

SEVERED

RETAINED

Municipal piped water

Communal Wells

Individual Wells

Other means (describe) water holding tank



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

Communal System

Septic tank and tile bed

Other means (describe) holding tank

STORM DRAINAGE

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: _____

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: _____

I. OTHER INFORMATION

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

Yes

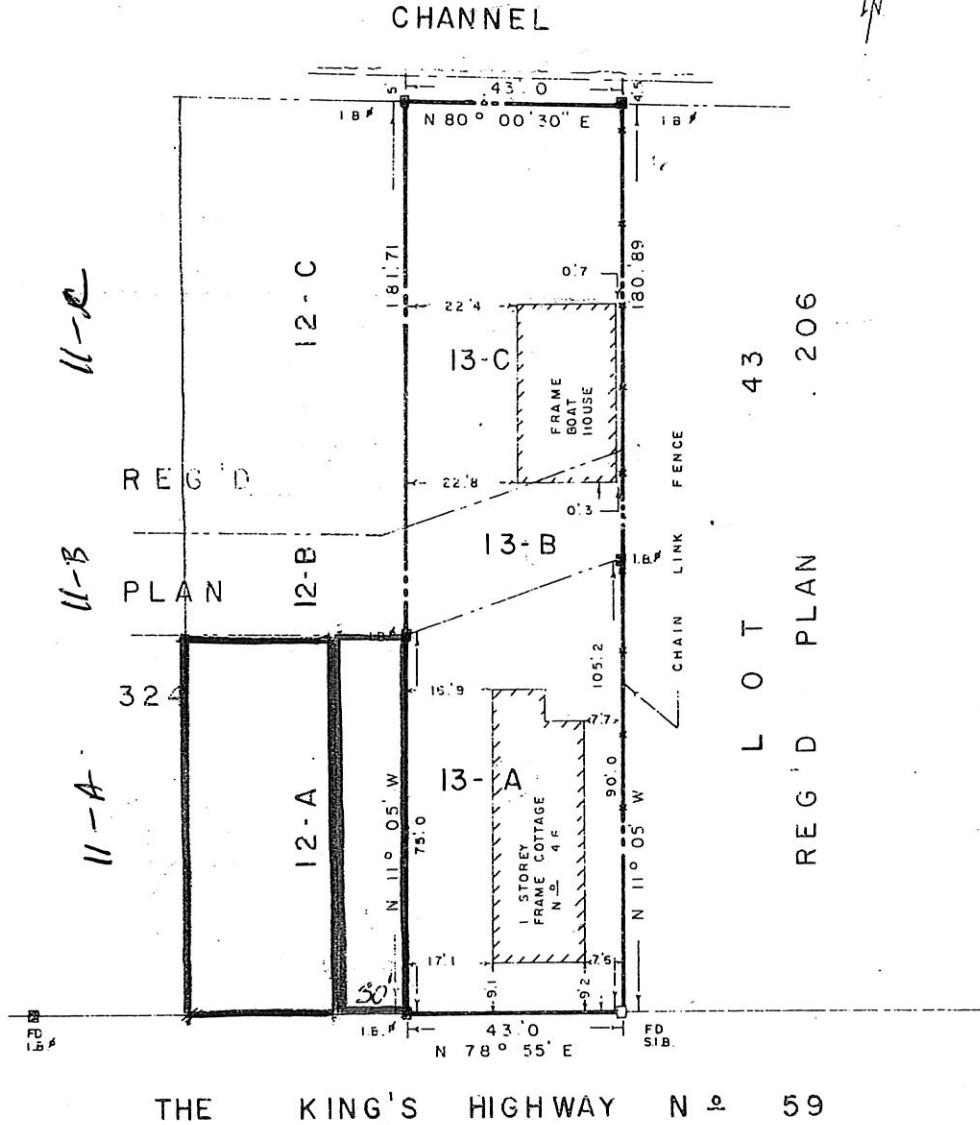
No

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.



PLAN OF SURVEY
 OF
LOTS 13-A, 13-B AND 13-C-REGISTERED PLAN 324
 FORMERLY IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSHINGHAM
 IN THE
COUNTY OF NORFOLK
 NOW IN THE
TOWNSHIP OF NORFOLK
 IN THE REGIONAL MUNICIPALITY OF
HALDIMAND-NORFOLK
 SCALE 1" = 30'
1980
JEWITT AND DIXON LTD



THE KING'S HIGHWAY N 2 59

| LEGEND | |
|---|-----------|
| 1. 1" x 1" x 48" STANDARD IRON BARS SHOWN | — — S1B |
| 2. 3/4" x 3/4" x 24" IRON BARS SHOWN | — — IB |
| 3. 5/8" x 24" ROUND IRON BARS SHOWN | — — LB |
| 4. LOT LINES SHOWN | ————— |
| 5. HALF LOT LINES SHOWN | - - - - - |
| 6. DEED LINES SHOWN | ————— |
| 7. FENCES SHOWN | — x — x — |
| 8. FD. DENOTES FOUND | |

I HEREBY CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 2. THE SURVEY WAS COMPLETED ON THE 11 TH DAY OF AUGUST 19 80

12 / 8 / 80
 D. M. Y.

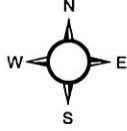
JEWITT AND DIXON LTD.
 ONTARIO LAND SURVEYORS
 90 KENT ST. S., SIMCOE, ONTARIO.

REPRODUCTION OF THIS PLAN ARE NOT VALID UNLESS BEARING THE SURVEYOR'S SEAL.

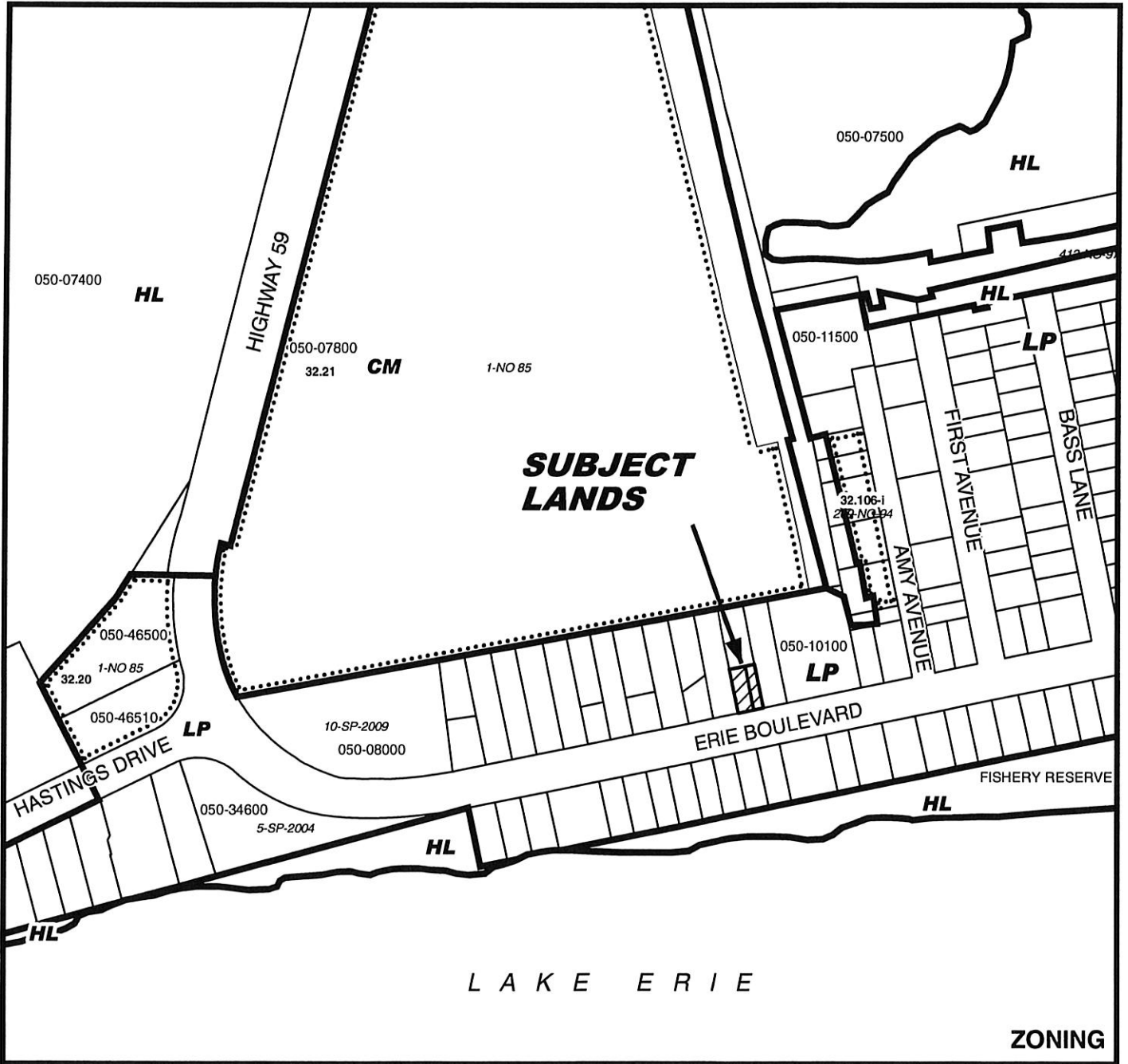
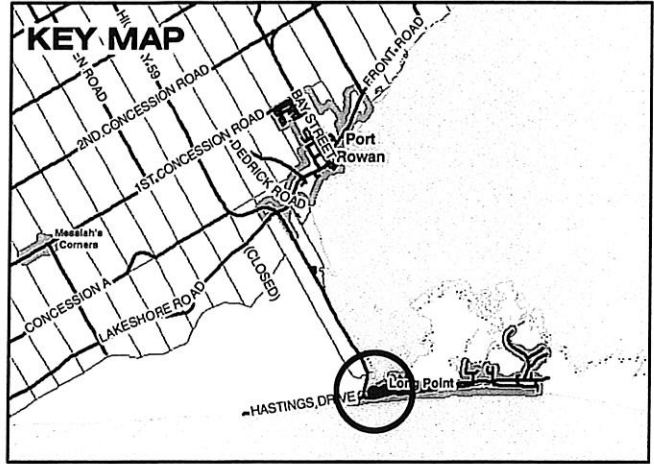
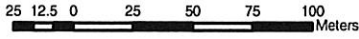
MAP 1

File Number: BN-049/2010 & BN-050/2010

Geographic Township of
SOUTH WALSHINGHAM



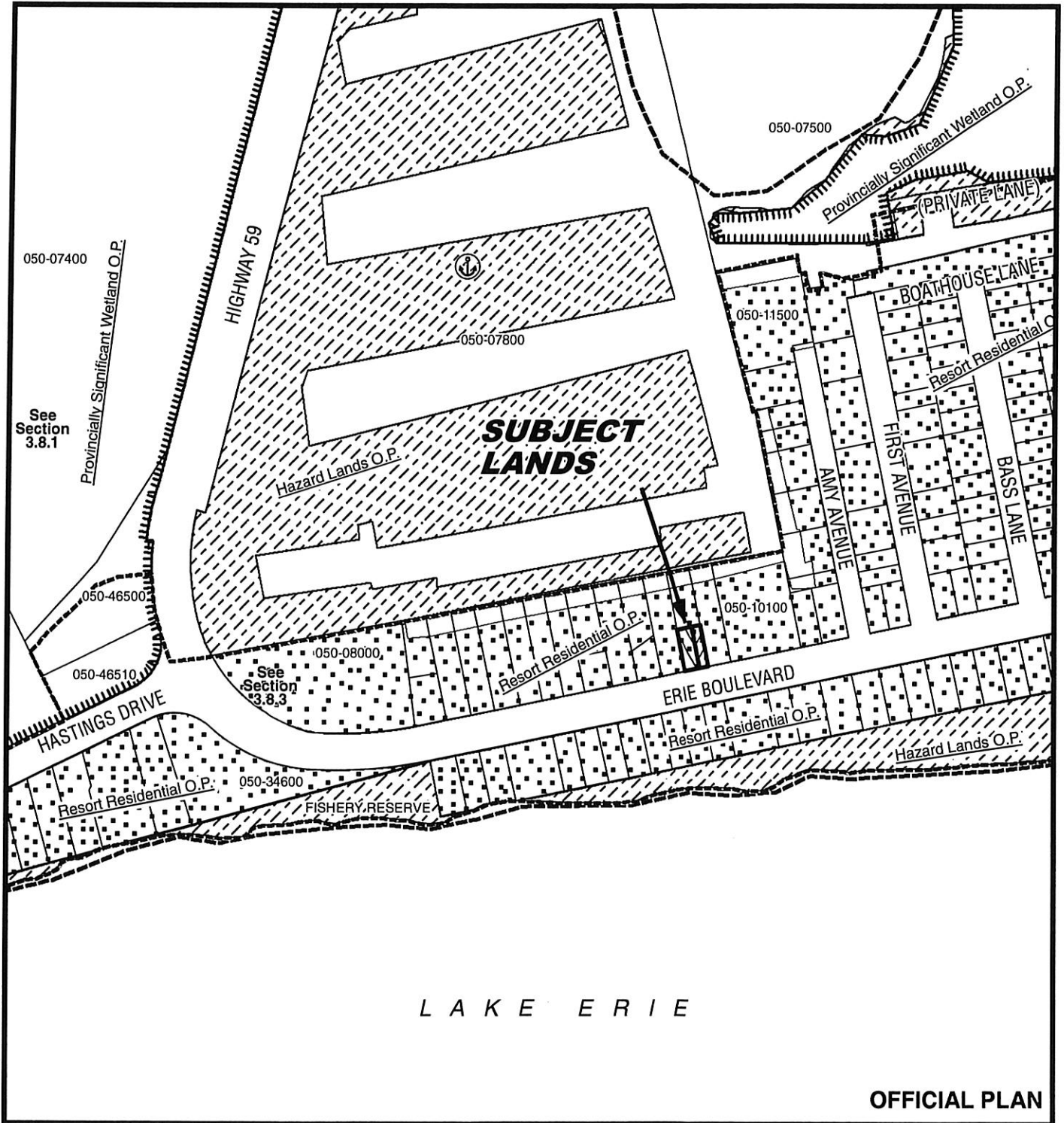
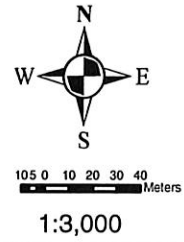
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MAP 2

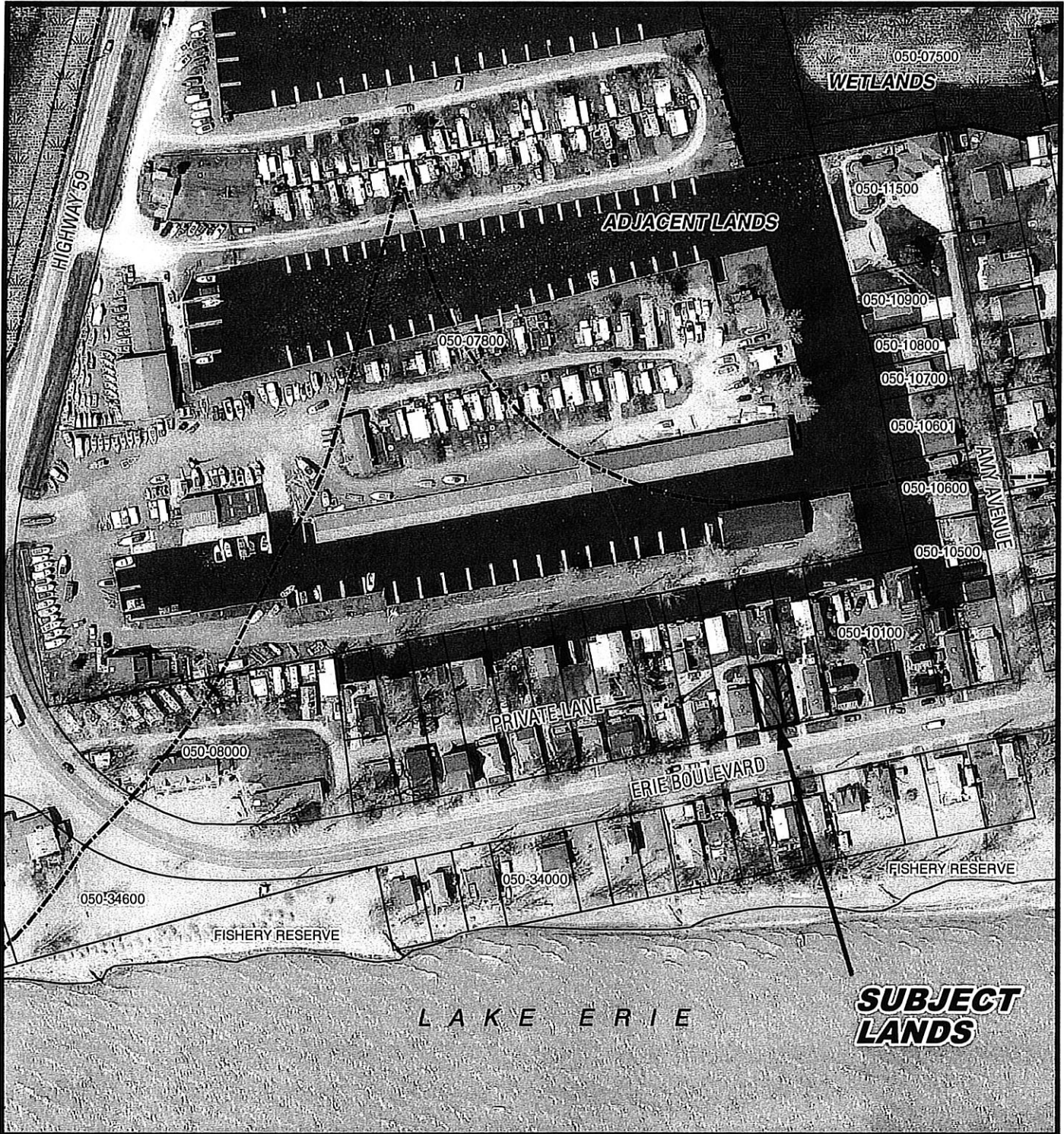
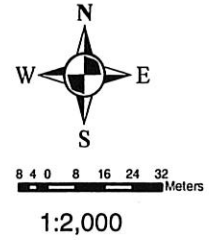
File Number: BN-049/2010 & BN-050/2010

Geographic Township of South Walsingham



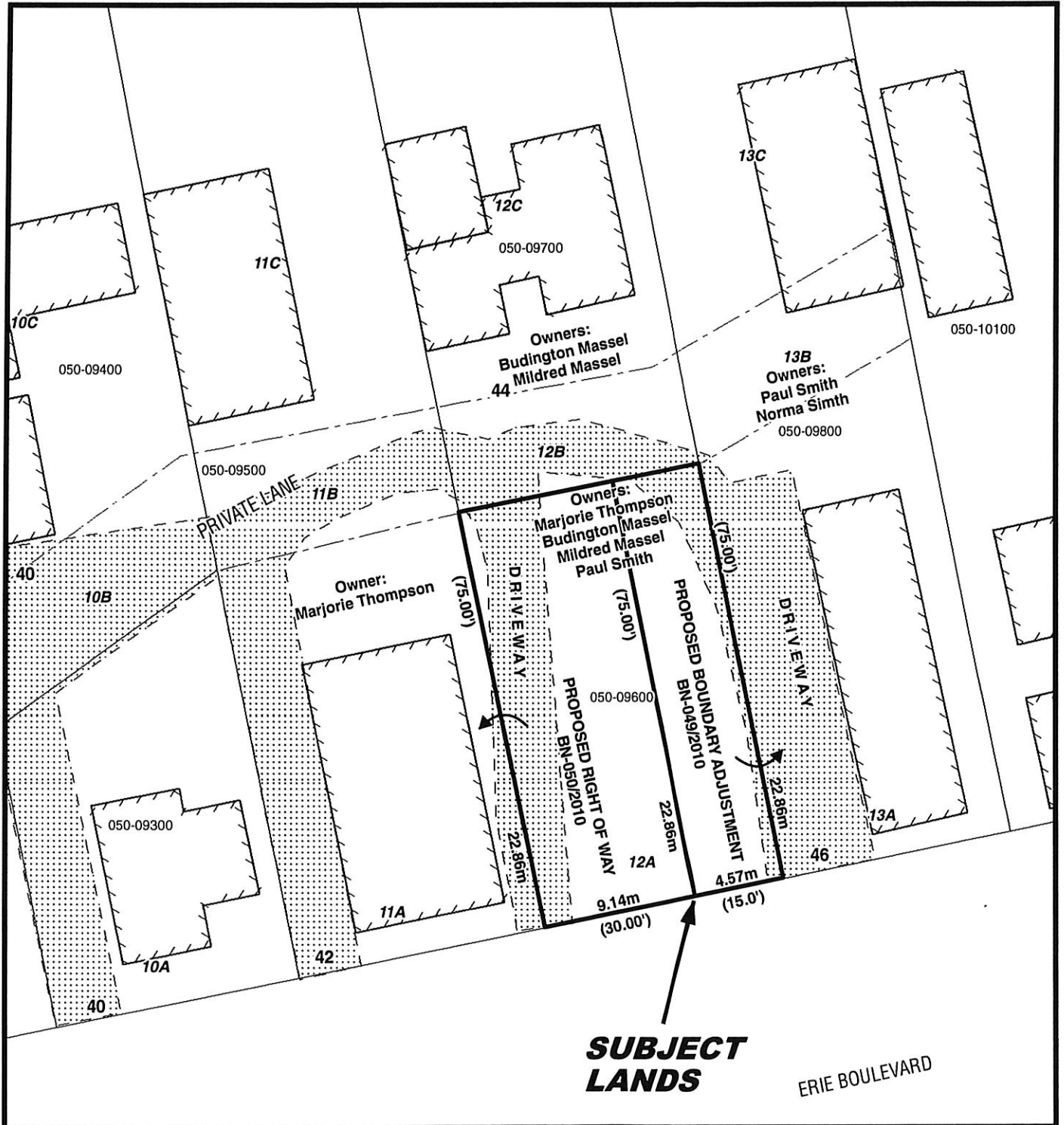
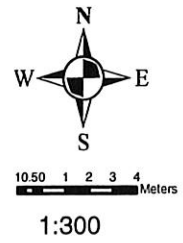
MAP 3

File Number: BN-049/2010 & BN-050/2010
Geographic Township of South Walsingham



MAP 4

File Number: BN-049/2010 & BN-050/2010
Geographic Township of South Walsingham



LOCATION OF LANDS AFFECTED

File Number: BN-049/2010 & BN-050/2010
Geographic Township of South Walsingham

