



COMMENT REQUEST FORM

FILE NO.: BN-072/2005

ROLL NO.: 3310-337-010-24400

- | | |
|--|---|
| <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 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:**

DECEMBER 3, 2008

APPLICANT:

Harry Harsch, 165 Kent Street South Simcoe, ON N3Y 2Y2

AGENT:

Thomas A. Cline
Cline, Backus, Nightingale & McArthur, PO Box 528, 39 Colborne Street, North Simcoe ON N3Y 4N5

LOCATION:

Lot 4, Concession 3, WDH

PROPOSAL:

Sever a parcel having a frontage of 13.6 m (44.75 ft) a depth of 58.2 m (191 ft) and having an area of approximately 0.61 ha (1.5 ac.) and retain a parcel having an area of approximately 4.86 ha (12 ac) as an infilling lot.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

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 (A), 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: November 19th, 2008

RECEIVED

Property Assessment Roll Number:

33-10- 337-010-24400

(to be provided by applicant/agent)

SEP 19 2006

Office Use

File No.

BN-072/2005

Date Submitted

Date Received

Sign Issued

NORFOLK COUNTY
RECEIVED

FEB 24 2005

PLANNING DEPT.



Revised Sept. 15, 2006
lot size me.

PLANNING DEPT.

APPLICATION FOR CONSENT

See page 4 of Survey.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner Harry Harsch Phone No. 428-3144
Address 165 Kent Street S. Fax No. _____
Simcoe, ON Postal Code N3Y 2Y2
E-mail _____

2. Agent (if any) Paul Hosack Phone No. 426-6763
Address 39 Colborne Street N. Fax No. 426-2055
Simcoe, ON Postal Code N3Y 4N5
E-mail hosack@clinebackus.com

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:
N/A

4. Are there any restrictive covenants affecting the property?
 Yes No If yes, describe the easement or covenant and its effect:

4. Existing or proposed access to land intended to be RETAINED:

- Unopened Road Municipal Road Provincial Highway
- Other (Specify)

Name of Road/Street Lynn Valley Road

5. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water
- Individual Wells
- Other (describe)

Sewage Treatment

- Sewers
- Communal System
- Septic Tank & Tile Bed
- Other (describe)

Storm Drainage*

- Storm Sewers
 - Open Ditches
 - Other (describe)
- river

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes No

* Has the existing drainage on the subject land been altered?

- Yes No

* Does a legal and adequate outlet for storm drainage exist?

- Yes No Unknown

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Agricultural

2. What is the existing Zoning of the subject lands: Agricultural/Hazard
(If required, assistance is available for questions 1 and 2 above.)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	no	no
A Wooded area	no	yes
A Municipal Landfill	no	no
A Sewage Treatment Plant or Waste Stabilization Plant	no	no
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	no	yes
Floodplain	yes	yes
A Rehabilitated Mine Site	no	no
A Non-Operating Mine Site within 1 Kilometre	no	no
An Active Mine Site	no	no
An Industrial or commercial use (specify the use(s))	no	no
An Active Railway Line	no	no
Seasonal Wetness of Land	On Hazard Land	On Hazard Land
Erosion	no	no
Abandoned Gas Wells	yes	no

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

G. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? N/A

Date(s) these parcels were created: N/A

The name of the transferee for each parcel: N/A

What uses were the parcels severed for? N/A

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? N/A

3. Date of construction of the dwelling proposed to be severed: N/A

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes No Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. _____ Decision: _____

5. Date of purchase of subject land. August 14, 1972

6. How many years has the owner farmed? N/A

Outside this municipality but in Ontario? N/A In this municipality? _____

Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes No Unknown

If Yes, File No. _____ Status: _____

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes No Unknown

If Yes, File No. _____ Status: _____

3. Is there any other application on this property that could affect this application?

Yes No Unknown

If Yes, describe other application to consent

I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained. See attached
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines. See attached
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land. See attached
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge. See attached
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land. N/A
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings. See attached
7. The current use(s) of the adjacent lands. See attached
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way. See attached
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used. N/A
10. The location and nature of any restrictive covenant or easement affecting the subject land. N/A
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered. N/A
12. The location of any existing sewage system and well, on the lot to be created and/or retained. N/A

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

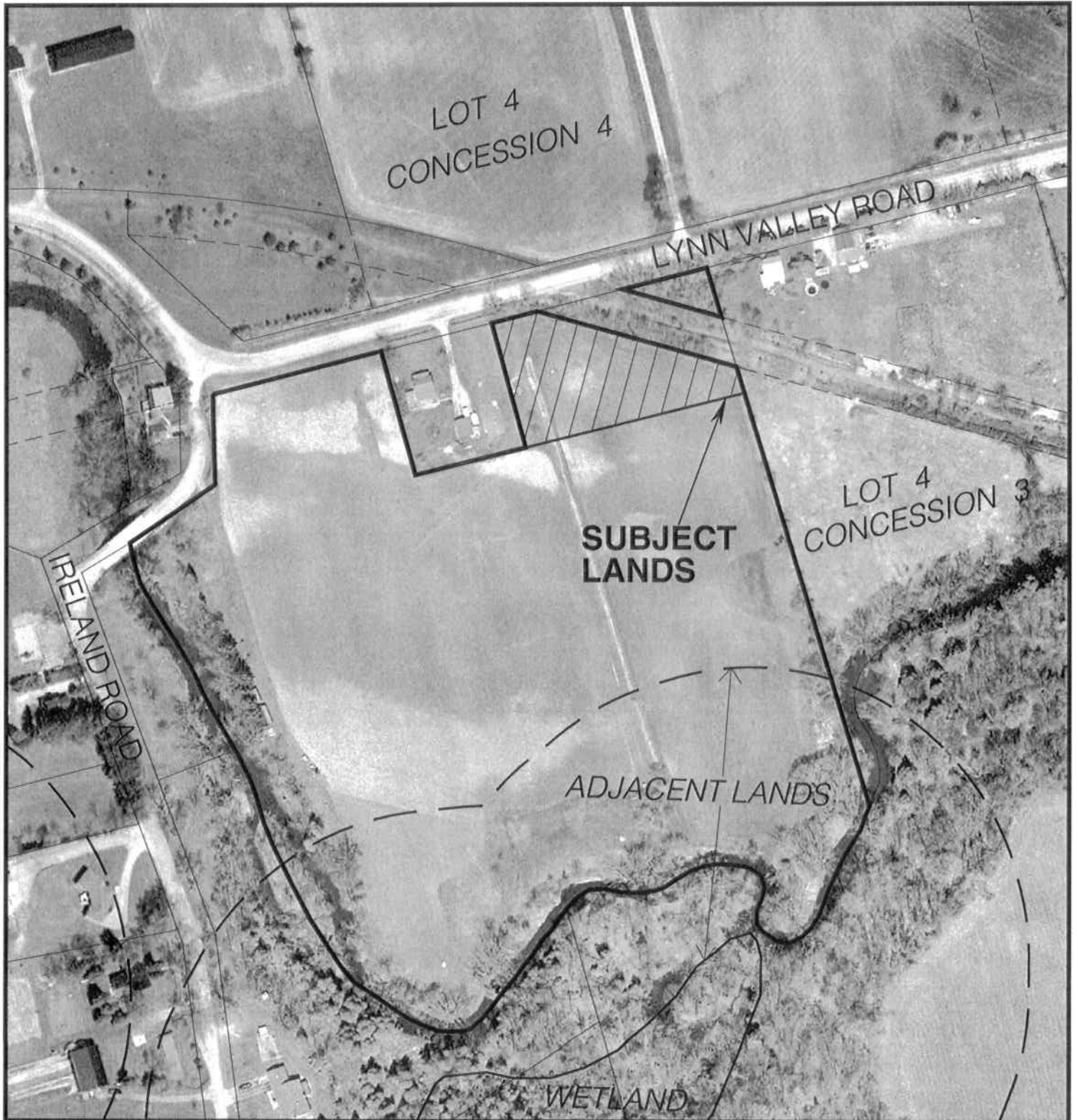
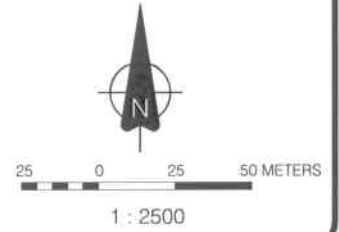
MAP 1

File Number: BN-072/2005
Geographic Township of WOODHOUSE



MAP 2

File Number: BN-072/2005
Geographic Township of WOODHOUSE



MAP 3

File Number: BN-072/2005
Geographic Township of WOODHOUSE

