



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT  
COMMENT REQUEST FORM**

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 would appreciate your comments or recommendation before the date below:

**October 10th, 2007**

**FILE NO.: BN-072-2007**

**ASSESSMENT ROLL NO.: 3310-491-005-57000**

**APPLICANT:**

Peter & Kathy Attwell, R. R. # 1, Wilsonville, ON N0E 1Z0

**AGENT:**

R. C Dixon, O.L.S., 51 Park Road, Simcoe, ON N3Y 4J9

**LOCATION:**

Pt Lot 6, Concession 4, WDM (Vanessa )

**PROPOSAL:**

Sever a parcel having no frontage, irregular depth and having an approximate area of 1742.7 m.2 (18751ft.2) and retain a parcel having an area of 1.77 h. (4.38 ac.) more or less as a boundry adjustment

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

**CIRCULATION DATE: September 26th, 2007**

**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Mary Elder  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1341  
**FAX: (519) 428-3069 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: Larry Dawson, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: larry.dawson@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.

**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-072/2007  
 Related File: BN-073/2007  
 Fees Submitted: Sept 17/2007  
 Application Submitted: Sept 17/2007  
 Sign Issued: Sept 18/2007  
 Complete Application: Sept 17/2007

*msc*

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- 491-005-57000**

- Creation of a new lot
- Boundary adjustment
- Easement/right-of-way
- Other (lease / charge)

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Peter + Kathy Attwell Phone # 443-6293  
 Address RR, Wilsonville Fax # -  
 Town / Postal Code NOE130 E-mail -

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent R.C. Dixon, O.L.S. Phone # 426-0842  
 Address 51 Park Road Fax # 426-1034  
 Town / Postal Code Simcoe N3Y 4J9 E-mail surveyors@amtelecom.net

Name of Owner <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ 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 mortgagees, charges or other encumbrances on the subject lands:  
 \_\_\_\_\_  
 \_\_\_\_\_



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	<u>Vanessa</u>
Concession Number	<u>4</u>	Lot Number(s)	<u>Pt of 6</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>3TR 8840</u>	Part Number(s)	<u>2</u>
Frontage (metres/feet)	<u>0</u>	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)	<u>irregular</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>(18,751 ft<sup>2</sup>) 1,741.9 sq. m</u>
Municipal Civic Address			

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.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):

There are 2 boundary adjustments which will allow the store property to install a new field bed, and provide frontage on County Road 4 for the Atwell lands.

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

John Jansen

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

3310 - 491 - 005 - 590





## 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 <small>(including those with part interest)</small> Assessment Roll No. <small>(obtained from your tax bill)</small>	Geographic Township Concession and Lot #	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual property e.g. corn production, orchard, tobacco)</small>	Dwelling Present	Year Dwelling Built
<b>SUBJECT LANDS</b>						
	N/A				<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>					<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 <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)	N/A	
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)

0' 0"

Depth (metres/feet)

irregular

Width (metres/feet)

irregular

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

1742.7 m<sup>2</sup> 18,751 ft<sup>2</sup>

Existing use:

vacant hamlet (agricultural)

Proposed use:

merge with Jansen lands for store + residence

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:

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

irregular see plan att. portion of B1040/07 which is 4.38 ac. to be completed prior to May 2008. 1.77

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

Existing use:

hamlet (agriculture)

Proposed use:

residential

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:

nil

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:

nil

**CONSENT / SEVERANCE**

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:

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential (RH)

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:

BN10/2007, BN11/2007, BN42/2007 complete conditions by May 2008

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:

BN 32, 33, 34 & 35 / 2005 complete

Number of separate parcels that have been created:

7

Date(s) these parcels were created:

2005, by 2008

Name of the transferee for each parcel:

—

Uses of the severed lands:

residential

**CONSENT / SEVERANCE**

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

*n/a*

Date of construction of the dwelling proposed to be severed:

*n/a*

Date of purchase of subject lands:

*2007*

**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?

- 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



**CONSENT / SEVERANCE**

**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:

File number: BN 32-35/2005 complete      BN 40-42/2007 to be completed by May 2008

Land it affects: see map

Purpose: residential

Status/decision: see above

Effect on the requested amendment: \_\_\_\_\_

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes       No

**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:

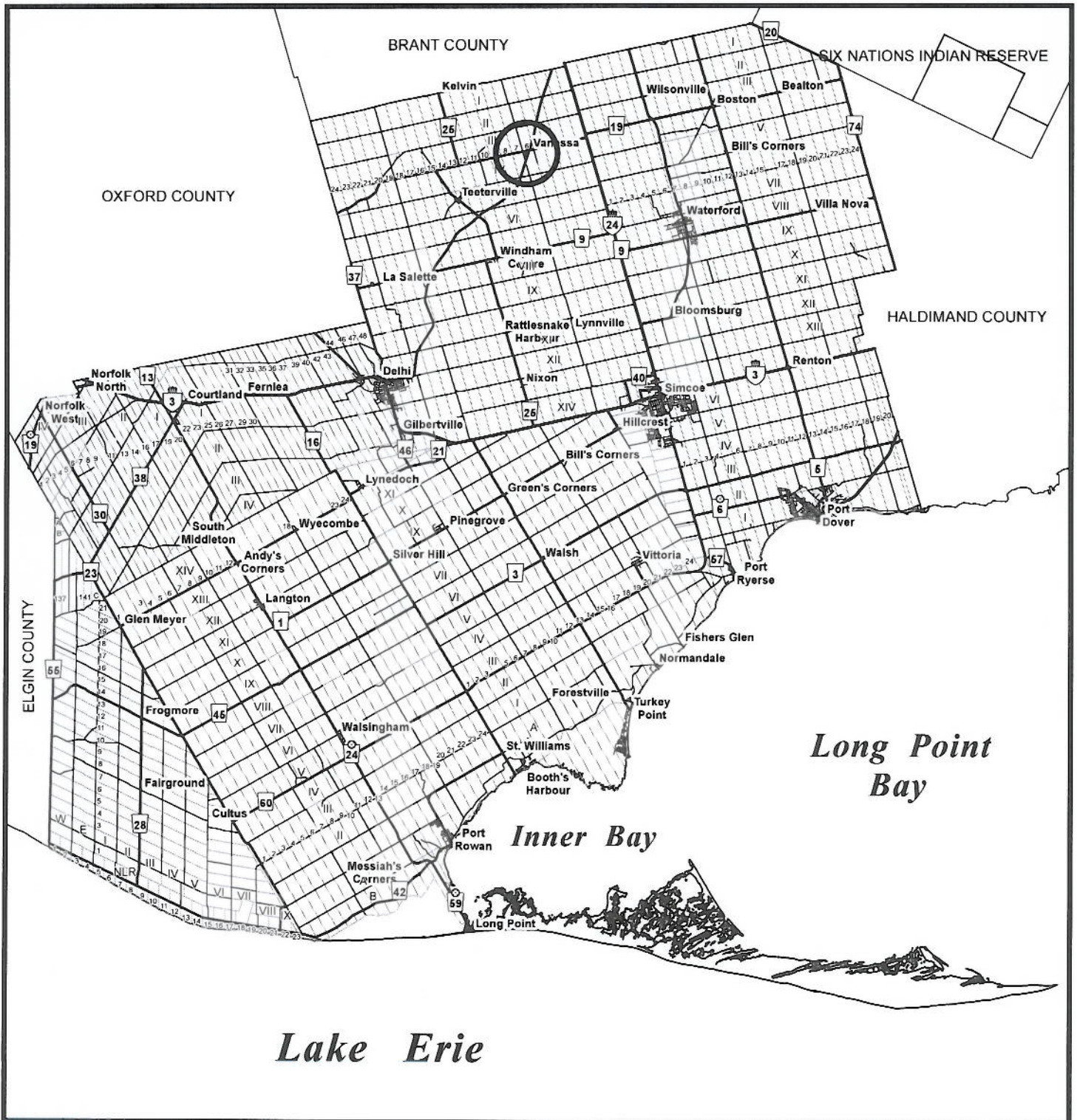
\_\_\_\_\_



# MAP 1

File Number: BN-072/2007

## Geographic Township of WINDHAM



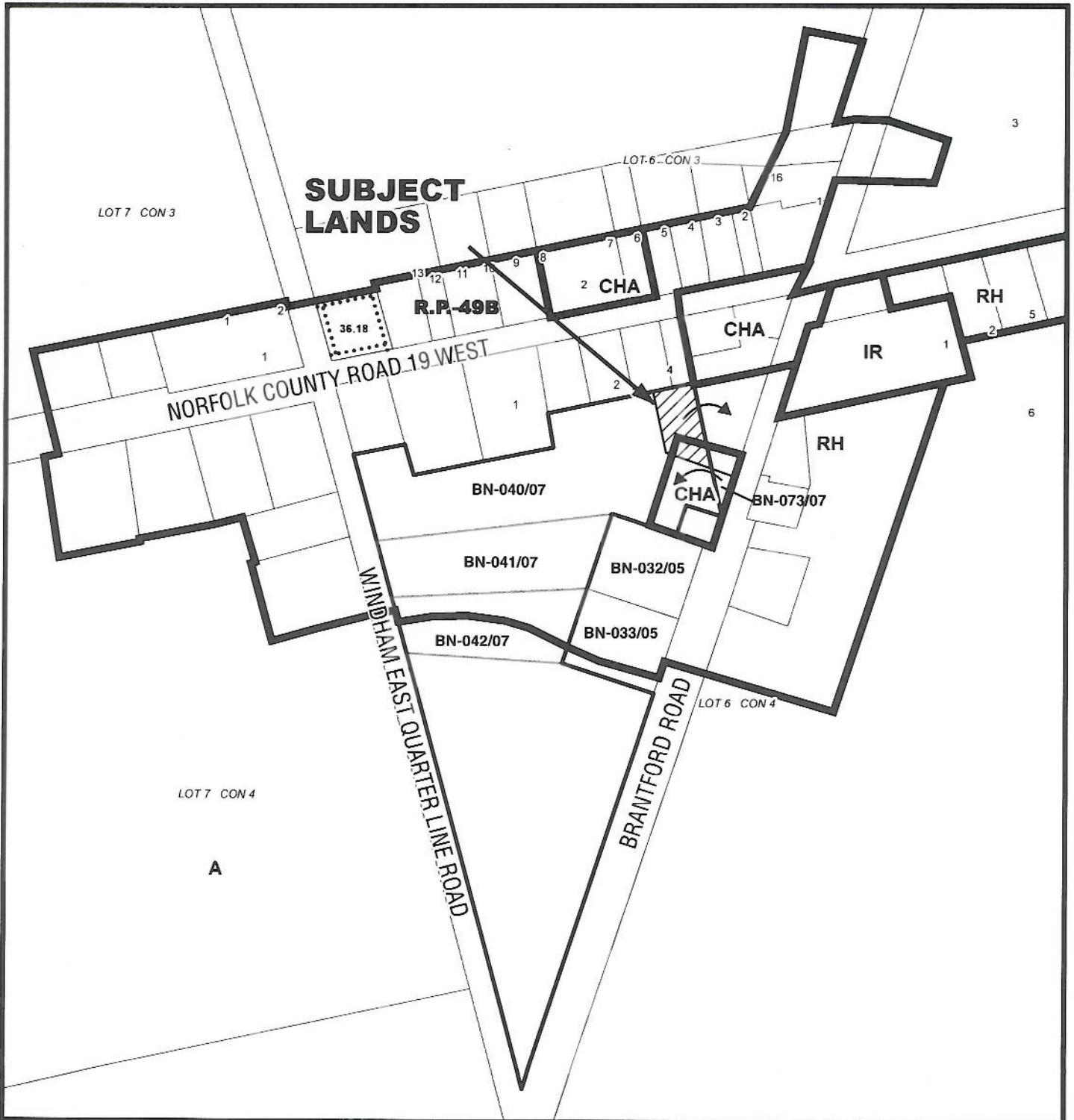
# MAP 2

File Number: BN-072/2007

Geographic Township of WINDHAM



1:4,000





# MAP 3

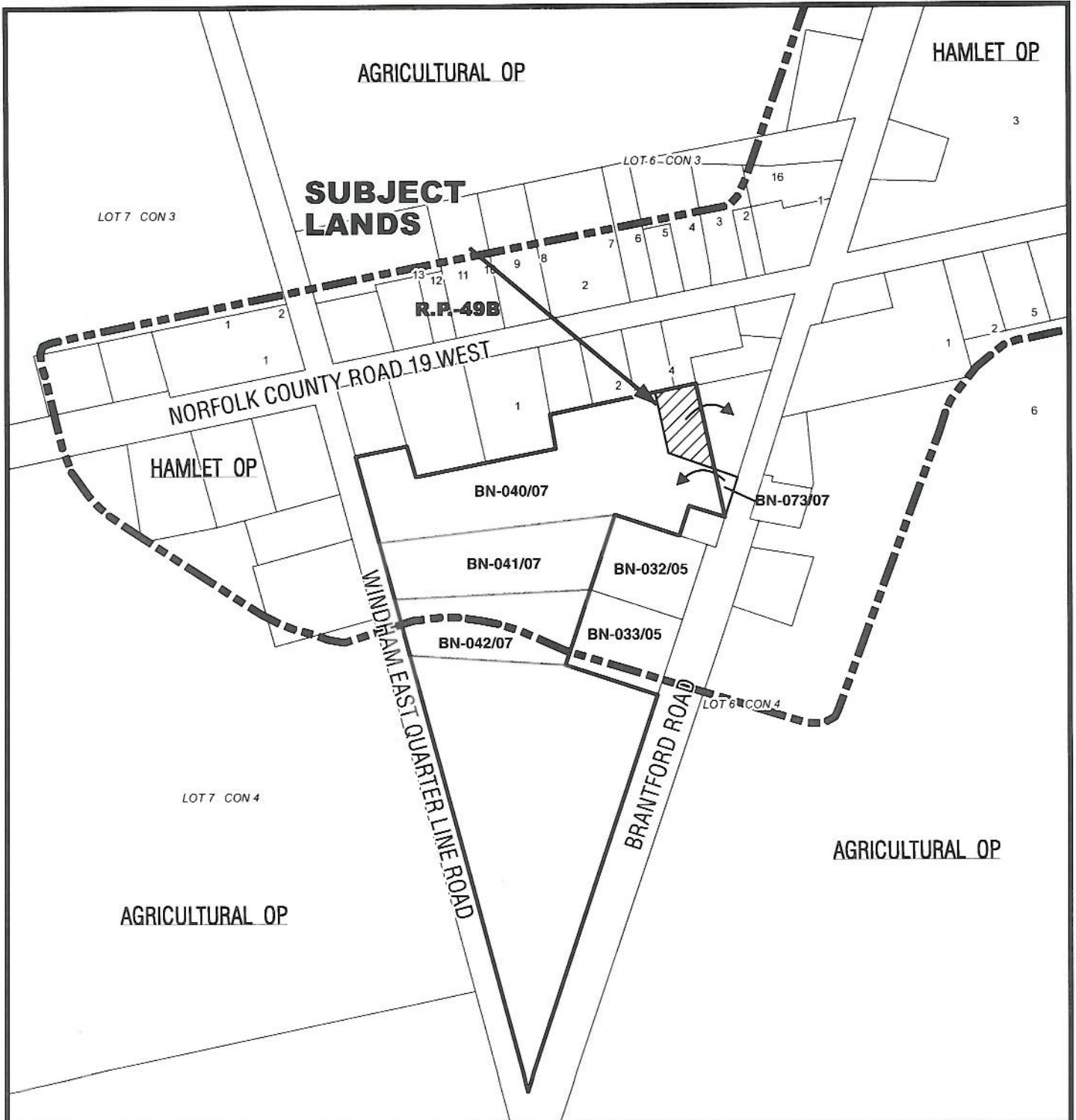
File Number: BN-072/2007

Geographic Township of WINDHAM



30 15 0 30 60 90 120 Meters

1:4,000

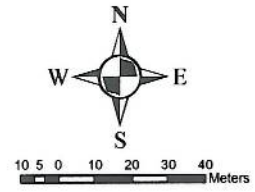




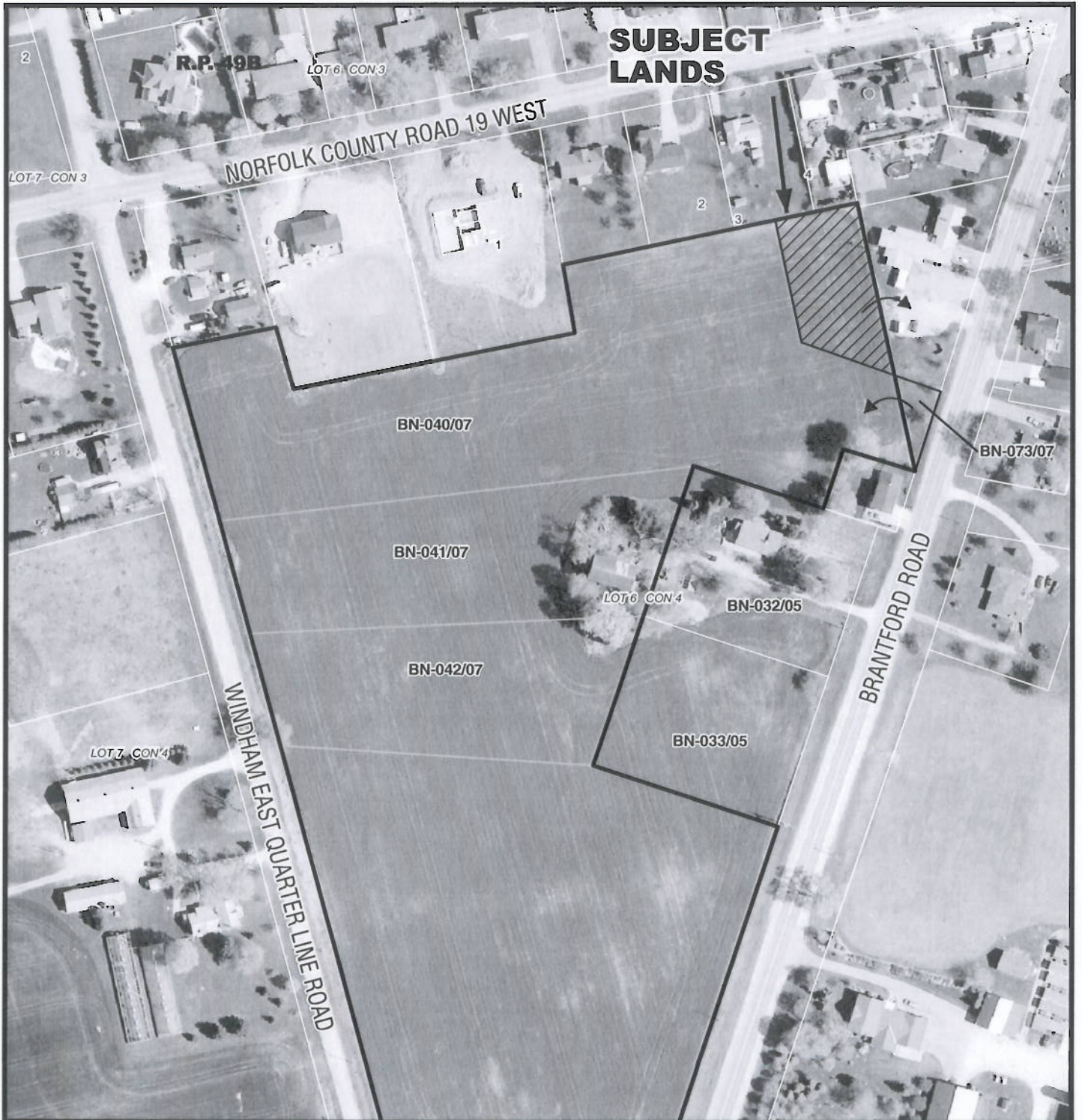
# MAP 4

File Number: BN-072/2007

Geographic Township of WINDHAM



1:2,000







# LOCATION OF LANDS AFFECTED

040

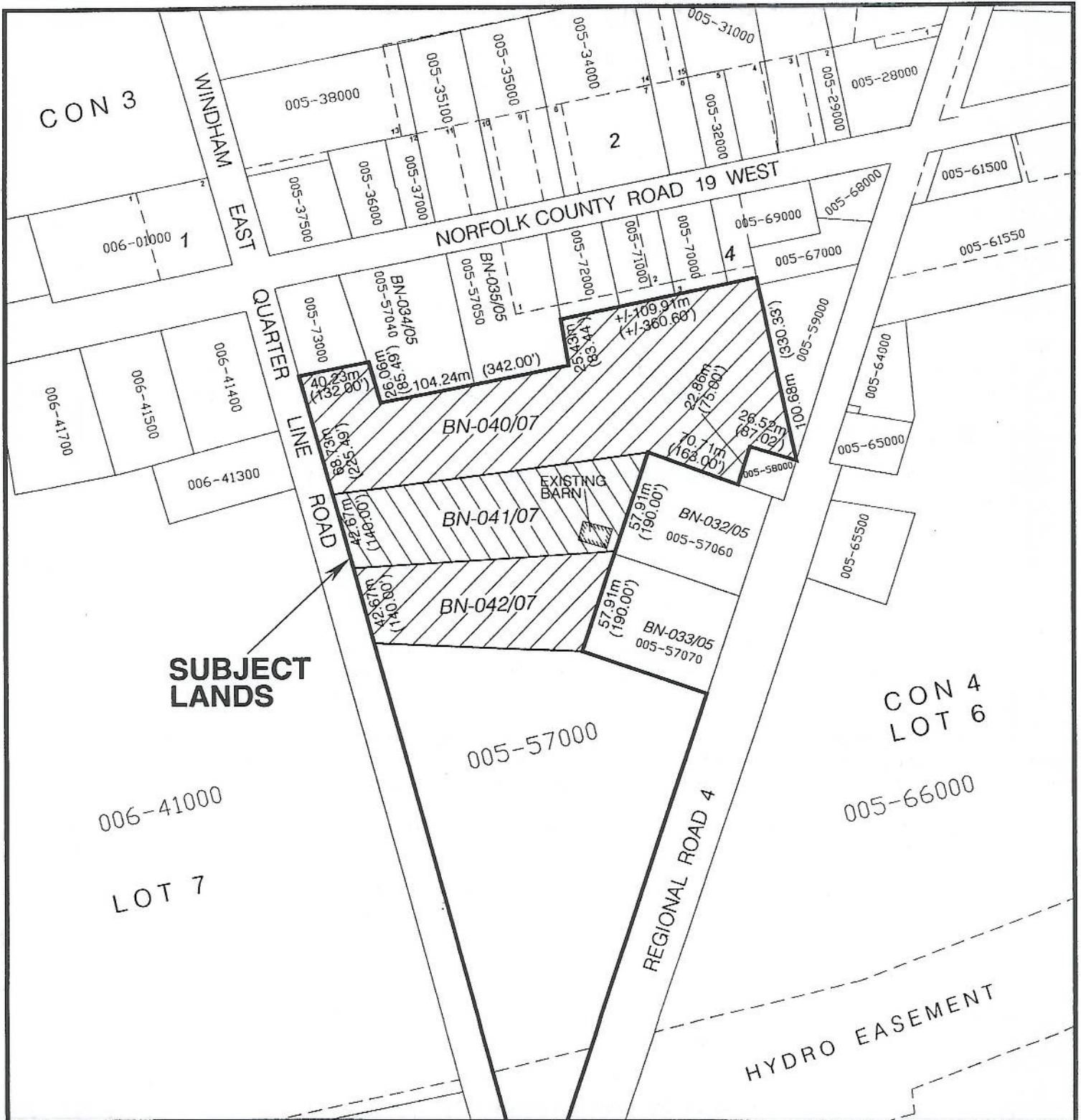
042

File Number: BN-022/2005 to BN-38/2005  
 Geographic Township of WINDHAM



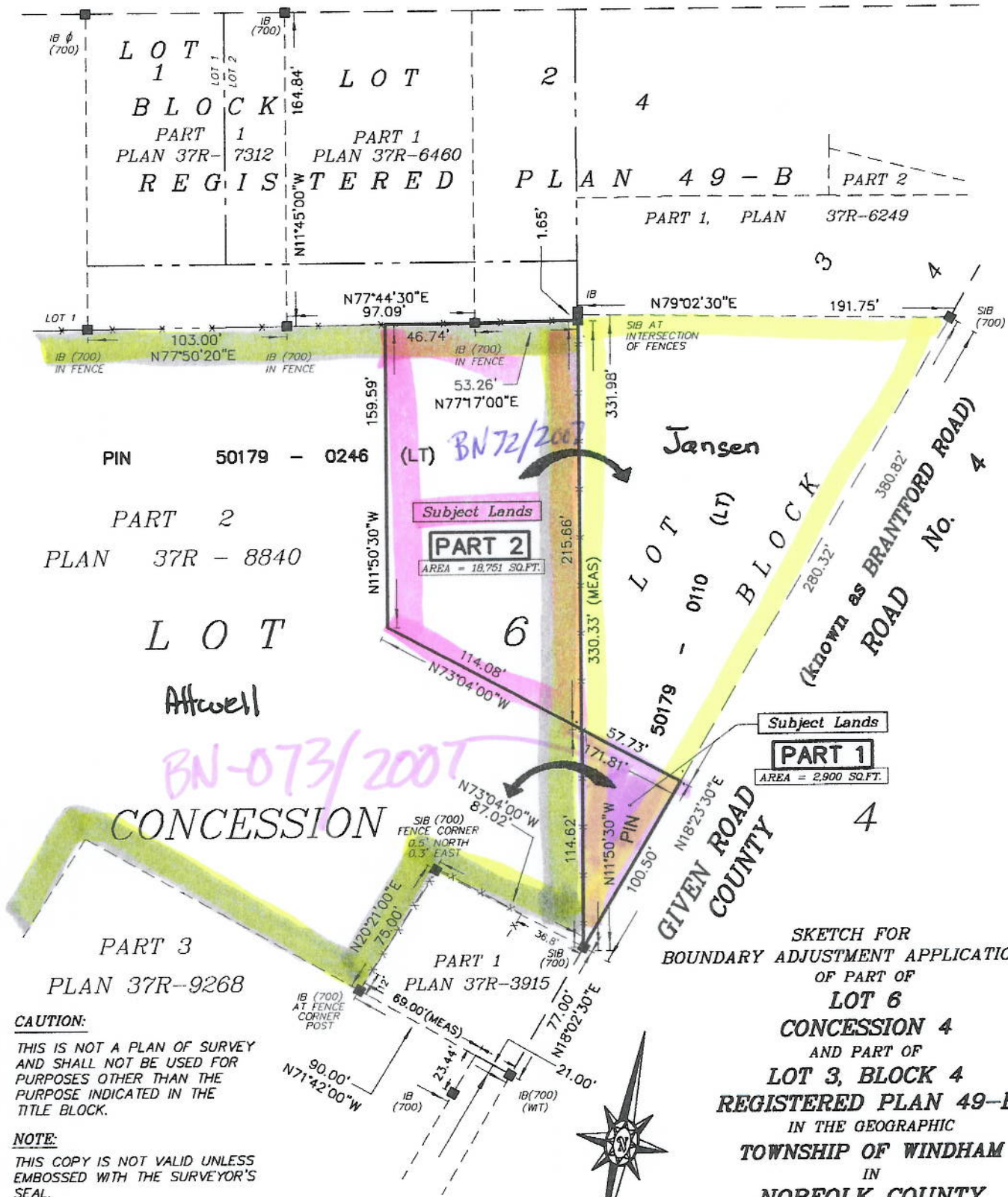
25 0 25 50 75 METERS

1:3000





**66.00' ALLOWANCE FOR ROAD BETWEEN  
CONCESSIONS 3 AND 4 (COUNTY ROAD No. 19)**



**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.

R.C. DIXON  
ONTARIO LAND SURVEYOR



SKETCH FOR  
BOUNDARY ADJUSTMENT APPLICATIONS  
OF PART OF  
**LOT 6  
CONCESSION 4  
AND PART OF  
LOT 3, BLOCK 4  
REGISTERED PLAN 49-B  
IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN  
NORFOLK COUNTY**

SCALE: 1" = 75'  
JEWITT AND DIXON LTD.  
AUGUST 2, 2007