



**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:

December 3, 2007

FILE NO.: BN-083/2007

ASSESSMENT ROLL NO.: 3310-336-070-82200

APPLICANT:

Richard Cleaver, R.R. #4, Simcoe, ON N3Y 4K3

AGENT:

Thomas A. Cline, PO Box 528, Simcoe, ON N3Y 4N5

LOCATION:

Part Lot 6, Concession 14 TWN (1319 Blueline Road)

PROPOSAL:

Sever a parcel having a frontage of 102 m. (335 ft.) a depth of 51.82 m (170 ft.) and having an area of approximately 0.40 ha (1.0 ac) and retain a parcel having an area of 9.7 ha (24 ac) more or less to sever a dwelling made surplus through farm amalgamation.

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

CIRCULATION DATE: November 19, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

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

FAX: (519) 428-3069 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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 · Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: 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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-83107
Related File:
Fees Submitted: October 30/07
Application Submitted: October 30/07
Sign Issued: October 30/07
Complete Application: October 30/07

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: 3310-336-070-82200

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

A. APPLICANT INFORMATION

Name of Applicant¹ RICHARD CLEAVER Phone # 519-426-9541
Address R.R.#4 Fax #
Town / Postal Code SIMCOE, ON. N3Y 4K3 E-mail

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

Name of Agent THOMAS A. CLINE Phone # 519-426-6763
Address P.O. BOX 528 Fax # 519-426-2055
Town / Postal Code SIMCOE, ON. N3Y 4N5 E-mail cline@clinebackus.com

Name of Owner² JAMES STARR CLEAVER Phone # 519-426-5724
Address R.R.#4 Fax #
Town / Postal Code SIMCOE, ON. N3Y 4K3 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 sent³: 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:
NO MORTGAGES



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	_____
Concession Number	<u>14</u>	Lot Number(s)	<u>PT. L. 6</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>+/- 1100 FT.</u>	Depth (metres/feet)	<u>+/- 940 FT.</u>
Width (metres/feet)	<u>SEE DIAGRAM</u>	Lot area (m ² / ft ² or hectares/acres)	<u>25 ACRES</u>
Municipal Civic Address	<u>R.R.#4, SIMCOE, ON.</u>	<u>1319 Blueline Rd</u>	_____

For questions regarding requirements for a municipal civic address please contact 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):

TO SEVER OFF A SURPLUS DWELLING

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

JAMES STARR CLEAVER

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

NOT APPLICABLE



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
SUBJECT LANDS						
JAMES STARR CLEAVER RR 4, SIMCOE, ON N3Y4K3 OTHER	L. 6, C. 14 TOWNSEND	25	25	ORCHARD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PRE-1950
J CLEAVER ORCHARDS INC.	L. 6, C. 13 TOWNSEND	18	18	ORCHARD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PRE-1950
RICHARD & SARARA CLEAVER	Pt. L. 10 C. 14 TOWNSEND	1	1	N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	POST 1980
J CLEAVER ORCHARDS INC.	Pt. L. 9, C. 14 TOWNSEND	90	90	ORCHARD	<input type="checkbox"/> Yes <input checked="" 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 <small>(m² / ft² or hectares/acres)</small>	Lands to be Retained <small>(m² / ft² or hectares/acres)</small>
Area under cultivation		
Woodlot area		
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage		

CONSENT / SEVERANCE

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**: - SEE ATTACHED DIAGRAM

51.82m

Frontage (metres/feet) 33.5 FT. (10.2 m)

Depth (metres/feet) 170 FT

Width (metres/feet) _____

Lot area (m² / ft² or hectares/acres) 1.0ac (.40 ha) 7/8
calculated from diagram

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL

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:

SINGLE FAMILY DWELLING

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**: Not provided

Frontage (metres/feet) _____

Depth (metres/feet) _____

Width (metres/feet) _____

Lot area (m² / ft² or hectares/acres) 24ac (9.7 ha) 7/8

Existing use: AGRICULTURAL

Proposed use: AGRICULTURAL

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 BARN 1 WORKSHOP

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:

NONE



CONSENT / SEVERANCE

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

Frontage (metres/feet)

NOT APPLICABLE

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURAL

Present zoning:

AGRICULTURAL

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:

NOT KNOWN

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:

N/A

Date(s) these parcels were created:

N/A

Name of the transferee for each parcel:

N/A

Uses of the severed lands:

N/A

CONSENT / SEVERANCE

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

WILL BE AMALGAMATED UPON SEVERANCE FINALIZATION

Date of construction of the dwelling proposed to be severed:

PRE-1950

Date of purchase of subject lands:

AS SOON AS POSSIBLE

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:

LANDS HAVE BEEN USED FOR AGRICULTURAL PURPOSES FOR AT LEAST 75 YRS.

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: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

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:



CONSENT / SEVERANCE

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

Indicate what services are available or proposed:

Water Supply

- Municipal piped water
 Communal wells
 Individual wells
 Other (describe below)

Sewage Treatment

- Municipal sewers
 Communal system
 Septic tank and tile bed
 Other (describe below)

Storm Drainage

- Storm sewers
 Open ditches
 Other (describe below)

If 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

CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

BLUE LINE RD.

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

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

BLUE LINE RD.

I. OTHER INFORMATION

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

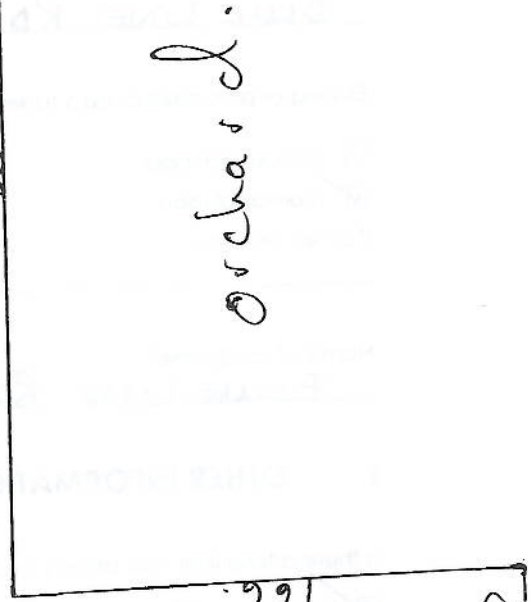
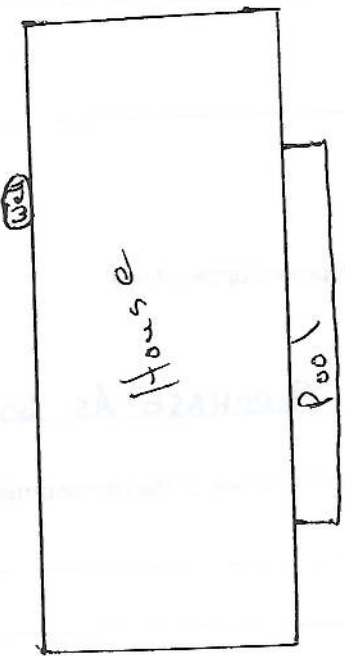
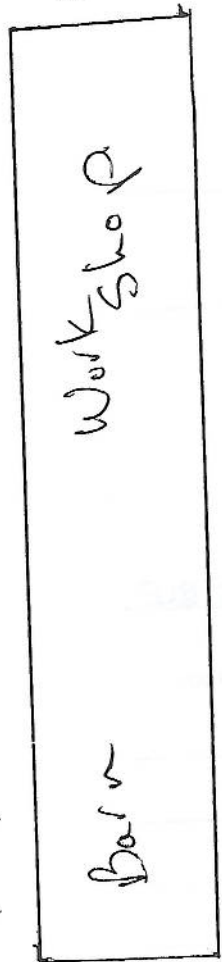
- Yes
- No

If yes, describe:

IT IS PROPOSED TO IMPLEMENT PURCHASE AS SOON AS POSSIBLE.

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.

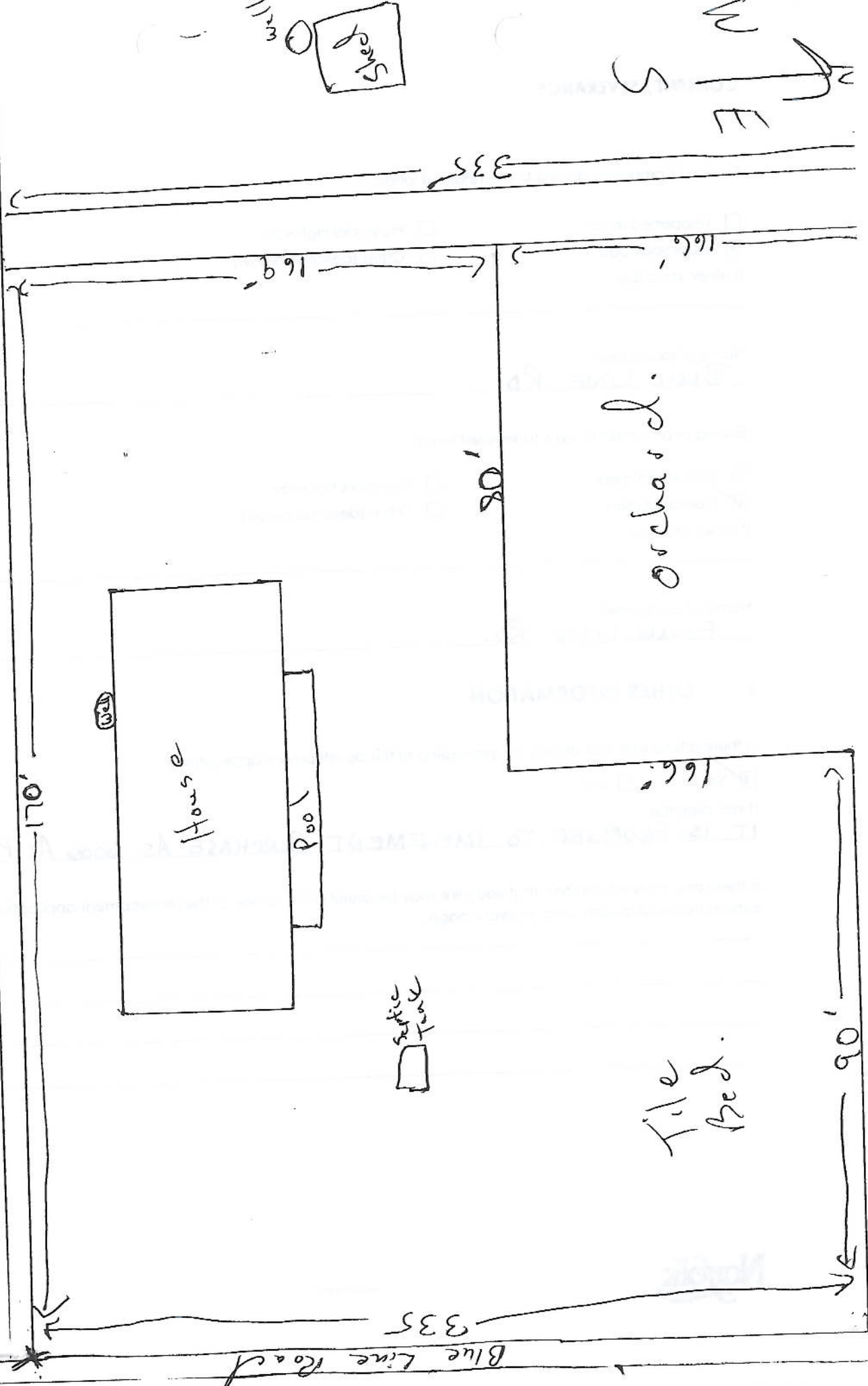
1 acre 43,560
Proposed lot 43,670±
James Cleaver



Tile Bed.

#0095
10 South lot line

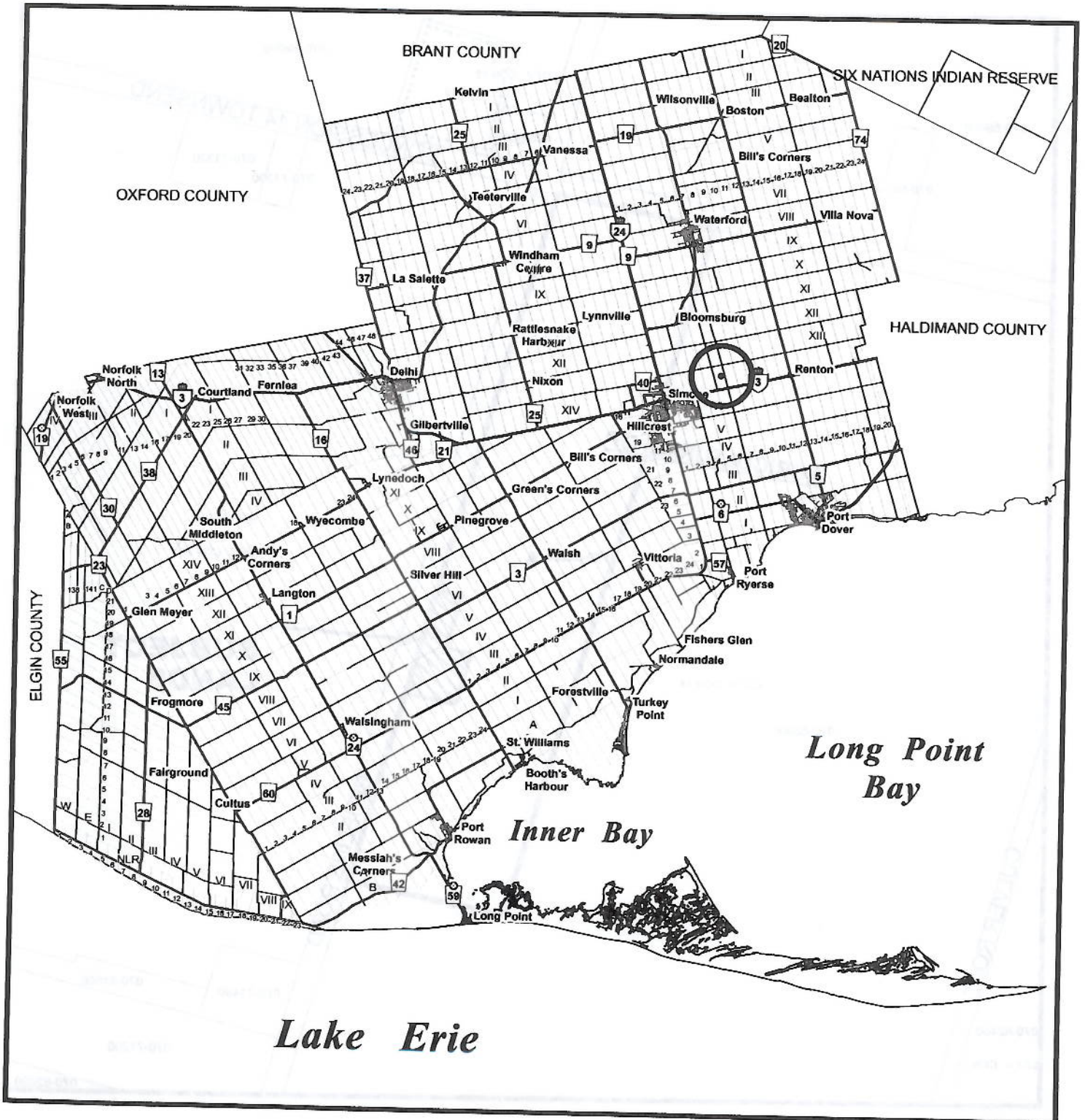
Blue Line Road



MAP 1

File Number: BN-083/2007

Geographic Township of TOWNSEND



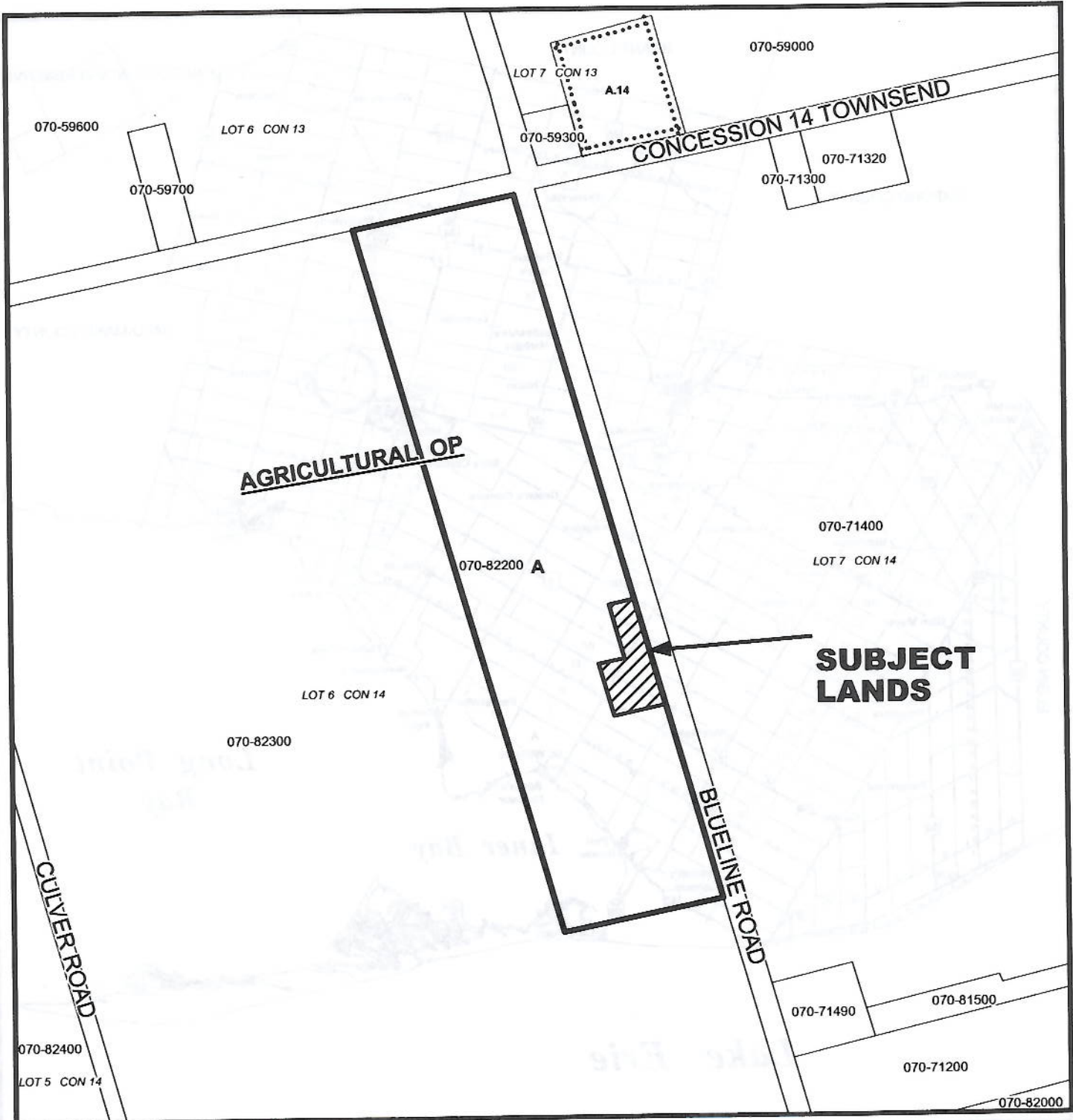
MAP 2

File Number: BN-083/2007

Geographic Township of TOWNSEND



1:5,000



MAP 3

File Number: BN-083/2007

Geographic Township of TOWNSEND



10 5 0 10 20 30 40 Meters

1:2,000



MAP 4

File Number: BN-083/2007

Geographic Township of TOWNSEND



6 3 0 6 12 18 24 Meters

1:1,000

