



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

# FILE NO: BNPL2010037

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

Railway  
 Norfolk Power  
 Ministry of Transportation  
 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:**

**July 05, 2010**

**APPLICANT:**

BURFOOT PHILIP GEORGE, 109 DOVER MILLS RD RR 1, PORT DOVER, ON N0A 1N1  
WAMSLEY JENNIFER BOWLBY, 109 DOVER MILLS RD RR 1, PORT DOVER, ON N0A 1N1  
WAMSLEY JOHN DAVID, 109 DOVER MILLS RD RR 1, PORT DOVER, ON N0A 1N1

**AGENT:**

CLINE BACKUS NIGHTINGALE AND MCARTHUR,  
MARIA VANDERSPEK, 39 COLBORNE STREET, NORTH, SIMCOE, ON N3Y 4N5

**LOCATION:** WDH CON 2 PT LOT 12 (109 DOVER MILLS RD)

**ASSESSMENT ROLL NO.:** 3310337040070000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 200.55 m (658 ft) a depth of 898.58 m (2948.11 ft) and having an area of 17.85 ha (44.11 ac) and retain a parcel having an area of 35.70 ha (88.212 ac) as the creation of a lot in the urban area.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**Pam Duesling, MCIP, RPP, Ec.D**  
60 Colborne Street S., Simcoe ON N3Y 4H3  
519-426-5870 Ext. 1342

**EMAIL:** [pam.duesling@norfolkcounty.ca](mailto:pam.duesling@norfolkcounty.ca)

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Koren 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)

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**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:** June 21, 2010

**CONSENT / SEVERANCE**

Office use:

File Number:

BNPL 2010 037

Related File:

May 12, 2010

Fees Submitted:

May 12, 2010

Application Submitted:

June 1, 2010

Sign Issued:

June 1, 2010

Complete Application:

h-2

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: 3310-337-040-07000**

<input checked="" 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 type="checkbox"/>	Right-of-way
<input type="checkbox"/>	Other (lease / charge)		

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	See Attached	Jennifer & David Wamsley & Phillip Burfoot	16 Odessa St., Stoney Creek
Address	109 Dover Mills Road	Phone #	L 85 1 A 4
Town / Postal Code	Port Dover N0A 1M1	Fax #	905-578-4210
E-mail			

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

519-586-2442

**AGENT INFORMATION**

Name of Agent	CLINE BACKUS et al (Maria Vanderspek)	Phone #	519-426-6763
Address	39 COLBORNE ST. N.	Fax #	519-426-2055
Town / Postal Code	SIMCOE ON N3Y 4N5	E-mail	vanderspek@clinebackus.com

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

Name of Owners <sup>2</sup>	See Attached	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	WOODHOUSE	Urban Area or Hamlet	PORT DOVER
Concession Number	CONCESSION 2	Lot Number(s)	PART LOT 12
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	37R-8122	Part Number(s)	PART 1
Frontage (metres/feet)	1,987.07 (feet)	Depth (metres/feet)	2,948.11 (feet)
Width (metres/feet)	1,987.07 (feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	132.322 (acres)
Municipal Civic Address	109 DOVER MILLS RD, PORT DOVER, ON, N0A 1N1		

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):

LAND WAS INHERITED BY APPLICANTS AND PHILIP BURFOOT, WANT TO SEVER A PARCEL

REPRESENTING 1/3 INTEREST OF PHILIP BURFOOT

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

PHILIP BURFOOT

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)	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	CON 2, PT LOT 12	132.322	80	corn and soyabean crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1840
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	25 acres (m <sup>2</sup> / ft <sup>2</sup> or hectares/ acres)	55 acres (m <sup>2</sup> / ft <sup>2</sup> or hectares/ acres)
Woodlot area	3 acres (m <sup>2</sup> / ft <sup>2</sup> or hectares/ acres)	3 acres (m <sup>2</sup> / ft <sup>2</sup> or hectares/ acres)
Existing crops grown (type and area)	corn and soyabbeans	corn and soyabbeans
Proposed crops grown (type and area)	corn and soyabbeans	corn and soyabbeans
Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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

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

Frontage (metres/feet)	658.02 (feet) <u>200.55m</u>	Depth (metres/feet)	2,948.11 (feet) <u>898.58m</u>
Width (metres/feet)	658.02 (feet) <u>200.55m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	44.11 (acres) <u>17.85 ha</u>
PROPOSED FINAL LOT SIZE (if boundary adjustment)			

Existing use: farming/vacant land

Proposed use: farming/vacant land

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:

none

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:

none

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

Frontage (metres/feet)	1,329.05 (feet)	Depth (metres/feet)	2,948.11 (feet)
Width (metres/feet)	1,329.05 (feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	88.212 (acres) <u>35.70 ha</u>

Existing use: residential/farming

Proposed use: residential/farming

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:

Residence and agriculture outbuildings

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

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

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): urban boundary/hazard lands

*Residential*

Present zoning: agricultural/hazard lands

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:

Personal knowledge of applicants

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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:

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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?

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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 type="checkbox"/> No _____ distance
Wooded area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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) \_\_\_\_\_



## CONSENT / SEVERANCE

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

STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input checked="" 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: \_\_\_\_\_

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: \_\_\_\_\_

## I. OTHER INFORMATION

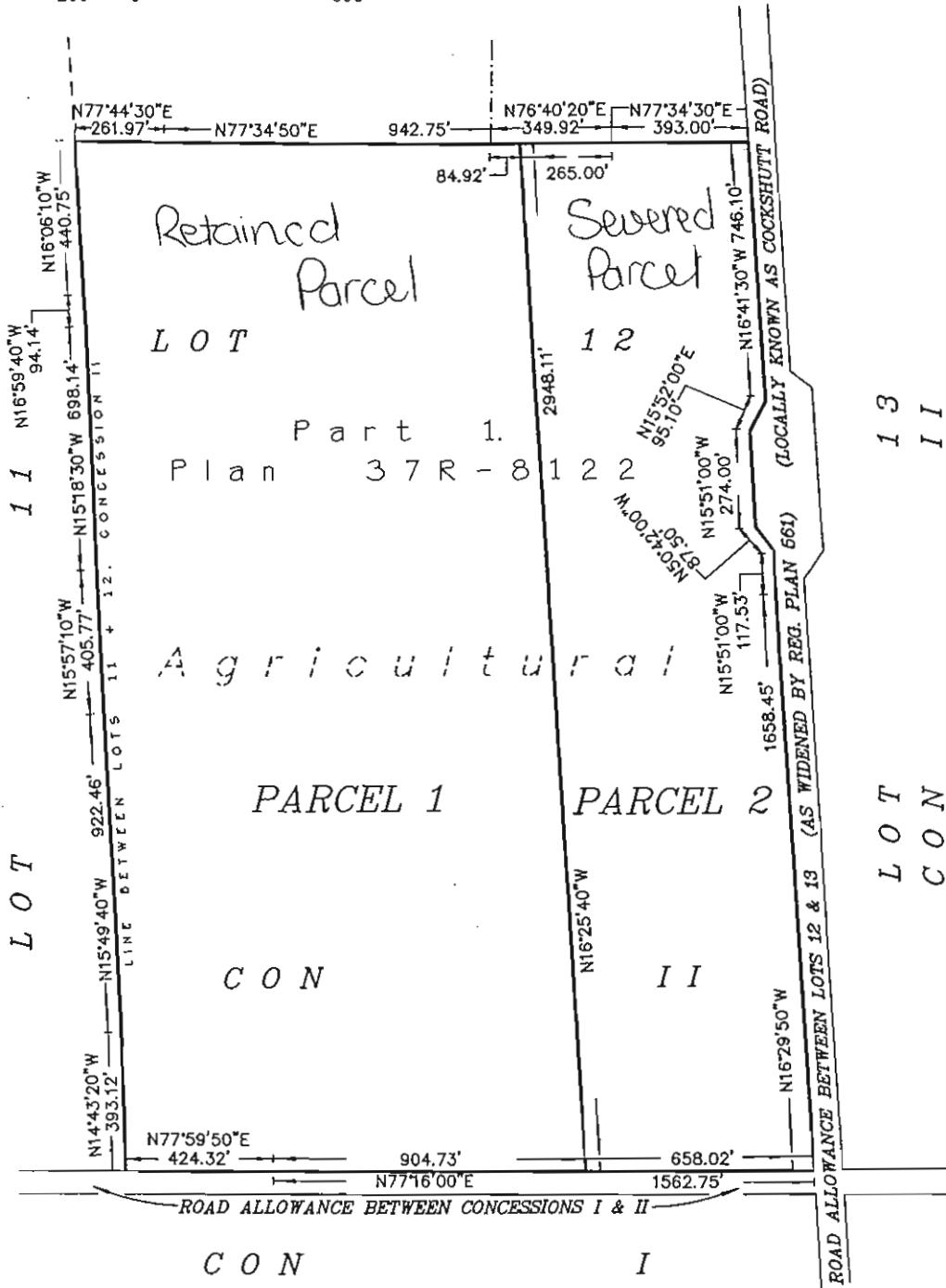
Is there a time limit that affects the processing of this development application?  Yes  No  
If yes, describe: \_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_

PRELIMINARY SEVERANCE SKETCH OF  
PART OF LOT 12  
CONCESSION 2  
IN THE OEOGRAPHIC  
TOWNSHIP OF WOODHOUSE  
IN  
NORFOLK COUNTY

SCALE: 1" = 400'  
JEWITT AND DIXON LTD.  
APRIL 14, 2008

200 0 FEET 600



CAUTION:

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

IMPERIAL NOTE:

DISTANCES ON THIS PLAN ARE IN  
FEET AND CAN BE CONVERTED TO  
METRES BY MULTIPLYING BY 0.3048

NOTE:

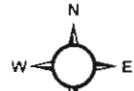
THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S  
SEAL.

# MAP 1

File Number: BNPL2010037

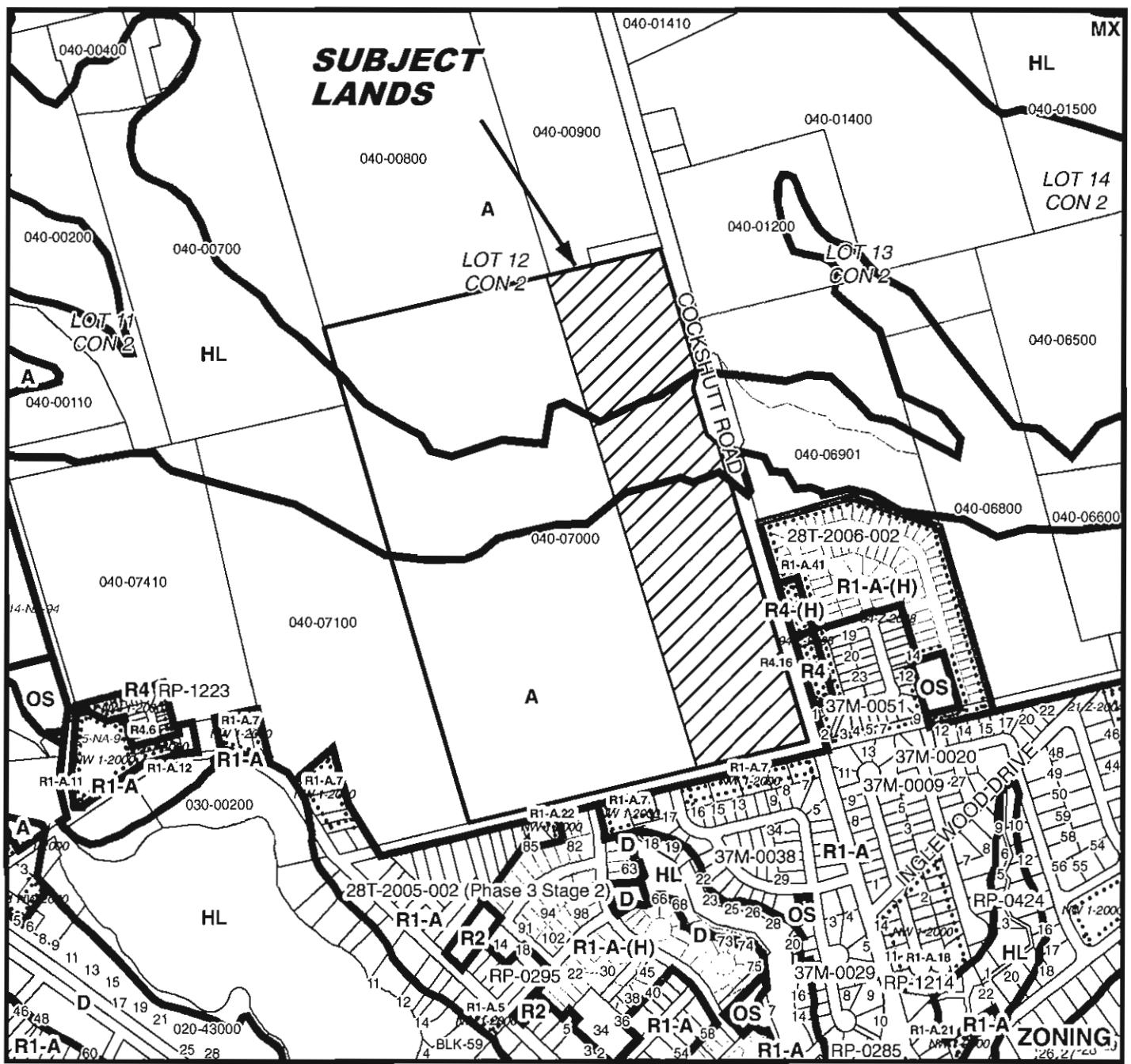
Geographic Township of

## WOODHOUSE



1:10,000

100 50 0 100 200 300 400 Meters



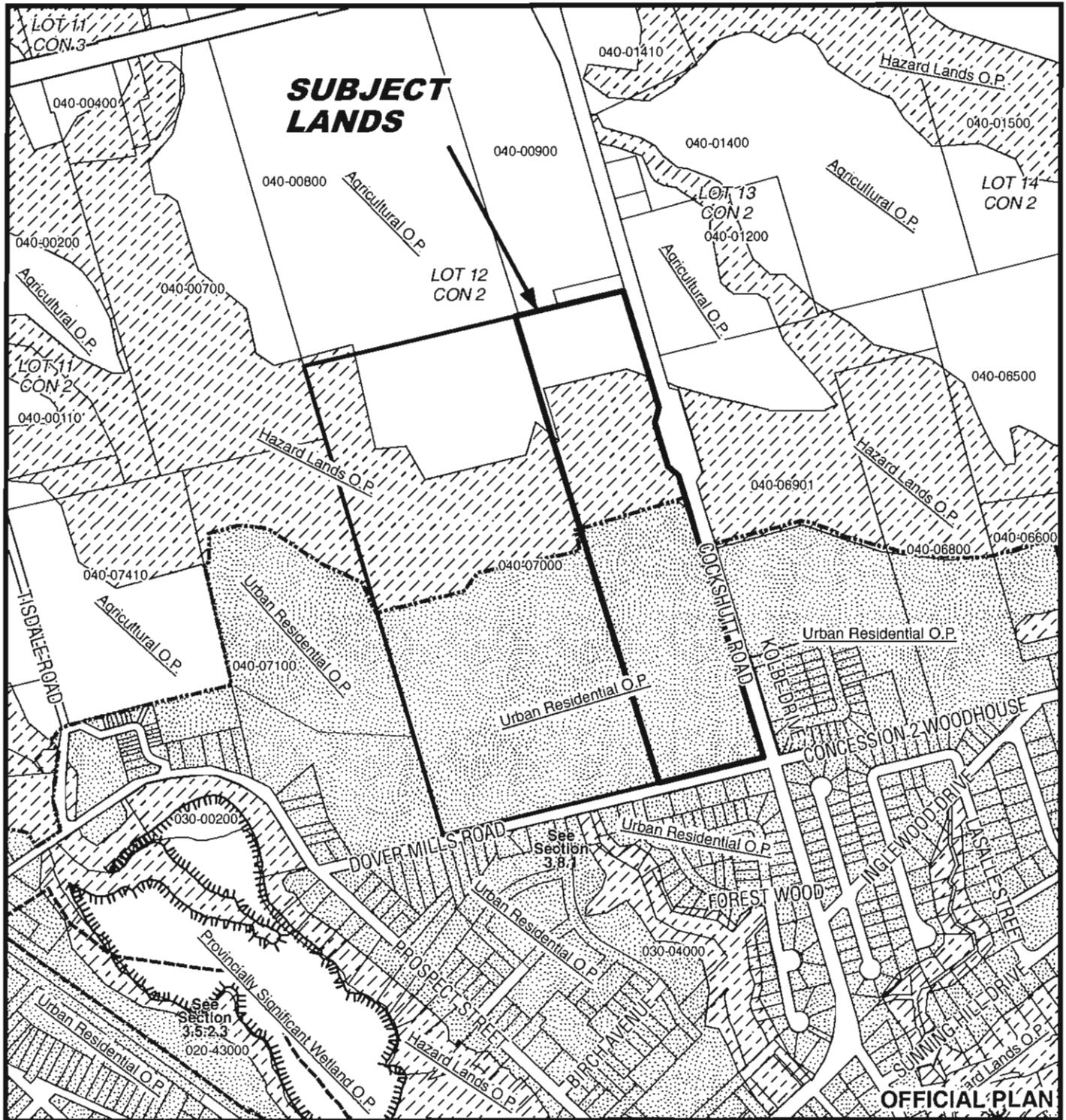
## MAP 2

File Number: BNPL2010037

Geographic Township of WOODHOUSE



1:10,000



### MAP 3

File Number: BNPL2010037

Geographic Township of WOODHOUSE



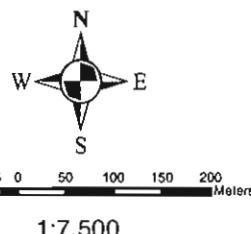
1:8,000



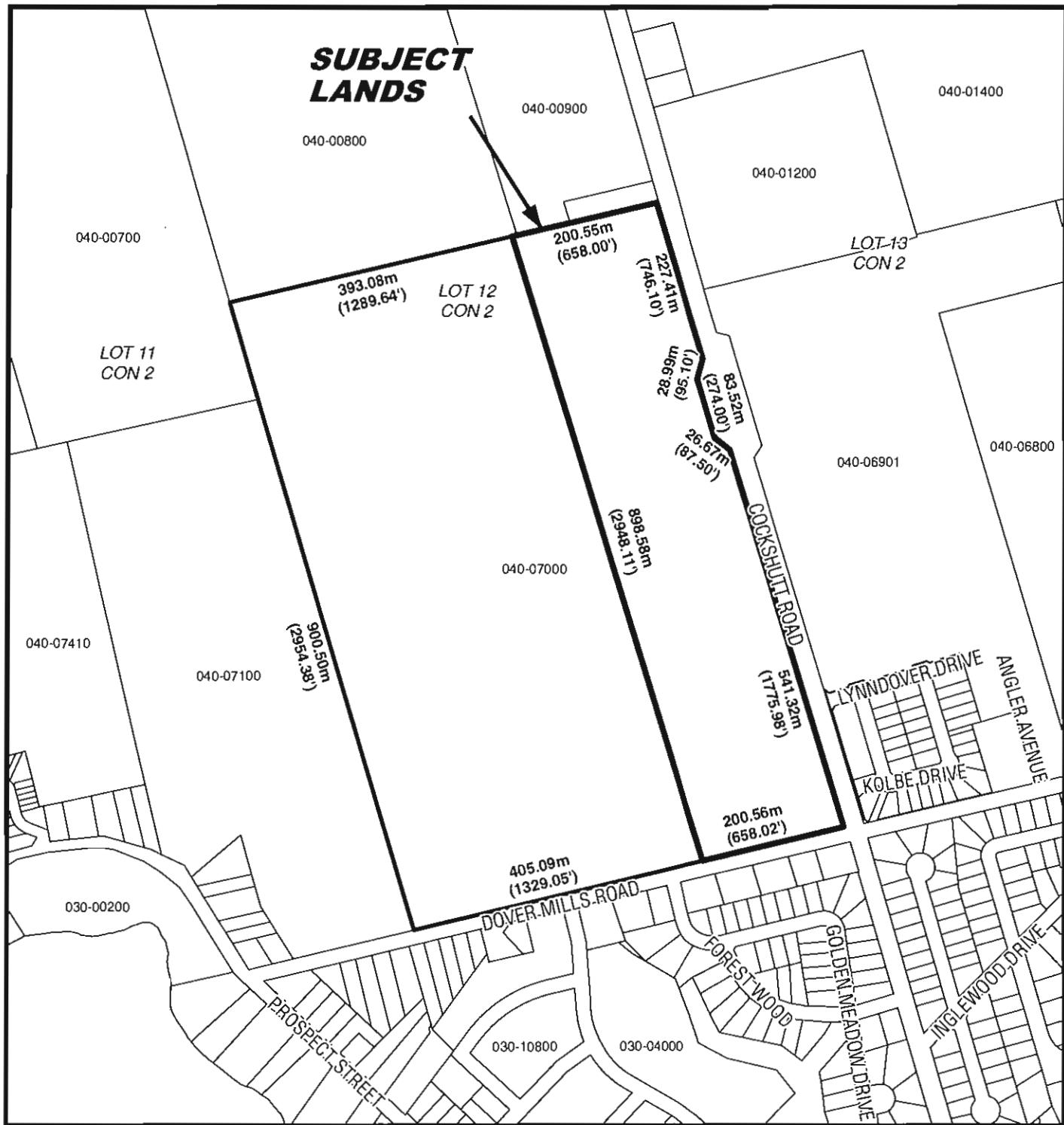
## MAP 4

File Number: BNPL2010037

Geographic Township of WOODHOUSE



1:7,500



# LOCATION OF LANDS AFFECTED

File Number: BNPL2010037

Geographic Township of WOODHOUSE



1:7,500

