



COMMENT REQUEST FORM

FILE NO: BNPL2010174

☒ 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:**

NOVEMBER 29th, 2010

APPLICANT:

CUNNINGHAM THOMAS WILLIAM, RR 2 STN MAIN SIMCOE, ON N3Y 4K1

AGENT:

LOCATION: CHR CON 4 PT LOT 21 (1614 Charlotteville Rd 5)

ASSESSMENT ROLL NO.: 3310493060078000000

PROPOSAL:

An application has been received to sever a parcel of land having a frontage of 10.67 m (35 ft), a depth of 60.96 m (200 ft) and having an area of 650 sq.m. (7,001 sq.ft.) and retain a parcel having an area of 19.69 ha (48.65 ac.) as a boundary adjustment. Lands to be added to: 472 Water Street. Final Lot Size 0.39 ha (0.96 ac.).

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

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 application, 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) 875-4769
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 15th, 2010

CONSENT / SEVERANCE

No CSSPS
required.

Office Use:

File Number: BN- PL2010174
 Related File: N/A
 Fees Submitted: Nov 2/2010
 Application Submitted: Nov 2/2010
 Sign Issued: Nov 2/2010
 Complete Application: Nov 2/2010

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.

(P)

Property assessment roll number: 3310-493-060-07800

- | | |
|---|---|
| ☐ Creation of a new lot | ☒ Boundary adjustment |
| ☐ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant: TOM CUNNINGHAM Phone #: 519-428-1761
 Address: 472 Water St. RR#2 Fax #: 519-587-4243
 Town / Postal Code: Simcoe, Ont N3Y 4K1 E-mail: Cunningham@Kwic.com

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

AGENT INFORMATION

Name of Agent: TOM CUNNINGHAM Phone #: 519-428-1761
 Address: 472 Water St. RR#2 Fax #: 519-587-4243
 Town / Postal Code: Simcoe, Ont N3Y 4K1 E-mail: Cunningham@Kwic.com

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

Name of Owner: HARRY ANTHONY "CAROLINA S. VERBAAL" Phone #: 519-426-4931
 Address: 1614 CON 5 RR#2 SIMCOE, ON Fax #: N/A
 Town / Postal Code: N3Y 4K1 E-mail: N/A

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: ☒ 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 mortgages, charges or other encumbrances on the subject lands:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHARLOTTEVILLE Urban Area or Hamlet _____
Concession Number IV Lot Number(s) Lot 21
Registered Plan Number _____ Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) Part 3 of Lot 21
Frontage (metres/feet) 175' Depth (metres/feet) 200
Width (metres/feet) 175' Lot area (m² / ft² or hectares/acres) .8 acres.
Municipal Civic Address ~~472 Water St. RR#2 Simcoe, Ont N3Y4K1~~
1614 Charlotteville Rd 5

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:

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 BUILD A WORKSHOP/GARAGE FOR NON-BUSINESS PURPOSES
AND TO ASSIST WITH DRAINAGE OF SUBJECT LANDS

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

THOMAS WILLIAM CUNNINGHAM & MARY TERESA CUNNINGHAM

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

33 493 060 07790 0000 MARY TERESA CUNNINGHAM

472 Water St. THOMAS WILLIAM CUNNINGHAM

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						
					☐ Yes ☐ No	
OTHER						
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ 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	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>35' 10.67m</u>	Depth (metres/feet)	<u>200' 60.96m</u>
Width (metres/feet)	<u>35' 10.67m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>7001, ft² 650m²</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>0.96AC 0.39HA</u>

Existing use: FARMLAND

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:

Ø

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: One Workshop/GARAGE, 20m From Front lot line, 40m From rear lot line, 3 meters From side lot line. 4 meters high 1200 sq. ft. approx.

Description of land intended to be RETAINED:

Frontage (metres/feet)	<u>1860 Ft 567m</u>	Depth (metres/feet)	<u>11600/ 335m</u>
Width (metres/feet)	<u>1972 Ft 601m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>48.65 AC 19.69HA</u>

Existing use: FARMLAND

Proposed use: FARMLAND

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:

HOUSE BARN

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 ² / ft ²)	_____

Proposed use: _____

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): AGRICULTURE

Present zoning: AGRICULTURE TOWNSHIP OF DELHI

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:

LEGAL OR TECHNICAL REASONS

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)	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Wooded area	☐ Yes	☒ No	☒ Yes	☐ No <u>250</u> distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No _____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☒☒

Other means (describe) _____

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?

☐

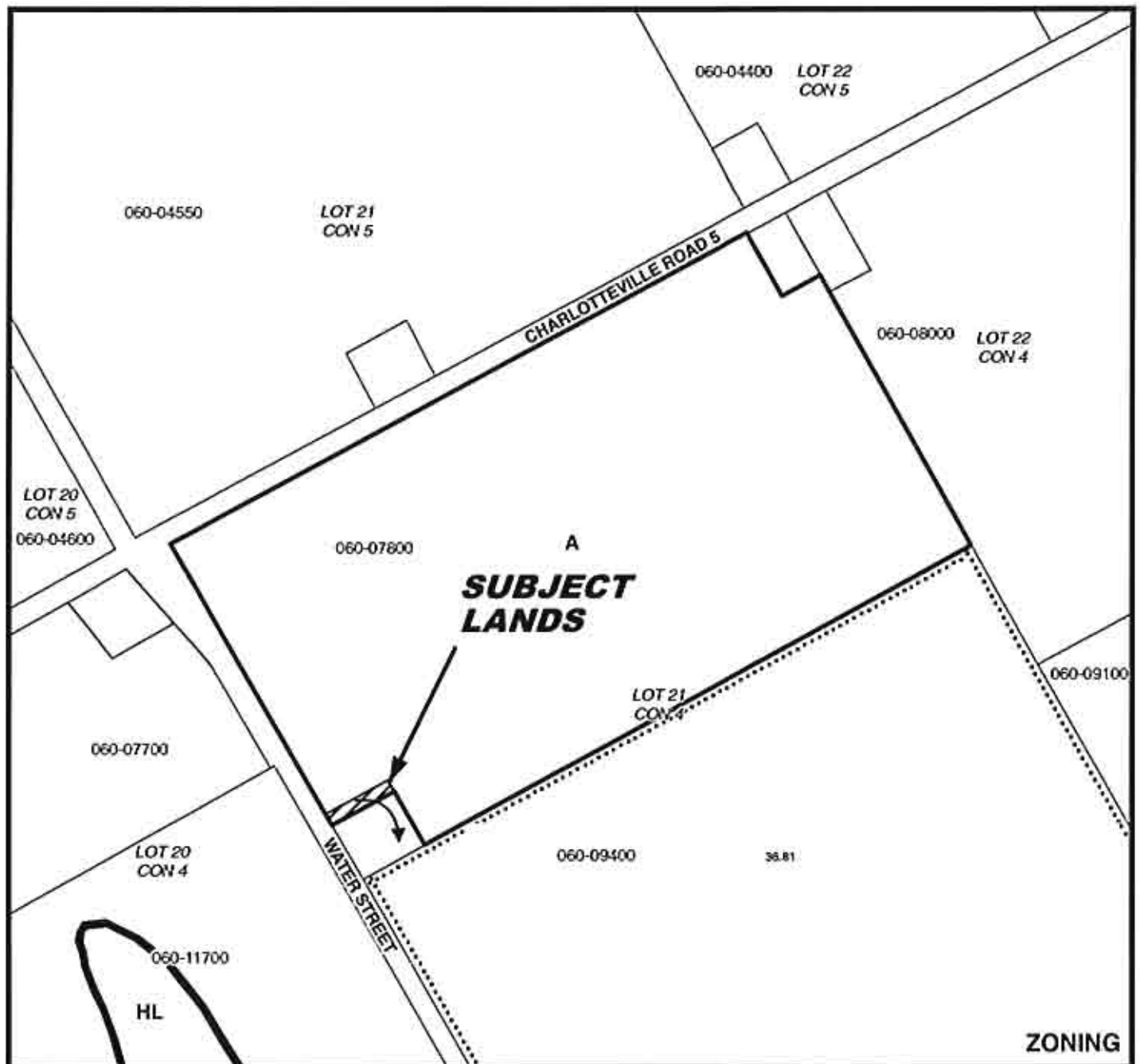
Yes

☒

No

If yes, describe: _____

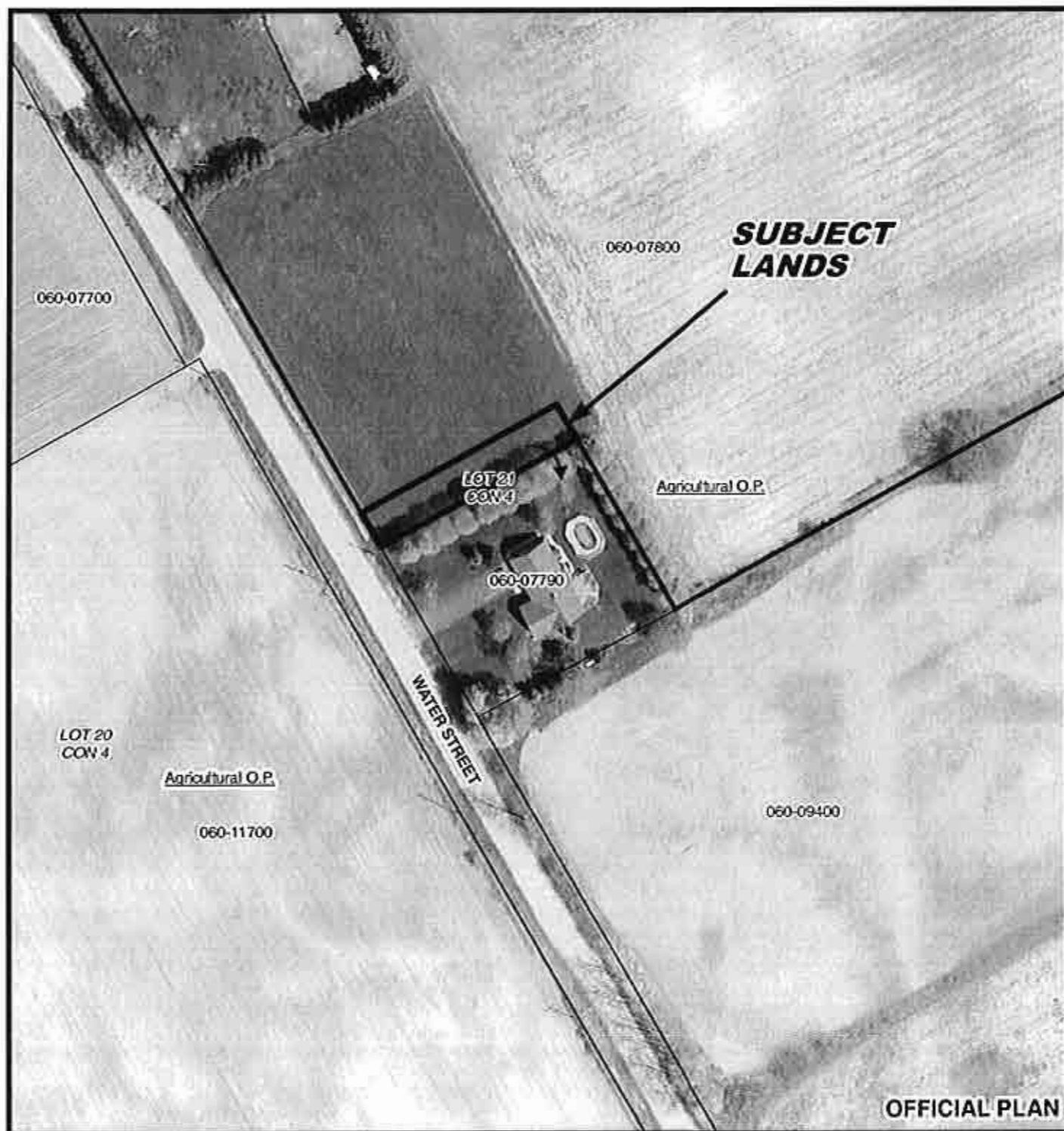
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



File Number: BNPL2010174

7.5 75.0 7.5 15 22.5 30

1:1,500



MAP 3

File Number: BNPL2010174

Geographic Township of CHARLOTTEVILLE

