



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2012196**

☒ 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  
☒ Union Gas  
☒ Norfolk Heritage Committee  
☐ 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:**

**October 1, 2012**

**APPLICANT:**

ARTHUR PAUL THOMAS  
WILSON SCOTT, 391 CONC 2 TOWNSEND RR 1 SCOTLAND, ON N0E 1R0

**AGENT:**

CLINE BACKUS NIGHTINGALE MCARTHUR - THOMAS A. CLINE, PO BOX 528 SIMCOE, ON N3Y4N5

**LOCATION:** TOWNSEND CON 1 PT LOT 4 (303 Townsend Road 2)

**ASSESSMENT ROLL NO.:** 3310336010034000000

**PROPOSAL:**

An application has been received to sever a parcel having an frontage of 60m (196 ft), a depth of 43.2m (142ft), a width of 60m (196 ft) and area of 0.63 acres (0.25ha) and retain a parcel having an area of 3.93acres (1.59ha) as the severance of a dwelling made surplus through farm amalgamation.

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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:

Karen Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto: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:** September 17, 2012

## CONSENT / SEVERANCE

### Office Use:

File Number: BN-PL2012196  
Related File: 8  
Fees Submitted: \_\_\_\_\_  
Application Submitted: Sept. 6 2012  
Sign Issued: Sept. 6 2012  
Complete Application: Sept. 6 2012

Fee must  
be resubmitted 4

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: 3310-336-010-03400**

- |  |  |
|--|--|
| <input type="checkbox"/> Creation of a new lot       | <input type="checkbox"/> Boundary adjustment |
| <input checked="" 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> Paul Arthur and Scott Wilson Phone # 519-443-8729  
Address c/o Paul Arthur, R. R. # 1 Fax # \_\_\_\_\_  
Town / Postal Code Scotland, ON. N0E 1R0 E-mail \_\_\_\_\_

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

### AGENT INFORMATION

Name of Agent THOMAS A. CLINE Phone # 519-426-6763  
Address P. O. Box 528, 39 Colborne St. N. Fax # 519-426-2055  
Town / Postal Code Simcoe, ON. N3Y 4N5 E-mail cline@cclinebackus.com

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

Name of Owners <sup>2</sup> Paul Arthur and Scott Wilson Phone # 519-443-8729  
Address c/o Paul Arthur, R. R. # 1 Fax # \_\_\_\_\_  
Town / Postal Code Scotland, ON. N0E 1R0 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:  
TD-Canada Trust, 4720 Tahoe Blvd., Mississauga, ON. L4W 5P2

## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Townsend	Urban Area or Hamlet	
Concession Number	1	Lot Number(s)	Part Lot 4
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	37R-1037	Part Number(s)	2, saving & excepting Pt. 1, Ref. Plan 37R-10021
Frontage (metres/feet)	521 ft. +/-	Depth (metres/feet)	528 ft. +/-
Width (metres/feet)	521 ft. +/-	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	275,088 sq. ft. +/-
Municipal Civic Address	303 Townsend Rd. 2		

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):

To sever surplus dwelling

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

UNKNOWN

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 (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
<b>SUBJECT LANDS</b>						
3310-491-0065200	Pt.L.11, C.4, Windham	95	94	Cash Crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1920's
<b>OTHER</b>						
336-010-034-000	Pt.L.4, C.1, Townsend	7.1	7.1	Cash Crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1950's
336-010-030000	Pt.L.6, C.1, Townsend	50	50	Cash Crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
334-910-1521000	Pt.L.17 & 18, C.7, Windham	33	33	Cash Crops & Wood	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336-010-033-000	Pt.L.5, C.1, Townsend	97.5	97.5	Cash Crops	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
336-010-033-000	Pt.L.5, C.1, Townsend	2.5	NIL	NIL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1980's
2920-009-010-272500	Pt. L.1, C. 1, Brant	2	NIL	NIL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
320-203-010-011000	Pt.L.4, C.6, South Norwich	100	100	Cash Crops	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3202-010-010-04700	Pt. L. 4, C. 7, South Norwich	35	10	Cash Crops	No	
3310-491-01-423-500	Pt. L. 12, C.7, Windham	145	145	Cash Crops	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)	NOT APPLICABLE	
Proposed crops grown (type and area)	NOT APPLICABLE	

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)	196 ft.	Depth (metres/feet)	142 ft.
Width (metres/feet)	196 ft.	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	27,832 sq. ft.
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: Single Family Residence

Proposed use: Single Family 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:

Single Family Residence and 1-1/2 storey metal clad shop – See attached diagram

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:

Single Family Residence and 1-1/2 storey metal clad shop

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

Frontage (metres/feet)	325 ft. +/-	Depth (metres/feet)	East – 528 Ft. West – 386 ft.
Width (metres/feet)	325 ft. +/-	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	171,600 sq. ft. +/-

Existing use: Repair facility for applicants' farming operations

Proposed use: Repair facility for applicants' farming operations

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:

See attached diagram

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:

See attached diagram

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

Frontage (metres/feet)	NOT APPLICABLE	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): 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: \_\_\_\_\_

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? 2009

Date of construction of the dwelling proposed to be severed: +/- 60 years ago

Date of purchase of subject lands: 2009

### 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: For 50 years land has been used for a wrecking yard

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☐ No ☐ Unknown - TOP SOIL REMOVED

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 investigation

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 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

#### WATER SUPPLY

Municipal piped water

#### SEVERED

☐

Communal Wells

☐

Individual Wells

☒

#### RETAINED

☐

☐

☒

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: Townsend Conc. 2 Rd.

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: Townsend Conc. 2 Rd.

## 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.

PART 1

PLAN 37R-1037

521.06'

671.06'

528.66'

300.00'

37R-1037

2

4

Remnant Parcel

1 1/2 STOREY METAL SIDED SHOP

1 1/2 STOREY METAL SIDED SHOP

1 1/2 STOREY VINYL SIDED DWELLING

65 FT

44.85'

44.09'

124.33'

67.70'

70.66'

42.89'

42.35'

48 FT

SE ANGLE LOT 4 CONCESSION 1

PLAN

N15°58'40"W

N15°58'40"W

371.06'

521.17'

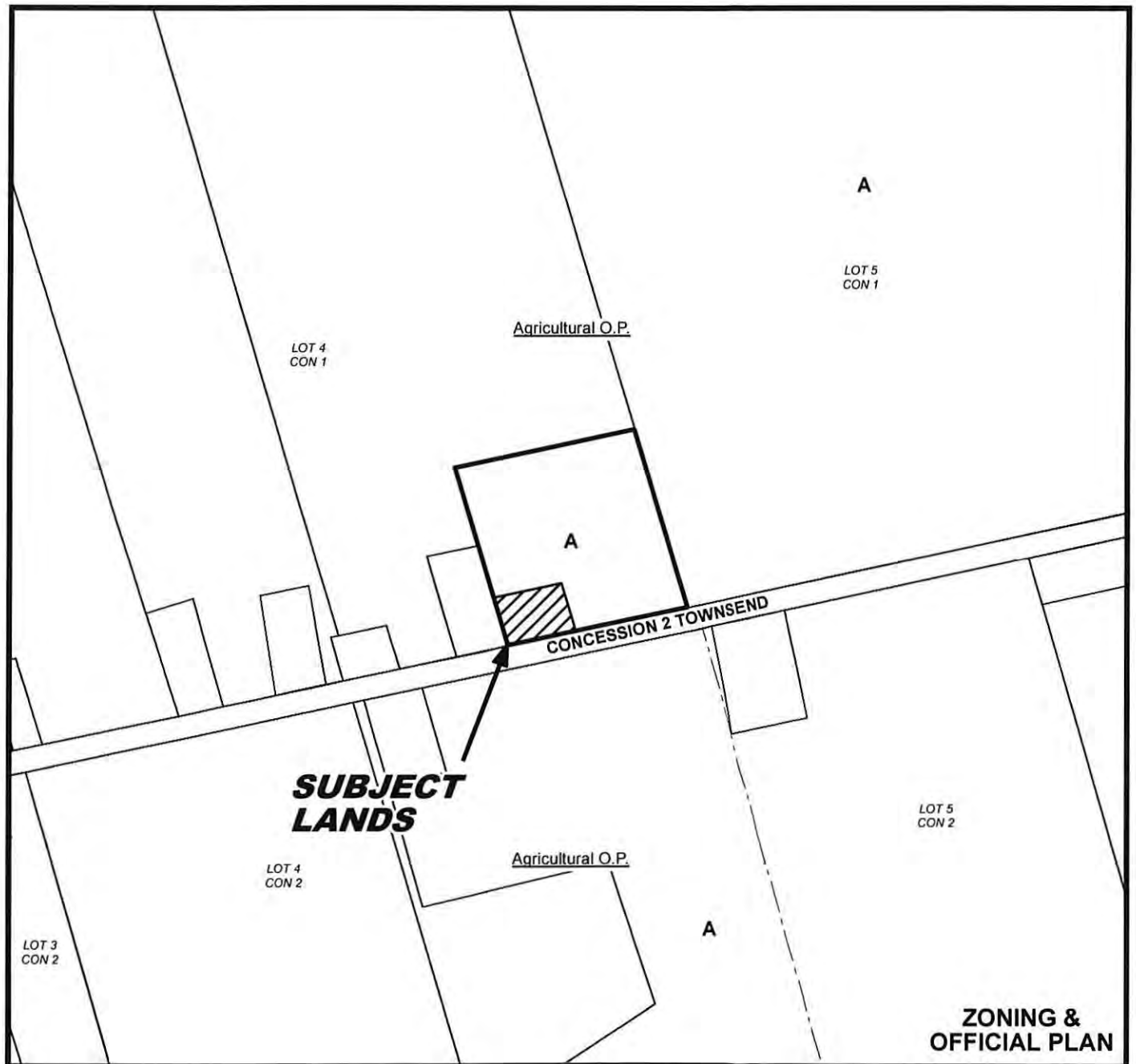
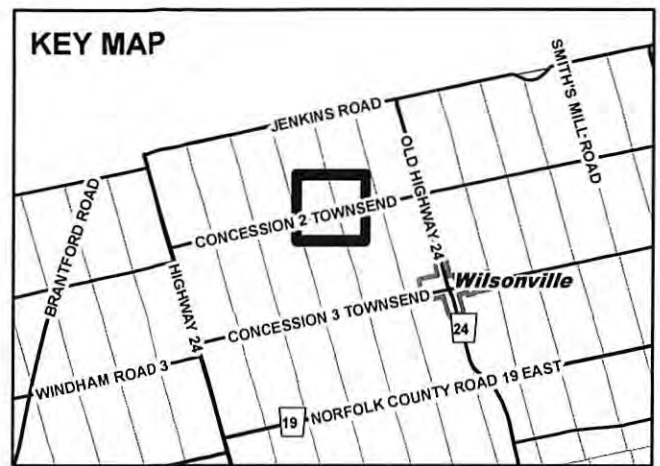
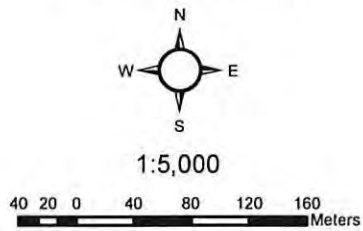
3°31'36"E

# WANCE FOR ROAD BETWEEN CONCESSIONS 1 A1

# MAP 1

File Number: BNPL2012196

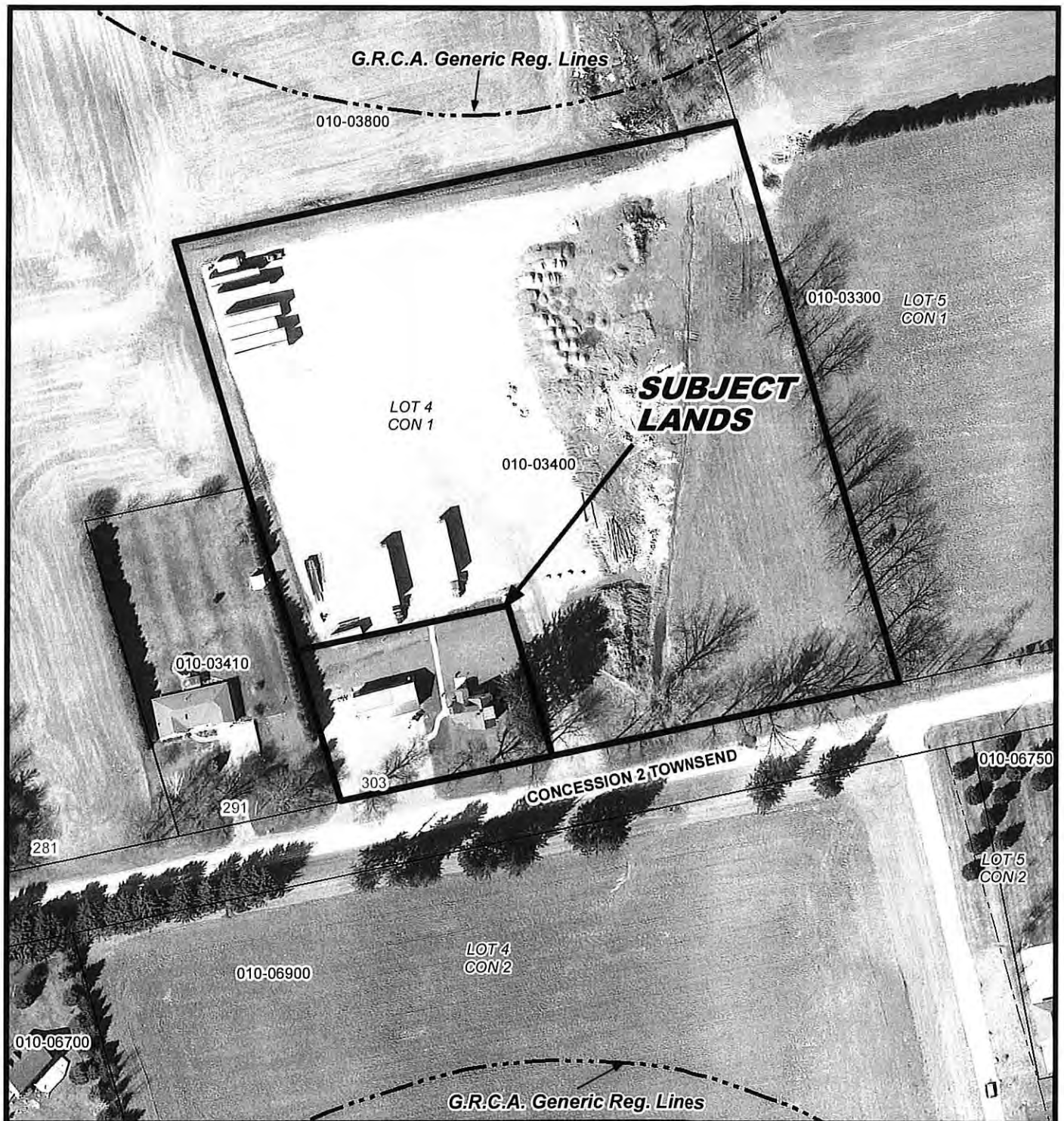
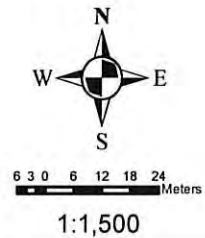
Geographic Township of  
**TOWNSEND**



## MAP 2

File Number: BNPL2012196

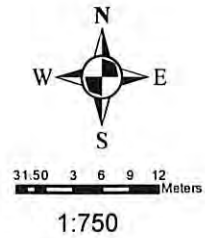
Geographic Township of TOWNSEND



# MAP 3

File Number: BNPL2012196

Geographic Township of TOWNSEND



## SUBJECT LANDS

