

TOWN OF SIMCOE

RECEIVED

COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

1989 MAY -1 AM 10:48

☐ Regional Treasury Department☐ Ministry of Transportation☐ Regional Engineering Department☐ Town of Simcoe Public Works☐ Ministry of Agriculture & Food

**See Note Below

☐ Town of Simcoe Treasury Department☒ Regional Health Department☐ Ministry of Natural Resources☐ Conservation Authority☐ Ministry of Environment☐ Other _____

This Committee has received a consent/minor variance application concerning land within your jurisdiction.

File No. B-3/89-S

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 would appreciate your comments or recommendation before the date below.

MAY 8, 1989

DATE: April 27, 1989

REPLY TO: Helen K. Hazlewood
Acting Secretary-Treasurer
Committee of Adjustment
Town of Simcoe
P.O. Box 545
50 Colborne Street, South
Simcoe, Ontario
N3Y 4N5

PHONE: (519)426-5870

NOTE: Agriculture and Food

☐ Comment on Viability☐ State M.D.S. Formula Applicable if intensive animal operation nearby☐ Retirement Lot

FORM 1

RECEIVED

THE PLANNING ACT
COMMITTEE OF ADJUSTMENT
THE TOWN OF SIMCOE
APPLICATION FOR CONSENT

1989 MAY -1 AM 10:48

1. Name of Owner - Ruth E. Wardell Phone No. 426 - 6474
 Agent - Douglas Witham
 Address ~~xxx~~ R. R. #3, Simcoe, Postal Code N3Y 4K2
2. Owner's Solicitor ~~xxx~~ FRANKLIN M. REID
~~authorised Agent~~ TISDALE, REID & STEAD Phone No. 426 - 0503
 Address Box 69, Simcoe, Ontario, Postal Code N3Y 4K8
 Please specify to whom all communications be sent:
 Owner ☐ Solicitor ☒ Agent ☐
3. a) Type and purpose of proposed transaction: ☒ Conveyance ☐ Other, please Specify _____
- b) Name of person(s) to whom land or interest in land is to be conveyed, leased or mortgaged Douglas and Donna Witham
- c) Relationship (if any) of person(s) named in (b) to owner
son-in-law and daughter
4. Location of Land: Municipality Simcoe
 Former Township Woodhouse
 Lot and Concession Part Lot 3, Concession 4,
 Lot and Reg. Plan No. _____
5. Number of new lots (not including retained lots) proposed One
6. Date of purchase of subject lands 1948
7. How long has owner farmed? more than 40 years
8. Dimensions of land intended to be SEVERED:
 FRONTAGE: 226 feet DEPTH: 350 feet on North AREA: about 2 acres
 Existing Use Single Family dwelling Proposed Use Single Family dwelling
 Number and type of buildings and structures existing on land to be severed:
One single family dwelling
 Number and type of buildings and structures proposed on land to be severed:
Same
9. Dimensions of land intended to be RETAINED:
 FRONTAGE: 2211.9 feet DEPTH: Irregular AREA: about 58 acres
 Existing Use Agriculture Proposed Use Agriculture
 Number and type of buildings and structures existing on land to be retained:
None
 Number and type of buildings and structures proposed on land to be retained:
None
10. Access to land intended to be severed and retained:
☐ Unopened road ☒ Open Municipal Road ☐ Regional Road ☐ Provincial Highway
☐ Other (specify) _____
 of Road/Street: Ireland Side Road

11. Services (proposed):

- ☐ Municipal Water and Sewer ☐ Municipal Water and Private Sewage System
☐ Municipal Sewer and Well ☒ Private Sewage System and Well
Other (specify) _____

12. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion? If yes, give details.

No

13. Has the owner previously severed any land from the land holdings in which the land to be severed is situated?

- ☐ Yes ☒ No

If the answer to above question is yes,

How many separate parcels have been created? _____

Date(s) these parcels were created _____

For what uses? _____

Show these parcels on the required sketch.

14. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under Section 50 of The Planning Act, 1983 or its predecessors?

- ☐ Yes ☒ No

15. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application or considering applying for additional consents in the future?

- ☐ Yes ☒ No

If yes, give File No. _____

16. Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 44 of The Planning Act, 1983 in relation to any land that is the subject of this application?

- ☐ Yes ☒ No

If yes, give File No. _____

Dated at the Town of Simcoe this 3rd day of April 1988.

Douglas R. Witham
(Signature of applicant, agent or solicitor)

NOTES:

1. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.
2. It is required that one copy of this application be filed together with the same number of copies of the sketch, with the responsible person, accompanied by a fee of \$180.00 in cash or by cheque made payable to the Town of Simcoe.
3. If this application involves an agricultural parcel, please complete Page 4. Planner's assistance is available in completing the form.

MAIL TO: Committee of Adjustment,
Town of Simcoe
P.O. Box 545,
50 Colborne Street South
Simcoe, Ontario
N3Y 4N5

PHONE: (519) 426-5870

RESIDENTIAL LOT IN THE RURAL/AGRICULTURAL AREA INFORMATION FORM

FILE NO. B-3/89-S

DECISION: _____

APPLICANT WARDELL

Ruth

(Last name)

(First Name)

RESIDENTIAL LOT AREA _____ (acres)

This form is to be filled out in conjunction with each severance application involving a residential lot in the Rural/Agricultural Area. Planning Staff assistance is available in completing the form.

1. RESIDENTIAL LOT TYPE

As different policies apply to different lot types, it is important that the nature of the application be specified. The following listing reflects the types of residential lots which fall within the severance criteria for the rural/agricultural area, together with estate residential lots.

Please circle one only:

- | | |
|---------------------------------|--|
| 1 - One lot from a farm holding | 5 - Residential lot involved in a boundary adjustment |
| 2 - Estate lot | 6 - Existing second dwelling from a non-viable rural property |
| 3 - Surplus farm house | 7 - Dwelling separated from existing commercial or industrial use in the rural area. |
| 4 - Infilling lot | |

2. PROPERTIES INVOLVED IN FARM OPERATION:

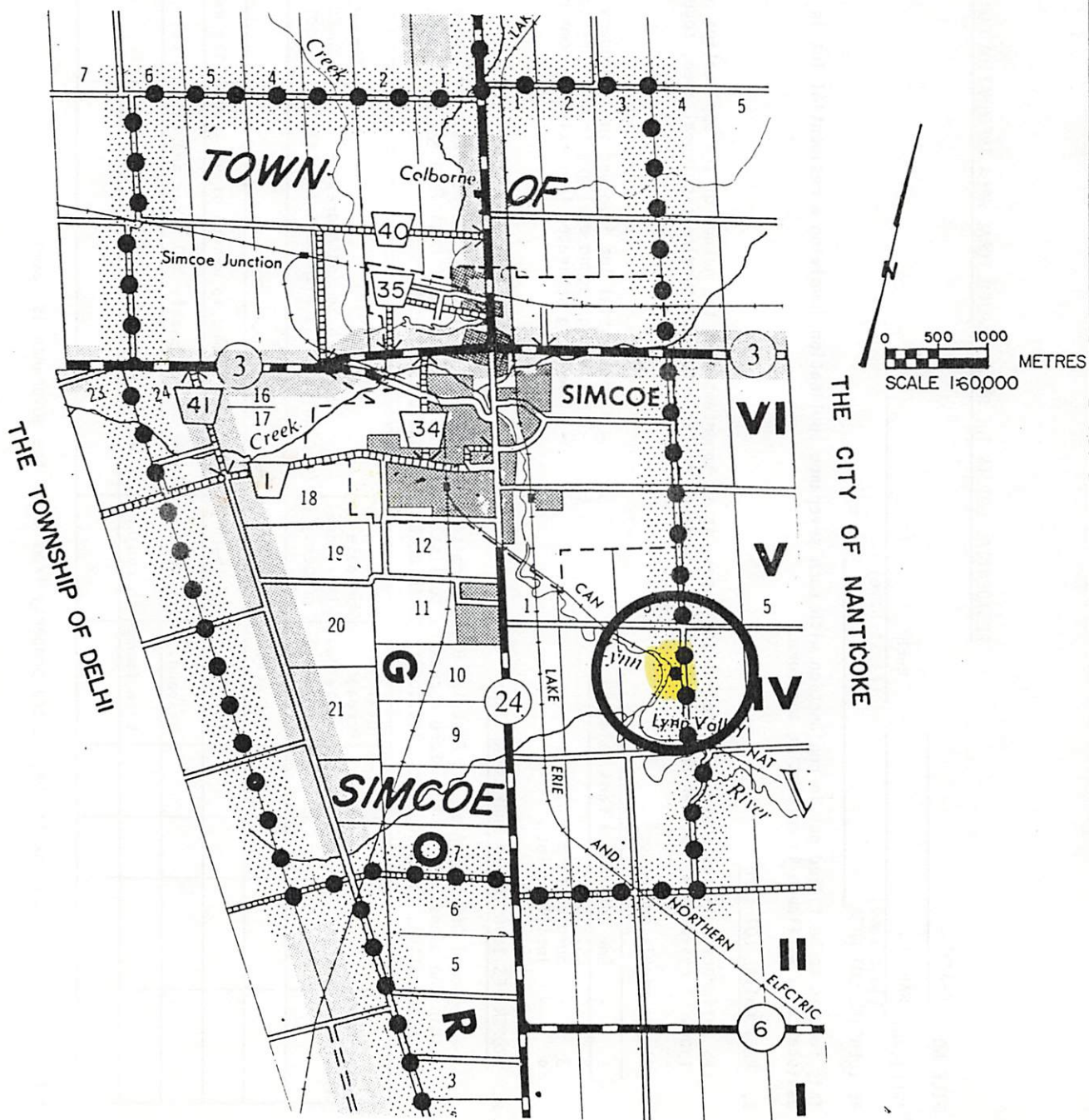
The Regional Official Plan and District Plans permit only one residential severance per existing viable farm operation, according to various policies within the plans. It is therefore necessary to list the following information regarding all properties owned and rented which are involved in the farm operation, including those located in other area municipalities with the Region.

Assessment Roll No.*	Lot	Conc.	Twosp.	Total Acreage (individual property)	Acres Workable (individual property)	Owners Name and Address (including those with part interest)	Tenure (Rented/Owned)	Existing Farm Type (individual property) (e.g. corn production, orchards, tobacco)	Existing Building(s) (e.g. farm house, dairy barns, kilns)
				60 acres	45-50 acres	WARDELL, Ruth R. R. #2, Simcoe, Ontario		beans, corn	No farm buildings
				This applicant, Ruth Wardell, has farmed in excess of 40 years.			The estate of her late		
				husband, Harry Wardell, farms approximately 200 acres and this			parcel is and has always		
				been farmed in conjunction with the Harry Wardell Estate lands.					

* Please place an asterisk '*' beside the property from which the severance is taken.

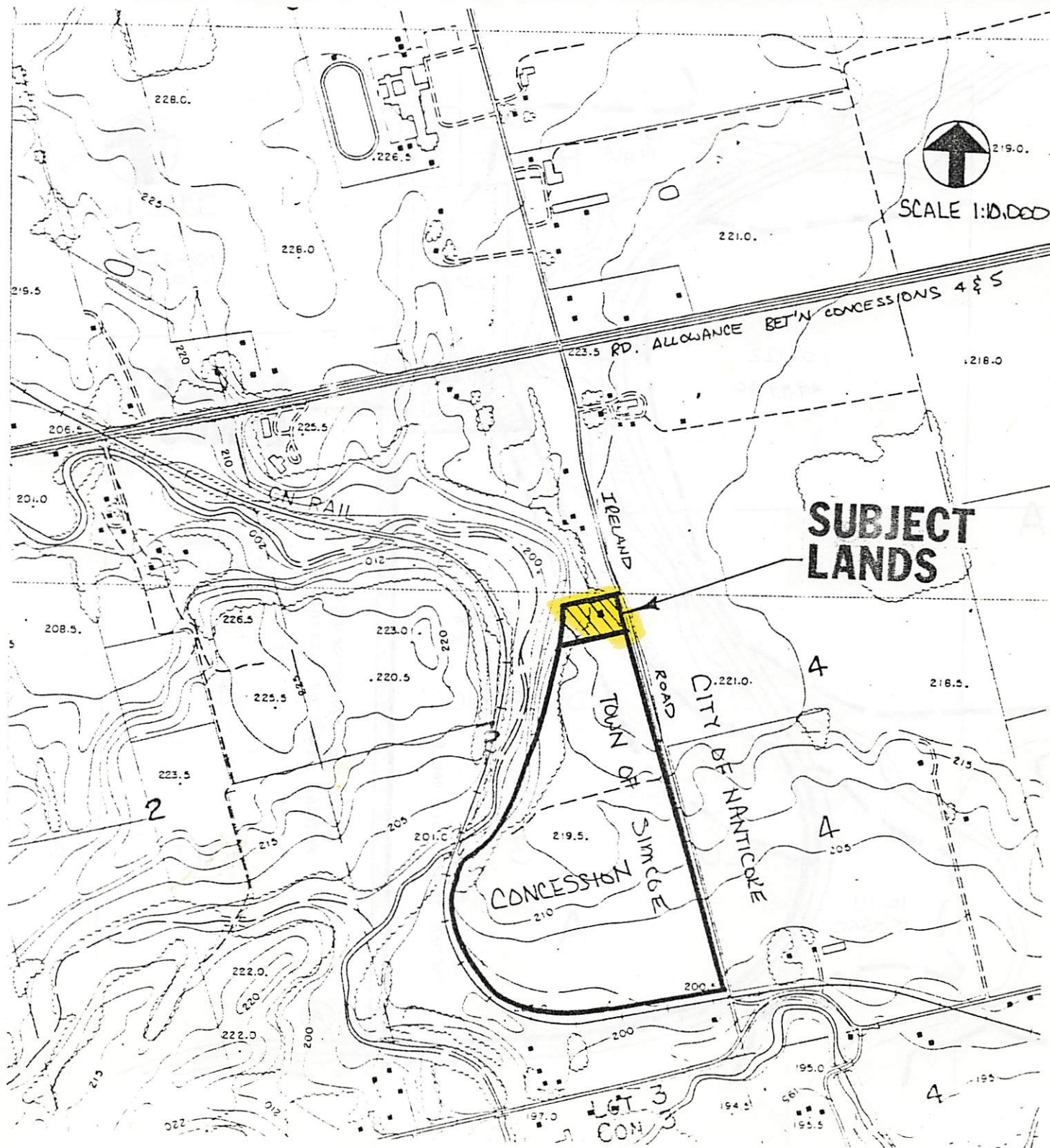
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MAP N^o 1 TO FILE NUMBER B-3-89-S



MAP N^o 2 TO FILE NUMBER B-3-89-S

FORMER MUNICIPALITY: WOODHOUSE



FORMER MUNICIPALITY: WOODHOUSE

