

**COMMITTEE OF ADJUSTMENT
TOWN OF SIMCOE**

Planner - Brad Kaye

NOTICE OF CONSENT APPLICATION

**TAKE NOTICE THAT A PUBLIC MEETING WILL BE HELD BY THE COMMITTEE OF
ADJUSTMENT OF THE TOWN OF SIMCOE:**

DATE: Monday, January 10, 2000
TIME: 6:30 P.M.
PLACE: Committee Room "A", Simcoe Town Hall, 50 Colborne Street South,
Simcoe, Ontario (Upstairs - Talbot Street Entrance)

TO CONSIDER THE APPLICATION OF:

FILE NO: B-10/99-S

APPLICANT:

Yvette Vinton
689 Norfolk Street South
Simcoe, Ontario
N3Y 4K1

AGENT:

Keith Jones
2 Talbot Street North
Simcoe, Ontario
N3Y 5N5

LOCATION OF LANDS:

Part Lot 1, Concession 4, former Township of Woodhouse, 689 - 691 Norfolk Street South, Town of Simcoe.

PURPOSE AND EFFECT OF APPLICATION:

To sever a parcel of land with approximately 175 feet frontage and 255 feet depth for an existing single family dwelling.

ADDITIONAL INFORMATION:

Additional information regarding the application is available to the public for inspection at the Clerk's Department, Simcoe Town Hall, 50 Colborne Street South, Simcoe between 8:30 A.M. and 4:30 P.M. Mondays to Fridays.

NOTICE OF DECISION:

If you wish to be notified of the decision of the Town of Simcoe Committee of Adjustment in respect to the proposed consent, you must make a written request to Cathy Balcomb, Secretary-Treasurer, Town of Simcoe, Committee of Adjustment, P.O. Box 545, 50 Colborne Street South, Simcoe, Ontario, N3Y 4N5.

APPEAL:

If a person or public body that files an appeal of the decision of the Town of Simcoe Committee of Adjustment in respect of the proposed consent does not make written submission to the Town of Simcoe Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

DATED AT THE TOWN OF SIMCOE, in the Regional Municipality of Haldimand-Norfolk this 10th day of December, 1999.

Cathy Balcomb
Secretary-Treasurer
Committee of Adjustment
Town of Simcoe
Phone (519) 426-5870

SEE THE ATTACHED KEY MAP SHOWING THE LOCATION OF THE SUBJECT LANDS

OFFICE USE ONLY

FILE NO.	<u>B-10/99-S</u>
ROLL NO.	<u>28-40-020-010-09100</u>
DATE SUBMITTED	<u>December 1, 1999</u>
DATE ACCEPTED	<u>December 1, 1999</u>
SIGN ISSUED	<u>December 1, 1999</u>

THE PLANNING ACT**TOWN OF SIMCOE****APPLICATION FOR CONSENT****A. APPLICANT INFORMATION**

1. Name of
Owner Yvette Vinton

Phone No. 443-7085

Address 689 Norfolk Street South, R. R. #2
Simcoe, Ontario

Postal Code N3Y 4K1

Fax No. _____

2. Owner's Solicitor
or Authorized Agent Keith Jones

Phone No. 428-0170

Address 2 Talbot Street North
Simcoe, Ontario

Postal Code N3Y 5N5

Fax No. 428-3105

Please specify to whom all communications be sent:

☐ Owner ☒ Solicitor/Agent

B. LOCATION / LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality Woodhouse

Town or Village Simcoe

Concession Number 4 Woodhouse Twsp

Lot Number Pt. Lt. 1

Registered Plan Number _____

Lot(s)/Block(s) _____

Reference Plan Number _____

Part Number(s) _____

Number and Name of Street/Road 689 - 691 Norfolk Street South

2. Are there any easements or restrictive covenants affecting the property?

☐ Yes

[X] No

If Yes, describe the easement or covenant and its effect:

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check the appropriate space)

Transfer:

[X] creation of a new lot

Other: [] a charge

with an existing house on it

[] boundary adjustment

[] a lease

[] an easement/right-of-way

[] a correction of title

2. Name of persons(s), if known, to whom land or interest in land is to be transferred,

leased or charged:_____

3. If a boundary adjustment, identify the Assessment Roll No. of the lands to which the parcel will be added. _____

4. If application involves a residential lot in a rural/agricultural area, please complete Form 1 which is available upon request.

5. If application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY AND SERVICING INFORMATION:

1. Description of land intended to be SEVERED:

Frontage: 175 feet Depth: 255 feet Area: 39,725 square feet +/-

Existing Use: Residential Proposed Use: Residential

Number and type of buildings and structures existing on land to be severed:

One single family home

Number and type of buildings and structures proposed on land to be severed:

None

2. Description of land intended to be RETAINED:

Frontage: 345.58 feet Depth: Irregular Area: 12.5 Acres

Existing Use: Residential Proposed Use: Residential

Number and type of buildings and structures existing on land to be retained:

Single family home, barn, garage, shed

Number and type of buildings and structures proposed on land to be retained

None

3. Access to land intended to be SEVERED:

☐ Unopened Road ☐ Municipal Road ☐ Regional Road

☒ Provincial Highway ☐ Other (specify)

Name of Road/Street Norfolk Street South

4. Access to land intended to be RETAINED:

☐ Unopened Road ☐ Municipal Road ☐ Regional Road

☒ Provincial Highway ☐ Other (specify)

Name of Road/Street Norfolk Street South

5. Services

☐ Municipal Water and Sewer ☐ Municipal Water and Private Sewage

☐ Municipal Sewer and Well ☒ Private Sewage System and Well

☐ Other (specify)

E. **LAND USE**

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1. What is the existing official plan designation(s) of the lands: Agricultural
2. What is the zoning of the lands: Agricultural
3. 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)
An Agricultural Operation, including livestock facility or stockyard (See 4)		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 Wetland) or a Provincially Significant Wetland within 120 metres of the subject lands. (400 feet)		
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or Commercial Use and specify the use(s)		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

4. If there are any livestock operations within 500 metres (1640 feet) of the subject lands, please complete Form 3 which is available upon request.

F. **HISTORY OF PROPERTY:**

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?
☐ Yes ☒ No

F. **HISTORY OF PROPERTY:** (Continued)

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If the answer to the above question is yes:

How many separate parcels have been created: _____

Dates(s) these parcels were created: _____

The name of the transferee for each parcel: _____

For what uses? _____

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

N/A

Construction Date of Dwelling to be severed: N/A

3. Have the lands subject of this application ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act?

☐ Yes ☐ No ☒ Unknown

If YES, provide the File number, if known and the decision made on the application.

File No.: _____ Decision: _____

4. Date of purchase of subject lands November 15, 1999

5. How many years has the owner farmed?: -----

In Ontario? N/A In the Region? N/A On this Farm Holding? N/A

G. **CURRENT APPLICATION:**

1. Are the subject lands currently the subject of a proposed Official Plan or Official Plan Amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, specify the appropriate file number and status of the

application _____

2. Are the subject lands the subject of an application for a Zoning By-Law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

☐ Yes ☒ No ☐ Unknown

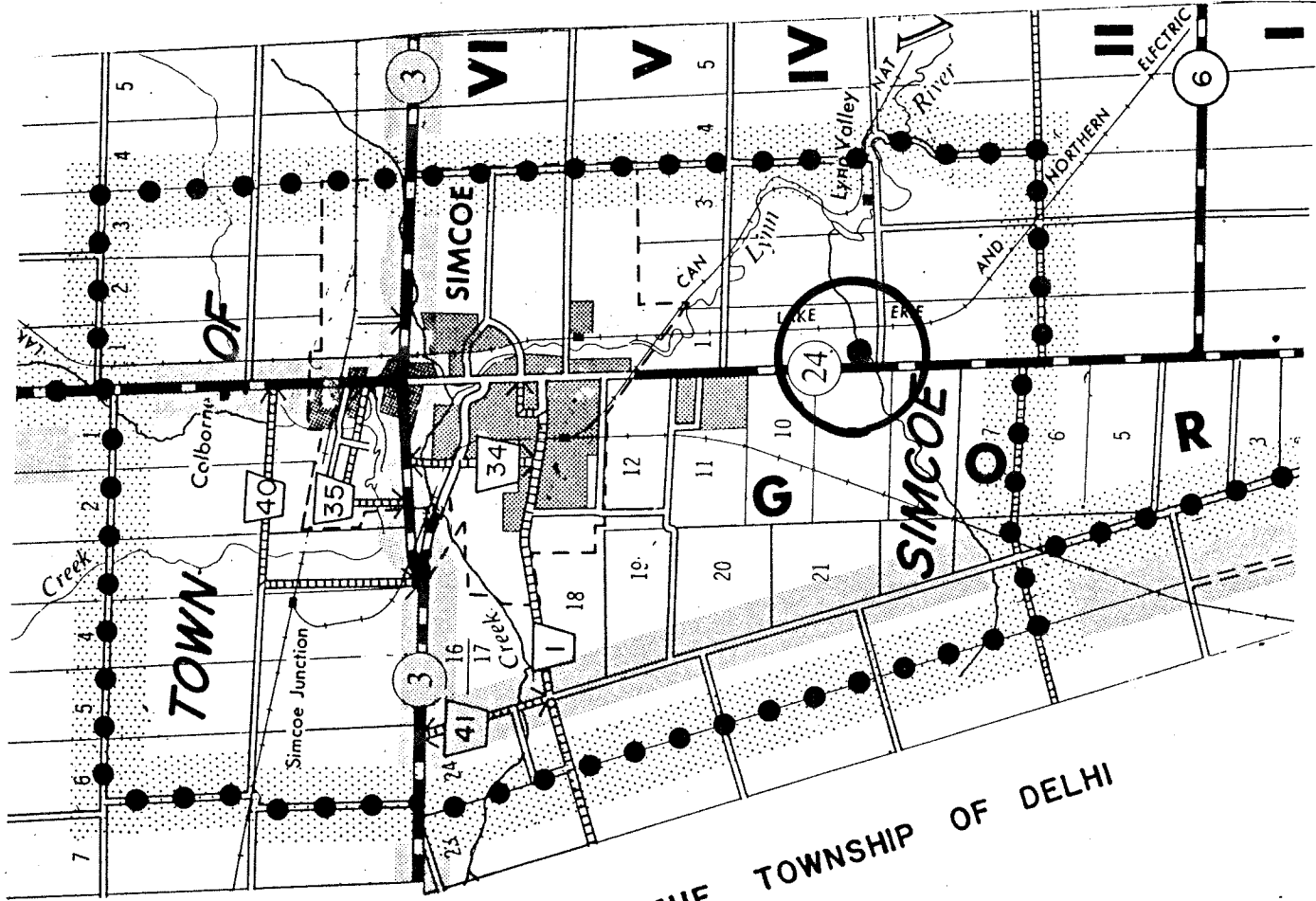
If Yes, and if known, specify the appropriate file number and status of the application

H. **SKETCH**

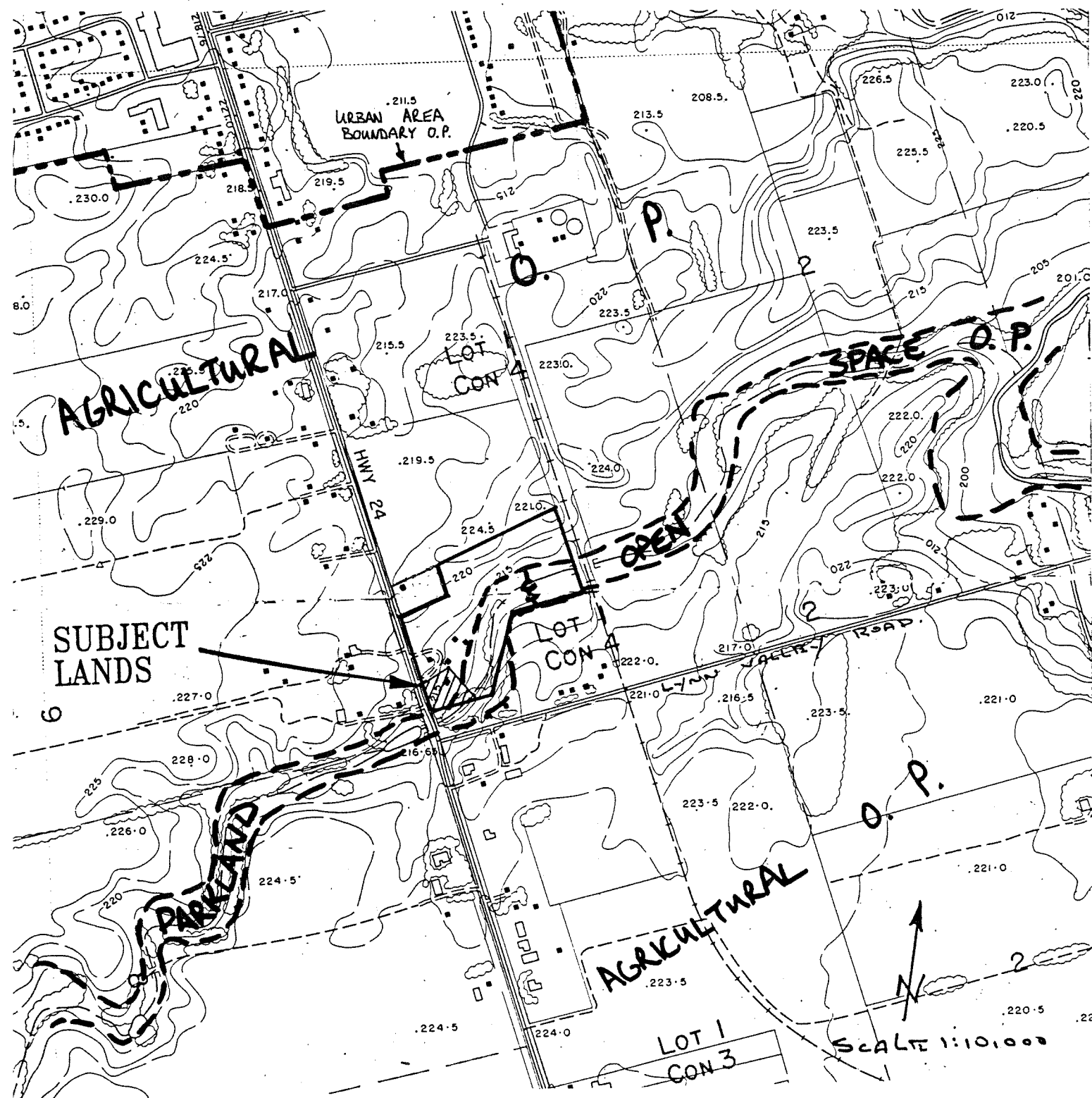
1. The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject lands including the part that is to be severed and the part that is to be retained.
- the boundaries and dimensions of any land owned by the owner of the subject lands and that abuts the subject lands.
- the distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject lands.
- the approximate location of all natural and artificial features on the subject lands and adjacent lands, including railways, highways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas.
- the existing use(s) on adjacent lands.
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- where access to the subject lands is by water only, the location of the parking and boat docking facilities to be used.
- the location and nature of any restrictive covenant or easement affecting the subject land
- if the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
- the location of any existing sewage system and well, on the lot to be created and/or retained.

B-10/99-S

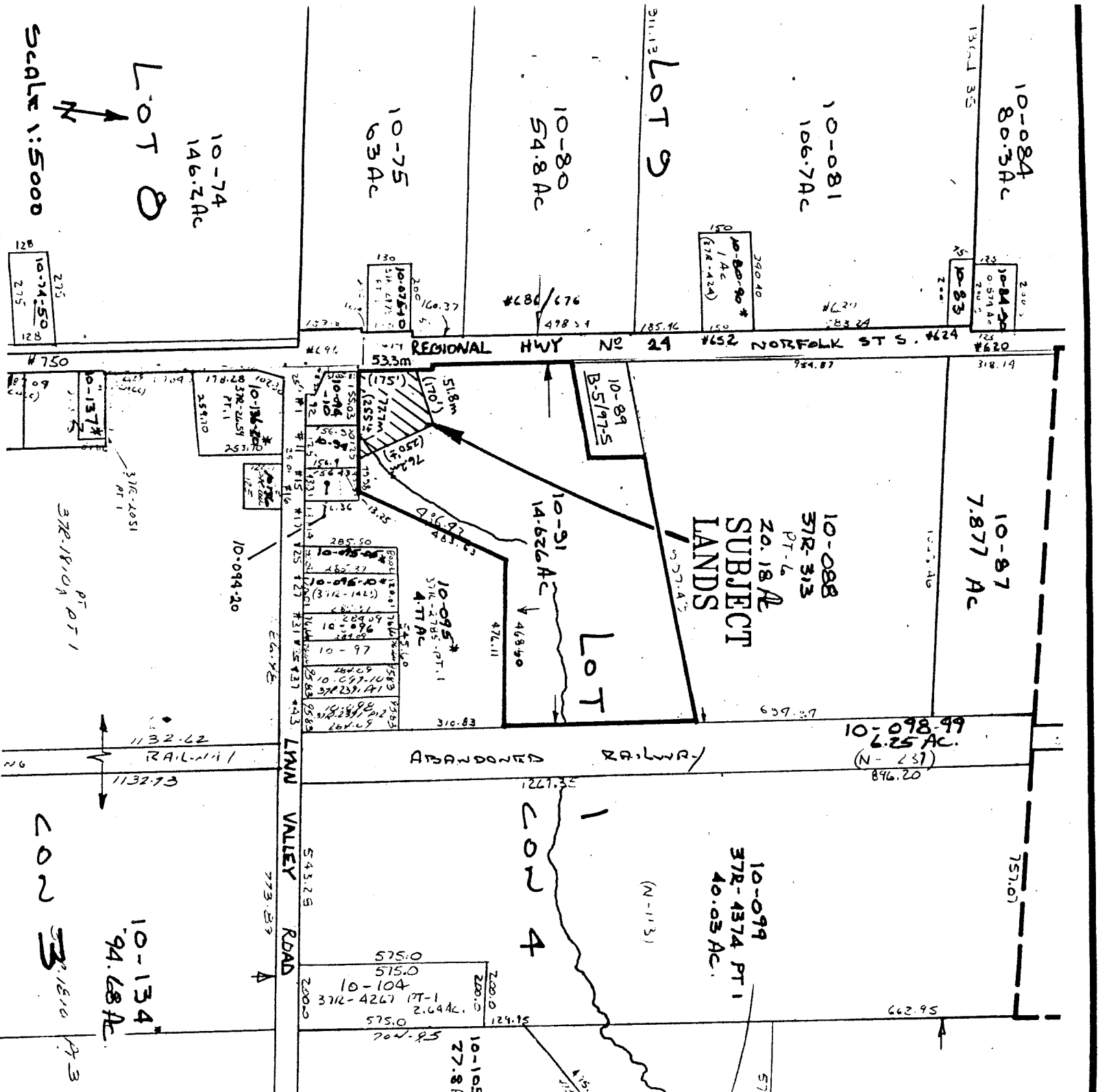


FORMER MUNICIPALITY: WOODHOUSE



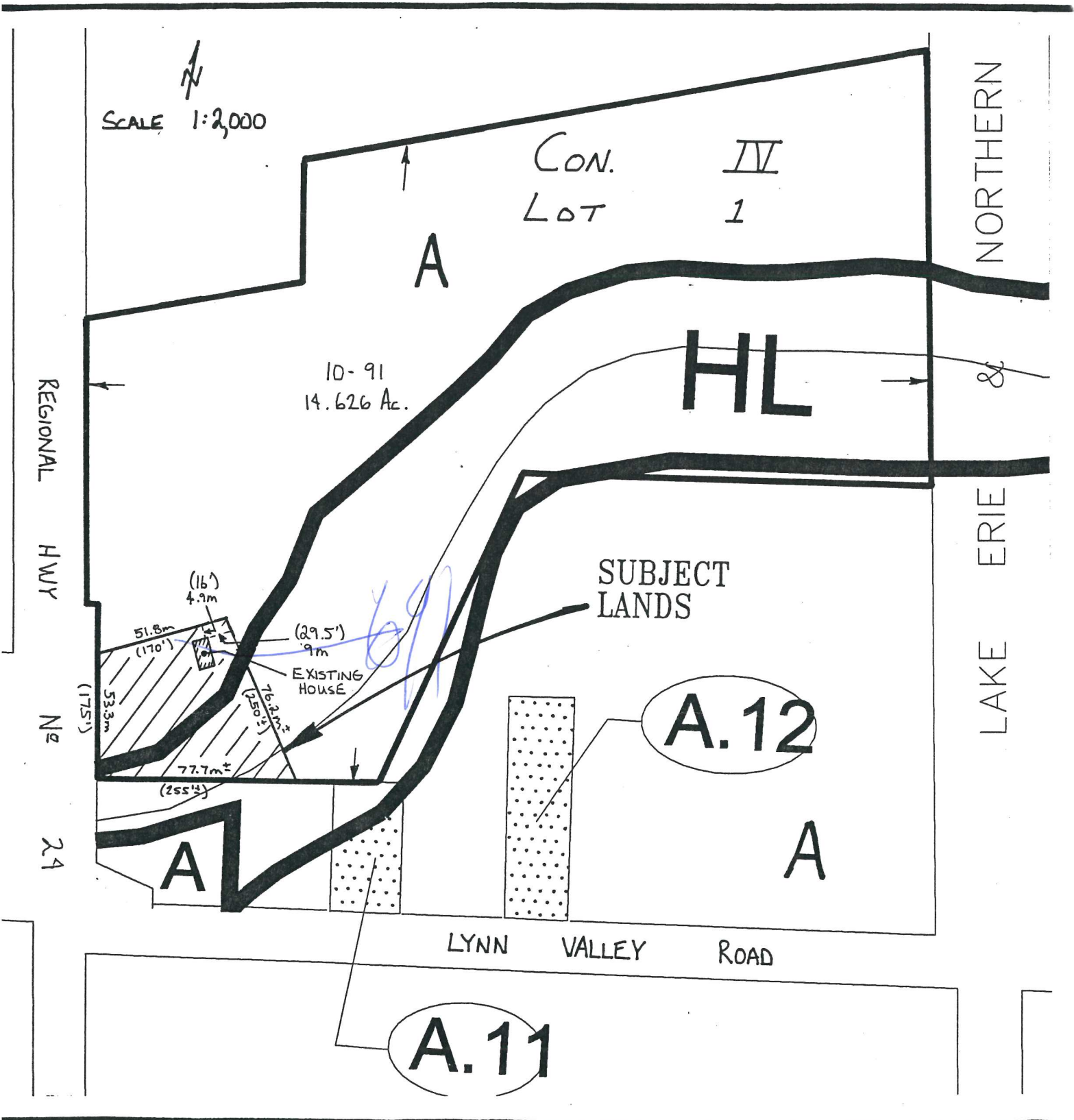
MAP No 3 TO FILE NUMBER B-10/99-S

FORMER MUNICIPALITY: WOODHOUSE



MAP N^o 4 TO FILE NUMBER B-10/99-S

FORMER MUNICIPALITY: WOODHOUSE



**TOWN OF SIMCOE
COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION REGARDING CONSENT**

FILE NO. B-10/99-S
ROLL NO. 28-40-020-010-09100

DATE OF MEETING: January 10, 2000

APPLICANT: Yvette Vinton
689 Norfolk Street South
R. R. #2, Simcoe, Ontario
N3Y 4K1

AGENT: Keith Jones
2 Talbot Street North
Simcoe, Ontario
N3Y 5N5

LOCATION: Part of Lot 1, Concession 4, former Township of Woodhouse, 689 - 691 Norfolk Street South, Town of Simcoe.

PURPOSE: To sever a parcel of land with approximately 175 feet frontage and 255 feet depth for an existing single family dwelling.

DECISION: APPROVED

CONDITIONS:

1. Receipt of proof that all outstanding taxes on the subject lands have been paid to the Treasurer of the Town of Simcoe (or the Town of Norfolk, as applicable).
2. That the lot area of the severed parcel be increased to 1 acre.
3. Receipt of a letter from the Health Department indicating their requirements have been satisfied.
4. Receipt of copy of registered reference plan of the severed parcel.
5. That the above plan show the required front, rear and side yard measurements of all existing buildings on the severed parcel.
6. Receipt of a letter from the Building Inspector for the Town of Simcoe (or the Town of Norfolk, as applicable) indicating that the severed and retained parcels comply with Town of Simcoe Zoning By-Law 1-1999.
7. That the above conditions must be fulfilled and the Certificate of Consent be issued on or before January 11, 2001 after which time this consent will lapse.

REASON: The consent conforms to the policies of the Town of Simcoe Official Plan and is an appropriate division of the lands.

CERTIFICATION

I hereby certify this to be a true copy of the Committee of Adjustment of the Town of Simcoe and this decision was concurred by a majority of the members who heard the application at a meeting duly held on the 10th day of January, 2000.



Secretary-Treasurer

SEE REVERSE FOR FURTHER INFORMATION

ADDITIONAL INFORMATION

Additional information regarding the application is available to the public for inspection at the Clerk's Department, Simcoe Town Hall, 50 Colborne Street South, Simcoe between 8:30 A.M. and 4:30 P.M. Mondays to Fridays.

NOTICE OF CHANGES

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

NOTICE TO PUBLIC BODIES

Public bodies involved with the conditions are requested to respond directly to the Secretary Treasurer when the applicant has fulfilled their conditions.

APPEALS

Only individuals, Corporations and Public Bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING NOTICE OF APPEAL TO THE MUNICIPAL BOARD (The Planning Act, c.P.13, R.S.O. 1990, as amended, Section 53(19)).

Any person or public body may, not later than 20 days after the giving of the written notice of decision is complete, appeal the decision and/or any condition imposed by the Committee, to the Municipal Board by filing with the Secretary-Treasurer a Notice of Appeal setting out the reasons for the appeal accompanied by the appeal fee of (\$125.00) payable to the Minister of Finance on or before the following date:

JANUARY 31, 2000

THE

66.00 ALLOWANCE FOR ROAD BETWEEN CON

1. CITIES & TOWNS

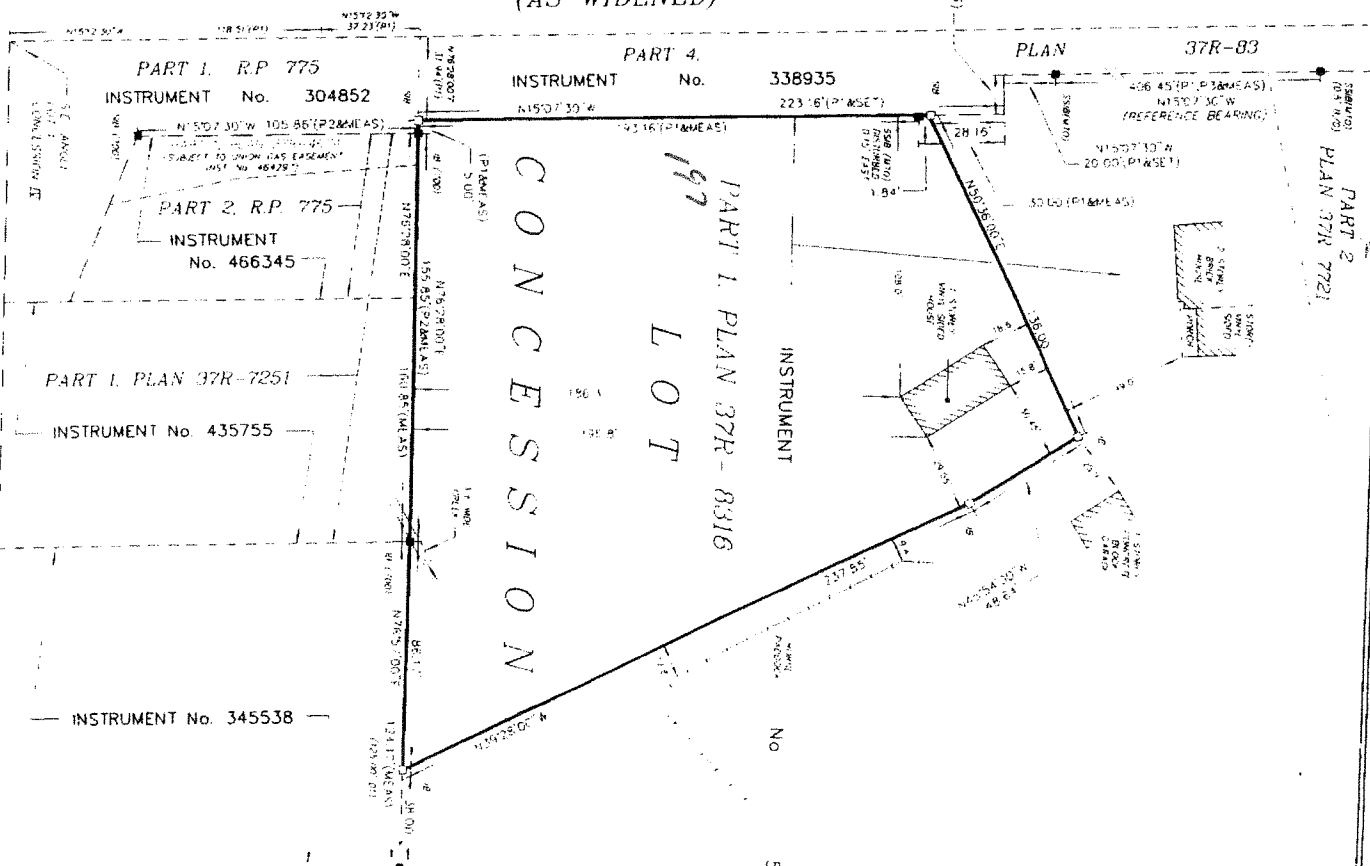
1 THIS SUPPLY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SUPPLY'S ACT, THE SUPPLY'S ACT, AND THE SUPPLY'S ACT
AND THE REGULATIONS MADE UNDER THEM
2 THE SUPPLY WAS COMPLETED ON THE 15TH DAY OF FEBRUARY 2000

DATE: MARCH 6, 2007

OUTLET AND SLURRY PIPE

NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE SPECIFIED

PROGRAM: MFS AND CATHODIC PLATING

[illegible]

SURVEYOR'S REAL PROPERTY REPORT PART 1) PLAN

OF PART OF

LOT 1 CONCESSION IV

IN THE GEOGRAPHIC

TOWNSHIP OF WOODHOUSE

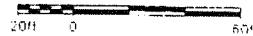
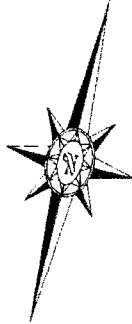
NOW IN THE

TOWN OF SIMCOE

IN THE REGIONAL MUNICIPALITY OF

HALDIMAND - NORFOLK

SCALE: 1" = 40'



JEWITT AND DIXON LTD.

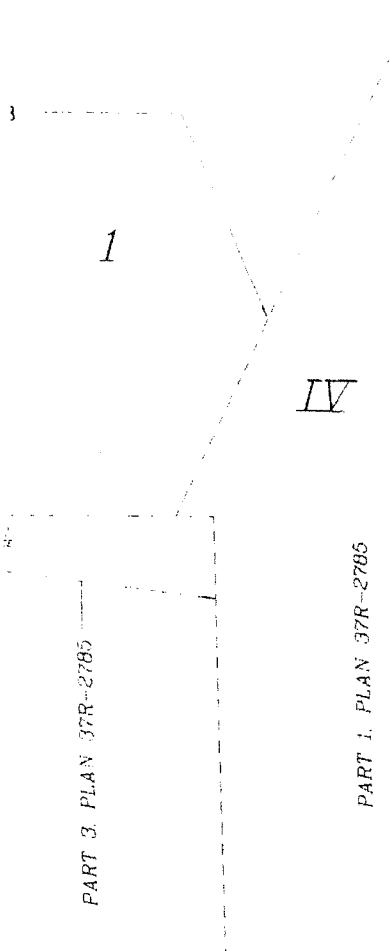
ASSOCIATION OF ONT.
LAND SURVEYORS
PLAN SUBMISSION FOR
1330234



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Regulation 1026, Section 25

IMPERIAL NOTE

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



SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND

BEING PART OF LOT 1, CONCESSION IV, IN THE GEOGRAPHIC TOWNSHIP OF WOODHOUSE
DESIGNATED AS PART 1, PLAN 37R-8316

REGISTERED EASEMENTS AND / OR RIGHTS OF WAY

NONE

ENCROACHMENTS

NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT

COVERAGE

LOT AREA = 44122 SQ FT
BLOCK AREA = 682 SQ FT
LOT COVERAGE = 10 %

ADDITIONAL REMARKS

BUILDING TIES ARE TO THE EXTERIOR CORNERS

THIS REPORT WAS PREPARED FOR YVETTE VINTON
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR THE USE BY OTHER PARTIES

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS
OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION

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OR IN PART, WITHOUT THE WRITTEN PERMISSION OF P. C. DIXON, O.L.S.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY
LIMIT OF THE KING'S HIGHWAY No. 24, AS WIDENED BY AND SHOWN
ON PLAN 37R-83, BEING NORTH 50° W

SSIONS III AND IV

NOTED: ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES
ON LINE. ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTERLINE

SHOWN -C- SIB	JEWITT AND DIXON LTD.	SHOWN (7/80)
SHOWN -C- SIB	J. B. DODD, O.L.S.	SHOWN (9/96)
SHOWN -C- IB	WITNESS MONUMENT	SHOWN (WKT)
SHOWN -C- IB	ORIGIN UNKNOWN	SHOWN (DUB)
	PLAN 37R-83	SHOWN (P1)
	PLAN 37R-7251	SHOWN (P2)
	PLAN 37R-7721	SHOWN (P3)
	BELOW GRADE	SHOWN B/C
IRON BARS SHOWN -C-	INSTRUMENT No 345538	SHOWN (D1)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1 SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE (519) 426-0842

FW - P.C.S.
BOOK - W048P7
CALC - M.V.L.
PLAN - M.V.L.
CHECK - P.C.D.

JOB No - 00-028

P00 03 A7006