

TOWN OF SIMCOE

RECEIVED

COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

1989 JUL 24 AM 10:56

<input type="checkbox"/> Regional Treasury Department	<input type="checkbox"/> Town of Simcoe Treasury Department
<input type="checkbox"/> Ministry of Transportation	<input checked="" type="checkbox"/> Regional Health Department
<input type="checkbox"/> Regional Engineering Department	<input type="checkbox"/> Ministry of Natural Resources
<input type="checkbox"/> Town of Simcoe Public Works	<input type="checkbox"/> Conservation Authority
<input type="checkbox"/> Ministry of Agriculture & Food **See Note Below	<input type="checkbox"/> Ministry of Environment
	<input type="checkbox"/> Other _____

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

File No. B-11/89-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.

JULY 31, 1989

DATE: July 19, 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  
THE PLANNING ACT  
COMMITTEE OF ADJUSTMENT  
THE TOWN OF SIMCOE

## APPLICATION FOR CONSENT

1. Name of Owner KELLY ESTATE, Donald Bruce Phone No. 426-7763  
 Executor, John Kelly  
 Address 491 Norfolk St. S., Simcoe Postal Code N3Y 2X6
2. Owner's Solicitor or  
 authorized Agent Doug Hunt Phone No. 426-4412  
 Address 205 Norfolk St. N., Simcoe Postal Code N3Y 3N9
- Please specify to whom all communications be sent:  
 Owner ☐ Solicitor ☐ Agent ☒
3. a) Type and purpose of proposed transaction: ☐ Conveyance ☐ Other, please  
 Specify  
Severance of 3 lots - R2 Zoning
- b) Name of person(s) to whom land or interest in land is to be conveyed,  
 leased or mortgaged John Kelly
- c) Relationship (if any) of person(s) named in (b) to owner  
Same (Executor)
4. Location of Land: Municipality Haldimand-Norfolk  
 Former Township Woodhouse  
 Lot and Concession Pt. Lot 1, Conc. 4  
 Lot and Reg. Plan No. \_\_\_\_\_
5. Number of new lots (not including retained lots) proposed 1
6. Date of purchase of subject lands N/A
7. How long has owner farmed? N/A
8. Dimensions of land intended to be SEVERED:  
 FRONTAGE: 65' DEPTH: 150' AREA: 9,750.0'  
 Existing Use Agricultural Proposed Use R2  
 Number and type of buildings and structures existing on land to be severed:  
None  
 Number and type of buildings and structures proposed on land to be severed:  
1 Duplex Dwelling
9. Dimensions of land intended to be RETAINED:  
 FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA: \_\_\_\_\_  
 Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Number and type of buildings and structures existing on land to be retained:  
 \_\_\_\_\_  
 Number and type of buildings and structures proposed on land to be retained:  
 \_\_\_\_\_
10. Access to land intended to be severed and retained:  
☐ unopened road ☒ open Municipal Road ☐ Regional Road ☐ Provincial Highway  
☐ other (specify) \_\_\_\_\_  
 of Road/Street \_\_\_\_\_

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.

None \_\_\_\_\_

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 28th day of June 1989.

Signed by Agent - Doug Hunt

(Signature of applicant, agent or solicitor)

NOTES:

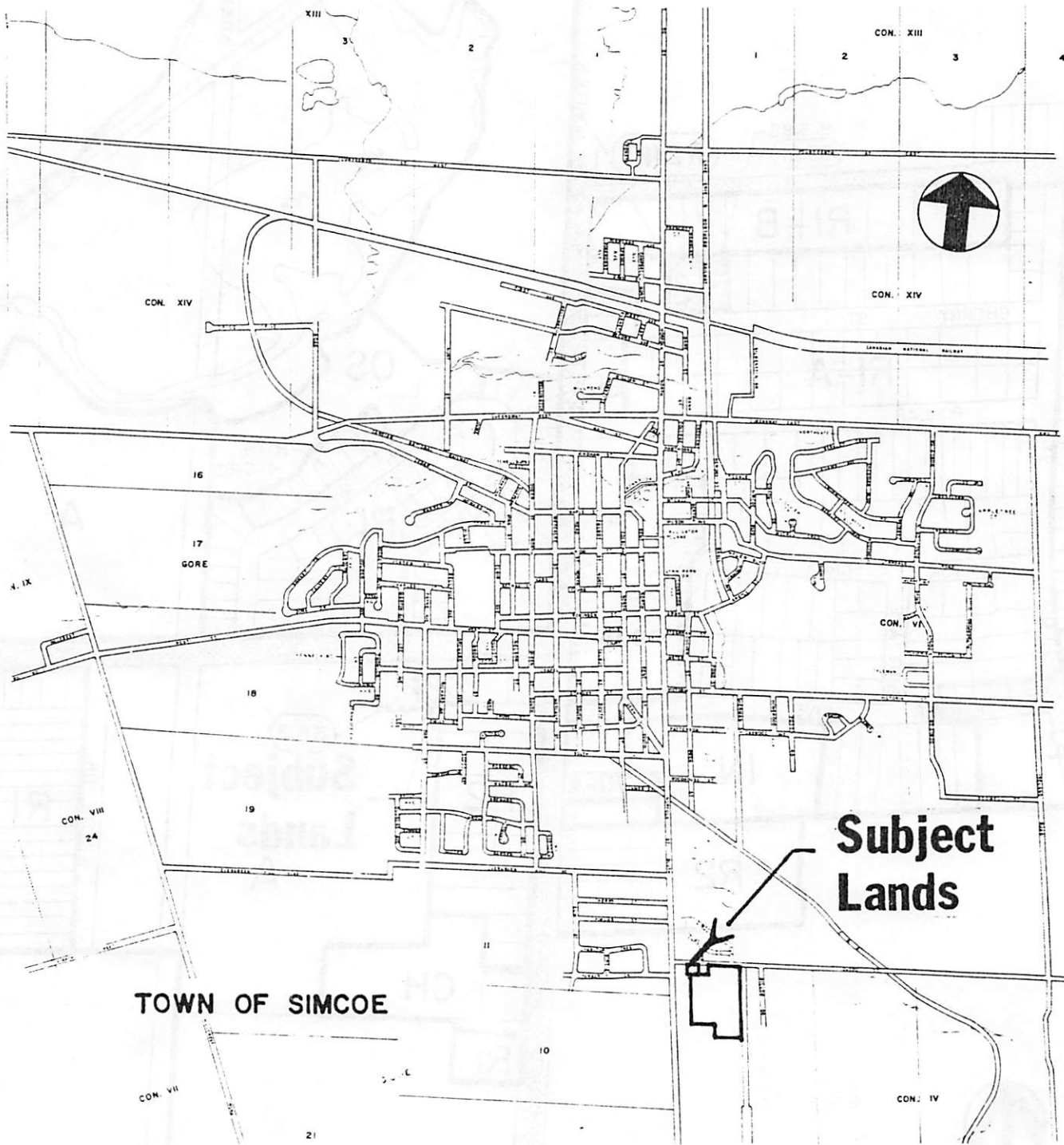
1. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's 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 \$240.00 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

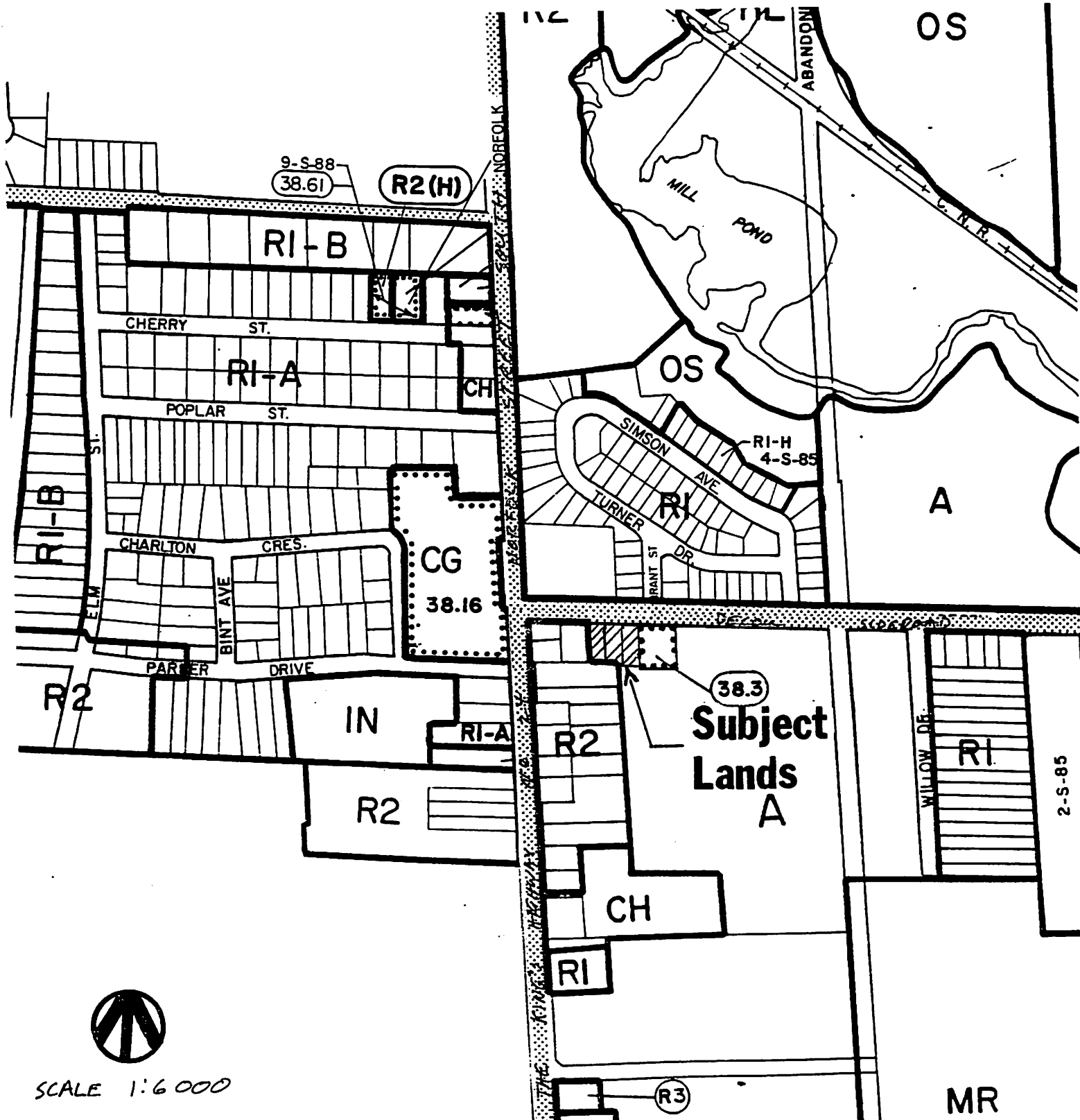
MAP N<sup>o</sup> 1 TO FILE NUMBER B-11/89-S  
B-12/89-S  
B-13/89-S

FORMER MUNICIPALITY: SIMCOE



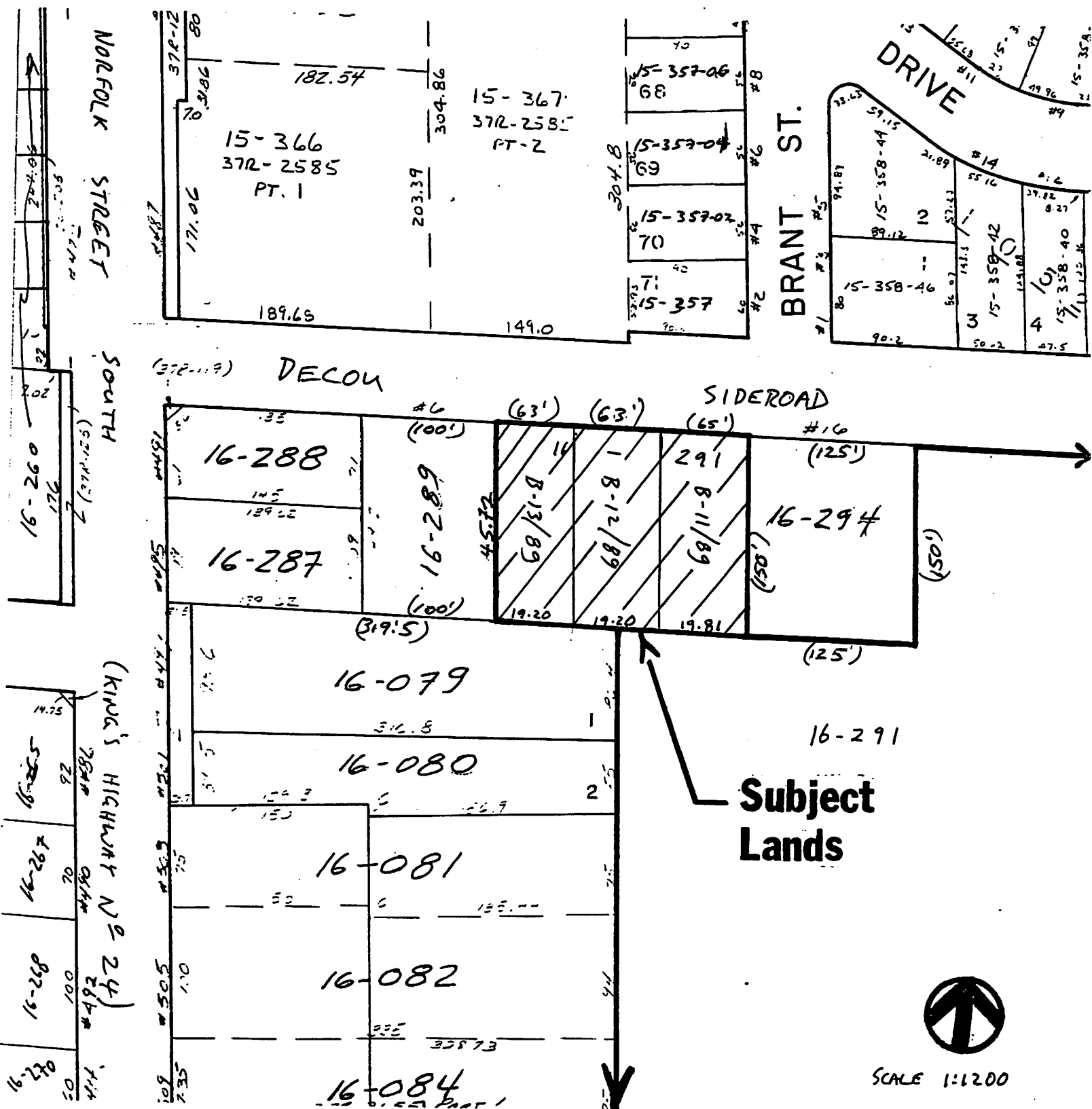
MAP N<sup>o</sup> 2 TO FILE NUMBER B-11/89-5  
B-12/89-5  
B-13/89-5

FORMER MUNICIPALITY: SIMCOE



B-11/89-5  
B-12/89-5  
B-13/89-5

FORMER MUNICIPALITY: SIMCOE





COMMITTEE OF ADJUSTMENT - TOWN OF SIMCOE

DECISION OF COMMITTEE

FILE NO. B-11/89-S

DATE OF MEETING August 14, 1989

APPLICANT: Donald Bruce Kelly Estate  
c/o John Kelly, Executor  
491 Norfolk Street South  
Simcoe, Ontario N3Y 2X6

AGENT: Mr. Doug Hunt  
205 Norfolk Street N.,  
Simcoe, Ontario  
N3Y 3N9

PROPERTY: Part Lot 1, Concession 4, (Woodhouse) now Town of Simcoe

PURPOSE: To sever a vacant parcel of land with 65 ft. frontage and 150 ft. depth for a proposed duplex dwelling.

DECISION: APPROVED


CONDITIONS:

1. Receipt of proof that all outstanding taxes on the subject lands has been paid to the Treasurer of the Town of Simcoe.
2. Receipt of proof that the Town of Simcoe Capital Impost Charge of \$1,000.00 per unit has been paid to the Treasurer of the Town of Simcoe by cash or certified cheque.
3. Receipt of clearance letter from the Town of Simcoe Public Works Department indicating that their requirements have been satisfied concerning grading and drainage and access.
4. Receipt of proof that the Regional Lot Levy Fee of \$2,945.00 per unit has been paid to the Regional Municipality of Haldimand-Norfolk, subject to adjustment on November 1st of each year.
5. Receipt of a letter from the Regional Engineering Department indicating that their requirements have been satisfied concerning water service hookups and sanitary service hookups.
6. Receipt of a letter from Regional Municipality of Haldimand-Norfolk indicating an agreement has been entered into concerning grading and drainage, levies, cash-in-lieu of parkland.
7. Receipt of a letter from the Health Department indicating their requirements have been satisfied.
8. Receipt of final approval of the required zoning amendment.
9. Receipt of copy of registered reference plan of the severed parcel.
10. That the above conditions must be fulfilled and the Document for Conveyance (in triplicate) be presented for stamping before August 14, 1990 after which time this consent will lapse.

REASONS: The application conforms to the intent of the District Plan which permits residential development in the urban area.

CERTIFICATION

I hereby certify this to be a true copy of the Decision of the Committee of Adjustment of the Town of Simcoe and this decision was concurred in by a majority of the members who heard the application at a meeting duly held on the 14th day of August, 1989.

  
Beverly D. Wood  
Secretary-Treasurer

NOTICE OF LAST DAY FOR APPEALING TO THE MUNICIPAL BOARD

The Planning Act, Section 52(7)

The applicant, the Minister and every agency or other person to whom notice of decision was sent may within thirty days of the decision date, appeal to the Ontario Municipal Board, against the decision of the Committee by filing with the Secretary-Treasurer, notice of Appeal with reasons, accompanied by appeal fee (\$125.00) payable to Treasurer of Ontario on or before the following date:

September 13, 1989

NOTICE TO AGENCIES

Agencies involved in conditions are requested to respond directly to the Secretary-Treasurer when the applicant has fulfilled their conditions.