

TOWN OF SIMCOE

COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

☐ Regional Treasury Department ☐ Town of Simcoe Treasury Department
☐ Ministry of Transportation ☒ Regional Health Department
☐ Regional Engineering Department ☐ Ministry of Natural Resources
☐ Town of Simcoe Public Works ☐ Conservation Authority
☐ Ministry of Agriculture & Food ☐ Ministry of Environment
 **See Note Below ☐ Other _____

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

File No. B-13/89-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

RECEIVED

1989 JUL 24 AM 10:56

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. 426-8000
 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? ---

8. Dimensions of land intended to be SEVERED:

FRONTAGE: 63.0' DEPTH: 150.0' AREA: 9450.0'

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

B-13/89-5

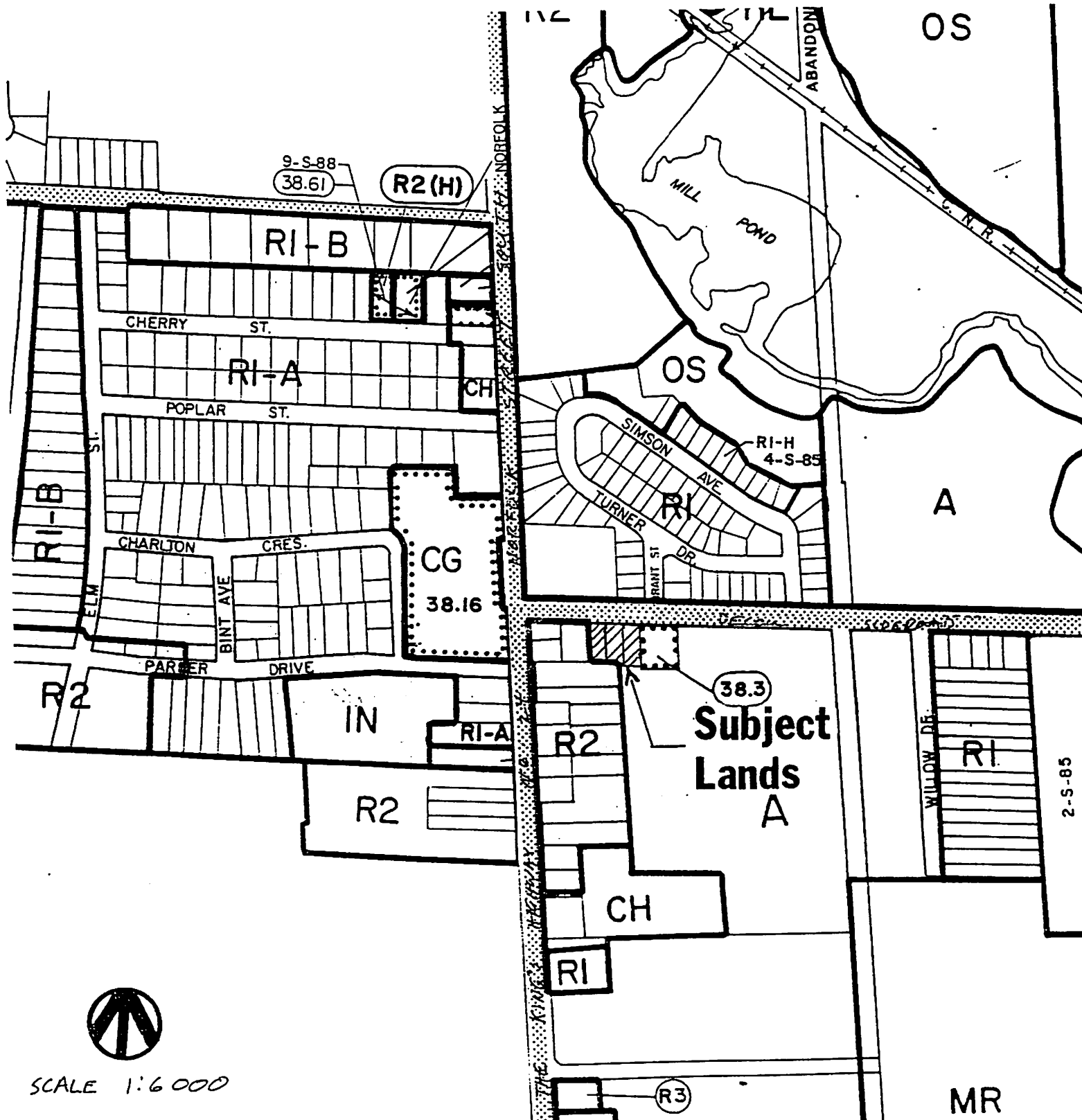
SIMCOE



MAP N^o 2 TO FILE NUMBER

B-11/89-S
B-12/89-S
B-13/89-S

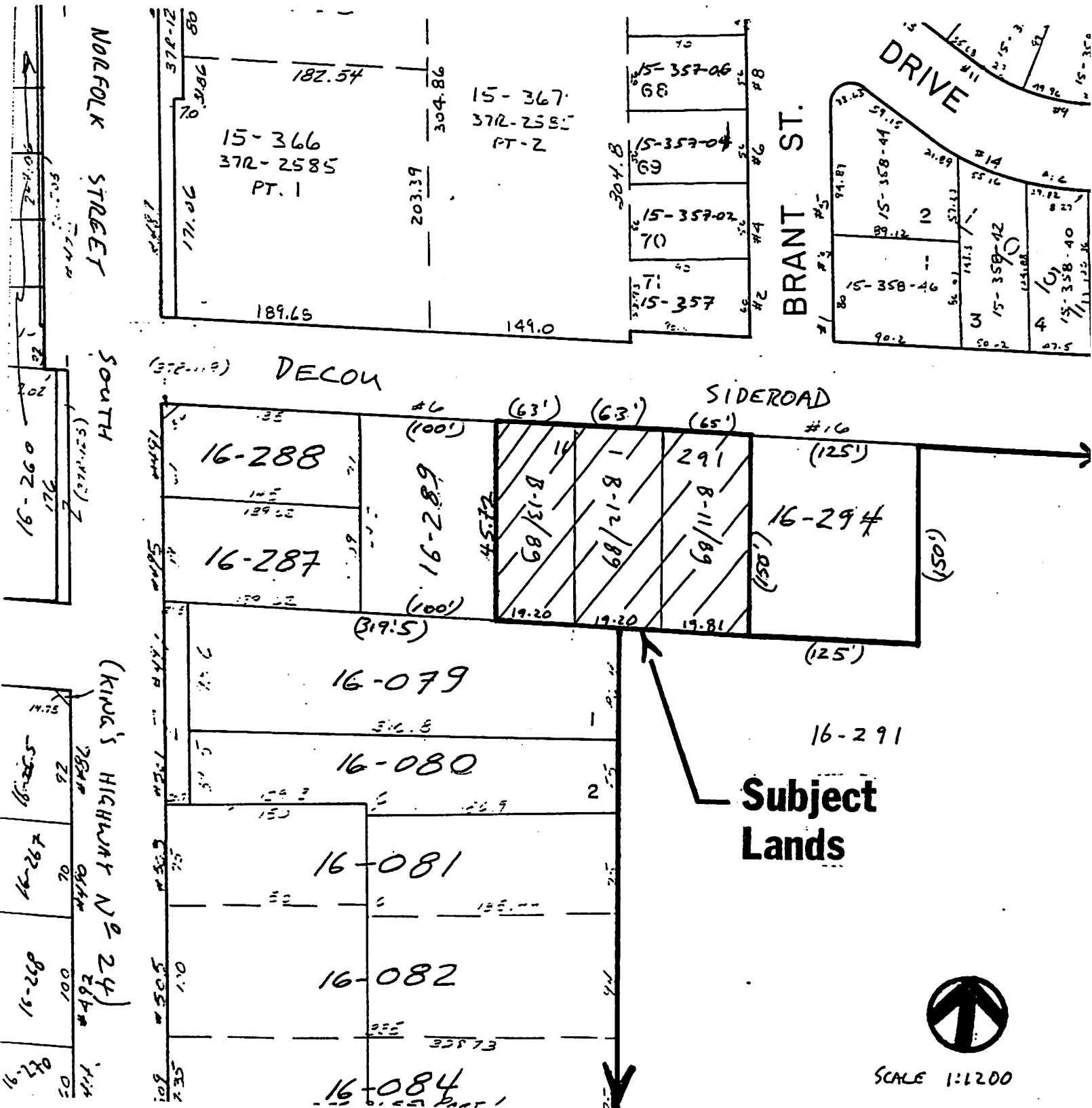
FORMER MUNICIPALITY: SIMCOE



MAP N^o 3 TO FILE NUMBER

B-11/87-5
B-12/89-5
B-13/87-5

FORMER MUNICIPALITY: SIMCOE



COMMITTEE OF ADJUSTMENT - TOWN OF SIMCOE

DECISION OF COMMITTEE

FILE NO. B-13/89-S

DATE OF MEETING August 14, 1989

APPLICANT: Donald Bruce Kelly Estate AGENT: Mr. Doug Hunt
c/o John Kelly, Executor 205 Norfolk Street N.,
491 Norfolk Street South Simcoe, Ontario
Simcoe, Ontario N3Y 2X6 N3Y 3N9

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

PURPOSE: To sever a vacant parcel of land with 63 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.

Beverley A 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.