

TOWN OF SIMCOE

COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

RECEIVED

1989 JUL 24 AM 10:58

<input type="checkbox"/> Regional Treasury Department	<input type="checkbox"/> Town of Simcoe Treasury Department
<input type="checkbox"/> Bell Canada	<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"/> Simcoe Hydro Commission	<input type="checkbox"/> Ministry of Environment
<input type="checkbox"/> Recreation Department	<input type="checkbox"/> Union Gas Company

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

File No. B-28/89-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 21, 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

RECEIVED

FORM 1

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

1989 JUL 24 AM 10:59

SHEPPARD-NORFOLK
426-3135TH UNIT

1. Name of Owner Gordon and Anne Downs Phone No. 426-3135TH UNIT
Address 44 Oak Street, Simcoe, Ontario Postal Code N3Y 3J6
2. Owner's Solicitor or
authorized Agent Doug Hunt Phone No. 426-4412
Address 290 Emily Street, Simcoe Postal Code N3Y 1J6

Please specify to whom all communications be sent:

Owner ☐ Solicitor ☐ Agent ☒

3. a) Type and purpose of proposed transaction: ☒ Conveyance ☐ Other, please Specify
Sever a Residential Lot
- b) Name of person(s) to whom land or interest in land is to be conveyed,
leased or mortgaged Doug Hunt
- c) Relationship (if any) of person(s) named in (b) to owner
None

4. Location of Land: Municipality Town of Simcoe
Former Township Woodhouse
Lot and Concession
Lot and Reg. Plan No. Pt. Lt. 13, The Gore

5. Number of new lots (not including retained lots) proposed 1 - Part 5
6. Date of purchase of subject lands June 14, 1989
7. How long has owner farmed? -----

8. Dimensions of land intended to be SEVERED:
FRONTAGE: 50' DEPTH: 170' AREA: 8500 sq.ft. - Part 5
Existing Use R-2 Vacant Land Proposed Use Residential Lot
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:
One Single Family Dwelling

9. Dimensions of land intended to be RETAINED:
FRONTAGE: 154' 154' DEPTH: 245' 170' AREA: 45,910 sq.ft.
Existing Use R-2 Proposed Use Residential Lots
Number and type of buildings and structures existing on land to be retained:
3 - 2 single family, 1 garage
Number and type of buildings and structures proposed on land to be retained:
1 single family residence

10. Access to land intended to be severed and retained:
☒ unopened road ☒ open Municipal Road ☐ Regional Road ☐ Provincial Highway
☐ other (specify) Road and services to be constructed.
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 17th day of July 1989.

Signed by agent - Doug Hunt

(Signature of applicant, agent or solicitor)

NOTES:

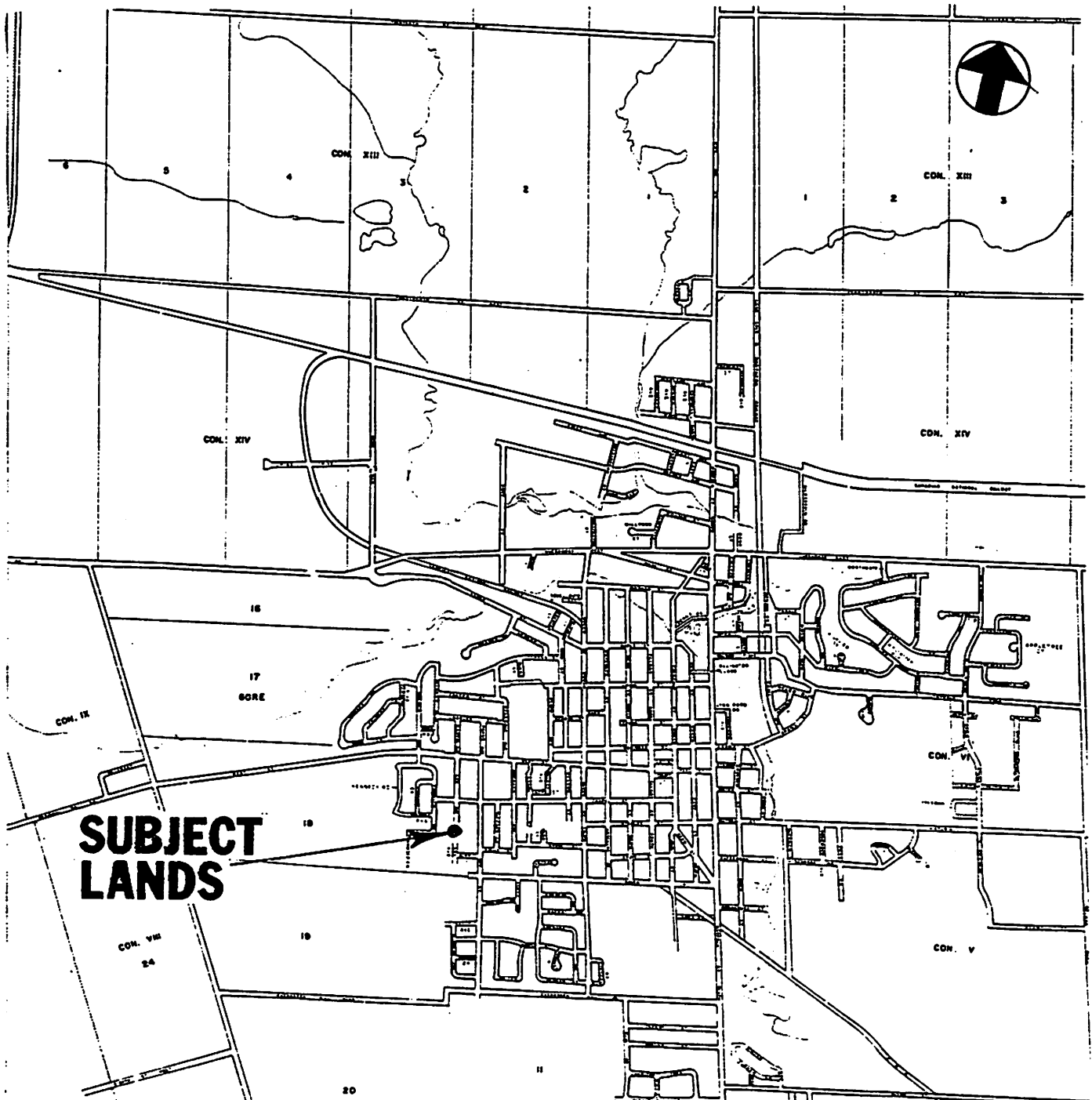
1. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's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

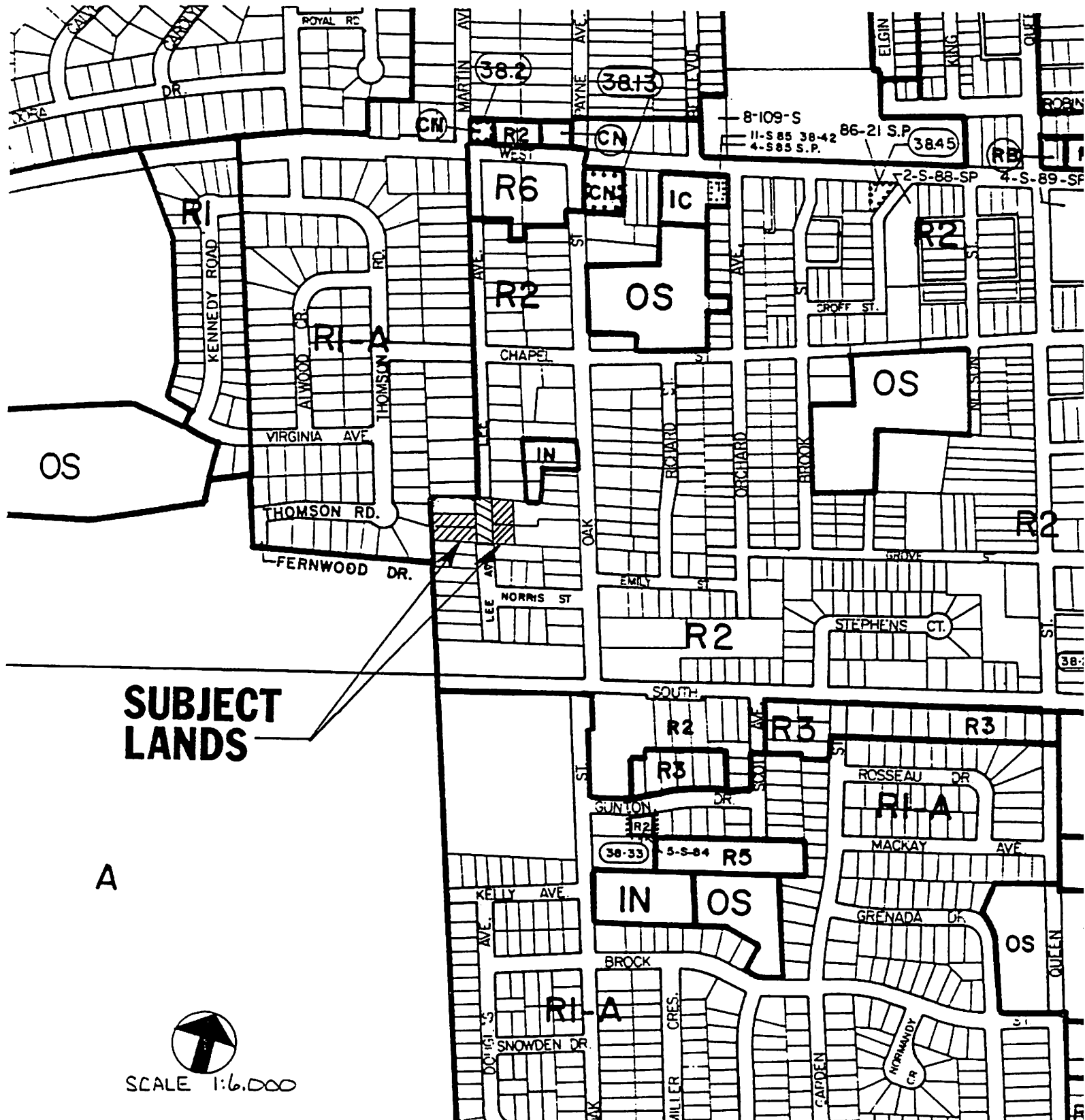
MAP N^o 1 TO FILE NUMBER B-(24 to 28)-89-S

FORMER MUNICIPALITY: SIMCOE



MAP N^o 2 TO FILE NUMBER B-(247028)-89-S

FORMER MUNICIPALITY: SIMCOE



MAP No 3 TO FILE NUMBER B-(247028)-89-5

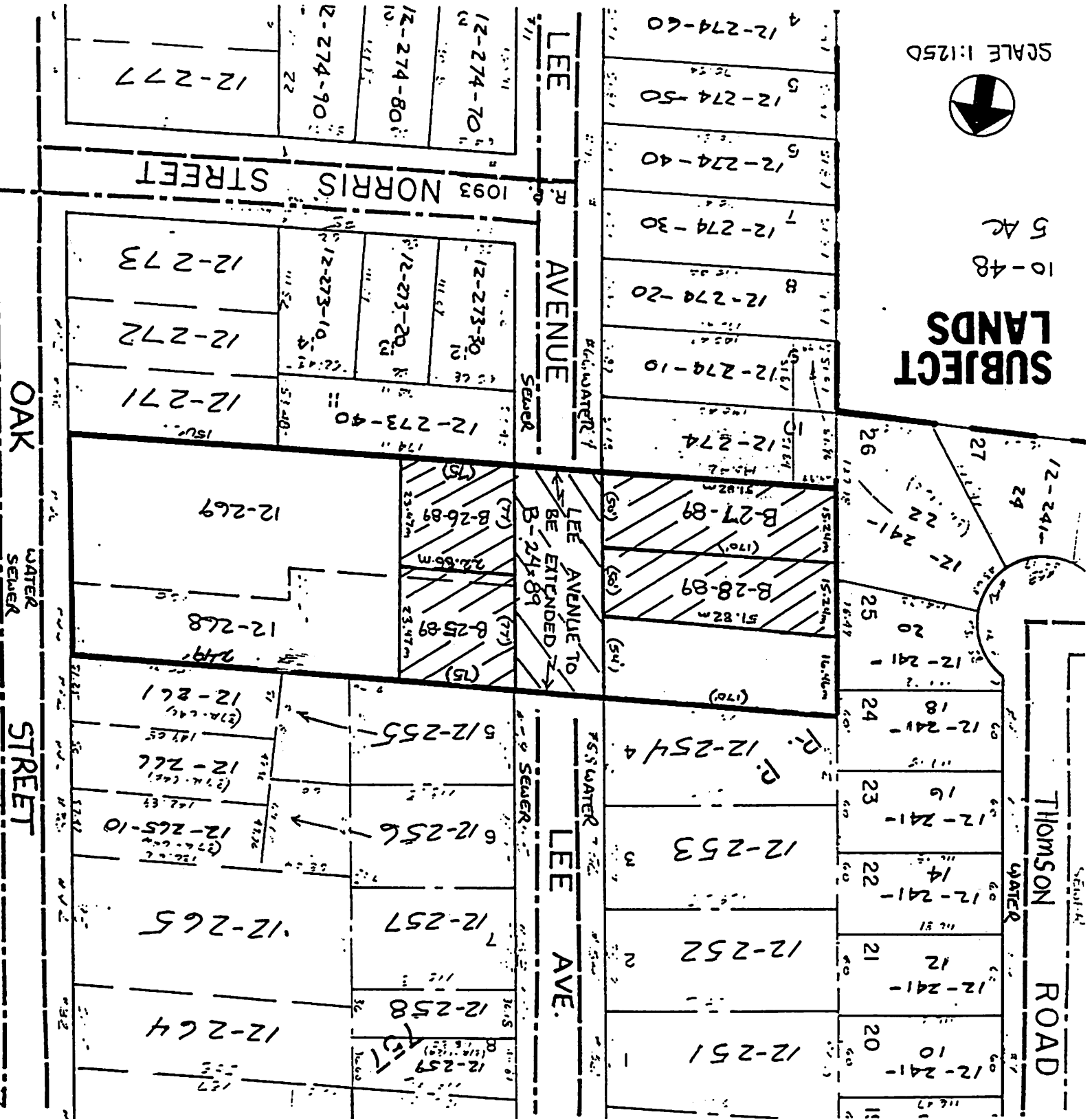
FORMER MUNICIPALITY: SIMCOE

SCALE 1:1250



10-48
5 AC

SUBJECT LANDS





G. DOUGLAS VALLEE LIMITED
CONSULTING ENGINEERS & ARCHITECT

90 KENT STREET SOUTH
SIMCOE, ONTARIO N3Y 2Y1
519-426-6270

July 17, 1989

Mr. Doug Hunt,
c/o George Pond Real Estate,
205 Norfolk St. N.,
Simcoe, Ontario.
N3Y 3N9

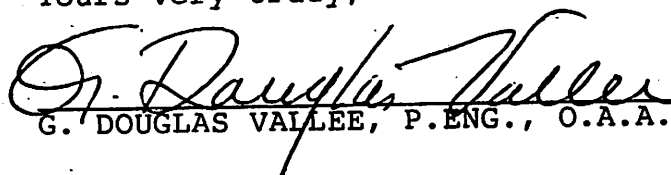
RE: PROPERTY PART LOT 13
GORE OF WOODHOUSE

Dear Sir:

Further to our discussions regarding servicing the above noted development, this letter will confirm that municipal services - sanitary sewers, storm sewers and watermains - are located at both the north and south limits of the property on Lee Avenue.

The development of these lands could be easily accomplished by extending these services through the property. Joining the stub ends of the watermain through this property would strengthen the water distribution system in the area.

Yours very truly,


G. DOUGLAS VALLEE, P.ENG., O.A.A.

GDV/ah