



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. 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 of Adjustment would appreciate your comments or recommendation before the date below:

December 27, 2007

FILE NO.: BN-011/2008

ASSESSMENT ROLL NO.: 3310-545-040-11900

APPLICANT:

Gerald Hungerford, R.R. #3, Port Rowan, ON N0E 1M0

AGENT:

N/A

LOCATION:

Lot 1, CON 6 HGN (121 7th Concession Road - Lands to be added to 109 7th Concession Road)

PROPOSAL:

Sever a parcel having a frontage of 45.7 m. (150 ft.) a depth of 42.6 m. (140 ft. south side) and having an area of 0.20 ha. (0.49 ac.) and retain a parcel having an area of 38.85 ha. (96 ac.) more or less as a boundary adjustment. NOTE - Final lot size will be 0.33 ha. (0.83 ac.)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: December 12, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 234

FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: karen.judd@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

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

CONSENT / SEVERANCE

Also other Files: OTH-014/2005
SP 035/2007

Office Use:

File Number:

BW-011/2008

Related File:

✓

Fees Submitted:

Application Submitted:

Nov. 27/07

Sign Issued:

✓

Complete Application:

Nov. 27/07

Yh

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 545-040-119

- ☐ Creation of a new lot
☒ Boundary adjustment
☐ Easement/right-of-way
☐ Other (lease / charge)

A. APPLICANT INFORMATION

Name of Applicant ¹ GERALD HUNGERFORD

Phone # 519-586-7908

Address RR3 PORT ROWAN

Fax # 519-586-7501

Town / Postal Code NOELMO

E-mail

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

Phone #

Address

Fax #

Town / Postal Code

E-mail

Name of Owner ² NANCY + GARY WINKWORTH

Phone # 519-875-2096

Address RR5 LANGTON

Fax #

Town / Postal Code

E-mail

² It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: ☒ Applicant ☐ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township HOUGHTON Urban Area or Hamlet RR 1 CLEAR CREEK
Concession Number CON 6, 7TH CON RD. ENA Lot Number(s) PT LT 1
Registered Plan Number _____ Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) 140' Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) _____
Municipal Civic Address 121 7TH CONCESSION RD RR#1 CLEAR CREEK NOELCO (Farmplace)
(lands to be added to 109 7th conc. Rd.)

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.on.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

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

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

TO INCREASE LOT SIZE @ 109 7TH CONC.

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

Self - Gerald Hungerford - recently purchased from
Lloyd Williams

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

x Gerald Hungerford. Roll 3310-545-090-1185

CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

| Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill) | Geographic Township Concession and Lot # | Total Acreage (individual property) | Acres Workable (individual property) | Existing Farm Type (individual property e.g. corn production, orchard, tobacco) | Dwelling Present | Year Dwelling Built |
|---|---|--|---|---|--|---------------------------|
| SUBJECT LANDS | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| OTHER | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| | | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

| Description of Land | Lands to be Severed (m ² / ft ² or hectares/acres) | Lands to be Retained (m ² / ft ² or hectares/acres) |
|--------------------------------------|---|--|
| Area under cultivation | | |
| Woodlot area | | |
| Existing crops grown (type and area) | | |
| Proposed crops grown (type and area) | | |

| Description of Existing Buildings | Lands to be Severed | Lands to be Retained |
|-----------------------------------|--|--|
| Residence | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Livestock barn | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type of livestock | | |
| Capacity of barn | | |
| Manure storage | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type of manure storage | | |

* Note - the final lot size will be .83ac (.33 ha).
 .34ac + .49ac = .83ac

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

Frontage (metres/feet) 150 ft (45.7m) Depth (metres/feet) 140' (42.6m) (South) side,
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 21750 ft² (2020.5 m²) *
 (0.49ac) (.20 ha)
 Existing use: agricultural

Proposed use: to be amenity space for lot - note mobile home on lot is to be removed & replaced with a new dwelling & new septic
 Number and type of buildings and structures existing on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: _____

Number and type of buildings and structures proposed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: _____

Description of land intended to be **RETAINED**:

Frontage (metres/feet) _____ Depth (metres/feet) irregular
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) ± 96 acres (38.85 ha)
 Existing use: agricultural (.65ac)
 Proposed use: no change

Number and type of buildings and structures existing on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:
- 1 old house (dilapidated)

Number and type of buildings and structures proposed on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:
none at this time.



CONSENT / SEVERANCE

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s):

_____ *Agricultural* _____

Present zoning:

_____ *Agricultural* _____

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the file number and the status/decision:

_____ *? File B-011/81-N. (1 lot from farm).* _____

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the file number and the status/decision:

Number of separate parcels that have been created:

Date(s) these parcels were created:

Name of the transferee for each parcel:

Uses of the severed lands:

CONSENT / SEVERANCE

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

Date of construction of the dwelling proposed to be severed:

Date of purchase of subject lands:

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☐ No ☒ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☐ No ☒ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

☐ Yes ☒ No

CONSENT / SEVERANCE

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☐ No

G. PROVINCIAL POLICY

Is the requested application consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☒ Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

CONSENT / SEVERANCE

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) | |
|--|------------------------------|-----------------------------|---|---|
| Livestock facility or stockyard (if yes, complete Form 3 - available upon request) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Wooded area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Municipal landfill | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Sewage treatment plant or waste stabilization plant | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Provincially significant wetland (class 1, 2 or 3) or other environmental feature | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Floodplain | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Rehabilitated mine site | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Non-operating mine site within one kilometre | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Active mine site within one kilometre | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Industrial or commercial use (specify the use(s)) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Active railway line | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Seasonal wetness of lands | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Erosion | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |
| Abandoned gas wells | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No ____ distance |

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☒ Individual wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☐ Communal system
☒ Septic tank and tile bed *approved*
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Open ditches
☐ Other (describe below)

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- ☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No ☐ Unknown



CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

- ☐ Unopened road ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

Lower Side Road & 7th Conc ENR

Existing or proposed access to **severed** lands:

- ☐ Unopened road ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

7th Conc ENR

Name of road/street:



I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

- ☒ Yes ☐ No

If yes, describe:

ASAP

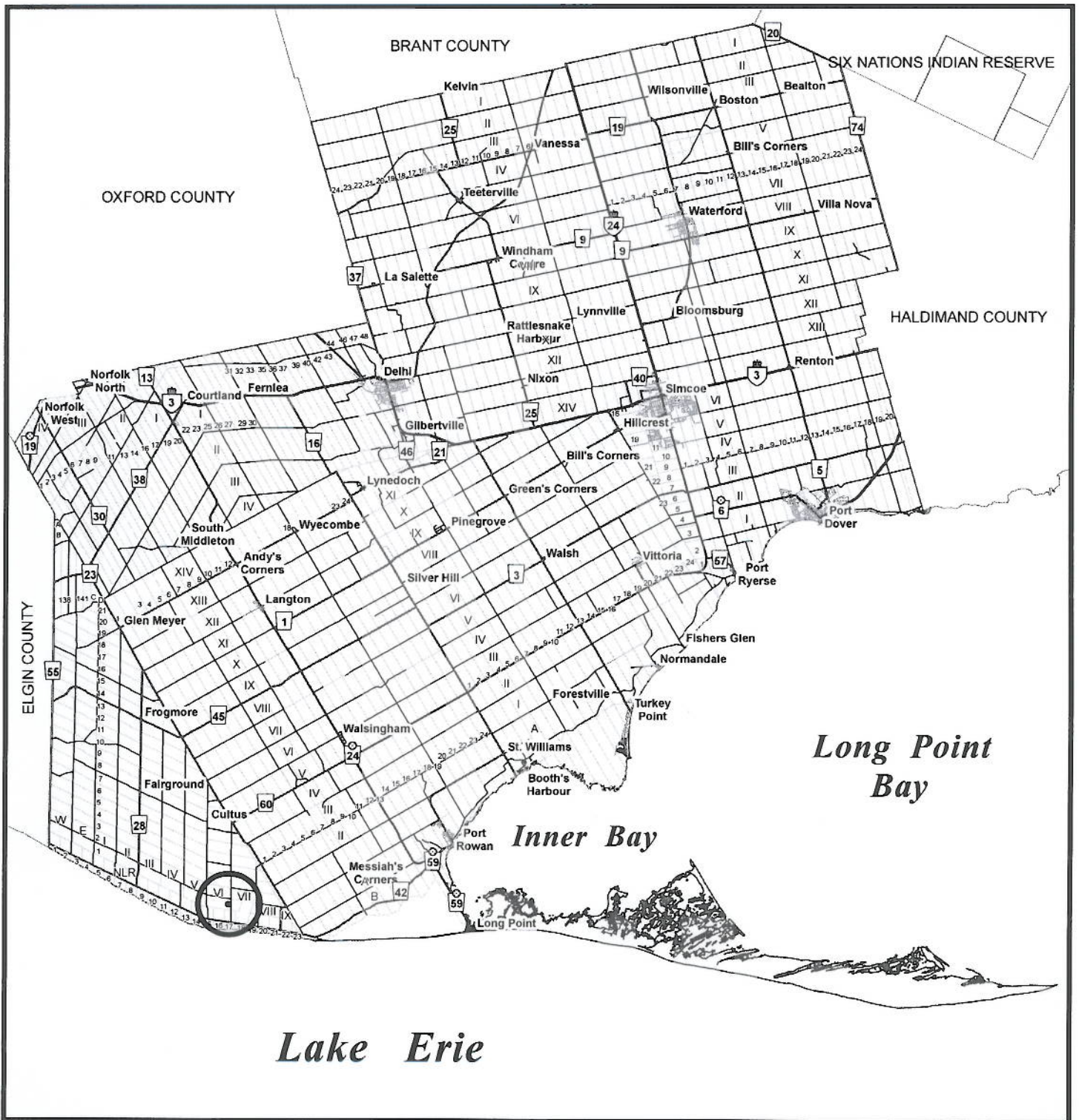
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

- Note mobile home is to be removed & replaced with a new house & new septic system (application has been submitted)
- also existing lot is only 15000 ft², this additional area will bring lot up to approx. .7 acres

MAP 1

File Number: BN-011/2008

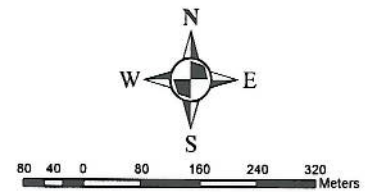
Geographic Township of HOUGHTON



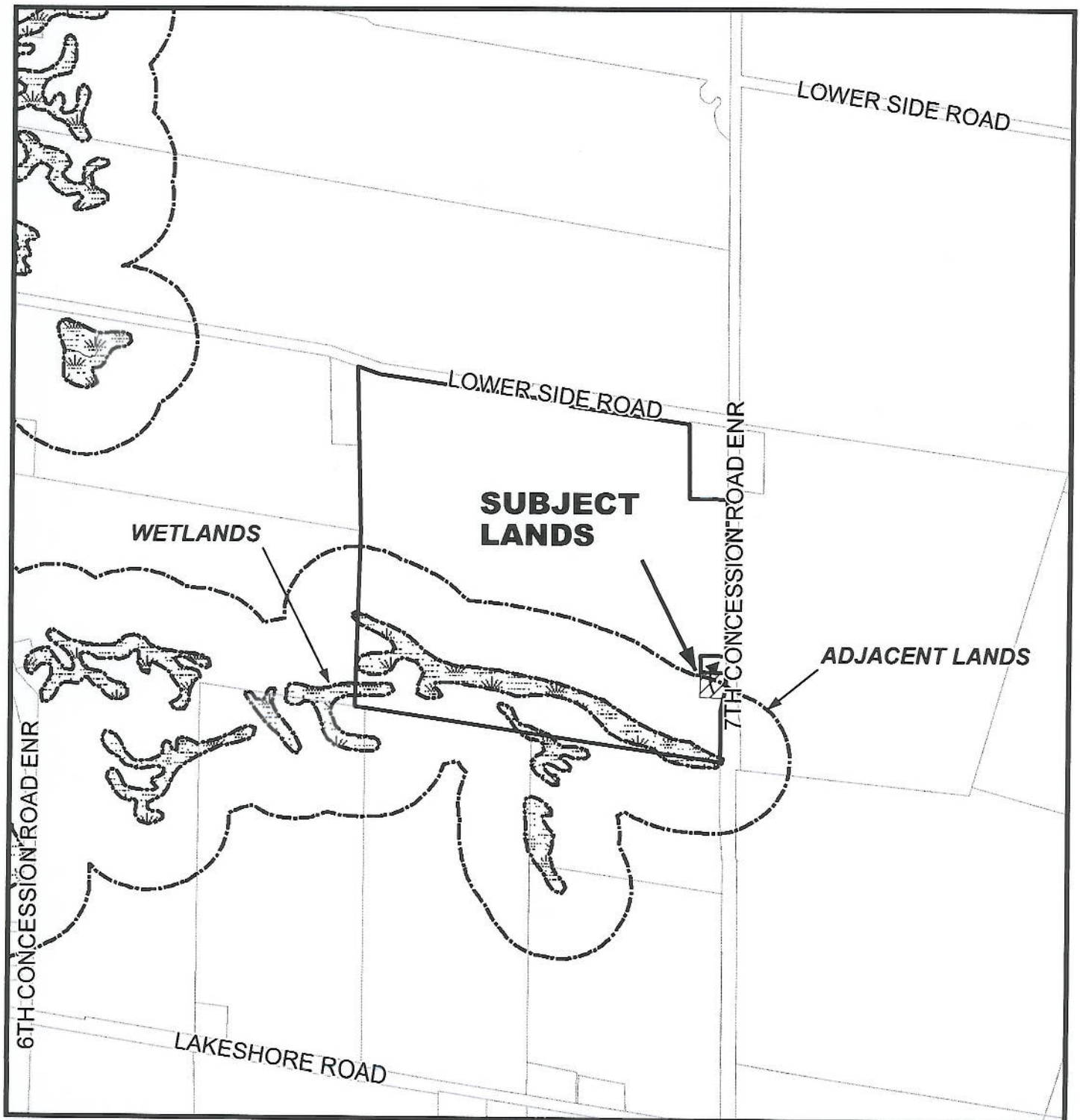
MAP 2

File Number: BN-011/2008

Geographic Township of HOUGHTON



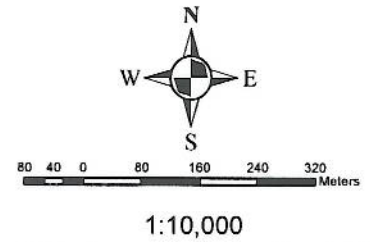
1:10,000



MAP 3

File Number: BN-011/2008

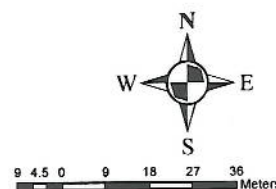
Geographic Township of HOUGHTON



MAP 4

File Number: BN-011/2008

Geographic Township of HOUGHTON



1:1,500

Existing
Trailer
(to be removed)

45.72m
(150')

30.48m
(100')

45.72m
(150')

45.72m
(150')

42.67m+/-
(140'+/-)

**SUBJECT
LANDS**

7TH CONCESSION ROAD ENR