



**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:

March 14TH, 2007

FILE NO.: BN-014/2007

ASSESSMENT ROLL NO.: 3310-493-030-11400

APPLICANT:

Peter and Leasa Janssen, RR #1, Simcoe, ON N3Y 4J9

LOCATION:

Lot 10, Concession 7 CHR (748 Charlotteville Road 8)

PROPOSAL:

Sever a parcel having a frontage of 34.2 m (112 ft) a depth of 45.72 m (150 ft) and having an area of 1560.7 m² (16800 ft²) and retain a parcel having an area of 39.25 ha (97 ac) more or less to sever a surplus dwelling from the farm.

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☐ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ Conservation Authority

CIRCULATION DATE: February 28th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

FAX: (519) 428-3069 EMAIL: shirley.cater@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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 493-536-11400
 (to be provided by applicant/agent)

Office Use

File No. BN-14107
 Date Submitted Jan 25/07
 Date Received Jan 25/07
 Sign Issued Jan 25/07



APPLICATION FOR CONSENT

NOTE: This 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.

A. APPLICANT INFORMATION

- Name of Owner Peter & Leasa Sanser Phone No. 519 582 2275
 Address RR #1 Fax No. 519 582 2233
Simcoe Ont. Postal Code N3Y 4J9
 E-mail jps@kwic.com
- Agent (if any) _____ Phone No. _____
 Address _____ Fax No. _____
 _____ Postal Code _____
 _____ E-mail _____

Please specify to whom all communications be sent:

☒ Owner

☐ Agent

- Names and addresses of any mortgagees, holders of charges or other encumbrances:

CIBC Main St Delhi

- Are there any restrictive covenants affecting the property?

☐ Yes

☒ No

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

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Charlottesville
Urban Area or Hamlet -
Concession Number 7 Lot Number 10
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 748 Charlottesville Rd 8

C. PURPOSE OF APPLICATION

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

Transfer: ☒ Creation of a new lot Other: ☐ a charge
☐ Boundary Adjustment ☐ a lease
☐ an easement/right-of-way ☐ a correction of title

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

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

Roll No.: 33-10- Name: _____

4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.
5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. Description of land intended to be SEVERED:

Frontage: 34.2 m. Depth: 45.72 m.
112 ft. 150 ft.
Width: _____ m. Area: 1560.7 ~~m~~²
_____ ft. 16800 ~~m~~²
Existing use Residential Proposed Use: Residential

Number and type of buildings and structures existing on the land to be severed:house + bunkhouseNumber and type of buildings and structures proposed on the land to be severed:house + garage

2. Description of land intended to be RETAINED:

Frontage: _____ m. Depth: _____ m.
_____ ft. _____ ft.
Width: _____ m. Area: 39.25 ha
_____ ft. 97± ac.
Existing use Agricultural Proposed Use: Agricultural

Number and type of buildings and structures existing on the land to be retained:~~1 barn~~ barn + barnNumber and type of buildings and structures proposed on the land to be retained:barn + barn

3. Existing or proposed access to land intended to be SEVERED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Highway
☐ Other (Specify)

Name of Road/Street Charlottesville Rd 8

4. Existing or proposed access to land intended to be RETAINED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Highway

☐ Other (Specify)

Name of Road/Street Charlottesville Rd 8

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☐
Individual Wells ☒
Other (describe) ☐

Sewage Treatment

Sewers ☐
Communal System ☐
Septic Tank & Tile Bed ☒
Other (describe) ☐

Storm Drainage*

Storm Sewers ☐
Open Ditches ☒
Other (describe) ☐

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

Yes ☐ No ☒

* Has the existing drainage on the subject land been altered?

Yes ☒ No ☐

* Does a legal and adequate outlet for storm drainage exist?

Yes ☒ No ☐ Unknown ☐

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Agriculture

2. What is the existing Zoning of the subject lands: Agriculture
(If required, assistance is available for questions 1 and 2 above.)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	Yes	No
A Wooded area	YES	YES
A Municipal Landfill	NO	NO
A Sewage Treatment Plant or Waste Stabilization Plant	No	No
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	YES	yes
Floodplain	yes	yes
A Rehabilitated Mine Site	NO	NO
A Non-Operating Mine Site within 1 Kilometre	↓	↓
An Active Mine Site	↓	↓
An Industrial or commercial use (specify the use(s))	↓	↓
An Active Railway Line	↓	↓
Seasonal Wetness of Land	Yes	Yes
Erosion	No	No
Abandoned Gas Wells	No	No

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

G. STATUS OF OTHER PLANNING APPLICATIONS

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 ☒

If the answer to the above question is YES, File No.:

How many separate parcels have been created? _____

Date(s) these parcels were created: _____

The name of the transferee for each parcel: _____

What uses were the parcels severed for? _____

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? 2005 April

3. Date of construction of the dwelling proposed to be severed: 1930⁺

4. Has this property ever been part of an application for approval for 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: _____

5. Date of purchase of subject land. 2005

6. How many years has the owner farmed? _____

Outside this municipality but in Ontario? _____ In this municipality? _____

Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. _____ Status: _____

2. Is this property 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, File No. _____ Status: _____

3. Is there any other application on this property that could affect this application?

Yes ☐ No ☒ Unknown ☐

If Yes, describe _____

I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. 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.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

If not completed, your application may be denied.

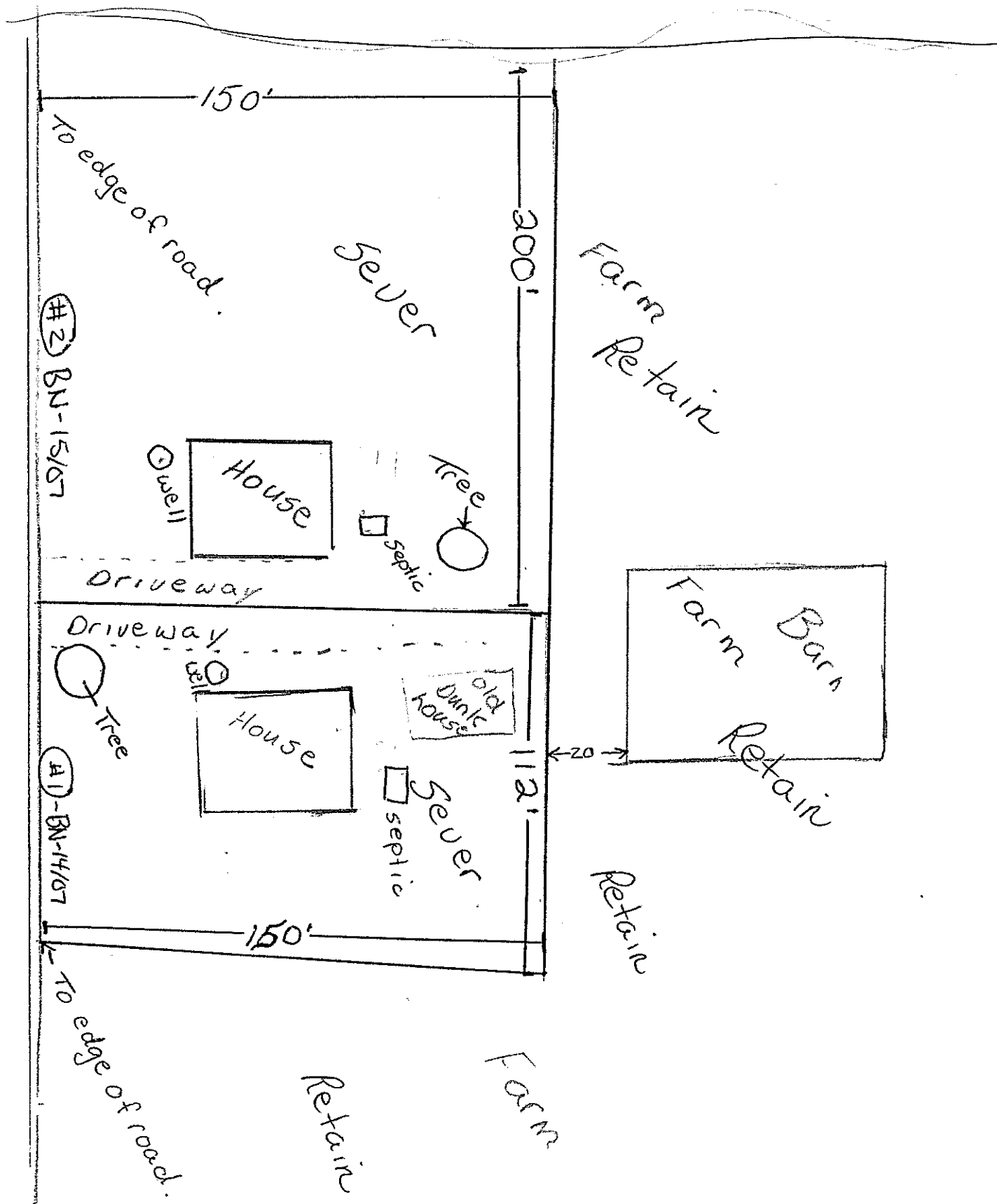
FILE NO:		LOT SIZE CREATED:		ROLL NUMBER:	33-10-493-030-11400
APPLICANT NAME:	Peter + Leasa Janssen				

- RESIDENTIAL LOT TYPE: Surplus farm house (through farm amalgamation)
NOTE: The dwelling to be severed MUST have been constructed and located on the farm prior to August 24th, 1978.
- Please list **all properties in Norfolk County which are owned** by the applicant and which are involved in the farm operation..
Roll numbers are required and they can be obtained from your tax bill.

[illegible]

Conservation Authority
wet land

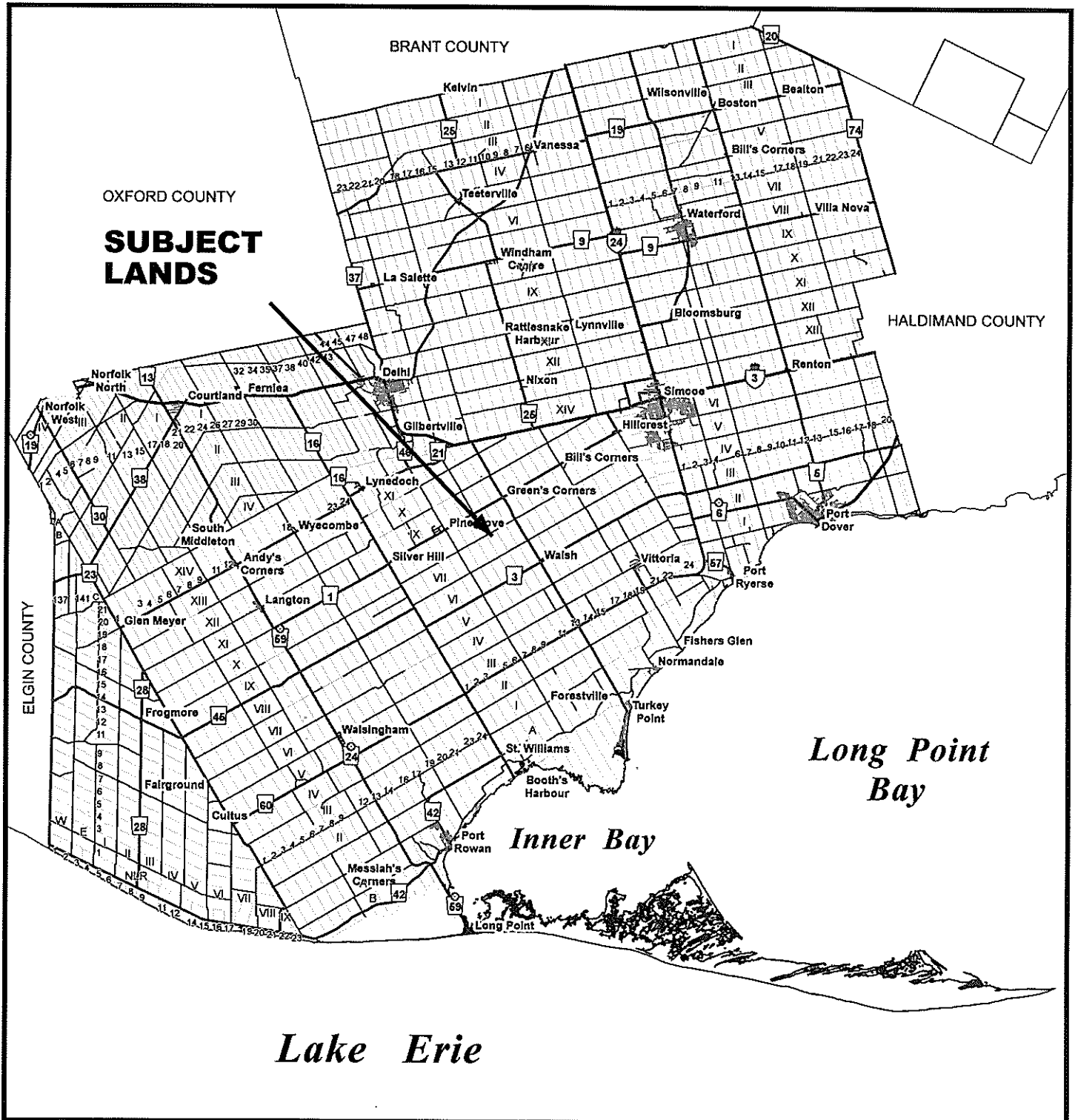
Charlottesville Rd 8



MAP 1

File Number: BN-014/2007 & BN-015/2007

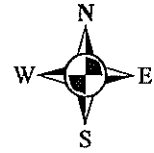
Geographic Township of CHARLOTTEVILLE



MAP 2

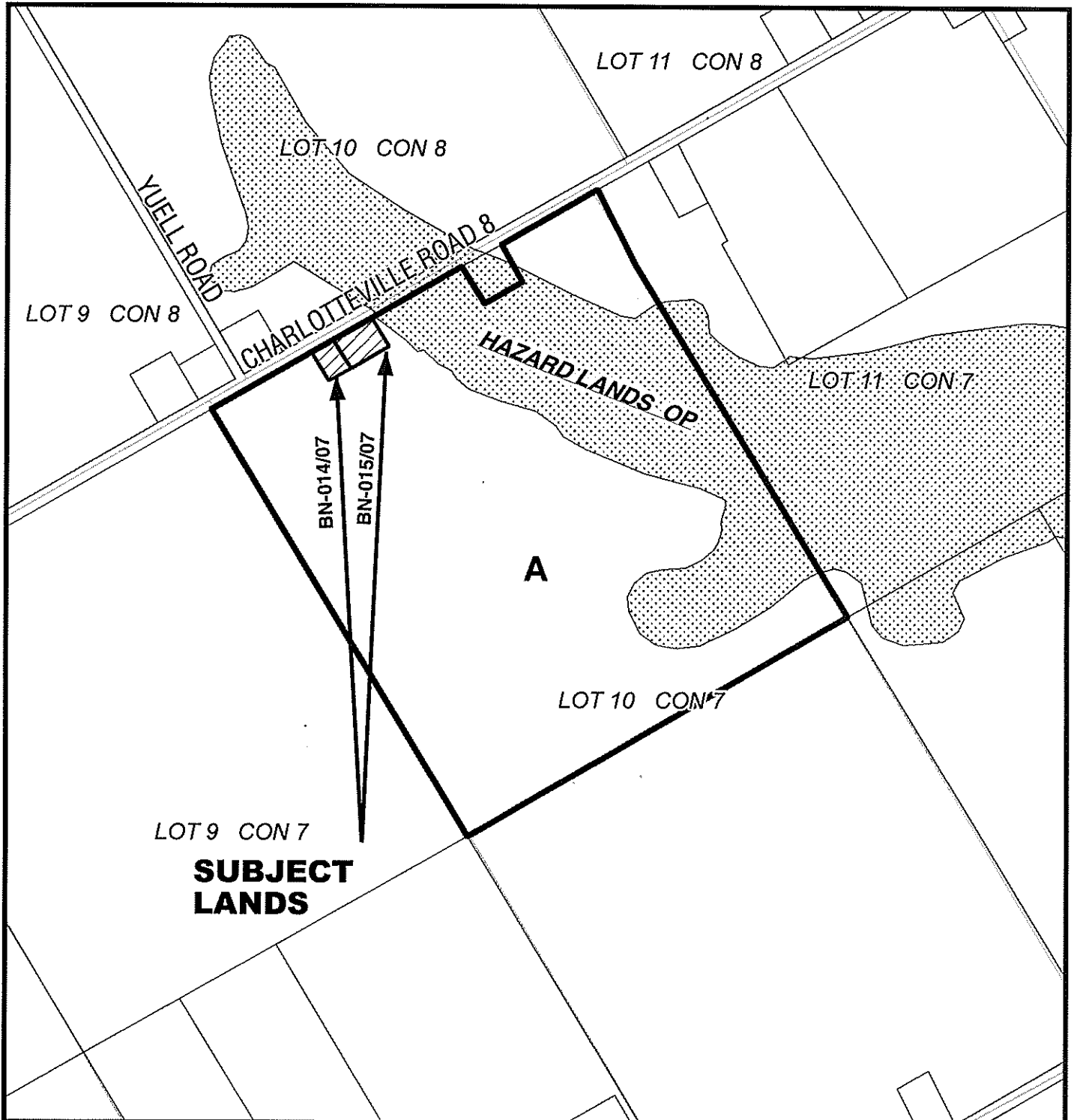
File Number: BN-014/2007 & BN-015/2007

Geographic Township of CHARLOTTEVILLE



0 20 40 80 120 160 200 240 Meters

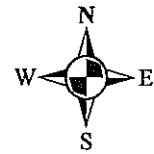
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MAP 3

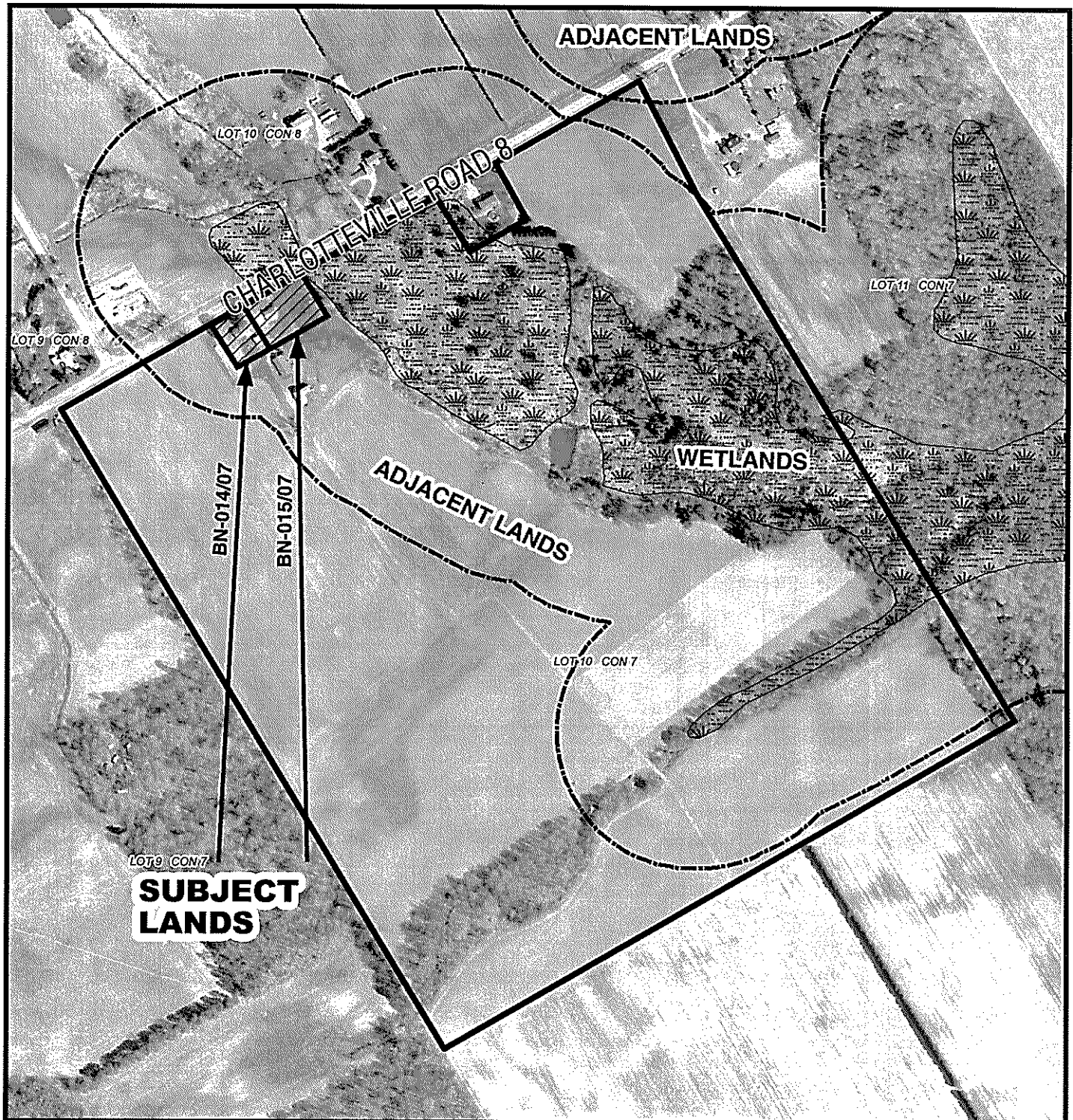
File Number: BN-014/2007 & BN-015/2007

Geographic Township of CHARLOTTEVILLE



0 15 30 60 90 120 150 180 Meters

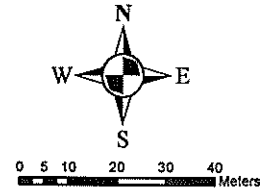
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MAP 4

File Number: BN-014/2007 & BN-015/2007

Geographic Township of CHARLOTTEVILLE



1:1,500

