



COMMENT REQUEST FORM

FILE NO.: BN-018/2010

ROLL NO.: 3310-404-070-51050

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <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 |

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** requires your comments by:

MARCH 1ST, 2010

APPLICANT:

Estate of Georgette Mary Cloet c/o Richard Van Severen Brimage, Tyrrell, Van Severen & Homeniuk LLP,
21 Norfolk St. N. Simcoe, ON N3Y 4L1

AGENT:

Raymond Douel, 252 Conc. 13, RR #4 Simcoe, ON N3Y 4K3

LOCATION:

Lots 3 & 4, Concession 13 (252 Concession #13)

PROPOSAL:

Sever an L-shaped parcel having a frontage of 13.72 m. (45 ft.) a depth of 60.96 m. (200 ft.) and having an area of 0.186 ha. (0.46 ac) and retain a parcel having an area of 39.88 ha (98.5 ac.) as a boundary adjustment. Lands to be added to 234 Conc 13 TWN. Final Lot Size: 0.32 ha (0.8 ac.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290
EMAIL: shirley.cater@norfolkcounty.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, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

CIRCULATION DATE: February 15th, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN-018/2010
 Related File: BN-019/2010
 Fees Submitted: January 29, 2010
 Application Submitted: "
 Sign Issued: "
 Complete Application: "

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-

330-070-51000 → note not in City View
33404070-51050 0000

- | | |
|-------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Creation of a new lot | <input checked="" type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

Per Van Severen
 Property merged in title

A. APPLICANT INFORMATION

ESTATE OF GEORGETTE MARY CLOET
 BY IT'S EXECUTOR RICHARD VAN SEVEREN
 Name of Applicant: BRIMAGE TYRRELL Phone #: 519 426 5840
 Address: 21 NORFOLK ST. N. Fax #: 519 426 5572
 Town / Postal Code: SIMCOE, ONT. N3Y4K1 E-mail: rvanseveren@brimage.com

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

AGENT INFORMATION

Name of Agent: RAYMUNDA DOUEL Phone #: 519 583-1612
 Address: 252 CON. 13, RR# 4 Fax #: 519 583-1612 FAX
 Town / Postal Code: SIMCOE, ONT N3Y4K3 E-mail: _____

OWNER(S) INFORMATION

Please indicate name(s) exactly as shown on the Transfer/Deed of Land

EST. OF GEORGETTE
 MARY CLOET
 Name of Owners: MARY CLOET Phone #: _____
 Address: SAME 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:

NONE

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>13</u>	Lot Number(s)	<u>3 & 4</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>1725' ±</u>	Depth (metres/feet)	<u>2225' ±</u>
Width (metres/feet)	<u>1966' ±</u>	Lot area (m ² / ft ² or hectares/acres)	<u>99 acres ± 40.07ha.</u>
Municipal Civic Address	<u>252 Con #13 RR#4 Simcoe, Ont N3Y 4K3</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.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):

ADDITION OF A SUN ROOM ^{ON EXISTING PROPERTY} & REPLACEMENT
OF SEPTIC SYSTEM ONTO SEVERED PORTION

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

RAYMONDA DOUEL

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

RAYMONDA DOUEL

33 404 020 51010 0000

@ 234 Con 13 Townsend

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)	Acre Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS						
OTHER	N/A				<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	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)	N/A	
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		

CONSENT / SEVERANCE

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

Frontage (metres/feet)

13.72m (45' ±)

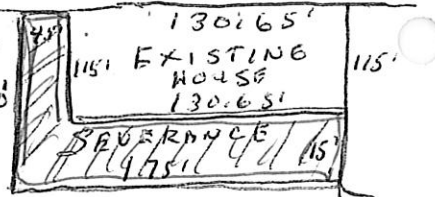
Width (metres/feet)

175' ± average

Depth (metres/feet)

Lot area (m² / ft² or hectares/acres)

PROPOSED FINAL LOT SIZE (if boundary adjustment)



60.96m (200' m²) "L" shape
85' ±
(646 acre ±) 0.186 ha

SEE SKETCH ABOVE

in RED (0.8 ac)

0.32 ha

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL

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:

NONE

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:

POSSIBLE CLOSE IN SW ROOM

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

Frontage (metres/feet)

1680' ±

Width (metres/feet)

1966' ±

Depth (metres/feet)

Lot area (m² / ft² or hectares/acres)

99 acre farm ±

(98.5 acre farm ±) 39.88 ha

Existing use: FARMING

Proposed use: FARMING

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 HOUSE, 1 BARN, 10 BULKILNS, 1 PUMPHOUSE

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:

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

Frontage (metres/feet)

N/A

Width (metres/feet)

Depth (metres/feet)

Lot area (m² / ft²)

Proposed use:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): FARMING Agriculture (ma)

Present zoning: RESIDENTIAL FARMING A (ma)

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: BN 30/80 GN approved 1 lot off farm (ma)

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: 2

Date(s) these parcels were created: FEB 6/80 - Part 2-37R-1728 GEORGETTE MARY CLOEN

Name of the transferee for each parcel: SEP 3/80 - Part 1-37R-1728 JULES JOAN CLOET

Uses of the severed lands: RESIDENTIAL

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

Date of construction of the dwelling proposed to be severed: N/A

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: FARMING

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?

CONSENT / SEVERANCE

☐ 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?

N/A

☐ Yes ☒ No

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**: If additional space is required, attach a separate sheet.

File number: NEW

Land it affects: SAME

Purpose: Boundary Adjustment for property owned

Status/decision: to the East by Robert William Dowd

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☒ No

SEPARATE
APPLICATION

CONSENT / SEVERANCE

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:

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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED

☐

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe) _____		

STORM DRAINAGE

	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe) <u>NONE</u>		

- 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

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

- ☐ Unopened road ☐ Provincial highway
- ☒ Municipal road maintained all year ☐ Right-of-way
- ☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: ALLOWANCE FOR ROAD BETWEEN Con's 12+13

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

- ☐ Unopened road ☐ Provincial highway
- ☒ Municipal road maintained all year ☐ Right-of-way
- ☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: ALLOWANCE FOR ROAD BETWEEN CON'S 12+13

I. OTHER INFORMATION

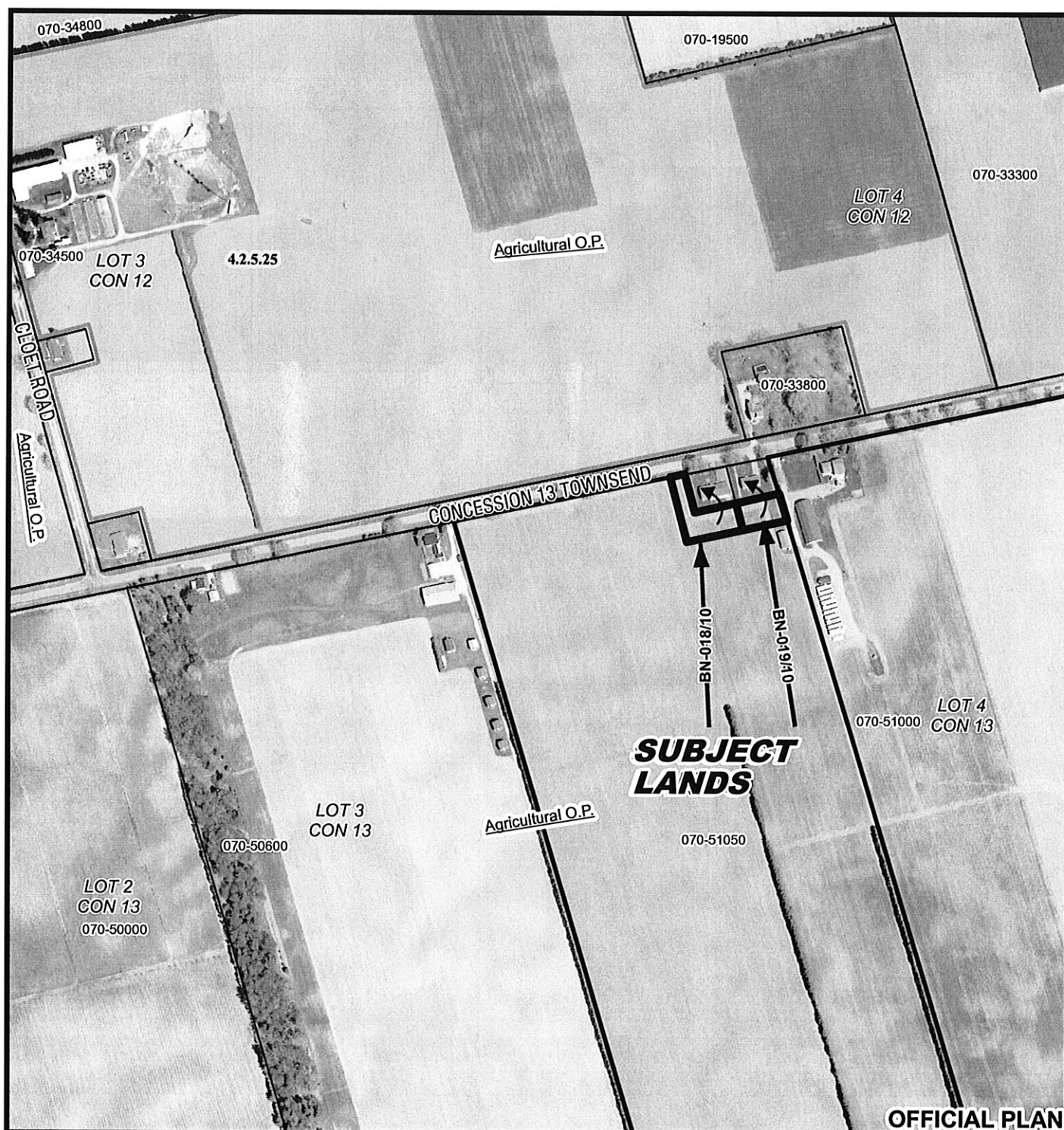
Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No

If yes, describe: _____

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.

BOUNDARY ADJUSTMENT TO ENLARGE EXISTING LOT
TO INSURE PROPER ROOM FOR FUTURE SEPTIC
SYSTEM IF REQUIRED TO BE REPLACED IN
THE FUTURE

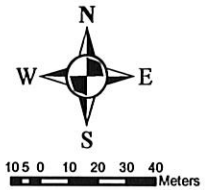
Geographic Township of TOWNSEND



MAP 3

File Number: BN-018/2010 & BN-019/2010

Geographic Township of TOWNSEND



1:2,500

