



**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:

April 11TH, 2007

FILE NO.: BN-023/2007

ASSESSMENT ROLL NO.: 3310-336-020-41100

APPLICANT:

Ronald & Darrell Slaght, RR #1, La Salette, ON N0E 1H0

AGENT:

R.C. Dixon, O.L.S., 51 Park Road, Simcoe, ON N3Y 4J9

LOCATION:

Lot 13, Concession 3 TWN

PROPOSAL:

Sever a parcel having a frontage of 50.8 m (166.67 ft) a depth of 79.86 m (262 ft) and having an area of 0.4 ha (1 ac) and retain a parcel having an area of 19.02 ha (47 ac) more or less as the creation of a new lot in the hamlet area.

- ☒ 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: March 28th, 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: 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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-23/07
Related File: BN-21 & 22/07 2N-71/07
Date Submitted: Mar. 16/07
Date Received: AB
Sign Issued: _____

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: 3310-336-020-4100

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

A. APPLICANT INFORMATION

Name of Applicant ¹ Ronald + Darrell Slaght Phone # (519) 582-1840
Address RR1 La Salette, On Fax # 582-1995
NBE LTD E-mail _____

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

Name of Agent R.C. Dixon, O.L.S. Phone # (519) 426-0842
Address 51 Park Road Fax # 426-1034
Simcoe N3Y 4J9 E-mail surveyors@amtelecom.net

Name of Owner ² same as applicants Phone # _____
Address _____ Fax # _____
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	<u>Townsend</u>	Urban Area or Hamlet	
Concession Number	<u>3</u>	Lot Number(s)	<u>13</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>50.80m / 166-67</u>	Depth (metres/feet)	<u>79.86m / 262'</u>
Width (metres/feet)	<u>41</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4048 m² / 1 ac.</u>
Municipal Civic Address			

To obtain your municipal civic address for the severed lands please contact NorfolkGIS@norfolkcounty.on.ca.

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):

Located in the Village of Boston - the property was rezoned for the purpose of creating 3 lots within the Hamlet Area.

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

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

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	

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)		
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)

50.80 m / 166' 67"

Depth (metres/feet)

79.86 m / 262'

Width (metres/feet)

same

Lot area (m² / ft² or
hectares/acres)

4048 m² / 1 ac.

Existing use:

vacant agriculture

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:

nil

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:

single family dwelling

Description of land intended to be RETAINED:

very irregular - see attached plan

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

Existing use:

agriculture

Proposed use:

agriculture

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:

nil

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:

nil

CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

n/a

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential

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:

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:

B-22/93 CN, B-21/93 CN, B-20/93 CN, B-24/92 CN, B-N-58/01, B-N-59/01, B-N-60/0

Number of separate parcels that have been created:

6

Date(s) these parcels were created:

1992, 1993 and 2001

Name of the transferee for each parcel:

Uses of the severed lands:

residential

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:

Local knowledge this has always been open farmland

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: ZN-071/2006

Land it affects: Part of lot 13 Con. 3 - as per notice attached

Purpose: rezoning to allow for the proposed 3 lots with hamlet

Status/decision: approved

Effect on the requested amendment: in accordance with

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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>100'</u> 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

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
☐ 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:

Norfolk County Road 19 East

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

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

If other, describe:

Name of road/street:

Norfolk County Road 19 East

I. OTHER INFORMATION

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

- ☒ Yes ☐ No

If yes, describe:

Business commitments require expedience

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.



ROAD ALLOWANCE BETWEEN LOTS 12 AND 13
(COUNTY ROAD No. 5)

PART 3 PLAN 37R-6562

S.W. ANGLE
LOT 21
R.P. 45-B

462.00'

REGISTERED

LOT

13

CONCESSION

3

PART 5 PLAN 37R-66368

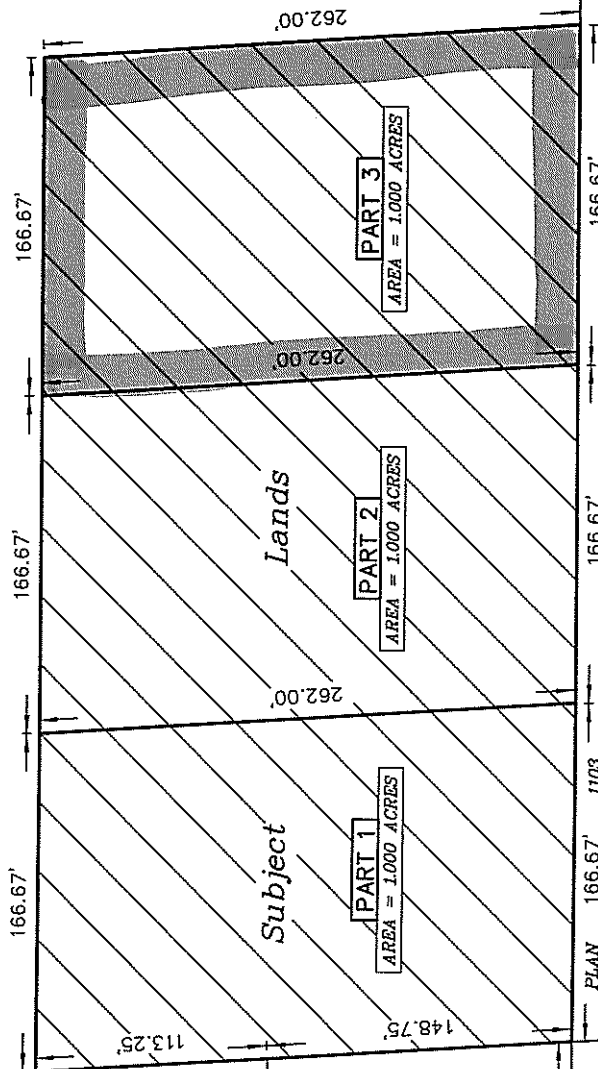
NORFOLK COUNTY

SCALE: 1" = 80'

JEWITT AND DIXON LTD.
MARCH 16, 2007

SKETCH FOR
SEVERANCE APPLICATIONS
OF PART OF

LOT 13, CONCESSION 3
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSENI



CAUTION:

THIS IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR
PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE
TITLE BLOCK.

NOTE:

THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S
SEAL.

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (AS WIDENED)
(COUNTY ROAD No. 19)

R.C. DIXON
ONTARIO LAND SURVEYOR

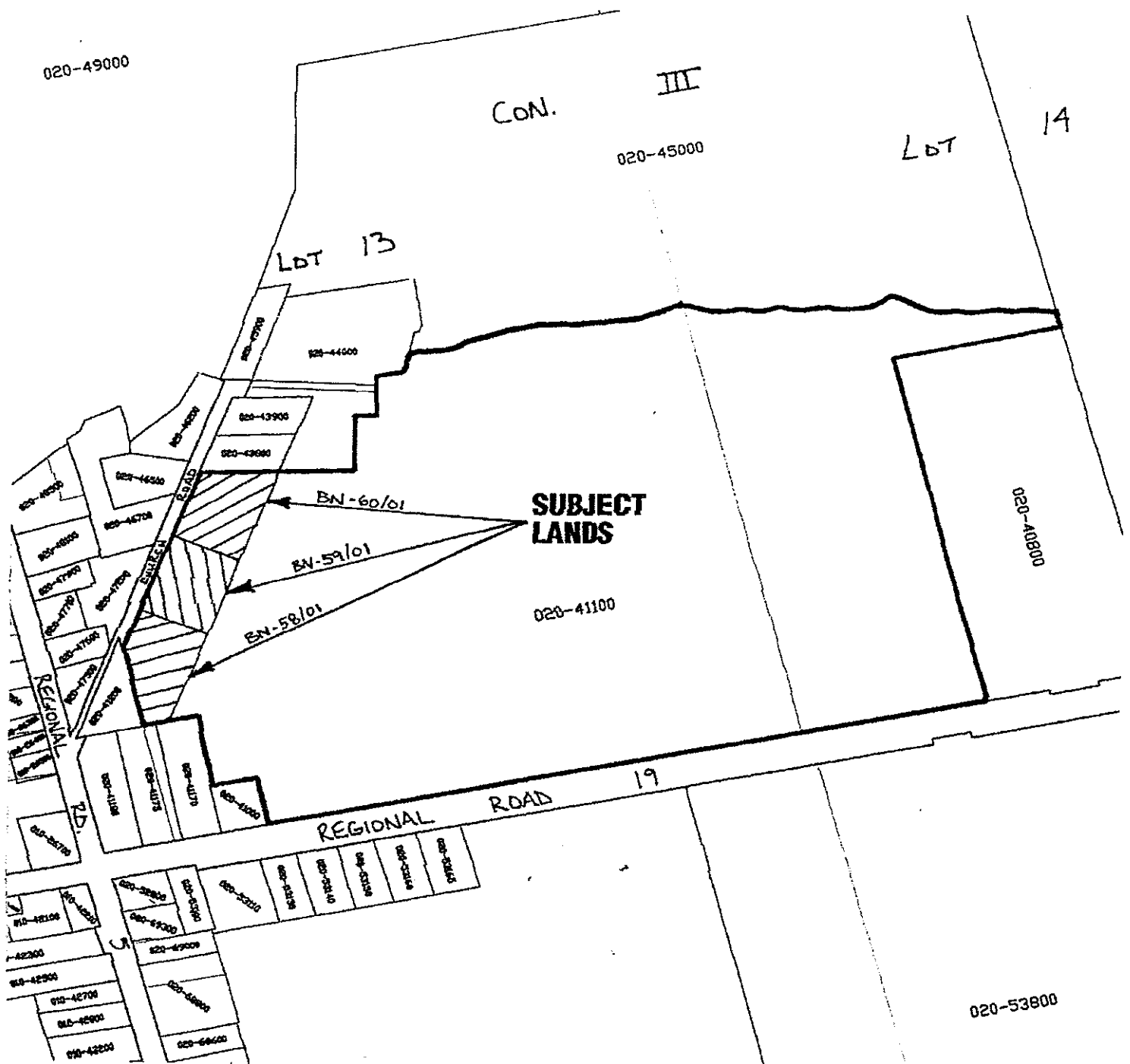
MAP NUMBER 3

File Number: BN-58/01 & BN-59/01 & BN-60/01

Geographic Area of TOWNSEND



Scale 1:5000



NOTICE OF PUBLIC MEETING

TAKE NOTICE THAT A PUBLIC MEETING WILL BE HELD BY THE
COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

Date: **February 27, 2007** Time: **5:00 p.m.**
Place: Council Chambers, Norfolk Administration Building, Governor Simcoe Square,
50 Colborne Street South, Simcoe, ON, (Talbot Street Entrance)

Regarding: Application to amend the City of Nanticoke Zoning By-law NW 1-2000 affecting lands
fronting the north side of Norfolk County Road 19 East, to the east of Cockshutt Road
within the Hamlet of Boston.

File No.: ZN-071/2006 Roll No.: 3310-336-020-41100

Related File Nos.: None

Location: TWN Con 3 Pt Lot 13, (Norfolk County Road 19 East)

Applicant: Darrell & Ronald Slaght, RR 1, LaSalette ON N0E 1H0

Agent: R.C. Dixon, O.L.S., 51 Park Road, Simcoe ON N3Y 4J9

PURPOSE AND EFFECT OF PROPOSED ZONING BY-LAW AMENDMENT

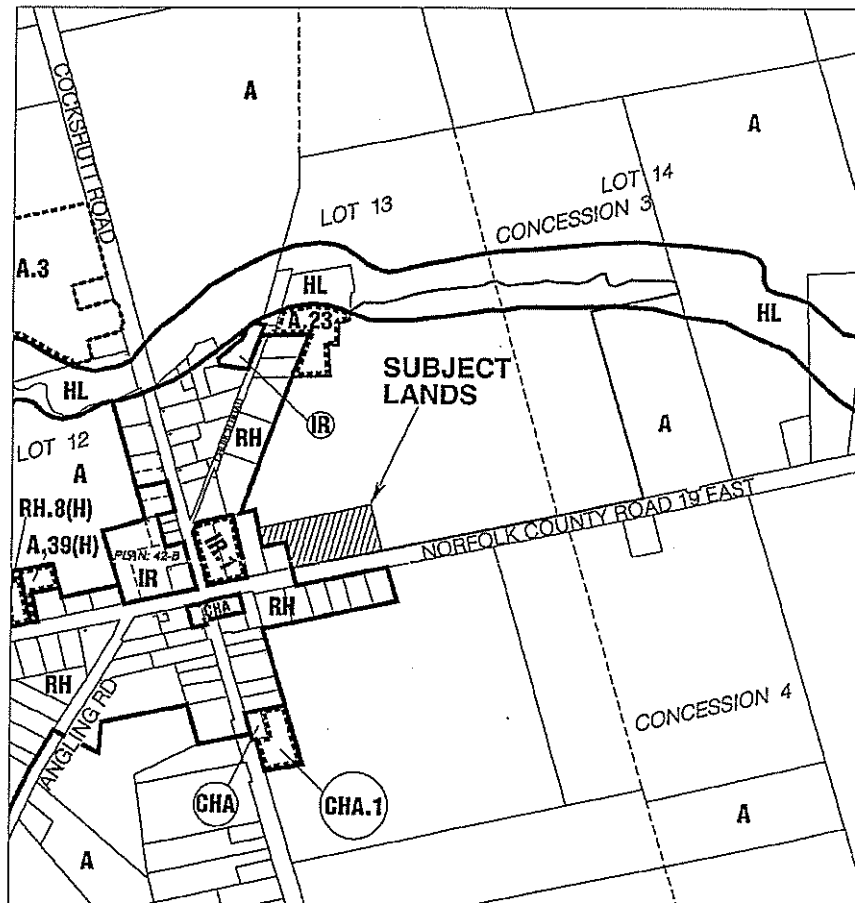
An application has been received to amend the City of Nanticoke Zoning By-law NW 1-2000 by changing the zoning on the subject lands (as shown below) from 'Agricultural' to 'Hamlet Residential (RH)' to facilitate the development of the lands for a maximum of three single detached dwellings.

ADDITIONAL INFORMATION

Additional information regarding the proposed Zoning By-law Amendment is available to the public for inspection at Community Planning Services, Norfolk County, 60 Colborne Street South, Simcoe ON N3Y 4N5 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 1234. Written comments can also be sent to the address noted above.

If a person or public body that files an appeal of a decision of Norfolk County in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting or make written submissions to Norfolk County before the proposed Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

LOCATION OF SUBJECT LANDS AFFECTED BY APPLICATION NO. ZN-071/2006

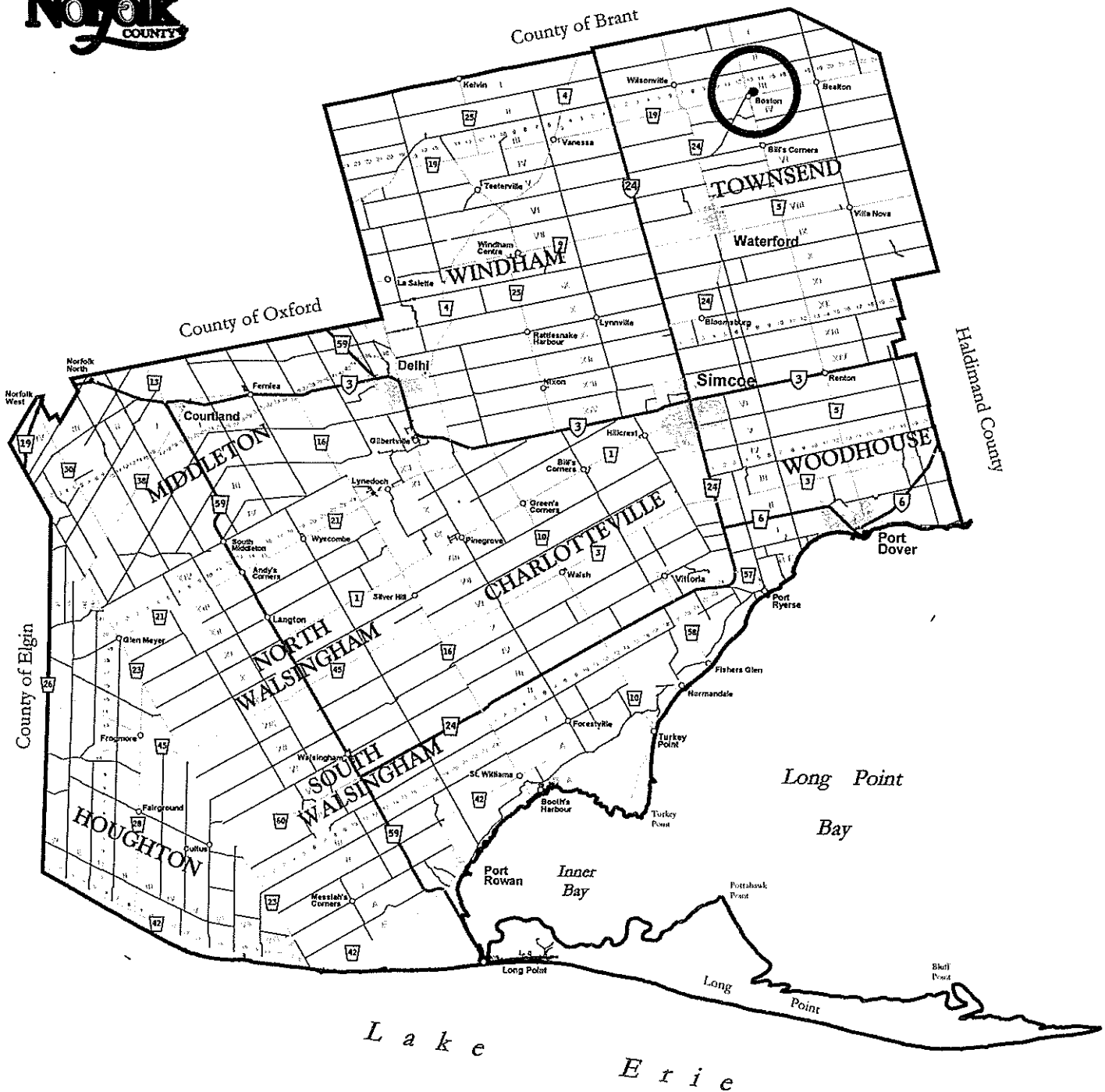


NOTICE DATED

February 13, 2007

MAP 1

File Number: BN-021/2007, BN-022/2007 & BN-023/2007
Geographic Township of TOWNSEND

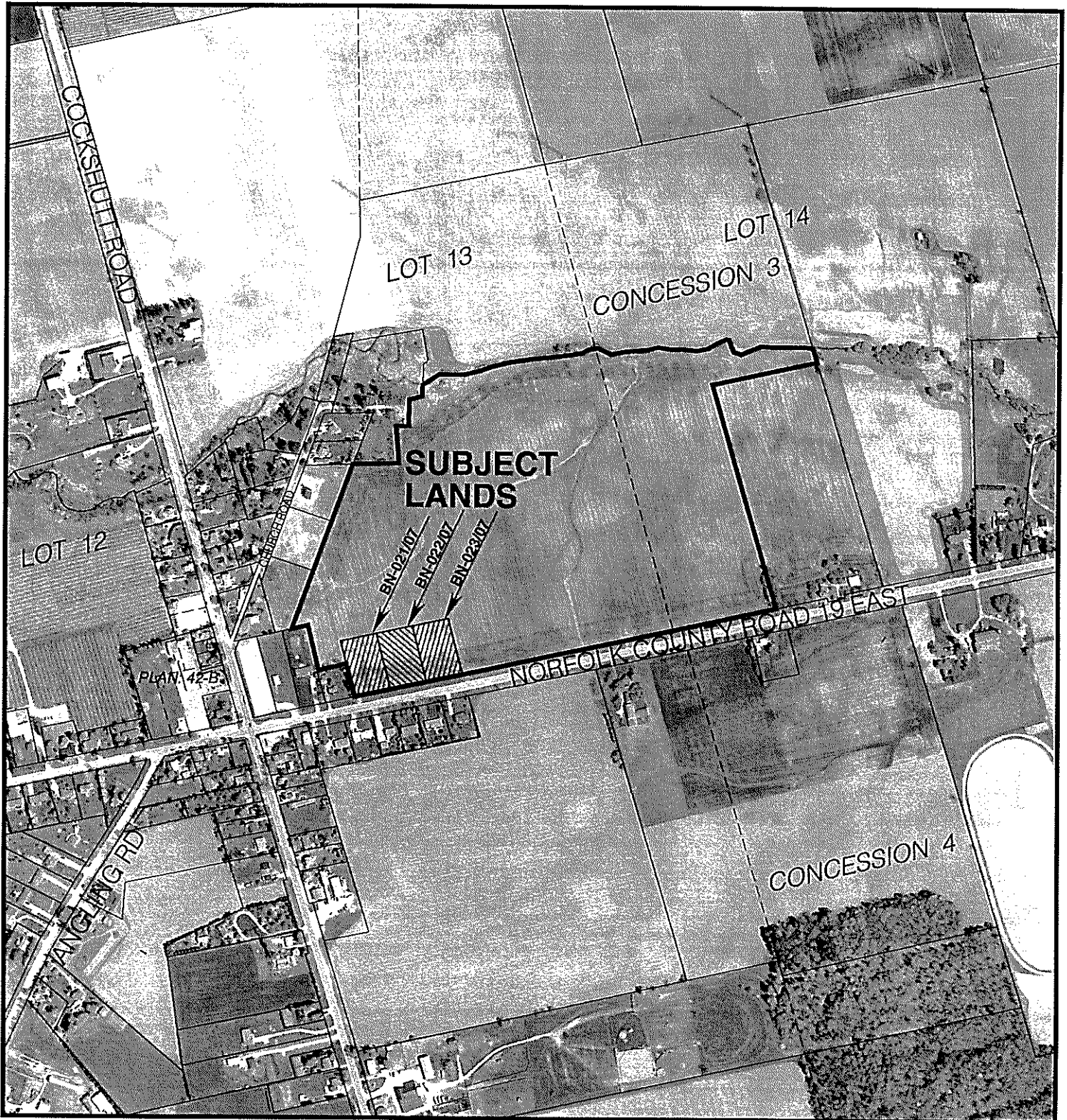


MAP 2

File Number: BN-021/2007, BN-022/2007 & BN-023/2007
Geographic Township of TOWNSEND



50 0 50 100 150 200 METERS
1 : 7500

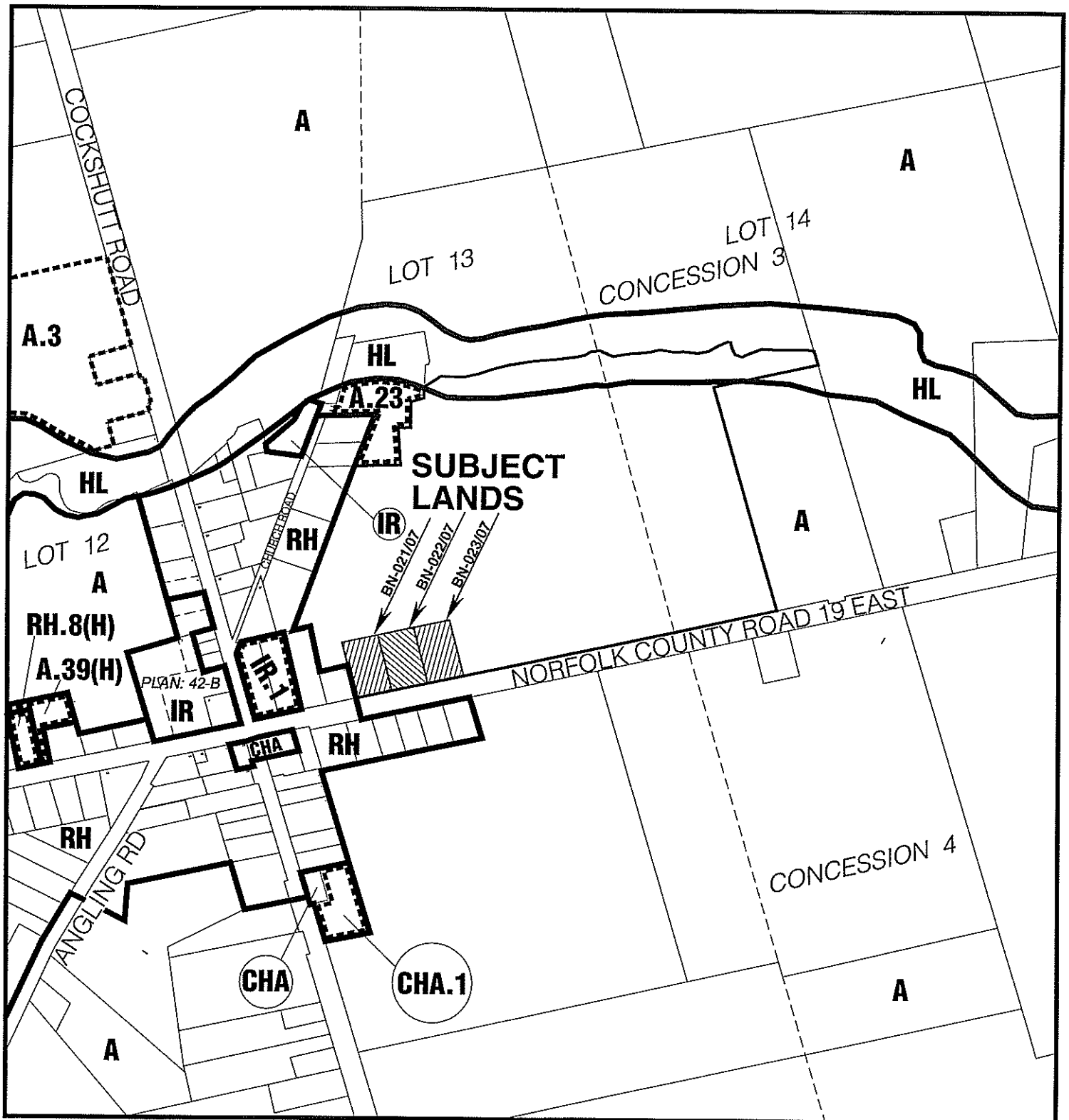


MAP 3

File Number: BN-021/2007, BN-022/2007 & BN-023/2007
Geographic Township of TOWNSEND



50 0 50 100 150 200 METERS
1 : 7500



File Number: BN-021/2007, BN-022/2007 & BN-023/2007
Geographic Township of TOWNSEND



50 0 50 100 METERS

[illegible]