



COMMENT REQUEST FORM

FILE NO.: BN-025/2010

ROLL NO.: 3310-545-040-01900

- ☒ 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

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:**

APRIL 5TH, 2010

APPLICANT:

Mary & Vendel Szucsko, 475 NCR 28 RR 5 Langton, ON N0E 1G0

LOCATION:

Part Lot 9, Concession NLR HGN (765 Lakeshore Rd)

PROPOSAL:

Sever a parcel having a frontage of 30.78 m. (101 ft.) a depth of 79.40 m. (260.5 ft.) and having an area of 0.28 ha (0.70 ac) and retain a parcel having an area of 20.24 ha (50 ac.) as the severance of a dwelling made surplus through farm amalgamation.

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 1341

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: March 22nd, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN- 25/2010
Related File: BN- 26/2010
Fees Submitted: February 26/2010
Application Submitted: February 26/2010
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-** 54504001900

- ☐ Creation of a new lot
☒ Surplus Dwelling
☐ Farm Split
☐ Other (lease / charge)

- ☐ Boundary adjustment
☐ Easement
☐ Right-of-way

Westerly lot - 0.7 acres

A. APPLICANT INFORMATION

Name of Applicant¹ MARY VENDEL SZUCSKO Phone # 519 875 2084
Address 475 NCR 28 RRS Fax #
Town / Postal Code LANGTON NOE 1G0 E-mail SZUCSKO@NETSCAPE.CA

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

AGENT INFORMATION

Name of Agent SELF Phone #
Address
Town / Postal Code E-mail

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

Name of Owners² MARY SZUCSKO Phone # 519 875 2084
Address
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 sent³: ☒ 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 mortgages, charges or other encumbrances on the subject lands:

FCC SIMCOE



Revised 04.2007

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CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Houghton</u>	Urban Area or Hamlet	
Concession Number	<u>N 4 R</u>	Lot Number(s)	<u>9</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	<u>Part 9</u>
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>50 Acres</u>
Municipal Civic Address	<u>765 LAKESHORE Rd RR2 PT Burnell</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):

Sever a house made surplus through farm amalgamation.

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 ☒ 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	9 NLR 80	70	70	Tobacco	☒ Yes ☐ No	1930
3310545 03015600 OTHER	6 SLR 114	50	50	"	☒ Yes ☐ No	
3310545 03001300	5 2 98	70	70	"	☒ Yes ☐ No	
3310545 03000900	6 2 98	50	50	"	☐ Yes ☒ No	
3310545 01021000	16 4 45	35	35	ASP	☐ Yes ☒ No	
3310545 03009300	4 NLR 98	70	70	ASP	☐ Yes ☒ No	
3310545 03003710	5 1 50	20	20	corn	☐ Yes ☒ 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) (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres) (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 ☐ Yes ☐ No	Lands to be Retained ☐ Yes ☐ No
Residence	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**: 30-78M

Frontage (metres/feet)

101 ft

Depth (metres/feet)

260.5 ft

Width (metres/feet)

192 ft

Lot area (m² / ft² or hectares/acres)

0.701 Acres

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

0.701 Acres

Existing use:

EMPTY HOUSE

Proposed use:

HOUSE

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:

2 - 1 House 15Hed 8X10

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:

NONE

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

Frontage (metres/feet)

1109.7 m

Depth (metres/feet)

1 mile

Width (metres/feet)

1109.7 m

Lot area (m² / ft² or hectares/acres)

50 Acres 20.7 ha

Existing use:

Corn beans

Proposed use:

Tobacco RYE

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:

20 - Kilns Beans House Barkhouse CH

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:

~~20 Kilns Beans House~~ ~~15Hed~~ ~~8X10~~ NONE

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): _____

Present zoning: Agiculture

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: _____

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: _____

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: 1930

Date of purchase of subject lands: Nov 23 2009

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



CONSENT / SEVERANCE

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

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: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

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



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

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

Communal Wells

Individual Wells

Other means (describe)

SEVERED

RETAINED

☐

☐

☐

☐

☒

☐



Revised 03.2009

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED RETAINED

Municipal Sewers

☐ ☐

Communal System

☐ ☐

Septic tank and tile bed

☒ ☐

Other means (describe) _____

STORM DRAINAGE

SEVERED RETAINED

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 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: LAKE SHORE ROAD

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: LAKE SHORE RD

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. _____

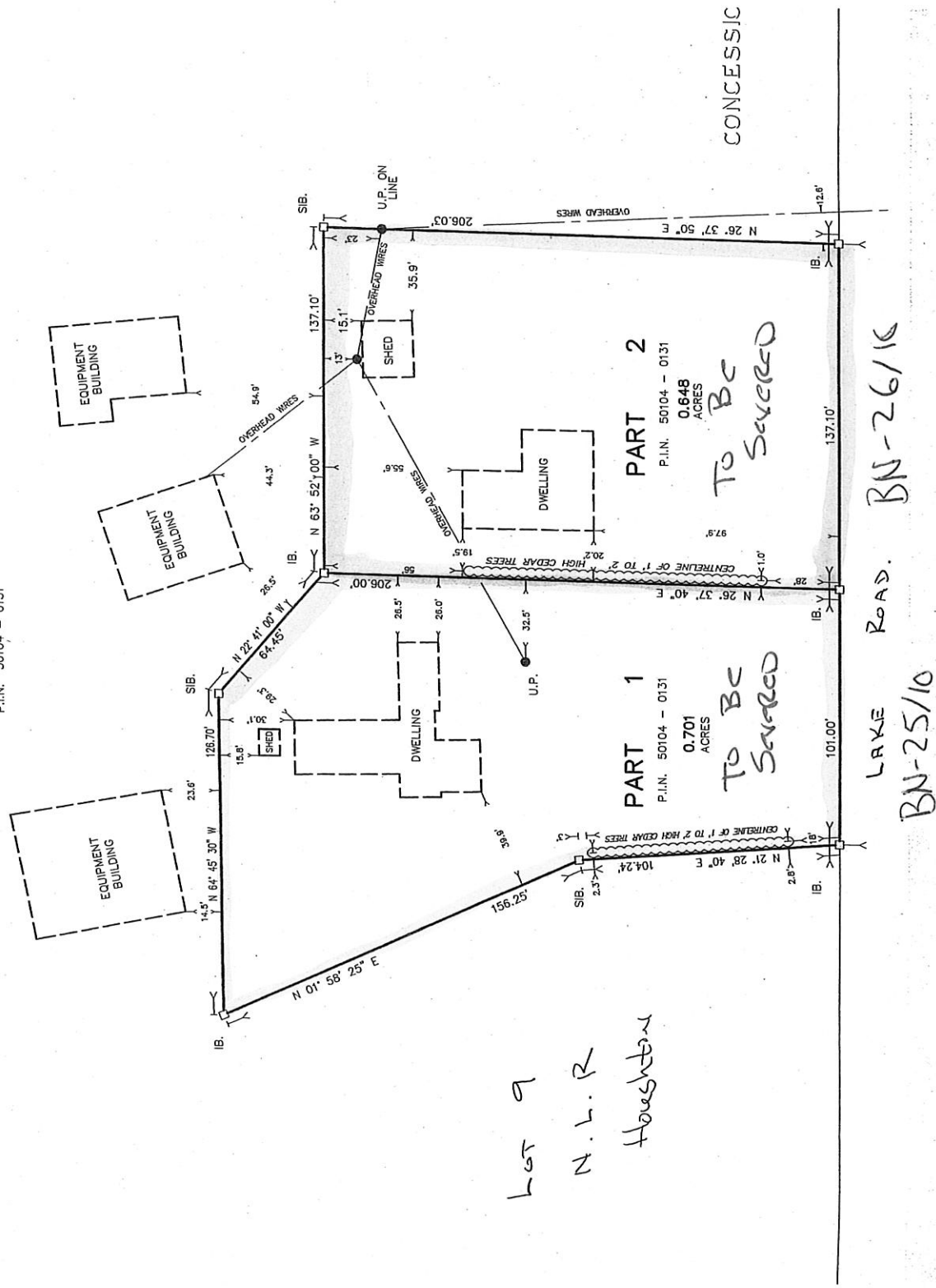


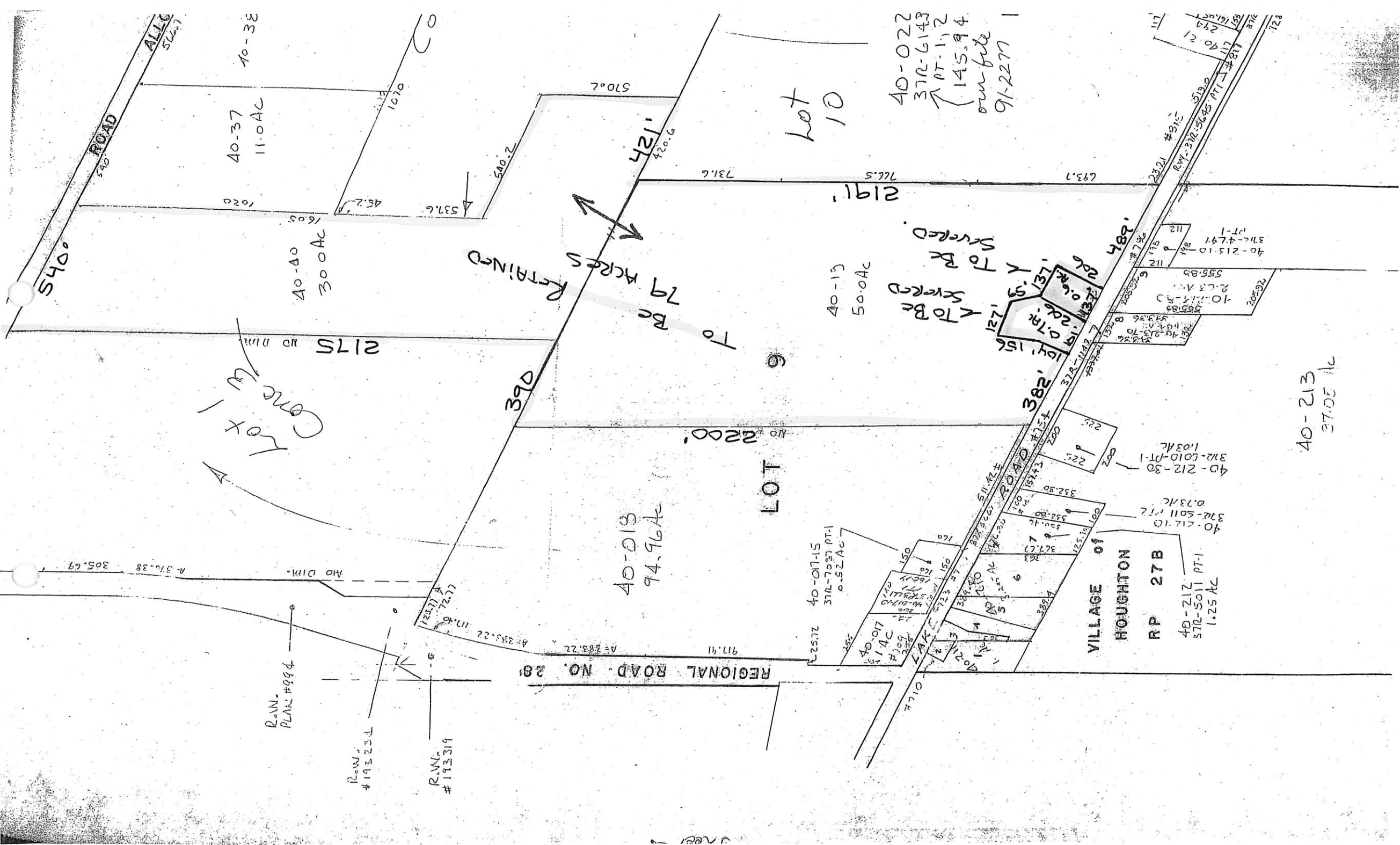
NORTH

LAKE

ROAD

P.I.N. 50104 - 0131





Box 1

R.W.N.
PLAN #994

R.W.N.
#193234

R.W.N.
#193319

REGIONAL ROAD NO. 28

LOT

40-013
94.96 AC

40-017-15
37R-7087 PT-1
0.52 AC

VILLAGE OF
HOUGHTON
RP 27B

40-217
37R-5011 PT-1
1.25 AC

40-213
37.05 AC

Lot
10

40-13
50.0 AC

40-022
37R-6143
PT-1, 2
145.94
own file
91-2277

To Bc
Skewed

To Bc
Skewed

To Bc
79 Acres
Retained

40-213-10
37R-4291
PT-1
555.85

40-212-30
37R-5010-PT-1
1.03 AC

40-212-10
37R-5011 PT-1
0.73 AC

40-212-10
37R-5011 PT-1
0.73 AC

40-212-10
37R-5011 PT-1
0.73 AC

40-212-10
37R-5011 PT-1
0.73 AC

40-212-10
37R-5011 PT-1
0.73 AC

40-212-10
37R-5011 PT-1
0.73 AC

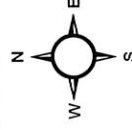
40-212-10
37R-5011 PT-1
0.73 AC

'KEY' MAP

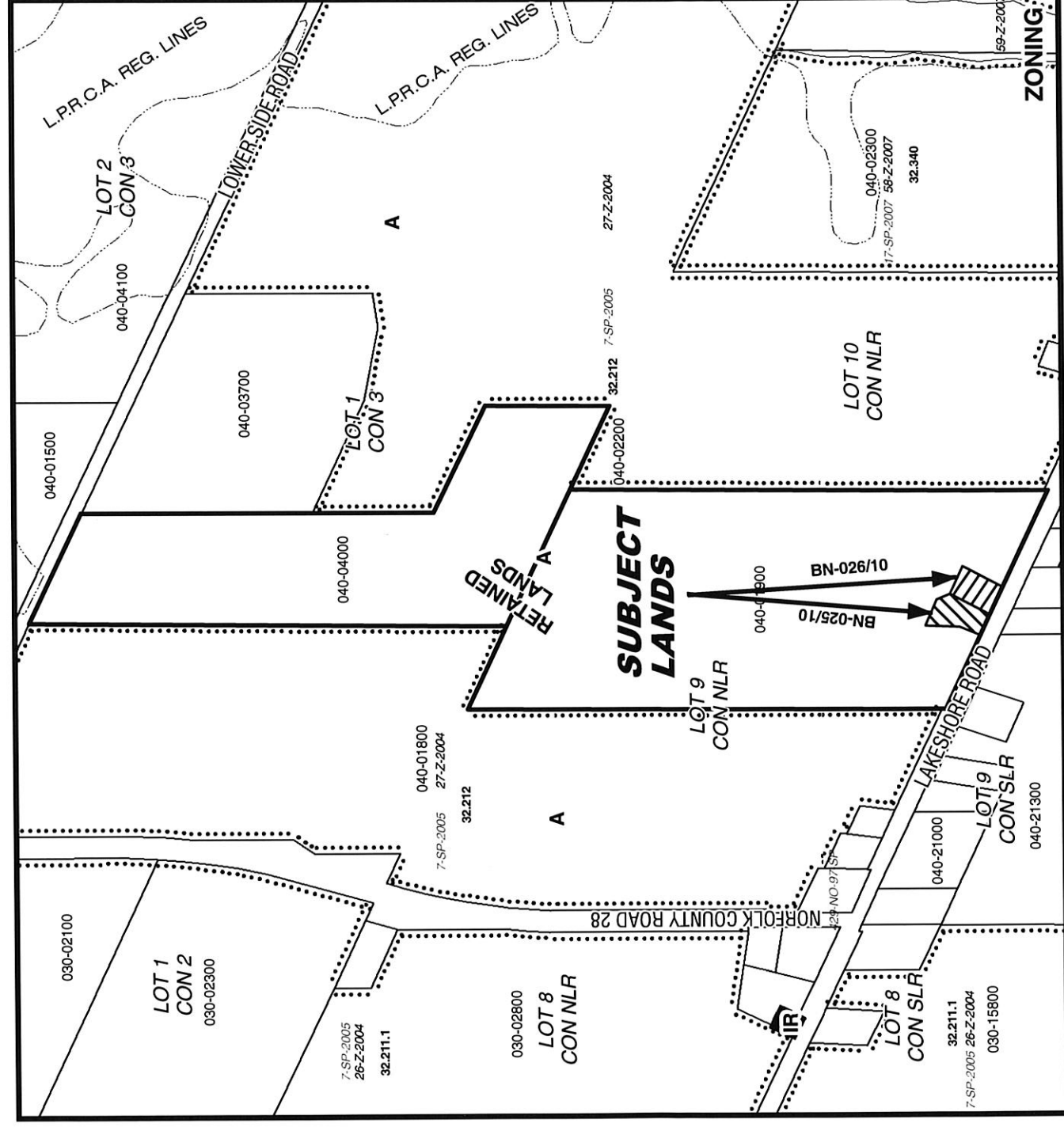
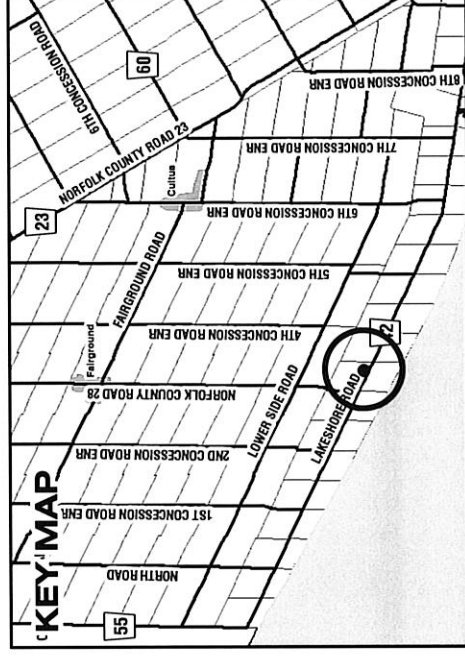
**File Number: BN-025/2010 &
BN-026/2010**

Geographic Township of

HOUGHTON



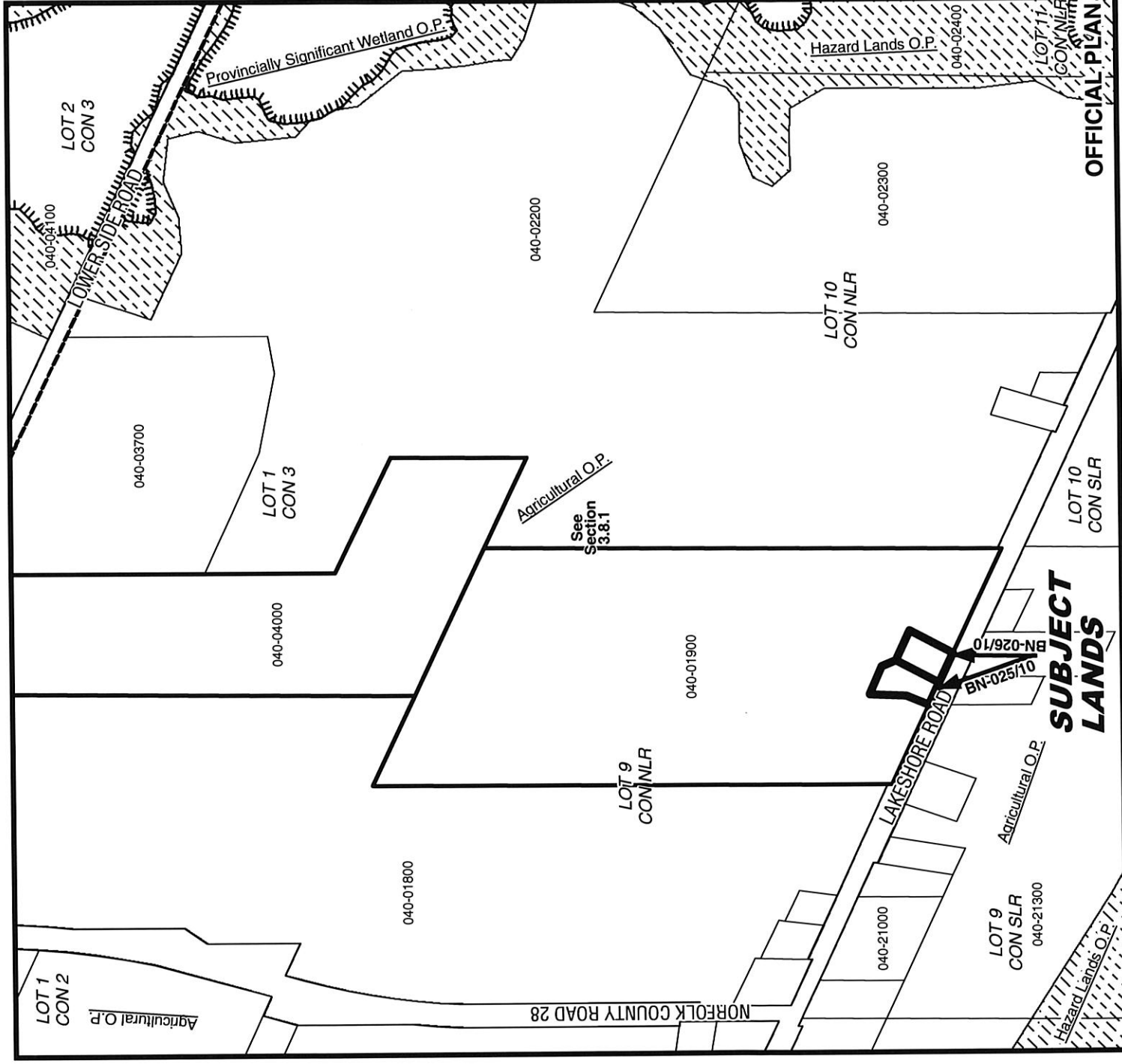
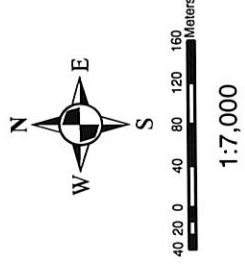
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MAP 2

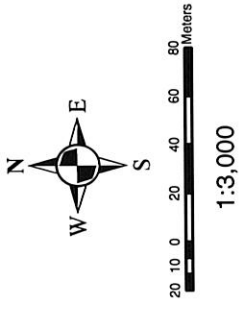
File Number: BN-025/2010 & BN-026/2010

Geographic Township of HOUGHTON



MAP 3

File Number: BN-025/2010 & BN-026/2010
Geographic Township of HOUGHTON



MAP 4

File Number: BN-025/2010 & BN-026/2010

Geographic Township of HOUGHTON

