



**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:

**June 13<sup>TH</sup>, 2007**

**FILE NO.: BN-037/2007**

**ASSESSMENT ROLL NO.: 3310-493-070-24200**

**APPLICANT:**

Robert and Leda VanGoethem, 1249 Front Road, RR #1, St. Williams, ON N0E 1P0

**AGENT:**

Lane Crawford Showalter and Jacqueline Margaret Showalter,  
1251 Front Road, RR #1, St. Williams, ON N0E 1P0

**LOCATION:**

Plan 82B, Part Lots 15 and 16 CHR (1251 Front Road, St. Williams)

**PROPOSAL:**

Sever a parcel having no frontage, an approximate depth of 33.68 m (110.5 ft) and having an area of 0.2 ha (0.5 ac) and retain a parcel having an area of 23.34 ha (57.67 ac) more or less as a boundary adjustment.

- ☒ 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: May 30<sup>th</sup>, 2007**

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**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 1834

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

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**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 1835; 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

THE CORPORATION OF  
NORFOLK COUNTY

**RECEIVED**  
MAY 17 2007

Office Use:

File Number:

BN-037/2007

Related File:

Date Submitted:

May 16, 2007

Date Received:

May 16, 2007

Sign Issued:

May 16, 2007

ms

PLANNING DEPT.

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-\_\_\_ 493.070.242.00.0000

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

A. APPLICANT INFORMATION

Name of Applicant: Robert & Leda Van Goethem Phone #

519 586-2343

Address: R.R.#1, St. Williams, Ont. Fax #

1249 Front Road NOE IPO E-mail

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Phone #

Address Fax #

E-mail

Name of Owner <sup>2</sup> Lane Crawford Showalter. Phone #

Jacqueline Margaret Showalter

519-586-2899

Address: RR#1 St. Williams, Ontario Fax #

1251 Front Rd NOE IPO E-mail

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☒ Owner

<sup>3</sup> 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:

T.D. Canada Trust, 135 Queensway East



## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Farmer Twp of Delhi</u>	Urban Area or Hamlet	_____
Concession Number	<u>CHR Plan 82B Part</u>	Lot Number(s)	_____
Registered Plan Number	<u>lot 15, Part lot 16.</u>	Lot(s) or Block Number(s)	_____
	<u>RP 37R 7566 pt part 1</u>		_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>1229.87 ft</u>	Depth (metres/feet)	_____
Width (metres/feet)	<u>985.57 ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>58.17 Acres</u>
Municipal Civic Address	<u>1251 Front Rd, RR#1 St. Williams, NOR 1P8, Ontario</u>		

To obtain your municipal civic address for the severed lands please contact [NorfolkGIS@norfolkcounty.on.ca](mailto: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):

To sever a piece of property for a boundary adjustment  
for a future garage and tile bed. Remove existing old  
frame barn.

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

Robert & Leda Van Goethem

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

493.070.23700.0000

Robert & Leda Van Goethem

## 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
<b>SUBJECT LANDS</b>						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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)

0'

Depth (metres/feet)

(110' 5"  $\pm$ ) 33.68m

Width (metres/feet)

(180') 54.86m

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

(0.5 Ac) 0.2 ha

Existing use:

no use vacant - barn is delapidated

Proposed use:

Tear down barn and for future tile bed and garage

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:

65 ft. old delapidated barn. 43' 4" from existing property

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 at this time maybe a garage in the future

Description of land intended to be RETAINED:

Frontage (metres/feet)

1450.87 ft.

Depth (metres/feet)

Irregular 1638.59 ft.  
3597.87

Width (metres/feet)

985.57 ft.

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

57.67 Acres

Existing use:

Residential & Agricultural

Proposed use:

Same

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

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:

1

## CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

### D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

Agriculture

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:

- Original farmhouse maybe 30 years ago  
- Boundary adjustment about 1990 - complete

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:

0

Date(s) these parcels were created:

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?

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Date of construction of the dwelling proposed to be severed:

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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:

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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:

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Status/decision:

---

Effect on the requested amendment:

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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:

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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:

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## 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 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

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:

- |  |   |
|--|---|
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Provincial highway     |
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Other (describe below) |

If other, describe:

---

Name of road/street:

Front Road

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

- |  |   |
|--|---|
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Provincial highway     |
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Other (describe below) |

If other, describe:

---

Name of road/street:

Front Road - through existing lot in front..

### I. OTHER INFORMATION

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

- ☐ Yes      ☒ No

If yes, describe:

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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.

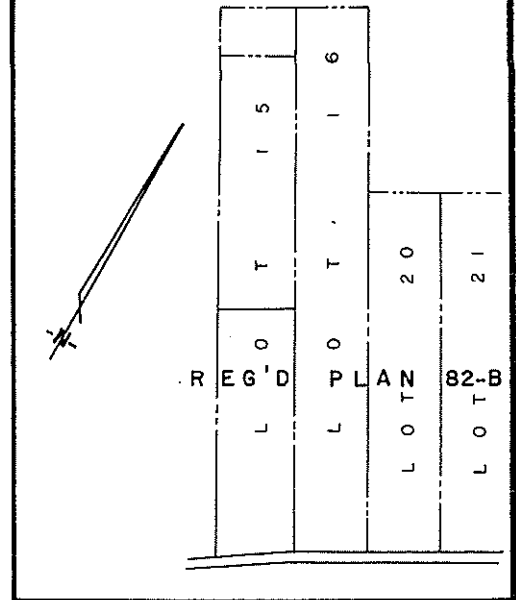
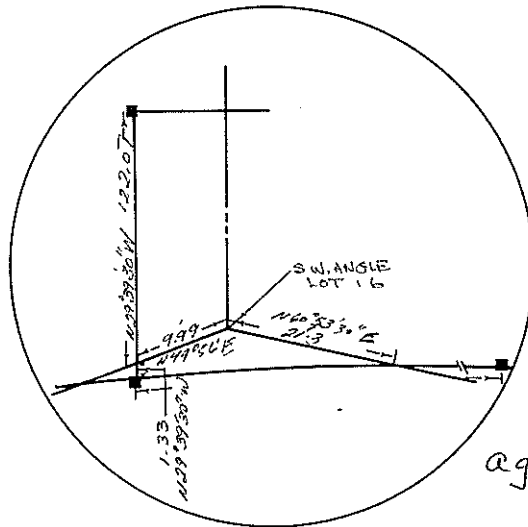
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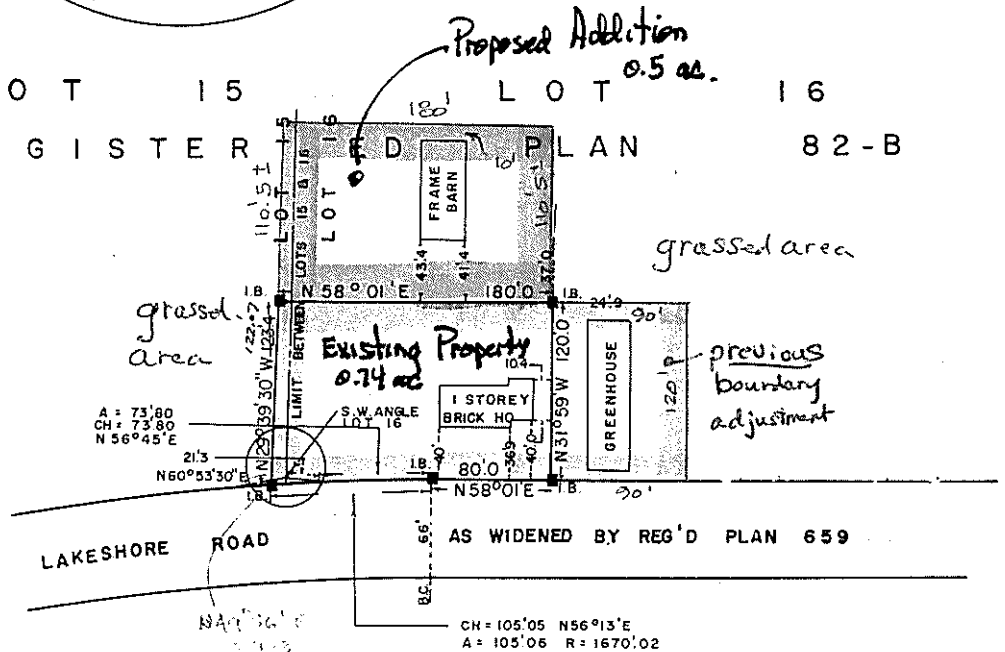
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PLAN OF SURVEY  
OF PART OF  
LOTS 15 & 16 - REGISTERED PLAN 82-B  
IN THE  
TOWNSHIP OF CHARLOTTEVILLE  
IN THE  
COUNTY OF NORFOLK  
SCALE: 1" = 100'



LOT 15 LOT 16  
REGISTERED PLAN 82-B



LEGEND

1. 1" x 1" x 48" STANDARD IRON BARS SHOWN
2. 5/8" x 5/8" x 24" IRON BARS SHOWN
3. LOT LINES SHOWN
4. HALF LOT LINES SHOWN
5. DEED LINES SHOWN
6. FENCES SHOWN
7. BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE



I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF MARCH, 1972.

3 / 4 / 72  
D. M. Y.

H. V. JEWITT,  
ONTARIO LAND SURVEYOR,  
90 KENT ST. S., SIMCOE, ONTARIO.

REPRODUCTIONS OF THIS PLAN ARE NOT VALID  
UNLESS BEARING THE SURVEYOR'S SEAL.

## Property Information

Street # **1251** Unit Number

Street **FRONT RD**

Former Mun. **49** LACAC

## Owner Information

00	Name	SHOWALTER JACQUELINE MARGARE
	Address	ST WILLIAMS ON

## Application Information

Name	Robert and Leda VanGothem
Number	BN-037/2007
Type	Severence / Consent

## Consents / Severances Information

Consent Type	Boundary Adjustment	
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If the applicant 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 Subject Land Purchase 

If a farm is being divided into 2 Agricultural Parcels, has Form 2 been Completed? ☐

Years Owner has Farmed Within Haldimand or Norfolk  Years outside of Haldimand or Norfolk, but in Ontario

Outside of County, please specify where

## Property Summary (Form 1)

List Roll Numbers (Parent Roll First)	Acreage	Workable
- - - - -		
		0.00
Total Acreage of Farm	0.00	

Total Acreage of Farm	0.00
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<b>Severed Area</b>	Severed From Roll	- - - - -
Present Official Plan Designation		
Present Zoning Designation		

Owner Name

IND		Basis	
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Tenure	Number of Residences
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
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98	98
99	99
100	100

Lot  Consession 

Farm Type \_\_\_\_\_ Former Township \_\_\_\_\_

\_\_\_\_\_

## Severed Lands

Frontage	0.00	ft	0.00	m
Width	180.00	ft	54.86	m
Depth	110.50	ft	33.68	m
Area	0.50	Acres	0.20	hectares

Existing Use	200	Farm property without any buildings/structures
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Proposed Use		
--------------	--	--

Number and Type of Buildings and Structures on property to be severed

none

Number of new units:	0.00
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New Unit Type:

Access Street Name

Access Type		
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## Retained Lands

Frontage	<input type="text"/>	ft	<input type="text"/>	m
Width	<input type="text"/>	ft	<input type="text"/>	m
Depth	<input type="text"/>	ft	<input type="text"/>	m
Area	<input type="text"/>	Acres	<input type="text"/>	hectares

Existing Use	201	Farm with residence - with or without secondary structures; no farm outbuildings
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Proposed Use		
--------------	--	--

Number and Type of Buildings and Structures on property to be retained

one residence

Access Street Name	
--------------------	--

Access Type		
-------------	--	--

**Conditions** Each Condition is a new record

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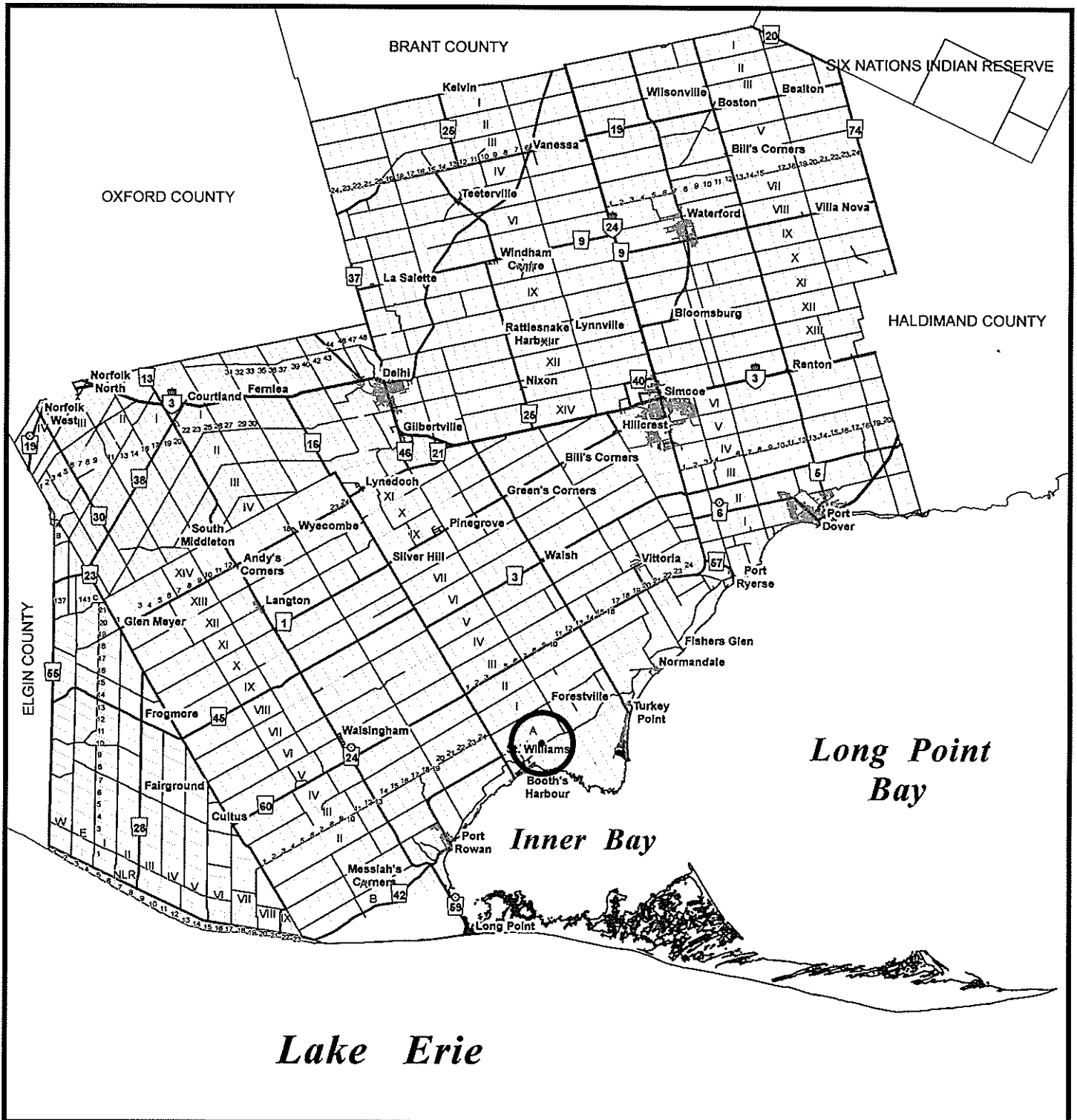
Status Pending

Deed Stamped

# MAP 1

File Number: BN-037/2007

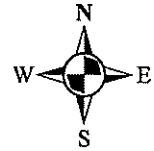
Geographic Township of CHARLOTTEVILLE



## MAP 2

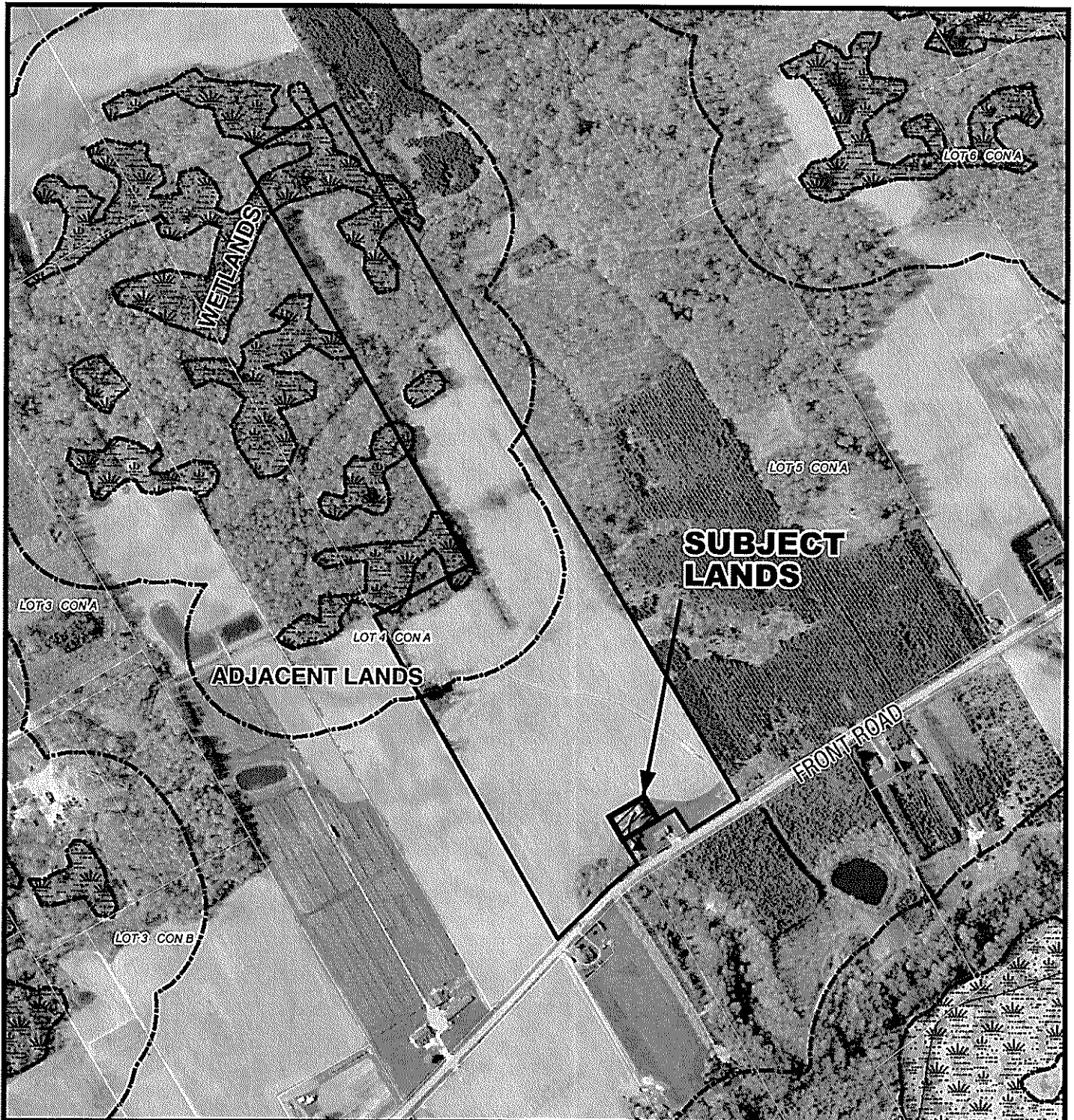
File Number: BN-037/2007

Geographic Township of CHARLOTTEVILLE



0 20 40 80 120 160 200 240 Meters

1:7,500



# MAP 3

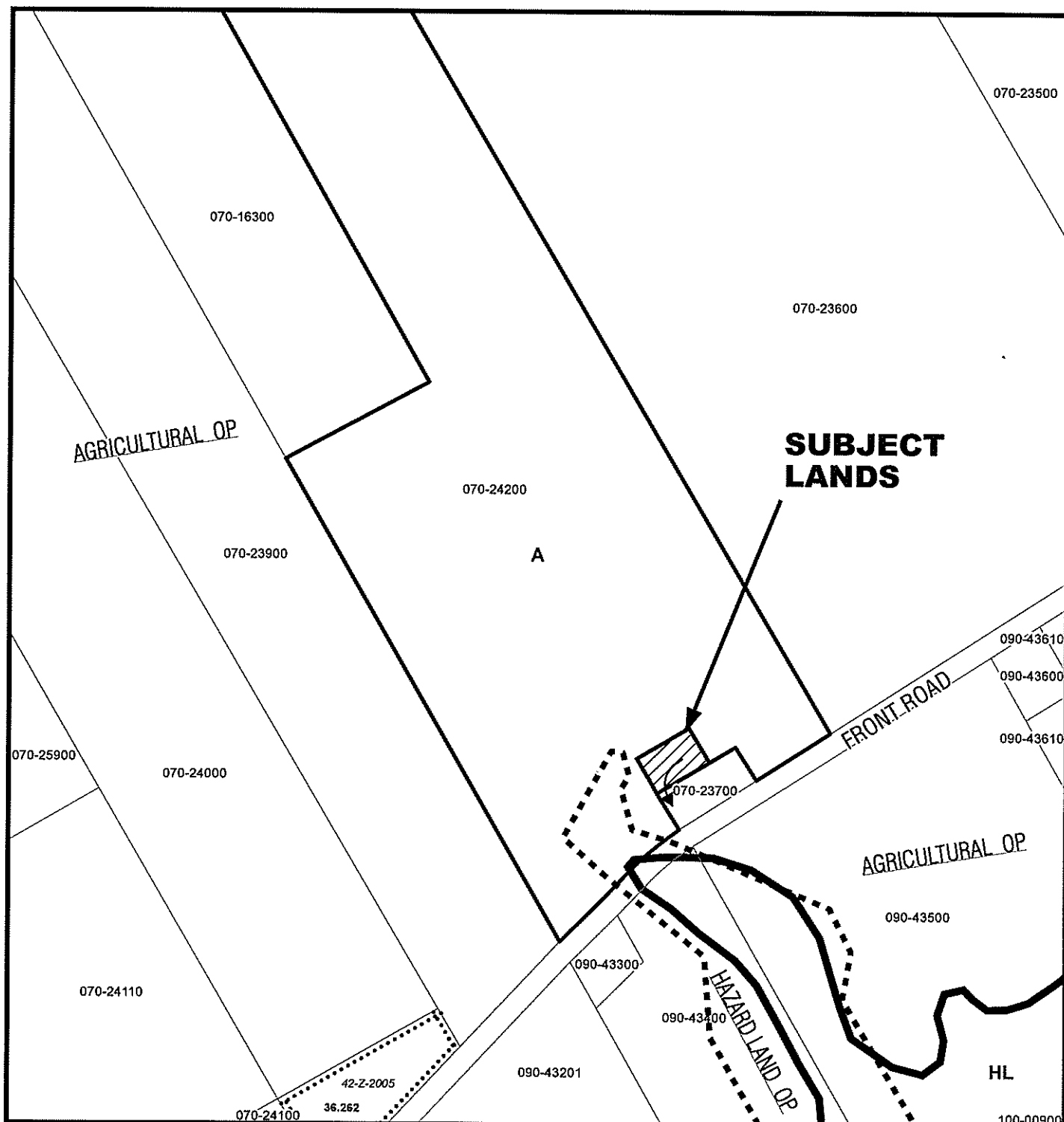
File Number: BN-037/2007

Geographic Township of CHARLOTTEVILLE



0 15 30 60 90 120 150 180 Meters

1:5,000



# MAP 4

File Number: BN-037/2007

Geographic Township of CHARLOTTEVILLE



0 3 6 12 18 24 30 36 Meters

1:1,000

## SUBJECT LANDS

### EXISTING BARN

070-24200

### EXISTING DWELLING

070-23700

FRONT ROAD

090-43500

090-43400

070-23600

