



**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 13TH, 2007

FILE NO.: BN-038/2007

ASSESSMENT ROLL NO.: 3310-543-010-02200

APPLICANT:

David M. Huyge and Marie Pierre L'Arrivee, 2321 Hwy 59, RR #1, Walsingham, ON N0E 1X0

LOCATION:

Lot 12, Concession 6 SWAL

PROPOSAL:

Sever a parcel having a frontage of 60.96 m (200 ft) a depth of 60.96 m (200 ft) and having an area of 0.4 ha (1 ac) and retain a parcel having an area of 3.64 ha (9 ac) more or less as the creation of a new lot in a hamlet residential 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: May 30th, 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 1834

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 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.

Property Assessment Roll Number:

33-10- 543 010 02200

(to be provided by applicant/agent)

Office Use

File No.

BN-38/07

Date Submitted

May 16/07

Date Received

May 16/07

Sign Issued

May 16/07



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

1. Name of Owner DAVID M. HUYGE
MARIE PIERRE L'ARRIVEE Phone No. 519 586-9333
Address 2321 Hwy 59 Fax No. 519 586-8952
RRI WALSINGHAM, Postal Code N0E 1X0
- N0E 1X0 - E-mail _____
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
_____ Postal Code _____
_____ E-mail _____

Please specify to whom all communications be sent:

☒ Owner

☐ Agent

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

CIBC - DELHI, ONTARIO

4. 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 formerly S. Walsingham Norfolk County
Urban Area or Hamlet Walsingham
Concession Number 6 Lot Number 12
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number 37R-9211 Part Number(s) _____
Civic Address _____

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):

LEON AND NANCY SPRIET

- ☒ 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: _____ m.

Depth: _____ m.

200 ft.200 ft.

Width: _____ m.

Area: _____ ha.

200 ft.1 acExisting use agricultureProposed Use: residentialNumber and type of buildings and structures existing on the land to be severed:- 0 -Number and type of buildings and structures proposed on the land to be severed:newly constructed home.

2. Description of land intended to be RETAINED:

Frontage: _____ m.

Depth: _____ m.

_____ ft.

_____ ft.

Width: _____ m.

Area: _____ ha

_____ ft.

9 ac.Existing use agricultureProposed Use: agricultureNumber and type of buildings and structures existing on the land to be retained:9 Acre field - no buildings.Number and type of buildings and structures proposed on the land to be retained:- 0 - agriculture

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

☐ Unopened Road☐ Municipal Road☒ Provincial Highway☐ Other (Specify)Name of Road/Street Highway # 59

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

☐ Unopened Road ☐ Municipal Road ☒ Provincial Highway

☐ Other (Specify)

Name of Road/Street Highway # 59

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 ☒ ravine lot.

E. LAND USE

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

2. What is the existing Zoning of the subject lands: Hamlet Residential
(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)		
A Wooded area		✓
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		✓
Floodplain		✓
A Rehabilitated Mine Site		
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		
Erosion		
Abandoned Gas Wells		✓

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? 4

Date(s) these parcels were created: July 31, 2003

The name of the transferee for each parcel: Chris Armstrong & Jennifer Armstrong x2
Brearley x1

What uses were the parcels severed for? residential homes.

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

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

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.

6. How many years has the owner farmed? 9 years

Outside this municipality but in Ontario? — In this municipality? 9

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:

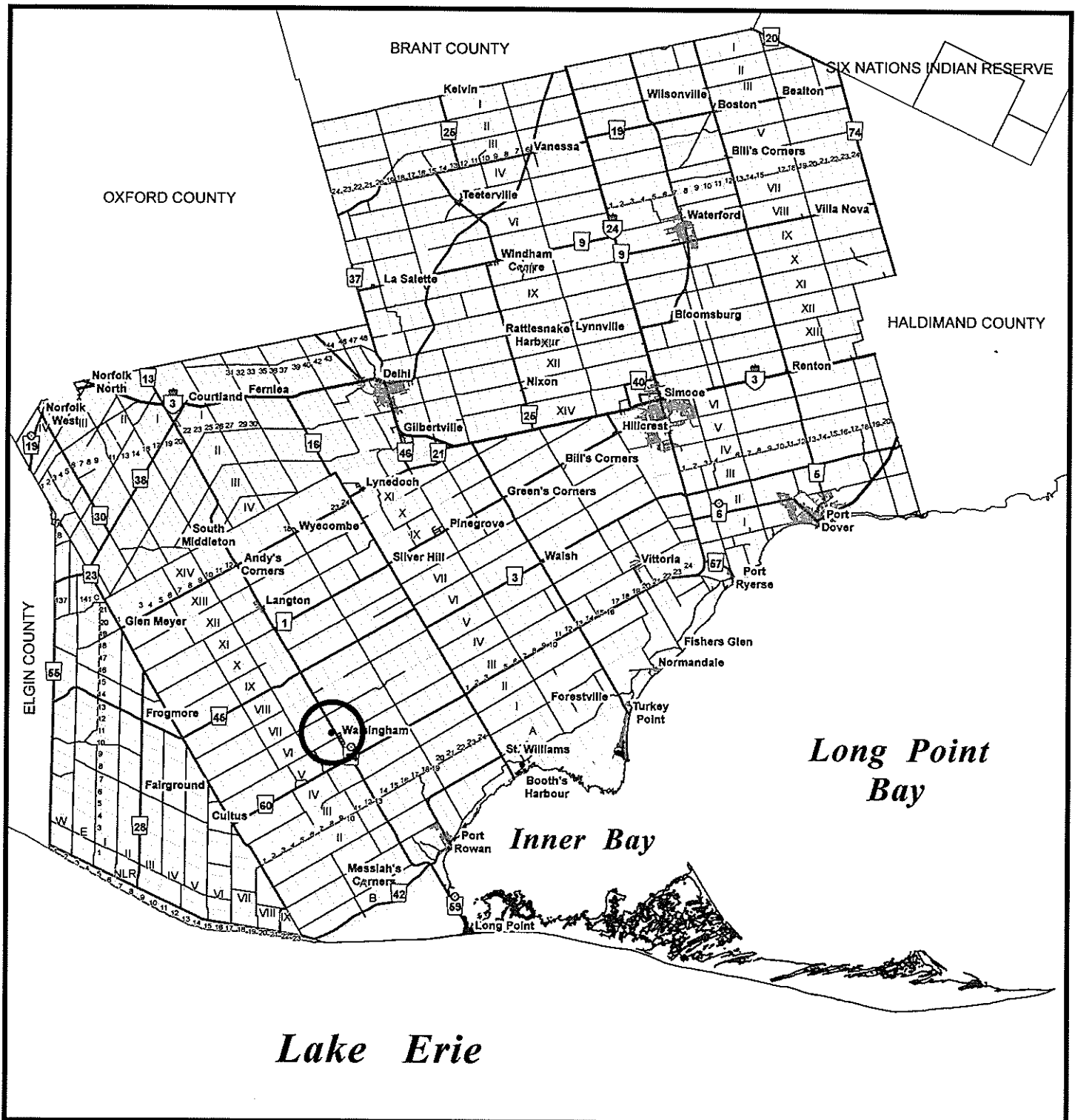
1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures 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.

MAP 1

File Number: BN-038/2007

Geographic Township of SOUTH WALSLINGHAM



MAP 2

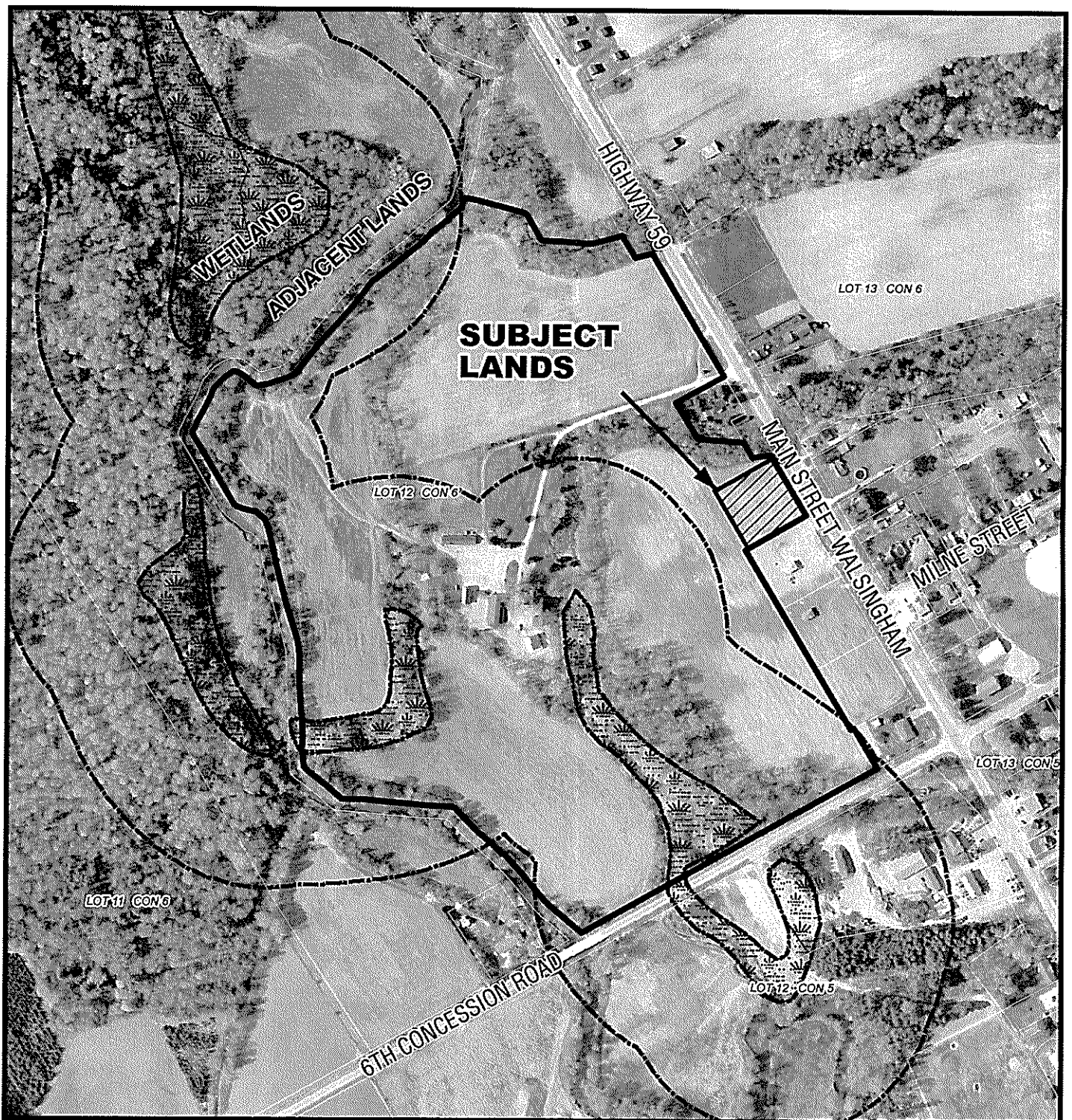
File Number: BN-038/2007

Geographic Township of SOUTH WALSINGHAM



0 15 30 60 90 120 150 180 Meters

1:5,000



MAP 3

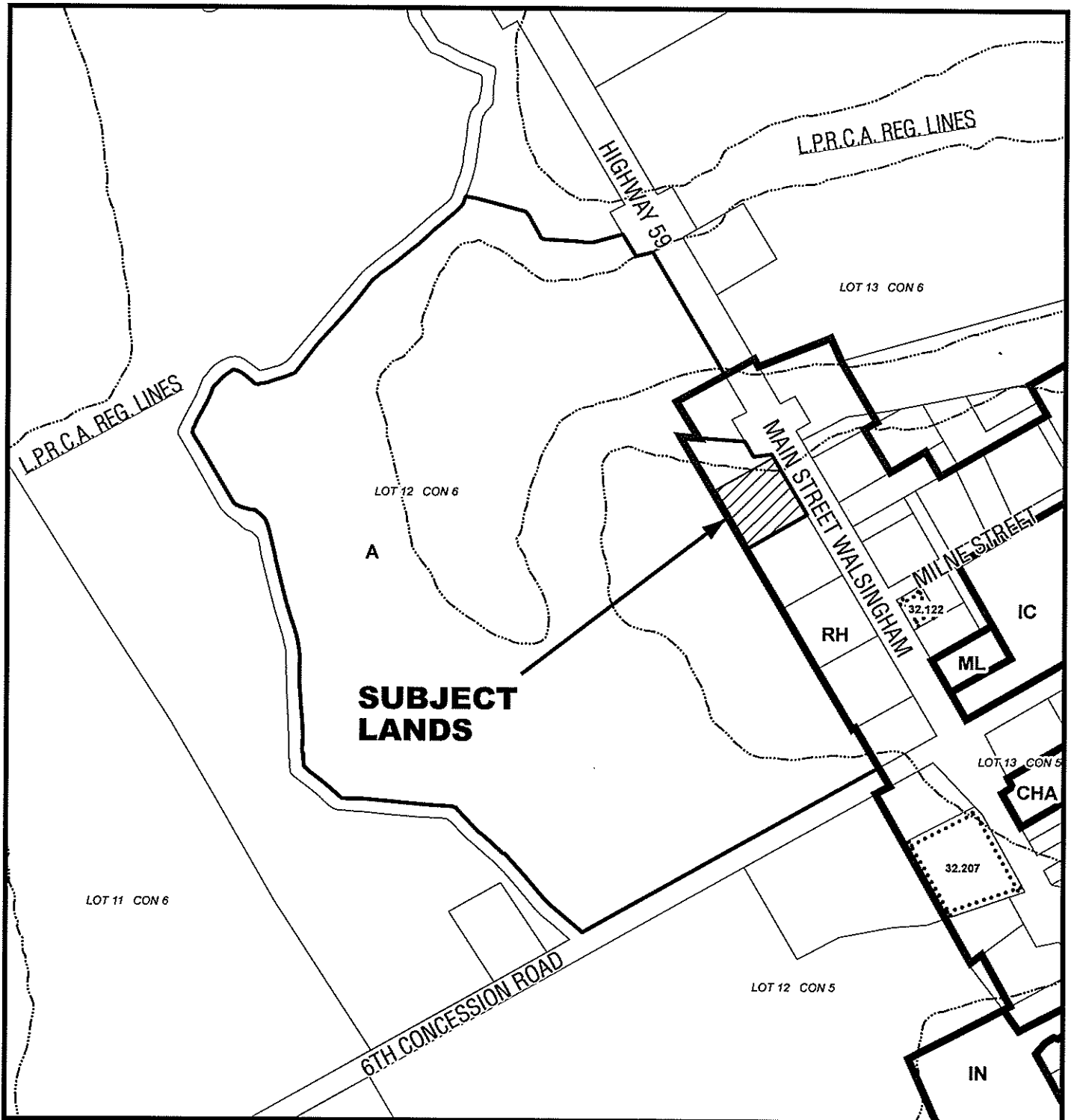
File Number: BN-038/2007

Geographic Township of SOUTH WALSINGHAM



0 15 30 60 90 120 150 180 Meters

1:5,000



MAP 4

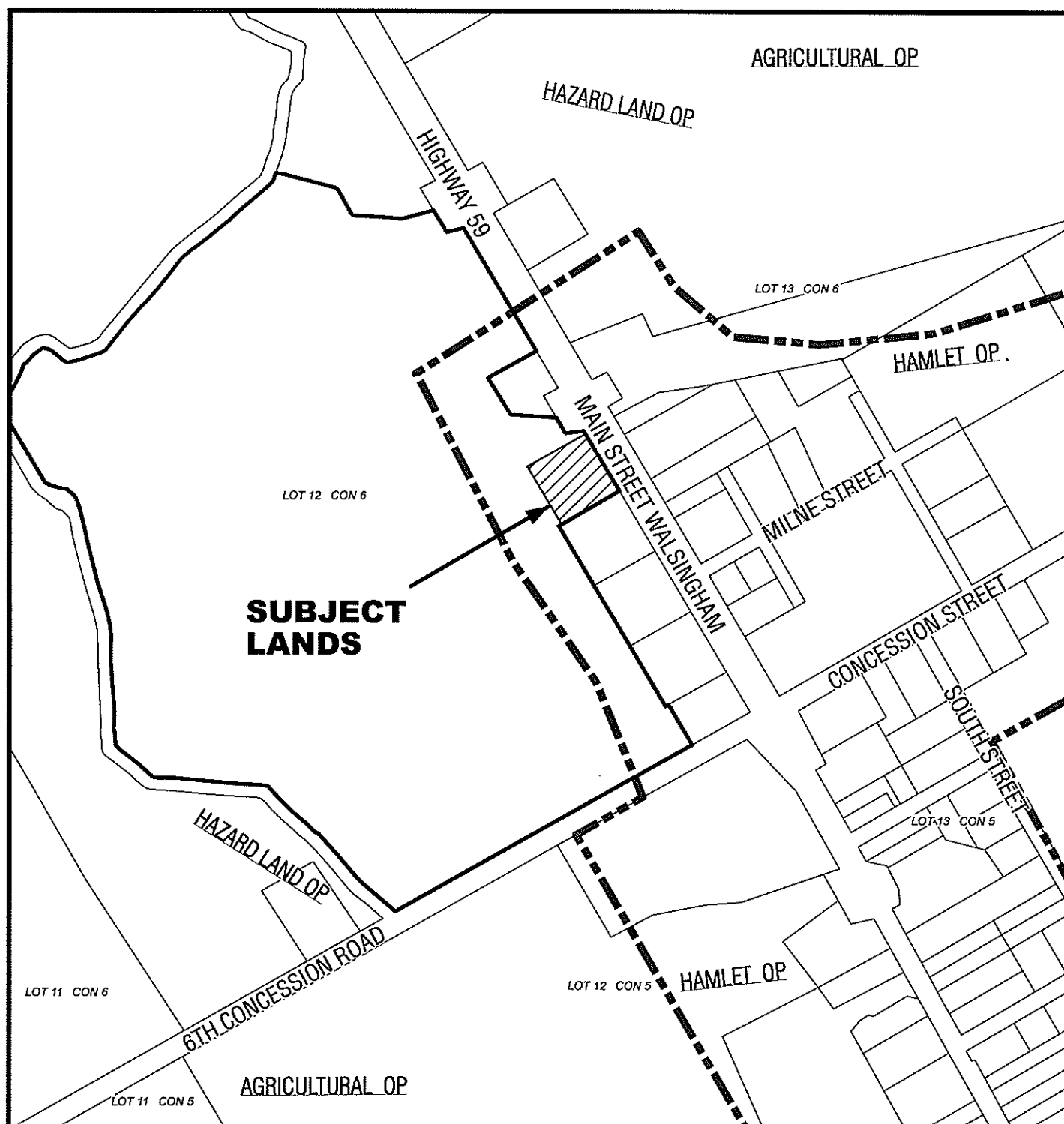
File Number: BN-038/2007

Geographic Township of SOUTH WALSINGHAM



0 15 30 60 90 120 150 180 Meters

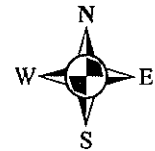
1:5,000



MAP 5

File Number: BN-038/2007

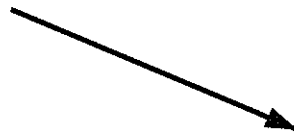
Geographic Township of SOUTH WALSINGHAM



0 5 10 20 30 40 50 60 Meters

1:2,000

**SUBJECT
LANDS**



HIGHWAY 59

010-02300

020-04900

020-04600

020-03410

020-03400

020-04500

020-04400 LOT 13 CON 6

020-03420

020-04300

020-03500

020-04200

020-04100

010-02200

LOT 12 CON 6

010-02270

020-03700

010-02280

020-03600

020-04000

020-03800

020-03700

010-02290

010-02400

MAIN STREET
MLNE STREET
WALSINGHAM