



**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-039/2007

ASSESSMENT ROLL NO.: 3310-401-016-32200

APPLICANT:

Elgin Lois Awrey, 6 Wembly Avenue, Simcoe, ON N3Y 4G5

AGENT:

Bill Culver, 103 Queensway East, Simcoe, ON N3Y 4M5

LOCATION:

Concession 4, Part Lot 3 WDH (6 Wembly Ave, Simcoe)

PROPOSAL:

Sever a parcel having a frontage of 71.02 m (233 ft) a depth of 76.2 m (250 ft) and having an area of 0.4 ha (1ac) and retain a parcel having an area of 0.42 ha (1.03 ac) more or less as the creation of a new residential lot.

- ☒ 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- 401-0163.220
(to be provided by applicant/agent)

Office Use

File No. BN-039/2007
Date Submitted May 18, 07
Date Received May 18, 07
Sign Issued May 18, 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 ELGIN LOIS AWEY Phone No. 426-4102
Address #16 WEMBLEY AVE Fax No. _____
SIMCOE Postal Code N3Y 4G5
E-mail _____

2. Agent (if any) BILL CULVER Phone No. 426-0081
Address 103 QUEENSWAY Fax No. 426-5580
EAST SIMCOE Postal Code N3Y 4M5
E-mail bculver@sympatico.ca

Please specify to whom all communications be sent:

☐ Owner

☒ Agent

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

NIL

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 WOODHOUSE
Urban Area or Hamlet SIMLOE
Concession Number FOUR Lot Number 3
Registered Plan Number 31R-9085 Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address Decon @ Ireland

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):

LOIS AWEY

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: 11.02 m. Depth: 76.2 m.233 ft. 250 ft.Width: _____ m. Area: 0.4 ha.

_____ ft. _____ ac

Existing use (A) -Proposed Use: SINGLE FAMILY R1
(A)Number and type of buildings and structures existing on the land to be severed:NONENumber and type of buildings and structures proposed on the land to be severed:SINGLE FAMILY

2. Description of land intended to be RETAINED:

Frontage: 76.5 m. Depth: 11.02 m.251 ft. 233 ft.Width: _____ m. Area: 0.42 ha._____ ft. 1.03 ac.Existing use (A)Proposed Use: (A)Number and type of buildings and structures existing on the land to be retained:NONENumber and type of buildings and structures proposed on the land to be retained:SINGLE FAMILY

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

☐ Unopened Road☒ Municipal Road☐ Provincial Highway☐ Other (Specify)Name of Road/Street DELMOND DELON

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

- ☐ Unopened Road
 ☒ Municipal Road
 ☐ Provincial Highway
☐ Other (Specify)

Name of Road/Street IRELAND

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 ☐

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: A - URBAN RES.

2. What is the existing Zoning of the subject lands: (A) - R1-A PROPOSED
 (If required, assistance is available for questions 1 and 2 above.)

R1-A.12
Appeal Period ends May 30/07
B2L #

B4-LAW
Z1-Z-2007
ZN-009-2007

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).

Reviewed for Zoning

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? /
- Date(s) these parcels were created: /
- The name of the transferee for each parcel: /
- What uses were the parcels severed for? /
2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? /
3. Date of construction of the dwelling proposed to be severed: /
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. 2005 MAY
6. How many years has the owner farmed? /
- Outside this municipality but in Ontario? / In this municipality? /
- 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. 21-7-2007 Status: APPROVED BY-LAW
ZN-009/2007 FINAL APPEAL
MAY 30 2007

3. Is there any other application on this property that could affect this application?

Yes ☐ No ☒ Unknown ☐

If Yes, describe _____

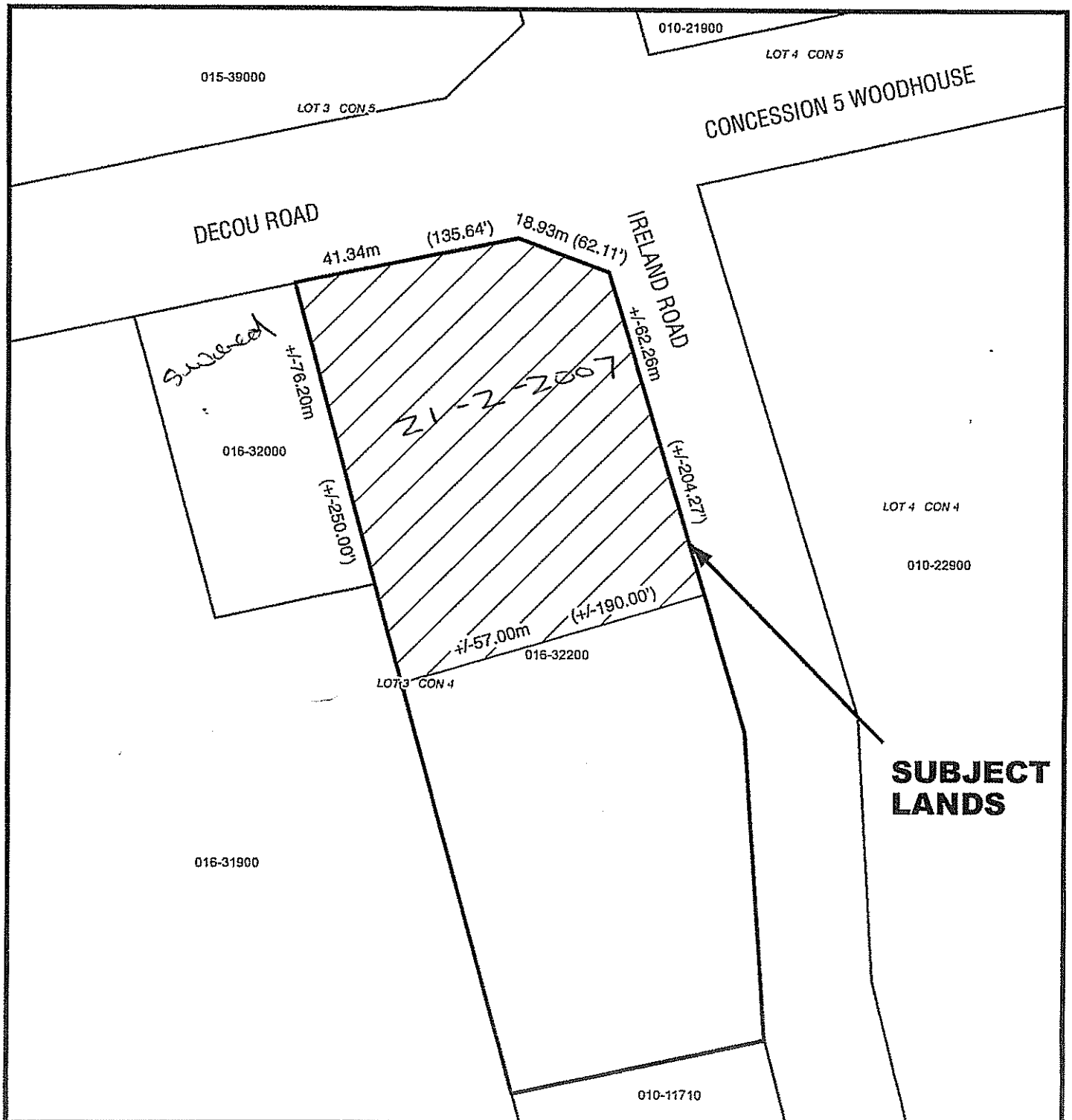
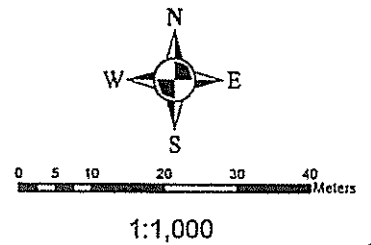
I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

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 4
File Number: ZN-009/2007
Urban Area of SIMCOE



66.00' ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 4 AND 5 (AS WIDENED)
DECOU ROAD (BY-LAW 64-8; INST. No. 291489)

PART 18, PLAN 37R-6597
INSTRUMENT No. 502690

PART 1, PLAN 37R-3091
INSTRUMENT No. 434919
PART 1, PLAN 37R-5235
INSTRUMENT No. 420180
PART 2, PLAN 37R-5235
INSTRUMENT No. 420180

PART 3, PLAN 37R-2178
INSTRUMENT No. 420180

PART 3, PLAN 37R-8982
INSTRUMENT No. 382746 & 507226

CONCESSION

21-2-2007

1423

SCREENED

PART 1
2333

LOT

1-8823

RETAINED

PART 2, PLAN 37R-8982
INSTRUMENT No.'s 382746 & 507226

PART 1
PLAN 37R-8982
INSTRUMENT No.'s
382746 & 507226

PART 2, PLAN 37R-5919
BY-LAW 76-34, INST. No. 372132
INSTRUMENT No. 498984

GIVEN ROAD (IRELAND ROAD)
(BY-LAW 76-34, INST. No. 372132) (AS WIDENED)

GIVEN ROAD
(BY-LAW 76-34; 1

(IRELAND ROAD)
(AS WIDENED)
VST. No. 372132

PLAN

37R - 5270

PART 2

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1

LOT 1

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY ACT.

PI

DATED May 20, 2004

D.

E.C. DIXON
ONTARIO LAND SURVEYOR

LAND
DI

SCHEDULE

PART	PART LOT	CONCESSION
1	3	4



PLAN OF SURVEY
OF PART OF
LOT 3
CONCESSION
IN THE GEOGRAPHICAL
TOWNSHIP OF WILSON
IN
NORFOLK COUNTY
SCALE 1" = 100'
JEWITT AND DIXON

CONCESSION 4

LOT 4

IMPERIAL NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND
BE CONVERTED TO METRES BY MULTIPLYING BY 0.30

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
OF PART 1, AS SHOWN ON PLAN 37R-8982, BEING 1

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND I
THE SURVEY ACT, THE SURVEYORS ACT, AND
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 4TH OF

DATED: DECEMBER 16, 2003

JEWITT AND DIXON LTD.

NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES.
PROPERTY LINES ARE UNFENCED. FENCES ARE ON LINE. ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTRELINE.

LEGEND



Application Page 1

Norfolk CityView Web

33-10-401-016-322-00-0000

Property Information

Street # Unit Number
Street
Former Mun. LACAC

Owner Information

Name
Address

Legal Description

Application

BN-039/2007
ZN-009/2007
Type
Number Date
Refer To
Status
Hearings (Leave Blank)

Agent Information

Applicant Type Agent Code
Name
Address
City Prov PC
Home Work
Fax Email
Send Communications to Agent

Owner Information

Name Send
Address
City Prov PC
Home Work
Fax Email

Purpose of Application

Location / Legal Information

Former Township
MPD/BPU
Concession Lot
Registered Plan No Lots / Blocks
Reference Plan No Part Numbers
Civil Address
Easements or Restrictive Covenants
If YES, Description and Effect
To Change Property Data, Go To Property Main Binder

Holders of Encumbrances on Subject Land
Name Address

City
Prov PC
Details Phone

Current Use of Land

Proposed Use of Land

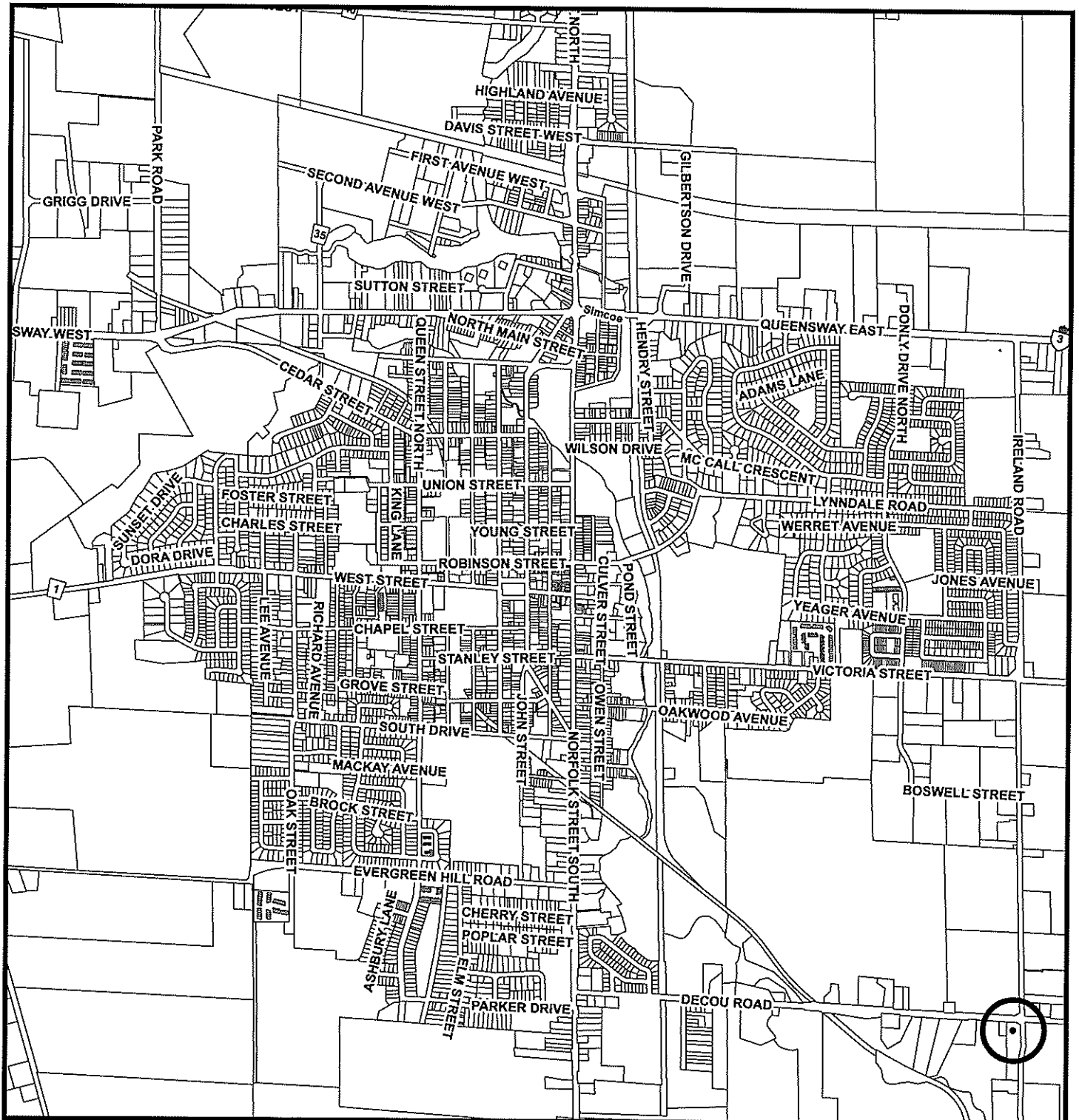
Provincial Policy

Policy	On Subject Land	Within 500 Metres	Actual Distance	Actual Distance	Additional Information
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
			Meters	Feet	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

MAP 1

File Number: BN-039/2007

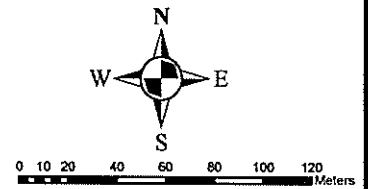
Urban Area of SIMCOE



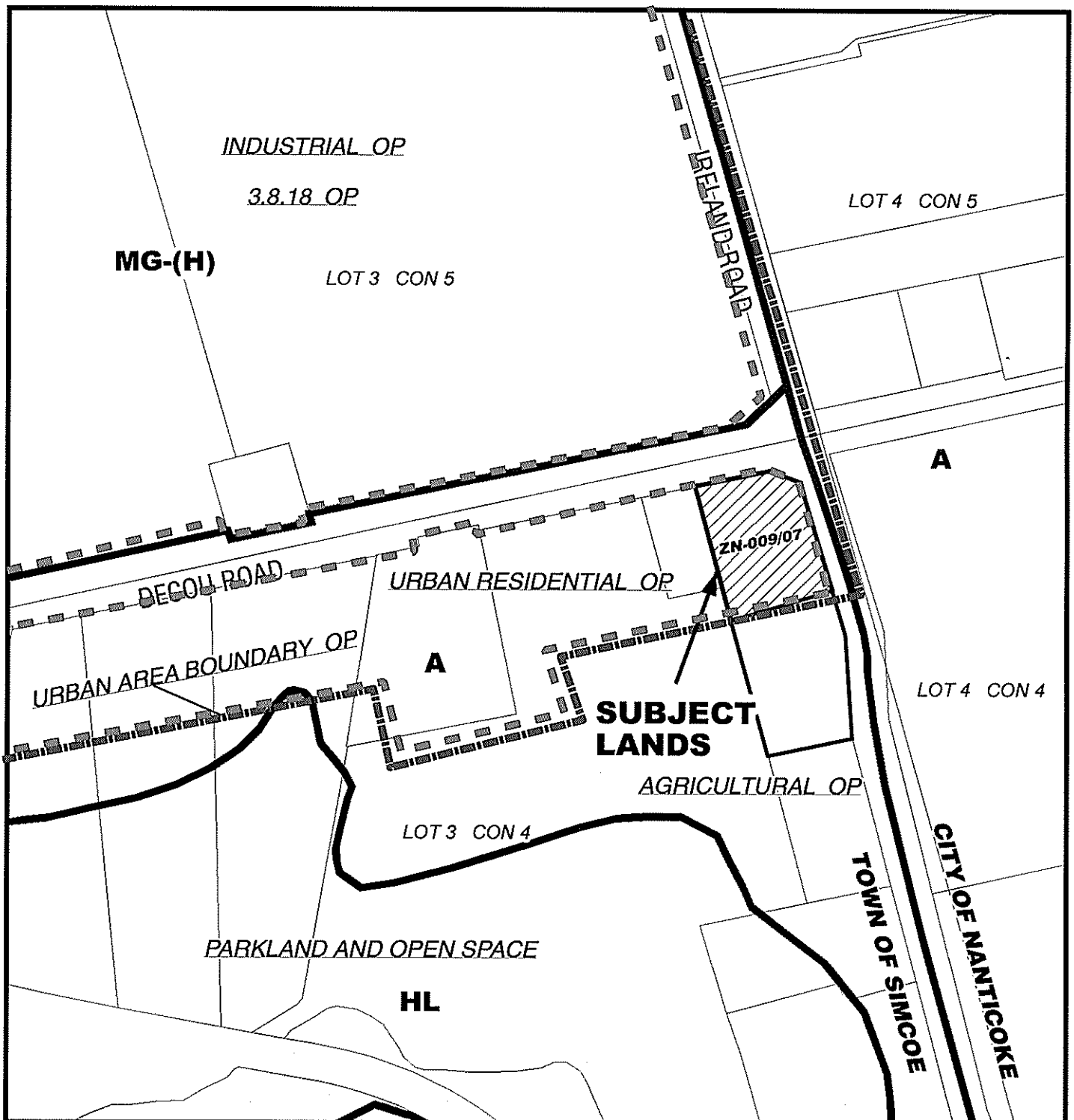
MAP 2

File Number: BN-039/2007

Urban Area of SIMCOE



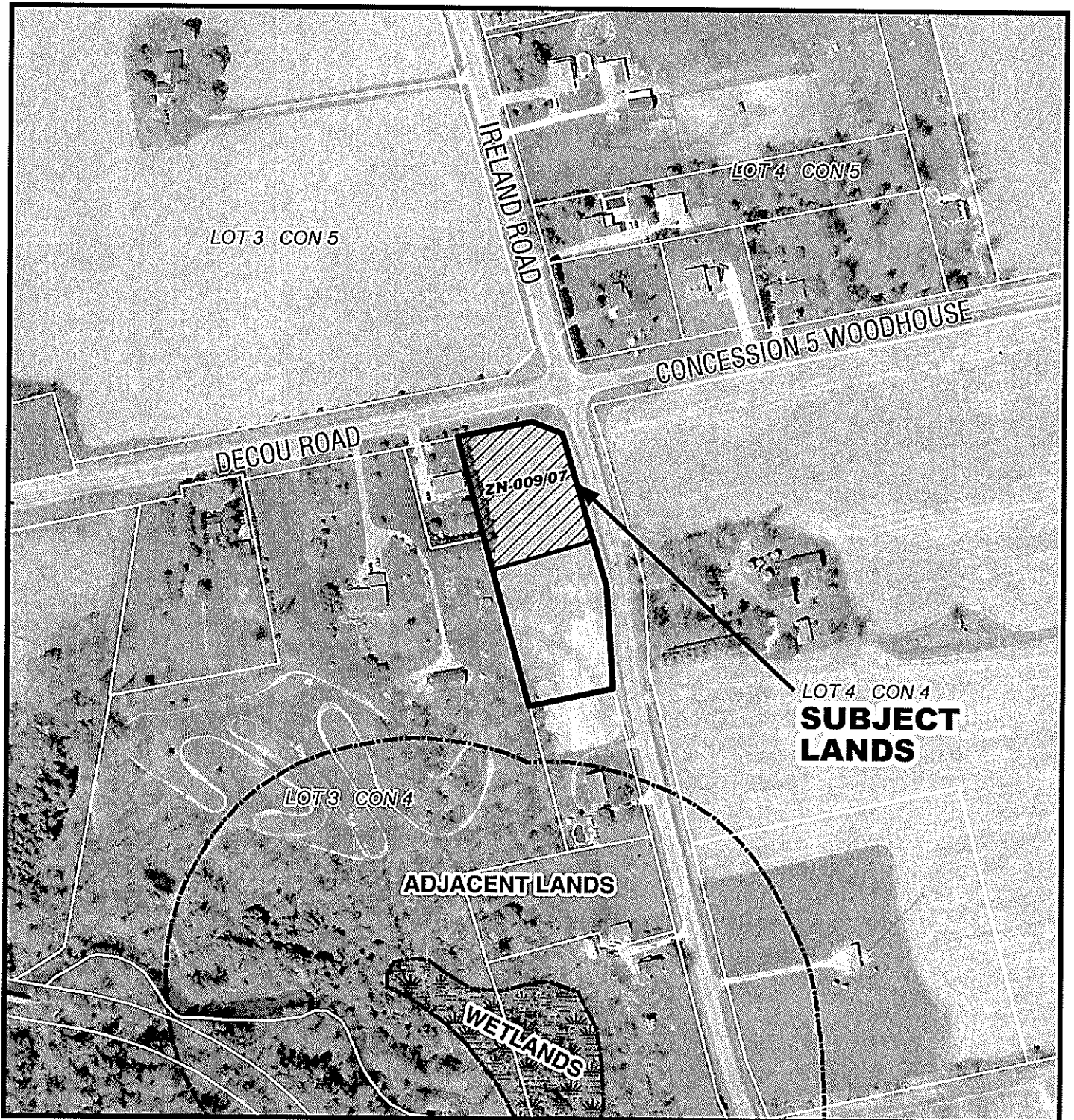
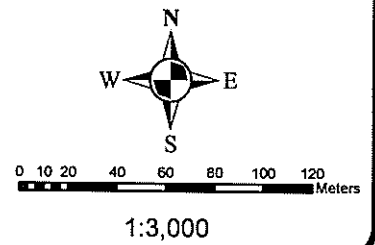
1:3,000



MAP 3

File Number: BN-039/2007

Urban Area of SIMCOE



MAP 4
File Number: BN-039/2007
Urban Area of SIMCOE

