



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BN-059/2005

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works - NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☐ 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:**

August 02, 2010

APPLICANT:

KLIITZKE MARY-ANNE, 2046 MAIN ST N PO BOX 15, JARVIS, ON N0A 1J0
KLIITZKE KEITH, 2046 MAIN STREET, JARVIS, ON N0A1J0

AGENT:

RE/MAX ERIE SHORES REALTY INC - BILL CULVER, 103 QUEENSWAY E, SIMCOE, ON N3Y 4M5

LOCATION: WDH CON 4 PT LOT 14 (1073 LYNN VALLEY ROAD)

ASSESSMENT ROLL NO.: 3310337020229000000

PROPOSAL:

Sever a parcel having a frontage of 78.64 m. (258 ft.) a depth of 53.34 m. (175 ft.) and having an area of approximately 0.42 ha. (1.04 ac.) and retain a parcel having an area of 18.62 ha. (46 ac.) more or less as the severance of a dwelling made surplus through farm amalgamation.

PLEASE REPLY BY EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
519-426-5870 Ext. 1290

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 application, 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: July 19, 2010

Property Assessment Roll Number:

33-10- 337 020 2200 00 00
(to be provided by applicant/agent)

Office Use

File No.

BN-59/05

Date Submitted

FEB 28/05

Date Received

11

Sign Issued

11



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 KEITH HARRY DICK KUTZ Phone No. 587-4493
Address 2046 MAIN ST Fax No. _____
JARVIS Postal Code N0A 1K0
E-mail _____
2. Agent (if any) BILL CHURCH Phone No. 426-5551
Address 135 WEST ST Fax No. 426-5580
SIMCOE Postal Code N3Y-1S6
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:

HALO-NOR CREDIT UNION
CALADANIA

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 _____
Concession Number FOUR Lot Number 14
Registered Plan Number 1 Lot(s)/Block(s) 1
Reference Plan Number 1 Part Number(s) _____
Civic Address 1073 LYNN VALLEY RD

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check appropriate box)
- | | | | |
|-----------|---|--------|--|
| Transfer: | <input checked="" type="checkbox"/> Creation of a new lot | Other: | <input type="checkbox"/> a charge |
| | <input type="checkbox"/> Boundary Adjustment | | <input type="checkbox"/> a lease |
| | <input type="checkbox"/> an easement/right-of-way | | <input type="checkbox"/> 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):
KEITH KLITZKE
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: 78.64 m.Depth: 53.34 m.258 ft.25815 ft.

Width: _____ m.

Area: _____ m².

_____ ft.

45150 (ft²)Existing use AgrProposed Use: Agr 4194.44 m²0.42 ha
1.04 acNumber and type of buildings and structures existing on the land to be severed:SINGLE FAMILY HOME + 2 GARAGESNumber and type of buildings and structures proposed on the land to be severed:AS ABOVE

2. Description of land intended to be RETAINED:

Frontage: _____ m.

Depth: _____ m.

530 ft.2200 ft.

Width: _____ m.

Area: _____ m².

_____ ft.

46 Acres ft.²Existing use AgrProposed Use: Agr

18.62 ha

Number and type of buildings and structures existing on the land to be retained:SMALL BARN - DRIVE SHEDNumber and type of buildings and structures proposed on the land to be retained:NIL

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

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

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

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

Name of Road/Street Cowc #4

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

2. What is the existing Zoning of the subject lands: A.S.R.
(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? 1

Date(s) these parcels were created: 1970

The name of the transferee for each parcel: 1

What uses were the parcels severed for? 1

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? 1

3. Date of construction of the dwelling proposed to be severed: 1970

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? 30 YEARS

Outside this municipality but in Ontario? 1 In this municipality? ☒

Other (please specify) 1

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: _____

MAP 1

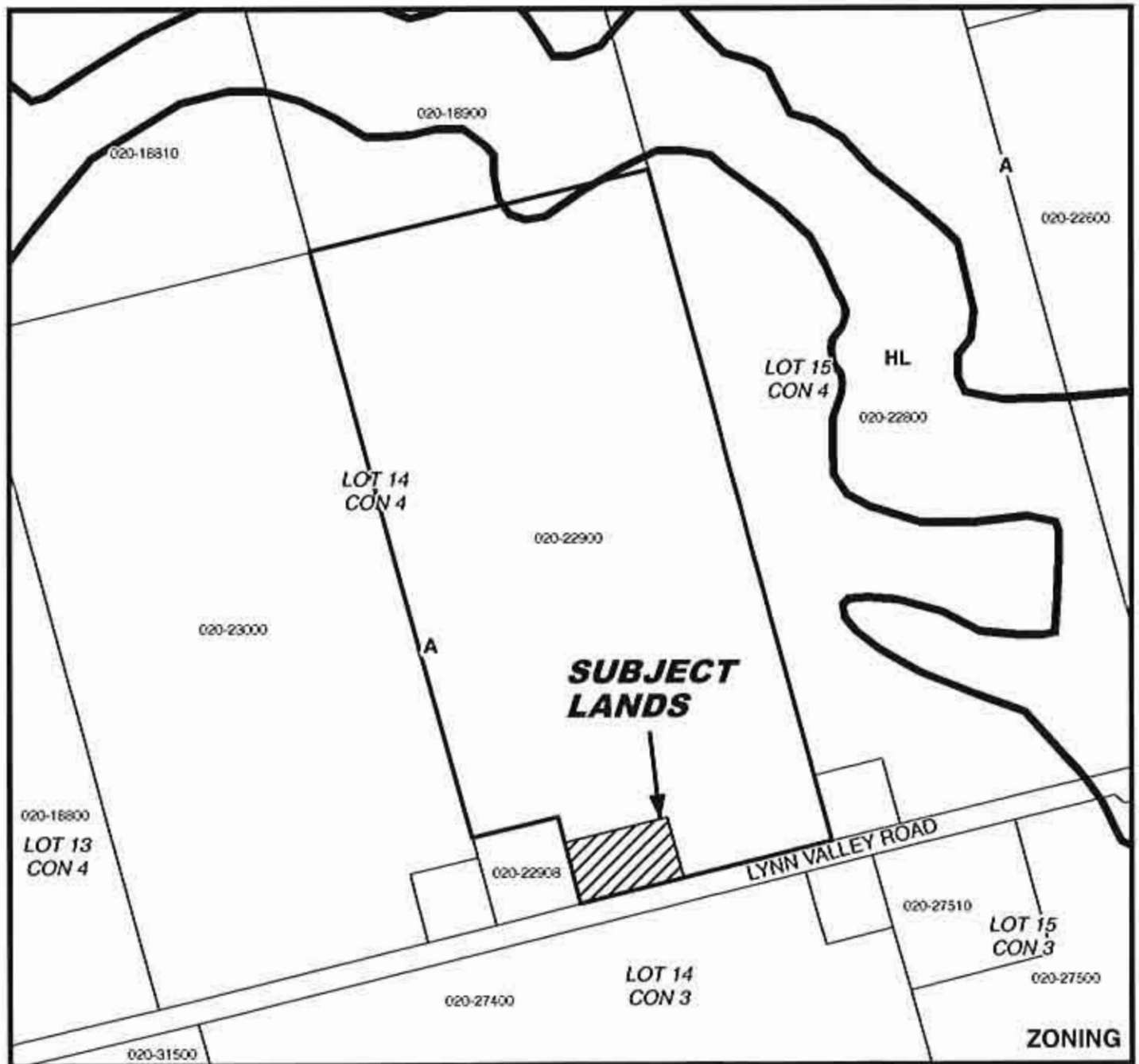
File Number: BN-059/2005

Geographic Township of

WOODHOUSE



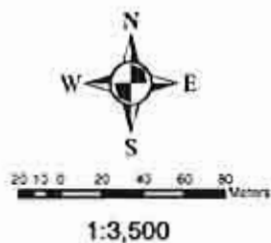
1:5,000



MAP 2

File Number: BN-059/2005

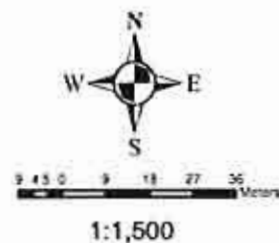
Geographic Area of WOODHOUSE



MAP 3

File Number: BN-059/2005

Geographic Township of WOODHOUSE



SUBJECT LANDS

