



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BN-060/2005

☒ 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:

KLITZKE MARY-ANNE, 2046 MAIN ST N PO BOX 15, JARVIS, ON N0A 1J0
KLITZKE 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 5 PT LOT 14

ASSESSMENT ROLL NO.: 3310337020162000000

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 approximately 0.37 ha. (0.92 ac.) and retain a parcel having an area of 19.83 ha. (49 ac.) more or less as a one lot from a viable farm holding.

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- 337-020-16200-0000
(to be provided by applicant/agent)

Office Use

File No.

Date Submitted

Date Received

Sign Issued

BN-60/05

Feb 28/05 X8

1.

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 KLITZKE Phone No. 587-4493
Address 2040 MAIN ST Fax No. _____
STONINGTON NS Postal Code N2A 1T6
E-mail _____
2. Agent (if any) BILL CULVER Phone No. 426-5551
Address 135 WEST ST Fax No. _____
SIMMONS Postal Code N2A 1S4
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:

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 FIVE Lot Number 14
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ 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):

MARY AND KATRINE

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: 60-96 m. Depth: 60-96 m.200 ft. 200 ft.Width: _____ m. Area: 3716 m²._____ ft. 40,000 ft²Existing use Ag Proposed Use: AgNumber and type of buildings and structures existing on the land to be severed:NILNumber and type of buildings and structures proposed on the land to be severed:SINGLE FAMILY DWELLING

2. Description of land intended to be RETAINED:

Frontage: _____ m. Depth: _____ m.

950 ft. 2200 ft.Width: _____ m. Area: _____ m²._____ ft. 45 Acres ft.Existing use Ag Proposed Use: AgNumber and type of buildings and structures existing on the land to be retained:House Barn GarageNumber and type of buildings and structures proposed on the land to be retained:House Barn Garage

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

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

Name of Road/Street _____

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

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

Name of Road/Street _____

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: A2. What is the existing Zoning of the subject lands: A-1
(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)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Wooded area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Municipal Landfill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Sewage Treatment Plant or Waste Stabilization Plant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floodplain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Rehabilitated Mine Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Non-Operating Mine Site within 1 Kilometre	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
An Active Mine Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
An Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
An Active Railway Line	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seasonal Wetness of Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Erosion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Abandoned Gas Wells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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.:

FORM 1

(First Name)

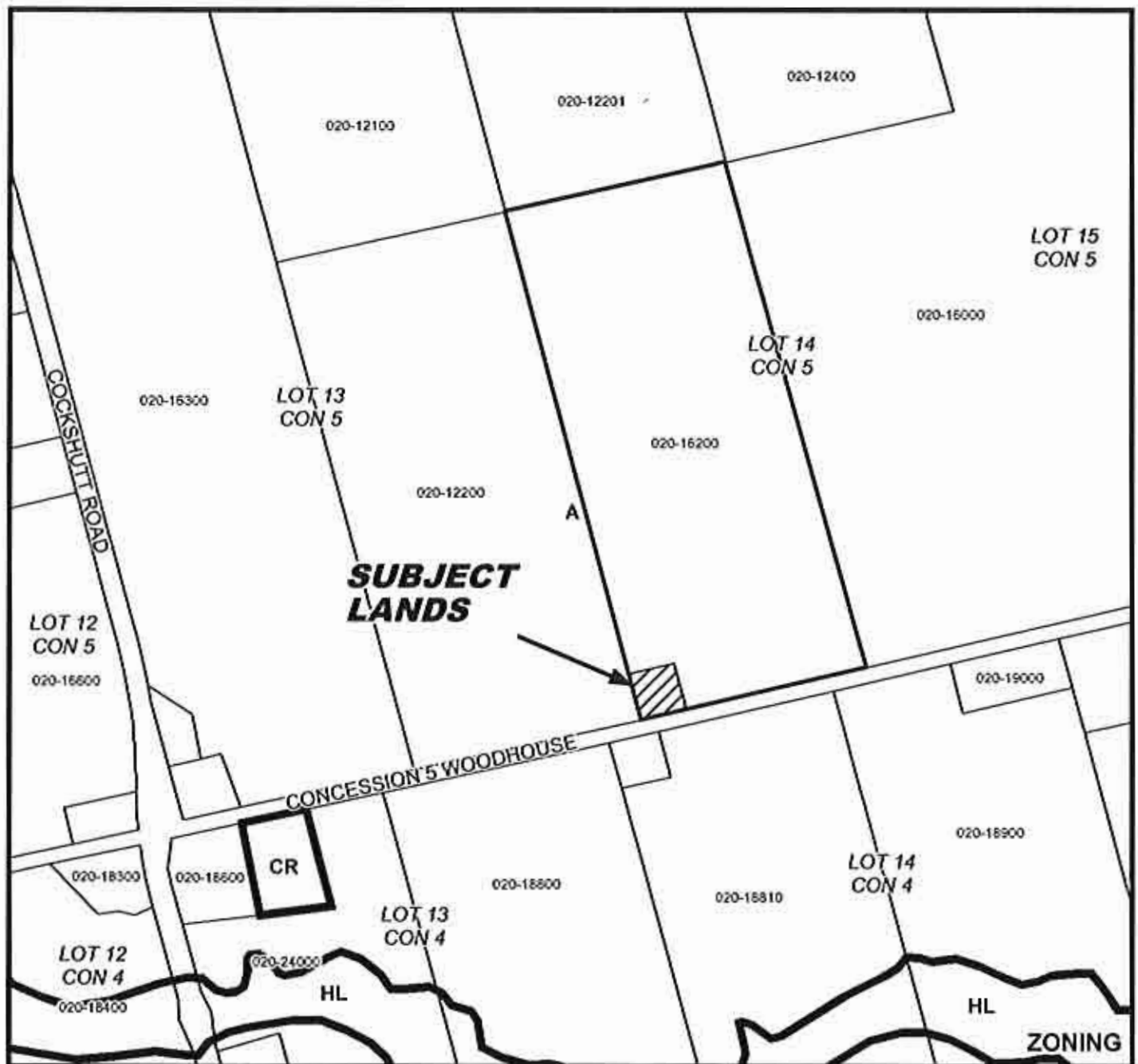
1. **RESIDENTIAL LOT TYPE** as different policies apply to different lot types, it is important that the nature of the application be specified. The following listing reflects the types of residential lots which fall within the severance criteria for the rural/agricultural area. Planning staff assistance is available.

☒ One lot from a farm holding (Office code 1) ☐ Surplus farm house (through farm amalgamation (Office code 3) ☐ Infilling Lot (Office code 4)

☐ Existing second dwelling from a non-viable rural property (Office code 6) ☐ Dwelling separated from an existing commercial or industrial use in the rural area (Office code 8)

Assessment Roll No. (Obtained from your tax bill)	Lot	Cont.	Twp..	Total acreage (Individ. property)	Acres Workable (Individ. property)	Owner's Name and Address (Including those with part interest)	Tenure (rented/owned)	Existing farm type (Individ. property e.g. corn production, orchard, tobacco)	Existing building(s) (e.g. farm house, barn, kilns)
337 020 020 0000	14	5	0000	50	48	MAIR & FORD KATHY KATHY	OWNED	CORN PRODUCTION	HOUSE & GARAGE
337 020 2292 0000	14	4	0000	48	46	MAIR & FORD KATHY KATHY	OWNED	CORN PRODUCTION	HOUSE & GARAGE
One lot off farm									
BN-63/91									
Herman & Josephine Kitzke									

* Note: If you are including a RENTED property as part of this farm holding, the attached Authorization form must be completed by the property owner.



MAP 2

File Number: BN-060/2005

Geographic Township of WOODHOUSE



25 50 75 100 Meters

1:5,000



MAP 3

File Number: BN-060/2005

Geographic Township of WOODHOUSE

