



**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:

September 12TH, 2007

FILE NO.: BN-060-2007

ASSESSMENT ROLL NO.: 3310-336-030-72800

APPLICANT:

Virginia Lucas, 211 Woodley Rd., Waterford, ON N0E 1Y0

AGENT:

N/A, ,

LOCATION:

Pt Lots 9 & 10 Concession 7 TWN (225 Woodley Rd. Waterford)

PROPOSAL:

Sever a parcel having no frontage a depth of 25 m. (82.02 ft.) and having an area of 0.4 m.2 (4.3 ft.2) and retain a parcel having an area of 72.4 ha. (180 ac.) more or less as a boundary adjustment.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1290

FAX: (519) 428-3069 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 consent, you must make a written request to: Larry Dawson, 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: larry.dawson@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.



August 21, 2007

Virginia Lucas
211 Woodley Rd.
Waterford, ON N0E 1Y0

Sir/Madam:

RE: APPLICATION FOR CONSENT
FILE NO. BN-060-2007
MEETING DATE: September 27th, 2007

This letter will acknowledge receipt of your application and fee.

We also wish to advise you at this time that the meeting date for the hearing of your application will be on **September 27th, 2007 at 9:30 a.m.** in the Norfolk County, County Administration Offices, 50 Colborne Street, Simcoe, ON, N3Y 4N5. You and/or your agent are advised to attend this meeting.

Please note that a public notice sign provided by the County must be posted at least 14 days prior to any decision on the application.

If you have any questions concerning the above, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry".

Larry Dawson
Acting Secretary-Treasurer
Committee of Adjustment

p.c. N/A

Planning & Economic Development Services Department

☐ **Governor Simcoe Square**
Box 545, 50 & 60 Colborne Street South
Simcoe, ON N3Y 4N5
519-426-5870
Fax: 519-428-3069

☐ **Langton Satellite Office**
Box 128, 22 Albert Street
Langton, ON N0E 1G0
519-875-4485
Fax: 519-875-4789

www.norfolkcounty.on.ca

CONSENT / SEVERANCE

Office Use:

File Number: BN-60107
Related File: _____
Fees Submitted: Aug 8.07
Application Submitted: Aug 8.07.
Sign Issued: _____
Complete Application: Aug 14.07.

56

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- 336 030 72800 0000

Initial

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

A. APPLICANT INFORMATION

Name of Applicant ¹ VIRGINIA LUCAS Phone # (519) 443-0326

Address 211 WOODLEY RD., RR# Fax # _____

Town / Postal Code WATERFORD, ON N0E1Y0 E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____

Address _____ Fax # _____

Town / Postal Code _____ E-mail _____

Name of Owner ² SHERMANDALE FARMS LIMITED Phone # (519) 443-4448

Address RR#1 Fax # _____

Town / Postal Code WILSONVILLE, ON N0E1Z0 E-mail Cucumberly.smith@sympatico.ca

² 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 ³: ☒ Applicant ☐ Agent ☒ Owner

³ 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:

CONSENT / SEVERANCE

CONC. 6th 7.
482784 → 9th 10
482785 → 9th Conc 6th 7

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	
Concession Number	<u>CONCESSION VII</u>	Lot Number(s)	<u>Pt. LOTS 9/10</u>
Registered Plan Number	<u># 482784 Deed.</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R-5835</u>	Part Number(s)	
Frontage (metres/feet)	<u>N/A</u>	Depth (metres/feet)	<u>25m</u>
Width (metres/feet)	<u>68.58m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.4 acres</u>
Municipal Civic Address	<u>225 WOODLEY RD., WATERFORD</u>		

initials

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.on.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

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):

THIS BOUNDARY ADJUSTMENT IS THE REQUEST OF THE OWNERS OF A RESIDENCE BORDERING ON SUBJECT LANDS. OWNERS NOW USE THE PROPOSED ADJUSTMENT FOR A GARDEN AND LAWN AND WANT TO OWN THIS AREA.

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

VIRGINIA LUCAS

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

VIRGINIA LUCAS - ROLL NUMBER 3310-336-030-72700 0000

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)	Geographic Township	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built	
Assessment Roll No. (obtained from your tax bill)	Concession and Lot #				<input type="checkbox"/> Yes <input type="checkbox"/> No		
SUBJECT LANDS							
OTHER							
N/A							
							<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 ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)	N/A	
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)

N/A

Depth (metres/feet)

25m

Width (metres/feet)

68.58m

Lot area (m² / ft² or
hectares/acres)

0.416 ac

Existing use:

IDLE - RESIDENTIAL

Proposed use:

IDLE - RESIDENTIAL

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:

NO BUILDINGS OR STRUCTURES

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:

NO BUILDINGS OR STRUCTURES.

Description of land intended to be **RETAINED**:

Frontage (metres/feet)

893'

Depth (metres/feet)

AS IS (4000')

Width (metres/feet)

AS IS

Lot area (m² / ft² or
hectares/acres)

180 acres

Existing use:

Agricultural

Proposed use:

Agricultural

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:

NONE

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:

NONE

CONSENT / SEVERANCE

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURAL

Present zoning:

AGRICULTURAL

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:

11 SEVERANCES - ALL APPROVED

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:

APPROVED

Number of separate parcels that have been created:

11

Date(s) these parcels were created:

1990 - 2005

Name of the transferee for each parcel:

SHERMANDALE FARMS ET AL

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?

N/A.

Date of construction of the dwelling proposed to be severed:

N/A.

Date of purchase of subject lands:

1991

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:

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:

UNKNOWN

Land it affects:

CONC. 7, PT LOT 10

Purpose:

SURPLUS DWELLING

Status/decision:

APPROVED

Effect on the requested amendment:

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*?

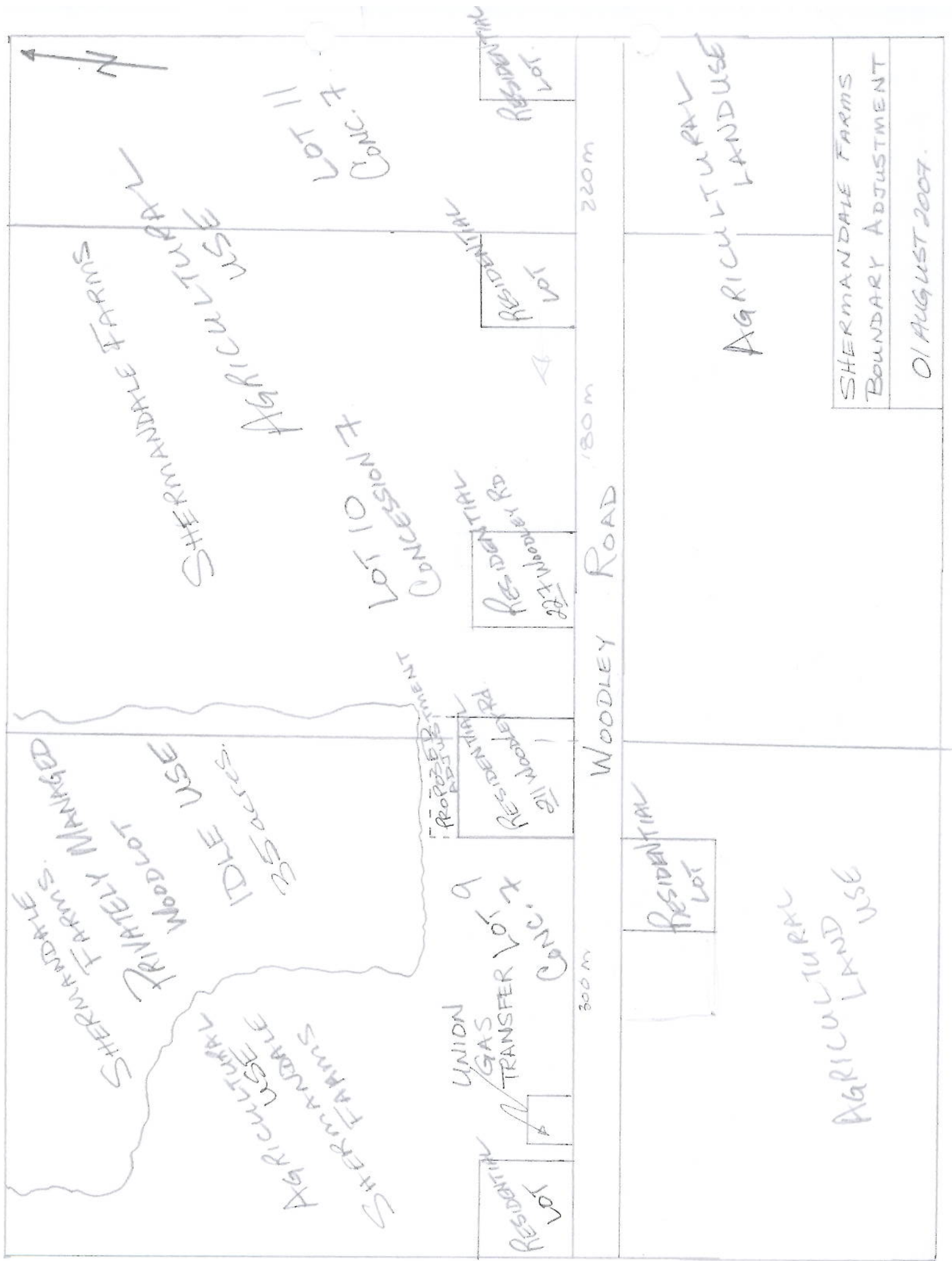
☒ Yes ☐ No

If no, please explain:

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:





McMICHAEL ROAD

retain

retain

WOOTLEY ROAD

CONVERSION TOWNFIELD

STARKES

OS

HL

Shermandale Farms Limited
PROPERTIES

Farm Name	Description/Location	Acreage	Roll Number
	BRANT		
	NORFOLK		
Smith, Ken	Pt. Lot 11, Concession 1, Townsend	50	3310 336 010 01600
Gribben I	Pt. Lot 11, Concession 1, Townsend	50	3310 336 010 01700
Gribben II	Pt. Lot 12, Concession 1, Townsend	97.19	3310 336 010 02101
Nelles	Pt. Lot 10, Concession 2, Townsend	82.80	3310 336 010 09700
Sitko	Pt. Lot 10/11, Conc. 2, Townsend	114.38	3310 336 010 08700
Evans	Pt. Lot 16, Concession 2, Townsend	102.84	3310 336 020 11500
Reg & house	Pt. Lot 17, Concession 2, Townsend	100	3310 336 020 19100
Lamb	Pt. Lot 17/18, Conc.2, Townsend	121.53	3310 336 020 12000
Doctor/Sowden I	Pt. Lot 21, Conc.3, Townsend	88.75	3310 336 020 29800
Doctor/Sowden II	Pt. Lot 21, Conc.3, Townsend	89.72	3310 336 020 23750
Boston/Hugh B.	Pt. Lot 13, Concession 4, Townsend	44.73	3310 336 020 53200
Woodley I	Pt. Lot 9, Concession 6, Townsend	50.39	3310 336 030 56200
Goble, Murray	Pt. Lot 8, Concession 7, Townsend	45.20	3310 336 030 71000
Woodley II	Pt. Lot 9/10, Conc. 7, Townsend	180.45	3310 336 030 72800
Collver	Pt. Lot 10/11, Conc. 7, Townsend	46.16	3310 336 030 73800
Goble, Norm I	Pt. Lot 11, Concession 7, Townsend	20	3310 336 030 74300
Goble, Norm II	Pt. Lot 12, Concession 7, Townsend	98.25	3310 336 030 74100
Renner/Goble K.	Pt. Lot 16, Concession 8, Townsend	95.86	3310 336 060 01600
Richards	Pt. Lot 14, Conc. 10, Townsend	46.14	3310 336 060 48710
Novinka	Pt. Lot 13, Conc. 13, Townsend	98.18	3310 336 080 37900
Krupa	Pt. Lot 15, Conc. 13, Townsend	147.58	3310 336 080 26800
Schnitzer	Pt. Lot 13, Conc. 5, Woodhouse	93.16	3310 337 020 16300
Total Acreage	<i>NORFOLK →</i>	1863.31	
Combined Total		2495.31	

Elevation New
 378-1982 ft
 378-2824 ft
 378-2824 ft



PUBLIC TRAVELLED ROAD KNOWN AS THE WOODLEY ROAD

AS WIDENET TO 20.12 METRES WIDE BY REGISTERED PLAN 447

1. CUT CROSS
2. IRON BAR 10 cm x 10 cm x 60 cm
3. ROCK BAR
4. ROCK POST
5. SHORT STANDARD IRON BAR 25 cm x 25 cm x 10 cm
6. STANDARD IRON BAR 25 cm x 25 cm x 120 cm
7. ROUND IRON BAR 20 cm Ø x 60 cm

WITNESS
 ASSOCIATION OF ONTARIO LAND SURVEYORS
 JOHN B. DODD O.L.S.
 JOHN F. WESTON O.L.S.
 JOHN B. DODD O.L.S.
 JOHN F. WESTON O.L.S.
 JOHN B. DODD O.L.S.
 JOHN F. WESTON O.L.S.
 JOHN B. DODD O.L.S.
 JOHN F. WESTON O.L.S.

TANKS ARE IN METRES AND CAN BE CONVERTED TO FEET BY
 DIVIDING BY 3.048
 5. PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT
 ASTRONOMICAL AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1, PLAN 378-1982, HAVING A
 N 77° 55' 00" E

PLAN OF SURVEY OF

PT. of LOTS 9 & 10, CONC. VII

FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
IN THE COUNTY OF NORFOLK
NOW IN THE

CITY of NANTICOKE
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK

SCALE 1:750 C.L.S.
JOHN B. DODD C.L.S.
1984

01 AUGUST 2007

SURVEYORS CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AN
ACCORDANCE WITH THE SURVEYS ACT AND
REGISTRY ACT AND THE REGULATIONS
THEREUNDER.

2) THE SURVEY WAS CO
4th DAY OF OCTOBER, 19
DATED
5th DAY OF OCTOBER, 1984

JOHN B. DODD
ONARIO LAND SURVEYOR

JOHN B. DODD
ONARIO LAND SURVEYOR

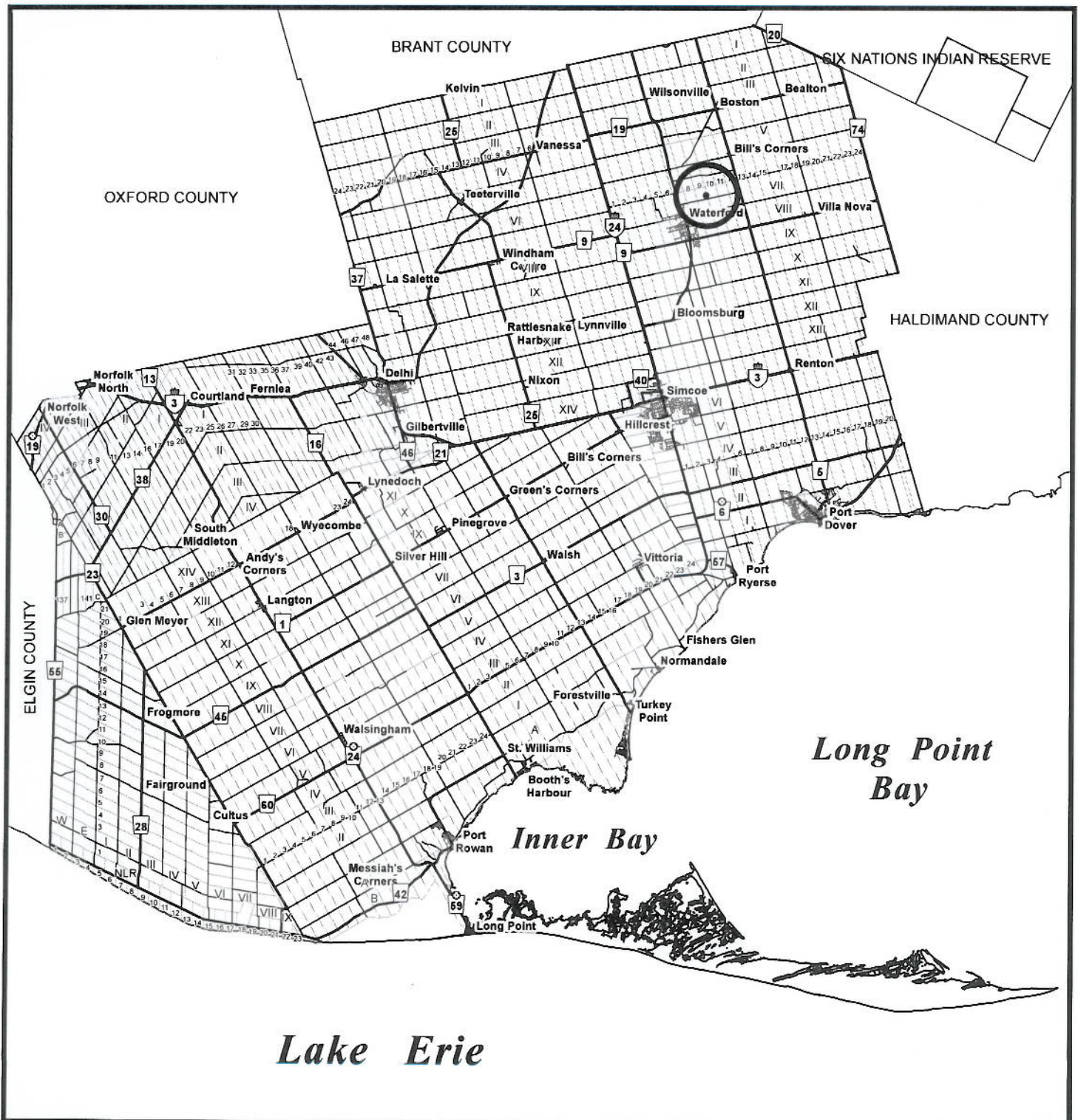
PO. BOX 862 ONTARIO N3Y
SIMCOE

SHERMANDALE FARMS - BOUNDARY ADJ.
 FILE NUMBER S-4036

MAP 1

File Number: BN-060/2007

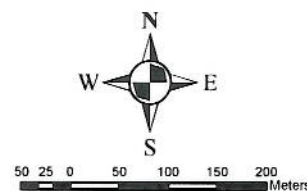
Geographic Township of TOWNSEND



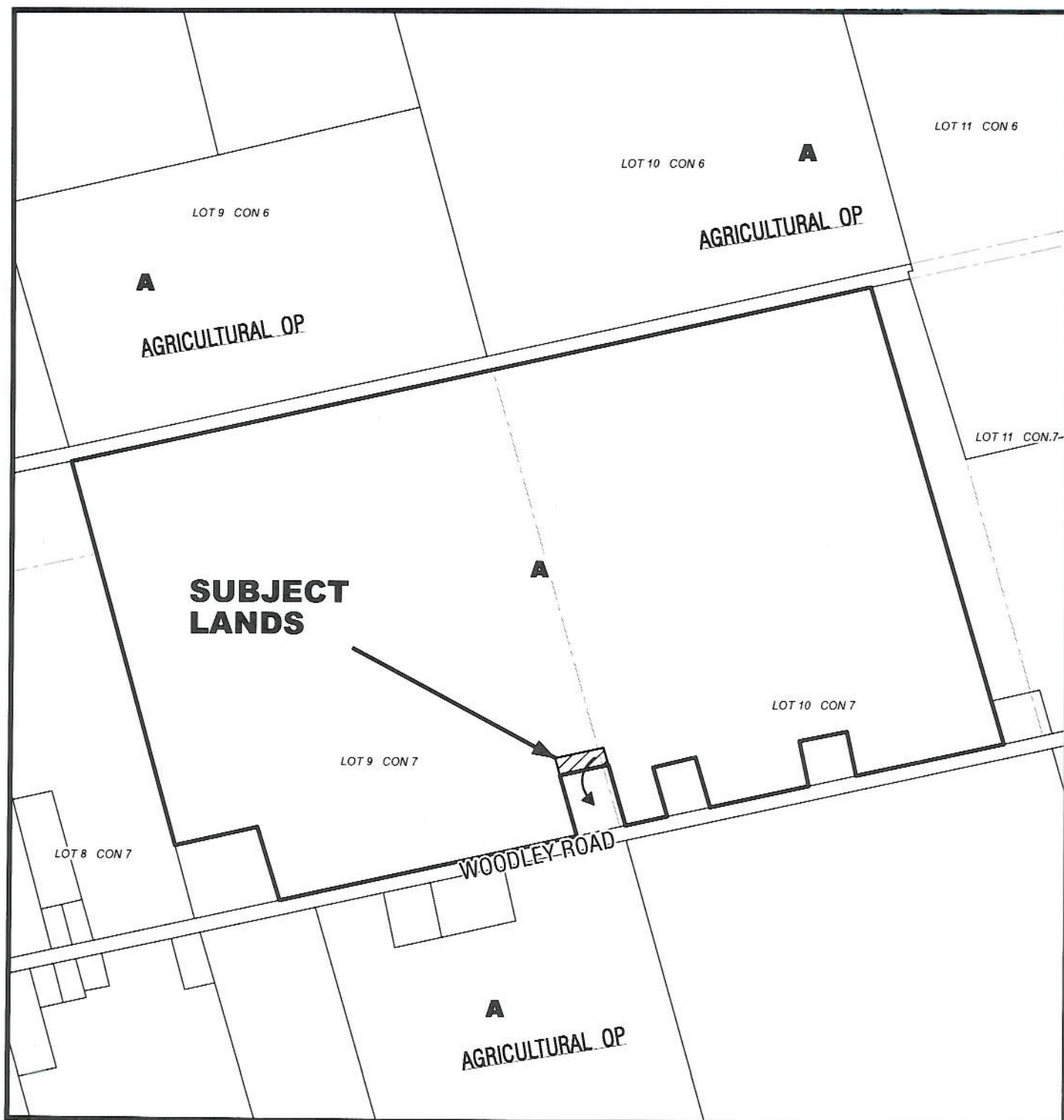
MAP 2

File Number: BN-060/2007

Geographic Township of TOWNSEND



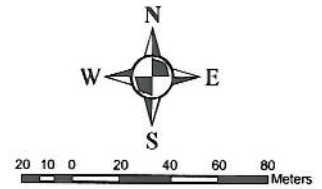
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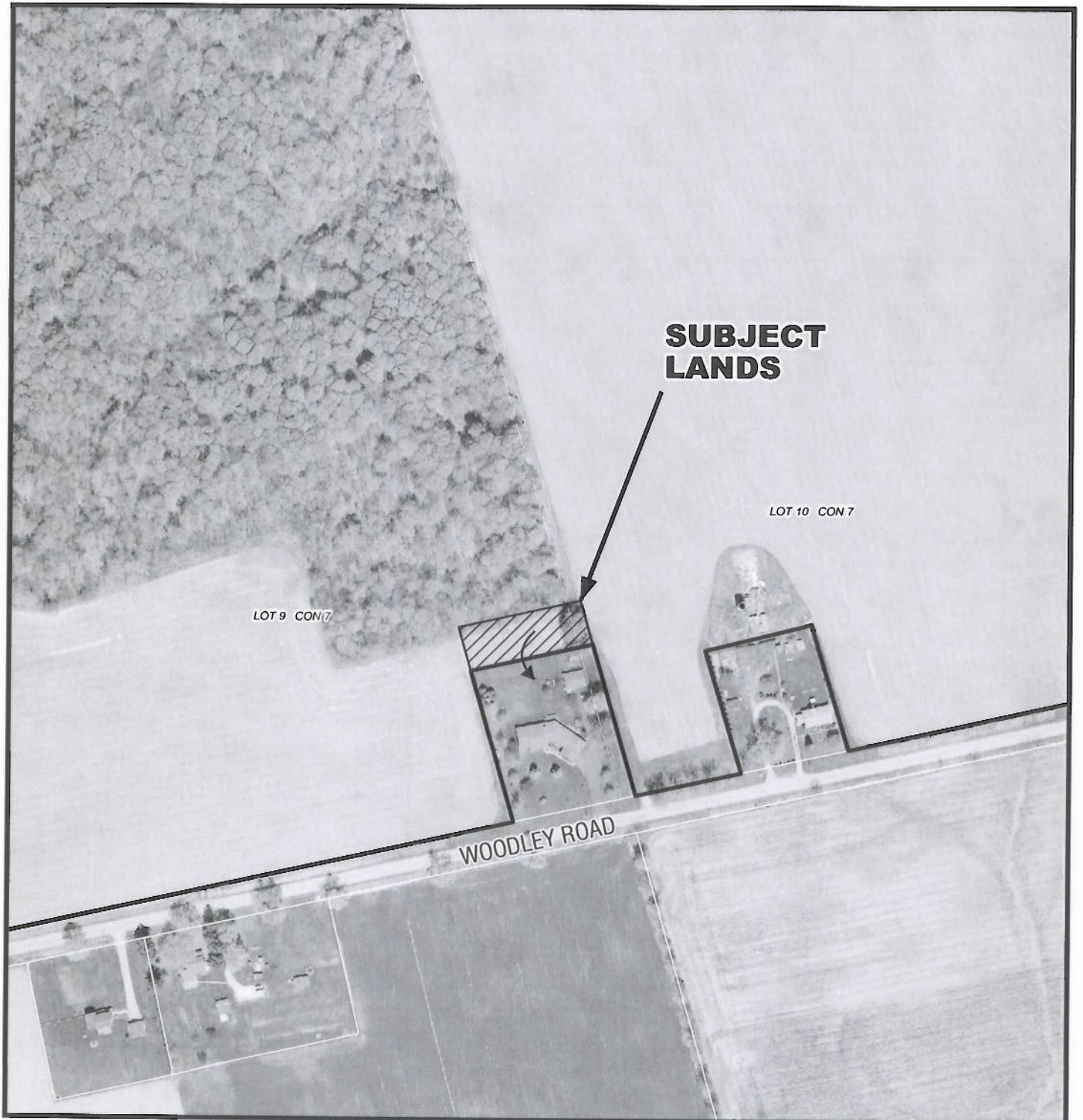
MAP 3

File Number: BN-060/2007

Geographic Township of TOWNSEND



1:3,000



MAP 4
File Number: BN-060/2007
Geographic Township of TOWNSEND

