



**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:

November 14, 2007

FILE NO.: BN-078-2007

ASSESSMENT ROLL NO.: 3310-491-011-16100

APPLICANT:

Marilyn Smith/Barbara McIntyre, Box 58, Teeterville, ON N0E 1S0

AGENT:

John Backus, Box 528, 39 Colborne St. N., Simcoe ON N3Y 4N5

LOCATION:

Pt. Lot 13, Block 12, Parcel 1, Plan 47B WDM (Teeterville Rd. Teeterville)

PROPOSAL:

Sever a parcel having a frontage 36.40 m.(119.42 ft) a depth 159.42 m.(523.06 ft.) and having an area 0.81 ha.(1.999 ac.) and retaining a parcel having an area 0.36 ha. (1.55 acres) more or less

- ☒ 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: October 31, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@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: Karen Judd 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.

CONSENT / SEVERANCE

parcel
#1

Office Use:

File Number:

BN-78/2007

Related File:

BN-77/2007

Fees Submitted:

Oct. 12, 2007

Application Submitted:

Oct 12, 2007

Sign Issued:

Oct 12, 2007

Complete Application:

Oct 12, 2007

NE

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: 3310-491-011-16100

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

A. APPLICANT INFORMATION

Name of Applicant¹ Barbara McIntyre/Marilyn Smith Phone # 519-443-8041
Address c/o Marilyn Smith P.O. Box 58 Fax # _____
Town / Postal Code Teeterville, ON N0E 1S0 E-mail _____

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

Name of Agent John Backus of Cline, Backus, Nightingale
McArthur LLP Phone # 519-426-6763
Address Box 528, 39 Colborne S. N. Fax # 519-426-2055
Town / Postal Code Simcoe, ON N3Y 4N5 E-mail backus@cclinebackus.com

Name of Owner² as per Applicants Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

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 sent³: ☒ 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:
none

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Windham	Urban Area or Hamlet	Teeterville
Concession Number		Lot Number(s)	
Registered Plan Number	47B	Lot(s) or Block Number(s)	Pt. Lot 13, Block 12
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	119.42 (348.72 feet) 36.4 m. (part 1 on map)	Depth (metres/feet)	302 feet on south - 639 feet on north
Width (metres/feet)	*see attached map for further details	Lot area (m ² / ft ² or hectares/acres)	0.81 ha (1.99 Ac)
Municipal Civic Address			

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):

Applicant proposes to sever properties whereby three separate parcels will be created as per attached map -
Properties currently zoned RH-H as per By-law 2-Z-2007

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):
None known at this time

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



CONSENT / SEVERANCE

n/a

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

(Part 1 on map)

Frontage (metres/feet)

(119.65 feet) 36.40m.
(119.42 ft.)

Depth (metres/feet)

523.06 feet on south 159.42m.

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

(1.999 acres) 0.81 Acre ha

Existing use:

Vacant Land Zone RH-H

Proposed use:

Residential - See Map

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:

none

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:

none - at this time

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

(Part 2 on map)

Frontage (metres/feet)

(119.65 feet) 36.47m
(239.3 feet)

Depth (metres/feet)

523.06 feet on North

Width (metres/feet)

*see Map

Lot area (m² / ft² or
hectares/acres)

3.102 acres (1.55 Acre) 0.63 ha

Existing use:

Vacant Land zoned RH-H

Proposed use:

Residential

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 at this time

CONSENT / SEVERANCE

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

Frontage (metres/feet)

N/A

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential - Holding (RH-H) Bylaw 2-Z-2007

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:

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:

Number of separate parcels that have been created:

Date(s) these parcels were created:

Name of the transferee for each parcel:

Uses of the severed lands:

CONSENT / SEVERANCE

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

Date of construction of the dwelling proposed to be severed:

Date of purchase of subject lands:

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:

Personal knowledge

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

(COUNTY ROAD No. 25) (AS WIDENED)

(LT)

PART 2, PLAN 37R-2473 (BY-LAW 17-84;

INST. No. 421063)

(N51°25'00"W P1) (N50°38'00"W P3)

342.74' (P3 & SET)

109.42'

119.65'

92.40'

27.25'

10.57'

SOUTHWEST EDGE OF FLOWERBED & 4' EAST 0.3' SOUTH 8.31'

4' WIDE FLOWERBED WITH WOOD EDGING (P2 & SET) 80.00'

SOUTHEAST EDGE OF FLOWERBED 1.1' WEST 0.3' NORTH (P2 & MEAS) 36.00'

N43°36'00"E (N42°33'00"E P2) (N43°20'00"E P1) 287.68' (MEAS)

IB (700)

(P6 & MEAS) 136.67'

(P6 & MEAS) 135.45'

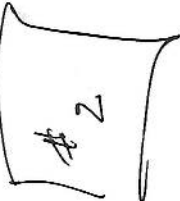
1.999 Acres

PIN 50261-0221 (LT)



BU-78

1.551 Acres



1.551 Acres

413.56'

0307

(R)

523.06'

47-B

663.90' (MEAS)

182.89'

CONCESSIONS LOT

PIN

PLAN

LOT

50261

BU-77

1.369 Acres

17

(R)

302.60'

313.17' (MEAS) (208.88' P1)

SSIB AT INTERSECTION

1.551 Acres

PIN

N14°26'40"W

286.08'

LOT 13 BLOCK 12 REGISTERED CONCESSION 5

PLAN 47-B

REMAINS OF WOOD POST AND WIRE FENCE

ATTACHED TO TREES (20 YEARS +) DETRAINING LIMIT

IB (700)

IB (700)

IB (700)

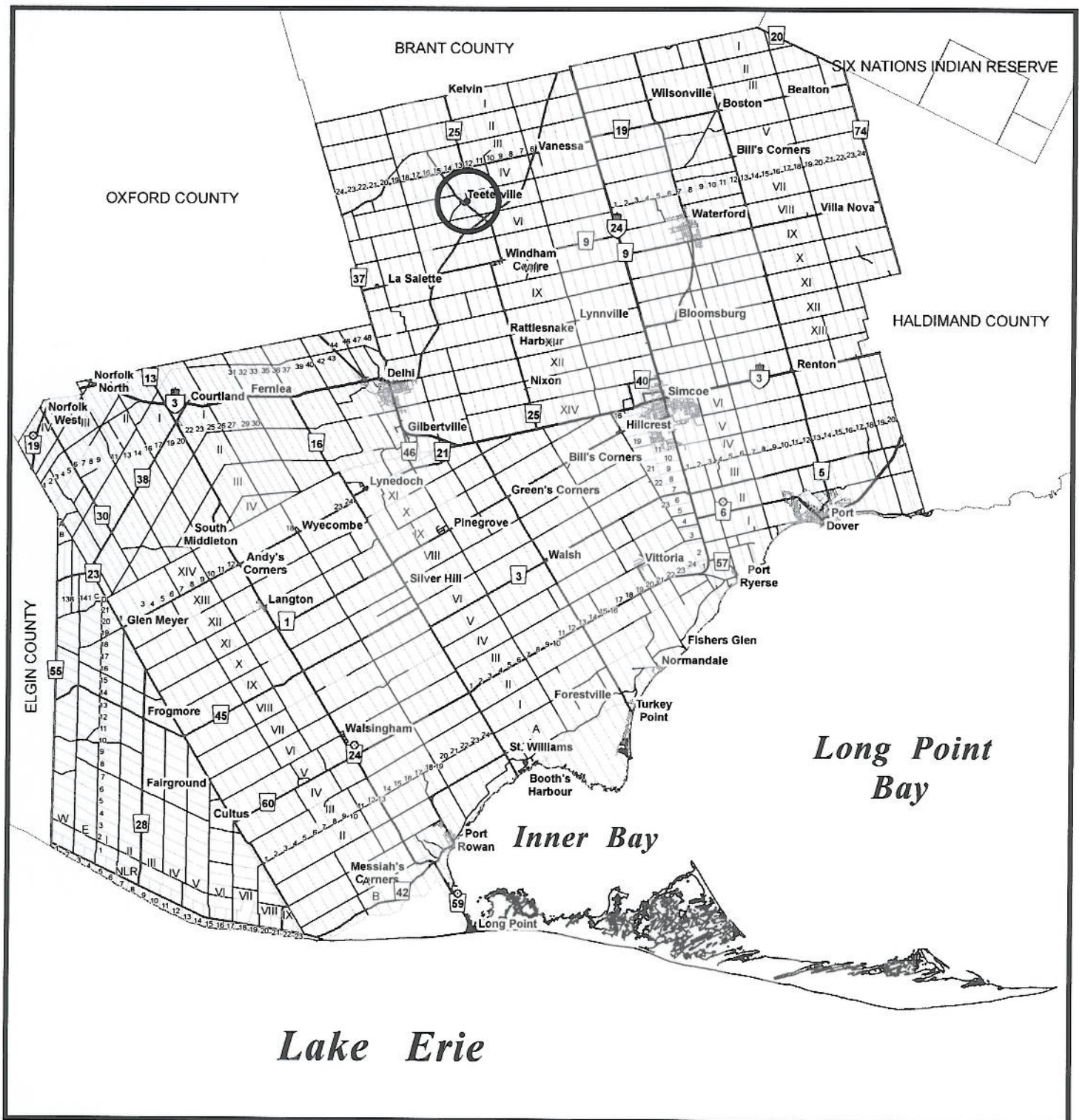
EXPLANATORY NOTES

1. The Applicants are the registered owners of the lands designated as Parcels 1, 2 and 3 on the attached map.
2. The Applicants propose to submit 2 severance applications (in accordance with the Request of the Planning Department) whereby Parcel 1 and Parcel 3 receive the consent of the Committee of Adjustment. This would result in the subject properties being comprised of 3 separate conveyable parcels.
3. The Applicants have petitioned for an extension to the existing municipal drains in the area by way of Petition for Drainage Works by Owner and the Municipality has appointed the engineering firm of John Vallce to proceed with such Petition. Upon completion of the extension, it is anticipated that all storm water drainage issues relating to the subject properties and certain adjacent properties shall be resolved.
4. The Municipality has approved/passed Zoning By-law 2-Z-2007 whereby the subject property and certain adjacent properties have been re-zoned to Hamlet Residential Holding (RH-H).
5. The Severance Application conforms to the Official Plan and Zoning By-law affecting the subject properties.

MAP 1

File Number: BN-077/2007 & BN-078/2007

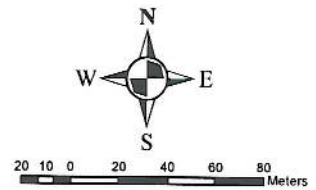
Geographic Township of WINDHAM



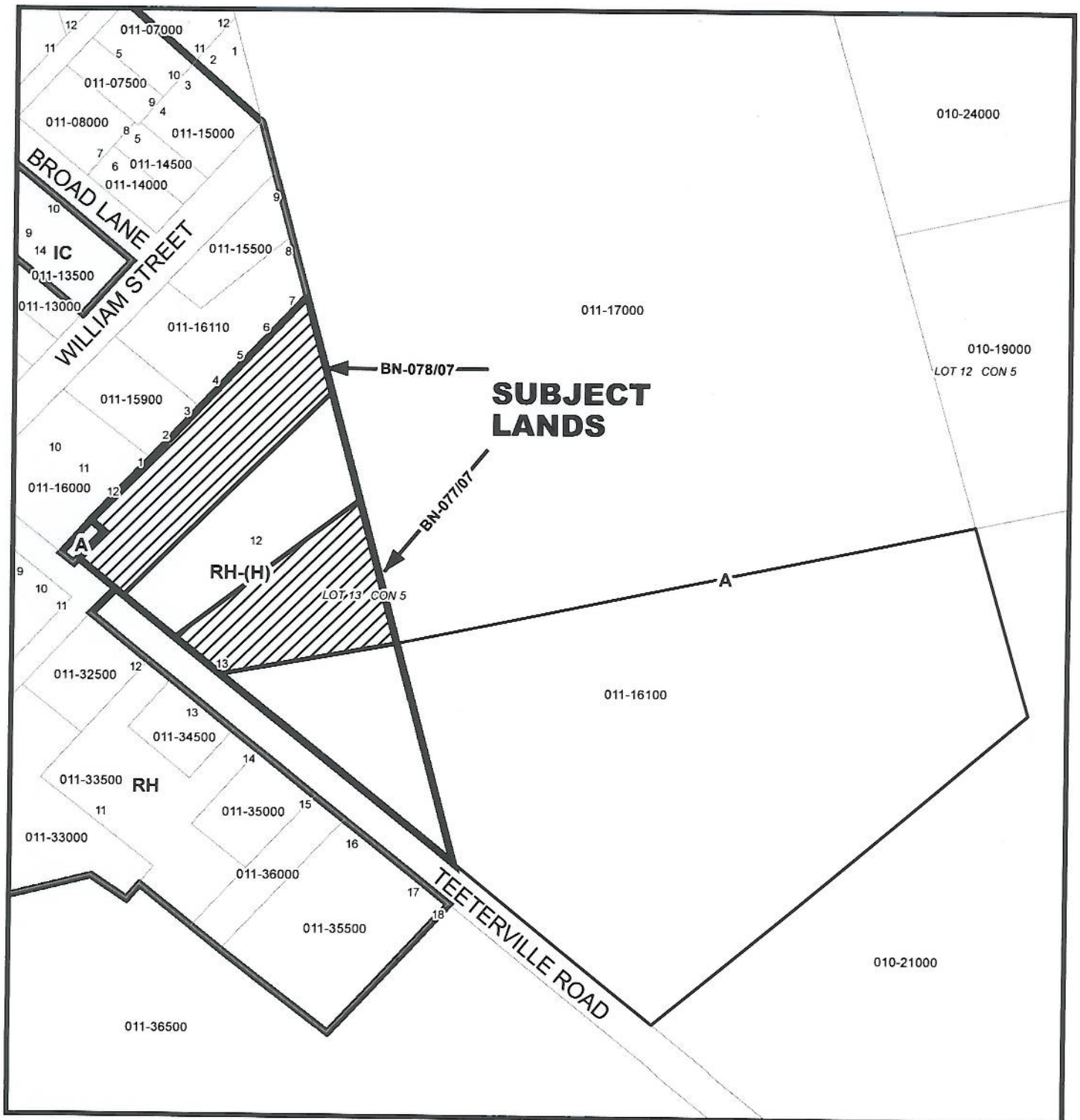
MAP 2

File Number: BN-077/2007 & BN-078/2007

Geographic Township of WINDHAM



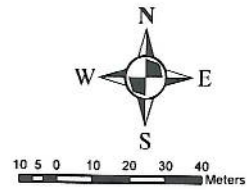
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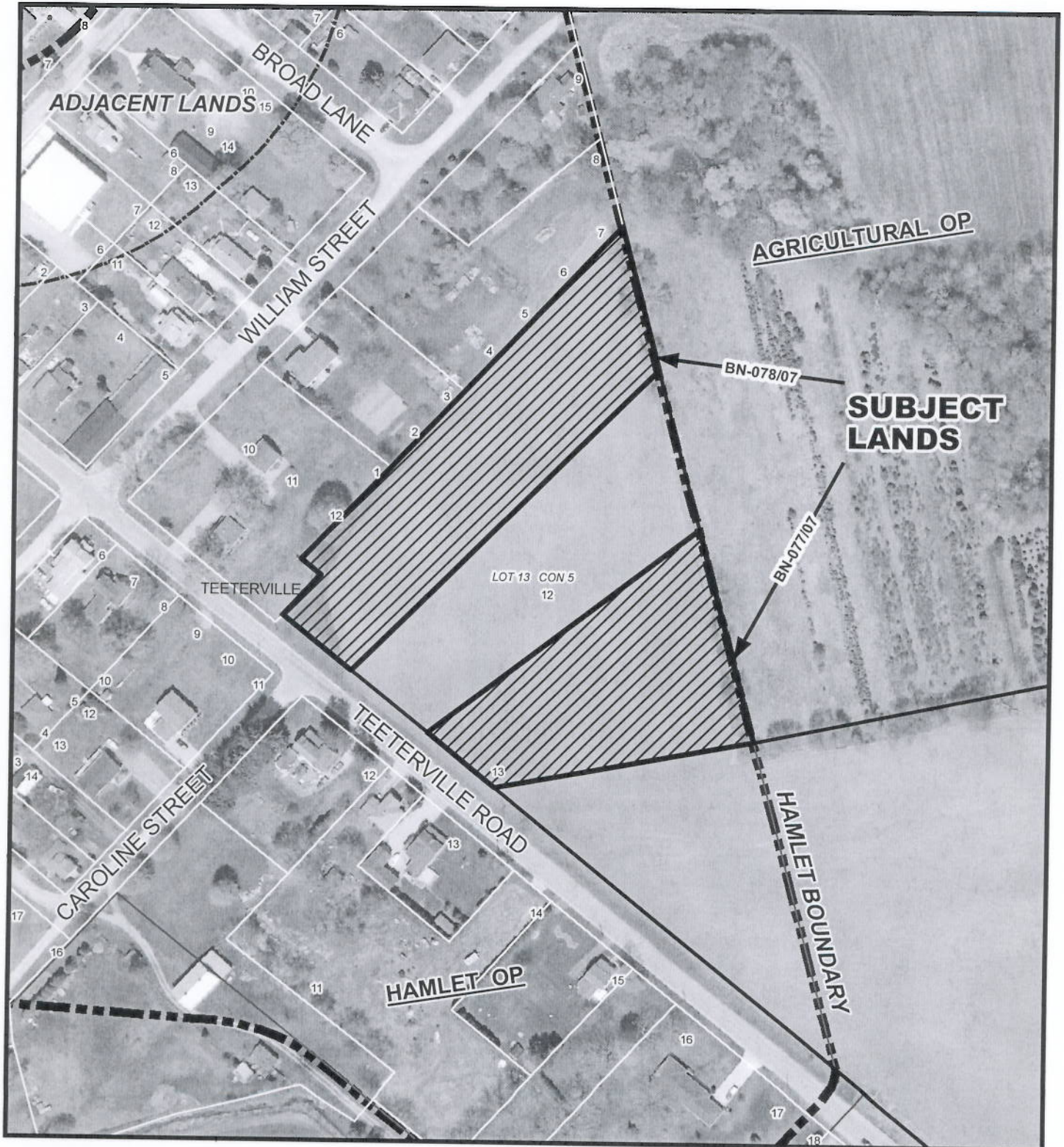
MAP 3

File Number: BN-077/2007 & BN-078/2007

Geographic Township of WINDHAM



1:2,000



Geographic Township of WINDHAM

