



**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-081/2007**

**ASSESSMENT ROLL NO.: 3310-405-020-27200**

**APPLICANT:**

Louis Lau, R. R. # 1, Schomberg, ON

**AGENT:**

R. C. Dixon, 51 Park Road, Simcoe ON N3Y 4J9

**LOCATION:**

Lot 44, Plan 427 CHR (N/A)

**PROPOSAL:**

Sever a parcel of having a frontage 152.4 m. (500 ft.) a depth 152.4 m. (500 ft.) and having an area 2.24 ha (5.55 ac.) and retaining an irregular parcel as attached.

- ☒ 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**

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**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](mailto:lucy.hives@norfolkcounty.ca)**

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**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: [karen.judd@norfolkcounty.ca](mailto: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.

CONSENT / SEVERANCE

THE CORPORATION OF  
NORFOLK COUNTY

**RECEIVED**  
OCT 23 2007

PLANNING DEPT.

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

BN-81107  
B384-92/85  
Oct-22/07

Ag

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- 405-020-27200

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

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>

Louis Lau

Phone #

905-939-2648  
~~416-480-2935~~

Address

RR1 Schomberg

Fax #

Town / Postal Code

E-mail

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

R. C. Dixon, D.L.S.

Phone #

(519) 426-0842

Address

51 Park Road

Fax #

(519) 426-1034

Town / Postal Code

Simcoe N3Y4J9

E-mail

surveyors@amtelecom.net

Name of Owner <sup>2</sup>

Phone #

Address

Fax #

Town / Postal Code

E-mail

<sup>2</sup> 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 <sup>3</sup>:

☐ Applicant

☒ Agent

☐ Owner

<sup>3</sup> 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

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlotteville</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	
Registered Plan Number	<u>427</u>	Lot(s) or Block Number(s)	<u>44</u>
Reference Plan Number	<u>37R 4471</u>	Part Number(s)	<u>Part 1</u>
Frontage (metres/feet)	<u>/995' ±</u>	Depth (metres/feet)	
Width (metres/feet)	<u>irregular</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>/ 103 ac ±</u>
Municipal Civic Address			

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto: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 property has been leased and is used as a farm equipment yard by Norfolk Tractor. It is now desirable that Norfolk Tractor own the property. A site plan was prepared in 1998 when this current use began and was the subject of HTE criteria for entrance design.

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

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

## 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
<b>SUBJECT LANDS</b>						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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**:

Frontage (metres/feet)

152.4m / 500'

Depth (metres/feet)

152.4m / 500'

Width (metres/feet)

152.4m / 500'

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

2.24 ha / 5.55 ac.

Existing use:

farm implement yard

Proposed use:

no change

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:

nil

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:

nil

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

irregular see att. plan

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

Existing use:

vacant agriculture

Proposed use:

no change

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:

nil

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:

nil



## CONSENT / SEVERANCE

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

Frontage (metres/feet) \_\_\_\_\_

Depth (metres/feet) \_\_\_\_\_

Width (metres/feet) \_\_\_\_\_

Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use: \_\_\_\_\_

### D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

Agriculture

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:

B 314/92-5

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:

farm implement yard

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:

local 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

## 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:

B. 304/92.S

Land it affects:

lands to east (Part on 37R6208)

Purpose:

Kingdom Hall

Status/decision:

approved

Effect on the requested amendment:

nil

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

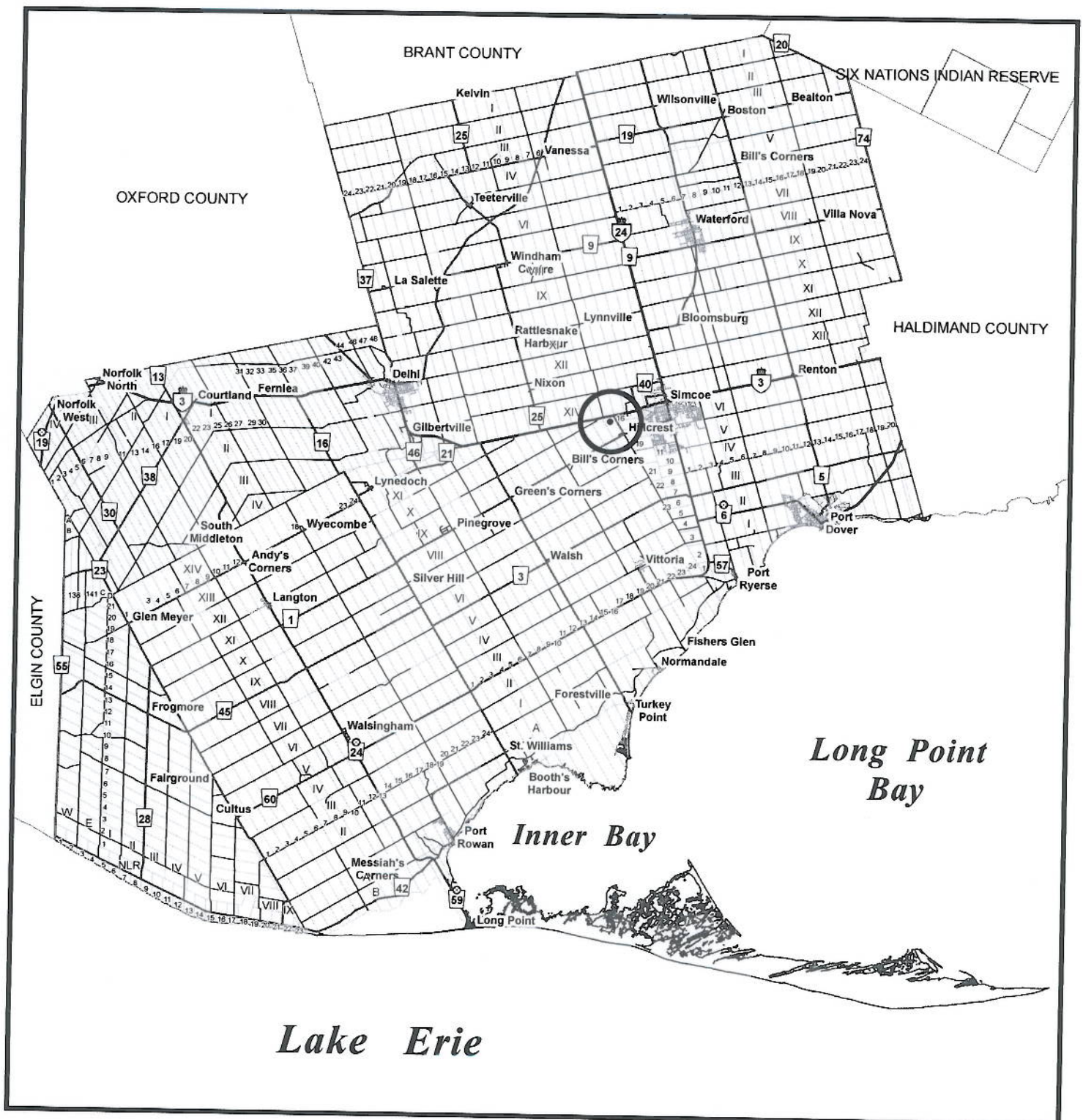
If yes, does the requested application conform to or does not conflict with the provincial plan or plans:



# MAP 1

File Number: BN-081/2007

Geographic Township of CHARLOTTEVILLE

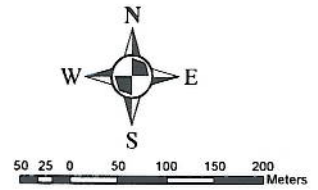




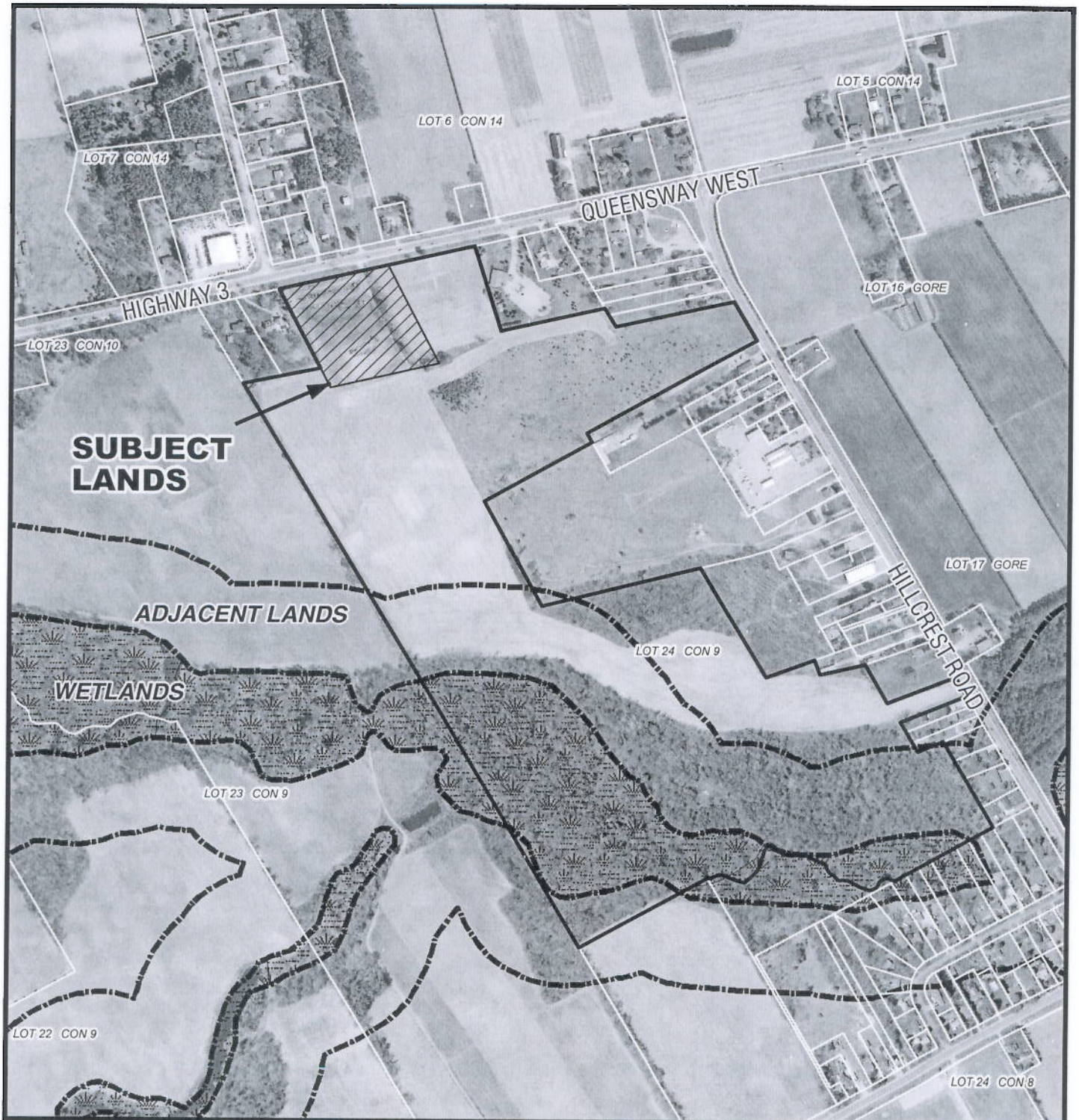
# MAP 3

File Number: BN-081/2007

Geographic Township of CHARLOTTEVILLE



1:7,500

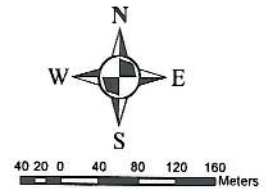




## MAP 2

File Number: BN-081/2007

Geographic Township of CHARLOTTEVILLE



1:7,500





# Geographic Township of CHARLOTTEVILLE

