



**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:

January 10TH, 2007

FILE NO.: BN-082/2006

ASSESSMENT ROLL NO.: 3310-491-026-23000

APPLICANT:

Joseph Tian Jr., RR #7, Nixon Road 25, Simcoe, ON N3Y 4K6

AGENT:

Joseph Rodriguez, 206 Nixon Street, Nixon, ON N3Y 4K6

LOCATION:

Part Lot 12, Concession 13 WDM (2294 Nixon Road)

PROPOSAL:

Sever a parcel having a frontage of 33.53 m (110 ft) a depth of 82.9 m (272 ft) and having an area of 0.45 ha (1.0 ac) and retain a parcel having an area of 6.5 ha (16.0 ac) more or less as the creation of a residential lot as well as the creation of a right-of-way and an easement.

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

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Jan 25

Property Assessment Roll Number:

33-10- 491-026-230
(to be provided by applicant/agent)

Office Use

File No. BN-082/2006
Date Submitted Oct. 11, 2006
Date Received " "
Sign Issued " "



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 Joseph Tian Jr. Phone No. 519-
Address RR 7 - Nixon Rd 25 Fax No. _____
Simcoe ONT Postal Code N3Y 4K6
E-mail _____

2. Agent (if any) Joseph Rodriguez Phone No. 519-426-2894
Address 206 Nixon Street Fax No. _____
Nixon ONT Postal Code N3Y 4K6
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 Windham
Urban Area or Hamlet Nixon
Concession Number 13 Lot Number Part lot 12
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 2294 Nixon Road.

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check appropriate box)
- | | | | |
|-----------|--|--------|--|
| Transfer: | <input checked="" type="checkbox"/> Creation of a new lot <u>and</u> | Other: | <input type="checkbox"/> a charge |
| | <input type="checkbox"/> Boundary Adjustment | | <input type="checkbox"/> a lease |
| | <input checked="" type="checkbox"/> an easement/ <u>right-of-way</u> | | <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):

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: 33.53 m.Depth: ~~86.87~~ 82.9 m.Greenstead Drive 110 ft.~~285~~ 272 ft.

Width: _____ m.

Area: 0.45 ha.

_____ ft.

1.0 acExisting use agricultural
farm dwellingProposed Use: Residential lotNumber and type of buildings and structures existing on the land to be severed:1 house, 1 garageNumber and type of buildings and structures proposed on the land to be severed:No change

2. Description of land intended to be RETAINED:

Frontage: ± 213 m.

Depth: _____ m.

± 700 ft.irregular ft.

Width: _____ m.

Area: 6.5 ha

_____ ft.

16 ac.Existing use agriculturalProposed Use: agriculturalNumber and type of buildings and structures existing on the land to be retained:2 barns, 2 kilnsNumber and type of buildings and structures proposed on the land to be retained:Nothing new at this time

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

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

Name of Road/Street

Nixon Road
Regional Road 25Right of Way25 ft wide.7.62m242 ft long73.7m

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

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

Name of Road/Street

Dixon Road (via proposed right of way)
Greenslade Drive

5. Servicing:

Indicate what services are available or proposed:

Water SupplySewage TreatmentexistingStorm Drainage*

Piped Water

☐

Individual Wells

☒

Other (describe)

☐

Sewers

☐

Communal System

☐

Septic Tank & Tile Bed

☒

Other (describe)

☐

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: Hamlet.2. What is the existing Zoning of the subject lands: Agricultural
(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 ☐

Approved but lapsed.
BN - 113/2001

If the answer to the above question is YES, File No.:

How many separate parcels have been created? _____

Date(s) these parcels were created: _____

The name of the transferee for each parcel: _____

What uses were the parcels severed for? _____

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

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

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. Lapsed

File No. BN-113/2006 Decision: Approved

5. Date of purchase of subject land. ~~1995~~ approx 1945

6. How many years has the owner farmed? all his life

Outside this municipality but in Ontario? _____ In this municipality? _____

Other (please specify) _____

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: ZN-067/2006

3. Is there any other application on this property that could affect this application?

Yes ☐

No ☒

Unknown ☐

If Yes, describe _____

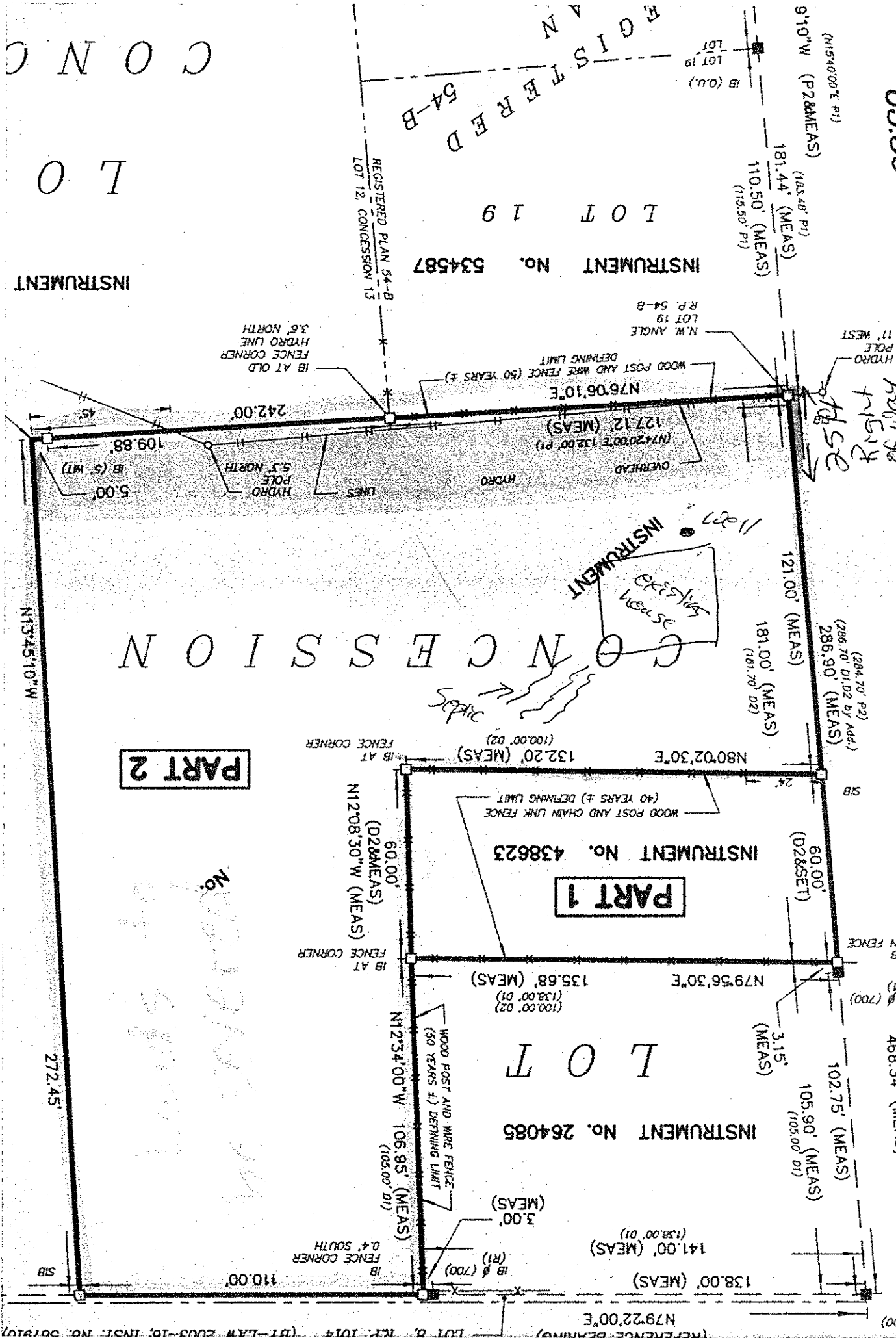
I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

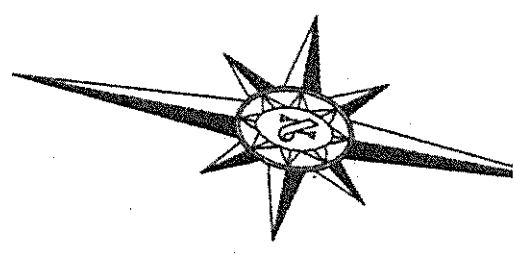
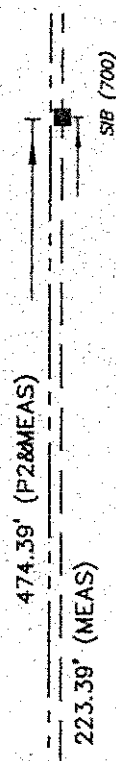
In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

ALLOWANCE FOR ROAD BETWEEN LOTS 12 AND





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.		PLAN 37R- 8954		
DATED <u>October 10, 2003</u>		RECEIVED AND DEPOSITED DATED <u>Oct 10, 2003</u>		
 R.C. DIXON ONTARIO LAND SURVEYOR		 LAND REGISTRAR FOR THE REGISTRY DIVISION OF NORFOLK (No. 37)		
SCHEDULE				
PART	PART LOT	CONCESSION	INSTRUMENT	AREA (Ac.)
1	12	13	438623	0.184
2	12	13	517605	1.059

PLAN OF SURVEY
 OF PART OF
 LOT 12
 CONCESSION 13
 IN THE GEOGRAPHIC

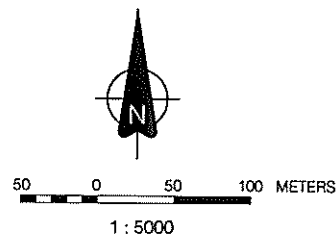
MAP 1

File Number: BN-082/2006
Geographic Township of WINDHAM



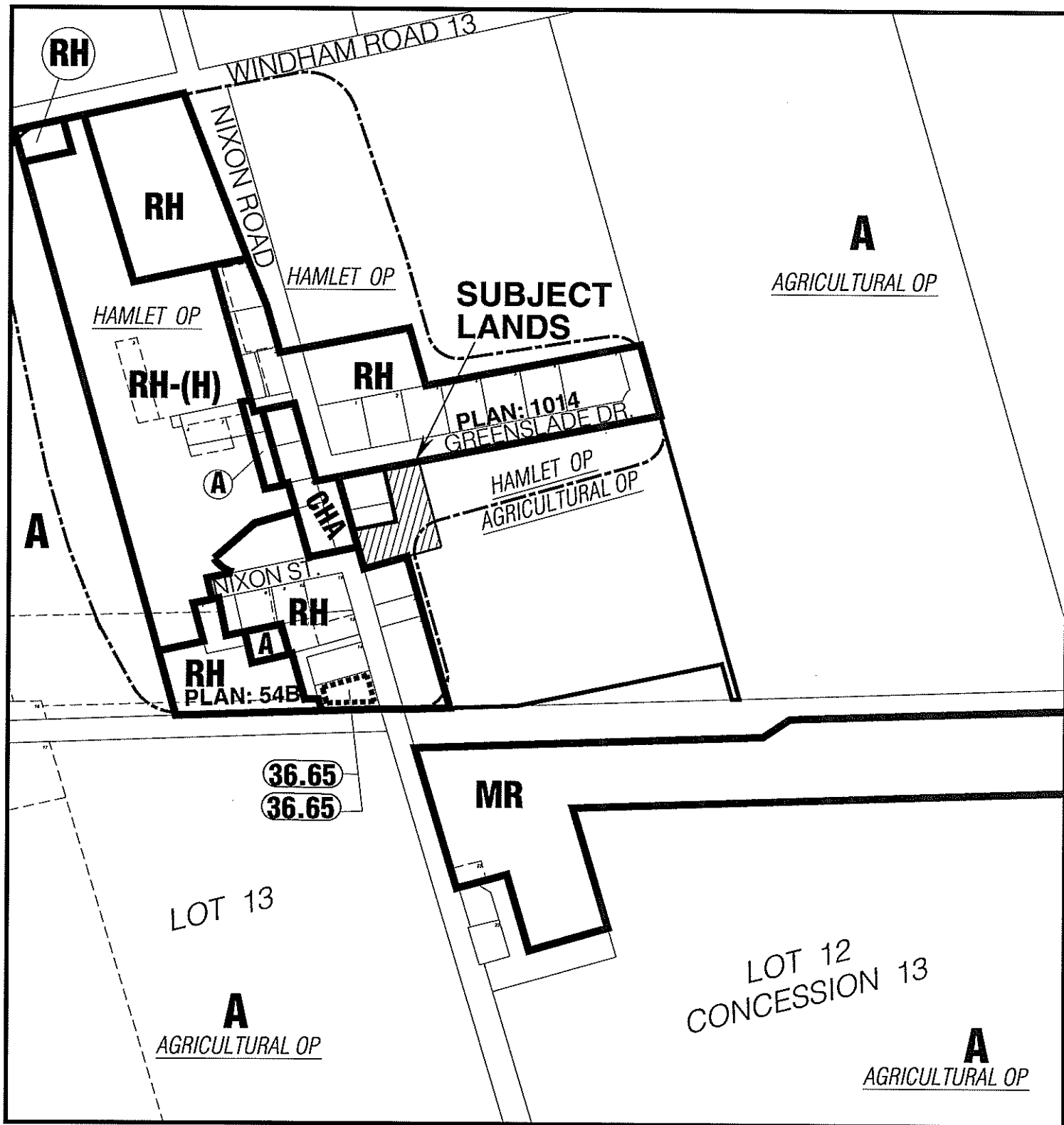
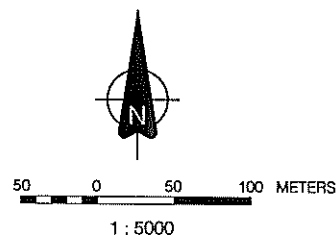
MAP 2

File Number: BN-082/2006
Geographic Township of WINDHAM



MAP 3

File Number: BN-082/2006
Geographic Township of WINDHAM



File Number: BN-082/2006
Geographic Township of WINDHAM

