



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2010029**

☒ 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:**

**May 31, 2010**

**APPLICANT:**

NUNN JULIANN, RR 1 STN MAIN, SIMCOE, ON N3Y 4J9  
NUNN LARRY ALLAN, RR 1 STN MAIN, SIMCOE, ON N3Y 4J9

**AGENT:**

NUNN WILLIAM CHRISTOPHER, 925 CHAR"VILLE RD 10 RR 1, SIMCOE, ON N3Y 4J9  
NUNN HEATHER LEE, 925 CHAR"VILLE RD 10 RR 1, SIMCOE, ON N3Y 4J9

**LOCATION:** CHR CON 10 PT LOT 16 (CHARLOTTEVILLE ROAD 10)

**ASSESSMENT ROLL NO.:** 3310493020032000000

**PROPOSAL:**

An application has been received to sever a portion of land having a frontage of 17 m (56 ft), a depth of 80.5 m (264 ft) and having an area of 1,368.5 sq m (14,784 sq ft) and retain a parcel having an area of 0.57 ha (1.4 ac.) as a boundary adjustment for drainage purposes and to increase the neighbouring property owners side yard. Final Lot size 2.27 ac (0.9ha) for the proposed and 1.4 ac (0.57 ha) for the retained. Lands to be added to: 925 Charlotteville Road 10.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**Mary Elder, MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3  
519-426-5870 Ext. 1341

**EMAIL: [mary.elder@norfolkcounty.ca](mailto:mary.elder@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 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](mailto:karen.judd@norfolkcounty.ca)

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**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:** May 17, 2010

**CONSENT / SEVERANCE****Office Use:**

File Number: BN- PL2010029  
Related File: ✓  
Fees Submitted: May 6/2010  
Application Submitted: May 6/2010  
Sign Issued: May 6/2010  
Complete Application: May 6/2010 *JP*

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- 493-020-03200**

- |   |   |
|---|---|
| <input type="checkbox"/> Creation of a new lot  | <input checked="" type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling       | <input type="checkbox"/> Easement                       |
| <input type="checkbox"/> Farm Split             | <input type="checkbox"/> Right-of-way                   |
| <input type="checkbox"/> Other (lease / charge) |   |

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> Larry Allan Nunn / Julian Nunn Phone # 519-428-1271  
Address Charlottesville Rd. 10 Fax # \_\_\_\_\_  
Town / Postal Code R.R. #1 Simcoe ON N3Y 4J9 E-mail \_\_\_\_\_

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

**AGENT INFORMATION**

Name of Agent William Christopher Nunn / Heather Lee Nunn Phone # 519-428-2267  
Address 925 Charlottesville Rd. 10 Fax # \_\_\_\_\_  
Town / Postal Code R.R. #1 Simcoe ON N3Y 4J9 E-mail nunn@sheppardmacintosh.com

**OWNER(S) INFORMATION** Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners <sup>2</sup> same as Applicants 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:

The Toronto-Dominion Bank

## CONSENT / SEVERANCE

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

Geographic Township	<u>Charlottesville</u>	Urban Area or Hamlet	_____
Concession Number	<u>10</u>	Lot Number(s)	<u>16</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>37R-9536</u>	Part Number(s)	<u>3</u>
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____
Municipal Civic Address	<u>Charlottesville Road 10, R #1 Sine</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto:NorfolkGIS@norfolkcounty.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):

- to allow for a larger side yard for  
925 Charlottesville Road 10 proper  
- to allow for greater drainage for the side yard  
for 925 Charlottesville Road 10

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

please see below

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

R.11 # 3310-493-020-03400

925 Charlottesville Rd 10

William Christopher Nunn / Heather Lee Nunn  
Instruments 601213 and 604758

Sever a portion of land having a frontage of 17m (56 ft) + a depth of 80.5m (264 ft) + an area



of 1,368.5 m<sup>2</sup> (14,784 ft<sup>2</sup> sq) for drainage purposes + to increase the neighbouring →

## 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>		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	
					<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 (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	Lands to be Retained (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Area under cultivation		
Woodlot area		
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)

17m (56 feet)

Depth (metres/feet)

80.5m  
(264 feet)

Width (metres/feet)

56 feet

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

1368.5 sqm (14,784 ft<sup>2</sup>)

PROPOSED FINAL LOT SIZE  
(if boundary adjustment)

0.9 ha (2.27 ac)

Existing use:

residential vacant

Proposed use:

residential vacant

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

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

Frontage (metres/feet)

233.89 feet

Depth (metres/feet)

264 feet

Width (metres/feet)

233.89 feet

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

(61,747 ft<sup>2</sup>) 0.57 ha  
5736.3 sqm (1.4 ac)

Existing use:

residential

Proposed use:

residential

## CONSENT / SEVERANCE

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:

residential dwelling and 2 wooden sheds

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:

n/a

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): Agricultural

Present zoning: 51m

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

## CONSENT / SEVERANCE

If yes, indicate the file number and the status/decision: BN-037-2006 ( <sup>previous</sup> <sup>boundary</sup> <sup>adjustment</sup> <sup>involving same</sup> <sup>parties</sup> )

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: see above

Number of separate parcels that have been created: none, <sup>previous</sup> boundary adjustment, conveyance to William/Heather Nunn

Date(s) these parcels were created: \_\_\_\_\_

Name of the transferee for each parcel: see above

Uses of the severed lands: residential

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

properties amalgamated? 7/9

Date of construction of the dwelling proposed to be severed: 7/9

**CONSENT / SEVERANCE**

Date of purchase of subject lands: July 11th / 1985

**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 of applicants / agent

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 n / a



## 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**: If additional space is required, attach a separate sheet.

File number: BN - 037-2006 (previous boundary adjustment)

Land it affects: \_\_\_\_\_

Purpose: \_\_\_\_\_

Status/decision: \_\_\_\_\_

Effect on the requested amendment: \_\_\_\_\_

Is the above information for other planning developments applications attached? ☐ Yes ☒ No

### G. PROVINCIAL POLICY



## CONSENT / SEVERANCE

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 *unknown*

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

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <i>immediately adjacent</i> _____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <i>gutter wreckers</i> _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance

## H. SERVICING AND ACCESS

### WATER SUPPLY

Municipal piped water

### SEVERED

☐

### RETAINED

☐

Communal Wells

☐
☐

Individual Wells

☐
☒

Other means (describe) \_\_\_\_\_

## CONSENT / SEVERANCE

### SEWAGE TREATMENT

#### SEVERED

#### RETAINED

Municipal Sewers  
Communal System  
Septic tank and tile bed

☐  
☐  
☐

☐  
☐  
☒

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

#### SEVERED

#### RETAINED

Storm Sewers  
Open ditches

☐  
☐

☐  
☐

no

Other (describe) municipal drain ?

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐

Yes

☒

No

Has the existing drainage on the subject lands been altered?

☐

Yes

☒

No

Does a legal and adequate outlet for storm drainage exist?

☒

Yes

☐

No

☒ Unknown not necessary

Existing or proposed access to the **RETAINED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Charlottesville Road 10

Existing or proposed access to **SEVERED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

## CONSENT / SEVERANCE

Name of road/street: \_\_\_\_\_

### I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No

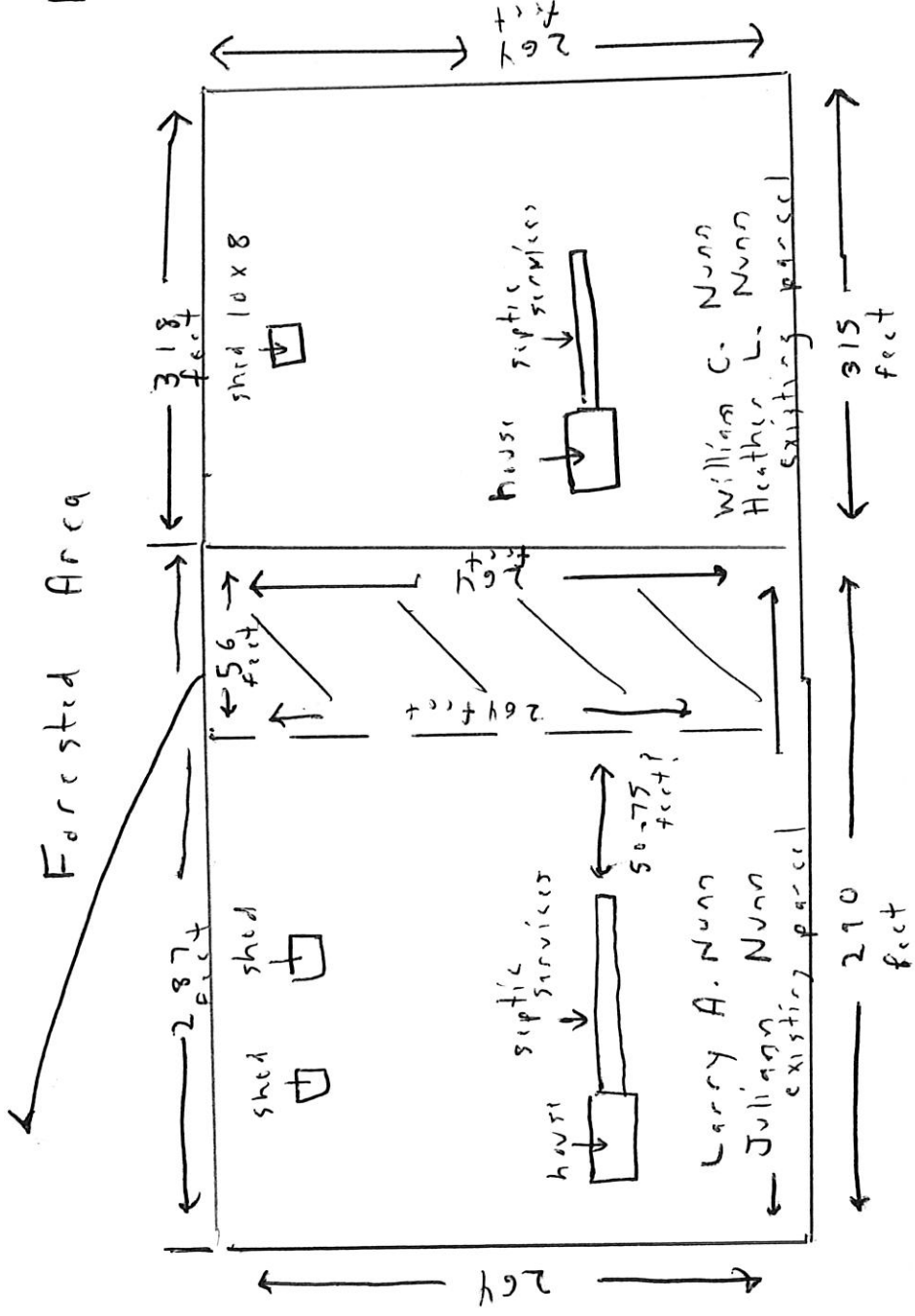
If yes, describe: \_\_\_\_\_

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

- the to-be severed parcel is entirely vacant
- this boundary adjustment will allow for proper drainage for the William/Heather Nunn parcel. It will also allow for a larger, more proportionate side yard for the William/Heather Nunn parcel.
- the existing owners, Larry & Juliann Nunn, make no use of this <sup>to-be</sup> severed parcel. It serves no useful purpose for them.

N  
↑

\* parcel to be severed \*



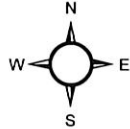
Charlottesville Road 10

# MAP 1

File Number: BNPL2010029

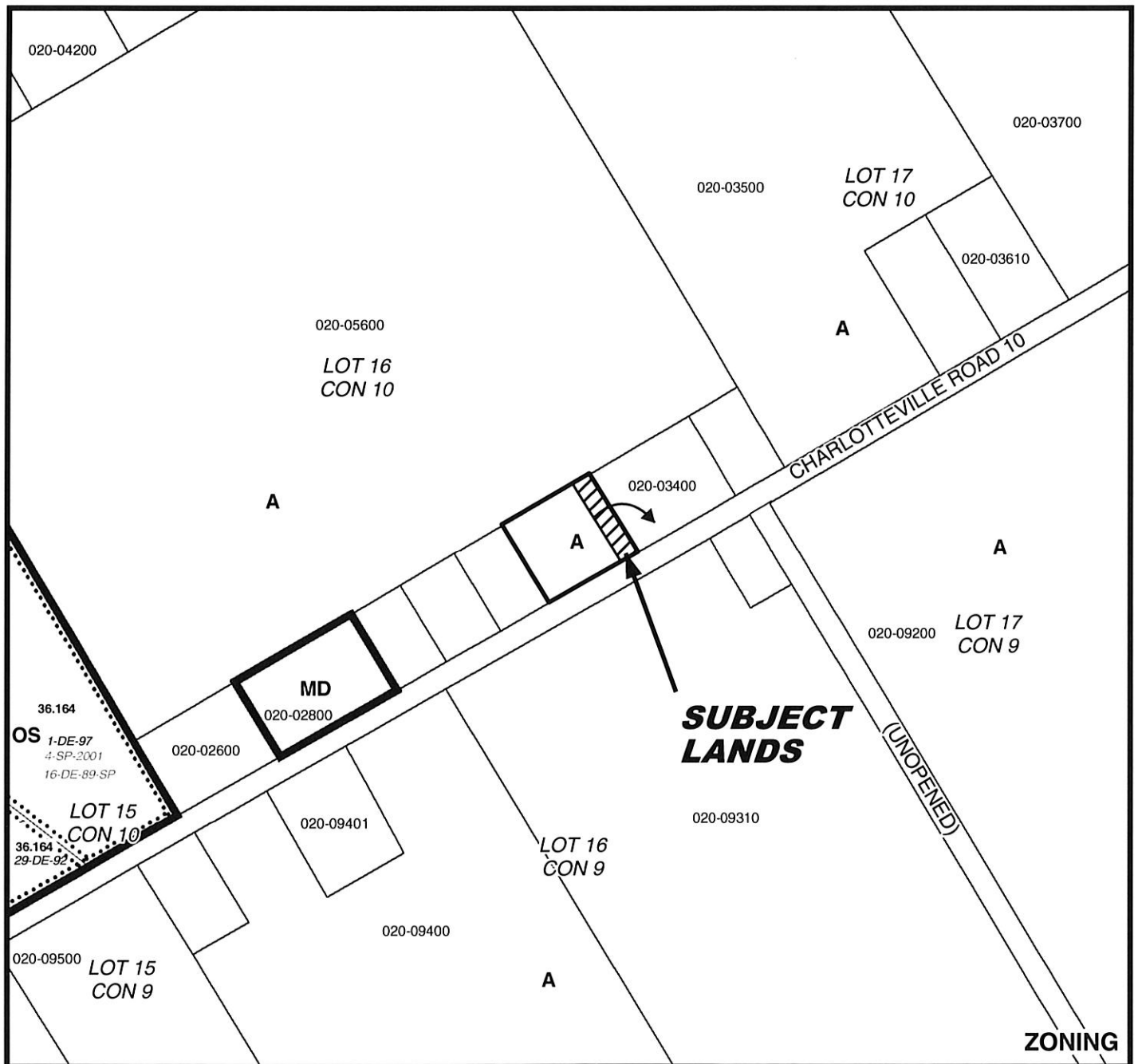
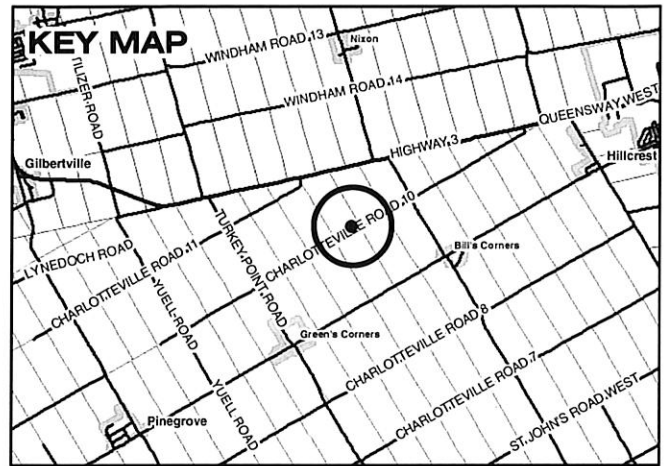
Geographic Township of

**CHARLOTTEVILLE**



1:5,000

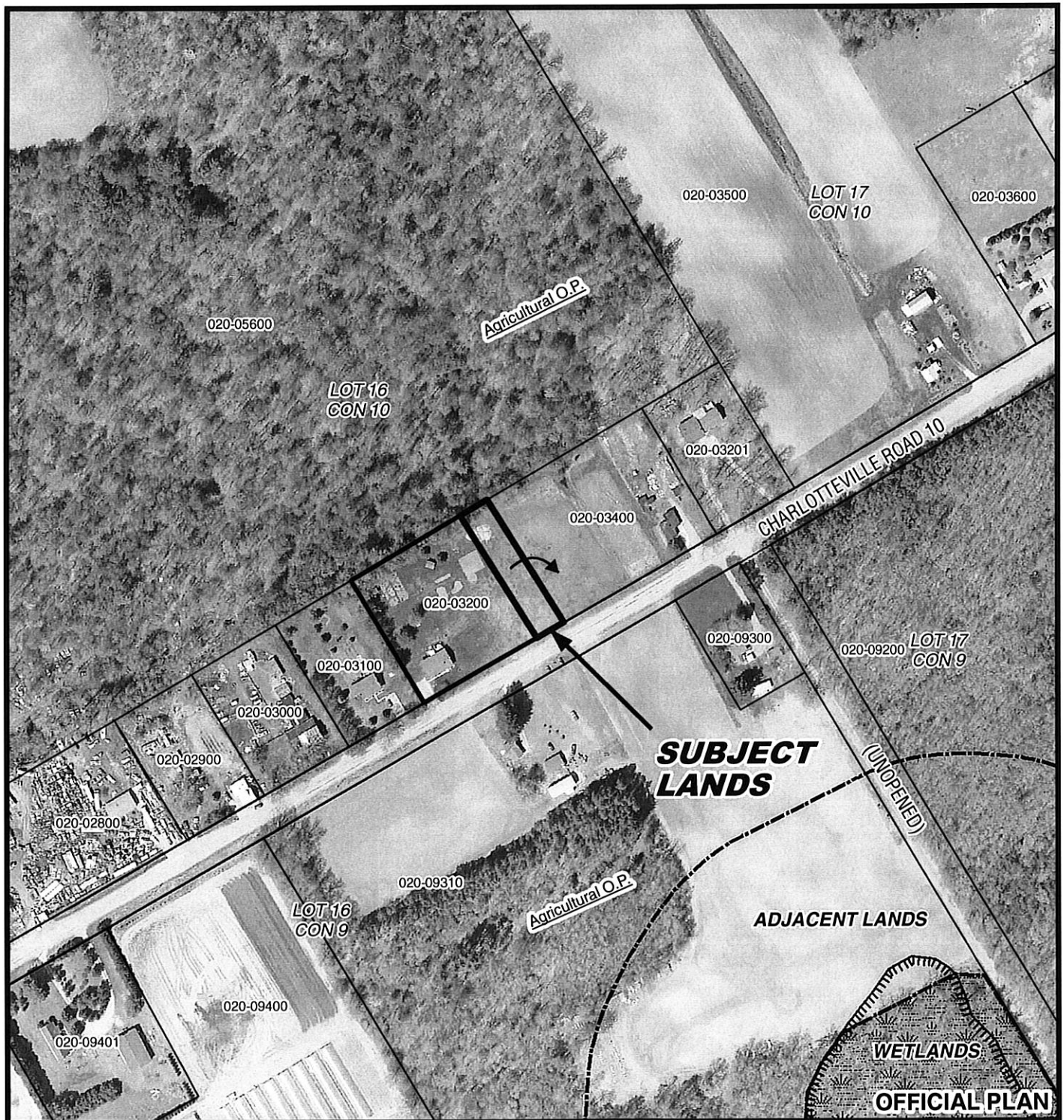
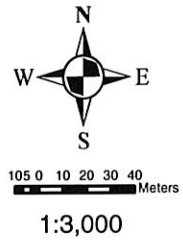
50 25 0 50 100 150 200 Meters



## MAP 2

File Number: BNPL2010029

Geographic Township of CHARLOTTEVILLE



# MAP 3

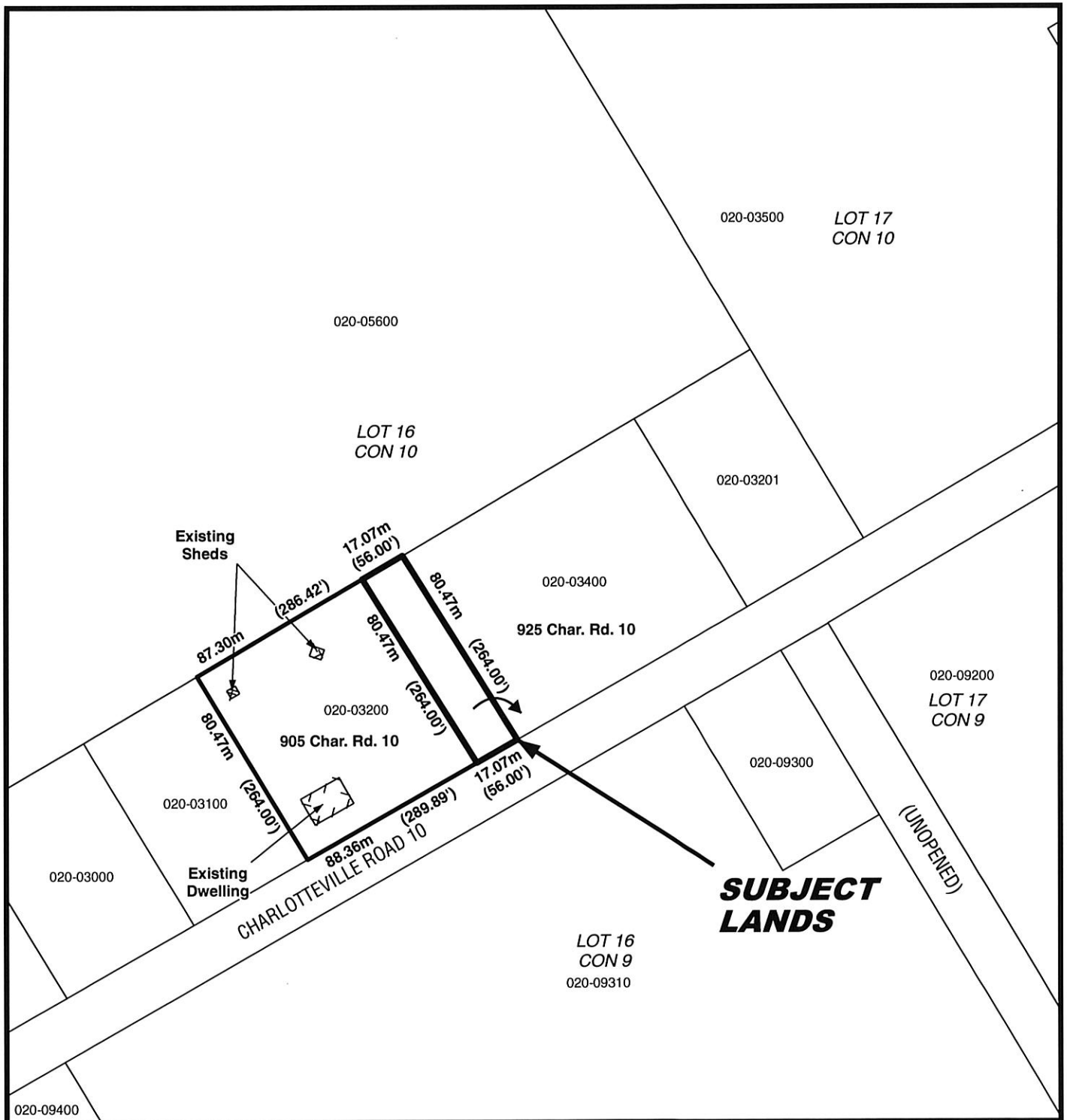
File Number: BNPL2010029

Geographic Township of CHARLOTTEVILLE



7.5 7.5 15 22.5 30  
Meters

1:2,000





# Geographic Township of CHARLOTTVILLE

