



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM

FILE NO: BNPL2010033

☒ 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:

CULVER WILLIAM JOSEPH L, 1543 CHARVILLE RD 8 RR 6 STN MAIN, SIMCOE, ON N3Y 4K5

AGENT:

RE/MAX ERIE SHORES REALTY INC, BILL CULVER, 103 QUEENSWAY E, SIMCOE, ON N3Y 4M5

LOCATION: PLAN 189 BLK 22 LOT 23 (62 SOVEREEN STREET, DELHI)

ASSESSMENT ROLL NO.: 3310492007079000000

PROPOSAL:

An application has been received to sever a parcel having frontage of 18.24 m (60 ft), a depth of 20.11 m (66 ft) and having an area of 366.80 sq m (3948.2 sq ft) and retain a parcel having an area of 364 sq.m. (3918 sq.ft.) as the creation of a lot in the urban area.

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

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

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-PL 2010033
Related File: ANPL2010034, ANPL2010035
Fees Submitted: May 6, 2010
Application Submitted: May 6, 2010
Sign Issued: May 7, 2010
Complete Application: May 7, 2010 *pre*

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: 3310-482-007-078-00-0000

- | | |
|---|--|
| <input checked="" type="checkbox"/> Creation of a new lot | <input 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 ¹ CULVER/WOZNIAK Phone # 426-8174
Address 1543 CONL ROAD 8 Fax # _____
Town / Postal Code SMITHS CMT N3Y 4K5 E-mail _____
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent BILL CULVER Phone # 515-426-0081
Address 103 QUEENSWALK EAST Fax # 515-426-2424
Town / Postal Code SMITHS CMT N3Y 4K5 E-mail bculvera@sympatico.ca

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

Name of Owners ² CULVER/WOZNIAK Phone # 426-8174
Address 1543 CONL ROAD 8 Fax # _____
Town / Postal Code N3Y-4K5 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 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:

FIRST ONTARIO CREDIT

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	DELM.
Concession Number	_____	Lot Number(s)	23
Registered Plan Number	_____	Lot(s) or Block Number(s)	22
Reference Plan Number	_____	Part Number(s)	189
Frontage (metres/feet)	(66') 20.11 m	Depth (metres/feet)	(132 ft) 40.20 m.
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	8090 m / 8708.29 ft.
Municipal Civic Address	#62 SOVEREIGNSE DELM.		

For questions regarding requirements for a municipal civic address please contact 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):

SEVER A LOT -

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

EXISTING OWNERS

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

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					<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	

N/A

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 ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

N/A.

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		

N/A

CONSENT / SEVERANCE

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

Frontage (metres/feet)

18.24 (60')

Depth (metres/feet)

20.11 (66')

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

366.80 (3948.2)

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

Existing use: R1 - SINGLE FAMILY RES

Proposed use: R1 - SINGLE FAMILY RES

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:

SINGLE FAMILY RESIDENCE ATTACHE GARAGE

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

Frontage (metres/feet)

20.11 (66')

Depth (metres/feet)

21.88 (72')

Width (metres/feet)

Lot area (m² / ft² or
hectares/acres)

364 sqm (3918 sqft)

Existing use: SINGLE FAMILY RES.

- R1 ZONING

Proposed use: SINGLE FAMILY RES

- R1 ZONING

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:

ONE SINGLE FAMILY RESIDENCE

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:

SINGLE FAMILY RESIDENCE THAT EXISTS

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): URBAN RES

Present zoning: R1

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: _____

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: PRIOR TO 1950

Date of purchase of subject lands: MAY/03/10

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?

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
Other (describe) _____

☒
☐

☒
☐

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

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

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: SURREN / EAST ST

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

- | | |
|--|---|
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Provincial highway |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Municipal road maintained seasonally | <input type="checkbox"/> Other (describe below) |

If other, describe: _____

Name of road/street: EAST ST.

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.

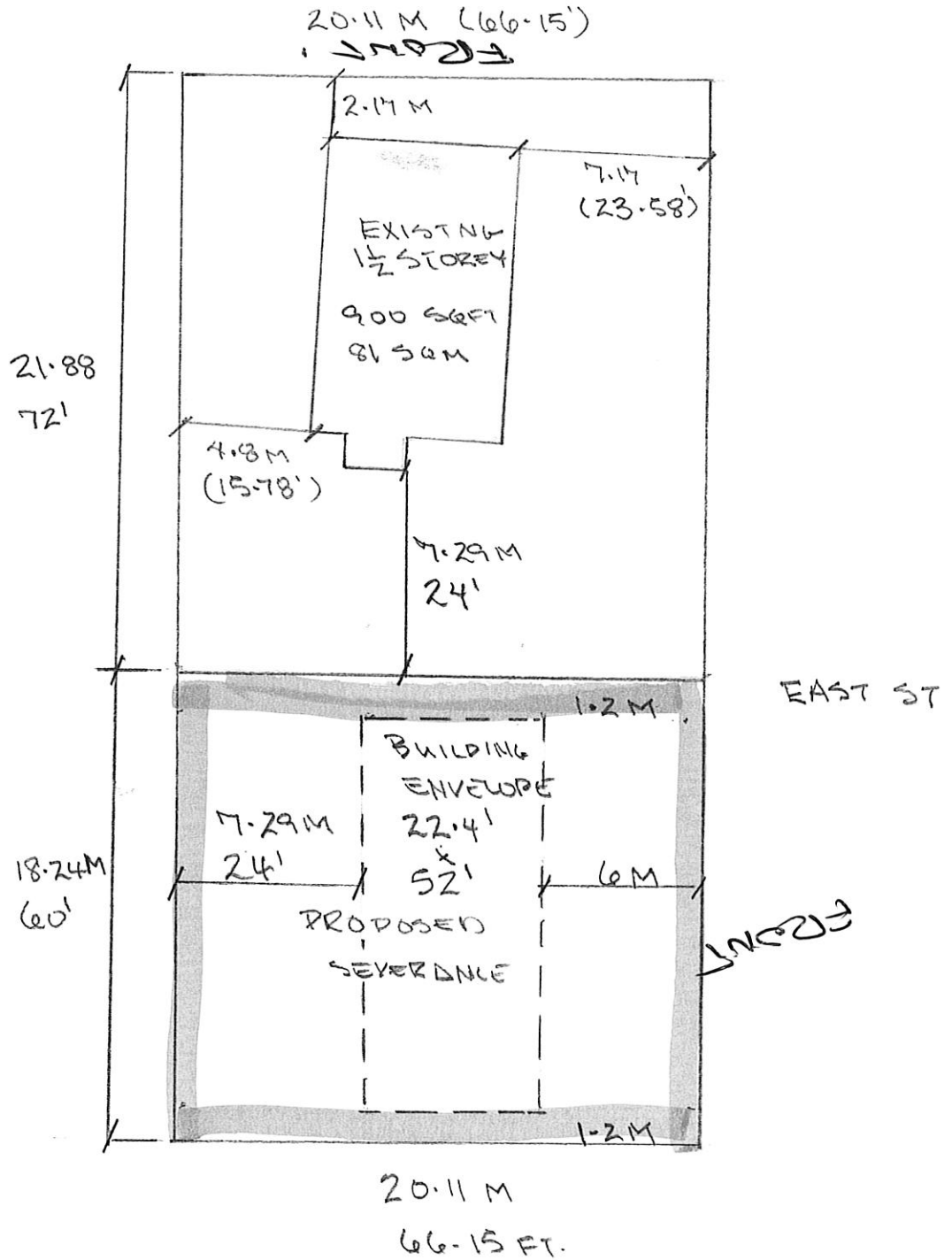
CULVER / WOZNIAK
#62 SOVEREEN ST
DEWH

LOT 23 Bk 22 RD 189

492-007-079-00



SOVEREEN ST

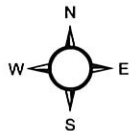


MAP 1

File Number: **BNPL2010033,**
ANPL2010034 &
ANPL2010035

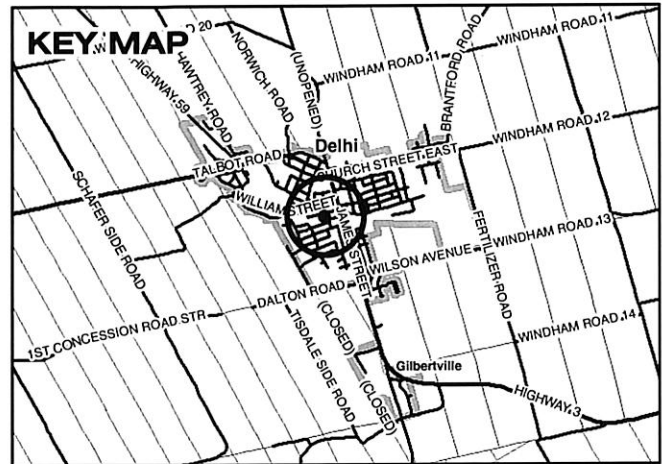
Urban Area of

DELHI



1:2,000

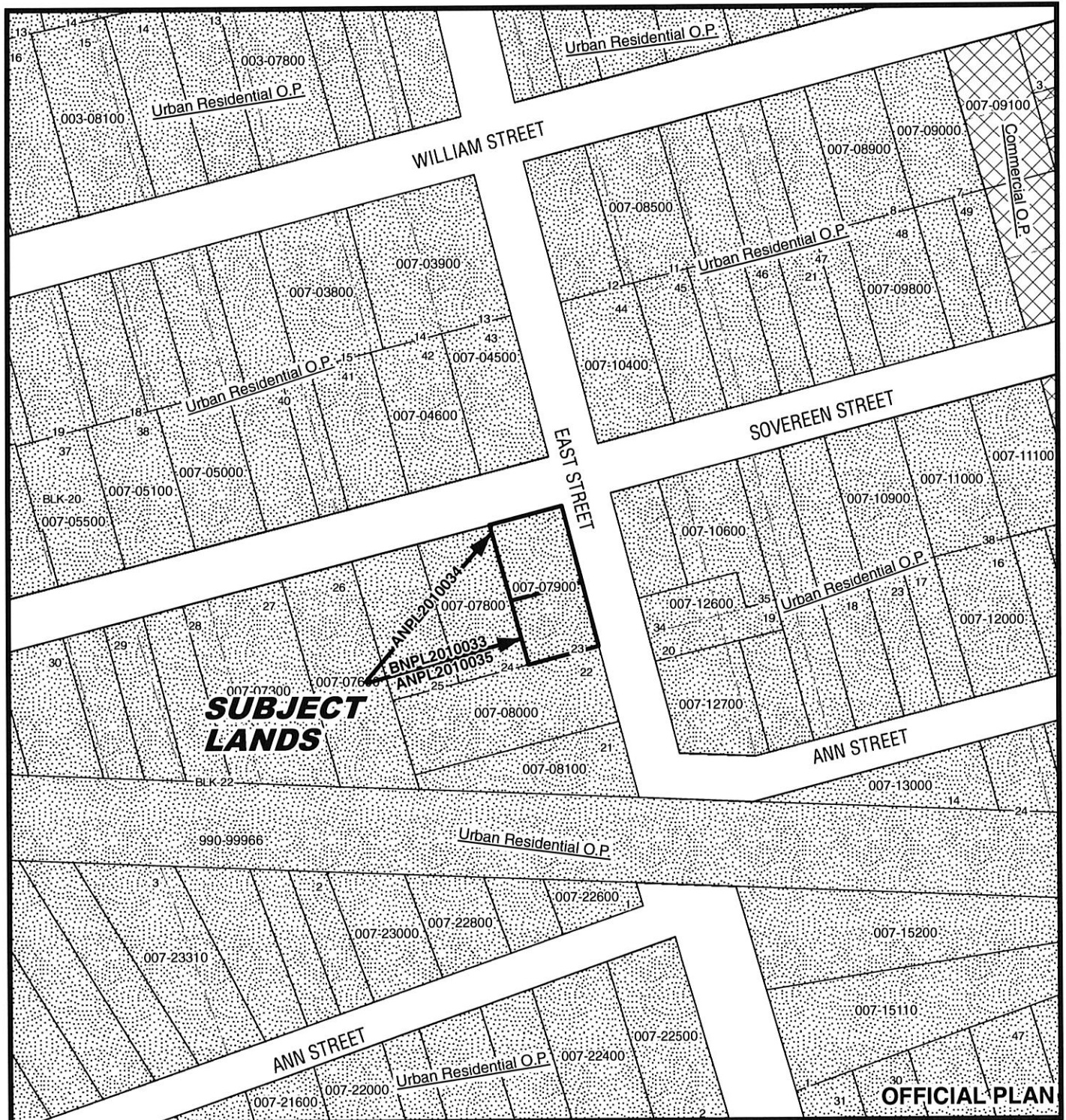
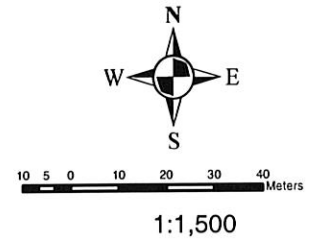
10 5 0 10 20 30 40 Meters



MAP 2

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

Urban Area of DELHI



MAP 3

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

Urban Area of DELHI

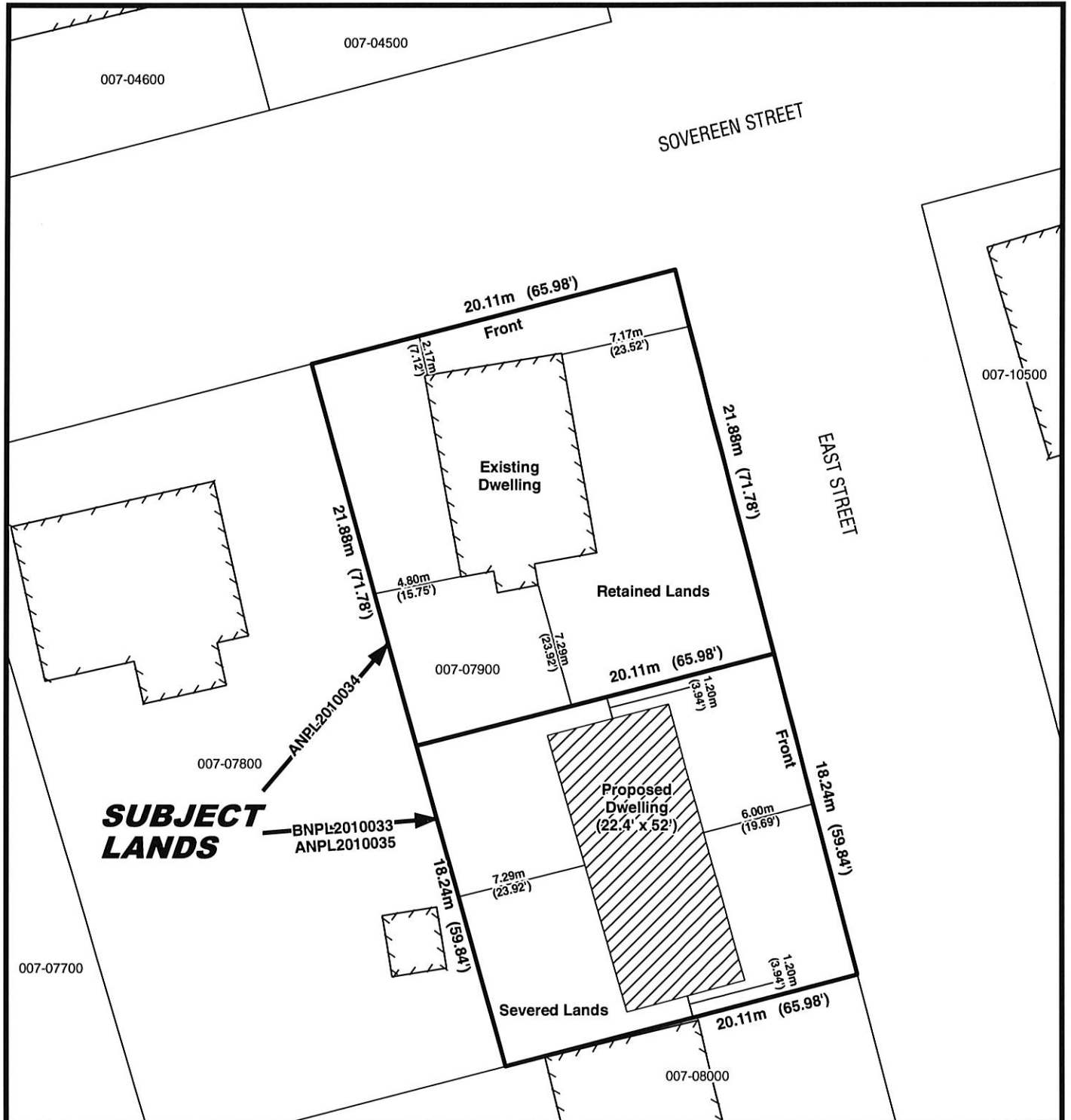


6 3 0 6 12 18 24 Meters

1:750



Urban Area of DELHI



LOCATION OF LANDS AFFECTED

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

Urban Area of DELHI

