



THE CORPORATION OF NORFOLK COUNTY

COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

# FILE NO: BNPL2010063

☒ 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:**

## July 05, 2010

### APPLICANT:

DUCKS UNLIMITED CANADA, 1-614 NORRIS CRT, KINGSTON, ON K7P 2R9

**LOCATION:** CHR PLAN 128 PT LOT 150

**ASSESSMENT ROLL NO.:** 3310493110134000000

### PROPOSAL:

An application has been received to sever a parcel having a width of 50.3 m (164.9 ft.) an irregular depth of 9.1 m (30 ft.) and having an area of 0.059 ha (0.146 ac) as a boundary adjustment. Final lot size: 0.117 ha (0.289 ac.) Lands to be added to: 223 Cedar Drive, Turkey Point

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### PLEASE REPLY BY EMAIL DIRECTLY TO:

**Pam Duesling, MCIP, RPP, Ec.D**  
60 Colborne Street S., Simcoe ON N3Y 4H3  
519-426-5870 Ext. 1342

**EMAIL:** [pam.duesling@norfolkcounty.ca](mailto:pam.duesling@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)

### 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:** June 21, 2010

# CONSENT / SEVERANCE

PROPERTY "A"

## Office Use:

File Number: BN-PL2010063  
 Related file: 064, 065, 066  
 Fees Submitted: June 10, 2010  
 Application Submitted: June 10, 2010  
 Sign Issued: June 10, 2010  
 Complete Application: June 10, 2010 *me*

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- 493110 - 13400

- |   |   |
|---|---|
| <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: Ducks Unlimited Canada Phone #: 613-389-0418  
 Address: 1-614 Norris Court Fax #: 613-389-0239  
 Town / Postal Code: Kings-ton, ON K7P 2R9 E-mail: S\_muir@ducks.ca

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

## AGENT INFORMATION

Name of Agent: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Town / Postal Code: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Name of Owners: Ducks Unlimited Canada Phone #: \_\_\_\_\_  
 Address: 1 Mallard Bay, PO Box 1160 Fax #: \_\_\_\_\_  
 Town / Postal Code: Stonewall, MB R0C 2Z0 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 mortgages, charges or other encumbrances on the subject lands:



## CONSENT / SEVERANCE

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

Geographic Township	<u>Charlottesville</u>	Urban Area or Hamlet	<u>Turkey Point</u>
Concession Number	<u>Front of Con A</u>	Lot Number(s)	<u>12</u>
Registered Plan Number	<u>128</u>	Lot(s) or Block Number(s)	<u>Part Lot 150</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	<u>Irregular</u>
Width (metres/feet)	<u>Irregular</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>6.06 ha / 14.99 ac</u>
Municipal Civic Address	<u>West (rear) of cottages 223 and 229 Cedar Drive.</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):

We are addressing long-standing encroachments on our land by four abutting landowners and improper setbacks of their dwellings from our property boundary.

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

Robert and Helen Jury

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

Assessment Roll # 3310-493110-13200

Property Owner: Robert and Helen Jury  
223 Cedar Dr.

## 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 involed 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	

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)

Depth (metres/feet)

Variable 9.1m (30') - 14.3m (47')

Width (metres/feet)

50.3 m (164.9')

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

0.059 ha (0.146 ac)

PROPOSED FINAL LOT SIZE  
(if boundary adjustment)

0.117 ha (0.289 ac)

Existing use: Manicured lawn associated with adjacent cottage.

Proposed use: Same as above.

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:

Several planting boxes.

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:

Unknown

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

Frontage (metres/feet)

Depth (metres/feet)

Irregular

Width (metres/feet)

Irregular

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

6.01 ha (14.84 ac)

Existing use: Conservation

Proposed use: Conservation

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

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:



CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Hazard Land / Resort Residential

Present zoning: Hazard Land

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: File # N/A Status - Approved

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: File # N/A Status - Approved

Number of separate parcels that have been created: None

Date(s) these parcels were created: N/A

Name of the transferee for each parcel: \_\_\_\_\_

Uses of the severed lands: \_\_\_\_\_

If this application proposes to sever a dwelling mode surplus through farm amalgamation, when were the farm properties amalgamated? N/A

Date of construction of the dwelling proposed to be severed: N/A

Date of purchase of subject lands: September 26, 1996

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

☐ 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:

Historic aerial photography.

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

## 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: Unknown

Land it affects: Richard and Brenda Collins.

Purpose: To address encroachment by abutting landowner.

Status/decision: Approved

Effect on the requested amendment: None

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

## CONSENT / SEVERANCE

### 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:

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0m	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0m	distance
Floodplain	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0m	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	57m	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0m	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

Convenience Store

### H. SERVICING AND ACCESS

#### WATER SUPPLY

Municipal piped water

#### SEVERED

☐

#### RETAINED

☐

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe)

N/A - no water supply for either.





## CONSENT / SEVERANCE

### SEWAGE TREATMENT

#### SEVERED

#### RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe)

N/A

### STORM DRAINAGE

#### SEVERED

#### RETAINED

Storm Sewers

☐☐

Open ditches

☐☐

Other (describe)

Natural slope of land.

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:

☐ 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:

Lochmoor Avenue and Ridgewood Drive

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:

Name of road/street:

Cedar Drive

## I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐

Yes

☒

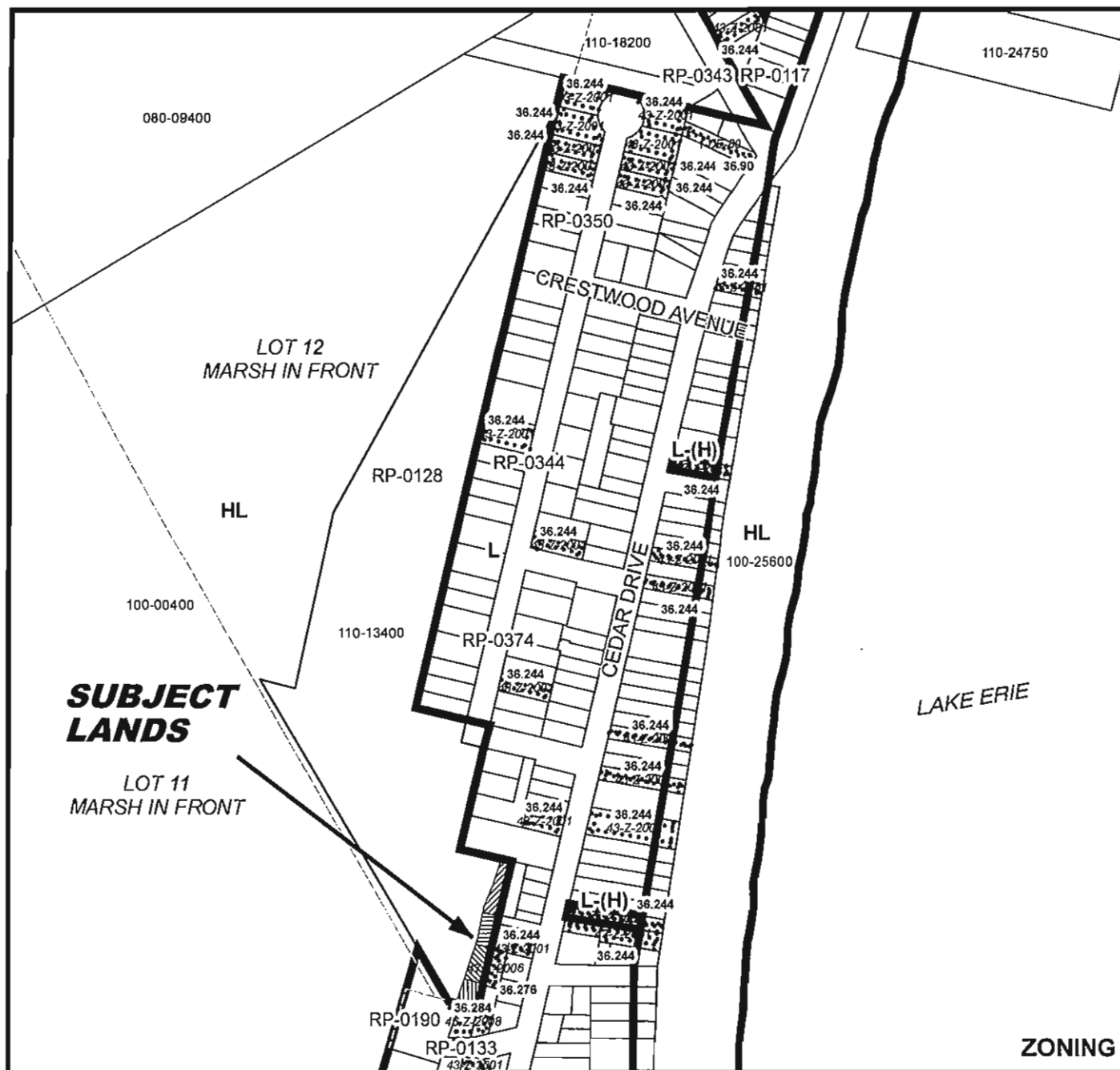
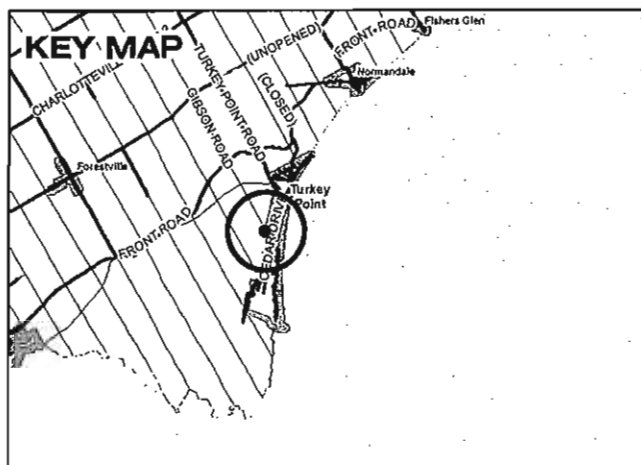
No

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.

Scoped EIS report completed and included in package.

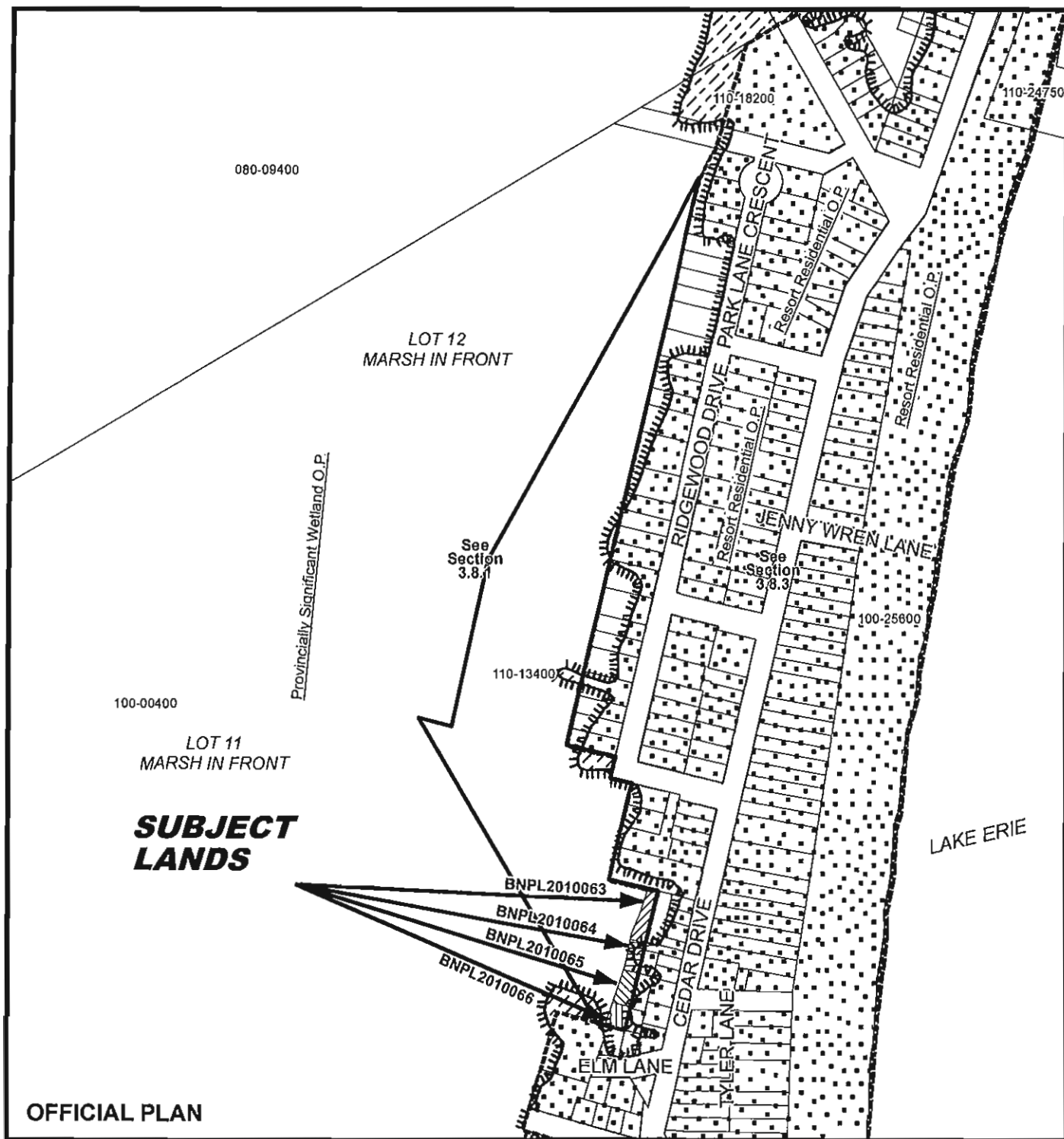
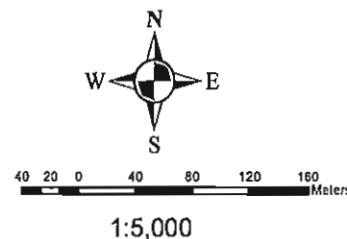
A scale bar showing distances in meters. The bar is marked with 50, 25, 0, 50, 100, 150, and 200. The word "Meters" is written at the right end of the bar.



## MAP 2

File Number: BNPL2010063 & BNPL2010064  
& BNPL2010065 & BNPL2010066

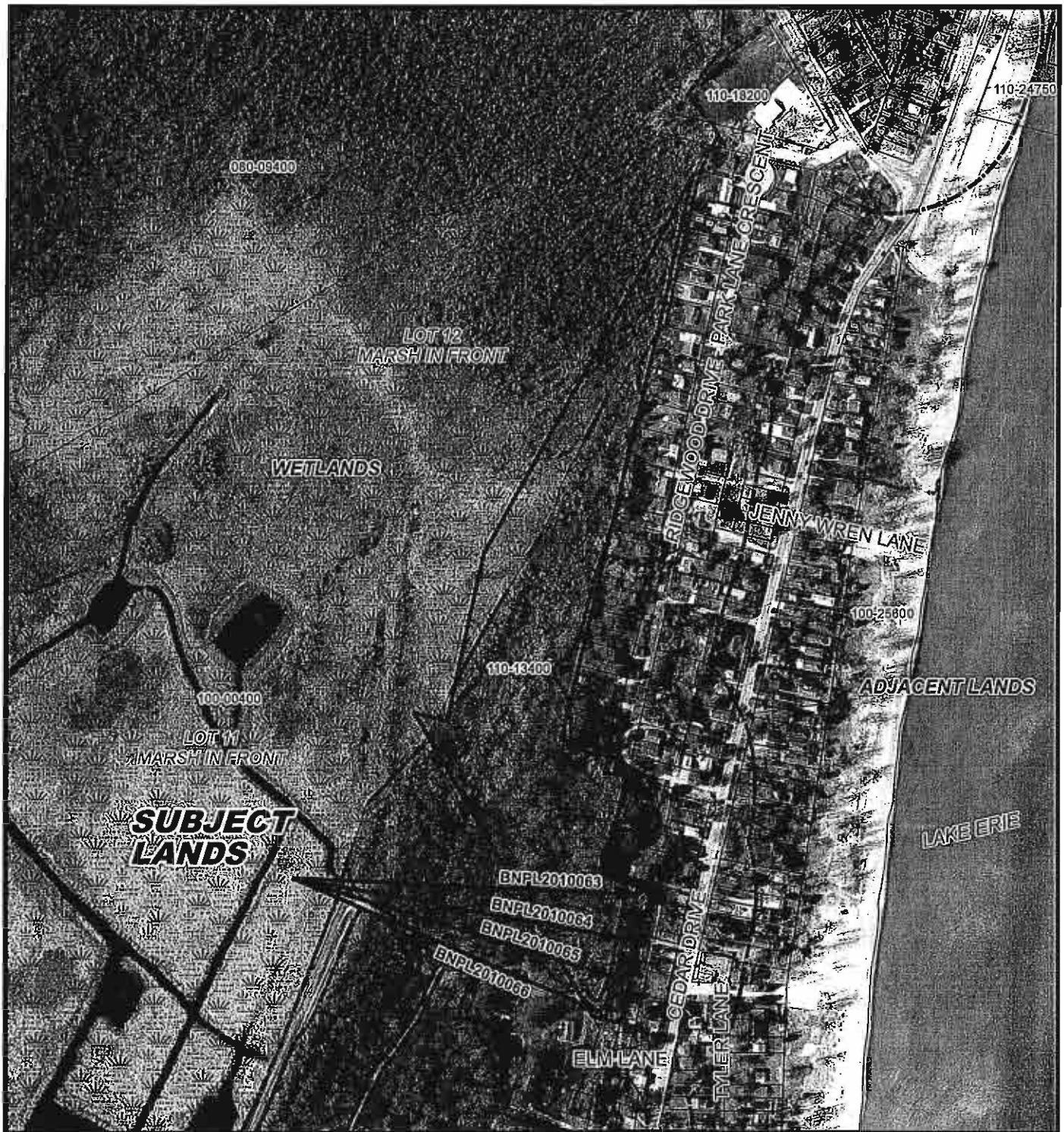
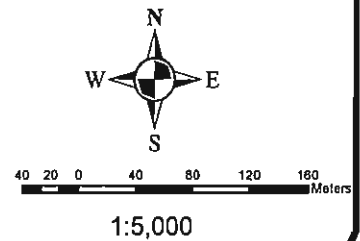
Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: BNPL2010063 & BNPL2010064  
& BNPL2010065 & BNPL2010066

Geographic Township of CHARLOTTEVILLE



# MAP 4

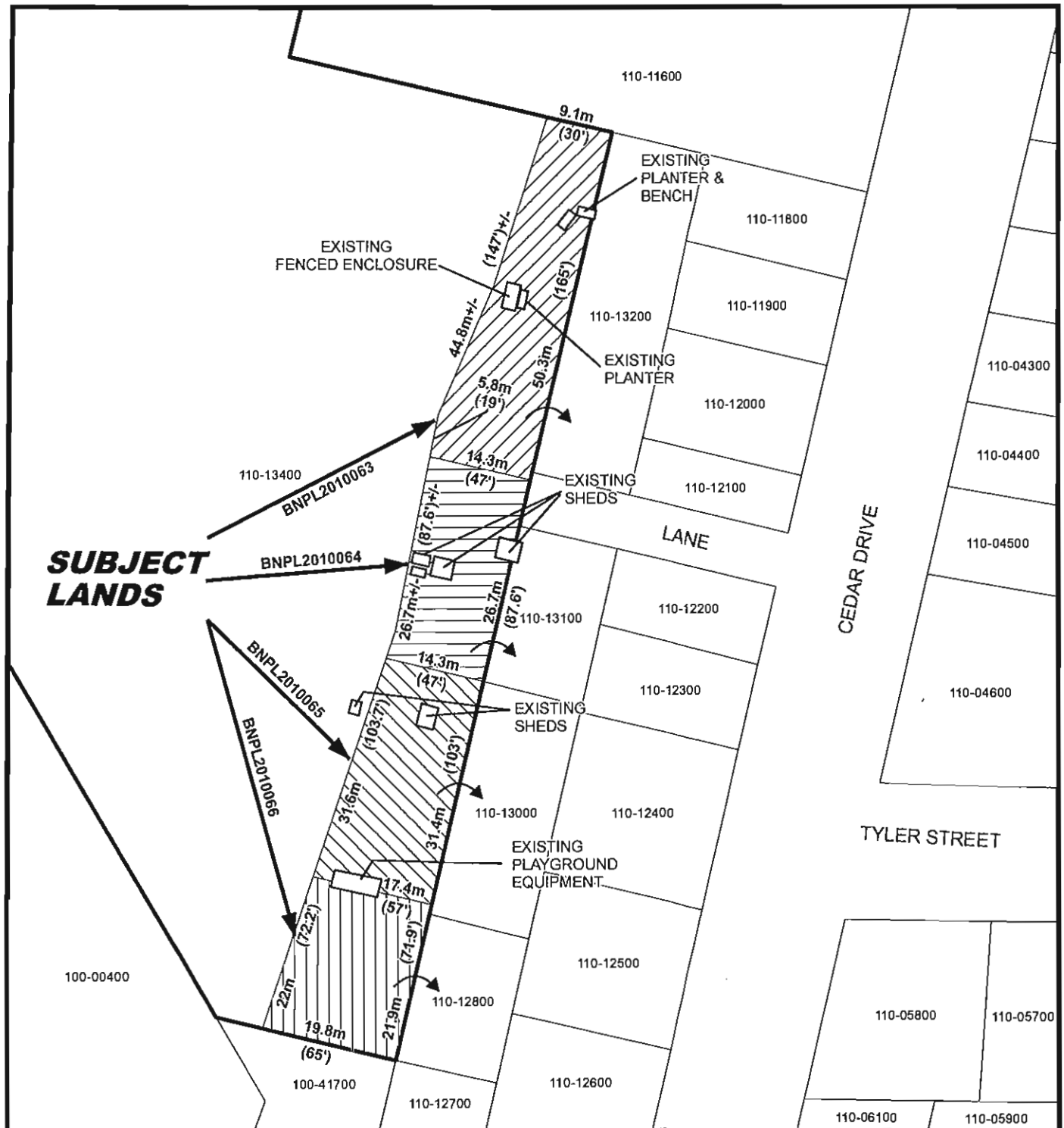
File Number: BNPL2010063 & BNPL2010064  
& BNPL2010065 & BNPL2010066

Geographic Township of CHARLOTTEVILLE



0 3 0 6 12 18 24 Meters

1:750



# LOCATION OF LANDS AFFECTED

File Number: BNPL2010063 & BNPL2010064  
& BNPL2010065 & BNPL2010066

Geographic Township of CHARLOTTEVILLE



0 3 0 6 12 18 24 Meters

1:750

