



## COMMENT REQUEST FORM

# FILE NO: BNPL2010154

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

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:**

## NOVEMBER 1<sup>ST</sup>, 2010

**APPLICANT:**

WONG SONNY YUK SUNG, RR 1 WINDHAM CENTRE, ON N0E 2A0

**AGENT:**

JEWIT AND DIXON LTD., R.C. DIXON, O.L.S. SIMCOE, ON N3Y4J9

**LOCATION:** WDM CON 8 PT LOT 2 (1753 WINDHAM ROAD 9)

**ASSESSMENT ROLL NO.:** 3310491013311000000

**PROPOSAL:**

An application has been received to create a right of way having a frontage of 4.58 m (15.04 ft), a varying width, a depth of approximately 152 m (500 ft) and having an area of 0.07 ha (0.189 ac.) to permit vehicular access from a public road to a land locked parcel of agricultural land.

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### PLEASE REPLY BY EMAIL DIRECTLY TO:

**SHIRLEY CATER, MCIP, RPP, ECD**

60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1290

**EMAIL:** [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@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:** October 18<sup>th</sup>, 2010

**CONSENT / SEVERANCE**

Office Use:

File Number:

BN-PL 2010/54

Related File:

Fees Submitted:

Pct. 7, 210

Application Submitted:

Oct 7, 2010

Sign Issued:

Oct 7, 2010

Complete Application:

Oct 7, 2010

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. *W2*

Property assessment roll number: 3310- 491-013-311-00

- ☐ Creation of a new lot  
☐ Surplus Dwelling  
☐ Farm Split  
☐ Other (lease / charge)

- ☐ Boundary adjustment  
☐ Easement  
☒ Right-of-way

**A. APPLICANT INFORMATION**Name of Applicant<sup>1</sup>Yuk Song Wong

Phone #

(519) 443-5087

Address

1753 Windham Road 9

Fax #

Town / Postal Code

Windham Centre

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

R. C. Dixon, O.L.S.

Phone #

(519) 426-0842

Address

51 Park Road

Fax #

426-1034

Town / Postal Code

Simcoe N3Y4J9

E-mail

surveyors@amtelecom.net**OWNER(S) INFORMATION** Please indicate name(s) exactly as shown on the Transfer/Deed of LandName of Owners<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 mortgages, charges or other encumbrances on the subject lands:



## CONSENT / SEVERANCE

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

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	
Concession Number	<u>8</u>	Lot Number(s)	<u>2</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Port Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)	<u>150.88 m / 495' ±</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>10.25 ha / 25.34 ac.</u>
Municipal Civic Address	<u>1753 Windham Road 9</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):

This is an application to provide a right-of-way to provide access to currently land-locked lands.

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

Sonny Yuk Sung Wang

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 interests) 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
					<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) \_\_\_\_\_

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

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

PROPOSED FINAL LOT SIZE  
(if boundary adjustment) \_\_\_\_\_

Existing use: \_\_\_\_\_

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

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:  
\_\_\_\_\_

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:  
\_\_\_\_\_

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

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

/ 495' ±

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

/ 2250' ±

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

/ 495' ±

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

/ 25.34 ac

Existing use: Agriculture

Proposed use: Agriculture

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:  
\_\_\_\_\_

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:  
\_\_\_\_\_

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

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

4.50m / 15.04

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

152m / 500' ±

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

Variable

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

0.07 ha / 0.189 ac

Proposed use: vehicular access to a parcel with no road frontage



## CONSENT / SEVERANCE

### 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: \_\_\_\_\_

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:                     

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: \_\_\_\_\_

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:

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

## 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: \_\_\_\_\_

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

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

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

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

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

## 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:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: Windham Road 9

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

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: Windham Road 9

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.

This proposed right-of-way follows an existing drive-way for the first 340' then bends and widens for access onto the benefiting lands.

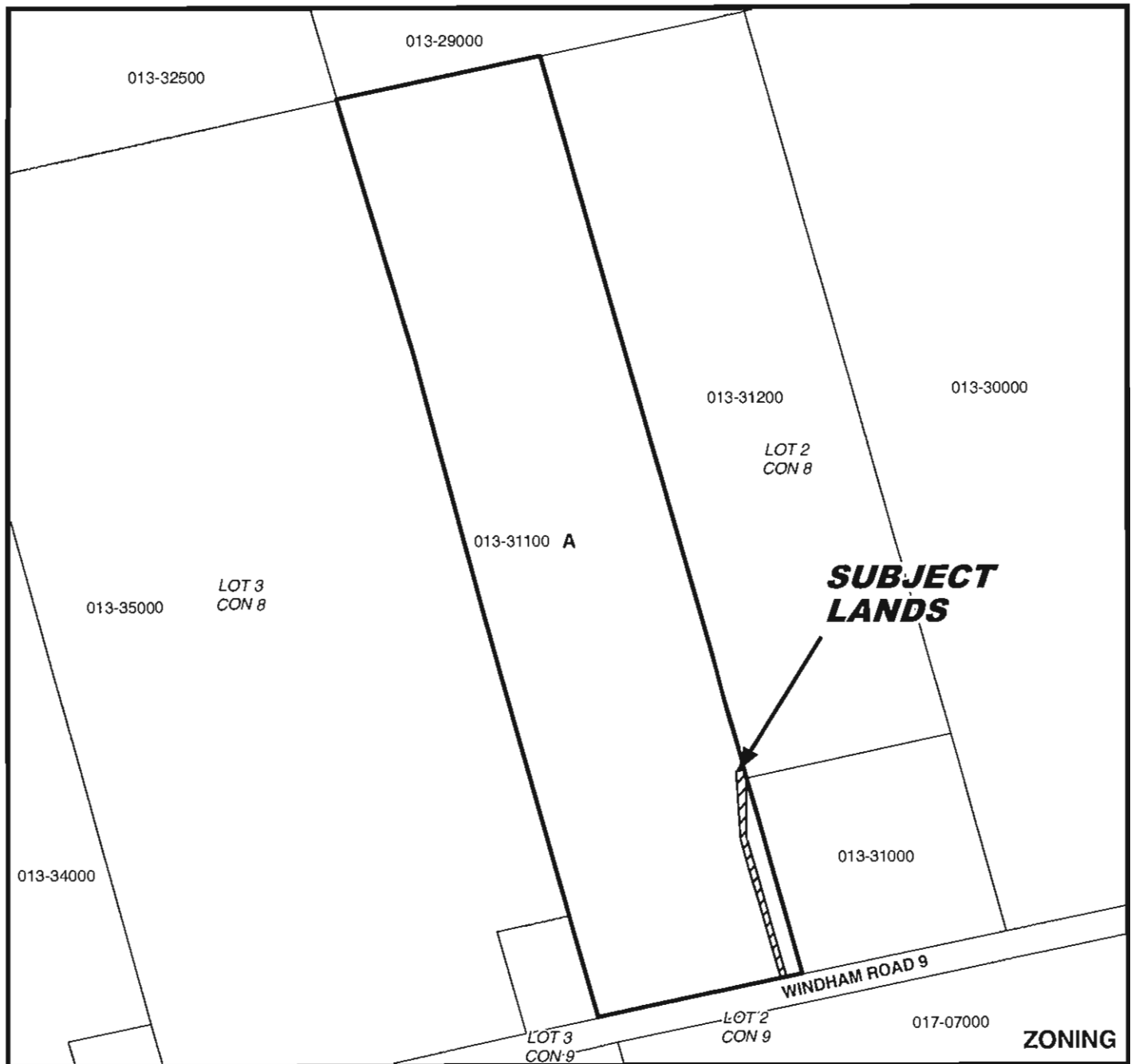
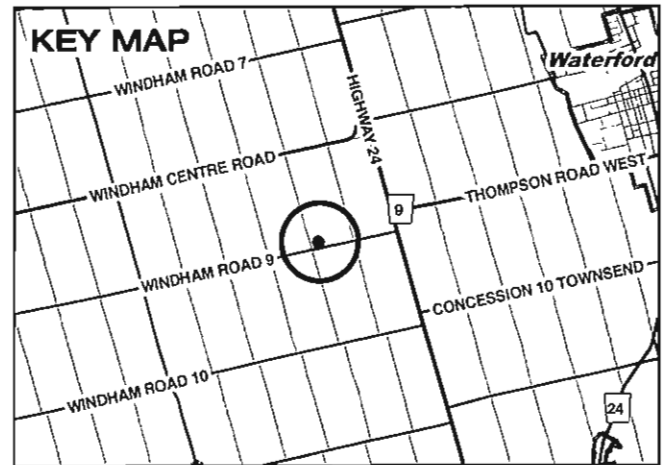
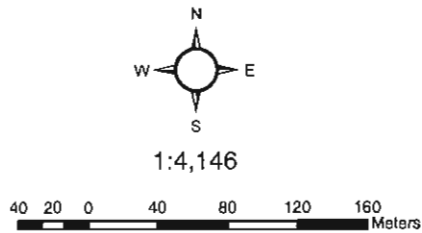


# MAP 1

## File Number: BNPL2010154

Geographic Township of

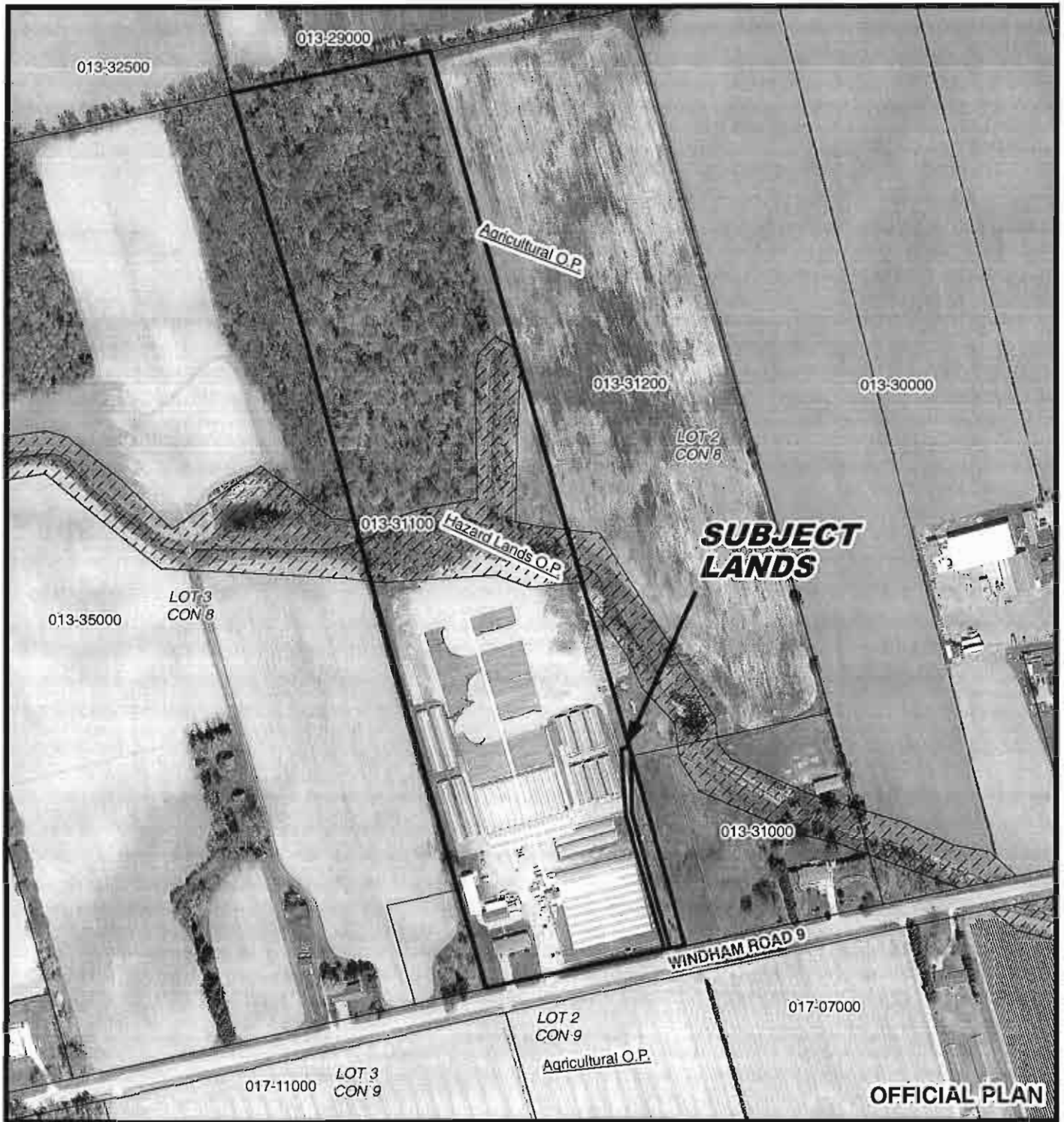
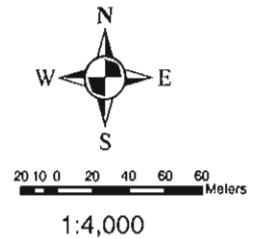
## WINDHAM



## MAP 2

File Number: BNPL2010154

Geographic Township of WINDHAM



# MAP 3

File Number: BNPL2010154

Geographic Township of WINDHAM



94.50 9 18 27 36  
Meters

1:2,500

