



COMMENT REQUEST FORM

FILE NO: BNPL2010178

☒ 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:**

NOVEMBER 29th, 2010

APPLICANT:

MCDOWELL ROBERT RANDY & DAYLE ELLEN, 2857 HIGHWAY 59 RR 3 LANGTON, ON N0E 1G0

AGENT:

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

LOCATION: NWAL CON 9 PT LOT 12 (2915 Highway #59)

ASSESSMENT ROLL NO.: 3310542030104000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 58.2 m (191 ft.) a depth of 60.96 m (280 ft.) and having an area of 0.356 ha (0.88 ac.) and retain a parcel having an area of 87.62 ha (216.5 ac.) as the severance of a dwelling made surplus through farm amalgamation.

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: November 15th, 2010

CONSENT / SEVERANCE

*LPRCA fee might be req'd
- waiting for response from Off. L.
AB*

Office Use:

File Number: BN-PL 2010 178
 Related File: BN - - 179
 Fees Submitted: Nov 4/10
 Application Submitted: 11
 Signatures: 11
 Complete Application: ✓

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- 542 - 030 - 103 and 105, 106

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

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

entered under 104

A. APPLICANT INFORMATION

Name of Applicant: Randy & Dayle Mc Dowell Phone #: (519) 875-2735
 Address: RR 3 Fax #: _____
 Town / Postal Code: Langton N0E 1G0 E-mail: _____

¹ 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 N3Y 4J9 E-mail: surveyors@amtelecom.net

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

Name of Owner: _____ Phone #: _____
 Address: _____ Fax #: _____
 Town / Postal Code: _____ 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: ☐ 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:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township: North Walsingham Urban Area or Hamlet: _____
Concession Number: 9 Lot Number(s): 12
Registered Plan Number: _____ Lot(s) or Block Number(s): _____
Reference Plan Number: _____ Part Number(s): _____
Frontage (metres/feet): 1890 m ± / 6200' ± Depth (metres/feet): 1341 m ± / 4400' ±
Width (metres/feet): 599 m ± / 1966' ± Lot area (m² / ft² or hectares/ acres): 87.67 ha / 216.5 ac
Municipal Civic Address: (irregular) 2915 Hwy 59.

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):

This is a surplus dwelling application (retaining a dwelling)

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

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 partial interest) Assessment Roll No. (if referred 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, etc.)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS					☐ Yes	☐ No
<i>see tax bills attached</i>					☐ Yes	☐ No
					☐ Yes	☐ No
					☐ Yes	☐ No
					☐ Yes	☐ No
					☐ Yes	☐ No
OTHER					☐ Yes	☐ 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 ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² 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	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>58.2 m / 191'</u>	Depth (metres/feet)	<u>60.96 m / 200'</u>
Width (metres/feet)	<u>58.2 m / 191'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.356 ha / 0.88 ac.</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: Residential

Proposed use: Residential

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:

Vinyl-sided dwelling, vinyl-sided garage + storage shed (see sketch)

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:

no change

Description of land intended to be RETAINED:

Frontage (metres/feet)	<u>1890 m ± / 6200' ±</u>	Depth (metres/feet)	<u>1341 m ± / 4400' ±</u>
Width (metres/feet)	<u>599 m ± / 1966' ±</u> (irregular)	Lot area (m ² / ft ² or hectares/acres)	<u>8762 ha / 216.5 ac ±</u>

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:

4 metal sided buildings - see sketch

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:

no change

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ²)	
Proposed use:			

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:

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

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)	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Wooded area	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☒ Yes	☐ No _____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No _____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

☐

SEVERED

RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

Municipal Sewers
Communal System
Septic tank and tile bed
Other means (describe) _____

SEVERED

☐
☐
☒

RETAINED

☐
☐
☒

STORM DRAINAGE

Storm Sewers
Open ditches
Other (describe) _____

SEVERED

☐
☒

RETAINED

☐
☒

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
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally

☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: Highway 59

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

☐ Unopened road
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally

☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: Highway 59

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.

CONSENT / SEVERANCE

L. PERMISSION TO ENTER SUBJECT LANDS

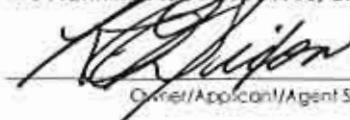
Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application during normal and reasonable working hours.


Owner/Applicant/Agent Signature

Nov. 3/10
Date

M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.


Owner/Applicant/Agent Signature

Nov. 3/10
Date

N. DECLARATION

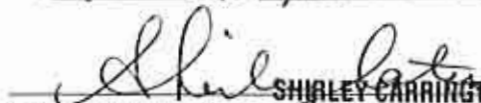
I, R.C. Dixon of Simcoe solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

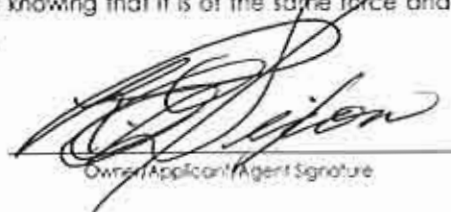
Simcoe

In Norfolk County

This 4th day of November A.D. 20 10


SHIRLEY CARRINGTON GATER

A Commissioner, etc., a Commissioner, etc., Norfolk County
for the Corporation of Norfolk County
Expires September 9, 2011.


Owner/Applicant/Agent Signature

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We Randy & Doyle McDowell am/are the registered owner(s) of the lands that is the subject of this development application for a consent / severance and I/We authorize R.C. Dixon OLS to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

Randy McDowell
Owner

Doyle McDowell
Owner

Oct 22 2010
Date

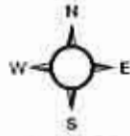
Oct 25/10
Date

MAP 1

File Number: BNPL2010178

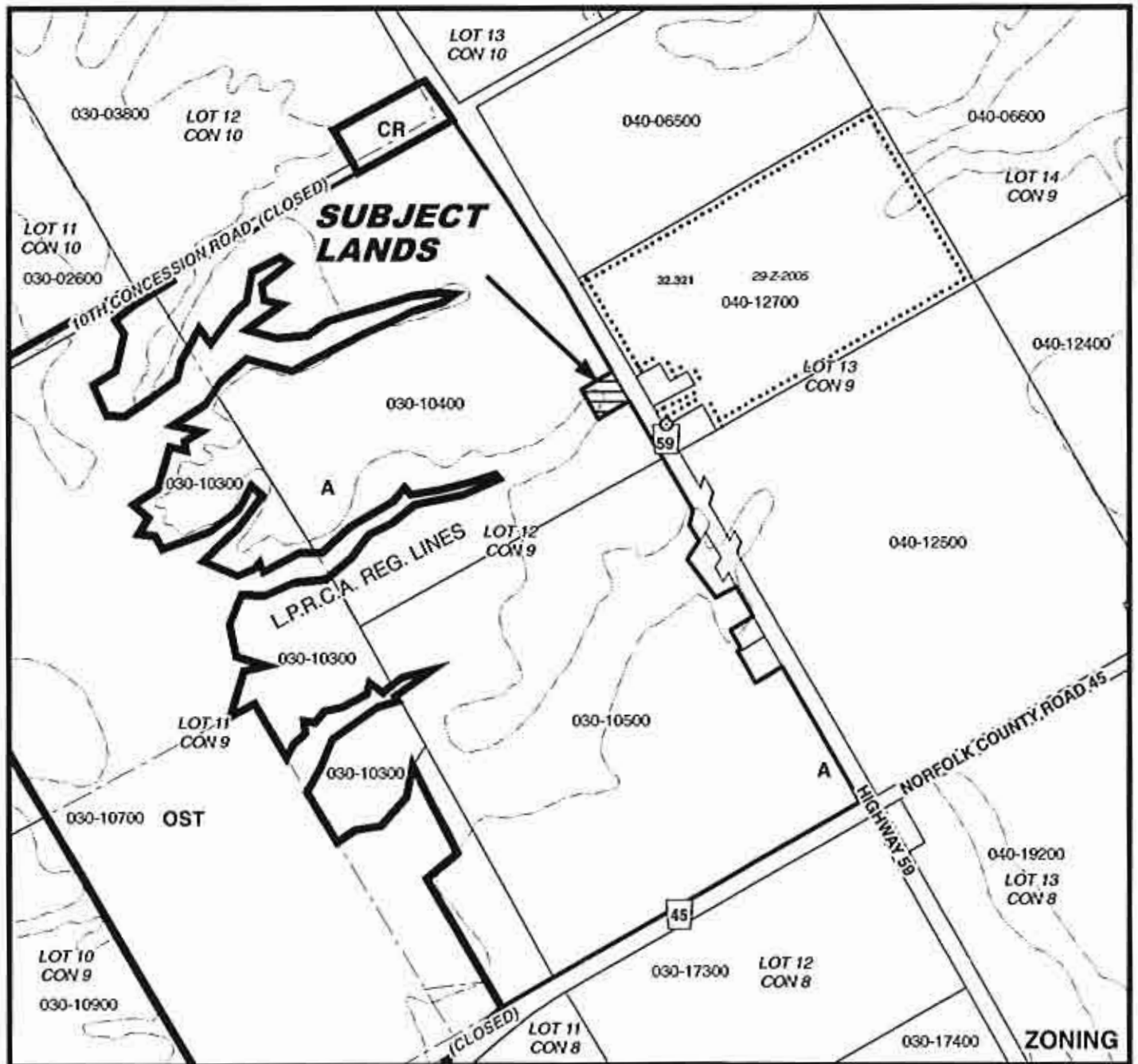
Geographic Township of

NORTH WALSHINGHAM



1:10,000

90 45 0 90 180 270 360
Meters



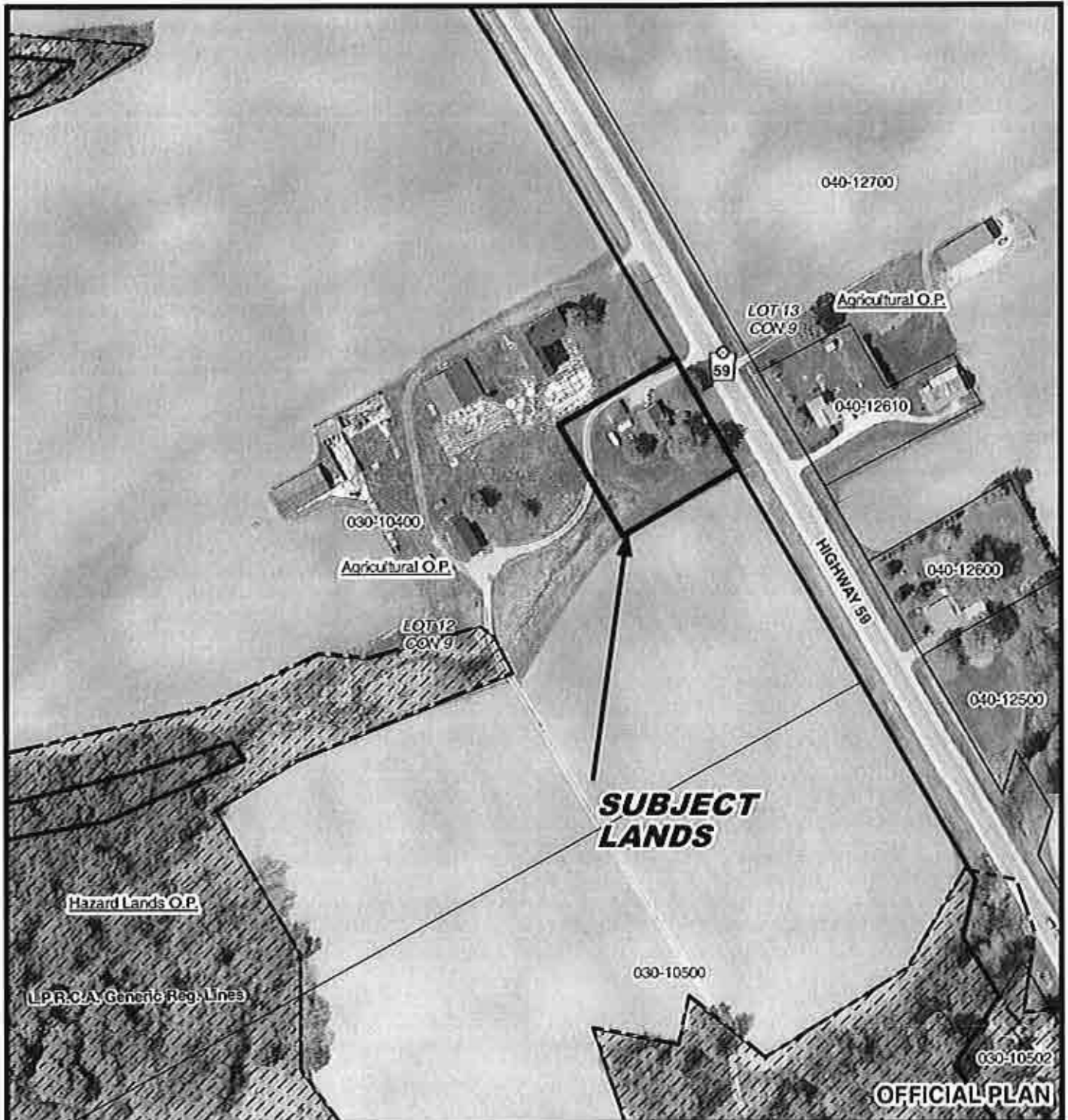
MAP 2

File Number: BNPL2010178

Geographic Township of NORTH WALSINGHAM



1:2,500



MAP 3

File Number: BNPL2010178

Geographic Township of NORTH WALSINGHAM



125 0 10 20 30 40 Meters

1:2,500

