



COMMENT REQUEST FORM

FILE NO: BNPL2010179

☒ 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 13 (2830 Highway 59)

ASSESSMENT ROLL NO.: 3310542040125000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 74.7 m (245 ft.) a depth of 70.1 m (230 ft.) and having an area of 0.52 ha (1.29 ac.) and retain a parcel having an area of 38.3 ha (94.6 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**Office Use:**

File Number: BN-PL 2010 179
Related File: BN ... 178
Fees Submitted: Nov 4/10
Application Submitted: "
Signatures: AB
Exempt 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- 542-040-12500

- | | |
|--|--|
| ☐ Creation of a new lot | ☐ Boundary adjustment |
| ☒ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant: Randy & Dayle McDowell Phone #: (519) 875-2735
Address: RR 30 Fax #: _____
Town / Postal Code: Langton N0E1G0 E-mail: _____
* 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: 27 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 Land

Name of Owner: _____ Phone #: _____
Address: _____ Fax #: _____
Town / Postal Code: _____ E-mail: _____

* 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 to: ☐ Applicant ☒ Agent ☐ Owner

* 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: North Walsingham Urban Area or Hamlet: _____
Concession Number: 9 Lot Number(s): 13
Registered Plan Number: _____ Lot(s) or Block Number(s): _____
Reference Plan Number: _____ Part Number(s): _____
Frontage (metres/feet): 670.56 m / 2200' ± Depth (metres/feet): 599 m ± / 1966' ±
Width (metres/feet): 599 m ± / 1966' ± Lot area (m² / ft² or hectares/acres): 26.65 ha / 95.84 ac ±
Municipal Civic Address: 2830 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 application is for a surplus 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 (Indicate those with public lands)	Geographic Township Concession and Lot #	Total Acreage (Individual property)	Acres Workable (Individual property)	Existing Farm Type (Individual property e.g. corn production, orchards, livestock)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS					☐ Yes ☐ No	
OTHER					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	

*See tax bills
attached to related app.*

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>74.7m / 245'</u>	Depth (metres/feet)	<u>70.1m / 230'</u>
Width (metres/feet)	<u>74.7m / 245'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.52 ha / 1.29 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:

insul-brick sided dwelling and storage building, wood sided building (see sketch for sizes)

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:

nil

Description of land intended to be RETAINED:

Frontage (metres/feet)	<u>595.9 m ± / 1955' ±</u>	Depth (metres/feet)	<u>599m ± / 1966' ±</u>
Width (metres/feet)	<u>599m ± / 1966' ±</u>	Lot area (m ² / ft ² or hectares/acres)	<u>38.3 ha / 94.6 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:

nil

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:

nil

Description of proposed RIGHT OF WAY/EASEMENT:

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

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:

B 47/91 - N

approved

Number of separate parcels that have been created:

1

Date(s) these parcels were created:

1991

Name of the transferee for each parcel:

Craig

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?

Date of construction of the dwelling proposed to be severed:

pre 1960

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 *n/a*

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: _____

Name of road/street: Hwy 59

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: Hwy 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.

MAP 1

File Number: BNPL2010179

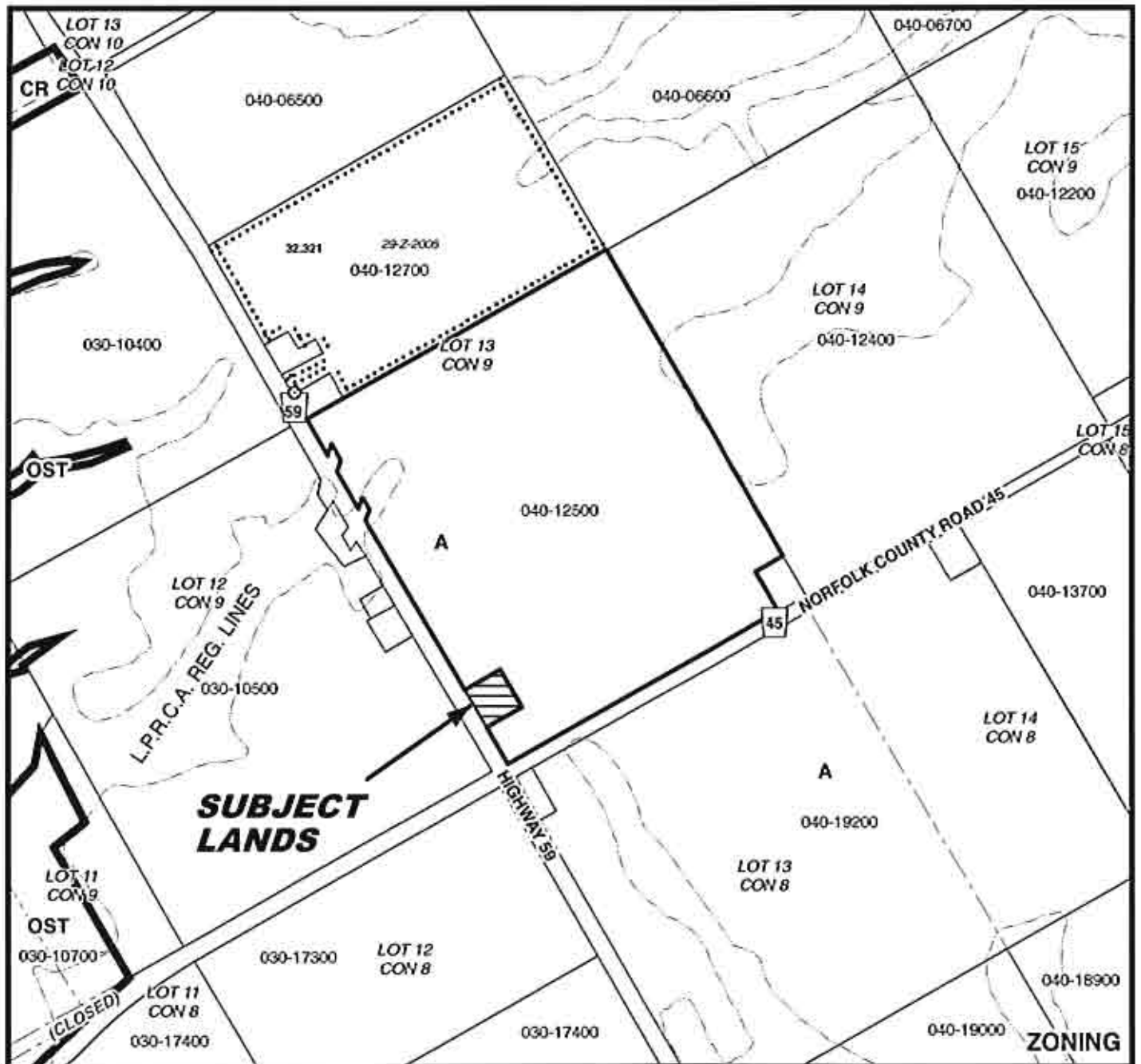
Geographic Township of

NORTH WALSHINGHAM



1:10,000

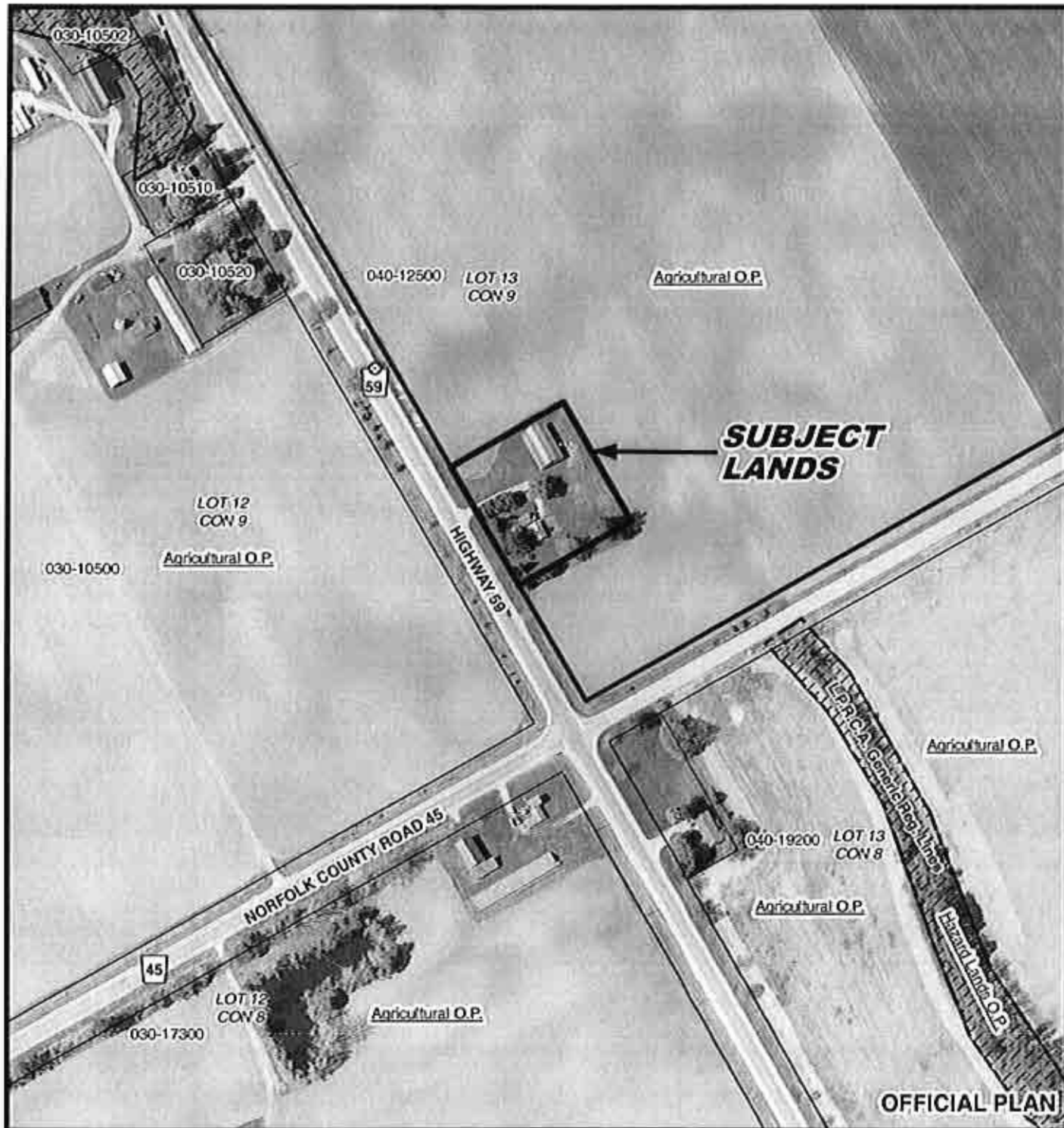
90 45 0 90 180 270 360 Meters



MAP 2

File Number: BNPL2010179

Geographic Township of NORTH WALSINGHAM



MAP 3

File Number: BNPL2010179

Geographic Township of NORTH WALSINGHAM

