



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

# FILE NO: BNPL2010197

☒ 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  
☒ Union Gas  
☒ Norfolk Heritage Committee  
☐ 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:**

## JANUARY 3<sup>RD</sup>, 2010

**APPLICANT:**

CRANDALL BRIAN GREGORY, 88 OAK ST SIMCOE, ON N3Y 3J8

**AGENT:**

CRANDALL JENNIFER DIANE, 88 OAK ST SIMCOE, ON N3Y 3J8

**LOCATION:** GORE PT LOT 12 (88 Oak Street)

**ASSESSMENT ROLL NO.:** 3310401014089000000

**PROPOSAL:**

An application has been received to sever an urban residential lot with a frontage of 20.42 m (67 ft), a depth of 76.2m (250 ft) and having an area of 1556.18 sq m. (0.38 acre) and retain a lot having an area of 2266 sq m (0.56 ac) as the creation of an urban residential lot. This severance will provide separate lots for two existing single detached dwellings.

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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)

#### 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: December 20<sup>th</sup>, 2010**

**CONSENT / SEVERANCE**

Office Use:

File Number: BN- PL 2010197  
Related file: AN PL 2010198  
Fees Submitted: December 7, 2010  
Application Submitted: December 6, 2010  
Sign Issued: December 7, 2010  
Complete Application: Dec. 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.

3310-401

Property assessment roll number: 3310- ~~28-40-010~~ 014 08900

- |   |  |
|---|--|
| <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 <sup>1</sup> Brian Crandall Phone # 519 428-6230  
Address 88 OAK ST Fax # \_\_\_\_\_  
Town / Postal Code Simcoe N3Y 3J8 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 Jennifer Crandall Phone # 426-4049  
Address 88 OAK Street Cell # 519-429-2377  
Town / Postal Code Simcoe ON N3Y 3J8 E-mail j.crandall@sympatico.ca

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

Name of Owners <sup>2</sup> Jennifer Crandall Phone # 519 426-4049  
Address 88 OAK Street Fax # \_\_\_\_\_  
Town / Postal Code Simcoe ON N3Y 3J8 E-mail j.crandall@sympatico.ca

<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 mortgagees, charges or other encumbrances on the subject lands:

TD Canada Trust Simcoe ONTARIO

## CONSENT / SEVERANCE

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

Geographic Township		Urban Area or Homlet	<u>Simcoe.</u>
Concession Number	<u>Gore Woodhouse</u>	Lot Number(s)	<u>12</u>
Registered Plan Number	<u>37R - 401</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>(82') 24.99m</u>	Depth (metres/feet)	<u>(513.73') 156.58m.</u>
Width (metres/feet)	<u>(82') 24.99m.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>(0.98 ACRE) 3844.65 m<sup>2</sup>.</u>
Municipal Civic Address	<u>88 OAK ST - GORE<sup>PT</sup> LOT 12.</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):

There are two houses on the property at 88 Oak St.  
owned by Brother & Sister (Jennifer/Brian Crandall)  
wanting to sever the front lot and provide access way  
to second house.

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

Jennifer Crandall and Brian Crandall

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:

N/A.

Owners Name and Address (including those with part interest)	Geographic Township	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
Assessment Roll No. (obtained from your tax bill)	Concession and Lot #					
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:

N/A

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**: Front

Frontage (metres/feet) (67' Feet) 20.42m Depth (metres/feet) 250 ft / 76.2m

Width (metres/feet) 67' ft 20.42m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) (0.3845 Ac) 1556.8 m<sup>2</sup>

PROPOSED FINAL LOT SIZE (if boundary adjustment) 1556.8 m<sup>2</sup> 3845 Ac

Existing use: Urban Residential

Proposed use: Urban 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:

one home at the front of existing lot, 1 existing cement block garage  
Please See Appendix 1 for picture & description

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:

1 cement garage at the front of the existing lot  
to be removed to make access/frontage for back home.

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

Frontage (metres/feet) 15 Feet 4.75m Depth (metres/feet) 505.46 ft / 220.58m

Width (metres/feet)  Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 7715 m<sup>2</sup> 1916 Ac

Existing use: Urban Residential

Proposed use: Urban Residential

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 home at the back of the existing lot, 2 small sheds  
Please See Appendix 1 for picture and description

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

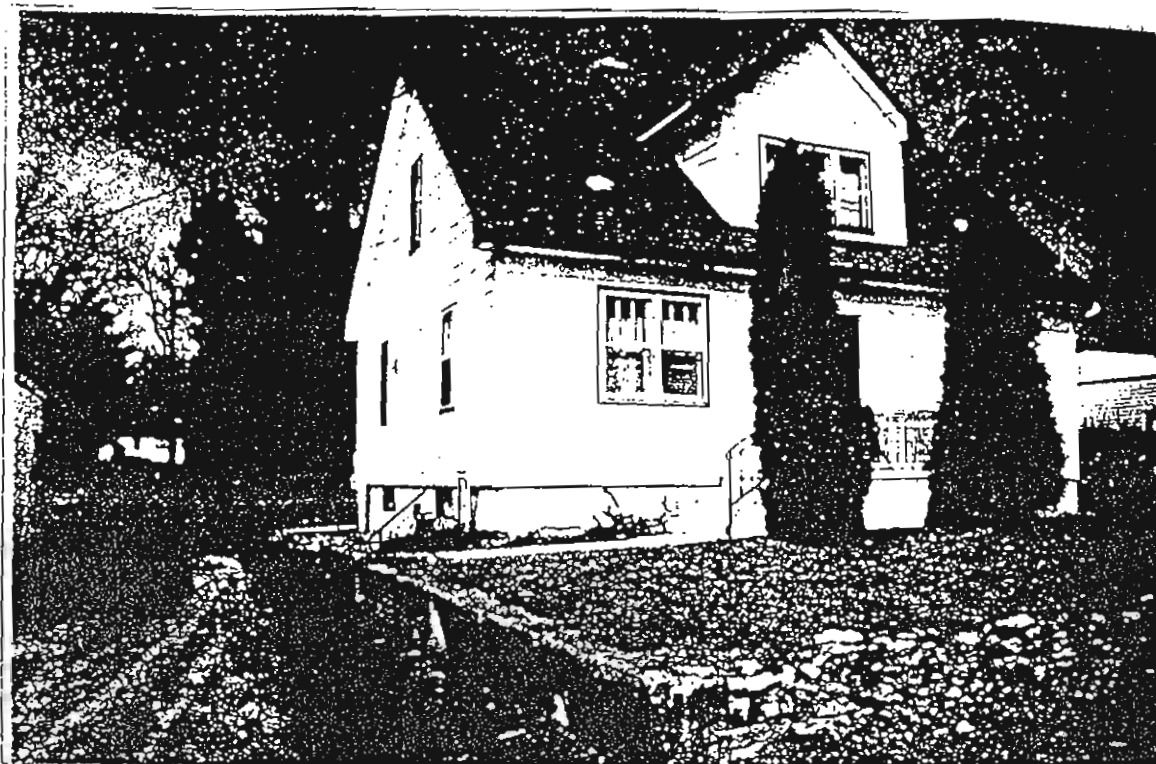
Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet)  Depth (metres/feet)

Width (metres/feet)  Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

Appendix 1



Front View Of  
Dwelling One  
(Front House)



Front View of  
Dwelling Two  
(Back house)

## CONSENT / SEVERANCE

### D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

Present zoning: R1B

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: approx 1950

Date of purchase of subject lands: purchased July 1998

### 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:

grandparents owned the property prior to being purchased by Brian & Jennifer Crandall. The home were built by previous owner.

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:

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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:

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

### H. SERVICING AND ACCESS

#### WATER SUPPLY

Municipal piped water

#### SEVERED



Communal Wells



Individual Wells



#### RETAINED



Other means (describe) \_\_\_\_\_

## CONSENT / SEVERANCE

### SEWAGE TREATMENT

Municipal Sewers

#### SEVERED

☒

#### RETAINED

☒

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

Storm Sewers

#### SEVERED

☒

#### RETAINED

☒

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

~~Unknown~~

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: lane way as access to Rear house - please see diagram

Name of road/street: will maintain access to OAK ST.

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: lane way as access to front house - please see diagram

Name of road/street: will maintain access to OAK ST.

## I. OTHER INFORMATION

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

☐

Yes

☒

No

If yes, describe: \_\_\_\_\_

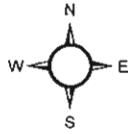
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

please see diagram

# MAP 1

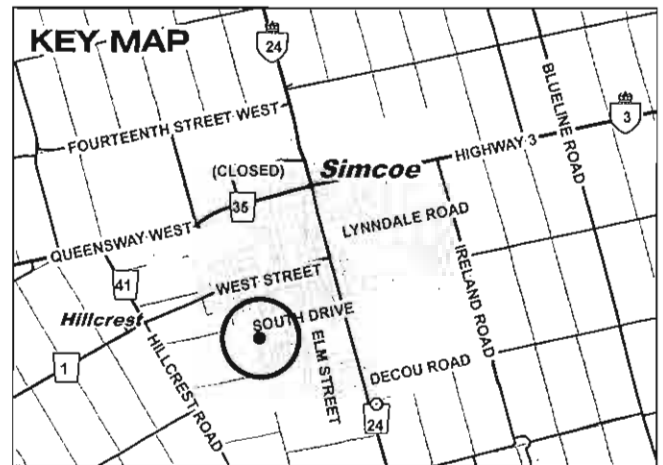
## File Number: BNPL2010197 & ANPL2010198

Urban Area of  
**SIMCOE**



1:2,000

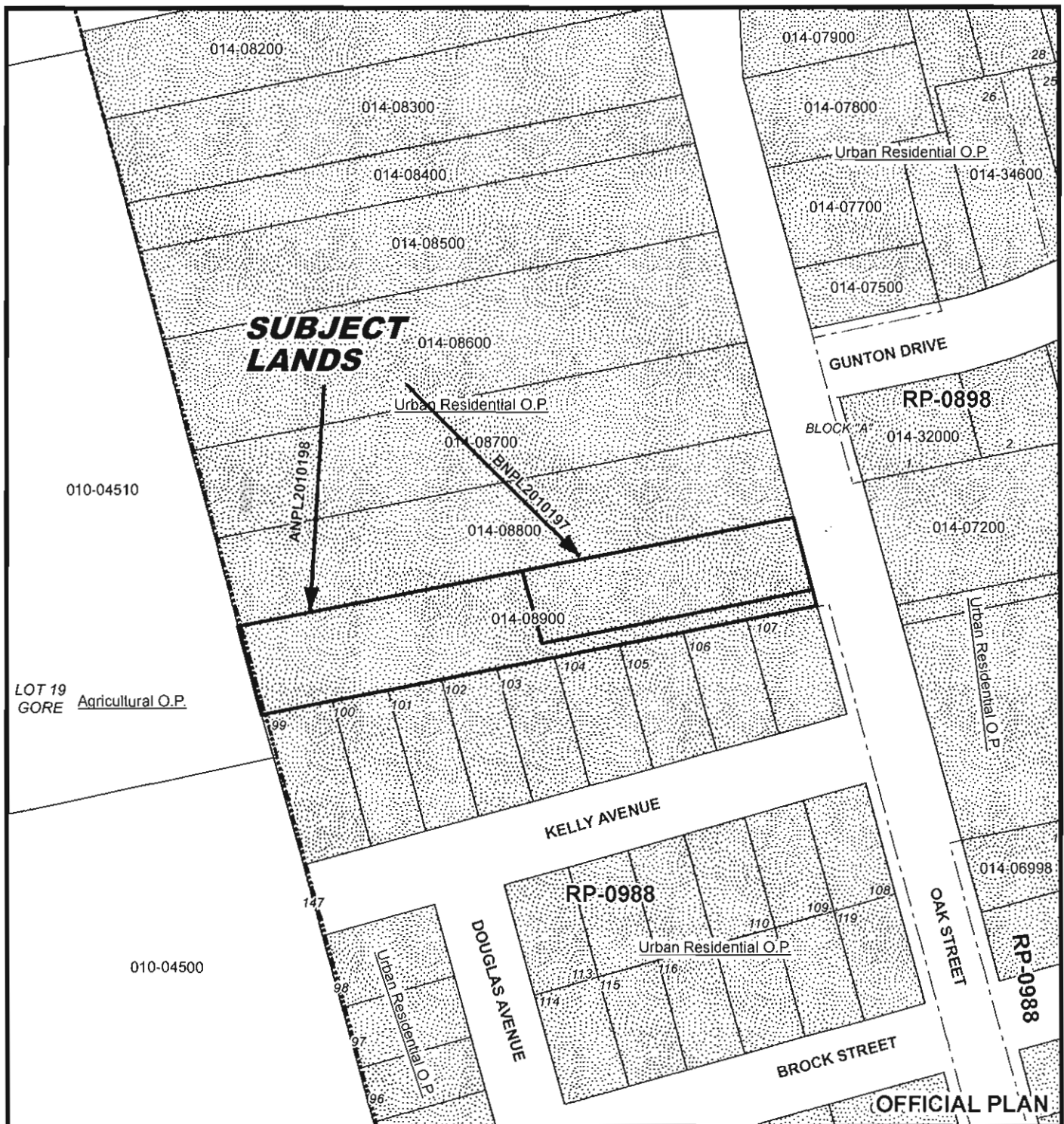
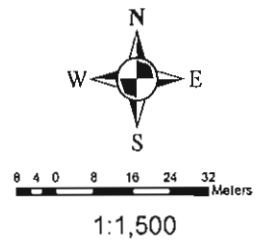
20 10 0 20 40 60 80 Meters



## MAP 2

File Number: BNPL2010197 & ANPL2010198

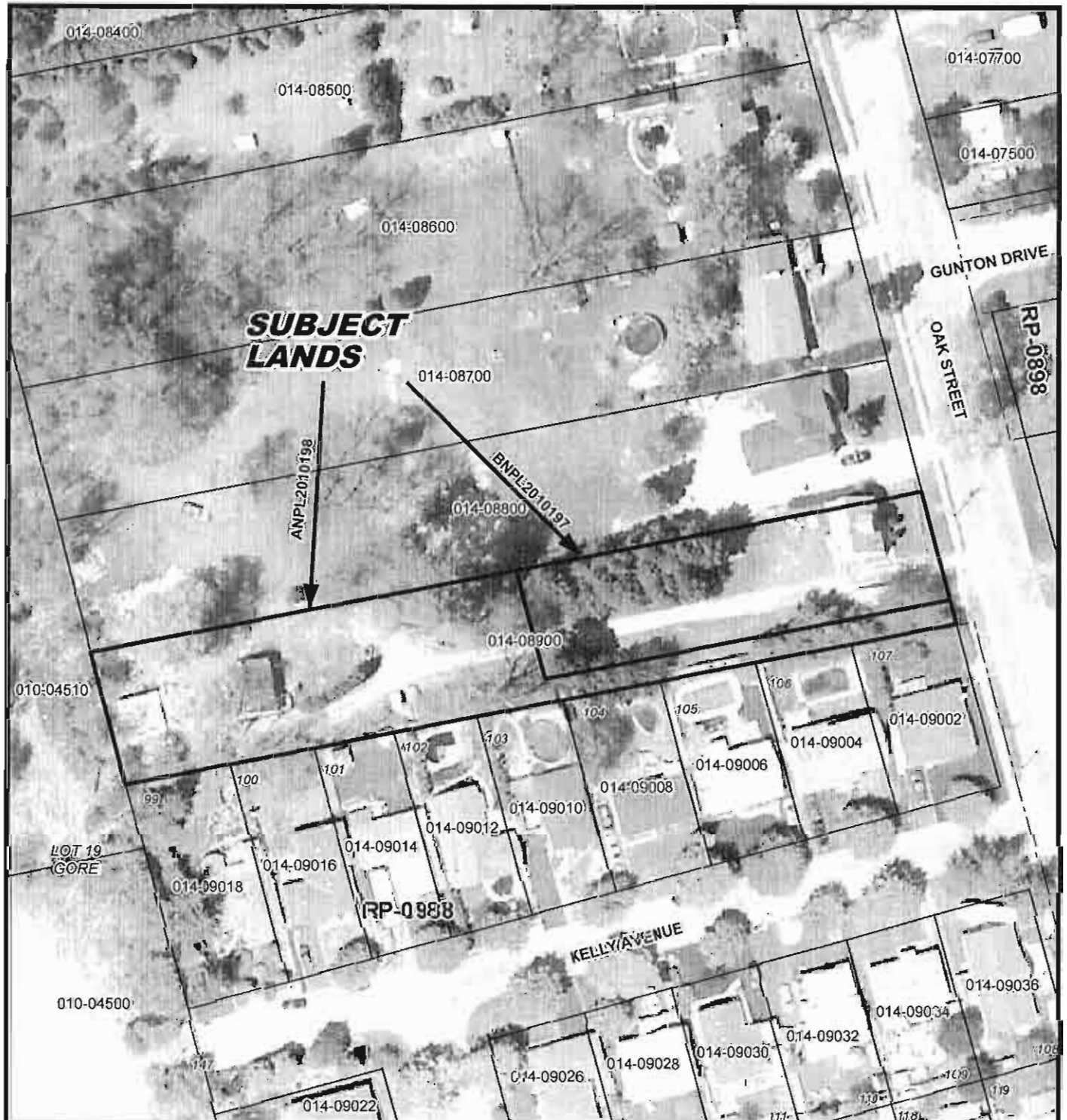
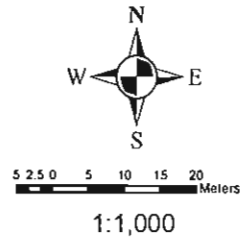
Urban Area of SIMCOE



# MAP 3

File Number: BNPL2010197 & ANPL2010198

Urban Area of SIMCOE



# MAP 4

File Number: BNPL2010197 & ANPL2010198

Urban Area of SIMCOE

