



COMMENT REQUEST FORM

FILE NO: BNPL2011254

☒ 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 3rd, 2012

APPLICANT:

LUSKA RICHARD WALTER
LUSKA ROSEMARY JANE, 7 BANNISTER ST OAKLAND, ON N0E 1L0

LOCATION: SWAL PLAN 436 LOT 622 PT LOT, 623 (106 OLD CUT BLVD)

ASSESSMENT ROLL NO.: 3310543070380000000

PROPOSAL:

An application has been received to sever a parcel of land having a frontage of 7.62 m (25 ft) a depth of 47.4 m (155.6 ft) and having an area of 361.4 sq m (3890 sq ft) and retain a parcel with an area of 946 sq m (10,189 sq ft) as a boundary adjustment to facilitate the construction of a new vacation home. Lands to be added to 108 Old Cut Blvd. Final Lot size: 1579.35 sq m (17,000 sq ft)

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: December 19, 2011

CONSENT / SEVERANCE

Office Use:

File Number: BN-PL 2011 254
 Related File: -
 Fees Submitted: Dec 5, 2011
 Application Submitted: Dec 5, 2011
 Sign Issued: Dec 5, 2011
 Complete Application: Dec 5, 2011

OSSAS provided

mrz

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: 3310-543.070.38000.0000

- | | |
|---|---|
| <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: PLATTE R'S HOLDINGS Phone #: 519-446-0138 or 449-2492
 Address: ROSEMARY LUSKA + RICHARD Fax #: 519-449-5138
 Town / Postal Code: 7 BANNISTER ST. OAKLAND E-mail: RLUSKA@SYMPATICO.CA
¹ If the applicant is a numbered company provide the name of a principal of the company.
ON. NOE 110

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: PLATTE R'S HOLDINGS INC. Phone #: 519-446-0138
 Address: 7 BANNISTER ST Fax #: _____
 Town / Postal Code: OAKLAND ON NOE 110 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	<u>SOUTH WALSINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>622, PT Lot 623, PT Bk. C</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>31R</u>	Part Number(s)	<u>37.46m + 47.4m. (55.6 ft)</u>
Frontage (metres/feet)	<u>66.00 + 33.04 FT.</u>	Depth (metres/feet)	<u>(122.90' (LT) + 115.45' 40.15' (RT))</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>(14,079 sq ft) 1367.94 sq m</u>
Municipal Civic Address	<u>106 OLD CUT BLVD, LONG POINT</u>		

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):

LANDSCAPE REQUIREMENT FOR PROPOSED NEW DWELLING
(BUILDING PERMIT + DRAWINGS TO BE FINALIZED) TO REPLACE
EXISTING DWELLING

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known): AT 108
RICHARD + ROSEMARY LUSKA OLD CUT.

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

ASSESSMENT ROLL NUMBER - 543.070.38/00.0000

OWNER - LUSKA RICHARD WALTER, LUSKA ROSEMARY JANE
108 OLD CUT

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 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	

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	<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: SEE ATTACHED

Frontage (metres/feet)

(25 FT.) 7.62m

Depth (metres/feet)

(155.6 FT) 47.4m

Width (metres/feet)

(25 FT) 7.62m

Lot area (m² / ft² or hectares/acres)

(3890 SQ FT) 361.47m

PROPOSED FINAL LOT SIZE
(If boundary adjustment)

74 FT x 122.9(FT) + 155.6(FT)

Retained (10,189 SQ FT) 946.67m

Existing use:

LAWN

Proposed use:

LAWN

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:

Ø

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:

Ø

Description of land intended to be RETAINED:

Frontage (metres/feet)

(74 FT) 22.55m

Depth (metres/feet)

37.46m 47.43m.
122.9(FT) + 155.6(FT)

Width (metres/feet)

(74 FT) 22.55m.

Lot area (m² / ft² or hectares/acres)

(10,189 SQ FT) 946.56sqm

Existing use:

SEASONAL RESIDENCE WITH SEPARATE GARAGE AND STORAGE SHED

Proposed use:

SEASONAL RESIDENCE WITH SEPARATE GARAGE AND STORAGE SHED
(UNCHANGED)

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:

UNCHANGED

CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet) _____

Depth (metres/feet) _____

Width (metres/feet) _____

Lot area (m² / ft²) _____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LONG POINT ZONE (LP)

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:

0

Date(s) these parcels were created:

AUGUST 1996

Name of the transferee for each parcel:

GOVERNMENT OF ONTARIO (CROWN LAND)

Uses of the severed lands:

LANDSCAPING

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:

AUGUST 2011

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?



CONSENT / SEVERANCE

☐ 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?

☐ 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:

23 YEARS OF LIVING AT 108 OLD CUT BLVD.

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: _____

CONSENT / SEVERANCE

Status/decision: _____

Effect on the requested amendment: _____

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

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

CONSENT / SEVERANCE

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe)

CHANNEL WATER

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☐☐

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe)

HOLDING TANK

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:

OLD CUT BLVD

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:

OLD CUT BLVD

I. OTHER INFORMATION

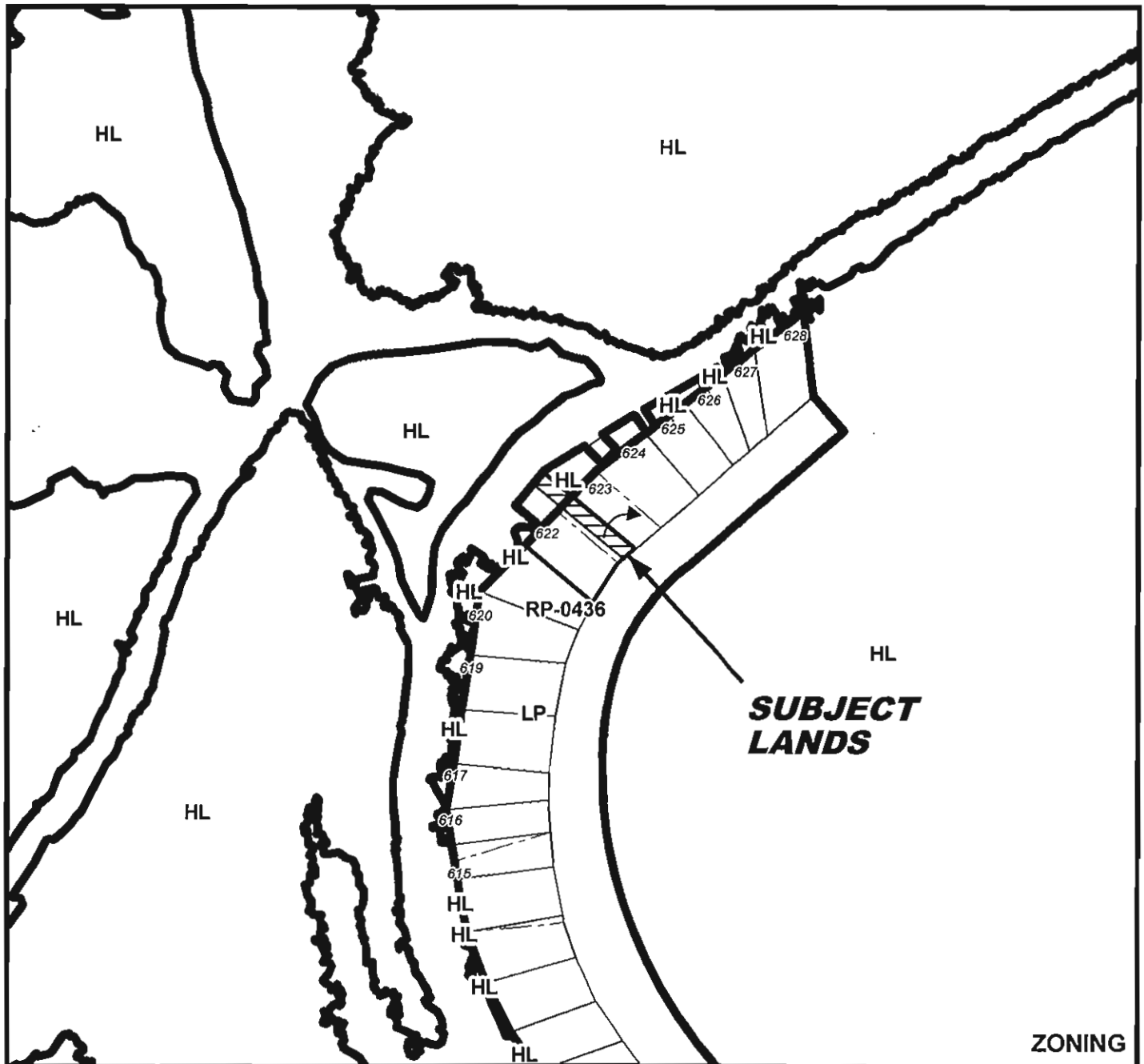
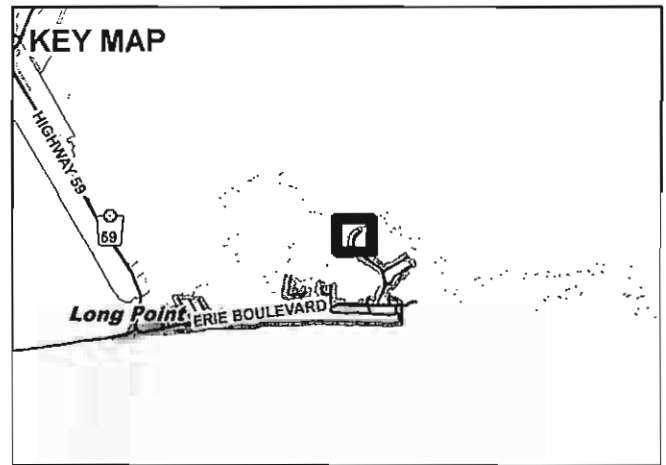
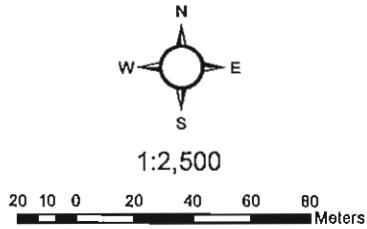
CONSENT / SEVERANCE

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: BNPL2011254
Geographic Township of
SOUTH WALSLINGHAM



MAP 2

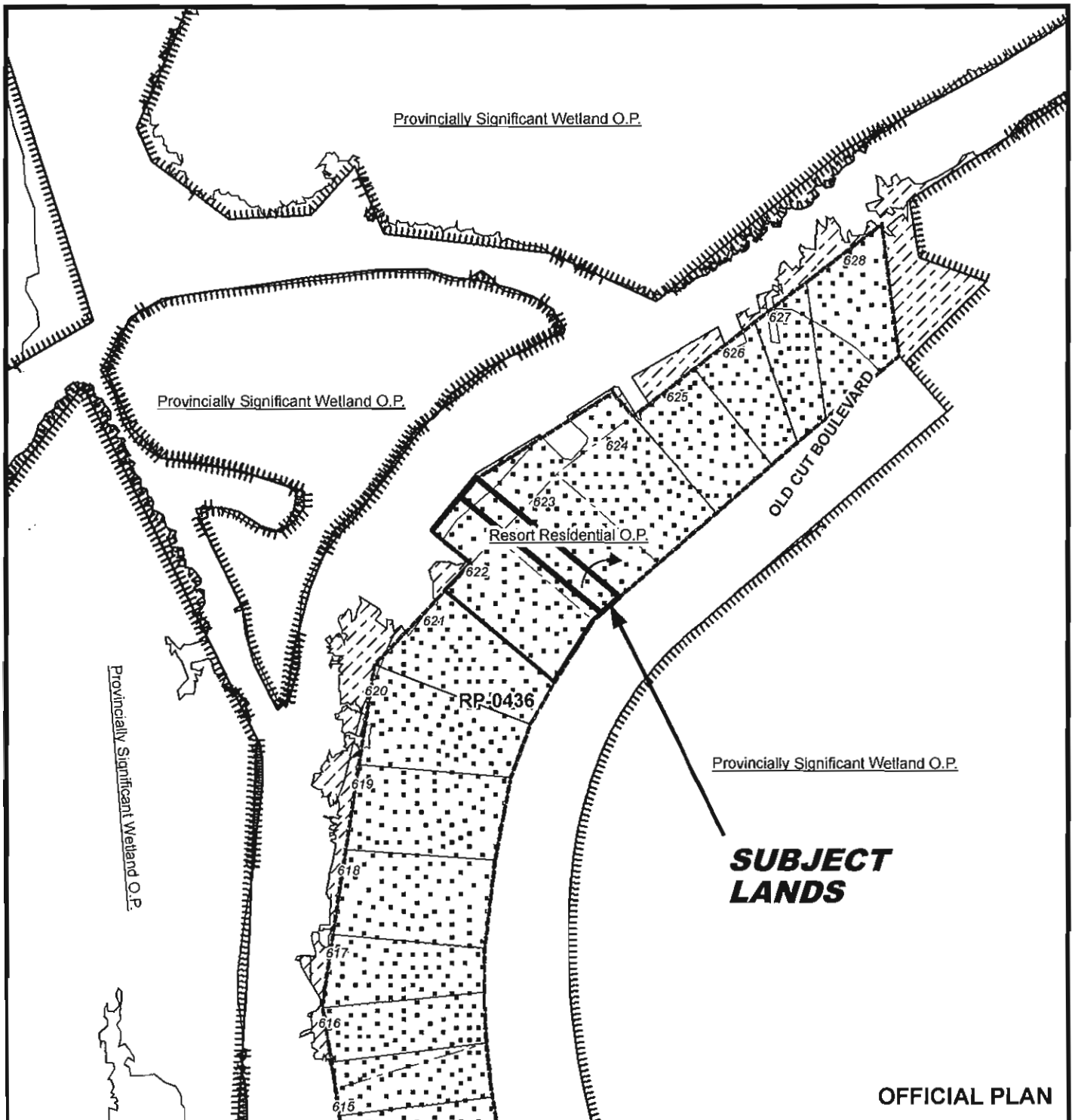
File Number: BNPL2011254

Geographic Township of SOUTH WALSHINGHAM



0 3 0 6 12 18 24 Meters

1:1,500



MAP 3

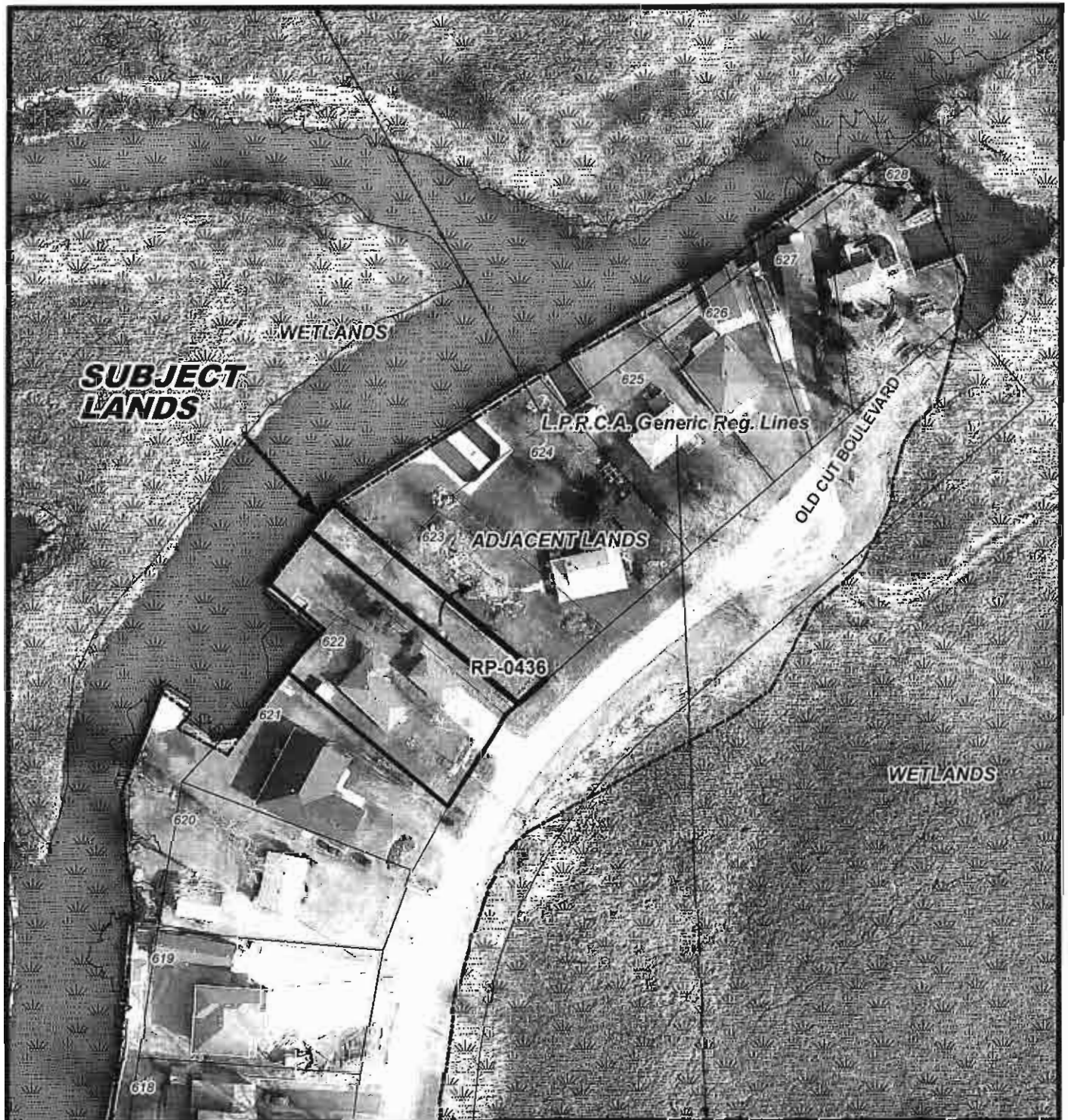
File Number: BNPL2011254

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



MAP 4

File Number: BNPL2011254

Geographic Township of SOUTH WALSINGHAM



3 1.50 3 6 8 12 Meters

1:750

