



COMMENT REQUEST FORM

FILE NO: BNPL2011271

☒ 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:**

October 1, 2012

APPLICANT:

SMALLEY ALDEN I, 147 QUEENSWAY E SIMCOE, ON N3Y 4M5

AGENT:

HURLEY KEVIN JAMES, 79 LEE AVE SIMCOE, ON N3Y 5B8

LOCATION: TWN CON 14 PT LOT 3 (147 Queensway East)

ASSESSMENT ROLL NO.: 3310404070846000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 28.2 m (92.5 ft.) a depth of 28.58 m (94 ft.) and having an area of 805.96 sq.m. (0.2 ac) and retain a parcel having an area of 16000 sq.m. (3.95 ac.) as the creation of a commercial lot in the urban area.

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

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: September 17, 2012

CONSENT / SEVERANCE

*Circulate to LPRCA with fee
EIS emailed to Bonnie B.
Note: TIS may be
required by public wks.
before Decision can be
made. AB*

Office Use:

File Number: BN-PL 2011 271
Related File: AN-17/08 SP-07/08
Fees Submitted: Dec 23/11 SP-01/07
Application Submitted: Dec 22/11
Signed: Dec 23/11 AB
Complete Application: Dec 23/11

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: **33 404.070.84600.0**

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

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

THE CORPORATION OF
NORFOLK COUNTY

RECEIVED
DEC 26 2011

A. APPLICANT INFORMATION

Name of Applicant¹ Alden Smalley Phone # 519-426-2383
Address 147 Queensway East Fax # _____
Town / Postal Code Simcoe / N3Y E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent Kevin Hurley Phone # 519-410-6023
Address 79 Lee Avenue Fax # _____
Town / Postal Code Simcoe / N3Y5B8 E-mail khurley@amtelecom.net

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

Name of Owner² Alden Smalley Phone # 519-426-2383
Address 147 Queensway East Fax # _____
Town / Postal Code Simcoe / N3Y 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 sent³: ☒ 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 mortgages, charges or other encumbrances on the subject lands:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Townsend</u>	Urban Area or Hamlet	<u>Norfolk</u>
Concession Number	<u>14</u>	Lot Number(s)	<u>3</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>76.66 m</u>	Depth (metres/feet)	<u>181.7 m</u>
Width (metres/feet)	<u>114.77 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4.7 acres</u>
Municipal Civic Address	<u>147 Queensway East</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:

Right of Way – Unaffected by this application.

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 will be no change of use of the subject lands. The severance is required to facilitate a future change in ownership.

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

Kevin Hurley

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 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					☐ Yes ☐ No	
OTHER					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ 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**: 92.5

Frontage (metres/feet)	<u>28.2 KH</u> <u>30.46 metres</u> <u>100 ft.</u>	Depth (metres/feet)	<u>28.58 metres</u> <u>94 ft.</u>
Width (metres/feet)	<u>28.2 KH</u> <u>30.46 metres</u> <u>100 ft.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>870.55 m²</u> <u>.2 ac.</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>805.96 m² KH</u>

Existing use: Vehicle Rental Office

Proposed use: Vehicle Rental Office

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:

Building 1 - Vehicle Rental Office, Building 2 - Single Bay Garage, see attached site plan.

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 Proposed

Description of land intended to be **RETAINED**: 158.95

Frontage (metres/feet)	<u>46.2 KH</u> <u>48.46 metres</u> <u>159 ft.</u>	Depth (metres/feet)	<u>181.7 metres</u> <u>596 ft.</u>
Width (metres/feet)	<u>114.77 metres</u> <u>376.5 ft.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3.95 acres</u> <u>16000 m²</u>

Existing use: Residential

Proposed use: 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:

Single Story, 186m², front setback ≈ 107 m, rear setback ≈ 56 m, side setback ≈ 85 m, 15 m

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 Proposed

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): Commercial + HL

Present zoning: CS + HL

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: Unknown

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: Unknown

Number of separate parcels that have been created: 2

Date(s) these parcels were created: 1981, 1993

Name of the transferee for each parcel: James Hurley

Uses of the severed lands: Commercial, 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: 1989

Date of purchase of subject lands: 1989

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: Commercial - Retail, Used Vehicle Sales, Vehicle Rental Office

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

CONSENT / SEVERANCE

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:

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: There are a multitude of planning applications for property located within 120m. Including:
Roger Wiens, Zellers, Canadian Tire, Effort Trust, TD Canada Trust, Rick McCall, Audio Avenue

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:

Provincially Significant Wetland - See attached Environmental Impact Study

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 distance	☐ No 100m
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 25m distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Seasonal wetness of lands	☒ Yes	☐ No	☒ Yes	☐ No 25m distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

Communal Wells

SEVERED

☒

☐

RETAINED

☐

☐



CONSENT / SEVERANCE

Individual Wells ☐ ☒

Other means (describe) _____

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) _____ Storm water outlet into Dingle Creek _____

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: _____ Queensway East, Highway #3 _____

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: _____ Queensway East, Highway #3 _____

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.

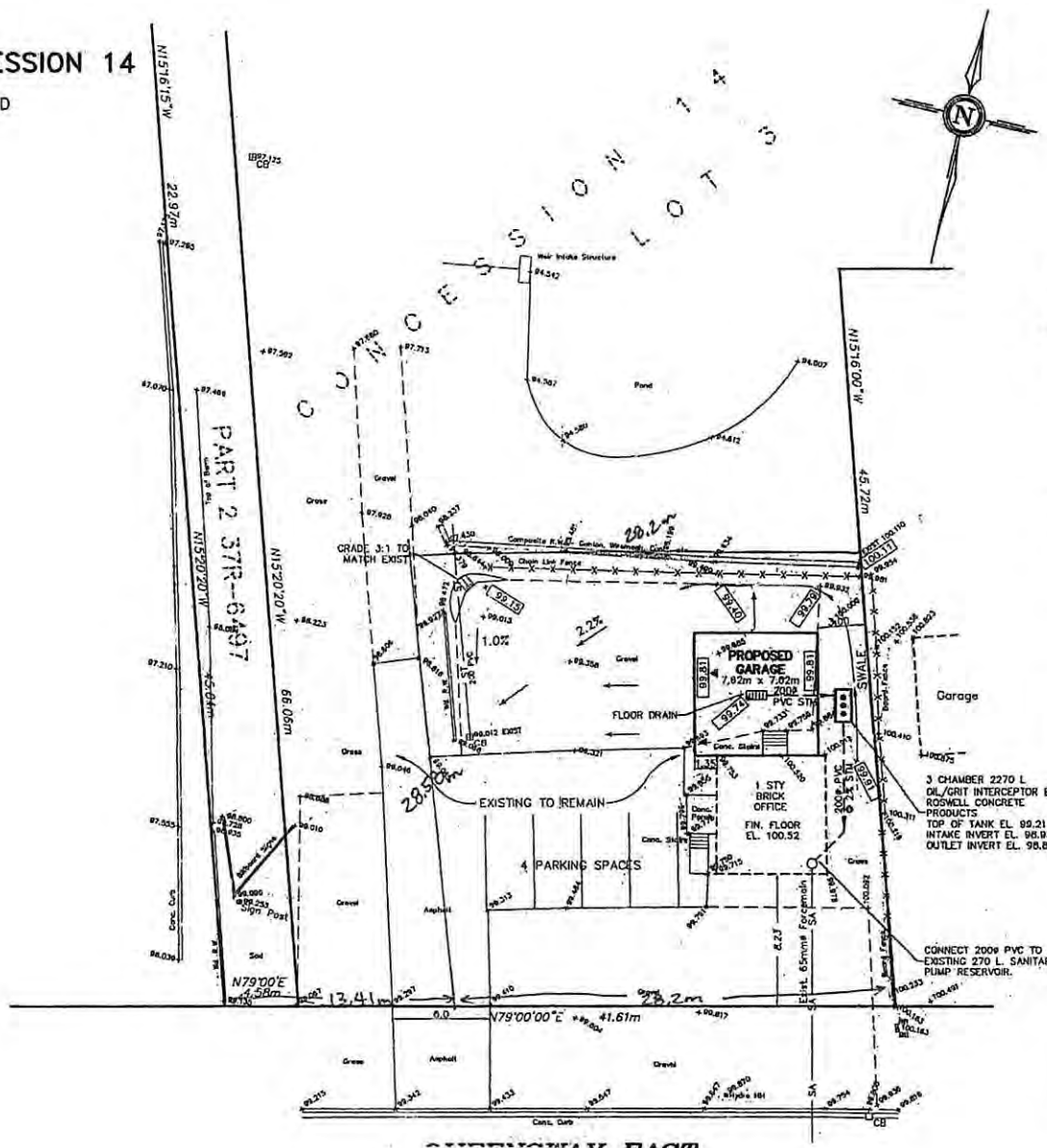
SITE PLAN
PART OF LOT 3 CONCESSION 14
 IN THE
 GEOGRAPHIC TOWNSHIP OF TOWNSEND
 NOW IN
NORFOLK COUNTY

LEGEND

- +77.362 - EXISTING ELEVATION
- 99.801 - PROPOSED ELEVATION
- 2N, 3R - NUMBER OF RISERS
- ▶ - EXTERIOR DOOR LOCATION
- - DRAINAGE DIRECTION
- F.F.E. - FINISHED FLOOR ELEVATION
- T.F.W. - TOP OF FOUNDATION WALL
- B.F.E. - BASEMENT FLOOR ELEVATION
- U.S.F. - UNDERSIDE OF FOOTING
- L.A.C. - LOT AREA COVERAGE
- W.O.B. - WALKOUT BASEMENT
- W.O.D. - WALKOUT DECK
- S.S. - SANITARY SERVICE
- H.P. - HIGH POINT
- CS - PROPOSED CURB STOP & BOX
- - PROPOSED WATER METER
- - PROPOSED STOP & DRAIN VALVE
- - HYDRO TRANSFORMER
- - CABLE TV PEDESTAL
- - BELL PEDESTAL
- - HYDRO POLE
- - CATCH BASIN
- - FIRE HYDRANT
- - STORM MANHOLE
- - SANITARY MANHOLE
- - CURB STOP
- - WATER VALVE
- - EXISTING TREE
- - ITEM TO BE REMOVED
- TTT - EMBANKMENT 3:1 MAX.
- - DECHOTES SURVEY MONUMENT FOUND
- SUB - DECHOTES STANDARD IRON BAR
- IR - DECHOTES IRON BAR
- RD - DECHOTES ROUND IRON BAR
- IP - DECHOTES IRON PIPE
- - DECHOTES DOWNGROUT LOCATION AND DIRECTION
- - FULL DEPTH ROAD RESTORATION TO MATCH EXISTING

SITE BENCH MARK

FINISHED FLOOR BUILDING ELEV. 100.52
 OFF STREET PARKING REQUIREMENTS
 VEHICLE SALES OR RENTAL ESTABLISHMENT
 HAZARD LAND ZONE (HL)
 NO PARKING
 SERVICE COMMERCIAL ZONE (CS)
 OFFICE SPACE
 1 SPACE/30m²
 50m² - 2 SPACES REQ'D
 OTHER NON-RESIDENTIAL USES



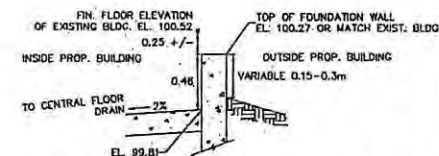
CAUTION:
 THIS IS NOT A PLAN OF SURVEY AND
 SHALL NOT BE USED FOR TRANSACTION OR
 MORTGAGE PURPOSES.
 © THIS SKETCH IS PROTECTED BY COPYRIGHT.

NOTES

- 1) THIS PROPOSAL PLAN IS PRELIMINARY UNTIL
 NORFOLK COUNTY SIGNED APPROVAL HAS
 BEEN OBTAINED.
- 2) LOT DIMENSIONS ARE AS SHOWN ON PLAN
 37R-6497 AND 37R-2818. PROPOSED
 BUILDING POSITIONED BY CALCULATION, NOT
 BY ACTUAL SURVEY.

GRADING NOTES

- 1) CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR
 TO COMMENCEMENT OF CONSTRUCTION.
- 2) THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER AND OTHER
 UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT
 NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN,
 THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS
 NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL
 INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND
 STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



PROPOSED GARAGE FOUNDATION WALL DETAIL
 NOT TO SCALE

van der Woerd & Associates Ltd.
 Consulting Engineers
 101 UNION STREET, SIMCOE, ONTARIO N3Y 2A6
 PHONE 519-428-0811 FAX 519-428-1877

JOHN B. DODD LIMITED
 ONTARIO LAND SURVEYORS
 101 UNION STREET
 SIMCOE, ONTARIO N3Y 2A6
 PHONE 519 428-0811 -- FAX: 519 428-1877

Date: MAY 2007

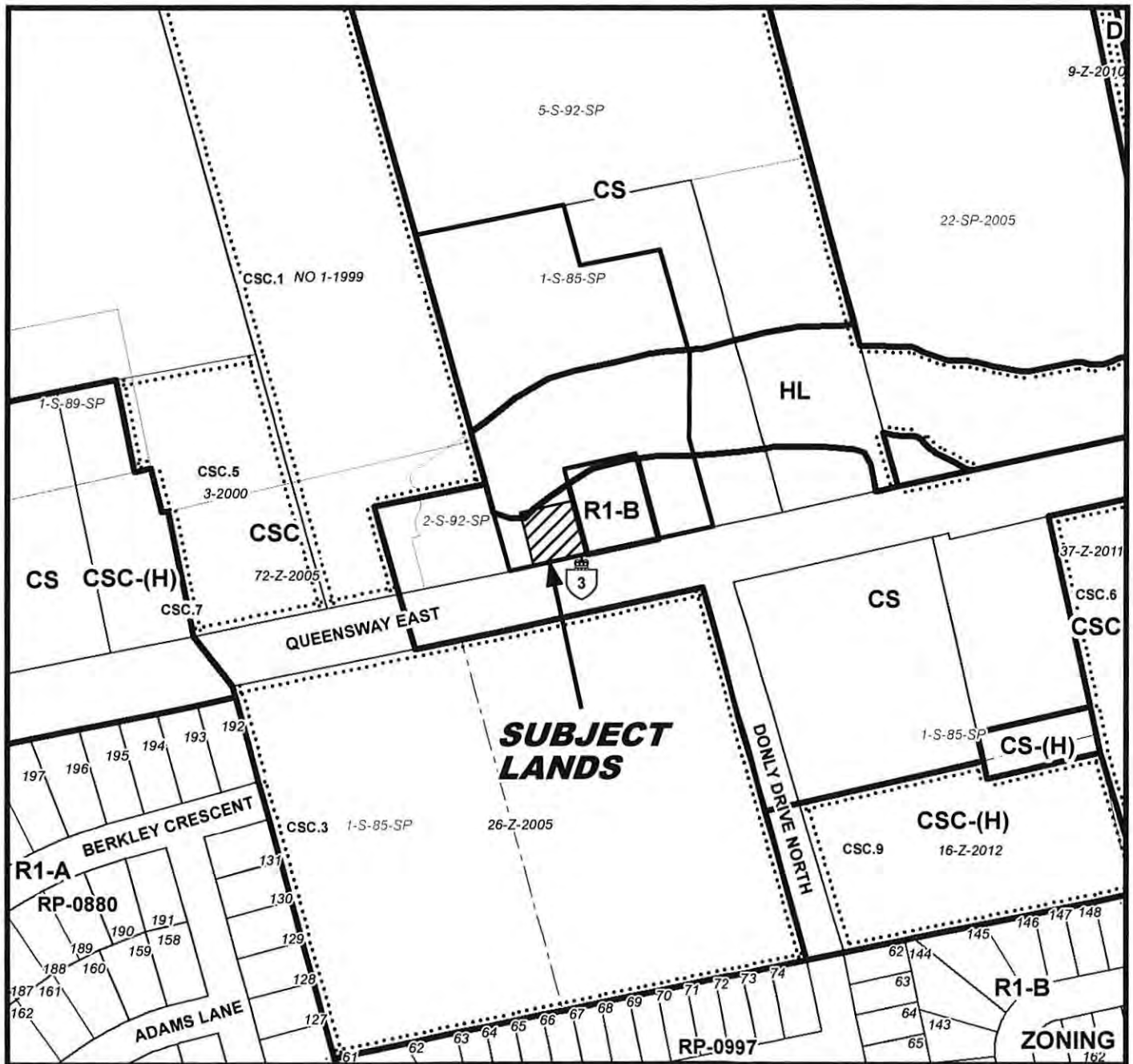
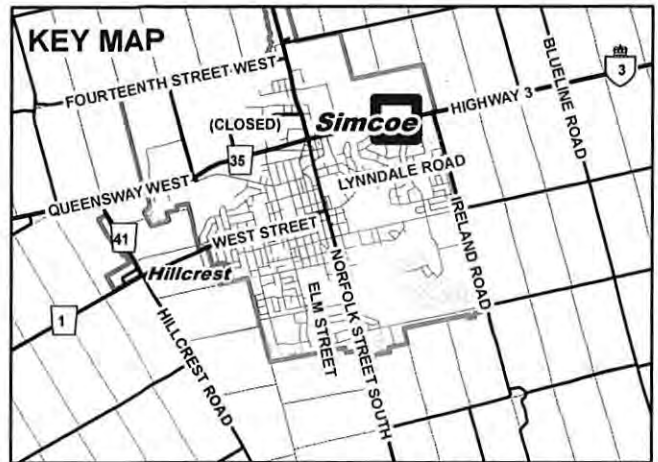
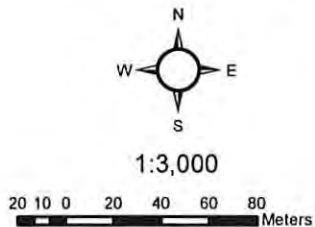
SCALE - 1 : 200

Design: A.J.L. Checked: S.V.W.
 Drawn: A.L. Checked: I.S.



MAP 1
File Number: BNPL2011271

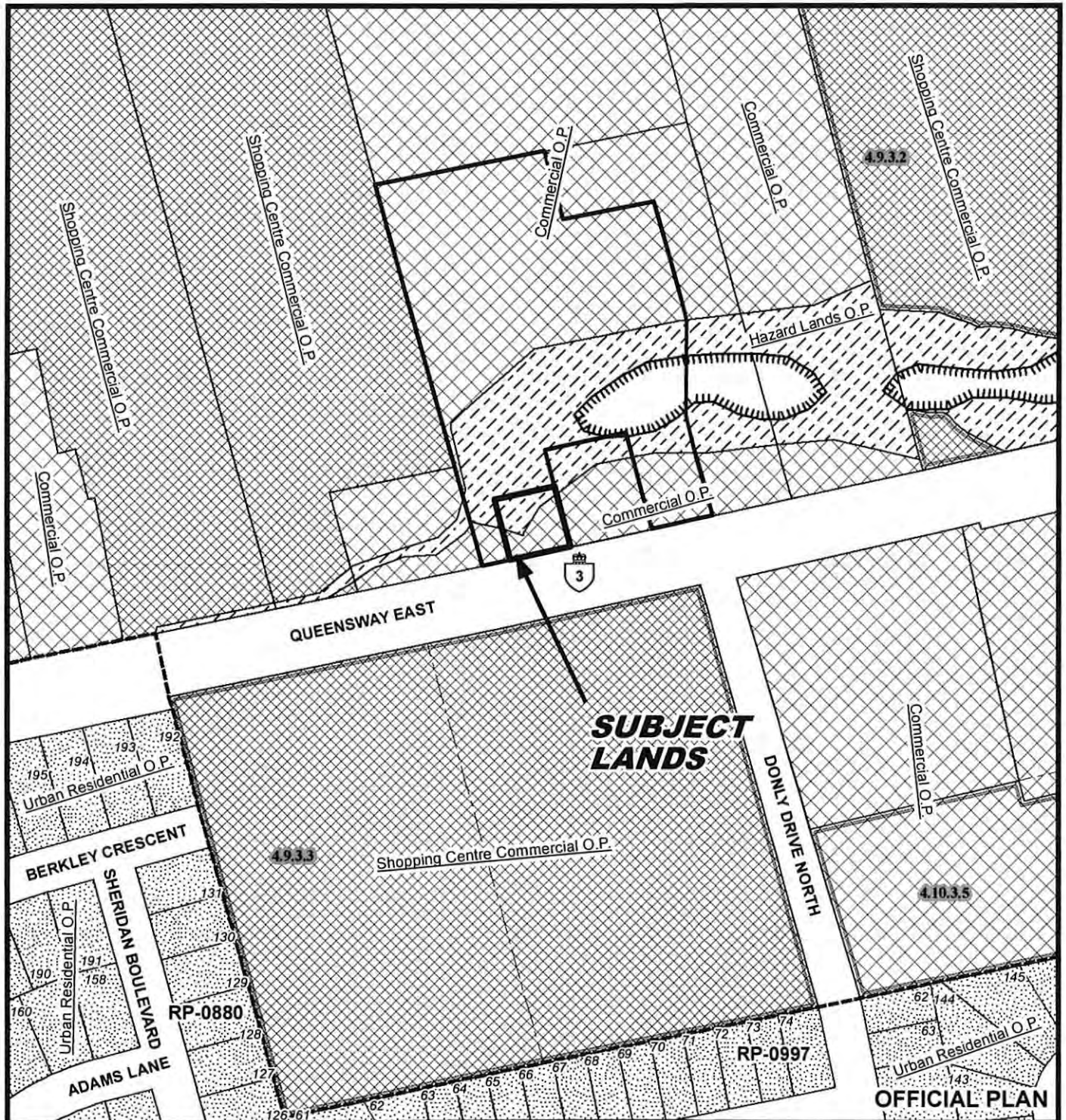
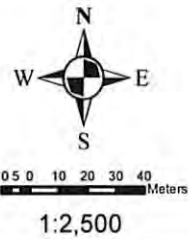
Geographic Township of
TOWNSEND



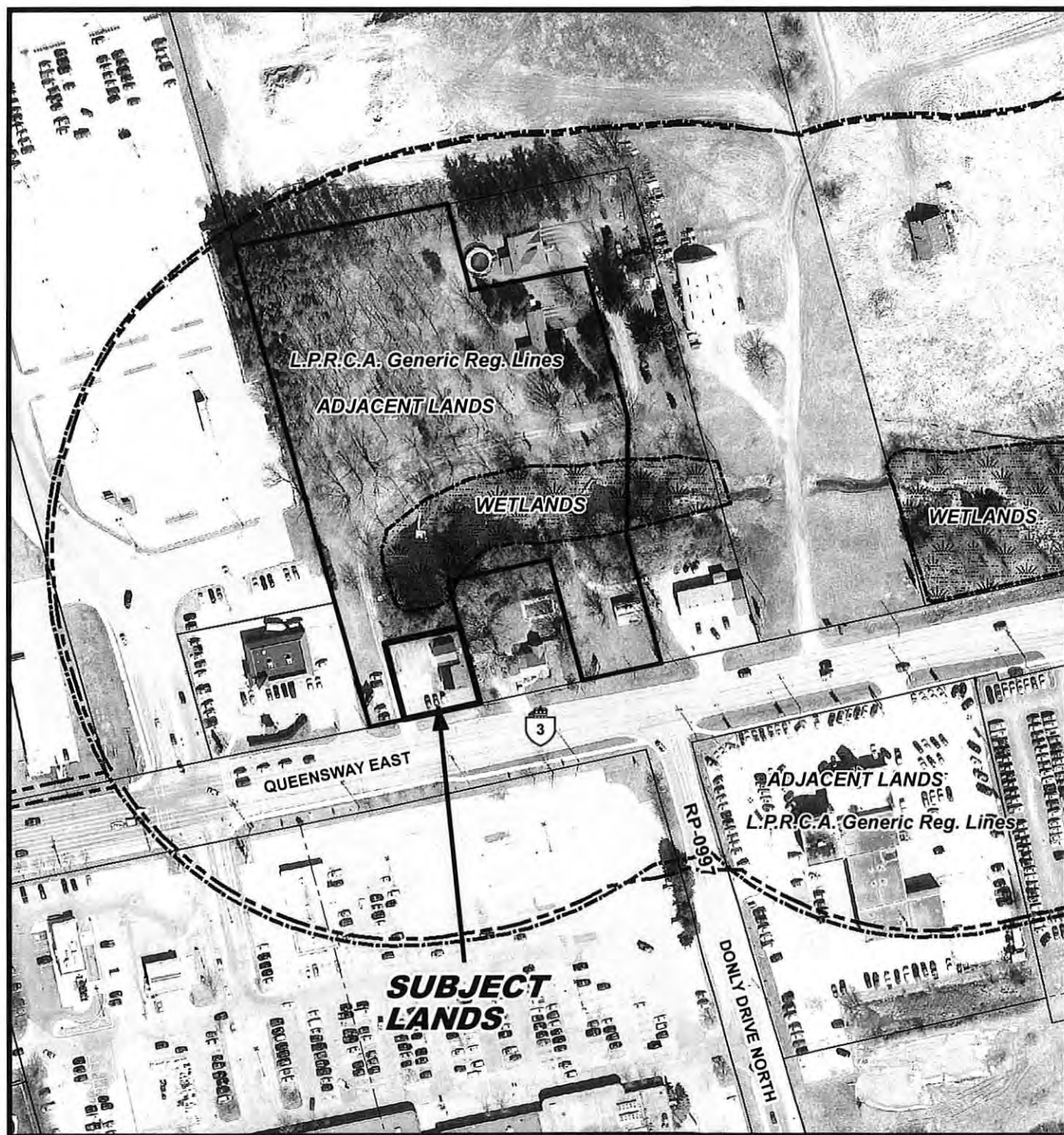
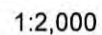
MAP 2

File Number: BNPL2011271

Geographic Township of TOWNSEND



Geographic Township of TOWNSEND



MAP 4

File Number: BNPL2011271

Geographic Township of TOWNSEND

