



## COMMENT REQUEST FORM

# FILE NO: BNPL2011273

☒ 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 30<sup>th</sup>, 2012

**APPLICANT:**

LUCAS CHARLENE ANN WINNIFRED, RR 1 WINDHAM CENTRE, ON N0E 2A0

**AGENT:**

R.C. DIXON, O.L.S. - JEWIT AND DIXON LTD., 51 PARK ROAD SIMCOE, ON N3Y4J9

**LOCATION:** WDM CON 10 PT LOT 6 (Windham Road 10)

**ASSESSMENT ROLL NO.:** 3310491017410000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 20.3 m (66.7 ft.) a depth of 67.06 m (220 ft.) and having an area of 0.136 ha (0.337 ac.) and retain a parcel having an area of 0.68 ha (1.68 ac.) as a boundary adjustment. Lands to be added to: property to the west of the subject lands: 491-017-35000. Final Lot Size: 1.99 ha (4.92 ac.)

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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)

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**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:** January 16, 2012

**CONSENT / SEVERANCE**

Office Use:

File Number: BN-PL 2011 273  
Related File: ZN PL 2011 215  
Fees Submitted: Dec 23/11 BN PL 2011 272  
Application Submitted: "  
Sign Issued: "  
Complete Application: "

*copy of EIS Reg'd.*

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.

THE CORPORATION OF  
NORFOLK COUNTYProperty assessment roll number: 3310- 491-017-41000**RECEIVED**  
DEC 26 2011

- |   |   |
|---|---|
| <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 <sup>1</sup> Charlene Lucas Phone # (519) 428-1825  
Address RR1 Windham Centre Fax # \_\_\_\_\_  
Town / Postal Code RPO Windham Centre, N5E 2A0 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 R.C. Dixon Phone # (519) 426-0842  
Address 51 Park Road Fax # 426-1034  
Town / Postal Code Simcoe, On 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 Owners <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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:

## CONSENT / SEVERANCE

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

Geographic Township	<u>Windham</u>	Urban Area or Hamlet	
Concession Number	<u>10</u>	Lot Number(s)	<u>6</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>121.92m / 400'</u>	Depth (metres/feet)	<u>67.06m / 220'</u>
Width (metres/feet)	<u>121.92m / 400'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>0.81 ha. / 2 ac.</u>
Municipal Civic Address	<u>Windham Road 10</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 will be an exchange to change from a 2 ac and 7.8 ac lots so as to have two lots of equal area (see sketch)

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

Lucas to Lucas

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

Lucas 3310-491-017-35000

(Charlene, Jamie & Semira Lucas)

## 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 past interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acre Workable (individual property)	Existing Farm Type (individual property e.g. corn, production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
<b>SUBJECT LANDS</b>						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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 <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**:

Frontage (metres/feet)	<u>20.3 m ± / 66'7" ±</u>	Depth (metres/feet)	<u>67.06 m ± / 220' ±</u>
Width (metres/feet)	<u>20.3 m ± / 66'7" ±</u>	Lot area (m² / ft² or hectares/acres)	<u>0.136 ha / 0.337 ac. ±</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>1.99 ha. / 4.92 ac. ±</u>

Existing use: vacant

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:

nil

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>101.56 m ± / 333'2" ±</u>	Depth (metres/feet)	<u>67.06 / 220' ±</u>
Width (metres/feet)	<u>101.56 m ± / 333'2" ±</u>	Lot area (m² / ft² or hectares/acres)	<u>0.68 ha / 1.68 ac. ±</u>

Existing use: vacant wooded area

Proposed use: residential (wooded area to be untouched)

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**:

n/a

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m² / ft²)	_____

Proposed use: \_\_\_\_\_

## CONSENT / SEVERANCE

### D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture

Present zoning: Agriculture + Hazard

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:

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* far:

- (a) a minor variance or a consent;
- (b) on 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: ZNPL 2011 215

Land it affects: Lands severance is being added to.

Purpose: To remove a restriction and enabling a single family dwelling

Status/decision: Approved

Effect on the requested amendment: supports mutual boundary adjustments for residential lots

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 oreo	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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

☐

#### RETAINED

☐

Communal Wells

☐☐

Individual Wells

☒☒

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





## CONSENT / SEVERANCE

### 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) \_\_\_\_\_

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: Windham Road 10

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: Windham Road 10

## I. OTHER INFORMATION

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

☐

Yes

☒

No

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

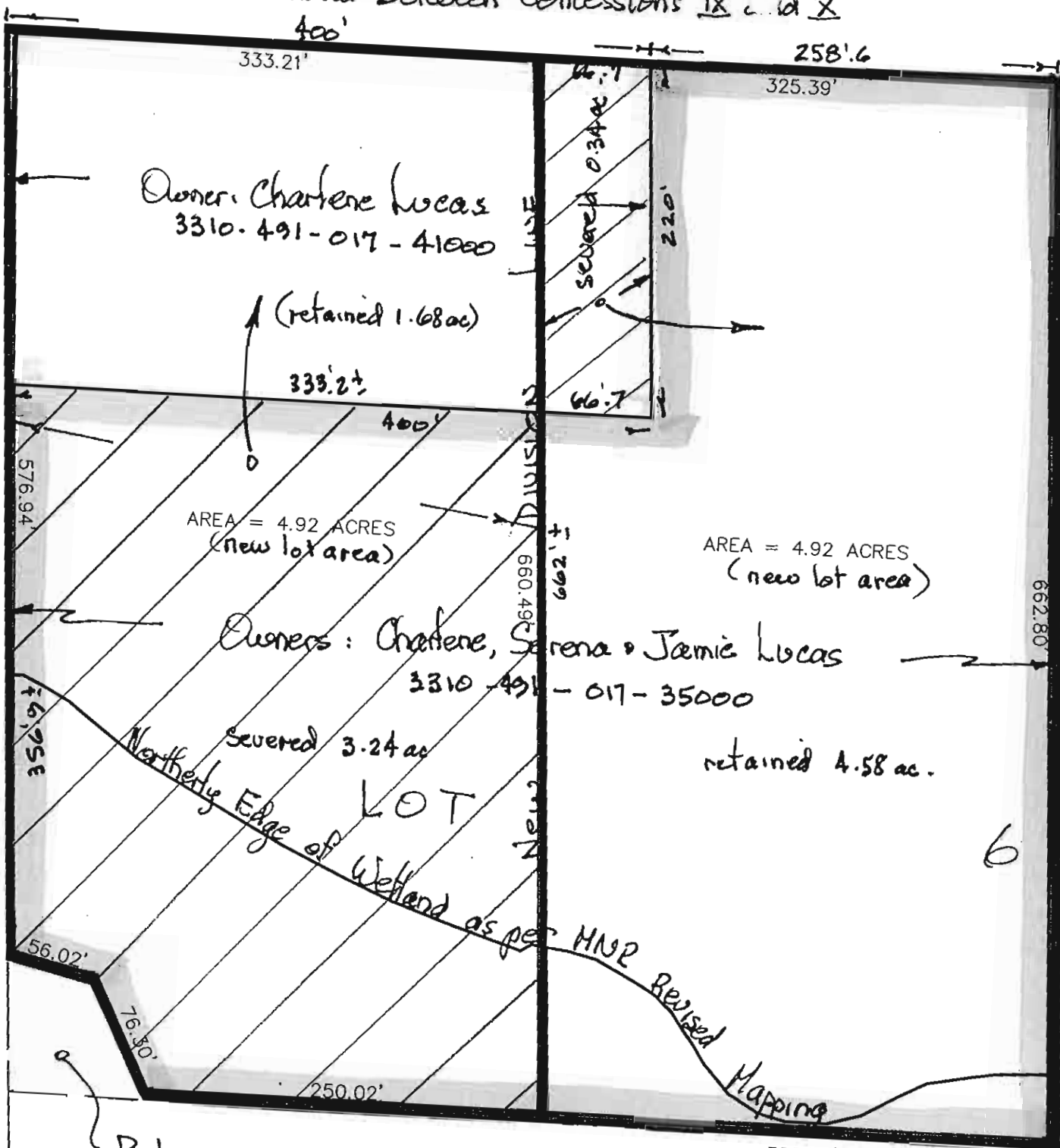
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

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Allowance for Road Between Concessions IX and X

Allowance for Road Between lots 6 and 7

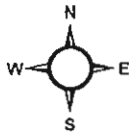


CONCESSION IX

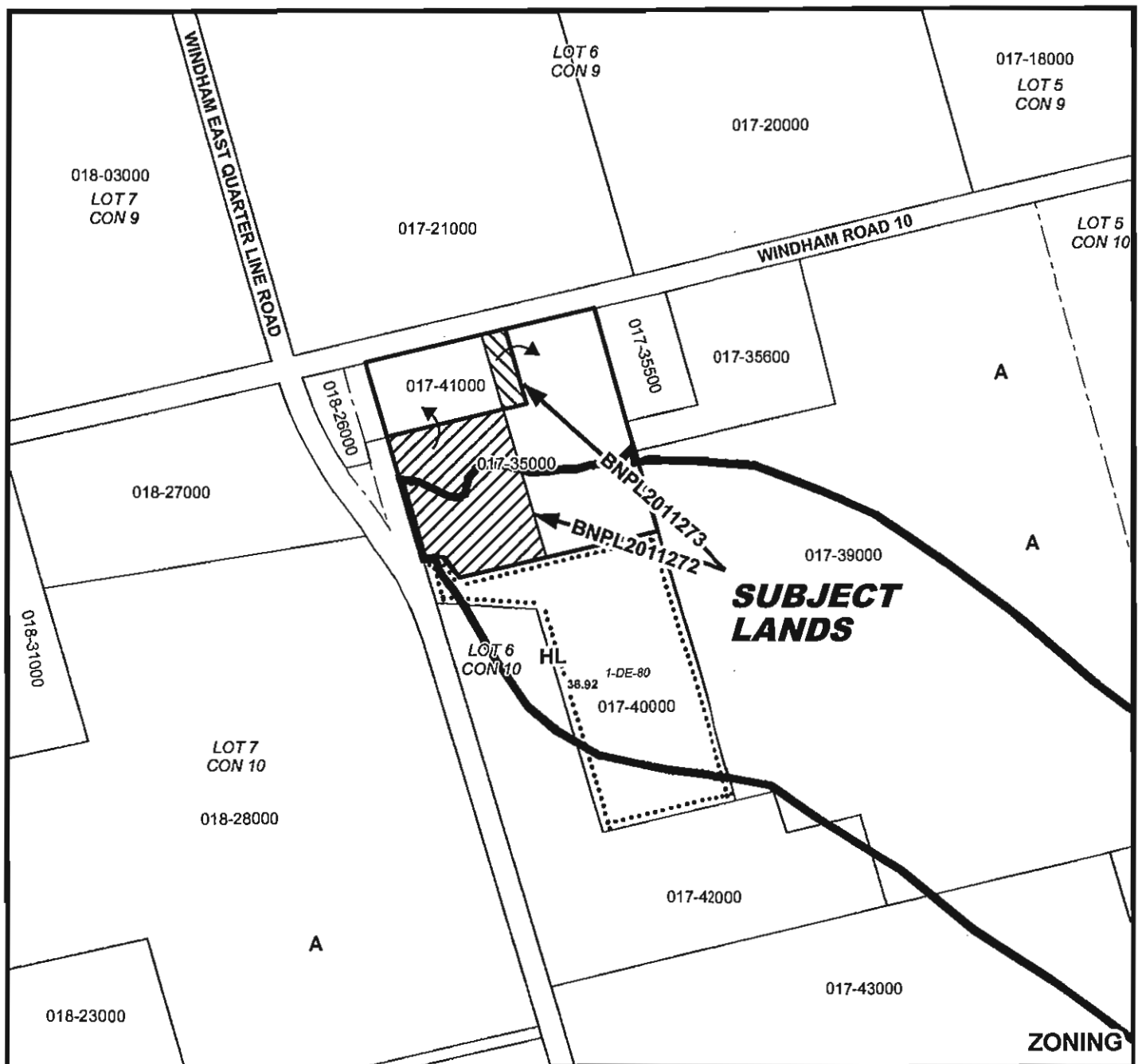
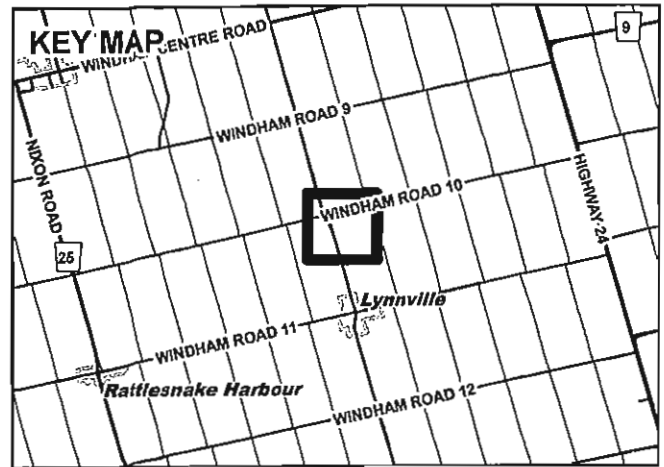
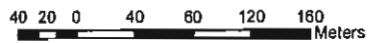
Note - final lots outlined in red.

**File Number: BNPL2011272 &  
BNPL2011273**

Geographic Township of  
**WINDHAM**



1:5,000



## MAP 2

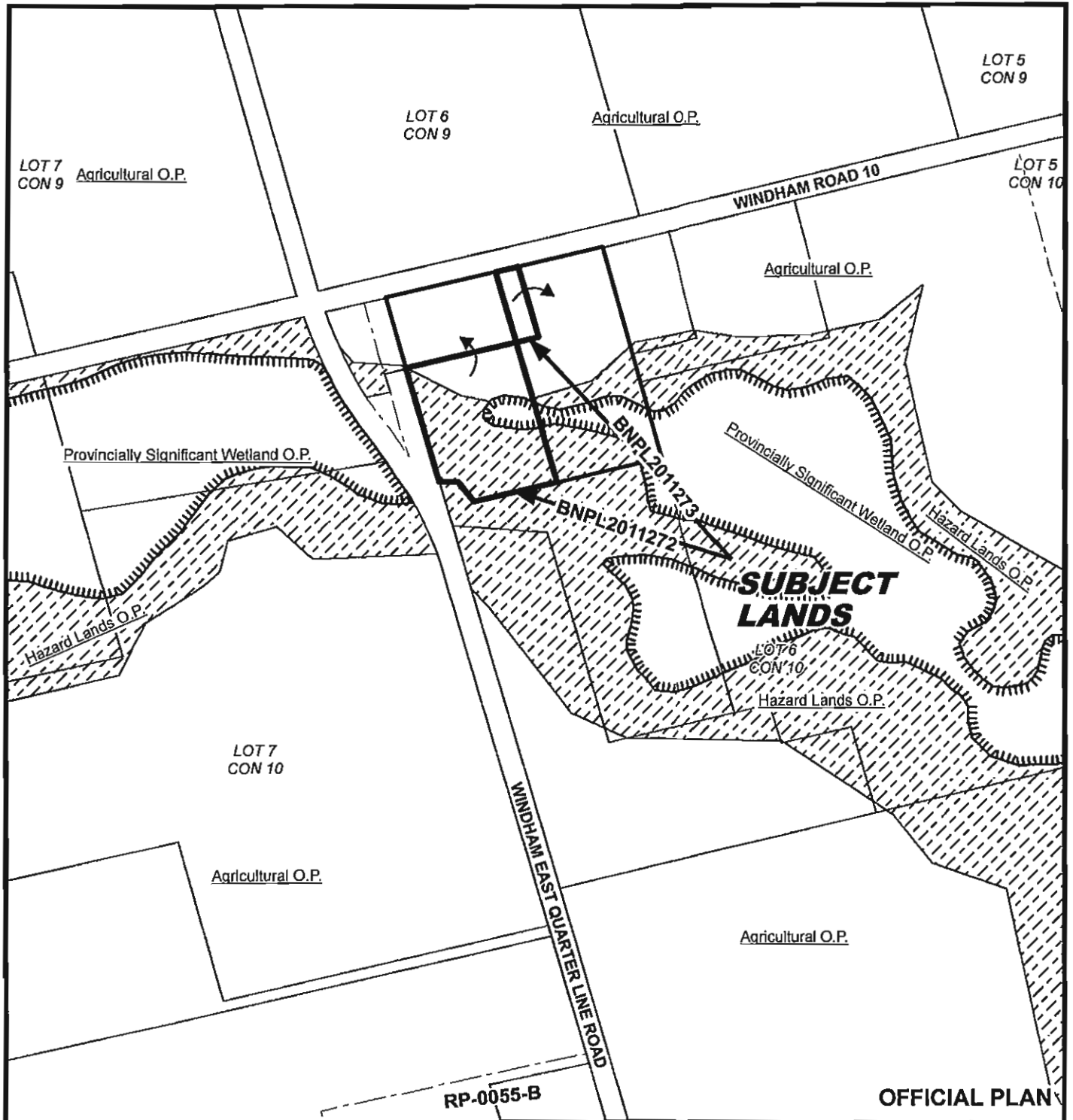
File Number: BNPL2011272 & BNPL2011273

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



# MAP 3

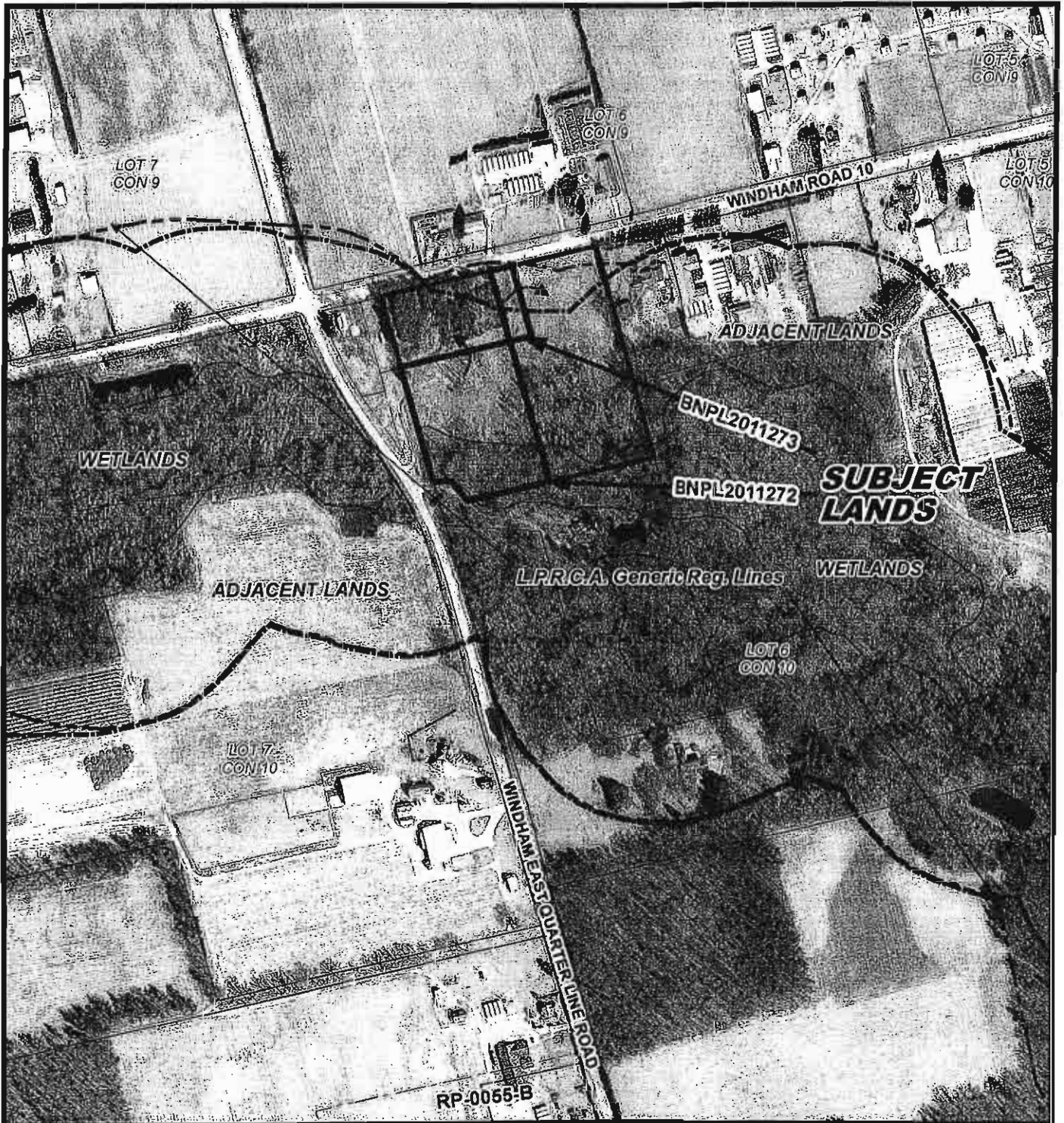
File Number: BNPL2011272 & BNPL2011273

Geographic Township of WINDHAM



20 40 60 80 Meters

1:5,000



# MAP 4

File Number: BNPL2011272 & BNPL2011273

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500

