



COMMENT REQUEST FORM

FILE NO: BNPL2012062

☒ 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:**

May 7th, 2012

APPLICANT:

VERBOOM JAN PIETER

VERBOOM LAURIE MARIA, 1436 1ST CONCESSION RD STR RR 2 COURTLAND, ON N0J 1E0

AGENT:

VANLONDERSELE PAUL JOSEPH, RR 1 STN MAIN SIMCOE, ON N3Y 4J9

LOCATION: PLAN 332 PT LOT 17 PT LOT 18 (70-72 OARKER DRIVE)

ASSESSMENT ROLL NO.: 3310401016140000000

PROPOSAL:

An application has been received to sever a parcel with a frontage of 10.28m (33.72ft), a depth of 34.62m (113.58ft), a width of 12.41m (40.71ft) and having an area of 355.89m² (0.08 acres) and retain a parcel having an area of 434.07m² (0.10 ac) as the severance through a semi-detached dwelling in the urban area where both sides will be separately owned.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 875-4485 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: April 23rd, 2012

CONSENT / SEVERANCE

Office Use:

File Number: BN-PL 2012 062

Related File: _____

Fees Submitted: April 5, 2012

Application Submitted: April 5, 2012

Sign Issued: April 5, 2012

Complete Application: April 5, 2012

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. me.

Property assessment roll number: 3310- 401016140000

- | | |
|-----------------------------------------------------------|----------------------------------------------|
| <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 ¹ JAN PIETER VERBOOM
LAURIE MARIA VERBOOM Phone # 519-688-2131

Address 1436 1st CON RD STR Fax # _____

Town / Postal Code COURTLAND RR#2 E-mail JL-BOOMER@HOTMAIL.COM

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

NOT IEO

AGENT INFORMATION

Name of Agent PAUL VAN LONDERSELE Phone # 519-426-4197

Address 2843 HWY #3 (RR#1) Fax # 519-429-0042

Town / Postal Code SIMCOE E-mail VRE@KWIC.COM

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

Name of Owners ² JAN VERBOOM + LAURIE Phone # 519 688 2131

Address 1436 1st Con Rd STR Fax # _____

Town / Postal Code COURTLAND RR#2 E-mail JL-BOOMER@HOTMAIL.COM

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 ³: NOT IEO ☐ 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:

Bank of Montreal
116 King st Delhi

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Norfolk County</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>PT LT 17-18</u>
Registered Plan Number	<u>332</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R1774</u>	Part Number(s)	<u>1-2</u>
Frontage (metres/feet)	<u>22.5 Metres</u>	Depth (metres/feet)	<u>34.6 Metres</u>
Width (metres/feet)	<u>22.5 metres</u>	Lot area (m ² / ft ² or hectares/acres)	<u>778 m² (0.192 acres)</u>
Municipal Civic Address	<u>70-72 Parker Dr Simcoe On</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):

Sever semi into two parcels in order to sell
one half to an existing tenant.

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

Unknown

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

N/A

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) 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	

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 (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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>10.28 Metres</u>	Depth (metres/feet)	<u>34.67 Metres</u>
Width (metres/feet)	<u>12.41 Metres</u>	Lot area (m ² / ft ² or hectares/acres)	<u>355.89 m² (0.08 acres)</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u></u>

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:

see attached sketch

- 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:

~~see attached sketch~~ None

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

Frontage (metres/feet)	<u>12.57 Metres</u>	Depth (metres/feet)	<u>34.67 Metres</u>
Width (metres/feet)	<u>10.09 Metres</u>	Lot area (m ² / ft ² or hectares/acres)	<u>434.07 m² (0.10 acre)</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:

see attached sketch

- 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:

~~see attached sketch~~ None

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

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:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

Present zoning: R 2

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: N/A

Number of separate parcels that have been created: N/A

Date(s) these parcels were created: N/A

Name of the transferee for each parcel: N/A

Uses of the severed lands: N/A

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? N/A

Date of construction of the dwelling proposed to be severed: 1960

Date of purchase of subject lands: Dec 30 2005

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?



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☐ 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: _____

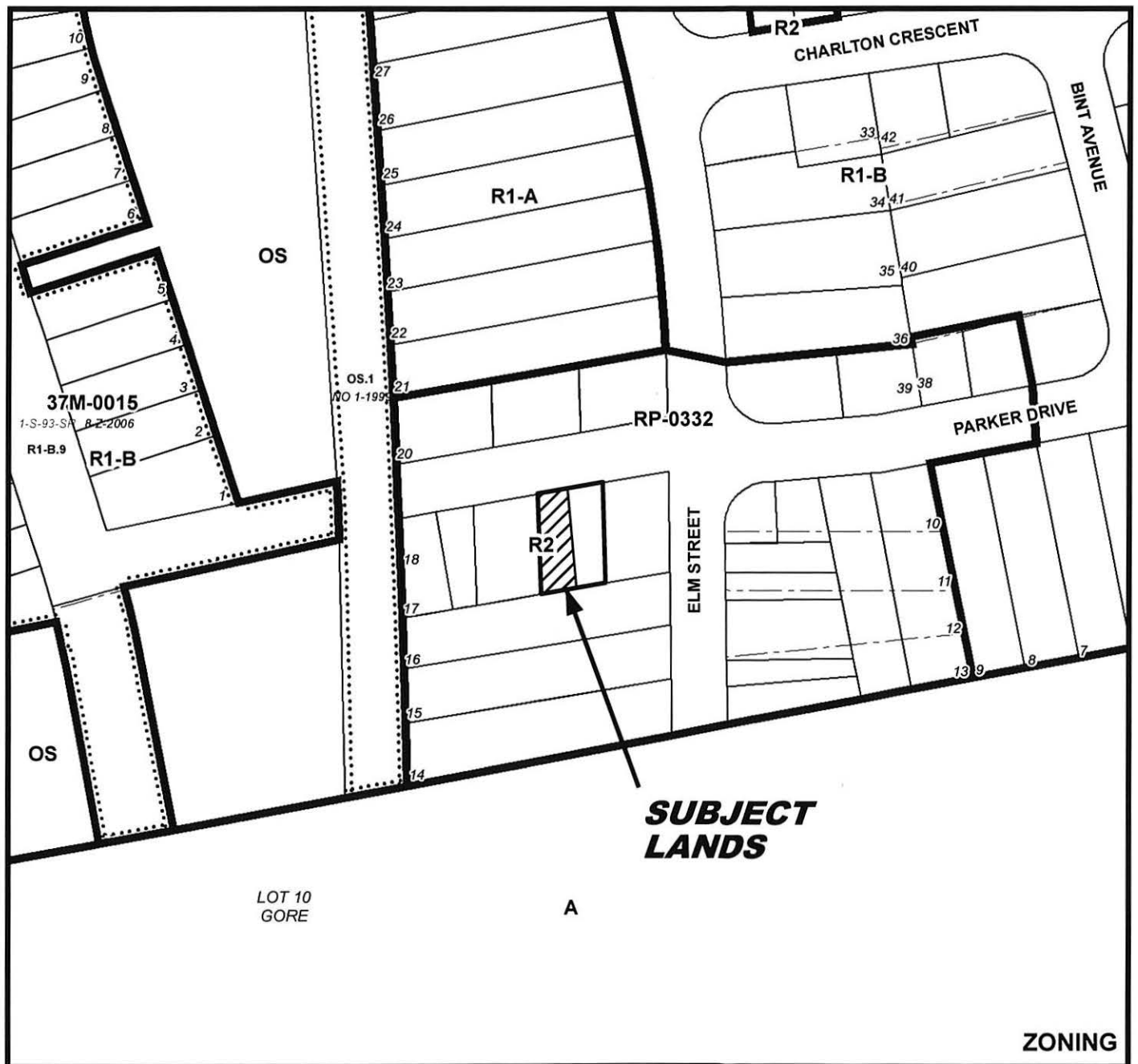
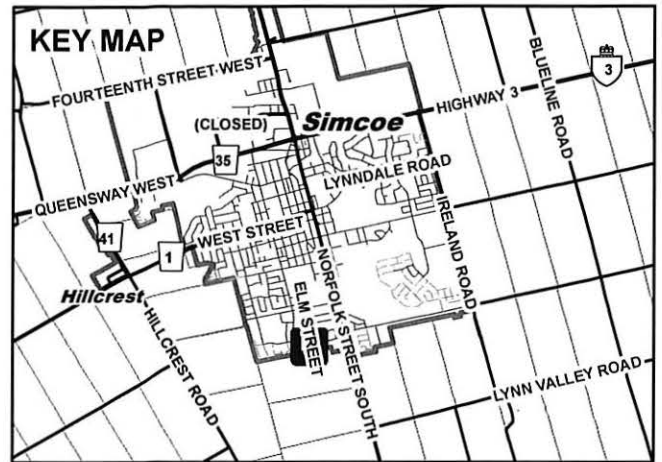
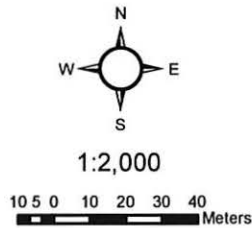
Effect on the requested amendment: _____

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

MAP 1

File Number: BNPL2012062

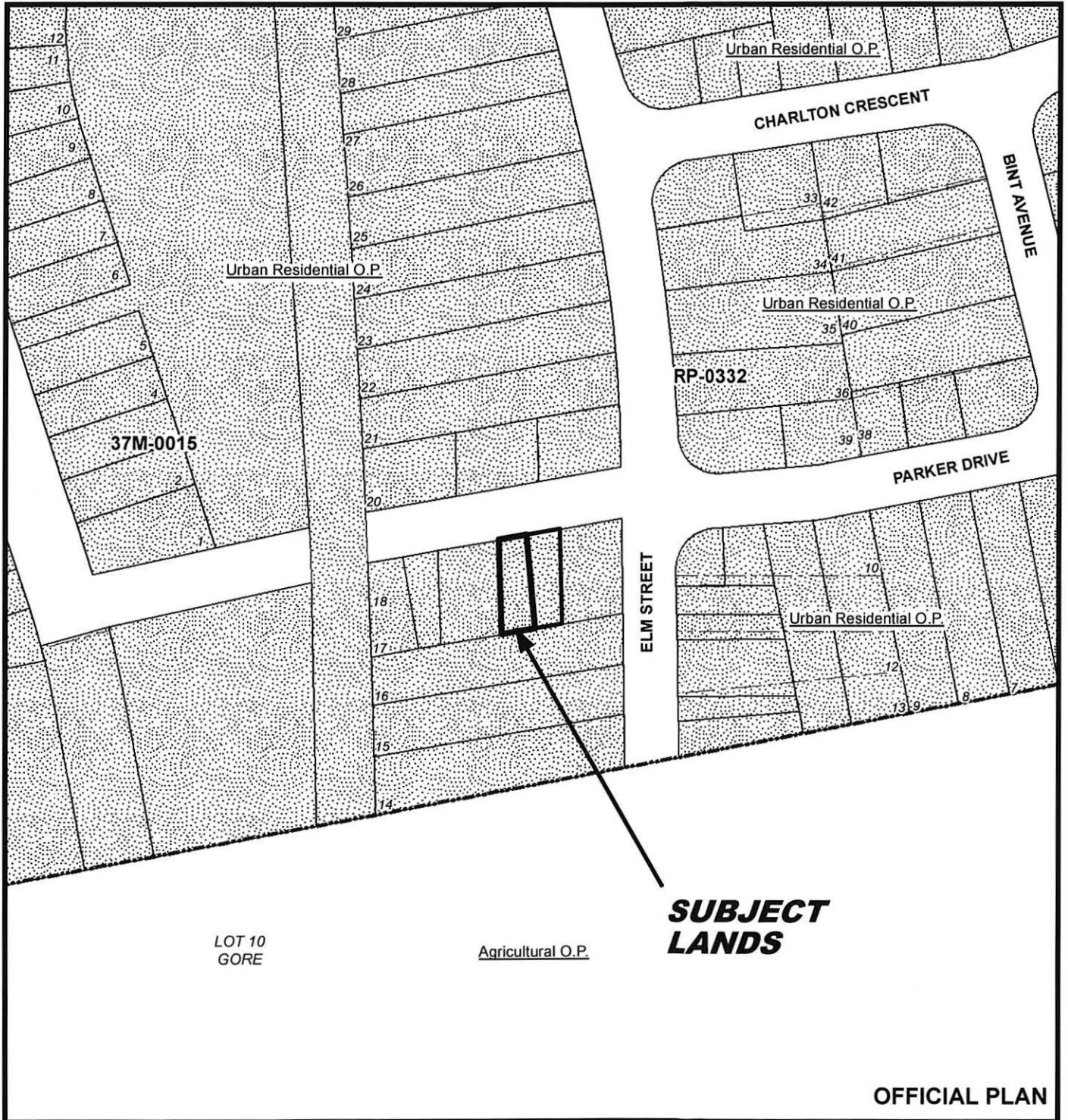
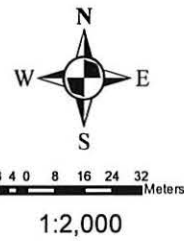
Urban Area of
SIMCOE



MAP 2

File Number: BNPL2012062

Urban Area of SIMCOE



MAP 3

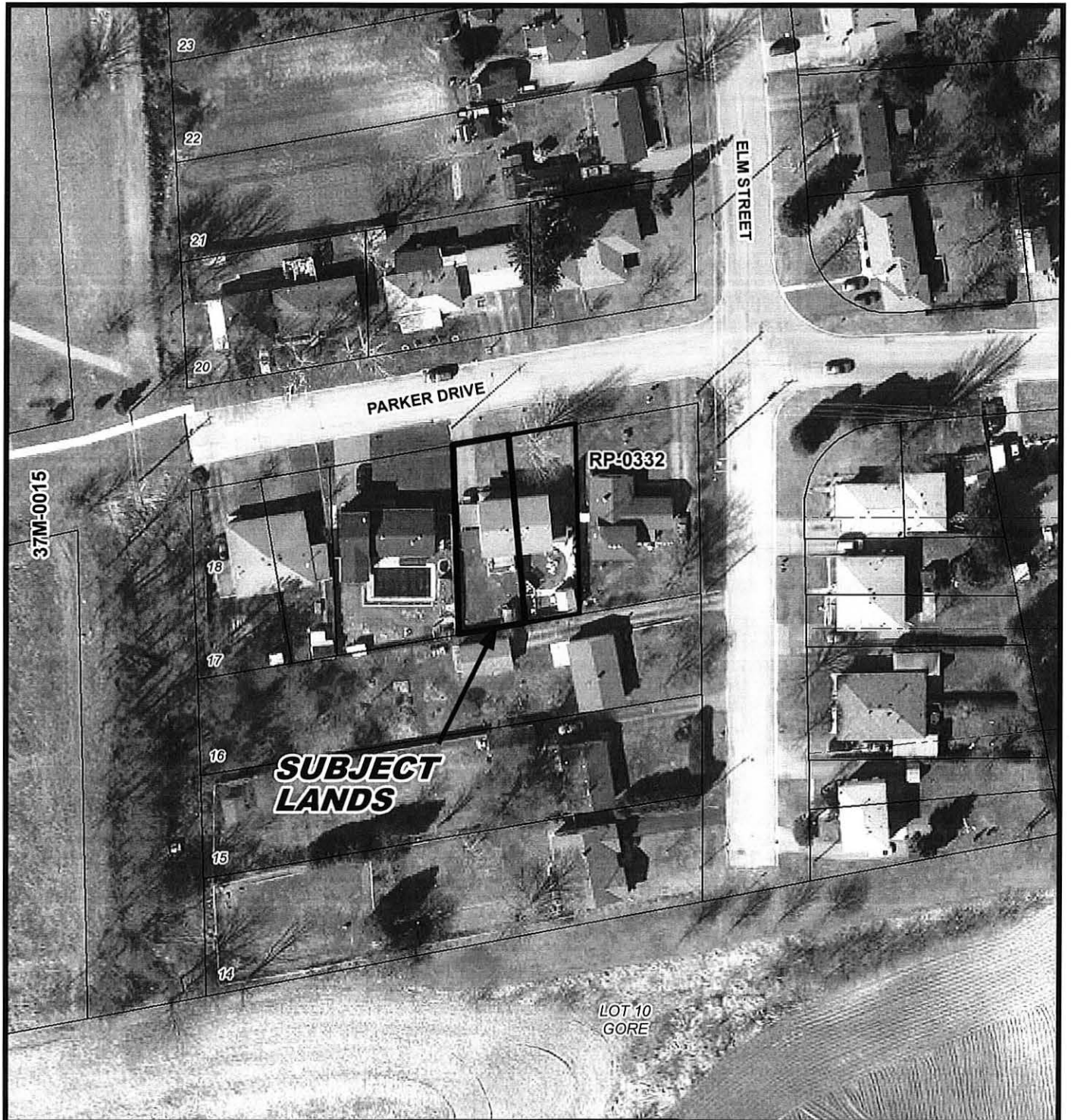
File Number: BNPL2012062

Urban Area of SIMCOE



4 2 0 4 8 12 16 Meters

1:1,000



MAP 4

File Number: BNPL2012062

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500

