



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2012065**

☒ 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 7<sup>th</sup>, 2012**

**APPLICANT:**

THIBODEAU CRYSTAL ISABELL  
THIBODEAU MURRAY URBAIN, 346 FENNEL STREET PLATTSVILLE, ON N0J1S0

**AGENT:**

**LOCATION:** CHR PLAN 128 LOT 118 TO 120 (183 Cedar Street)

**ASSESSMENT ROLL NO.:** 3310493110101000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 5.486 m (18 ft.) a depth of 36.61 m. (120 ft.) and having an area of 201.122 sq.m. (2164 sq.ft.) and retain a parcel having an area of 1398.43 sq.m. (0.35 ac.) as a boundary adjustment. Lands to be added to: 187 Cedar. Final Lot Size: 0.06 ha (0.16 ac.)

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**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](mailto:mary.elder@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:** April 23<sup>rd</sup>, 2012

## CONSENT / SEVERANCE

OSSDS done by L. Jackiwik  
to be forced to hand  
LPRCA chg. att'd. 

## Office Use:

File Number: BN- PL 2012 065

Related File: —

Fees Submitted: Apr. 12 / 12

Application Submitted: "

Sign Issued: "

Complete Application: "

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: 3310-493110101

- |                          |                        |                                     |                     |
|--------------------------|------------------------|-------------------------------------|---------------------|
| <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> MURRAY & CRYSTAL THIBODEAU Phone # 519-684-1122

Address 346 FENNEL ST. Fax # \_\_\_\_\_

Town / Postal Code PLATTSVILLE, ON N0J 1S0 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	_____	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 <sup>2</sup> CRYSTAL ISABEL THIBODEAU Phone # 519-684-1122  
MURRAY URBAIN THIBODEAU  
 Address 346 FENNER ST. Fax # \_\_\_\_\_  
 Town / Postal Code PLATTSVILLE ON N4S1S0 E-mail mcthibs@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:

**Norfolk**  
COUNTY

## CONSENT / SEVERANCE

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

Geographic Township		Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number	<u>183</u>	Lot Number(s)	<u><del>183</del> 118/119/120</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>120'</u>	Depth (metres/feet)	<u>120'</u>
Width (metres/feet)	<u>120'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>144</u>
Municipal Civic Address	<u>183 CEDAR ST.</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):

To sever a portion of lot # 120 (18' ft) eighteen feet which will enhance the neighboring lot of # 121 giving it wider frontage.

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

Larry Raymond Edworthy & Janice Lynn Edworthy

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

493110102

187 Cedar

## 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
<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)

5.486 m (18')

Depth (metres/feet)

36.661 m (120')

Width (metres/feet)

5.486'

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

201.1222 m<sup>2</sup> 2164 ft<sup>2</sup>

\* NOTE: FINAL LOT SIZE

PROPOSED FINAL LOT SIZE (if boundary adjustment)

58.12' x 120' \*16ac 0.06 ha

Existing use: RESIDENTIAL VACATION

Proposed use: RESIDENTIAL VACATION

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:

NONE

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:

NONE

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

Frontage (metres/feet)

38.122 m 120'

Depth (metres/feet)

36.683 x 36.576 m

Width (metres/feet)

38.122 m

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

1398.4293 m<sup>2</sup> (35ac)

Existing use: RESIDENTIAL VACATION

Proposed use: RESIDENTIAL VACATION

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:

BUNGALOW PLUS TWO CAR GARAGE

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:

NONE

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>)

N/A

Proposed use:

**CONSENT / SEVERANCE**

**D. PROPERTY INFORMATION**

Present official plan designation(s): Resort Residential

Present zoning: Lakeshore

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: NONE

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:

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

#### SEVERED

#### RETAINED

Municipal piped water

☐☐

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe) GETS DELIVERED BY OTHER MEANS



## 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: CEDAR ST. / PARKWOOD AVE

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: CEDAR ST.

## I. OTHER INFORMATION

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

☒

Yes

☐

No

If yes, describe: END OF MAY / JUNE

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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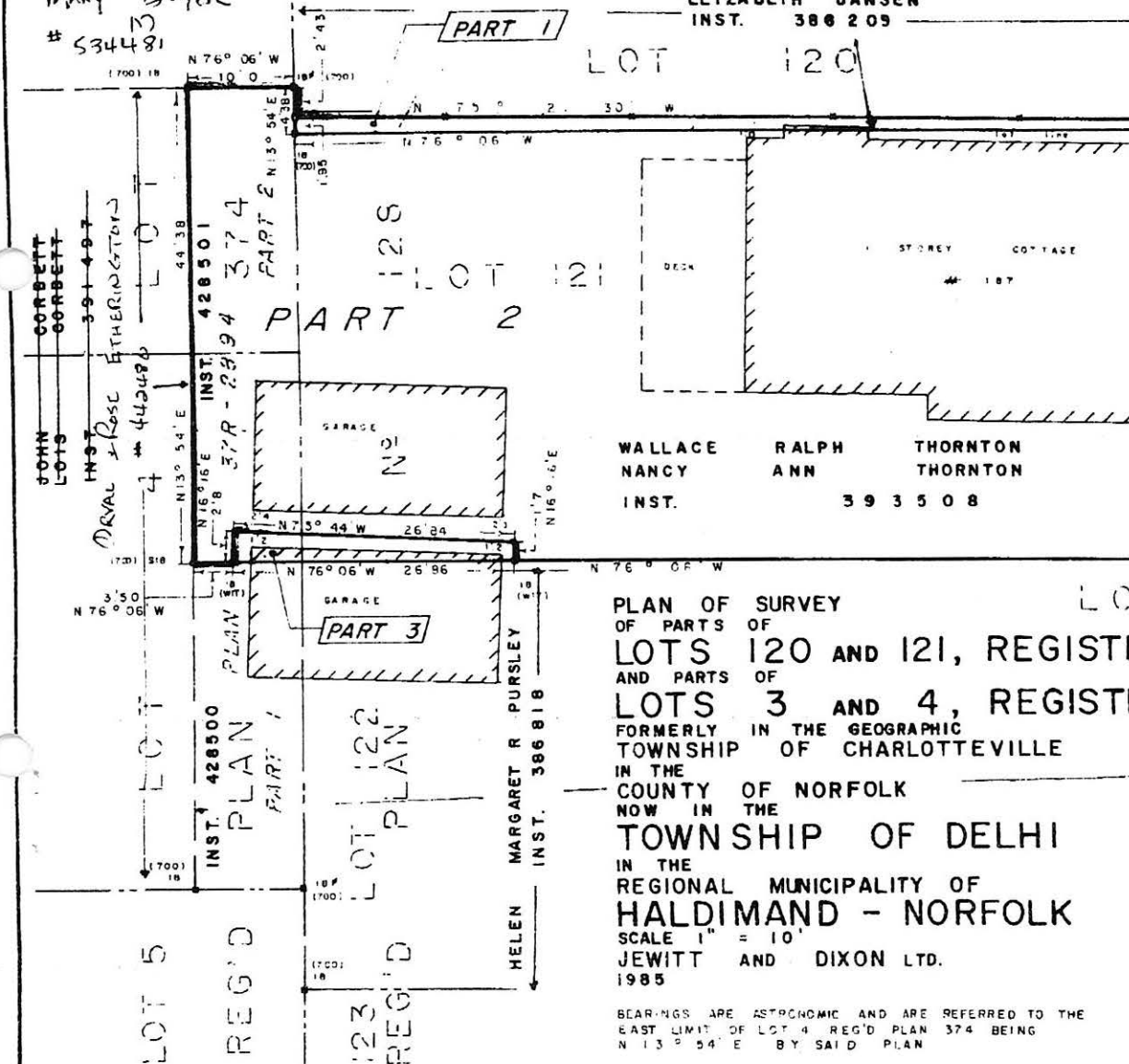
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SCHEDULE				
PART	PART OF LOT(s)	PLAN	INSTRUMENT	ARI
1	120	128	386209	141
2	121	128	393508 B 428501	5184
3	121	128	393508 B 428501	60
4	121	374		

JOSEPH FRANKLIN KNEISZ  
JO ANNE LUCILLE KNEISZ

INST. 419040  
MICHAEL BOOTH  
MARY BOYER  
# 534481

ALPHONS JANSSEN  
ELIZABETH JANSSEN  
INST. 386209



PLAN OF SURVEY  
OF PARTS OF  
LOTS 120 AND 121, REGISTE RED PLAN 128  
AND PARTS OF  
LOTS 3 AND 4, REGISTE RED PLAN 374  
FORMERLY IN THE GEOGRAPHIC  
TOWNSHIP OF CHARLOTTEVILLE  
IN THE  
COUNTY OF NORFOLK  
NOW IN THE  
TOWNSHIP OF DELHI  
IN THE  
REGIONAL MUNICIPALITY OF  
HALDIMAND - NORFOLK  
SCALE 1" = 10'  
JEWITT AND DIXON LTD.  
1985

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
EAST LIMIT OF LOT 4 REG'D PLAN 374 BEING  
N 13° 54' E BY SAID PLAN

I require this plan be deposited under  
THE REGISTRY ACT

PLAN 37R-38

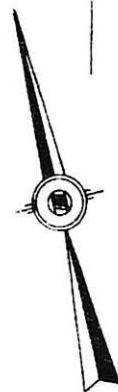
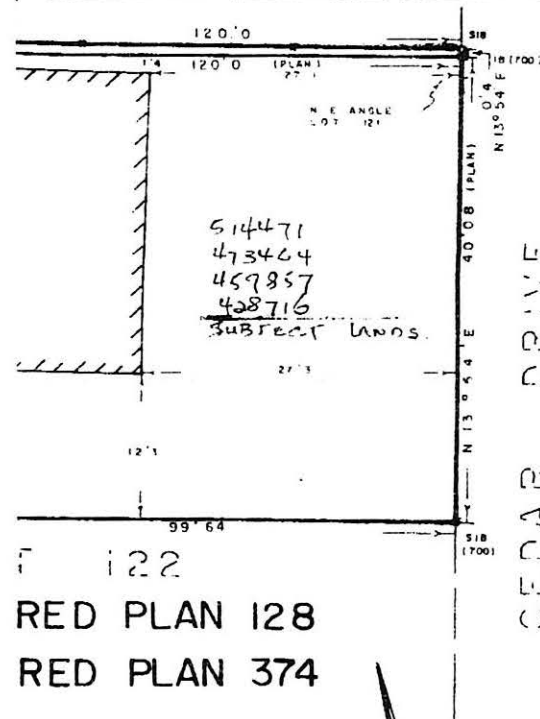
RECEIVED AND DEPOSITED

DATED JUNE 26, 1985

DATED June 26, 19

R. C. DIXON  
ONTARIO LAND SURVEYOR

Norman J. Driedger  
LAND REGISTRAR FOR THE REG.  
DIVISION OF NORFOLK (NR)



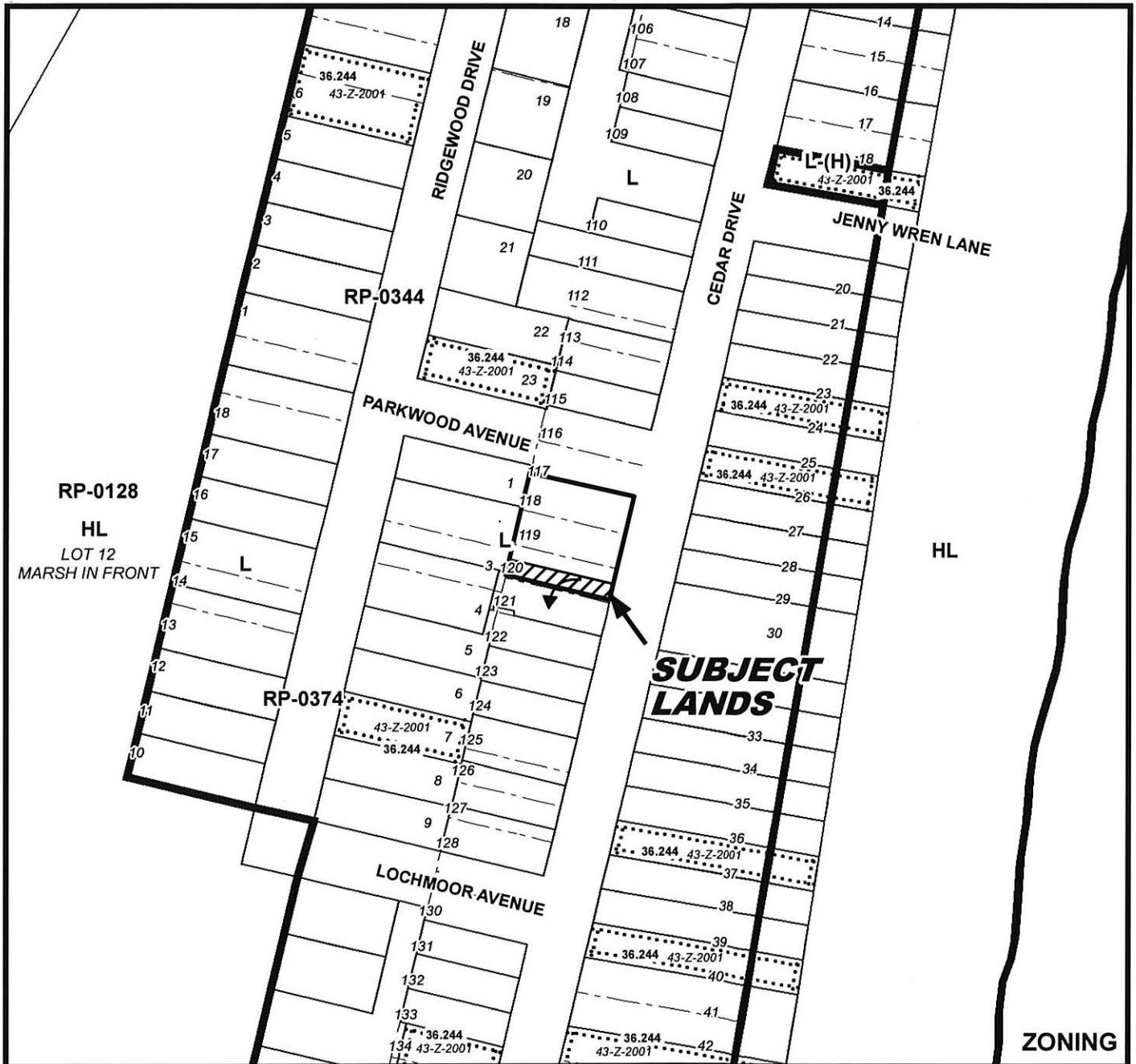
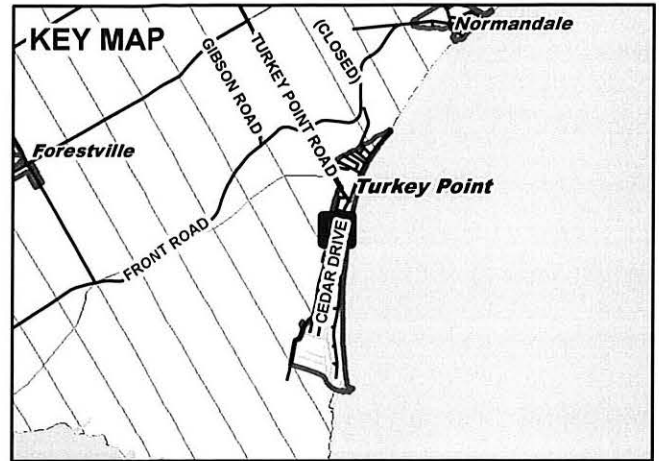
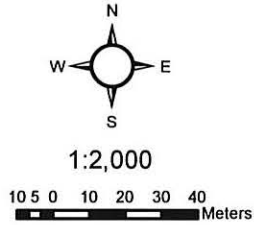
I HEREBY CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY  
ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF JUNE  
1985  
DATED JUNE 21, 1985  
R. C. DIXON  
ONTARIO LAND SURVEYOR

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE  
PLANNING ACT.  
LEGEND  
1/4" x 48" STANDARD IRON BARS SHOWN  
5/8" x 5/8" x 24" IRON BARS SHOWN  
5/8" x 24" ROUND IRON BARS SHOWN  
LOT LINES SHOWN  
DEED LINES SHOWN  
FENCES SHOWN  
SIB  
IB  
IB  
FOUND IRON BARS SHOWN  
PLANTED IRON BARS SHOWN

JEWITT AND DIXON LTD  
ONTARIO LAND SURVEYORS  
90 KENNEDY STREET, SOUTH, SIMCOE, ONTARIO.  
N3Y 2Y1  
PHONE (519) 426 0842

Field work B.G.S.  
Calculations P.C.C.  
Plan P.C.C.  
Checked R.C.C.

**MAP 1**  
**File Number: BNPL2012065**  
Geographic Township of  
**CHARLOTTEVILLE**



# MAP 2

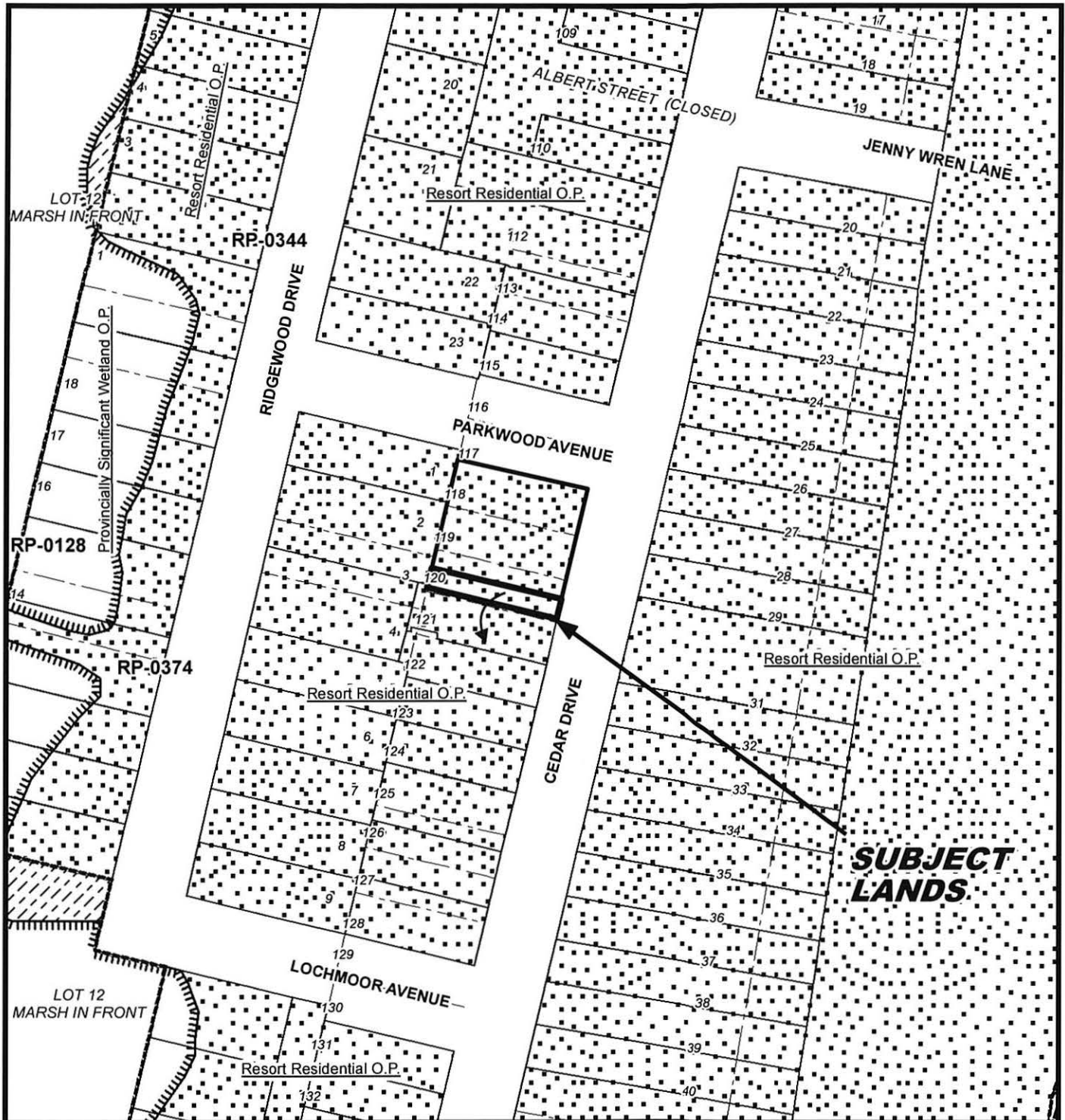
File Number: BNPL2012065

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24 Meters

1:1,500



# MAP 3

File Number: BNPL2012065

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000



# MAP 4

File Number: BNPL2012065

Geographic Township of CHARLOTTEVILLE

