



COMMENT REQUEST FORM

FILE NO: BNPL2013192

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☐ Norfolk Power
☒ Hydro One
☐ 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:**

November 4, 2013

APPLICANT: MISNER SPENCER, 1545 Old Brock Street VITTORIA, ON N0E 1W0

AGENT: R. C. Dixon, O.L.S., 13-175 Victoria Street Simcoe, ON N3Y5L8

LOCATION: CHR PLAN 29B BLK 3 PT LOT 9 (1545 Old Brock Street, Vittoria)

ASSESSMENT ROLL NO.: 3310493060169000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 1 m, an irregular width, a depth of 9.91 m, an area of 8.18 sq m (88 sq ft) and retain a parcel having an area of 1248 sq m as a boundary adjustment. Final lot size 2026 sq m. Land to be added to 1549 Old Brock St.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(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:

Meghan Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@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: October 18, 2013

File Number BNPL2013192

Related File Number —

Pre-consultation Meeting On —

Application Submitted On Oct. 8/2013

Complete Application On Oct. 8/2013

Application Fee ☒

Conservation Authority Fee ☐

OSSD Form Provided ~~Not to this~~ Waived

Sign Issued ☒

KR.

Property assessment roll number: 3310- 493 -060 - 16900

- | | | | |
|--------------------------|-----------------------------------|-------------------------------------|---------------------|
| ☐ | Creation of a new lot | ☒ | Boundary adjustment |
| ☐ | Surplus Dwelling | ☐ | Easement |
| ☐ | Farm Split (form to be completed) | ☐ | Right-of-way |
| ☐ | Other (lease / charge) | | |

* OSSDS not required as per Paul Berry Oct. 8th.

Name of Applicant ¹	Spencer Misner	Phone #	
Address	1545 Old Brock St.	Fax #	
Town / Postal Code	Victoria Bn	E-mail	

Name of Agent	R. C. Dixon, O.L.S.	Phone #	(519) 426-0456
Address	13-175 Victoria St.	Fax #	
Town / Postal Code	Simcoe, On. N3Y 5L8	E-mail	dixonr@amtelecom.net

Name of Owners ²	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

Please specify to whom all communications should be sent ³: ☐ Applicant ☒ Agent ☐ Owner

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlotteville</u>	Urban Area or Hamlet	<u>Vittoria</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>29-B</u>	Lot(s) or Block Number(s)	<u>lot 9 Bl. 3</u>
Reference Plan Number	<u>37R1685</u>	Part Number(s)	<u>2+3</u>
Frontage (metres/feet)	<u>21.85m / 62'8"</u>	Depth (metres/feet)	<u>~~2367.0m~~ / 219'8"</u>
Width (metres/feet)	<u>21.85m / 62'8"</u>	Lot area (m ² / ft ² or hectares/acres)	<u>127.5m² / 1372 ft²</u>
Municipal Civic Address	<u>1545 Old Brock St.</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):

Boundary adjustment to resolve an encroachment by an old dwelling - so as to clear the dwelling and caves.

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

Gertrude and Clair Smith

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

493 - 060 - 16800 (1549 Old Brock St.)

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	

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		

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

Frontage (metres/feet)	<u>1.00 m / 3.28</u>	Depth (metres/feet)	<u>9.91 m / ~~32~~ 32.51</u>
Width (metres/feet)	<u>irregular 0.813 - 1.004</u>	Lot area (m ² / ft ² or hectares/acres)	<u>8.18 m² / 88 ft²</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>2026 m² / 21,714 ft²</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:

encroachment by building & eaves by structure to east.

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

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

Frontage (metres/feet)

18.14m / 59' 51"

Depth (metres/feet)

67.0m / 219' 8"

Width (metres/feet)

irregular

Lot area (m² / ft² or hectares/acres)

1248m² / 13,429 ft²

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 dwelling & 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:

no ch

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

n/a

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential (RH)

Is there a site specific zone on the subject lands?

CONSENT / SEVERANCE

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?

☐ 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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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

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 MDS 1 Calculation Form)	☐ 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	☒ No ____ distance
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 ____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No ____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED *n/a*

RETAINED

Municipal piped water

☐
☐

Communal Wells

☐
☐

Individual Wells

☒
☒

Other means (describe) _____

SEWAGE TREATMENT

SEVERED *n/a*

RETAINED

Municipal Sewers

☐
☐

Communal System

☐
☐

Septic tank and tile bed

☒
☒

Other means (describe) _____

STORM DRAINAGE

SEVERED *(n/a)*

RETAINED

Storm Sewers

☐
☐

Open ditches

☐
☒

Other (describe) _____

CONSENT / SEVERANCE

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: Brock St.

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: Brock St.

I. OTHER INFORMATION

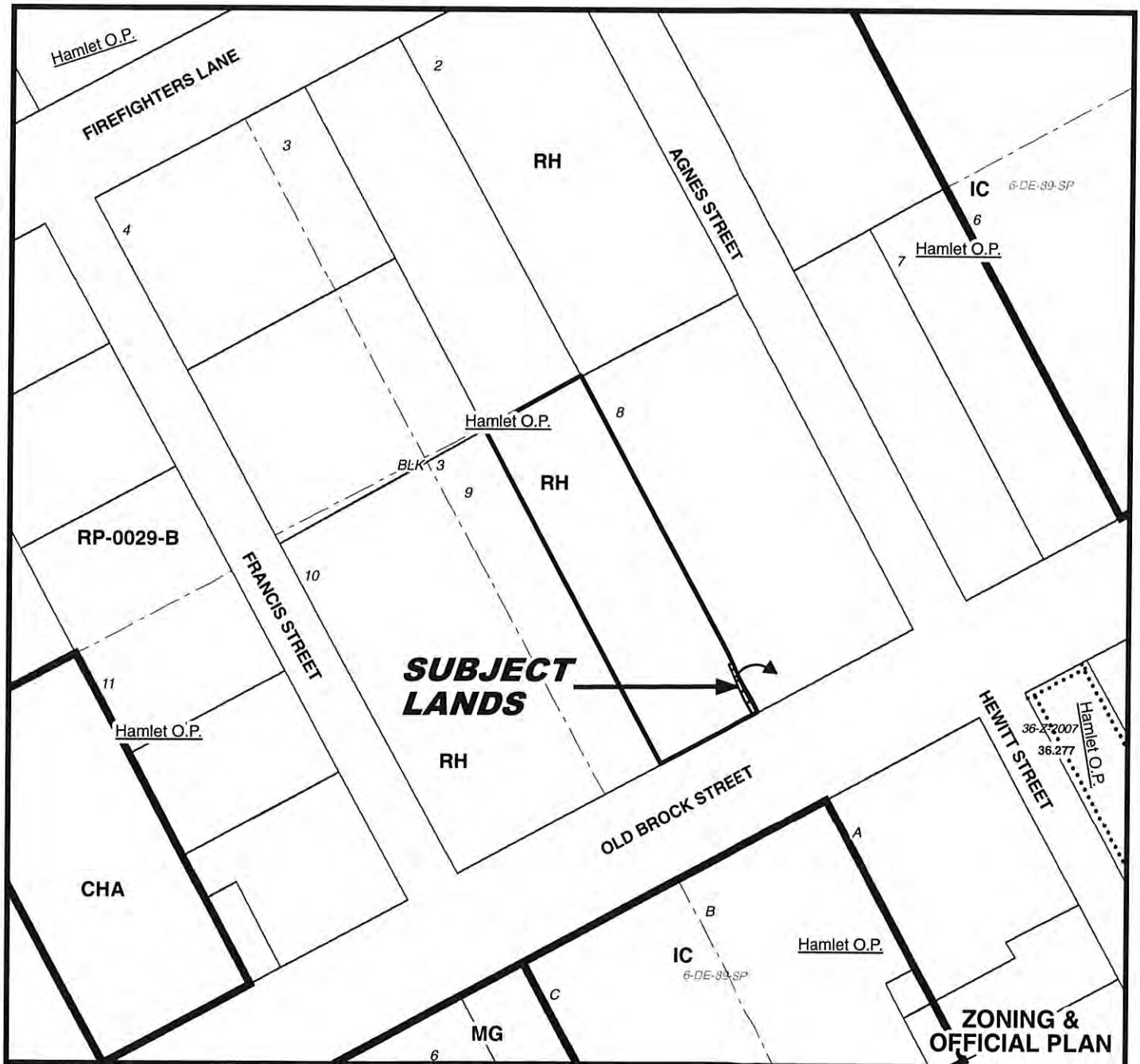
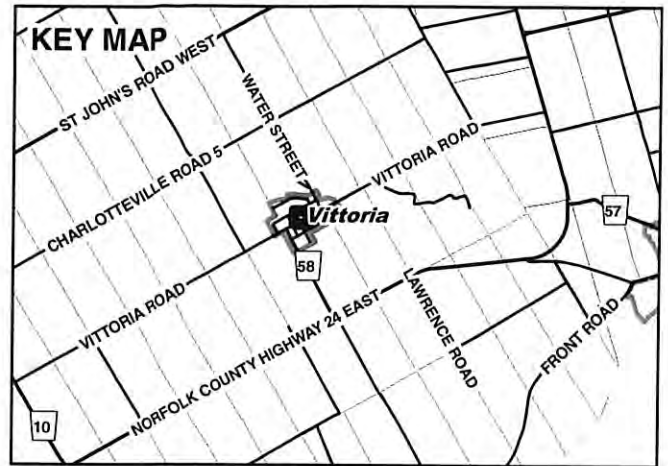
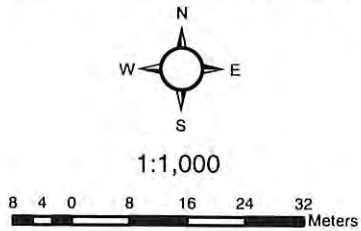
Is there a time limit that affects the processing of this development application? ☒ Yes ☐ No

If yes, describe: sale is pending this boundary adjustment

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: BNPL2013192

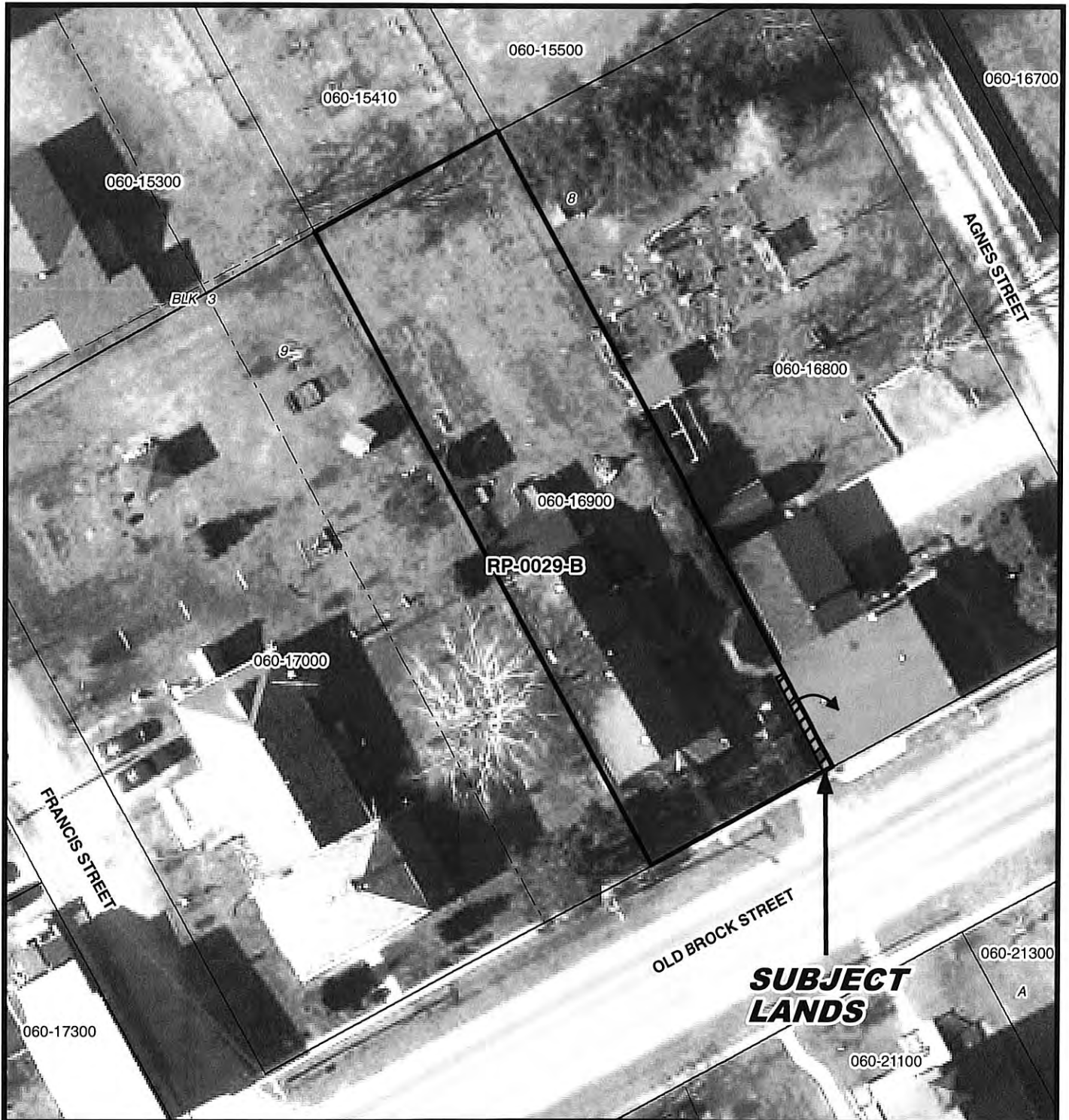
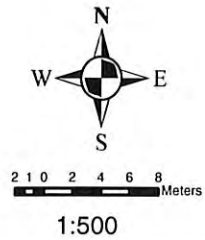
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2013192

Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2013192

Geographic Township of CHARLOTTEVILLE



10 50 1 2 3 4 Meters

1:250

