

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANP2024050

BNP2023134133

Feb. 12 | 2024

Feb. 29. 2024

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

cheque invoice +

\$2743.00

-

N/A

Hanne Yager

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310-404-07069100**A. Applicant Information****Name of Owner**

David and Beverley Peacock

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.

Address

268 13th Street West

Town and Postal Code

Simcoe, ON N3Y 4K3

Phone Number

519-426-2699

Cell Number

Email

thephen@hotmail.com

Name of Applicant

Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent David McPherson

Address 8 Culver Lane

Town and Postal Code Simcoe, ON N3Y 58

Phone Number _____

Cell Number 519-427-6483

Email david-a-mcpherson@hotmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 1 Concession 13 Townsend

Municipal Civic Address: 959 Norfolk Street North, Simcoe

Present Official Plan Designation(s): Urban Residential

Present Zoning: Development and R2

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Single storey agricultural storage barn of 453 sq.m. shown on Plan 37R-11702

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

No structures proposed.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

75 plus years

9. Existing use of abutting properties:

Residential and Agricultural

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	40m	180m	13.1.2.b	40m	140m
Lot depth					
Lot width					
Lot area	36 ha	10ha			
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Existing lot frontage is 40m but 180m is the minimum lot frontage required in the Development zone.

This application is a requirement of previously approved applications BNPL2023133 and BNPL2023134.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: N/A

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Interview with current and previous owners

4. If you answered yes to any of the above questions in Section D, 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

E. All Applications: Provincial Policy

1. Is the requested amendment 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

No WHPA on the subject lands

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 130m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

No servicing required, currently used as farm land

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

No servicing required, currently used as farm land

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |

overland on farmland

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Norfolk Street North, Simcoe

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

This application is to satisfy Condition 2 of previously approved severances BNPL2023133 and BNPL2023134 which required this Minor Variance for relief of lot frontage in the D zone.

See conditions attached.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We David and Beverley Peacock am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

David McPherson

Owner

Beverley Peacock

Owner

2024-01-09

Date

2024-01-09

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

RAB



~~Owner/Applicant/Agent~~ Signature

In Simcoe

This 12th day of February

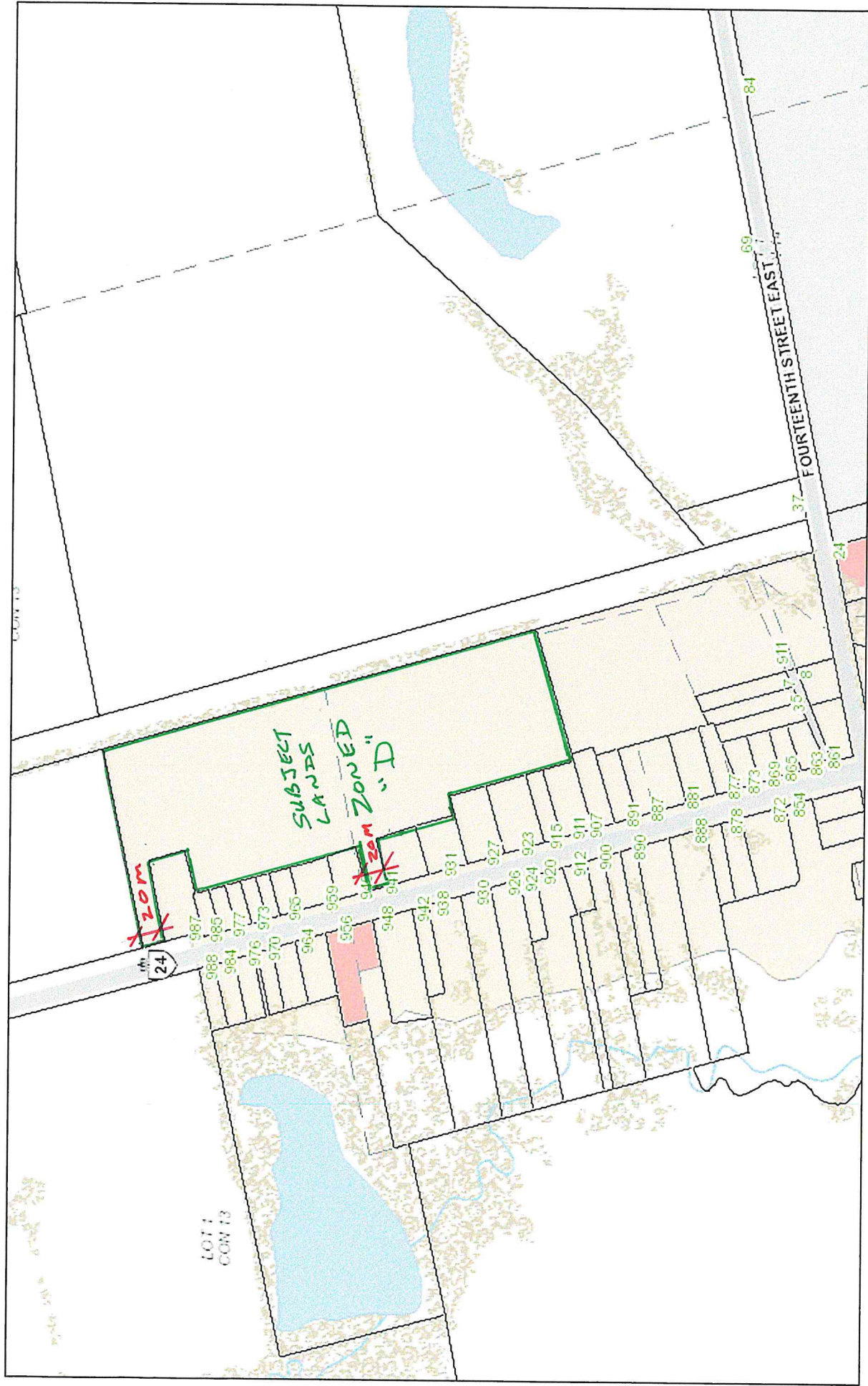
A.D., 2024



Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

A Commissioner, etc.

MAP NORFOLK - Community Web Map



2/11/2024, 2:28:24 PM

- ☐ Land Parcels
- ☐ Civic Address
- ☐ Plan Lines
- ☐ Road Labels
- ☐ DraftPlan

1:5,000
0 0.0425 0.085 0.17 mi
0 0.05 0.1 0.2 km
Norfolk GIS



Committee of Adjustment Decision

File Number: BNPL2023134

APPLICANT: DAVID AND BEVERLEY PEACOCK
ROLL NUMBER: 3310404070691000000
LOCATION: TWN CON 13 PT LOTS 1,2,(959 NORFOLK STREET NORTH)
DECISION DATE: JUNE 21, 2023

APPROVED

DECISION:

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL:

An application has been received to sever a parcel having: a frontage of 30 m, an irregular width of 27.47 - 30 m, an irregular depth of 43.96 - 45.4 m, and having an area of 1,281 sq m (0.32 ac) and retain a parcel having an area of 36.28 ha (89.65 ac) as the creation of a lot in the urban area of Simcoe.

MOVED BY:

SECONDED BY:

MEMBERS CONCURRING IN THE ABOVE RULING:

TIM RIVARD

LISA DOVE

LINDA D'HONDT - CRANDON

ALAN STRANG

MOTION CARRIED:

CHAIRMAN:

REASON:

This application is consistent with the Provincial Policy Statement, complies with the policies of the Norfolk County Official Plan regarding the creation of a lot within an urban area and meets the intent of the Zoning By-law.

IF APPROVED: IS SUBJECT TO THE CONDITIONS STATED ON THE REVERSE OF THIS NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on June 21, 2023

SECRETARY-TREASURER:

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Secretary-Treasurer for Norfolk County Committee of Adjustment, committee.of.adjustment@norfolkcounty.ca

NOTICE OF CHANGES: You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS:

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to THE ONTARIO LAND TRIBUNAL. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING APPEAL TO THE ONTARIO LAND TRIBUNAL

(The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 53(19)) Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by Norfolk County, Committee of Adjustment to the ONTARIO LAND TRIBUNAL. If you wish to appeal to the OLT, a copy of an appellant form is available from the ONTARIO LAND TRIBUNAL website <https://olt.gov.on.ca/appeals-process/forms/>. The appellant form, setting out reasons for the appeal, accompanied by the \$400.00 fee in the form of a certified cheque or money order, payable to the Minister of Finance must be filed with the Clerk of the Municipality on or before the following date:

July 12, 2023

FILE NUMBER: BNPL2023134

APPLICANT: DAVID AND BEVERLEY PEACOCK

DATE: June 21, 2023

CONDITIONS:

1. Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
 - a. Proof that property taxes are paid and up to date, or payment of any outstanding taxes;
 - b. Cash-in-lieu of parkland dedication be paid in accordance with Section 51.1 of the Planning Act, R.S.O. 1990, c.p. 13 (\$500.00 – amount may be revised from time to time).
2. Subject to approval of the required Minor Variance application for retained lands zoned Development (D) with roll number 331040407069100: **ANPL202XXXX**.
3. Receipt of a Geotechnical Report confirming the lots as proposed through Severance applications BNPL2023133 and BNPL2023134 are sufficiently large to suitably accommodate any existing and proposed private services.
4. Receipt of a letter from the General Manager of the Public Works and Environmental Services Department (or designated) confirming the requirement for minimum services is waived, in accordance with section 3.9.5 of the Zoning By-Law.
5. Drainage Assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense (Fee will be based on 2022 Fee Schedule in the amount of \$320.00).
6. As per the concept plan provided with this application, there is currently 2 driveway cuts between the proposed severance for BNPL2023134, the retained parcel and the vacant parcel to the south. This existing driveway cuts are to be removed and restored to match the existing barrier curb and gutter, boulevard and sidewalk.
7. Receipt of three copies of the registered reference plan for the severed parcel of land from the solicitor acting in the transfer.
8. Receipt of three copies of the deed for the severed parcel of land, or if filling by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation from the solicitor acting in the transfer.
9. That the solicitor acting in the transfer provides an undertaking to provide the Secretary- Treasurer with a copy of the first page of the Receipted Transfer upon the completion of the electronic registration.
10. That the included conditions must be fulfilled and the Certificate of Official for consent be issued by the Secretary-Treasurer on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE:

June 21, 2025

ADDITIONAL INFORMATION

TO DISCUSS THE REQUIREMENTS OF YOUR CONDITIONS, PLEASE CONTACT:

Secretary-Treasurer, Committee of Adjustment
committee.of.adjustment@norfolkcounty.ca

DEADLINE FOR COMPLETING CONDITIONS: All conditions of approval, as specified in the decision of Committee of Adjustment, must be completed within two years of the date the decision was given (the deadline date for fulfilling conditions is noted on your copy of the decision). If conditions are not completed within the deadline date, pursuant to Section 53(41) of the Planning Act, RSO 1990, c.P.13, as amended, approval of the application will automatically be rescinded and the application deemed to be refused. Should this occur and you still wish to proceed with the severance you will be required to file a new application and pay the required application fee.

IT IS THE APPLICANTS RESPONSIBILITY TO ARRANGE FOR CLEARANCE OF CONDITIONS. When contacting departments to arrange for clearance of conditions, please be sure to indicate your severance application file number.

WHEN MAKING PAYMENTS: All monies payable can be included on one cheque payable to NORFOLK COUNTY and sent to the attention of Secretary-Treasurer. Please be sure to include your severance application file number on all correspondence.

WHEN ALL CONDITIONS HAVE BEEN FULFILLED and provided they were completed within the 1 year deadline, the applicant/agent/legal representative may then make arrangements with the Secretary-Treasurer to obtain the Certificate of Official. There is a ***minimum 24 hour*** turnaround time to process your request for the Certificate of Consent. In addition, you are advised to make arrangements for issuance of the certificate at least one week in advance of any closing date for purchase of the severed or retained lands.

ALL FEES ARE SUBJECT TO CHANGE.



Committee of Adjustment Decision

File Number: BNPL2023133

APPLICANT: DAVID AND BEVERLEY PEACOCK
ROLL NUMBER: 3310404070691000000
LOCATION: TWN CON 13 PT LOTS 1,2,(959 NORFOLK STREET NORTH)
DECISION DATE: JUNE 21, 2023

APPROVED

DECISION:

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL:

An application has been received to sever a parcel having: a frontage of 34.43 m, an irregular width of 34.43 - 37.04 m, an irregular depth of 42.67 - 43.96 m, and having an area of 1535 sq m (0.38 ac) and retain a parcel having an area of 36.28 ha (89.65 ac) as the creation of a lot in the urban area of Simcoe. An application has also been received to create an easement with a Frontage of 5 m x width of 5 m x 42.67 m x area of 215.12 sq. m., for the purpose of a hydro line.

MOVED BY: Linda

SECONDED BY: Tim

MEMBERS CONCURRING IN THE ABOVE RULING:

✓
TIM RIVARD

✓
LISA DOVE

✓
PHILIP SCHOCKAERT

✓
LINDA D'HONDT- CRANDON

X
ALAN STRANG

MOTION CARRIED: Chairman
CHAIRMAN:

REASON:

This application is consistent with the Provincial Policy Statement, complies with the policies of the Norfolk County Official Plan regarding the creation of a lot within an urban area and meets the intent of the Zoning By-law.

IF APPROVED: IS SUBJECT TO THE CONDITIONS STATED ON THE REVERSE OF THIS NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on June 21, 2023.

SECRETARY-TREASURER:

J. P. Schur

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Secretary-Treasurer for Norfolk County Committee of Adjustment, committee.of.adjustment@norfolkcounty.ca

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APPEALS:

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to THE ONTARIO LAND TRIBUNAL. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

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July 12, 2023

FILE NUMBER: BNPL2023133

APPLICANT: DAVID AND BEVERLEY PEACOCK

DATE: June 21, 2023

CONDITIONS:

1. Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
 - a. Proof that property taxes are paid and up to date, or payment of any outstanding taxes;
 - b. Cash-in-lieu of parkland dedication be paid in accordance with Section 51.1 of the Planning Act, R.S.O. 1990, c.p. 13 (\$500.00 – amount may be revised from time to time).
2. Subject to approval of the required Minor Variance application for the retained lands zoned Development (D) with roll number 331040407069100:
ANPL202XXXX.
3. *Removed* Receipt of a Geotechnical Report confirming the lots as proposed through Severance applications BNPL2023133 and BNPL2023134 are sufficiently large to suitably accommodate any existing and proposed private services.
4. Receipt of a letter from the General Manager of the Public Works and Environmental Services Department (or designated) confirming the requirement for minimum services is waived, in accordance with section 3.9.5 of the Zoning By-Law.
5. For fire safety reasons, farm buildings are required to have spatial separation calculations completed when located less than 30m from a property line. Provide spatial separation calculations as per OBC SubSection 9.10.14 for the exposed building face of the farm building with a setback of 1.35m from the proposed property line on the retained lands. If calculations determine proposed property line creates a hazard, options for compliance include:
 - a. Demolishing existing buildings on retained lands. No demolition permit is required to demolish a farm building.
 - b. Complete compensating construction. Obtain a building permit and have inspections completed in accordance with the Ontario Building Code
 - c. Propose an alternative location for the proposed property line to remove the hazard based on spatial separation calculations.

Receipt of a letter from the Building department indicating that the requirement for spatial separation compliance have been completed to the satisfaction of the Building department
6. For the severed lands: A Class 1 onsite sewage system will not support a single family dwelling. A building permit is required for a new Class 4 onsite sewage system.

Receipt of a letter from the Building Department indicating that the requirement for onsite sewage disposal system compliance has been completed to the satisfaction of the Building department
7. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the retained parcel
8. Receipt of three copies of the registered reference plan for the severed parcel of land from the solicitor acting in the transfer.
9. Receipt of three copies of the deed for the severed parcel of land, or if filling by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation from the solicitor acting in the transfer.
10. That the solicitor acting in the transfer provides an undertaking to provide the Secretary- Treasurer with a copy of the first page of the Receipted Transfer upon the completion of the electronic registration.

11. That the included conditions must be fulfilled and the Certificate of Official for consent be issued by the Secretary-Treasurer on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE:

June 21, 2025

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committee.of.adjustment@norfolkcounty.ca

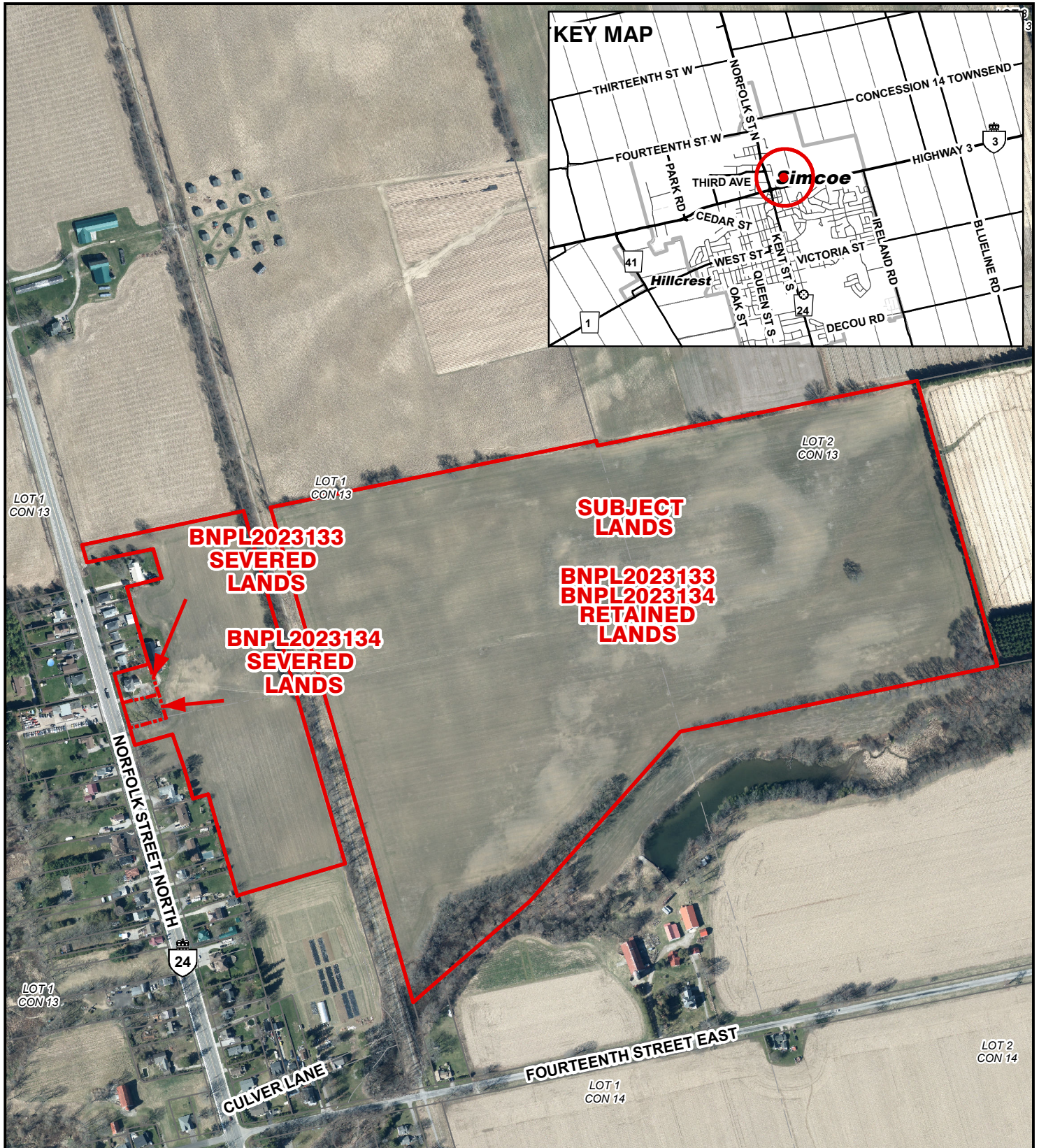
DEADLINE FOR COMPLETING CONDITIONS: All conditions of approval, as specified in the decision of Committee of Adjustment, must be completed within two years of the date the decision was given (the deadline date for fulfilling conditions is noted on your copy of the decision). If conditions are not completed within the deadline date, pursuant to Section 53(41) of the Planning Act, RSO 1990, c.P.13, as amended, approval of the application will automatically be rescinded and the application deemed to be refused. Should this occur and you still wish to proceed with the severance you will be required to file a new application and pay the required application fee.

IT IS THE APPLICANTS RESPONSIBILITY TO ARRANGE FOR CLEARANCE OF CONDITIONS. When contacting departments to arrange for clearance of conditions, please be sure to indicate your severance application file number.

WHEN MAKING PAYMENTS: All monies payable can be included on one cheque payable to NORFOLK COUNTY and sent to the attention of Secretary-Treasurer. Please be sure to include your severance application file number on all correspondence.

WHEN ALL CONDITIONS HAVE BEEN FULFILLED and provided they were completed within the 1 year deadline, the applicant/agent/legal representative may then make arrangements with the Secretary-Treasurer to obtain the Certificate of Official. There is a ***minimum 24 hour*** turnaround time to process your request for the Certificate of Consent. In addition, you are advised to make arrangements for issuance of the certificate at least one week in advance of any closing date for purchase of the severed or retained lands.

ALL FEES ARE SUBJECT TO CHANGE.

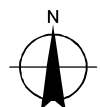


Legend

Subject Lands

2020 Air Photo

3/11/2024



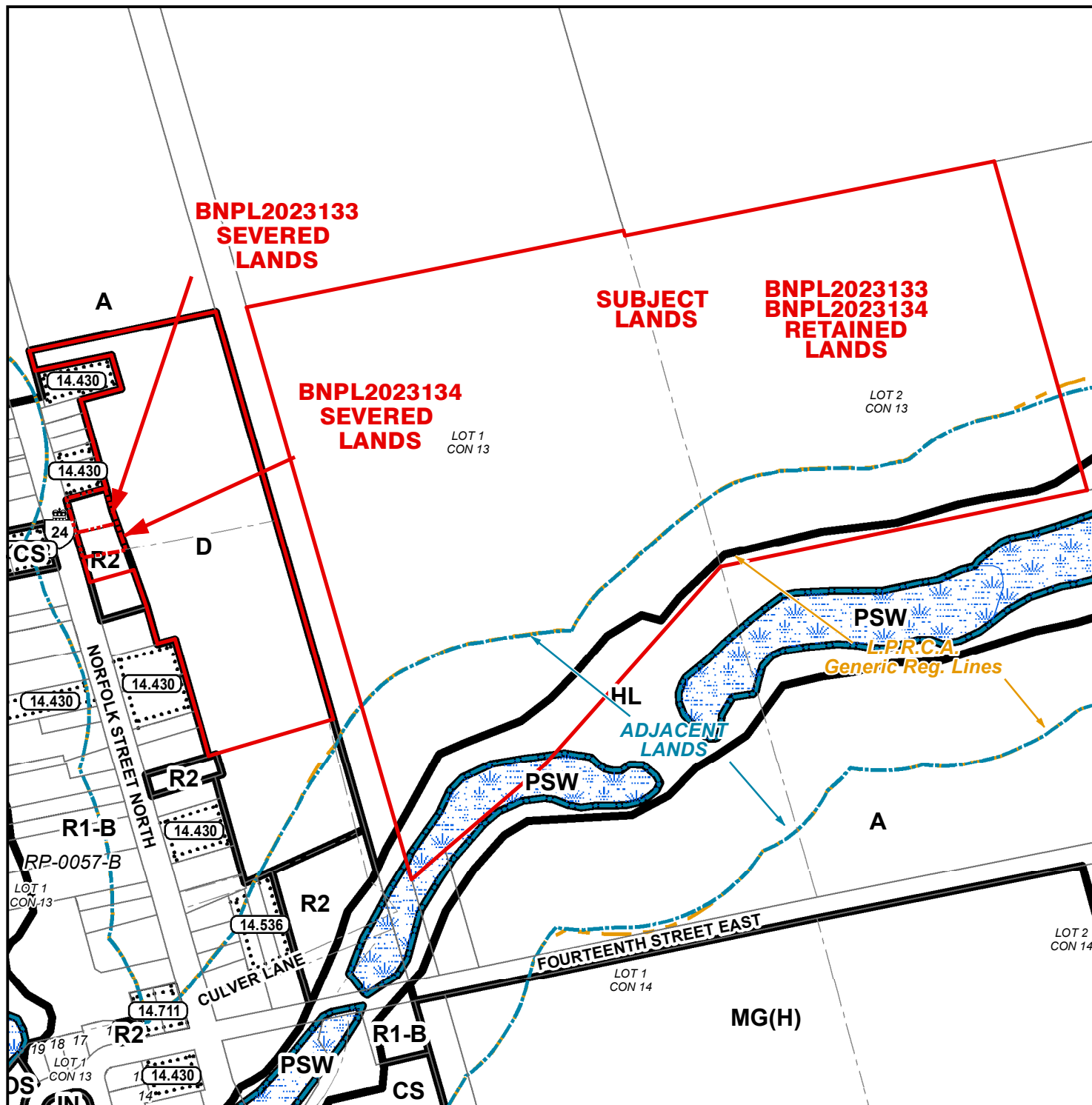
40 20 0 40 80 120 160 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

ANPL2024050



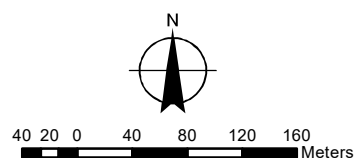
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone

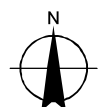
3/11/2024



Geographic Township of TOWNSEND



3/11/2024



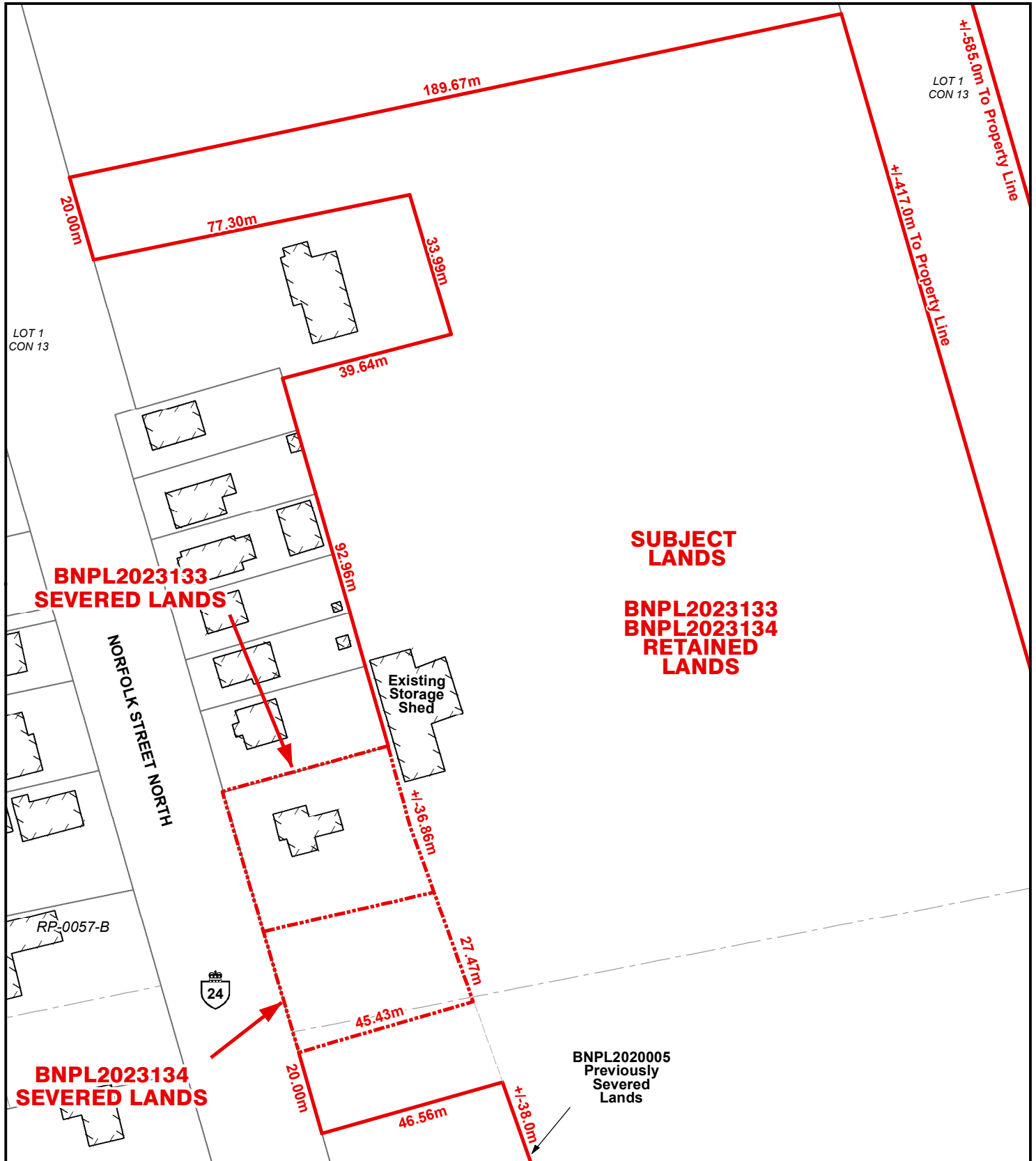
A horizontal scale bar with markings at 10, 5, 0, 10, 20, 30, and 40. The unit 'Meters' is indicated at the right end.

LOCATION OF LANDS AFFECTED

ANPL2024050

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

Subject Lands

3/11/2024

