



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

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 would appreciate your comments or recommendation before the date below:

June 13TH, 2007

FILE NO.: BN-032/2007

ASSESSMENT ROLL NO.: 3310-402-010-00100

APPLICANT:

Avium Corporation, 1672 Wharncliffe Road South, London, ON N6L 1K3

AGENT:

Thomas Gunawan, 1680 Wharncliffe Road South, London, ON N6L 1K3

LOCATION:

Gore Part Lot 16, Plan 357, Part Lot 1 WDH (486 Queensway Street West, Simcoe)

PROPOSAL:

Sever a parcel having a frontage of 45.2 m (149 ft) a depth of 113.14 m (371.1 ft) and having an area of 0.89 ha (2.2 ac) and retain a parcel having an area of 1.2 ha (3 ac) more or less to sever a parcel of land on the Queensway for a proposed motel development.

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

CIRCULATION DATE: May 30th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 1834

FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.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 consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

CONSENT / SEVERANCE

THE CORPORATION OF NORFOLK COUNTY

RECEIVED APR 24 2007

Office Use:

File Number: BN-032/2007*
Revised File: NA
Date Submitted: April 23/07
Date Received:
Sign Issued:

Yu.

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: 3310-402-010-001 * (Note previous file for this property: BW-096/2002)

- Creation of a new lot
Boundary adjustment
Easement/right-of-way
Other (lease / charge)

* Site plan application to follow - subject to site plan control by-law 1-S 85 S.P.

A. APPLICANT INFORMATION

Name of Applicant: AVIUM CORPORATION
Address: 1672 WHARNcliffe RD S. LONDON, ON N6L 1K3

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

Name of Agent
Address

Name of Owner: THOMAS GUNAWAN
Address: 1680 WHARNcliffe RD. SOUTH LONDON, ON N6L 1K3
Phone #: (519) 652-3147
Fax #: (519) 652-5927
E-mail: thomas@aviumgroup.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: 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 mortgages, charges or other encumbrances on the subject lands:

MR. PAUL SISKIND, HARRISON PENZA, 450 TALBOT STREET, PO BOX 3237, LONDON, ON N6A 4K3 PHONE: (519) 679-9660



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Woodhouse.</u>	Urban Area or Hamlet	<u>Simcoe</u>
Concession Number	<u>Gore</u>	Lot Number(s)	<u>Part Lot 16</u>
Registered Plan Number	<u>RP-357</u>	Lot(s) or Block Number(s)	<u>Part Lot 16 1</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>Irreg - ± 145m (475.7ft)</u>	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>2.1ha (5.2ac)</u>
Municipal Civic Address	<u>486 QUEENSWAY, STREET WEST, SIMCOE, ON</u>		

To obtain your municipal civic address for the severed lands please contact NorfolkGIS@norfolkcounty.on.ca.

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):

THE LAND IS PROPOSED TO BE SEVERED INTO 2 PARCELS

PARCEL - 1 : 2.2 ACRES (APPROX.) FOR A NEW 80 ROOM HOTEL

PARCEL - 2 : 3.0 ACRES (APPROX.) FOR NEW RESTAURANT (S)

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

PARCEL - 1 : TO WINPORT DEVELOPMENTS INC.

PARCEL - 2 : STILL TO BE NEGOTIATED

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

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 <small>(including those with part interest)</small>	Geographic Township	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual property e.g. corn production, orchard, tobacco)</small>	Dwelling Present	Year Dwelling Built
Assessment Roll No. <small>(obtained from your tax bill)</small>	Concession and Lot #				<input type="checkbox"/> Yes <input type="checkbox"/> No	
SUBJECT LANDS						
	N/A				<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	
					<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
	<small>(m² / ft² or hectares/acres)</small>	<small>(m² / ft² or hectares/acres)</small>
Area under cultivation		
Woodlot area		

Existing crops grown (type and area) N/A

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				

NA

* all existing buildings to be removed eventually

CONSENT / SEVERANCE

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

Frontage (metres/feet) 45.42m (149 ft) Depth (metres/feet) 113.14m (371.1ft).
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) .89 ha. (2.2 ac)

Existing use: MOTEL

Proposed use: HOTEL (with on site laundry facilities)

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:

- ① A HOUSE, 2 STOREY HIGH, 3 BEDROOM WITH BASEMENT
- ② MOTEL BUILDING, SINGLE STOREY ON GRADE

PLEASE NOTE: BUILDINGS ON SITE WILL BE DEMOLISHED TO FACILITATE NEW BLDGS.

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:

- ① PROPOSED HOTEL: 3 STOREY HIGH BLDG, NO BASEMENT, 80 ROOMS HOTEL, NOT EXCEEDING 50' HEIGHT
- TOTAL SQ FT: 41500 APPROXIMATELY.

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

Frontage (metres/feet) irregular ±100m (328') Depth (metres/feet) irregular.
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 1.2ha, 3 acres

Existing use: one old house (vacant) & abandoned motel (to be removed)

Proposed use: in future 2 restaurants

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:

all to be removed. - one old house & abandoned motel

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:

eventually 2 restaurants.

CONSENT / SEVERANCE

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

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

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):
Service Commercial (Simcoe) & Commercial (Norfolk)

Present zoning:
Service Commercial

NA 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:

NA 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:



CONSENT / SEVERANCE

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:

Date of purchase of subject lands:

JULY 31, 2006

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:

MOTEL

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:

GEO TECHNICAL REPORT & ENVIRONMENTAL (PHASE I) REPORT

(attached) ↗

↖ Executive Summary Study

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

CONSENT / SEVERANCE

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**:

File number: BN-096/2002 + BN-097/2002

Land it affects: _____

Purpose: _____

Status/decision: Not sure - either refused or deferred or abandoned

Effect on the requested amendment: _____

If additional space is required, please attach a separate sheet.

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: _____

CONSENT / SEVERANCE

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 type="checkbox"/> No _____ distance
Wooded area	<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 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 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 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 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use[s]) MOTEL	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Communal wells
- Individual wells
- Other (describe below)

Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed
- Other (describe below)

Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

If 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

CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

QUEENSWAY STREET WEST

Existing or proposed access to **severed** lands:

- Unopened road
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

QUEENSWAY STREET WEST

I. OTHER INFORMATION

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

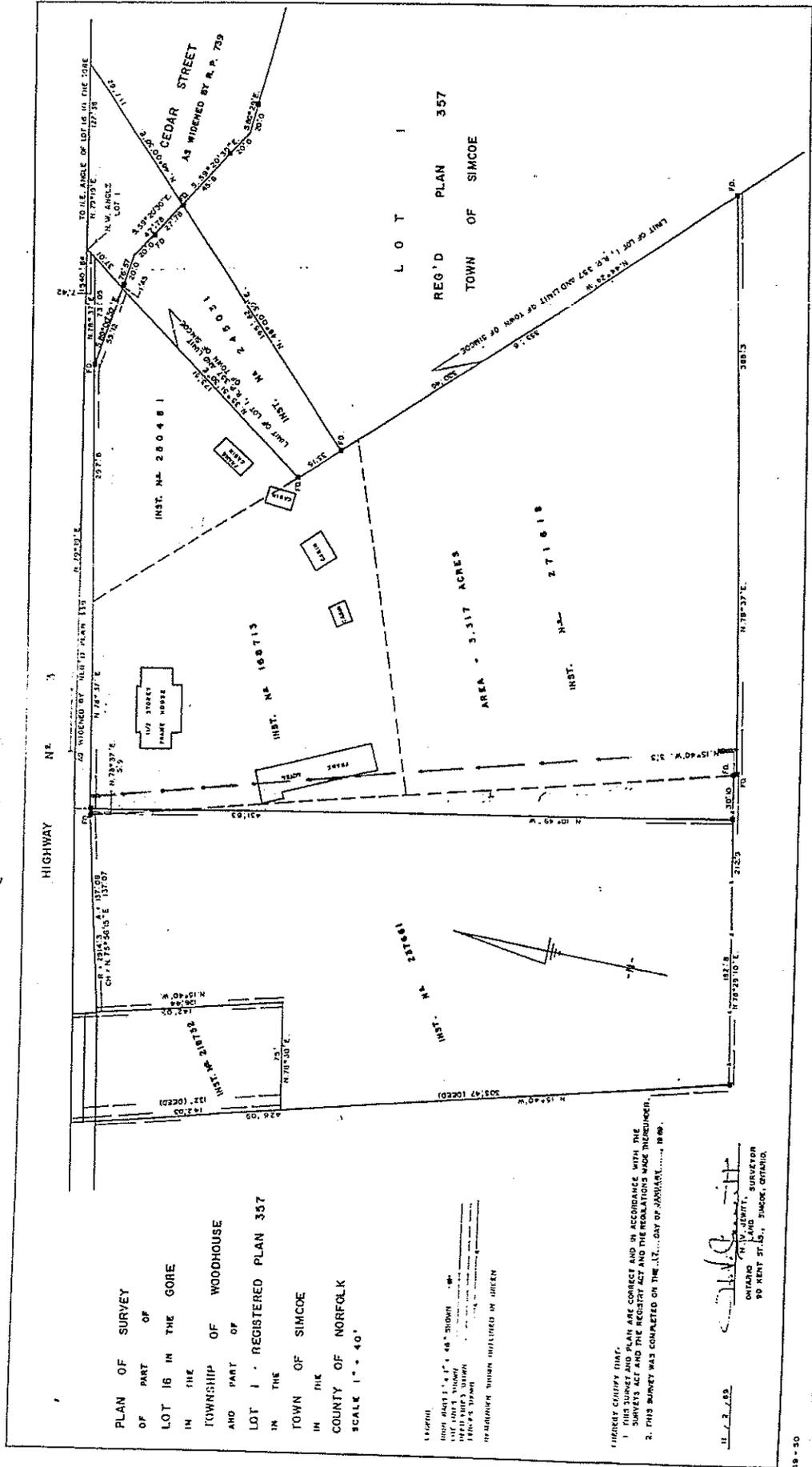
- Yes
- No

If yes, describe:

WE WOULD LIKE TO COMMENCE WITH THE HOTEL DEVELOPMENT IN JULY 2007

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.

486 QUEENSWAY ST. WEST, SIMCOE
(HWY 3)



PT. LT. 16, CONCESSION GORE, PL. 357, T. W. C.

PLAN OF SURVEY
OF PART OF
LOT 16 IN THE GORE
IN THE
TOWNSHIP OF WOODHOUSE
AND PART OF
LOT 1 - REGISTERED PLAN 357
IN THE
TOWN OF SIMCOE
IN THE
COUNTY OF NORFOLK
SCALE 1" = 40'

LEGEND:
HIGHWAYS 1" = 40' THICK
LOT 16 1" = 40' THICK
LOT 17 1" = 40' THICK
LOT 18 1" = 40' THICK
LOT 19 1" = 40' THICK
LOT 20 1" = 40' THICK
LOT 21 1" = 40' THICK
LOT 22 1" = 40' THICK
LOT 23 1" = 40' THICK
LOT 24 1" = 40' THICK
LOT 25 1" = 40' THICK
LOT 26 1" = 40' THICK
LOT 27 1" = 40' THICK
LOT 28 1" = 40' THICK
LOT 29 1" = 40' THICK
LOT 30 1" = 40' THICK
LOT 31 1" = 40' THICK
LOT 32 1" = 40' THICK
LOT 33 1" = 40' THICK
LOT 34 1" = 40' THICK
LOT 35 1" = 40' THICK
LOT 36 1" = 40' THICK
LOT 37 1" = 40' THICK
LOT 38 1" = 40' THICK
LOT 39 1" = 40' THICK
LOT 40 1" = 40' THICK
LOT 41 1" = 40' THICK
LOT 42 1" = 40' THICK
LOT 43 1" = 40' THICK
LOT 44 1" = 40' THICK
LOT 45 1" = 40' THICK
LOT 46 1" = 40' THICK
LOT 47 1" = 40' THICK
LOT 48 1" = 40' THICK
LOT 49 1" = 40' THICK
LOT 50 1" = 40' THICK
LOT 51 1" = 40' THICK
LOT 52 1" = 40' THICK
LOT 53 1" = 40' THICK
LOT 54 1" = 40' THICK
LOT 55 1" = 40' THICK
LOT 56 1" = 40' THICK
LOT 57 1" = 40' THICK
LOT 58 1" = 40' THICK
LOT 59 1" = 40' THICK
LOT 60 1" = 40' THICK
LOT 61 1" = 40' THICK
LOT 62 1" = 40' THICK
LOT 63 1" = 40' THICK
LOT 64 1" = 40' THICK
LOT 65 1" = 40' THICK
LOT 66 1" = 40' THICK
LOT 67 1" = 40' THICK
LOT 68 1" = 40' THICK
LOT 69 1" = 40' THICK
LOT 70 1" = 40' THICK
LOT 71 1" = 40' THICK
LOT 72 1" = 40' THICK
LOT 73 1" = 40' THICK
LOT 74 1" = 40' THICK
LOT 75 1" = 40' THICK
LOT 76 1" = 40' THICK
LOT 77 1" = 40' THICK
LOT 78 1" = 40' THICK
LOT 79 1" = 40' THICK
LOT 80 1" = 40' THICK
LOT 81 1" = 40' THICK
LOT 82 1" = 40' THICK
LOT 83 1" = 40' THICK
LOT 84 1" = 40' THICK
LOT 85 1" = 40' THICK
LOT 86 1" = 40' THICK
LOT 87 1" = 40' THICK
LOT 88 1" = 40' THICK
LOT 89 1" = 40' THICK
LOT 90 1" = 40' THICK
LOT 91 1" = 40' THICK
LOT 92 1" = 40' THICK
LOT 93 1" = 40' THICK
LOT 94 1" = 40' THICK
LOT 95 1" = 40' THICK
LOT 96 1" = 40' THICK
LOT 97 1" = 40' THICK
LOT 98 1" = 40' THICK
LOT 99 1" = 40' THICK
LOT 100 1" = 40' THICK

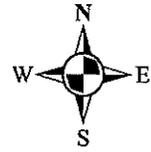
THESE CHANGES HAVE BEEN MADE TO THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER. THIS SURVEY WAS COMPLETED ON THE 17th DAY OF JANUARY 1989.

11. 2. 1989
ONARIO LAND SURVEYOR
80 KENT ST. W., SIMCOE, ONTARIO.

MAP 2

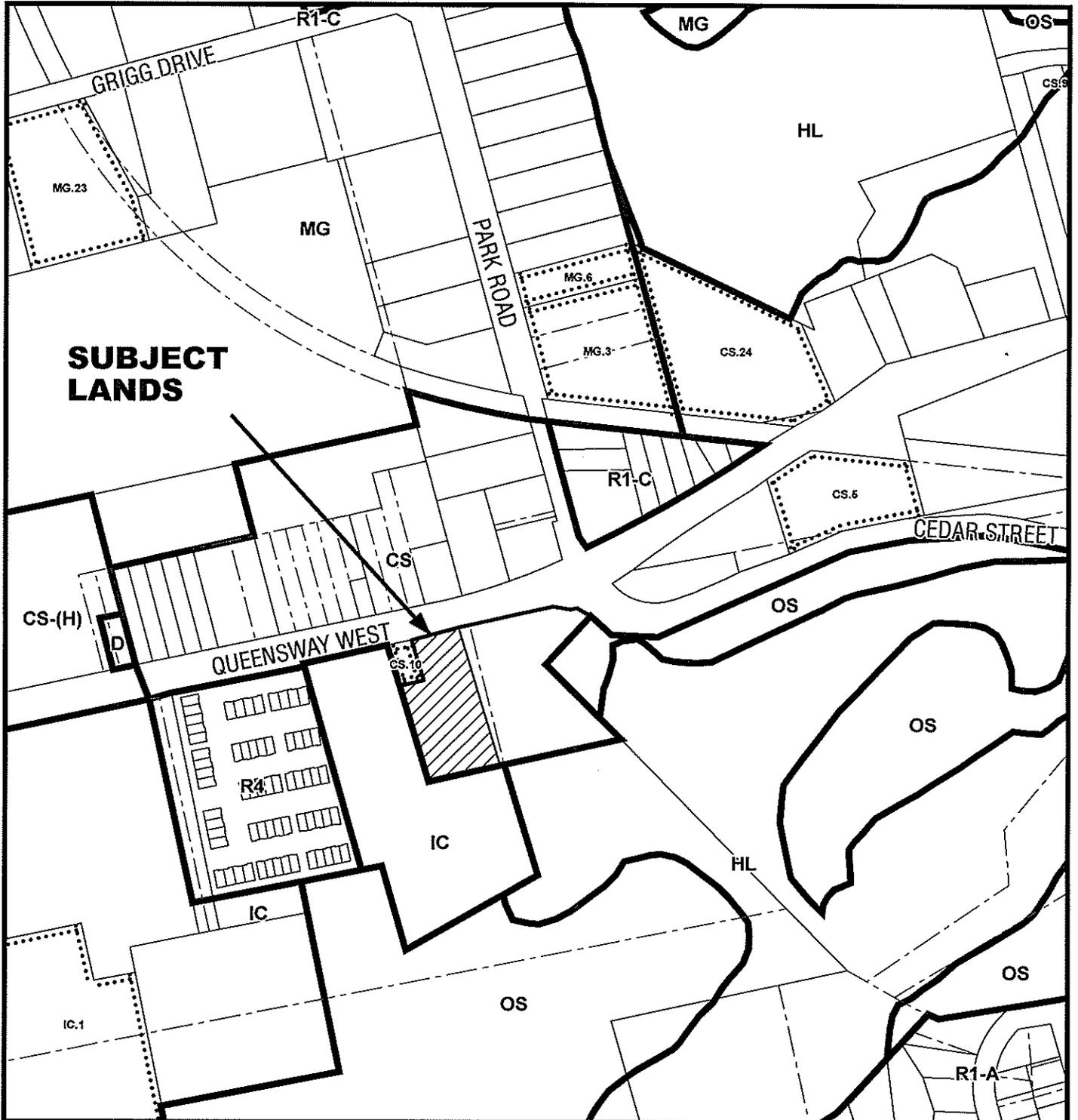
File Number: BN-032/2007

Geographic Township of WOODHOUSE



0 15 30 60 90 120 150 180 Meters

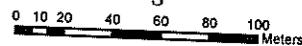
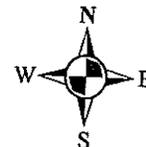
1:5,000



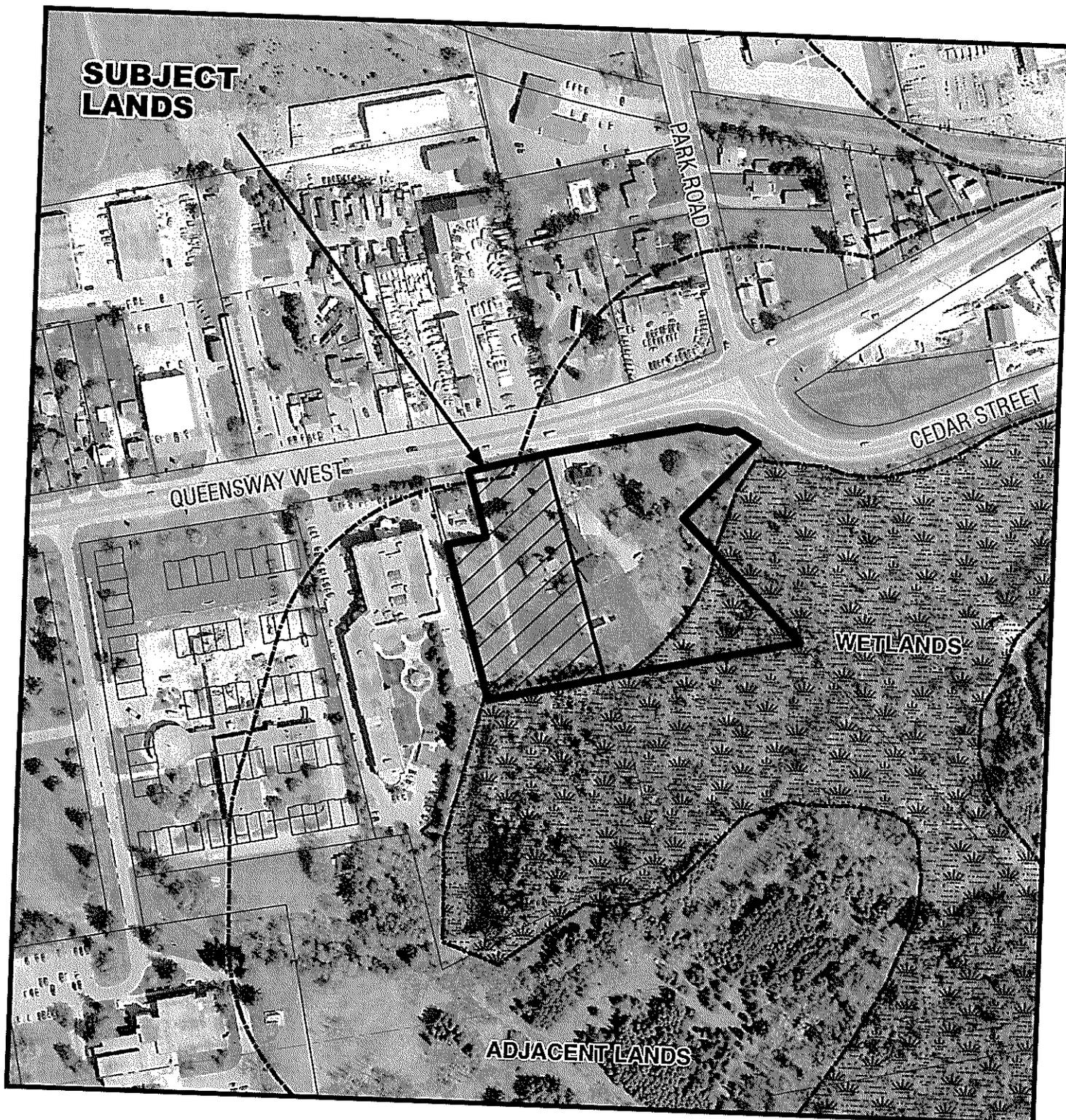
MAP 3

File Number: BN-032/2007

Geographic Township of WOODHOUSE



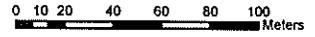
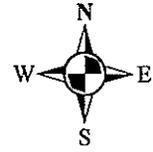
1:3,000



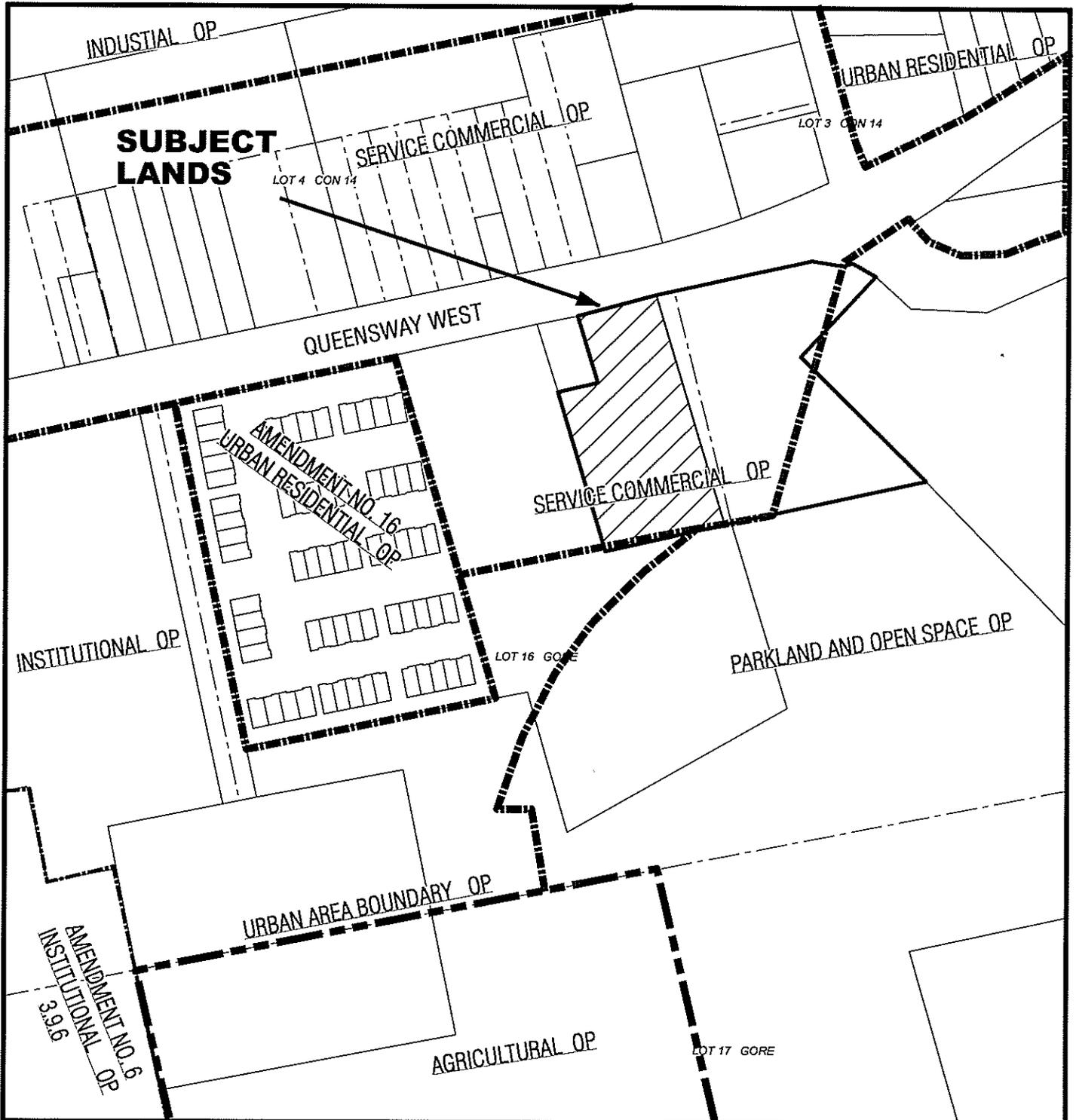
MAP 4

File Number: BN-032/2007

Geographic Township of WOODHOUSE



1:3,000



MAP 5

File Number: BN-032/2007

Geographic Township of WOODHOUSE



1:1,500

