



## COMMENT REQUEST FORM

**FILE NO.: BN-126/2008**

**ROLL NO.: 3310-491-016-40500**

- ☒ 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
- ☒ Oxford County

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 5<sup>th</sup>, 2008

**APPLICANT:**

The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario, 1070 Waterloo Street  
London, ON N6A 3Y2

**LOCATION:**

Part Lot 23, Con 8 DELHI (94 LaSalette Road)

**PROPOSAL:**

Sever a parcel having a frontage of 60.244 m. (197.66 ft.) a depth of 72.491 m. (237.83 ft.) and having an area of 0.44 ha. (1.08 ac.) and retain a parcel having an area of 1.78 ha. (4.4 ac.) more or less as the creation of a lot in the hamlet together with a right of way having a frontage of 9.144 m. (30 ft.) a depth of 72.491 m. (237.83 ft.) and having an area of 0.06 ha. (0.164 ac.).

### PLEASE REPLY BY EMAIL DIRECTLY TO:

**MARY ELDER, MCIP, RPP**

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1341

**EMAIL: [mary.elder@norfolkcounty.ca](mailto: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 consent, you must make a written request to:

Karen Judd, ACST (A), 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: October 22<sup>nd</sup>, 2008**

Hall

CONSENT / SEVERANCE

Office Use:

File Number: BN-126/2008  
Related File: BN-125/08 + AN-5748  
Fees Submitted: October 14, 2008  
Application Submitted: October 14, 2008  
Sign Issued: October 14, 2008  
Complete Application: October 14, 2008

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: 3310-491 016 40000 0000 Cemetery  
£3310 491 016 40000 0000 School/Hall

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

£3310 491 016 40000 0000 Church/Hallway

A. APPLICANT INFORMATION

THE ROMAN CATHOLIC EPISCOPAL CORPORATION  
OF THE DIOCESE OF LONDON IN ONTARIO

Name of Applicant<sup>1</sup> THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF LONDON IN ONTARIO Phone # 519-433-0658  
Address 1070 Waterloo Street Fax # 519-433-0011  
Town / Postal Code London, ON N6A 3Y2 E-mail dsavel@rcec.london.on.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner<sup>2</sup> Same as applicant Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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:

None

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Delhi Township</u>	Urban Area or Hamlet	<u>Hamlet</u>
	<u>Norfolk County</u>		
Concession Number	<u>Conc. #8</u>	Lot Number(s)	
Registered Plan Number	<u>37R 1245</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	<u>Part lot 23</u>
Frontage (metres/feet)	<u>123.456 m +/-</u>	Depth (metres/feet)	<u>267.823 m +/-</u>
Width (metres/feet)	<u>123.456 m +/-</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>6.6 acres +/-</u>
Municipal Civic Address	<u>94 LaSalette Road (School/Hall)</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.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):

Create a separate lot for the school

Create a right-of-way across part of property retained.

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

Severed parcel to be transferred to Secular Franciscan Order  
(a non-related Catholic organization)

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

## CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: *N/A*

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
<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: *N/A*

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)

60.244m +/-

Depth (metres/feet)

72.491m +/-

Width (metres/feet)

60.244m +/-

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

(+/- 1.08 acres approx)

(237.83ft)

0.44ha

Existing use:

Church Hall (former school)

Proposed use:

Hall

Number and type of buildings and structures existing on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

see attached sketch

Number and type of buildings and structures proposed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

unchanged

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

Frontage (metres/feet)

9.144m +/-

Depth (metres/feet)

267.823m +/-

Width (metres/feet)

91.23m +/-

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

(+/- 4.4 acres approx.)

1.18 ha

Existing use:

Cemetery

Proposed use:

Cemetery

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:

None

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

## CONSENT / SEVERANCE

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

Frontage (metres/feet)

+/- 9.144 m

Depth (metres/feet)

+/- 72.491 m

Width (metres/feet)

+/- 9.144 m

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

+/- 0.164 acres

Proposed use:

Road and walking access to and from church/rectory and school/hall.

### D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

IR - Rural Institutional.

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:

## 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:

## 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 long-time resident of the area*

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:

application in process

Land it affects:

subject lands

Purpose:

To reduce the frontage requirement for the retained parcel  
and reduce setbacks on two proposed severed lots

Status/decision:

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

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                      Provincial highway  
☒ Municipal road                      ☐ Other (describe below)

If other, describe:

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Name of road/street:

County Road 52

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

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

If other, describe:

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Name of road/street:

County Road 52

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### I. OTHER INFORMATION

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

- ☒ Yes                      ☐ No

If yes, describe:

Transfer of severed parcel to take place prior to the end of 2008.

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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.

The Roman Catholic church in LaSalle is being closed and conveyed to another non-related Catholic organization. The cemetery is being retained by the Diocese. The local community supports the initiative.

## MAP 1

File Number: AN-057/2008 & BN-125/2008 & BN-126/2008

Geographic Township of WINDHAM



## MAP 2

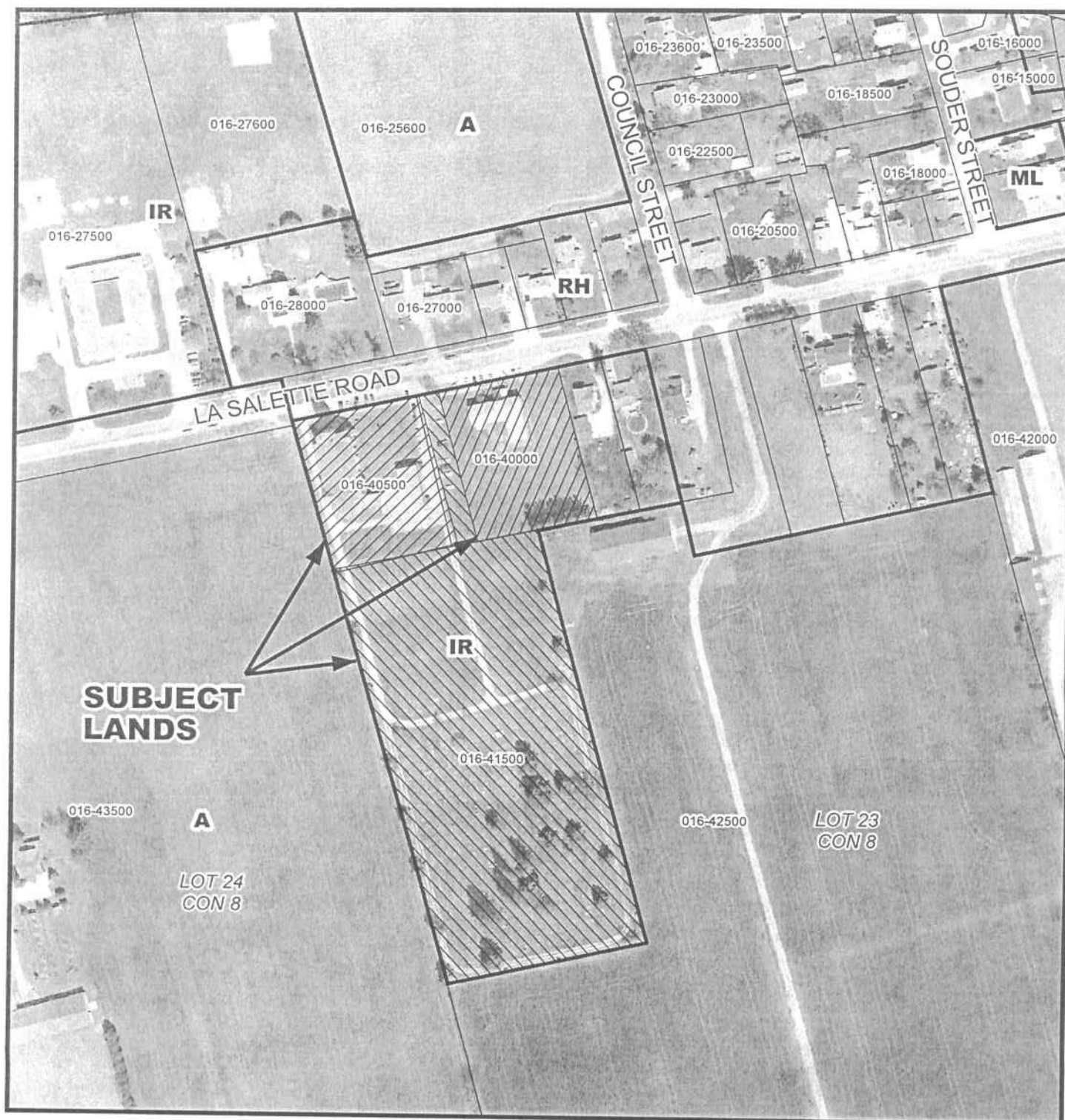
File Number: AN-057/2008 & BN-125/2008 & BN-126/2008

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500



# MAP 3

File Number: AN-057/2008 & BN-125/2008 & BN-126/2008

Geographic Township of WINDHAM



8 4 0 8 16 24 32 Meters

1:2,000

