



COMMENT REQUEST FORM

FILE NO: BNPL2011032

☒ 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:

MARCH 7TH, 2011

APPLICANT:

KELLY BRANT HOMES LTD., 18 OAKLEY RD BRANTFORD, ON N3T 5K1

AGENT:

G DOUGLAS VALLEE LIMITED - MICHAEL HIGGINS, 2 TALBOT STREET NORTH SIMCOE, ON N3Y 3W4

LOCATION: WOODHOUSE CON GORE PT LOTS, 10 AND 11 (52 & 54 Millcroft Drive)

ASSESSMENT ROLL NO.: 3310402010047510000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 13.84 m (45.4 ft), a depth of 34.9 m (114.5 ft) and having an area of 469 sq m (5048.4 sq ft) and retain a parcel having on a frontage of 9.1 m (29.8 ft), a depth of 34.9 m (114.5 ft) and having an area of 318 sq m (3431.6 sq ft) as the severance of a semi detached residential dwelling in the urban area where both sides would be separately owned.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(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:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4769
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: February 21st, 2011

CONSENT / SEVERANCE**Office Use:**

File Number: BN-PL-2011032
 Related File: 2NB-074/2009
 Fees Submitted: February 7, 2011
 Application Submitted: February 7, 2011
 Sign Issued: February 7, 2011
 Complete Application: February 7, 2011 *mg*

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- 402-010-047-51

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

A. APPLICANT INFORMATION

Name of Applicant: KELLY BRANT HOMES LTD Phone #: 519 758 4570
 Address: 16 OAKLEY ROAD Fax #: 519 752 5728
 Town / Postal Code: BRANTFORD ON N3T 5K1 E-mail: brantstar@rogers.com
 * If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent: BY MICHAEL HILLINS
10 G DOLLAS VALLEE LIMITED Phone #: 519 426 6270
 Address: 21 ALBION STREET NORTH Fax #: 519 426 6277
 Town / Postal Code: SHIRAZ ON N5Y 3H4 E-mail: michaelhiggins@gdvallee.ca

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owner: 466353 ONTARIO LTD Phone #: 905 521 1144
 Address: 21 KING STREET WEST Fax #: 905 528 6328
 Town / Postal Code: SUITE 809
HAMILTON ON L8P 4H7 E-mail: _____

* 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

* 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:

NOT KNOWN

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>IN THE GORE</u>	Lot Number(s)	<u>LOT 11</u>
Registered Plan Number	<u>37M-53</u>	Lot(s) or Block Number(s)	<u>LOT 1</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>22.9m (75.2ft)</u>	Depth (metres/feet)	<u>34.9m (114.5ft)</u>
Width (metres/feet)	<u>22.9m (75.2ft)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>808.85sqm (8706.15sqft)</u>
Municipal Civic Address	<u>LOT 1 52 AND 54 MILLCROFT DRIVE</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):

PROPOSE TO SEVER A SEMI DETACHED DWELLING

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

NOT KNOWN

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:

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		

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**: PART 1

Frontage (metres/feet)

13.84m (45.4ft)

Depth (metres/feet)

34.9m (114.5ft)

Width (metres/feet)

13.84m (45.4ft)

Lot area (m² / ft² or
hectares/acres)

46959m² (5048.45sqft)

PROPOSED FINAL LOT SIZE
(If boundary adjustment)

1

Existing use: SEMI DETACHED DWELLING UNDER CONSTRUCTION

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:

SEMI DETACHED DWELLING HOUSE

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:

SEMI DETACHED DWELLING

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

Frontage (metres/feet)

9.1m (29.8ft)

Depth (metres/feet)

34.9m (114.5ft)

Width (metres/feet)

9.1m (29.8ft)

Lot area (m² / ft² or
hectares/acres)

318859m² (3431.65sqft)

Existing use: SEMI DETACHED DWELLING UNDER CONSTRUCTION

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:

SEMI DETACHED DWELLING HOUSE

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:

SEMI DETACHED DWELLING

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): URBAN RESIDENTIAL

Present zoning: URBAN RESIDENTIAL TYPE 2 ZONE R2

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: BNPL 2010 147 BNPL 2010 152

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: SEMI DETACHED LOTS

Number of separate parcels that have been created: 4

Date(s) these parcels were created: 2010

Name of the transferee for each parcel: NOT KNOWN

Uses of the severed lands: SEMI DETACHED HOUSING

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: 2011

Date of purchase of subject lands: 2011

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:

OWNER.

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: ZN-074/2009 SEVERANCE APPLICATIONS.

Land it affects: SUBJECT LANDS ZONING PREVIOUS SEVERANCES.

Purpose: TO PERMIT SEVERAL DETACHED DWELLINGS.

Status/decision: APPROVED

Effect on the requested amendment: NONE

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:

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 Form 3 – available upon request)	☐ 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

Municipal piped water

SEVERED

☒

RETAINED

☒

Communal Wells

☐

☐

Individual Wells

☐

☐

Other means (describe) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

Municipal Sewers

SEVERED



RETAINED



Communal System



Septic tank and tile bed



Other means (describe) _____

STORM DRAINAGE

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: MILLCROFT DRIVE

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: MILLCROFT DRIVE

I. OTHER INFORMATION

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



Yes

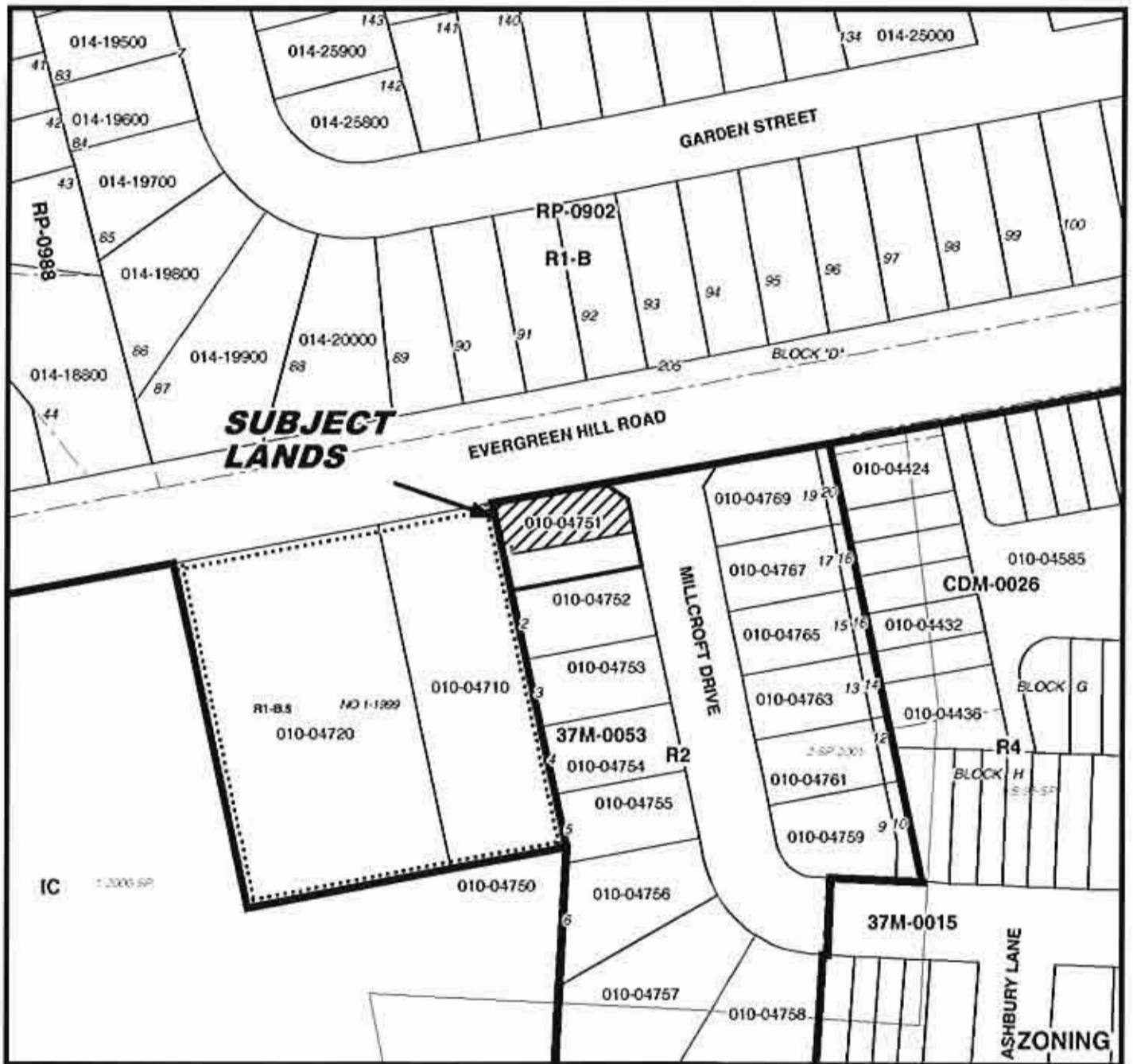
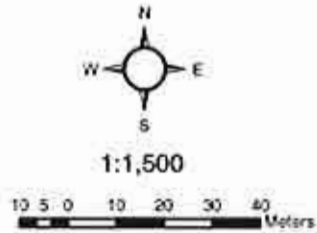


No

If yes, describe: _____

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: BNPL2011032
 Geographic Township of
WOODHOUSE



MAP 2

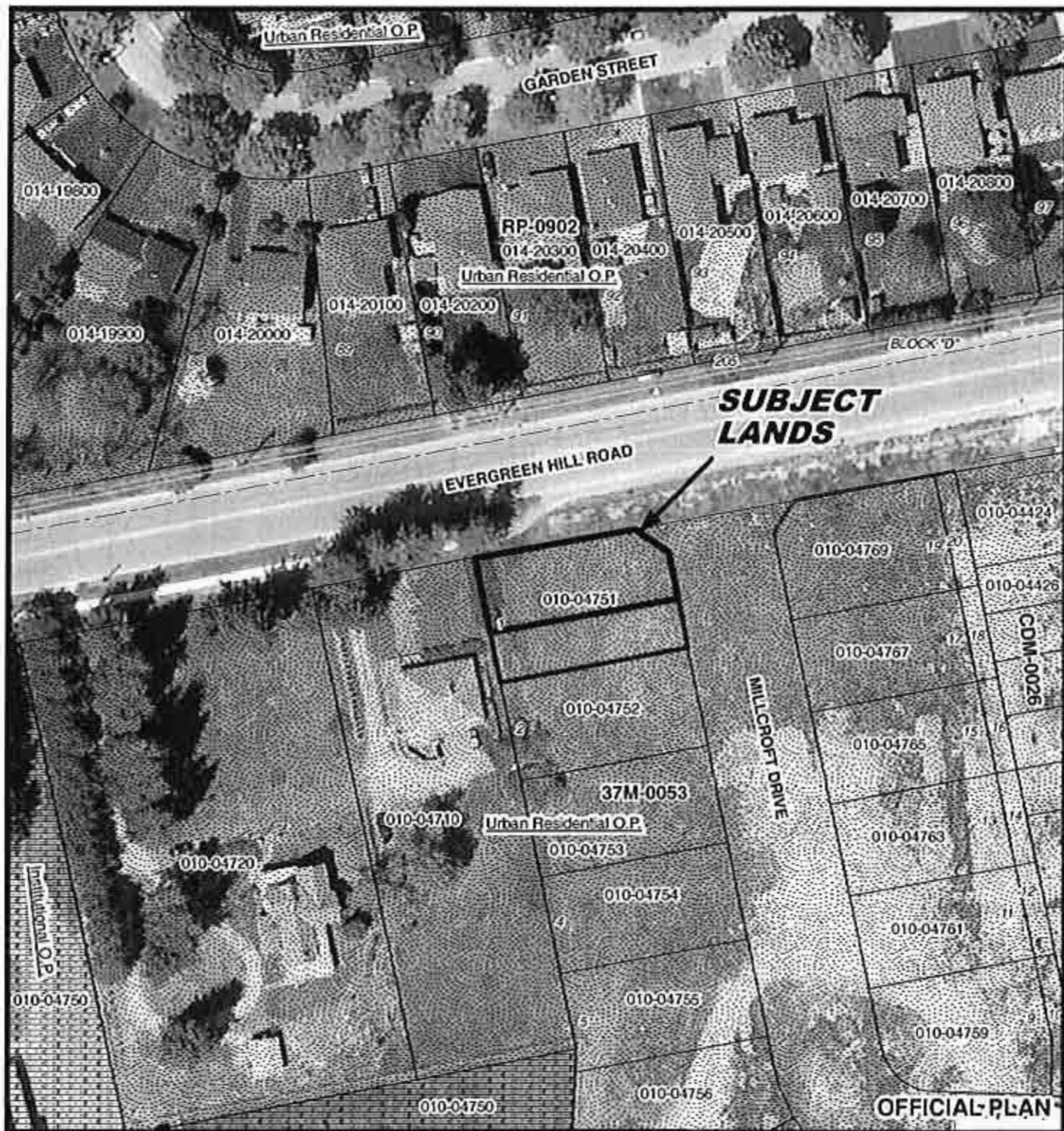
File Number: BNPL2011032

Geographic Township of WOODHOUSE



0 30 60 90 120
Metres

1:1,000



MAP 3

File Number: BNPL2011032

Geographic Township of WOODHOUSE

