



## COMMENT REQUEST FORM

# FILE NO: BNPL2011141

☒ 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:**

## July 4<sup>th</sup>, 2011

**APPLICANT:**

BRANT STAR DEVELOPMENTS LIMITED, 18 OAKLEY ROAD BRANTFORD, ON N3T 5K1

**AGENT:**

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

**LOCATION:** PLAN 37M53 LOT 17 (45 & 47 Millcroft Drive)

**ASSESSMENT ROLL NO.:** 3310402010047670000

**PROPOSAL:**

An application has been received to sever a semi-detached dwelling in a registered plan of subdivision having a frontage of 8.6 m (28.2 ft), a depth of 31 m (101 ft.) and having an area of 303.8 sq m (3270.1 sq ft) and retain a parcel having a frontage of 8.6 m (28.2 ft), a depth of 31 m (101 ft.) and having an area of 303.8 sq m (3270.1 sq ft) as a severance through a semi detached dwelling where each side will be separately owned.

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### PLEASE REPLY BY EMAIL DIRECTLY TO:

**PAM DUESLING, MCIP, RPP, EC.D**

60 Colborne Street S., Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1342

**EMAIL:** [pam.duesling@norfolkcounty.ca](mailto:pam.duesling@norfolkcounty.ca)

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#### 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) 875-4789  
[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:** June 20<sup>th</sup>, 2011

**CONSENT / SEVERANCE**M. PER PROJECT:  
MP2010 000 2318

Office Use:

File Number: BN-PL2011 141  
Related File: N/A  
Fees Submitted: JUNE 7, 2011  
Application Submitted: 11  
Sign Issued: 11  
Complete Application: JUNE 7, 2011

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: 3310-402-010-04767

- |                                                           |                                              |
|-----------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling                 | <input type="checkbox"/> Easement            |
| <input type="checkbox"/> Farm Split                       | <input type="checkbox"/> Right-of-way        |
| <input type="checkbox"/> Other (lease / charge)           |                                              |

**A. APPLICANT INFORMATION**

Name of Applicant: BRANT STAR DEV LTD Phone #: 519-758-4570  
Address: 18 OAKLEY ROAD. Fax #: 519-252-5728  
Town / Postal Code: BRANTFORD ON N3T 5K1 Email: brantstar@rogers.com

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

**AGENT INFORMATION**

Name of Agent: Michael Higgins Phone #: 519-426-6270  
of G Douglas Vallee Limited  
Address: 2 TALBOT STREET NORTH Fax #: 519-426-6277  
Town / Postal Code: SIMCOE ON N3Y 3L04 Email: michael.higgins@gdvallee.ca

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

Name of Owner: Paul Siavestri Phone #: 905-521-1144  
of 466353 ONTARIO LIMITED  
Address: 21 KING STREET WEST Fax #: 905-528-6328  
Town / Postal Code: SUITE 809 Email: HAMILTON ON L8P 4W7

<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:

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 17</u>                   |
| Reference Plan Number   |                          | Part Number(s)                                                |                                 |
| Frontage (metres/feet)  | <u>17.36m (59.9ft)</u>   | Depth (metres/feet)                                           | <u>31m (101.7ft)</u>            |
| Width (metres/feet)     | <u>1736m (59.9ft)</u>    | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>602.6 sqm (6540.36 sqft)</u> |
| Municipal Civic Address | <u>45 + 47 MILLCROFT</u> |                                                               |                                 |

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

STORM WATER EASEMENT IN REAR OF LOT IN FAVOR OF  
NORFOLK COUNTY

### 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<br>(including those with part interest)<br>Assessment Roll No.<br>(obtained from your tax bill) | Geographic Township<br>Concession and Lot # | Total<br>Acreage<br>(individual<br>property) | Acres<br>Workable<br>(individual<br>property) | Existing Farm Type<br>(individual property e.g. corn<br>production, orchards, tobacco) | Dwelling Present                                         | Year<br>Dwelling<br>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:

| 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**: Part 1

|                        |                      |                                                               |                                |
|------------------------|----------------------|---------------------------------------------------------------|--------------------------------|
| Frontage (metres/feet) | <u>8.6m (28.2ft)</u> | Depth (metres/feet)                                           | <u>31m (101ft)</u>             |
| Width (metres/feet)    | <u>8.6m (28.2ft)</u> | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>303.85sqm (3270.15sqft)</u> |
|                        |                      | PROPOSED FINAL LOT SIZE (if boundary adjustment)              |                                |

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

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**: Part 2

|                        |                      |                                                               |                                |
|------------------------|----------------------|---------------------------------------------------------------|--------------------------------|
| Frontage (metres/feet) | <u>8.6m (28.2ft)</u> | Depth (metres/feet)                                           | <u>31m (101ft)</u>             |
| Width (metres/feet)    | <u>8.6m (28.2ft)</u> | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>303.85sqm (3270.15sqft)</u> |

Existing use: SEMI DETACHED DWELLING UNDER CONSTRUCTION

Proposed use:

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

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) | <u>PART 4 N/A</u>                 | Depth (metres/feet)                          | <u>PART 2 AND 4 4m (13.12m)</u>                               |
| Width (metres/feet)    | <u>PART 2 AND 4 8.6m (28.2ft)</u> | Lot area (m <sup>2</sup> / ft <sup>2</sup> ) | <u>PART 2 12.65sqm (135.65sqft)</u><br><u>PART 4 12.65sqm</u> |
| Proposed use:          | <u>EXISTING STORM WATER DRAIN</u> |                                              |                                                               |

## 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 APPROVED  
If yes, indicate the file number and the status/decision: BNPL 2010 147 BNPL 2010 152  
BNPL 2011 032 BNPL 2011 120  
BNPL 2011 119

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 - APPROVED

Number of separate parcels that have been created: 10

Date(s) these parcels were created: 2010 2011

Name of the transferee for each parcel: NOT KNOWN

Uses of the severed lands: SEMI DETACHED DWELLINGS

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.

Purpose: TO PERMIT SEMI-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:

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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:

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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

#### WATER SUPPLY

Municipal piped water

#### SEVERED



#### RETAINED



Communal Wells



Individual Wells



Other means (describe) \_\_\_\_\_

## CONSENT / SEVERANCE

### SEWAGE TREATMENT

#### SEVERED

#### RETAINED

Municipal Sewers

☒☒

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

#### SEVERED

#### RETAINED

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

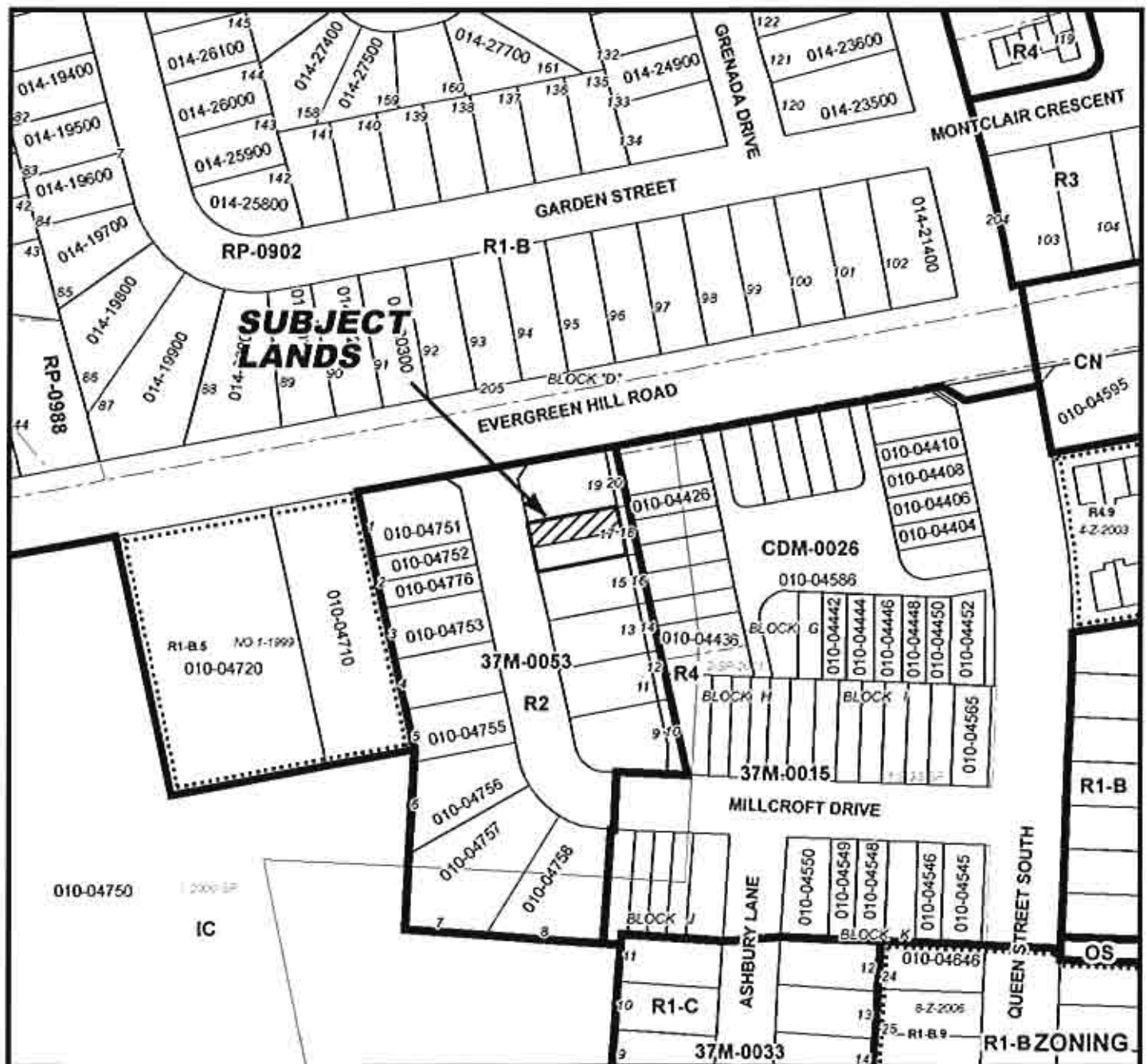
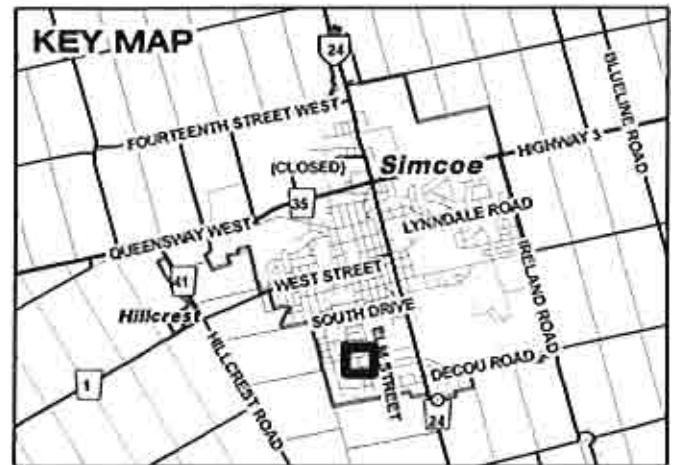
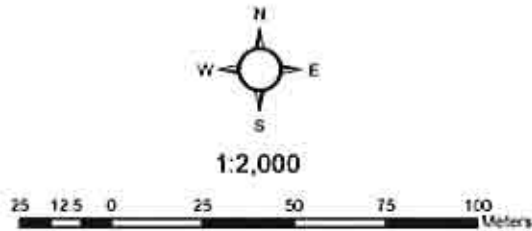
## I. OTHER INFORMATION

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: BNPL2011141**  
 Geographic Township of  
**WOODHOUSE**



## MAP 2

File Number: BNPL2011141

Geographic Township of WOODHOUSE



0 2 4 6 8 10 12 14 16 Meters

1:1,000



# MAP 3

File Number: BNPL2011141

Geographic Township of WOODHOUSE

