



## COMMENT REQUEST FORM

# FILE NO: BNPL2011222

☒ 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:**

## January 3<sup>rd</sup>, 2012

**APPLICANT:** Urbanera Homes (ACTIVA HOLDINGS INC), 735 BRIDGE ST WEST WATERLOO, ON N2V 2H1

**LOCATION:** CON 6 PT LOT 1 (200 Argyle)

**ASSESSMENT ROLL NO.:** 3310401009210000000

### PROPOSAL:

An application has been received to sever an irregular shaped parcel having a frontage of 9.14 m (30 ft.) an irregular depth and having an area of 2.117 ha (5.23 ac) and retain a parcel having an area of 19.28 ha (47.6 ac) to permit the development of approximately 33 group townhouse dwelling units together with the following easements:

Part 2 – to allow for access, gas lines, storm water sewer, irrigation water line, water line, sanitary sewer and hydro line for the golf club;

Parts 4 and 5 – to allow for out of bounds play related to the golf course;

Part 3 – to allow for storm water management pond and drainage outlet in favour of the proposed development;

Part 6 – to allow for hydro purposes for the golf course

Part 7 - irrigation water line, potable water line, sanitary sewer and a storm water sewer for the golf course

Measurements of all easements as indicated on the provided sketch.

### 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](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 application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Longton 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: December 19, 2011**

**CONSENT / SEVERANCE**

Offic. Use:

*Revised.*

File Number: BN-PL 2011 222  
Related File: OPN PL 2010171 & 2N PL 2010172  
Fees Submitted: Oct. 6, 2011 rec. Nov. 29, 2011  
Application Submitted: Oct 6, 2011 Revised Nov. 29, 2011  
Sign Issued: Oct 6, 2011  
Complete Application: Oct 6, 2011 / Nov. 29, 2011 *me*

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: 3310-401009210000000**

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

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	<u>Activa Holdings Inc.</u>	Phone #	<u>519-886-9400, Ext 107</u>
Address	<u>735 Bridge Street W</u>	Fax #	<u>519-886-8955</u>
Town / Postal Code	<u>Waterloo, N2V 2H1</u>	E-mail	<u>jvoss@activagroup.ca</u>

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

**AGENT INFORMATION**

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

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

Name of Owners <sup>2</sup>	<u>Norfolk Golf &amp; Country Club</u>	Phone #	<u>519-<sup>426</sup>448-1300, Ext 21</u>
Address	<u>200 Argyle Street</u>	Fax #	<u>519-426-1602</u>
Town / Postal Code	<u>Simcoe, N3Y 4L5</u>	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:



An application has been received to sever an irregular shaped parcel having a frontage of 9.14 m (30 ft.) an irregular depth and having an area of 2.117 ha (5.23 ac) and retain a parcel having an area of 19.28 ha (47.6 ac) to permit the development of approximately 33 group townhouse dwelling units together with the following easements:

Part 2 – to allow for access, gas lines, storm water sewer, irrigation water line, water line, sanitary sewer and hydro line for the golf club;

Parts 4 and 5 – to allow for out of bounds play related to the golf course;

Part 3 – to allow for storm water management pond and drainage outlet in favour of the proposed development;

Part 6 – to allow for hydro purposes for the golf course

Part 7 - irrigation water line, potable water line, sanitary sewer and a storm water sewer for the golf course

Measurements of all easements as indicated on the provided sketch.

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Woodhouse	Urban Area or Hamlet	Simcoe
Concession Number	6	Lot Number(s)	1
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	± 60 M. (196.80 FT)	Depth (metres/feet)	
Width (metres/feet)	IRREGULAR.	Lot area (m² / ft² or hectares/acres)	21.40 Ha (53 Ae)
Municipal Civic Address	190 Argyle Street		

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:

## 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):

Activa is proposing a multiple residential development of approximately 33 townhouse condominium units.

A consent application is required to create the parcel for separate ownership for the condo development. A number of easements and a right-of-way in favour of the golf course are also being proposed. Please refer to cover letter for detailed description.

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

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 (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	
					<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**:

Frontage (metres/feet)	9.14m/30ft	Depth (metres/feet)	Irregular
Width (metres/feet)	Irregular	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	2.117 ha/5.23 ac
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	

Existing use: Golf course

Proposed use: Multiple residential condominium development

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:

None

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:

33 townhouse units

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

Frontage (metres/feet)	409.09m/1342.16 ft	Depth (metres/feet)	IRREGULAR
Width (metres/feet)	Irregular	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	19.20 Ha (47.6 ACRES)

Existing use: Golf course and associated facilities

Proposed use: Same

## CONSENT / SEVERANCE

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:

Golf course club house and maintenance building

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:

No change

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

Frontage (metres/feet)	7.70 m/25.3 ft	Depth (metres/feet)	See sketch
Width (metres/feet)	7.70 m/25.3 ft	Lot area (m <sup>2</sup> / ft <sup>2</sup> )	2,037 m <sup>2</sup> /21,926 ft <sup>2</sup>

Proposed use: See attached cover letter.

## D. PROPERTY INFORMATION

Present official plan designation(s): Residential

Present zoning: Urban Residential Type 4 [R-4] with special provision R4.13

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

## CONSENT / SEVERANCE

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: \_\_\_\_\_

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: \_\_\_\_\_



## CONSENT / SEVERANCE

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:

\_\_\_\_\_

Existing golf course use has existed on the property since 1895. \_\_\_\_\_

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: OPNPL2010171 and ZNPL2010172

Land it affects: The area of the proposed severance

Purpose: Redesignated and rezoned the subject lands to permit group townhouses

Status/decision: Approved

Effect on the requested amendment: Redesignated subject lands to Residential

Is the above information for other planning developments applications attached? ☐ Yes ☒ No

## G. PROVINCIAL POLICY



## CONSENT / SEVERANCE

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)	<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 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 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))	<input type="checkbox"/> Yes <input checked="" 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

### WATER SUPPLY

Municipal piped water

### SEVERED

☒

Communal Wells

☐

Individual Wells

☐

### RETAINED

☒

☐

☐

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:

- |                                                                        |                                                 |
|------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road                                 | <input type="checkbox"/> Provincial highway     |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way           |
| <input type="checkbox"/> Municipal road maintained seasonally          | <input type="checkbox"/> Other (describe below) |

If other, describe: \_\_\_\_\_

Name of road/street: Argyle Street

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

- |                                                                        |                                                 |
|------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Unopened road                                 | <input type="checkbox"/> Provincial highway     |
| <input checked="" type="checkbox"/> Municipal road maintained all year | <input type="checkbox"/> Right-of-way           |
| <input type="checkbox"/> Municipal road maintained seasonally          | <input type="checkbox"/> Other (describe below) |

If other, describe: \_\_\_\_\_



Name of road/street: \_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_



**ACTIVA**  
**G R O U P**

Activa Holdings Inc.  
735 Bridge Street West  
Waterloo, Ontario, Canada N2V 2H1  
Tel: 519.886.9400 Fax: 519.886.8955

November 29, 2011

Norfolk County  
Planning & Economic Development Department  
60 Colborne Street South, PO Box 545  
Simcoe, Ontario, N3Y 4N5

Attention: Mary Elder, Senior Planner

Dear Mary:

**RE: Norfolk Golf & Country Club – Activa Holdings Inc.  
Consent Application - Revised**

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Please find enclosed the following items in support of the consent application for the above noted property:

1. One (1) completed and signed development application form;
2. Consent from the registered owner of the subject lands;
3. A cheque payable to Norfolk County in the amount of \$130.00 representing the recirculation fee;
4. A sketch showing the proposed severed lands, the extent of the proposed right-of-way over the existing access road in favour of the Norfolk Golf and Country Club; two proposed easements to allow unimpeded access for golfers to retrieve errant golf balls; a proposed hydro, civil works and irrigation easement and a proposed easement for the stormwater management infrastructure.

Following submission of the original consent application, it came to my attention that additional easements were required in favour of the golf course. The proposed easements and right-of-way are identified on the attached consent sketch as parts on the consent sketch. They are as follows:

Part	Description of Part #	Purpose
1, 2, 4, 5, 6, 7	Main development area for the construction of 33 townhouse units and balance of lands appurtenant thereto to be acquired by Activa from the owner of the golf course lands.	Severed lands to be conveyed in fee simple.
2	Access road into the golf course and townhouse development	1. Unrestricted and uninterrupted, non-exclusive pedestrian and vehicular ingress and egress easement in favour of the golf course lands.

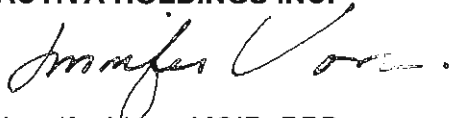
		<p>2. Unrestricted and uninterrupted, non-exclusive <b>gas line easement</b> in favour of Union Gas to reach the residential units of the proposed development on Part 1;</p> <p>3. Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of a <b>storm water sewer</b> in favour of the golf course lands crossing part of Part 2 from Part 3 to get to Part 7 and then to Lynn Valley Trail;</p> <p>4. Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of an <b>irrigation water line</b> in favour of the golf course lands crossing part of Part 2 from Part 7 and from Lynn Valley Trail to the golf course lands;</p> <p>5. Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of a <b>water line</b> in favour of the golf course lands crossing part of Part 2 from Part 7 and from Lynn Valley Trail to the golf course lands;</p> <p>6. Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of a <b>sanitary sewer</b> in favour of the golf course lands crossing part of Part 2 from Part 7 and from Lynn Valley Trail to the golf course lands;</p> <p>7. Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of a <b>hydro line</b> in favour of the golf course lands crossing part of Part 2 from Part 6 and from Lynn Valley Trail to the golf course lands</p>
3	Stormwater Management Facility	Unrestricted and uninterrupted, non-exclusive easement to provide use of area and access thereto for the installation, inspection,

		use, maintenance, repair and replacement of <b>a storm water management system and drainage outlet</b> in favour of Parts 1, 2, 4, 5, 6 and 7.
4	Out-of- bounds play area	Unrestricted and uninterrupted, non-exclusive easement in favour of the golf course lands to allow unimpeded access for an <b>out of bounds area</b> for the golf course.
5	Out of bounds play area	Unrestricted and uninterrupted, non-exclusive easement in favour of the golf course lands to allow unimpeded access for an <b>out of bounds area</b> for the golf course.
6	Hydro <del>&amp; gas line</del> <i>MA</i>	Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of a <b>hydro line</b> in favour of the golf course lands crossing Part 6 from Lynn Valley Trail to part of Part 2 to the golf course lands.
7	Storm, sanitary and irrigation water line	Unrestricted and uninterrupted, non-exclusive easement for the installation, inspection, use, maintenance, repair and replacement of an <b>irrigation water line, a potable water line, a sanitary sewer and a storm water sewer</b> to and from Lynn Valley Trail to and from part of Part 2 and to and from the golf course lands .

We trust that the enclosed Consent application is satisfactory for Norfolk County to process the application. If you require additional information or have any questions or comments, please feel free to contact me at 886-9400 ext.107 or through email at [jvoss@activagroup.ca](mailto:jvoss@activagroup.ca).

Sincerely,

**ACTIVA HOLDINGS INC.**

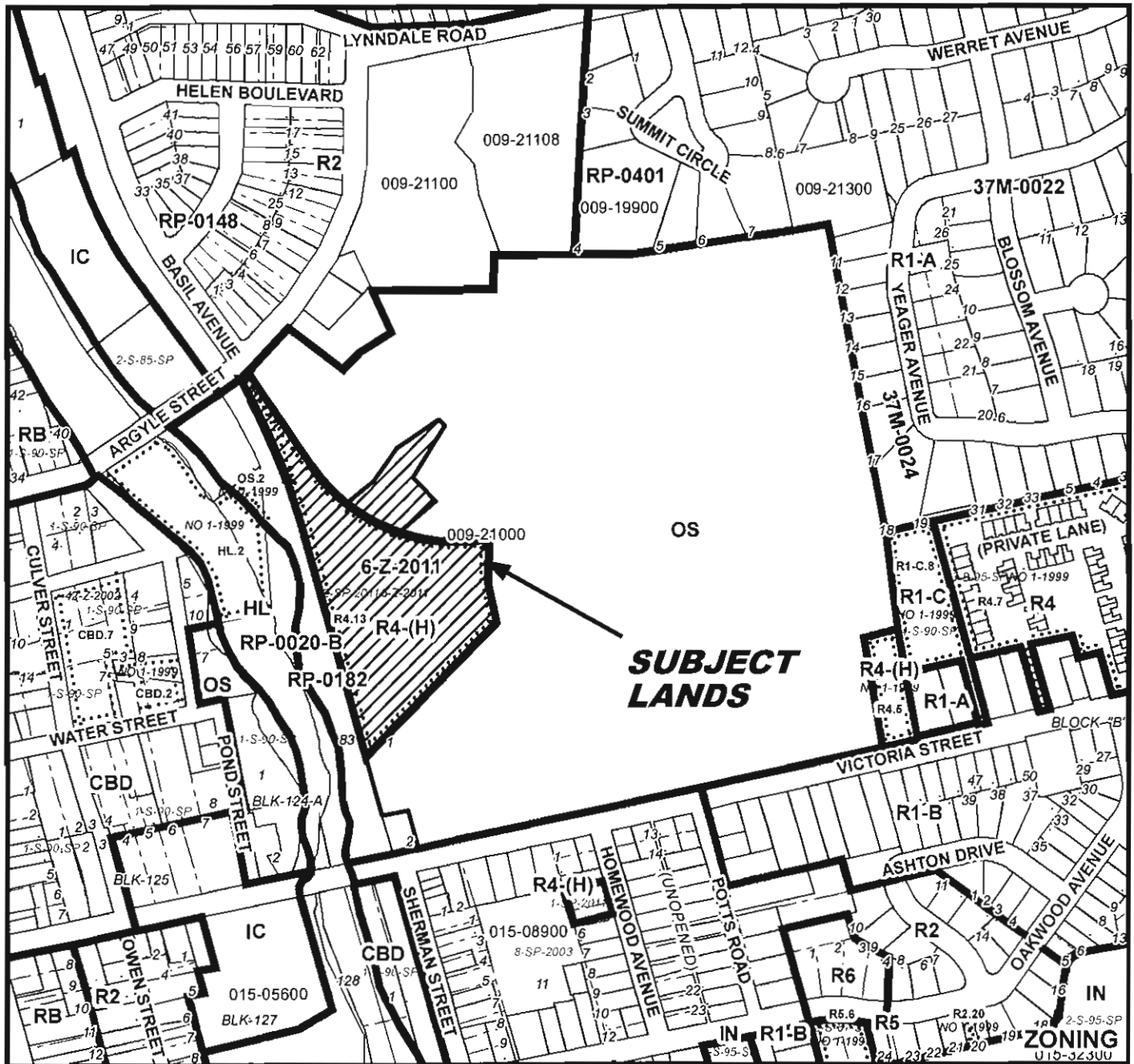
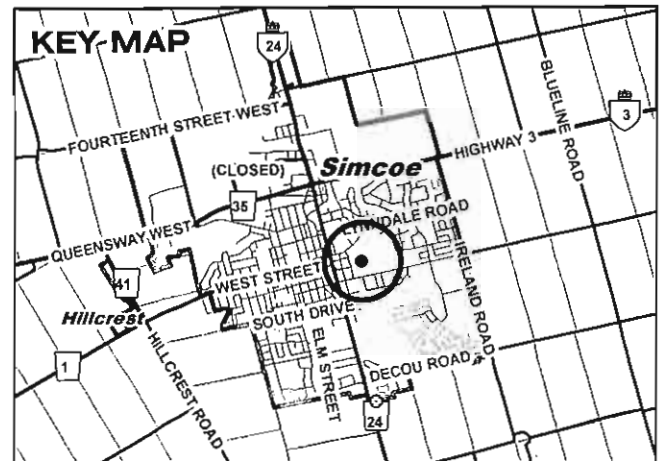
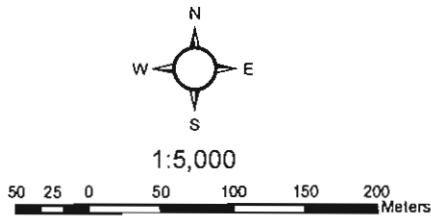


Jennifer Voss, MCIP, RPP  
Manager of Planning



**File Number: BNPL2011222**

Urban Area of  
**SIMCOE**



Revised: December 1, 2011

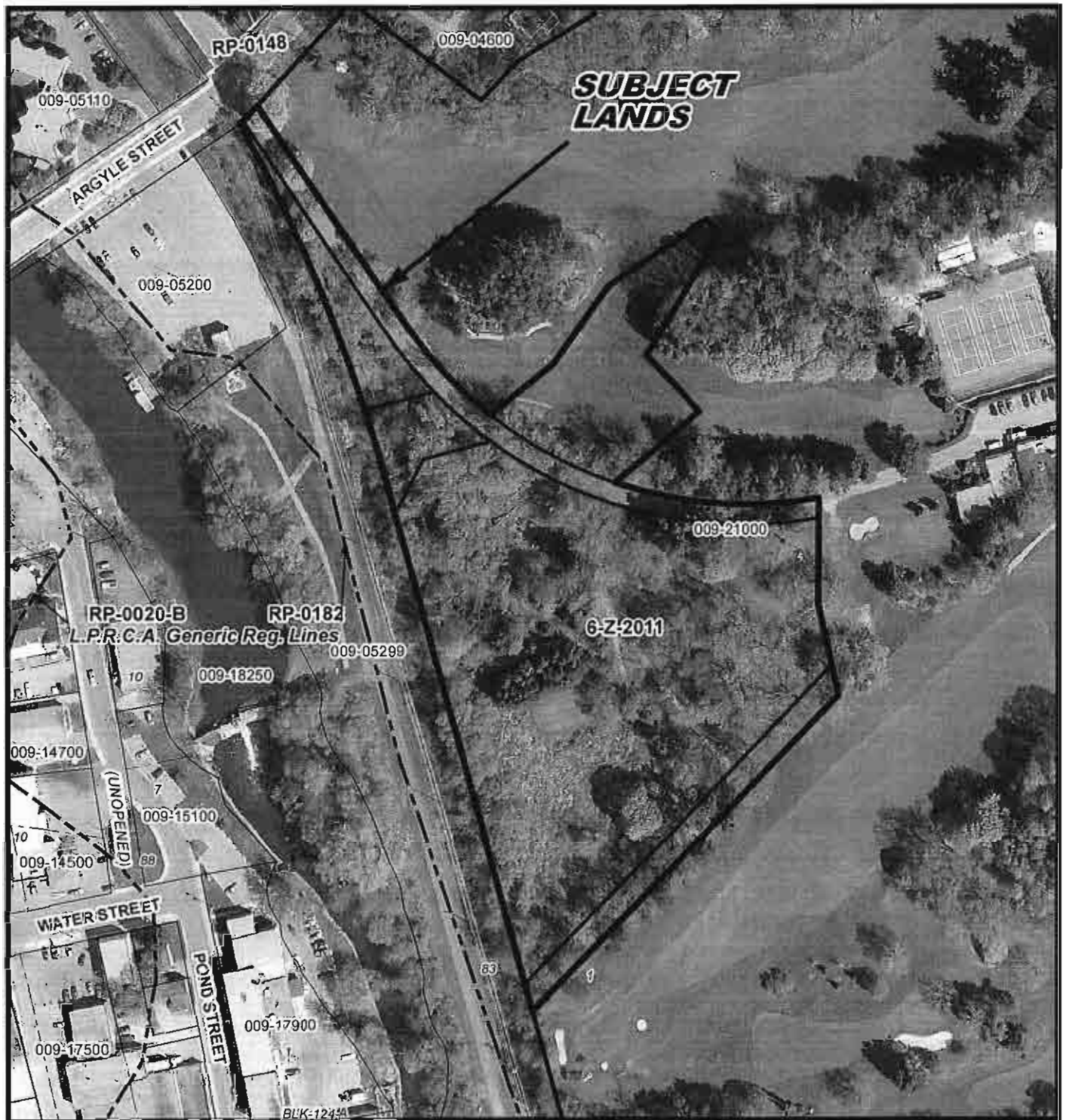
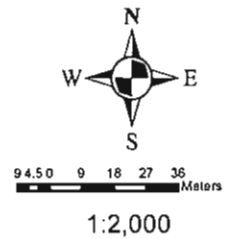
## Urban Area of SIMCOE



# MAP 3

File Number: BNPL2011222

Urban Area of SIMCOE



# MAP 4

File Number: BNPL2011222

Urban Area of SIMCOE

