



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2011267

☒ 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 3rd, 2012

APPLICANT:

WESTWOOD TRAIL DEVELOPMENTS INC, 34 VIRGINIA AVE SIMCOE, ON N3Y 5M4

AGENT:

CLINE BACKUS NIGHTINGALE MCARTHUR LLP - M.D. MCARTHUR, 39 COLBORNE STREET NORTH SIMCOE, ON N3Y4H3

LOCATION: CON GORE WDH PT LOT 18 (Westwood Trails Subdivision)

ASSESSMENT ROLL NO.: 3310402010035000000

PROPOSAL:

An application has been received to sever a parcel of land having a frontage of 4.1 m (13.45 ft), a depth of 33.79 m (110.86 ft) and having an area of 138.41 sq m (1,489.88 sq ft) as a boundary adjustment. Lands to be added to the residential lot to the east.

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) 875-4789
koren.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

Office Use:

File Number: BN-PL2011267
 Related File: BN PL 2011 258, 285-2008-005
 Fees Submitted: Dec 8, 2011
 Application Submitted: Dec 8, 2011
 Sign Issued: Dec 8, 2011
 Complete Application: Dec 8, 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: 3310-402-010-03500

- | | |
|---|---|
| <input checked="" type="checkbox"/> Creation of a new lot | <input checked="" 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 ¹ WESTWOOD TRAIL DEVELOPMENTS INC Phone # 514-426-6763
 Address 34 VIRGINIA AVE Fax # 514-426-2055
 Town / Postal Code SIMCOE, ONTARIO E-mail mcArthur@chebeckus.com

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

AGENT INFORMATION

Name of Agent MIKE ALBERT Phone # Same.
 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 ² Same. Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

² It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: ☒ Applicant ☒ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

NONE

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>GOPE</u>	Lot Number(s)	<u>18</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R 837</u>	Part Number(s)	<u>PART LOT 1</u>
Frontage (metres/feet)	<u>IRREGULAR</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m ² / ft ² or hectares/acres)	<u>138 m²</u>
Municipal Civic Address	<u>THOMPSON ROAD / FERNWOOD AVE, SIMCOE</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):

PROPERTY ALREADY ZONED AND SUBDIVISION APPROVED AND
TO BE DEVELOPED BY BRANT TERRA HOMES LTD. (PARCEL A)

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

BRANT TERRA HOMES LTD. - CLOSING FEBRUARY 28, 2012 /
MARCH 1, 2012.

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

✓ N/A. SMALL BLOCK TO ADJACENT OWNERS; PERTAINS
TO DEAL WITH POSSIBLE ADVERSE POSSESSION INTEREST
(ie PARCELS)

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 partial 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					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<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 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	<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: (PARCEL B)

Frontage (metres/feet)

IRREGULAR

Depth (metres/feet)

IRREGULAR

Width (metres/feet)

IRREGULAR

Lot area (m² / ft² or
hectares/aces)

4 x 34 m approx.

PROPOSED FINAL LOT SIZE
(If boundary adjustment)

138.4159. meters ±

Existing use: N/A.

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:

N/A.

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:

AS PER SUBDIVISION APPROVED.

Description of land intended to be RETAINED:

Frontage (metres/feet)

IRREGULAR

Depth (metres/feet)

IRREGULAR

Width (metres/feet)

IRREGULAR

Lot area (m² / ft² or
hectares/aces)

25 acres ±

Existing use: Agricultural

Proposed use: Same

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:

N/A.

Description of proposed RIGHT OF WAY/EASEMENT:

N/A.

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): RESIDENTIAL

Present zoning: RESIDENTIAL RL-B

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: WILL BE RESIDENTIAL

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: N/A.

Date of purchase of subject lands: 2007-2008 ±

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:

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) on 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 - 039/2008 ^{APR 11 2008} 28F-2009-005 ^(A) 28CD-2009-006 ^(A)

Land it affects: same as subject property BN PL 2011 256 - pending

Purpose: ZONING CHANGE & PLAN OF SUBDIVISION APPROVAL

Status/decision: APPROVED

Effect on the requested amendment: N/A.

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

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers

☒☐

TO BE CONNECTED

Communal System

☐☐

Septic tank and tile bed

☐☐

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

☒☐

PURSUANT TO

Open ditches

☐☐

SUBDIVISION APPROVAL

Other (describe) _____

CONDITIONS

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: _____

WEST STREET (REGIONAL ROAD 1)

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: _____

THOMPSON ROAD / FERNWOOD AVE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☒ Yes ☐ No

If yes, describe: FEBRUARY 28, 2012 CLOSING DATE

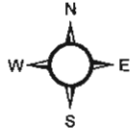
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

BRANT TERRA HOMES LTD. TO COMPLETE SUBDIVISION
AGREEMENT CONCURRENTLY TO PERMIT SERVISING
AND CONSTRUCTION TO COMMENCE IN MARCH 2012

MAP 1

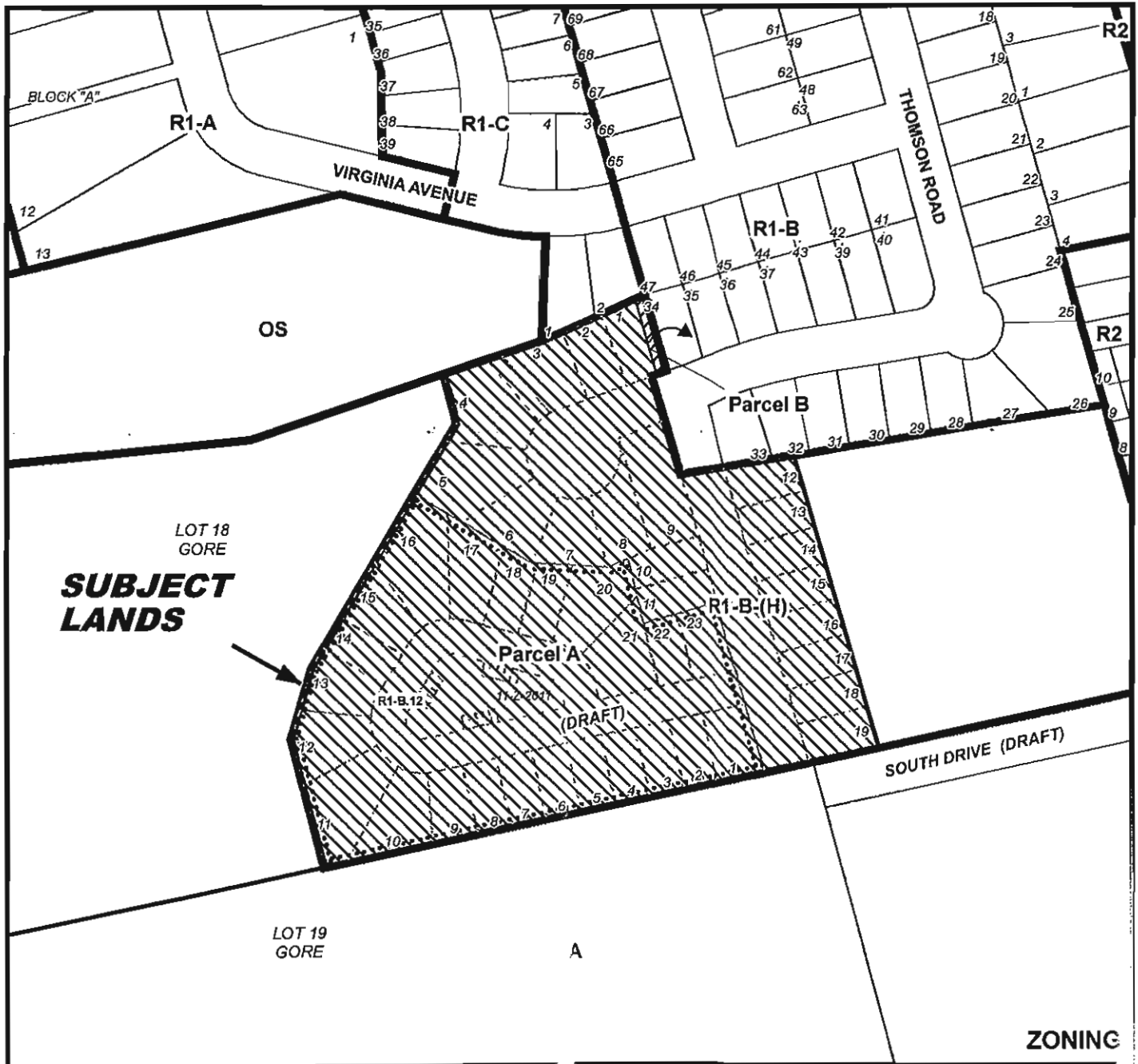
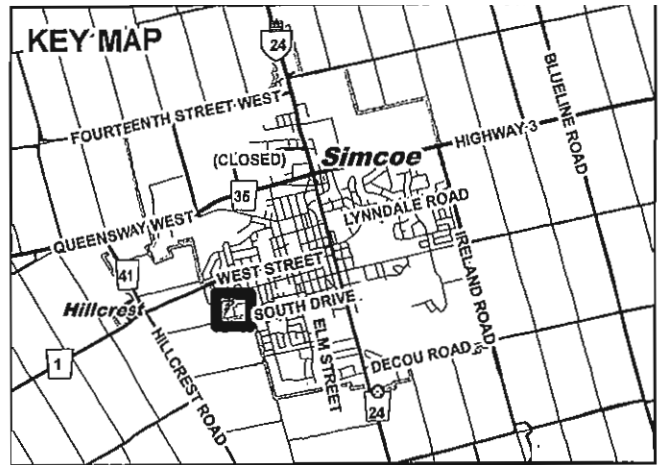
File Number: BNPL2011258 & BNPL2011267

Geographic Township of
WOODHOUSE



1:2,500

20 10 0 20 40 60 Meters



MAP 2

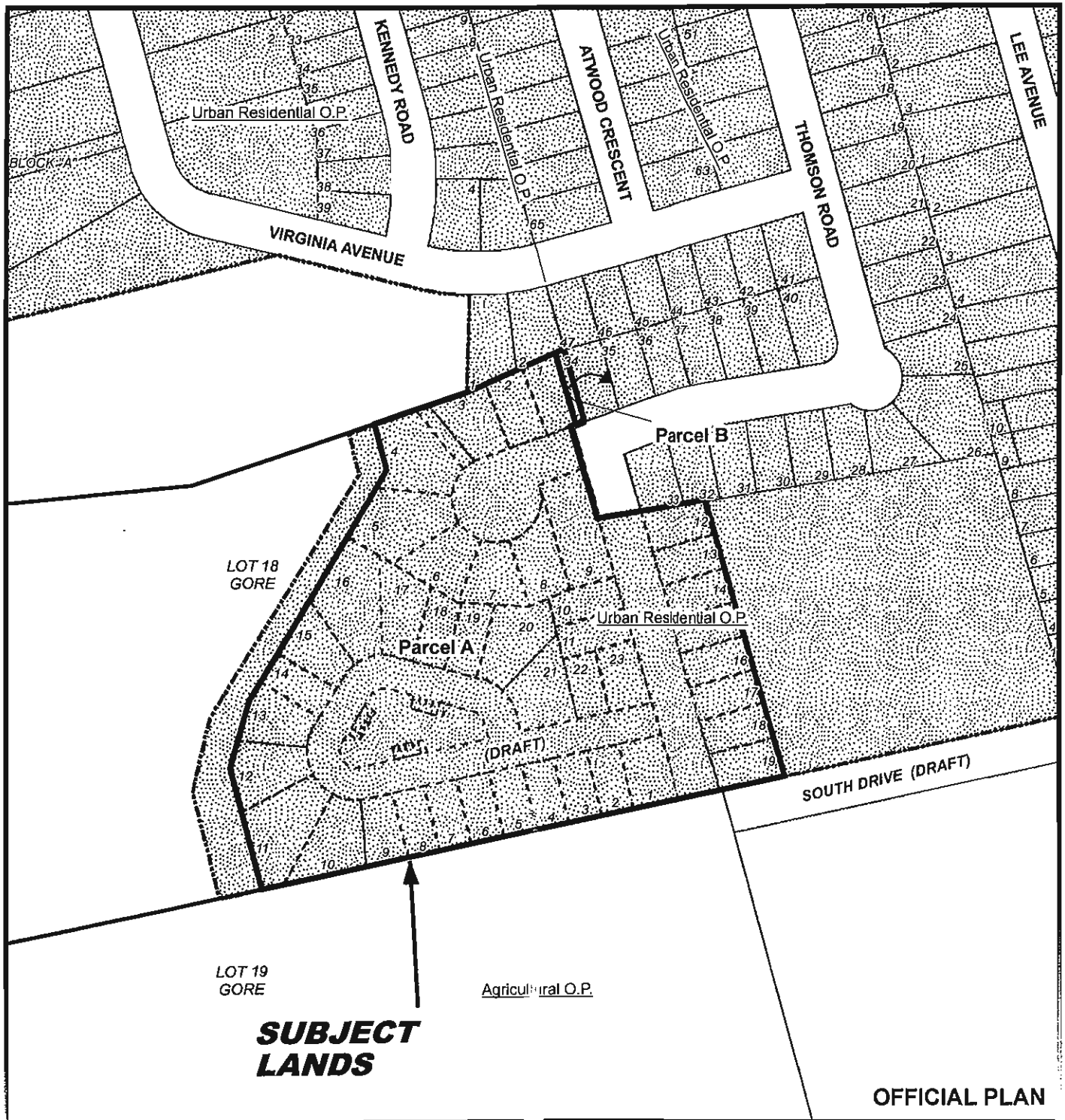
File Number: BNPL2011258 & BNPL2011267

Geographic Township of WOODHOUSE



10 5 0 10 20 30 40 Meters

1:2,500



MAP 3

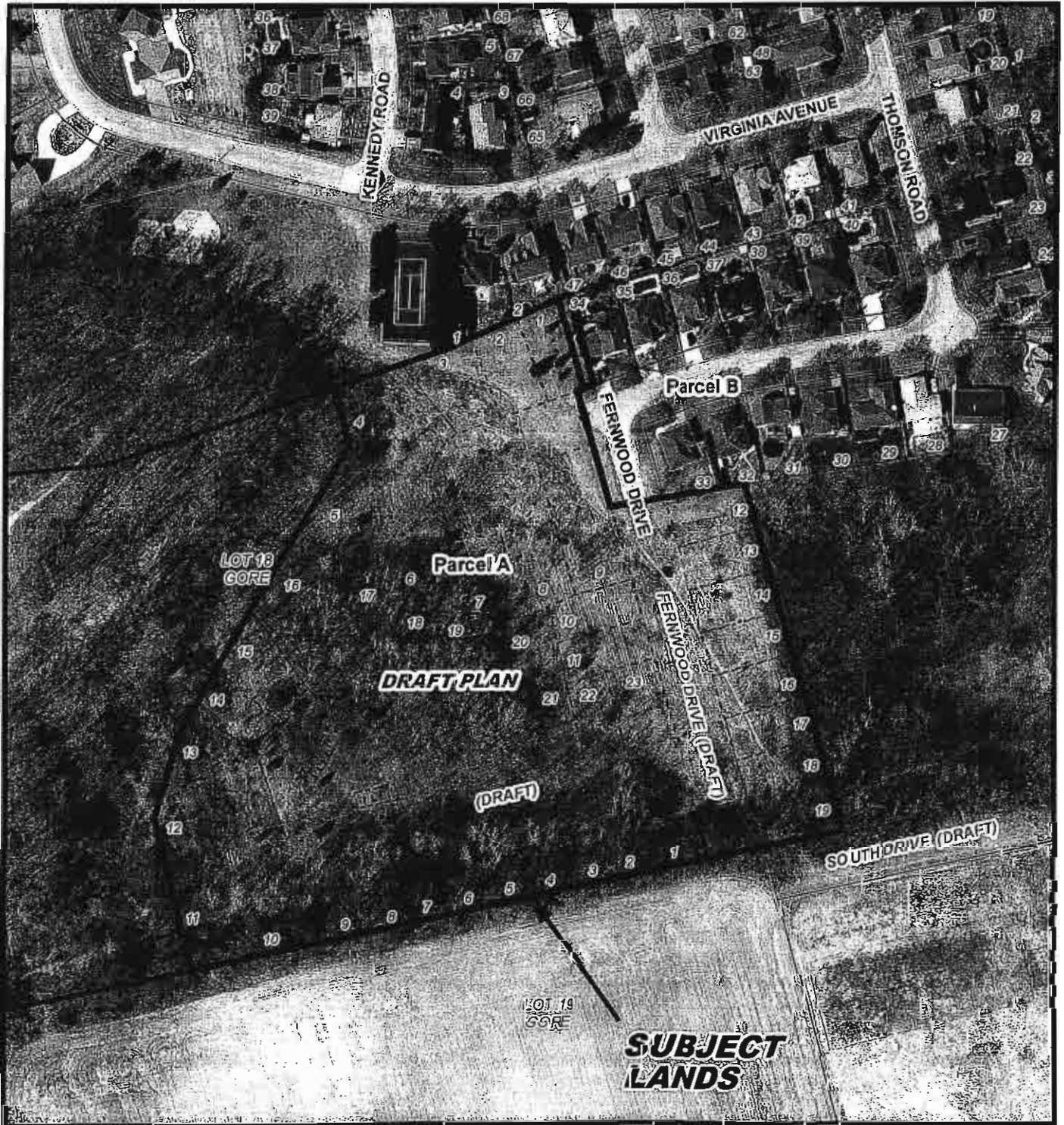
File Number: BNPL2011258 & BNPL2011267

Geographic Township of WOODHOUSE



8 4 0 8 16 24 32
Meters

1:2,000



MAP 4

File Number: BNPL2011258 & BNPL2011267

Geographic Township of WOODHOUSE

