



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: BNPL2012140**

☒ 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:**

**August 7<sup>th</sup>, 2012**

**APPLICANT:**

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

**AGENT:**

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

**LOCATION:** PLAN 37M53 LOT 13 (37 & 39 Millcroft)

**ASSESSMENT ROLL NO.:** 3310402010047630000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 8.68 m (28.4 ft), a width of 8.68 (28.4 ft), a depth of 35 m (114 ft), and having an area of 303.5 sq.m. (3266 sq.ft.) and retain a parcel having an area of 303.53 sq.m. (3266 sq.ft.) as the severance through a semi-detached dwelling in the urban area where both sides will be separately owned.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**TRICIA GIVENS, M.SC.(PL), MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1834

**EMAIL:** [tricia.givens@norfolkcounty.ca](mailto:tricia.givens@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:** July 23, 2012

**CONSENT / SEVERANCE****Office Use:**

File Number: BN-FL 2012140  
Related File: \_\_\_\_\_  
Fees Submitted: July 11/12  
Application Submitted: \_\_\_\_\_  
Sign Issued: 11  
Complete Application: 11

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-** 010-04763

- |   |  |
|---|--|
| <input 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 <sup>1</sup> BRANT STAR DEV LIMITED Phone # 519 758 4570  
Address 18 OAKLEY ROAD Fax # 519 752 5728  
Town / Postal Code BRANTFORD ON N3T 5K1 E-mail 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 BY MICHAEL HIGGINS Phone # 519 426 6270  
Address 2 TALBOT STREET NORTH Fax # 519 426 6277  
Town / Postal Code SIMCOE, ON N3Y 3L4 E-mail michaelhiggins@gclvalley.ca

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

Name of Owners <sup>2</sup> 466353 ONTARIO LIMITED Phone # 905 521 1144  
Address 21 KING STREET WEST SUITE 920 Fax # 905 528 6328  
Town / Postal Code HAMILTON ON L8P 2W7 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 mortgages, charges or other encumbrances on the subject lands:

NONE 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>13/14</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>17.36 (56.9ft)</u>	Depth (metres/feet)	<u>35m (114ft)</u>
Width (metres/feet)	<u>17.36 (56.9ft)</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>607sqm (654036sqft)</u>
Municipal Civic Address	<u>37 AND 39 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 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 (LOT 13/14)  
AND THE STORM WATER EASEMENT

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
<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) 8.68m (28.4ft) Depth (metres/feet) 35m (114ft)  
Width (metres/feet) 8.68m (28.4ft) Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 303.5 sqm (3266.9 sqft)  
PROPOSED FINAL LOT SIZE (if boundary adjustment) \_\_\_\_\_

Existing use: RESIDENTIAL

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:

1 x 12.4m INSIDE LAY SIDE 1.2m SIDE RD 0m Ry 12.4m 1STY

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:

SAME AS EXISTING

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

Frontage (metres/feet) 8.68m (28.4ft) Depth (metres/feet) 35m (114ft)  
Width (metres/feet) 8.68m (28.4ft) Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 303.5 sqm (3266.9 sqft)

Existing use: RESIDENTIAL

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:

1 x 12.4m INSIDE LAY SIDE 0m RD 1.2m Ry 12.4m 1STY

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:

SAME AS EXISTING

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

Frontage (metres/feet) NIL Depth (metres/feet) 4m  
Width (metres/feet) 8.68m Lot area (m<sup>2</sup> / ft<sup>2</sup>) 12.6 sqm

Proposed use: STORM SEWER



#### D. PROPERTY INFORMATION

## 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 AND SEVERANCE AND MV APP'S

Land it affects: SURVEY 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.

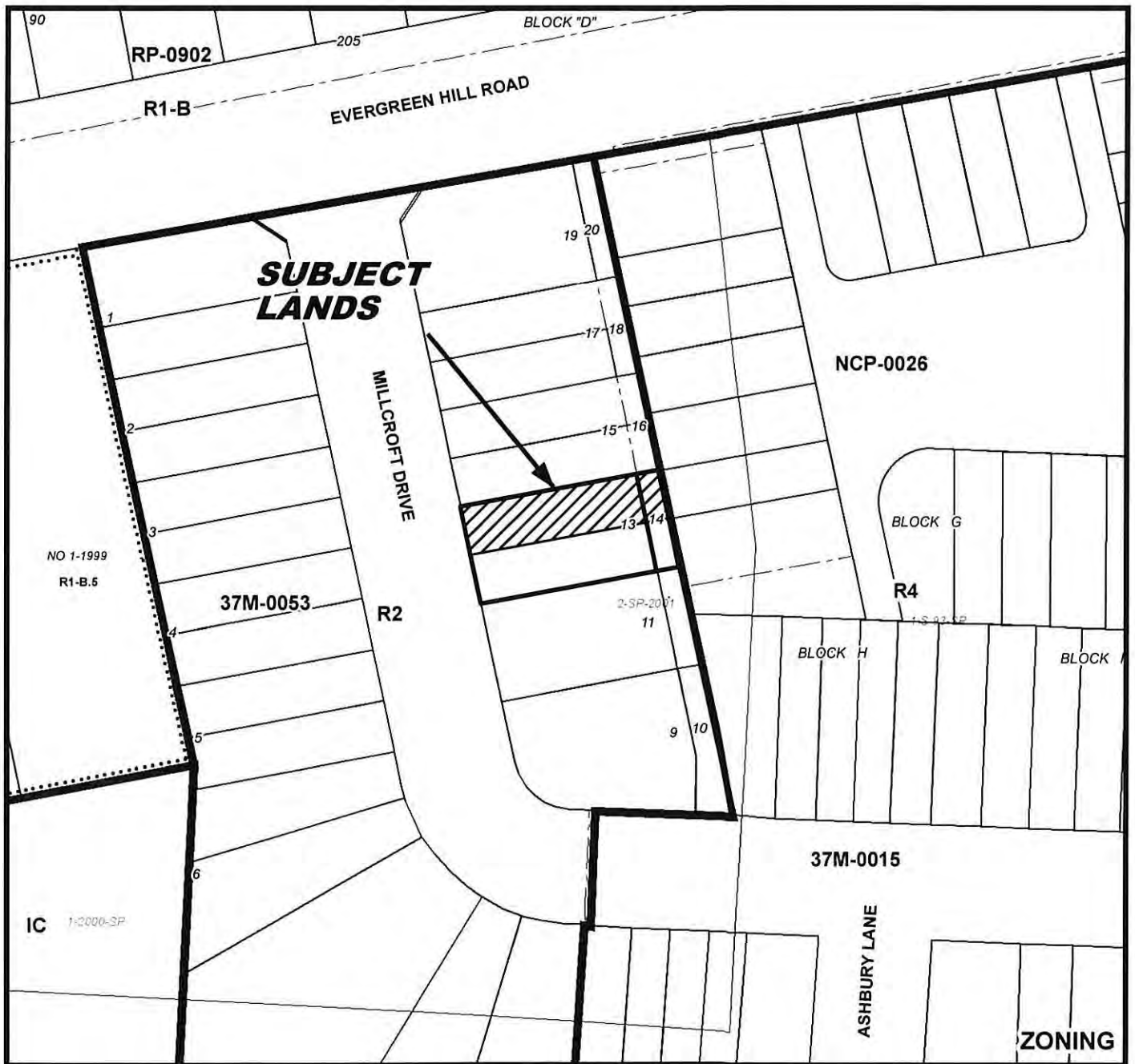
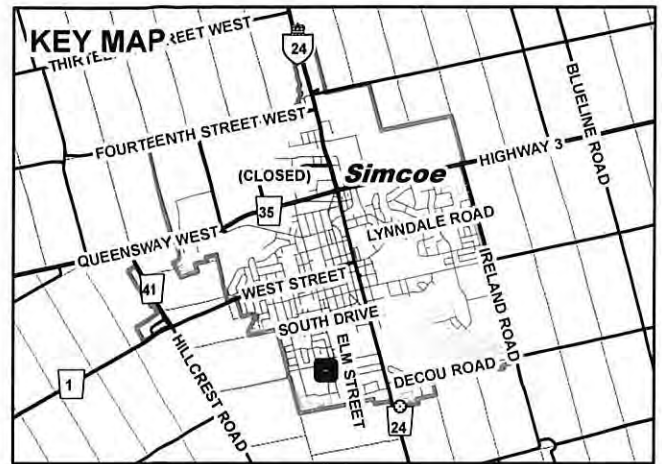
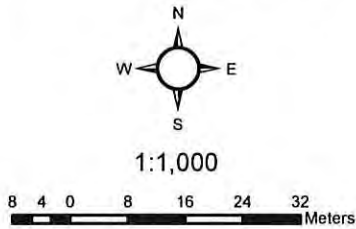
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# MAP 1

File Number: BNPL2012140

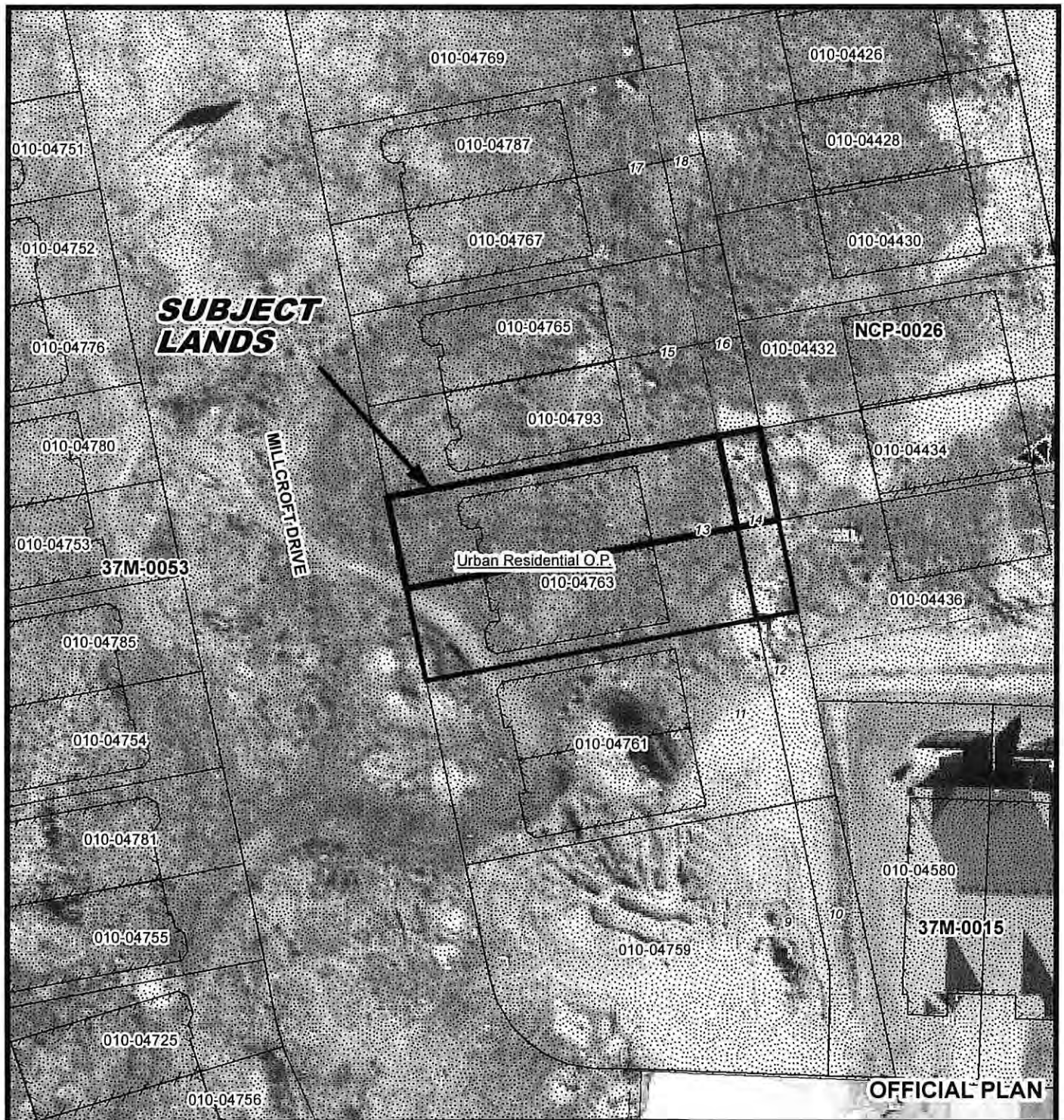
Geographic Township of  
**WOODHOUSE**



## MAP 2

File Number: BNPL2012140

Geographic Township of WOODHOUSE



# Geographic Township of WOODHOUSE

