



COMMENT REQUEST FORM

FILE NO: BNPL2013168

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Hydro One
☐ 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:**

September 30, 2013

APPLICANT: ZITIA GROUP - CATHERINE COOPER, 2 GRAND RIVER STREET SOUTH PARIS, ON N3L2B2

LOCATION: PLAN 37M55 LOT 40 (150 Woodway Trail, Simcoe)

ASSESSMENT ROLL NO.: 3310401015386410000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 3.5 m, a depth of 35 m, a width of 3.5 m, and having an area of 122.5 sq m and retain a parcel having an area of 577.5 sq m as a boundary adjustment. Lands to be added to the adjacent lot 41 (154 Woodway Trail) for a final lot size is 525 sq m

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

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:

Meghan Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@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: September 16, 2013

CONSENT / SEVERANCE

File Number	<u>BNPL2013168</u>	Application Fee	<u>\$889</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting On	<u>-</u>	OSSD Form Provided	<u>-</u>
Application Submitted On	<u>Sept 4/13</u>	Sign Issued	<u>Sept 4/13</u>
Complete Application On	<u>Sept 4/13</u>		

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: 3310-401-015-38641

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

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>ZITIA GROUP</u>	Phone #	<u>519-442-0500</u>
Address	<u>2 Grand River St. S.</u>	Fax #	<u>519-442-1774</u>
Town / Postal Code	<u>Paris, Ont. N3L 2B2</u>	E-mail	<u>zitia@zitiagroup.com</u>

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

AGENT INFORMATION

Name of Agent	<u>Catherine Cooper</u>	Phone #	
Address	<u>as above</u>	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	<u>SEE APPLICANT</u>	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 mortgagees, charges or other encumbrances on the subject lands:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SIMCOE</u>	Urban Area or Hamlet	_____
Concession Number	_____	Lot Number(s)	<u>40</u>
Registered Plan Number	<u>2A-27N-22</u>	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	<u>Woodway Trails Subdivision</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):

To revise lot widths in the development to allow for
adequate building area

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:

Retained: #401-015-38641-0000 / 217545 Ont Inc
to merge with 401-015-38642-0000 " " "

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		

Description of land intended to be SEVERED:

Frontage (metres/feet) 3.5 m Depth (metres/feet) 35 m
 Width (metres/feet) Lot area (m² / ft² or hectares/acres) 122.5 m²
 PROPOSED FINAL LOT SIZE (If boundary adjustment) Lot 40: 577.5 m²
(Lot 41: 525 m²) retained.
 Existing use: Residential
 Proposed use: Residential

CONSENT / SEVERANCE

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:

Dwelling unit

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

Frontage (metres/feet)	16.5m	Depth (metres/feet)	35m
Width (metres/feet)	\	Lot area (m ² / ft ² or hectares/acres)	577.5m ²

Existing use: Res.

Proposed use: Res - Severed to merge with lot 41

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:

Residential

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:

Residential

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

Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ²)	

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Residential

Present zoning: Residential R2.

Is there a site specific zone on the subject lands?

CONSENT / SEVERANCE

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: _____

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: _____

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

CONSENT / SEVERANCE

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: Woodway Trail / Trillium Way

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: Woodway Trail / Trillium Way

I. OTHER INFORMATION

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

☒ Yes ☐ No

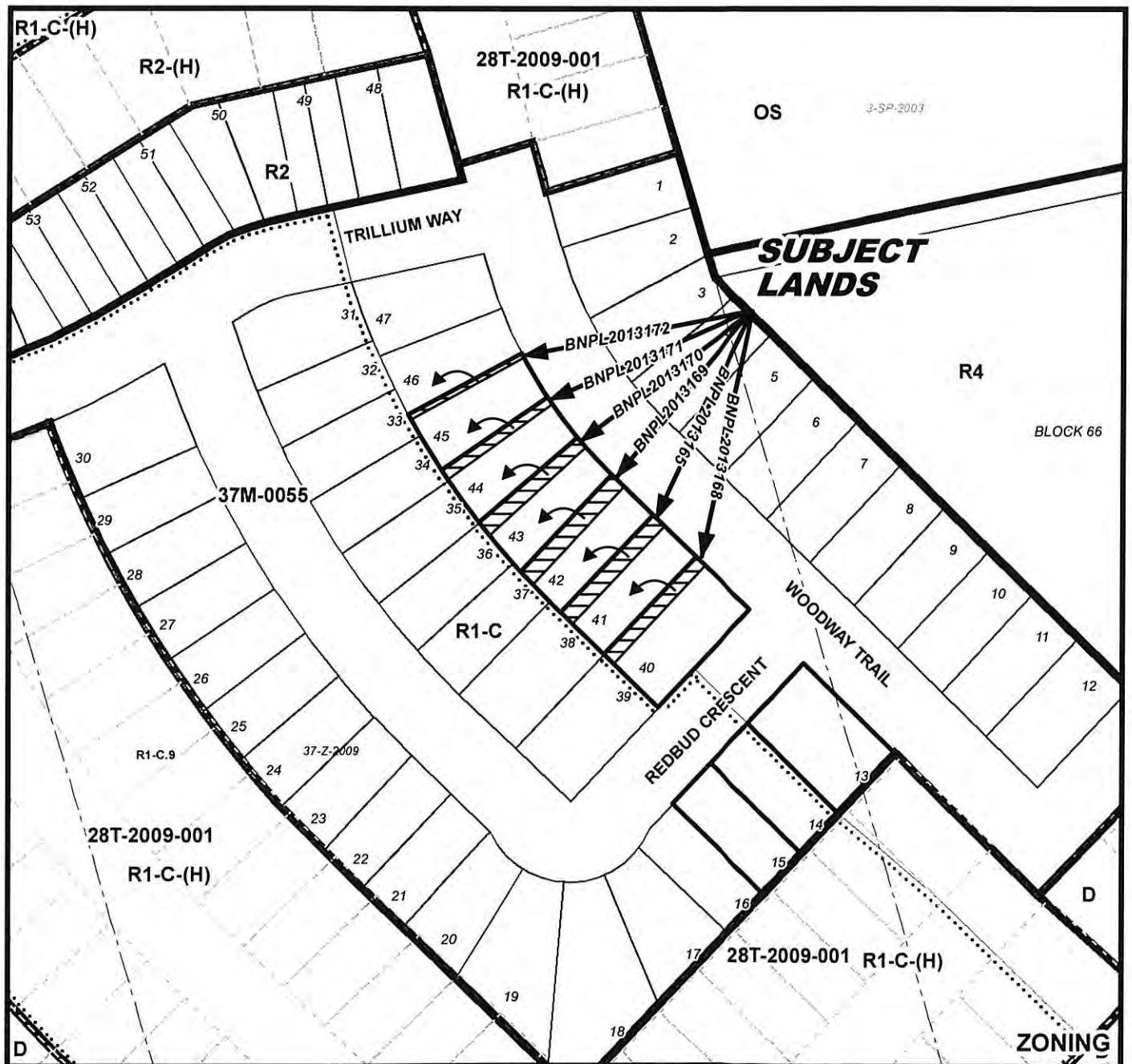
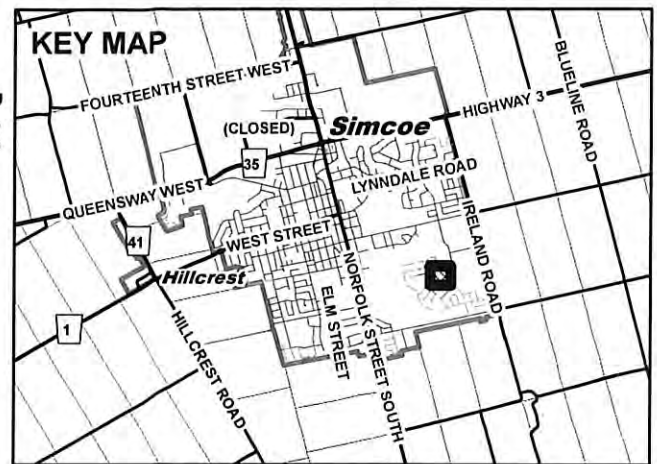
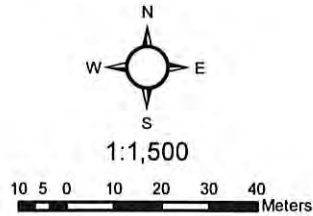
If yes, describe: _____

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: BNPL2013165, 168,
169,170, 171, & 172

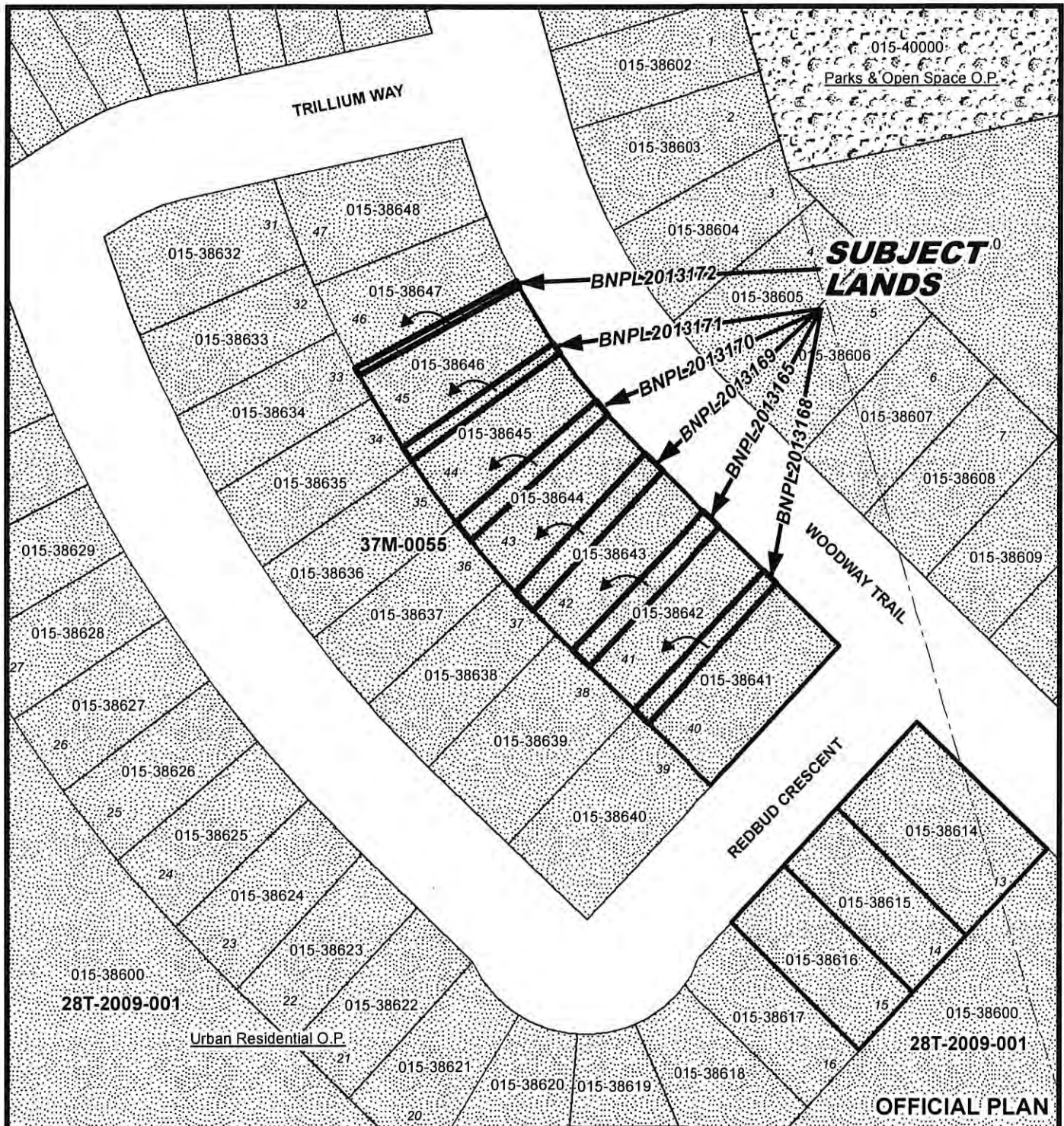
Urban Area of
SIMCOE



MAP 2

File Number: BNPL2013165, 168, 169, 170, 171 & 172

Urban Area of SIMCOE



MAP 3

File Number: BNPL2013165, 168, 169, 170, 171 & 172

Urban Area of SIMCOE

