



COMMENT REQUEST FORM

FILE NO: BNPL2013197

☒ 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:**

December 2, 2013

APPLICANT: TEDJO INC, 52-62 COLBORNE STREET NORTH, SIMCOE, ON N3Y3V1

AGENT: ADAMS TED, 124 WILSON AVE., SIMCOE, ON N3Y 2E7

LOCATION: PLAN 182 BLK 64 PT LOT 19 PT, LOT 20 (62 Colborne Street, North)

ASSESSMENT ROLL NO.: 3310401008143000000

PROPOSAL: An application has been received to sever a parcel having a frontage of 11.0 m, rear width of 14.3 m, depth of 45.42 m and area of 568 sq m and retain a parcel of land with a frontage of 17.96 m, depth of 45.42 m and area of area of 770 sq m as the severance of an urban commercial lot.

PLEASE REPLY BY EMAIL DIRECTLY TO:

KAYLA RELL, B.A., M.A.

PO Box 128, 22 Albert Street, Langton ON N0E 1G0

(519) 426-5870 ext: 1828

EMAIL: Kayla.Rell@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: November 15, 2013

CONSENT / SEVERANCE

File Number BNPL2013197 Application Fee \$1,045.00 + 44.00
 Related File Number ANPL2013198 Conservation Authority Fee N/A.
 Pre-consultation Meeting On _____ OSSD Form Provided N/A.
 Application Submitted On Oct 10, 2013 Sign Issued _____
 Complete Application On Oct. 23/2013 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- 401 -008 - 14300

- | | |
|--|--|
| ☒ 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 TEOTO INC. Phone # 1-519-909-0734
 Address 52-62 COLBORNE STREET NORTH Fax # N/A.
 Town / Postal Code SIMCOE, ONTARIO E-mail tadams@edgeimaging.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent TED ADAMS Phone # 1-519-909-0734
 Address 124 WILSON AVE Fax # N/A.
 Town / Postal Code SIMCOE, ONTARIO N3Y 2E7 E-mail tadams@edgeimaging.ca

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

Name of Owners ² _____ 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:

* ROYAL BANK OF CANADA (SIMCOE)

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	_____	Lot Number(s)	<u>19</u>
Registered Plan Number	<u>182</u>	Lot(s) or Block Number(s)	<u>64</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>28.96 m</u>	Depth (metres/feet)	<u>(149.4') 45.417m</u>
Width (metres/feet)	<u>28.96 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1,315.27 m²</u>
Municipal Civic Address	<u>52-62 COLBORNE STREET NORTH, 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):

SEPARATE THE DANCE SCHOOL AND RESIDENTIAL BUILDING TO THE NORTH
FROM THE COMMERCIAL/RESIDENTIAL BUILDING TO SOUTH AND
SELL SOUTH BUILDINGS TO SEPARATE OWNER.

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

TENANCIES CURRENTLY

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

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 (m ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² or hectares/acres)
Area under cultivation		
Woodlot area		
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)	<u>11m</u>	Depth (metres/feet)	<u>45.41 m</u>
Width (metres/feet)	<u>irregular</u>	Lot area (m ² / ft ² or hectares/acres)	<u>568 m²</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>0</u>

Existing use: RESIDENTIAL / COMMERCIAL

Proposed use: RESIDENTIAL / COMMERCIAL

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 2 STOREY CONCRETE BUILDING ② 2 STOREY HOUSE ③ 2 STOREY BRICK BUILDING

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:

③ 2 STOREY BRICK BUILDING

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

Frontage (metres/feet)

17.96 m

Depth (metres/feet)

(149.4') 45.417 m

Width (metres/feet)

IRREGULAR

Lot area (m² / ft² or hectares/acres)

770 m²

Existing use:

RESIDENTIAL / COMMERCIAL

Proposed use:

RESIDENTIAL / COMMERCIAL

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 and ② above - basically "O" sideyards & set backs.

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:

① ② above - "O" sideyard on north boundary. About 1 m on south.

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s):

COMMERCIAL, ETC

Present zoning:

CBD

Is there a site specific zone on the subject lands?

NO

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: 2005

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: AUTOMOTIVE PARTS SUPPLY, OFFICE.

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:

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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: SEE CONCURRENT APPLICATION PROVIDED SEVERANCE GRANTED

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

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

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:

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:

CONFORMS

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 MDS 1 Calculation Form)	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Wooded area	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Floodplain	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Industrial or commercial use (specify the use(s))	☒ Yes ☐ No	☒ Yes ☐ No ____ distance
Active railway line	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Seasonal wetness of lands	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Erosion	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Abandoned gas wells	☐ Yes ☒ No	☐ Yes ☒ No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☒
☒

Communal Wells

☐
☐

Individual Wells

☐
☐

Other means (describe) _____

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) _____

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: COLBORNE STREET

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: COLBORNE STREET AND YOUNG STREET

I. OTHER INFORMATION

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

☐

Yes

☒

No

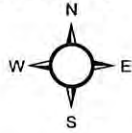
If yes, describe: _____

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.

MAP 1

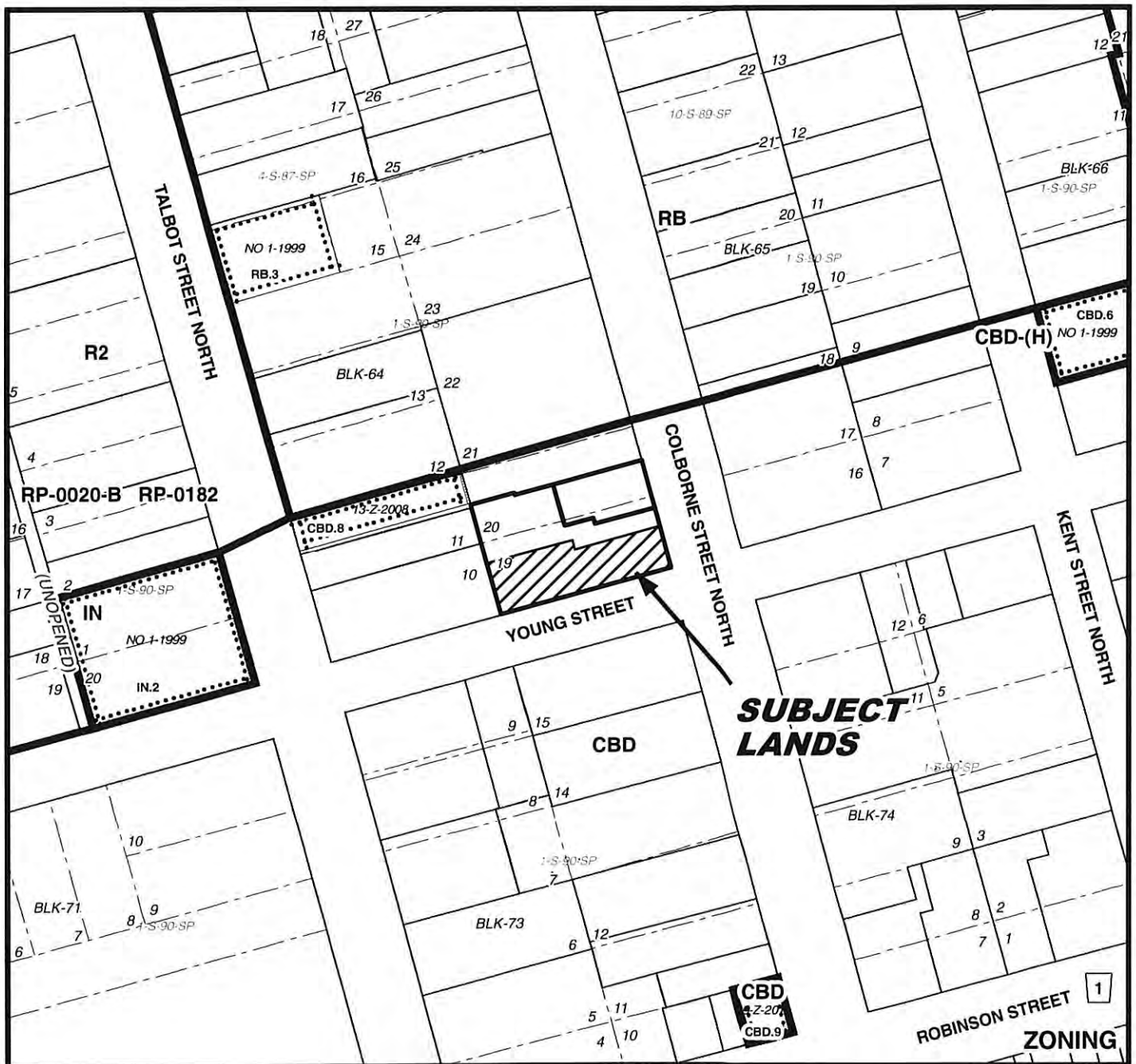
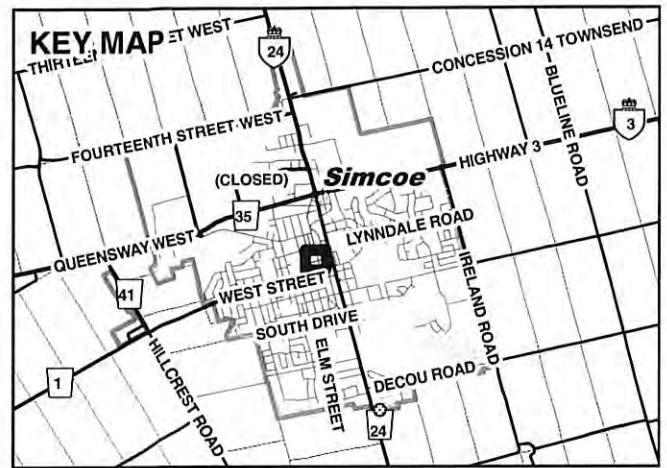
File Number: BNPL2013197 & ANPL2013198

Urban Area of
SIMCOE



1:1,500

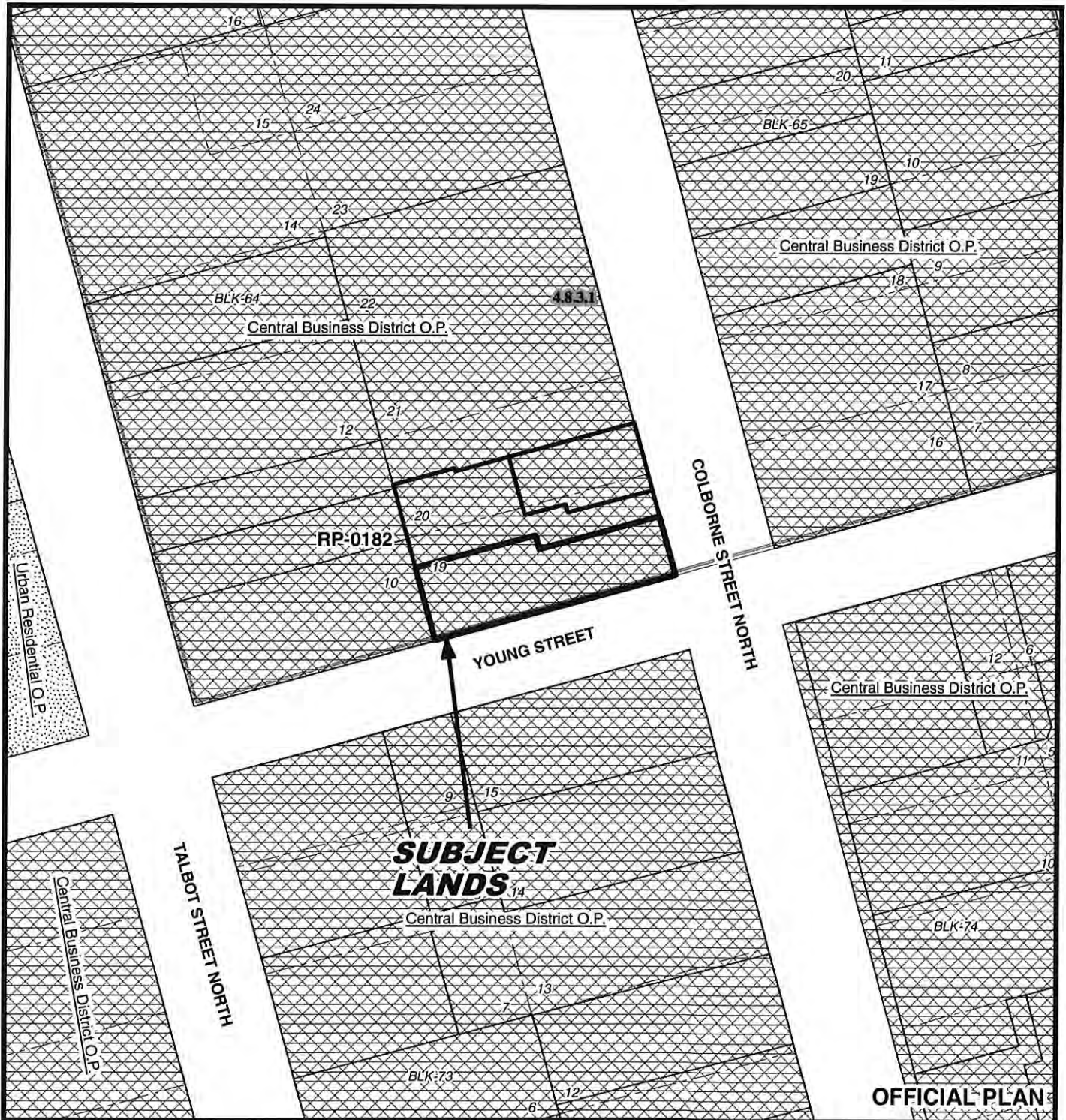
10 5 0 10 20 30 40 Meters



MAP 2

File Number: BNPL2013197 & ANPL2013198

Urban Area of SIMCOE



MAP 3

File Number: BNPL2013197 & ANPL2013198

Urban Area of SIMCOE



4 2 0 4 8 12 16
Meters

1:1,000



MAP 4

File Number: BNPL2013197 & ANPL2013198

Urban Area of SIMCOE

