

CONSENT / SEVERANCE

File Number BNPL2014-204
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On _____
 Complete Application On Oct. 16th, 2014

Application Fee ✓
 Conservation Authority Fee N/A
 OSSD Form Provided N/A
 Sign Issued _____

9C

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- 401-011-13300

- | | |
|--|--|
| <input checked="" 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 (form to be completed) | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant Louis & Lidia Debono Phone # (514) 443-7300
 Address 771 Con 11 RR3 Fax # 443-4504
 Town / Postal Code Waterford NOE 1Y0 E-mail _____

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

AGENT INFORMATION

Name of Agent R. C. Dixon Phone # (514) 426-0456
 Address 13-175 Victoria St. Fax # cell 410-1632
 Town / Postal Code Simcoe N3Y 5L8 E-mail dixonr@amtelecom.net

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

Name of Owners ² same as applicant 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 | _____ | Urban Area or Hamlet | <u>Simcoe</u> |
| Concession Number | _____ | Lot Number(s) | _____ |
| Registered Plan Number | <u>182</u> | Lot(s) or Block Number(s) | <u>Lot 708 Block 103</u> |
| Reference Plan Number | _____ | Part Number(s) | _____ |
| Frontage (metres/feet) | <u>62.82 m</u> | Depth (metres/feet) | <u>79.1 m</u> |
| Width (metres/feet) | <u>variable</u> | Lot area (m ² / ft ² or hectares/acres) | <u>0.46 ha</u> |
| Municipal Civic Address | <u>80 Norfolk Street South</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):

commercial building
~~This parcel has a dwelling that existed separately prior to the assembly~~
~~of the larger parcel. The applicant wishes to sever the lot and house building~~
~~as a separate parcel once again.~~

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:

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 | | | | | | |
| | | | | | <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 | |

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 | | |

Description of land intended to be SEVERED:

Frontage (metres/feet) 25.90 m Depth (metres/feet) 42.07 m
 Width (metres/feet) 25.9 m Lot area (m² / ft² or hectares/acres) 1093 m²
 PROPOSED FINAL LOT SIZE (if boundary adjustment)

Existing use: was commercial - now vacant

Proposed use: _____

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:

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:

nil

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

Frontage (metres/feet)

36.92m

Depth (metres/feet)

79.1 m

Width (metres/feet)

variable

Lot area (m² / ft² or
hectares/acres)

$3522 \text{ m}^2 \pm$

Existing use: vacant commercial (parking lot)

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:

nil

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:

nil

Description of proposed **RIGHT OF WAY/EASEMENT**:
$$n/a$$

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Central Business District

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: _____ commercial

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? _____ 1940±

Date of construction of the dwelling proposed to be severed: _____ 1940±

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: commercial in downtown core

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:

Local Knowledge

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: _____

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:

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) | <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)) <i>offices, retail, former gas station</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" 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 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

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) storm sewers on streets

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:

- | | |
|--|---|
| <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: Norfolk 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: Norfolk Street

I. OTHER INFORMATION

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

If yes, describe: _____

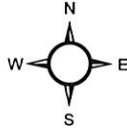
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

This parcel more or less in its current configuration with the building existed as a separate parcel for over 50 years.

MAP 1

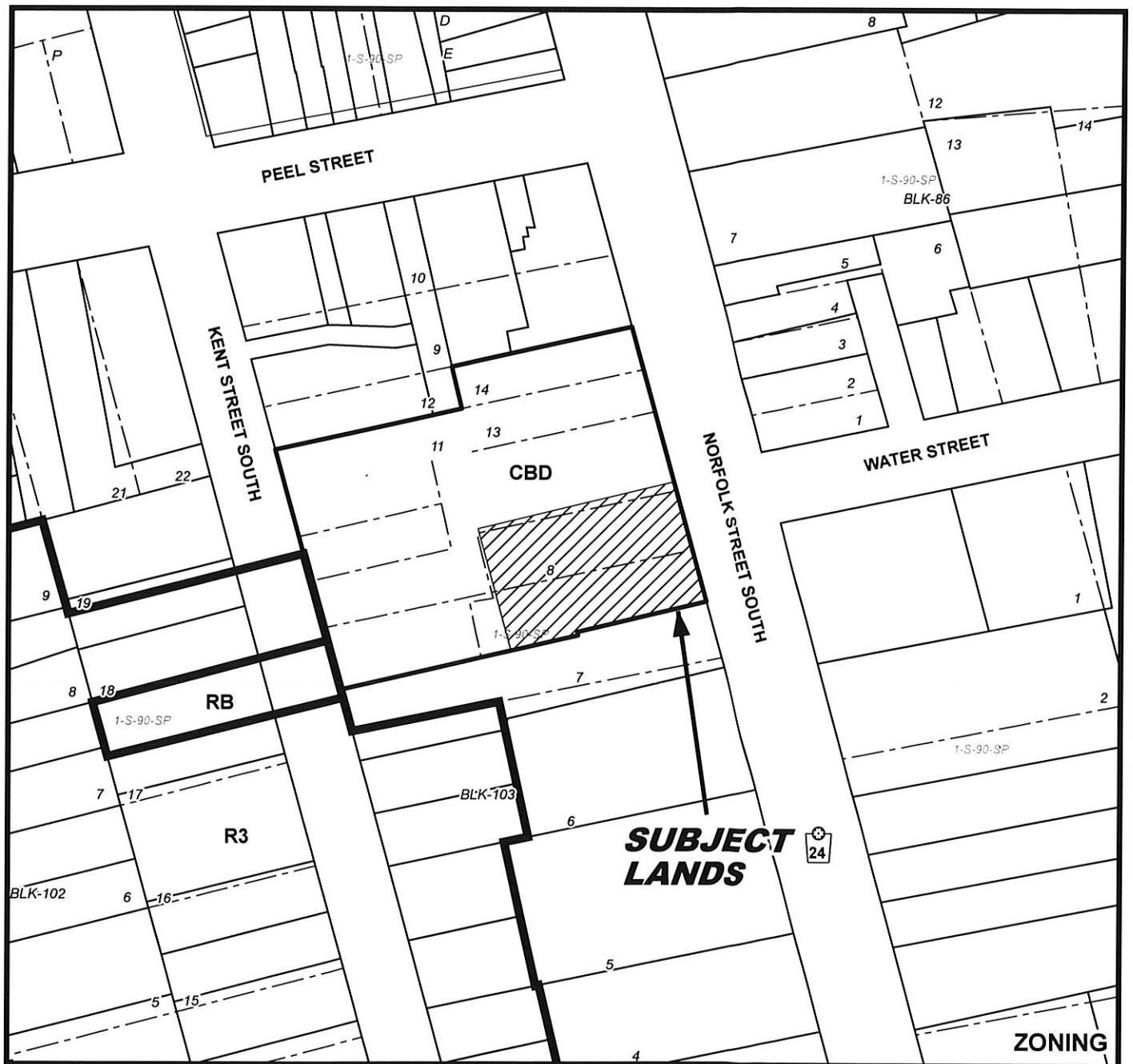
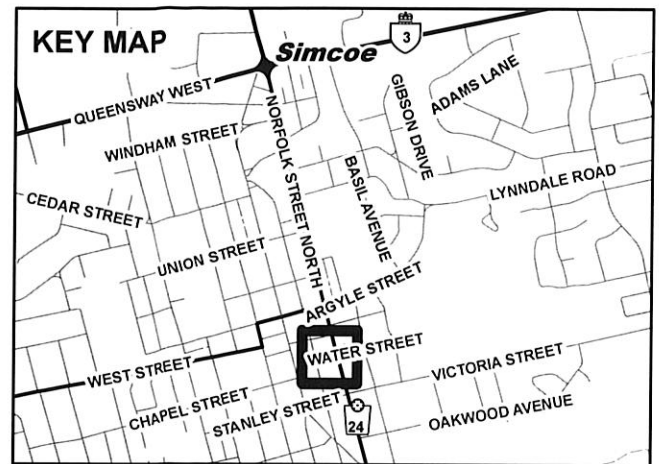
File Number: BNPL2014204

Urban Area of
SIMCOE



1:1,200

9.54.75 0 9.5 19 28.5 38 Meters



ZONING

MAP 2

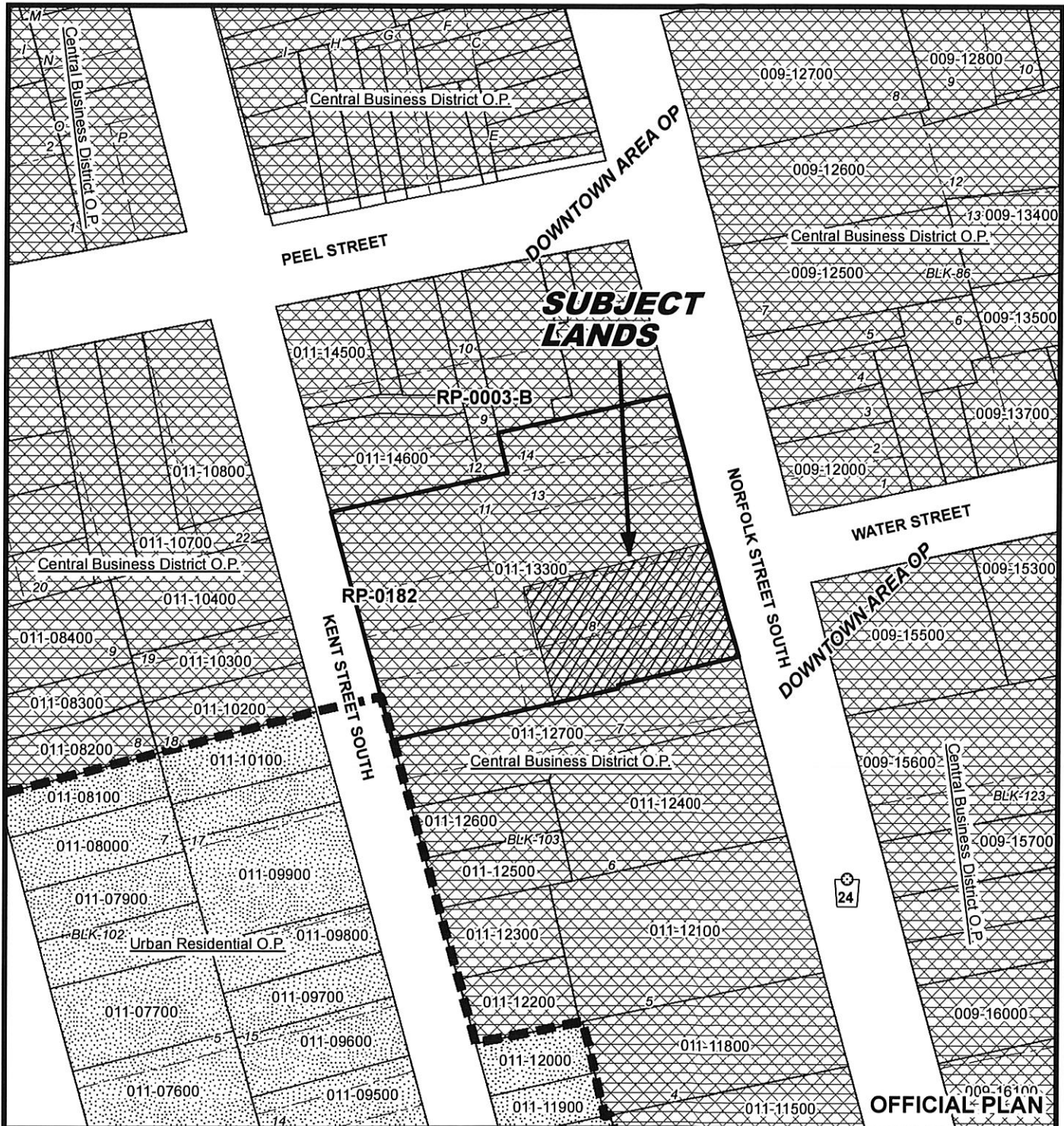
File Number: BNPL2014204

Urban Area of SIMCOE



4.2 20 4.5 9 13.5 18
Meters

1:1,200



MAP 3

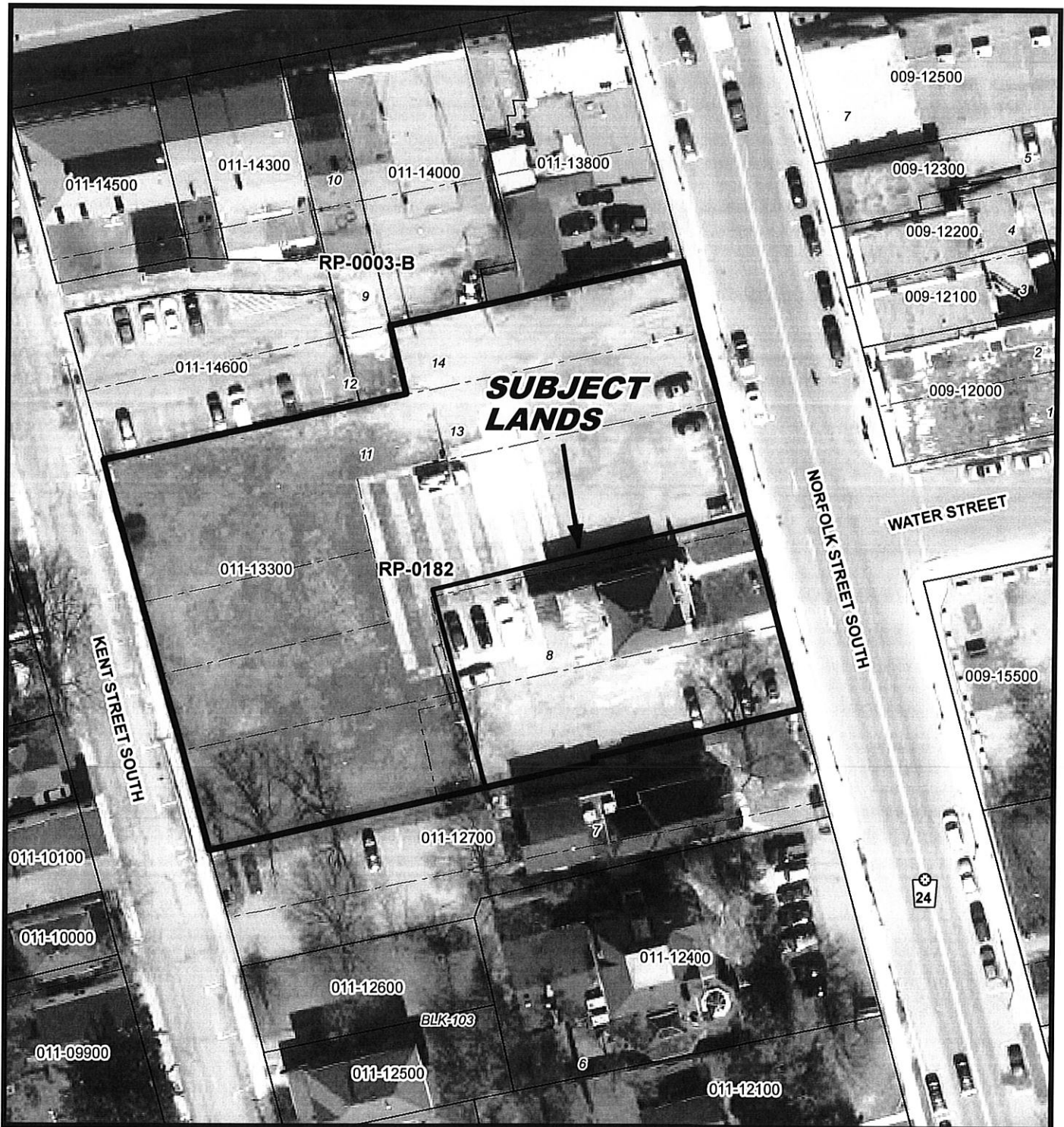
File Number: BNPL2014204

Urban Area of SIMCOE



2.5 5 7.5 10 Meters

1:700



MAP 4

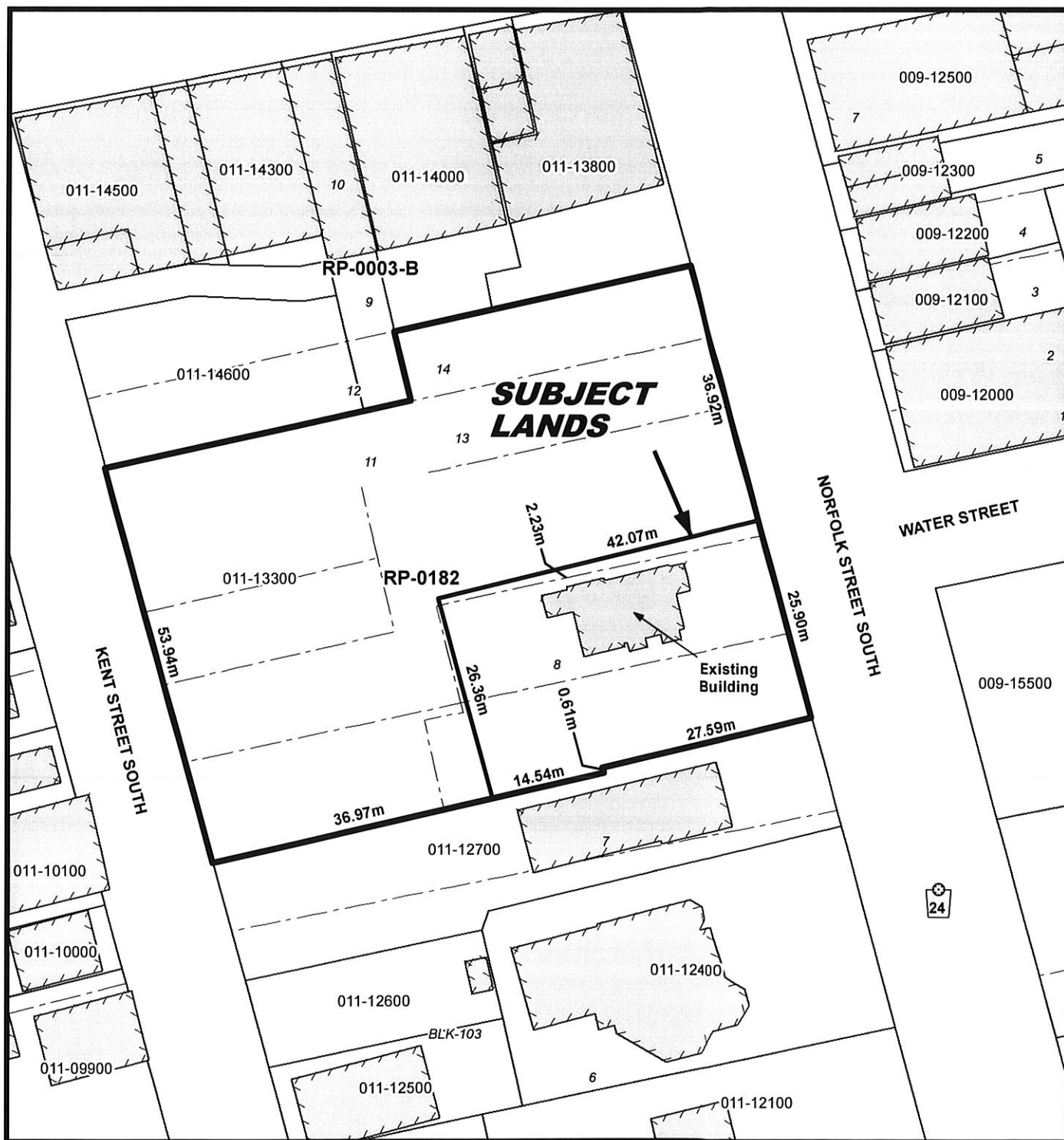
File Number: BNPL2014204

Urban Area of SIMCOE



2.625 2.5 5 7.5 10
Meters

1:700



SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOTS 7 & 8, BLOCK 103
REGISTERED PLAN 182

IN THE
TOWN OF SIMCOE
IN
NORFOLK COUNTY
SCALE: 1" = 50'
JEWITT AND DIXON LTD.
JUNE 20, 2014



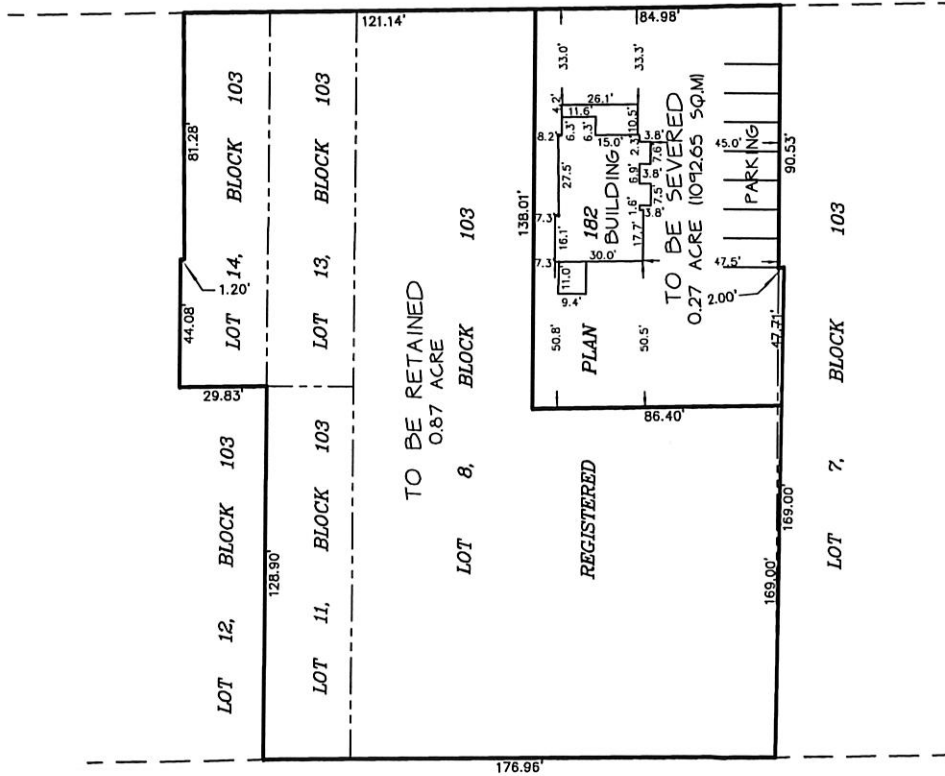
BUILDING
AREA-1683.8 SQ.FT (156.4 SQM)
PARKING SPACES REQUIRED
150.4 SQ.M/30 SQ.M = 5.2 (6 SPACES)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 14-632 DEBONO

NORFOLK STREET SOUTH



KENT STREET

NOTE:

THE DWELLING SHOWN ON THE FACE OF THIS
PLAN HAS NOT BEEN VERIFIED BY SURVEY
MEASUREMENTS AND HAS ONLY BEEN DIGITIZED
(ADDED) USING PLAN 37R-1955 DATED
JULY 31, 1980.

NOTE:

THIS PLAN IS IN FEET AND CAN BE CONVERTED
TO METRIC BY DIVIDING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.