

## CONSENT / SEVERANCE

### Office Use:

File Number: BN-112015159  
Related File: BNPL2015064  
Fees Submitted: ✓  
Application Submitted: August 25/2015  
Sign Issued: \_\_\_\_\_  
Complete Application: Sept 1/2015 *WR.*

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: 3310-491-0154-0060000 *006*

- |                                                 |                                                         |
|-------------------------------------------------|---------------------------------------------------------|
| <input 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 <sup>1</sup> Lloyd & Caroline Wood Phone # 519-443-5886  
Address 10 Windham Ln., P. O. Box 22 Fax # 519-443-8091  
Town / Postal Code Windham Centre, ON. N0E 2A0 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

### AGENT INFORMATION

Name of Agent THOMAS A. CLINE Phone # 519-426-1711  
Address 25 Norfolk St. N. Fax # 519-426-7863  
Town / Postal Code Simcoe, ON. N3Y 3N6 E-mail cline@norfolklawchambers.com

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

Name of Owners <sup>2</sup> Same as applicant Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ 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 mortgagees, charges or other encumbrances on the subject lands:  
NONE



## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Windham	Urban Area or Hamlet	
Concession Number	8	Lot Number(s)	Part Lot 17
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	27.25 m.	Depth (metres/feet)	SEE Section C
Width (metres/feet)	27.25 m.	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	SEE Section C
Municipal Civic Address	Not assigned		

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:

### 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):

SEE Attached Sheet

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

Unknown

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

Not Applicable

## **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):

Attached is a diagram of the proposed remnant parcel. Adjacent to and easterly of the proposed remnant parcel is land and premises currently registered under the names of Lloyd and Caroline Wood. Lloyd Wood is also the registered owner of lands described in PIN 50181-0115 (LT) and PIN 50181-0116 (LT). Moving easterly along the railway corridor are the lands and premises which will be conveyed to Leanne Patricia Rapley, who owns lands both north and south of the railway corridor and moving easterly are the lands and premises being conveyed to Pereira.

An application will be forthcoming to provide a conveyance to John Frederick Smart and Dorothy Suzanne Smart, to provide linkage between their parcels on either side of the railway corridor. That will leave, as a stand-free parcel, the parcel being the subject of the Application for Severance.

Frontage of subject lands – 27.25 m.

Depth of subject lands – 591.8 m.

Area of subject lands – 16,126.55 sq. m.

## 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	NOT APPLICABLE				<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 <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)	NOT APPLICABLE	
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		

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

Frontage (metres/feet)	<u>NIL</u>	Depth (metres/feet)	<u>27.13 m.</u>
Width (metres/feet)	<u>300.5 m.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>8,116.22 sq. m.</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>20.2 ha</u>

Existing use: Vacant Land

Proposed use: Single Family Dwelling

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:

NONE

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

Frontage (metres/feet)	<u>27.25 m.</u>	Depth (metres/feet)	<u>291 m.</u>
Width (metres/feet)	<u>27.25 m.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>8,116.22 sq. m.</u>

Existing use: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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:

Single Family Dwelling

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

Frontage (metres/feet)	<u>NOT APPLICABLE</u>	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> )	_____

Proposed use: NOT APPLICABLE

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### D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Agricultural

Is there a site specific zone on the subject lands: NO

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: File #BNPL2015064 - Approved

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: BNPL2015064 - Approved

Number of separate parcels that have been created: 3

Date(s) these parcels were created: May, 2015

Name of the transferee for each parcel: Not Yet Implemented

Uses of the severed lands: Presumable Agriculture

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: 2012

### 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: Railway Corridor

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:

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Personal Knowledge premised on productions received relative to environmental matters from the railway company, which information was peer reviewed

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: SEE Section D

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:

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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

	SEVERED	RETAINED
Municipal piped water	<input type="checkbox"/>	<input type="checkbox"/>
Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other means (describe) \_\_\_\_\_

### SEWAGE TREATMENT

	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input type="checkbox"/>

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





## CONSENT / SEVERANCE

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: Brantford Road

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 County Rd. 9

### I. OTHER INFORMATION

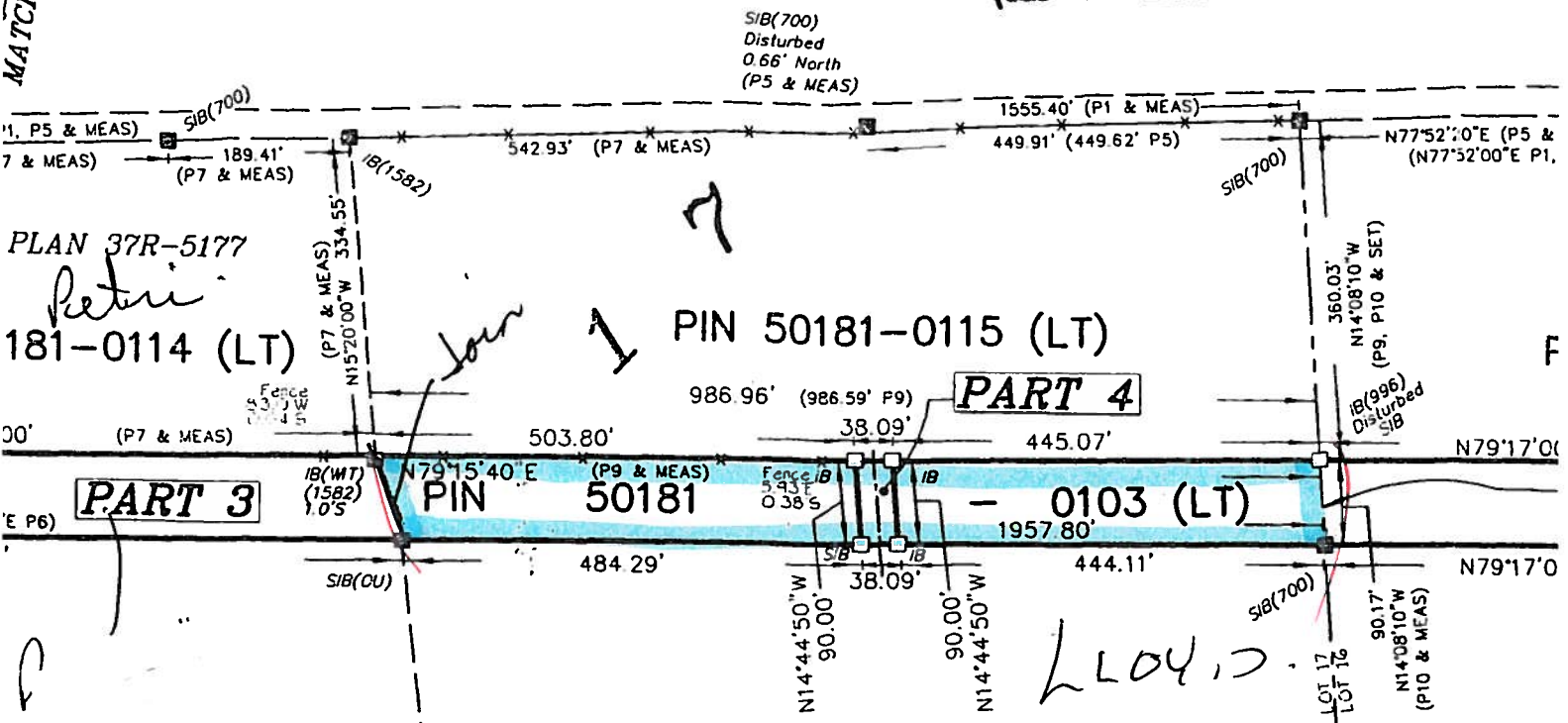
Is there a time limit that affects the processing of this development application? ☐ Yes ☒ No  
If yes, describe: \_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_

MATCHLINE

# ROAD ALLOWANCE BETWEEN CONC (AS WIDENED BY R. P. 657 &



CONCESSION  
PIN 50181-0116 (LT)

PROPOSED SEVERANCE

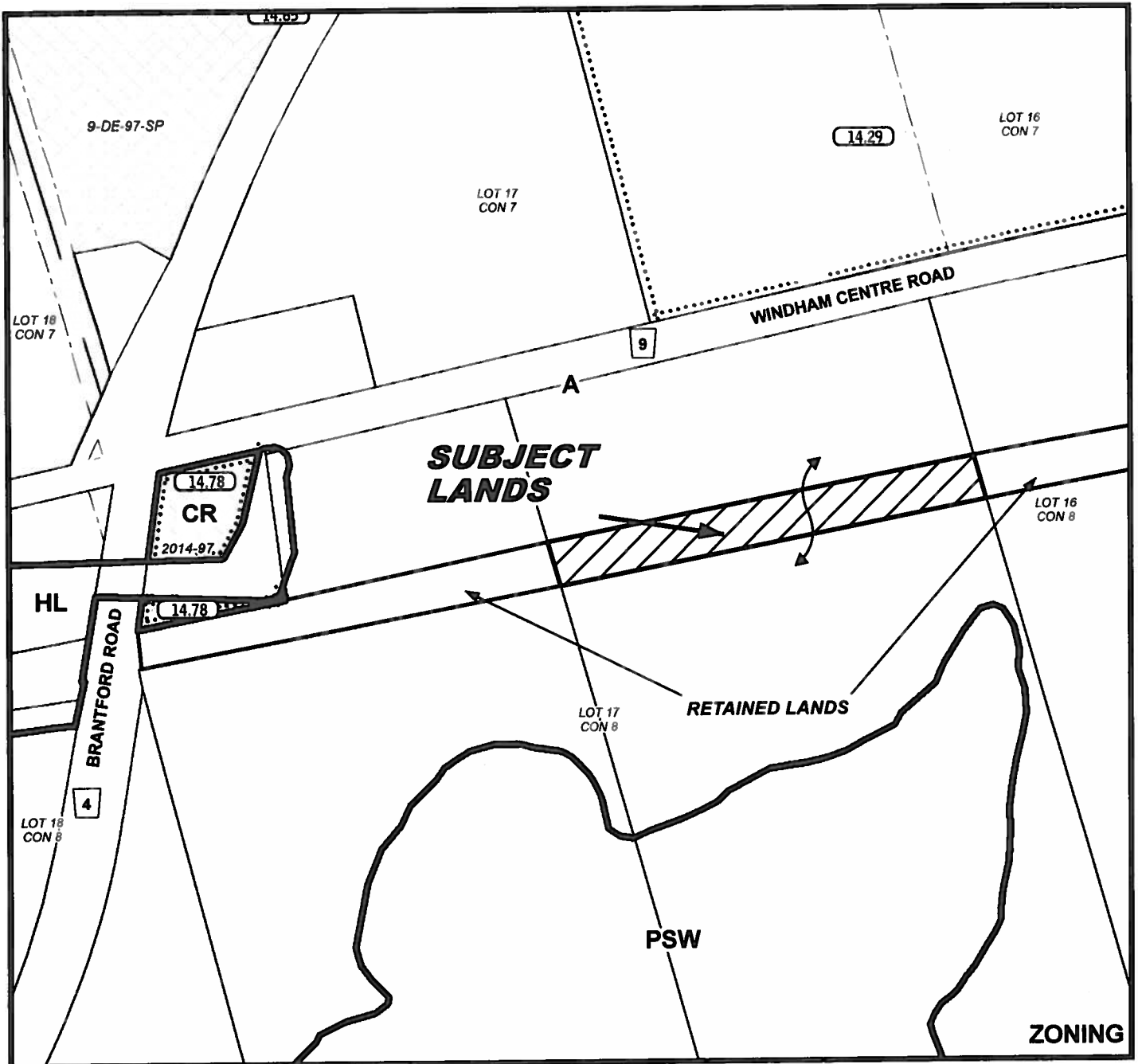
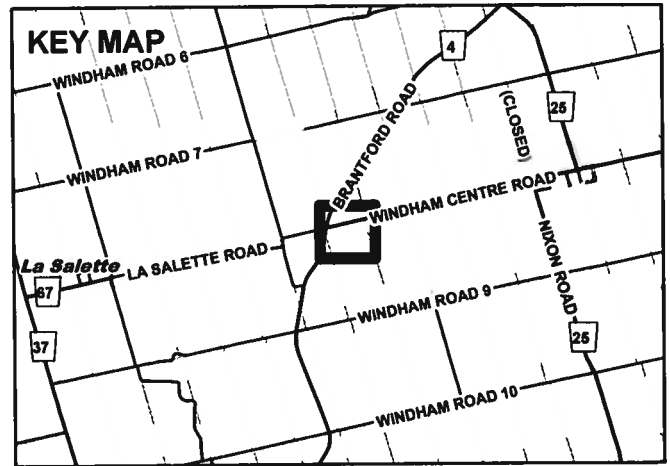
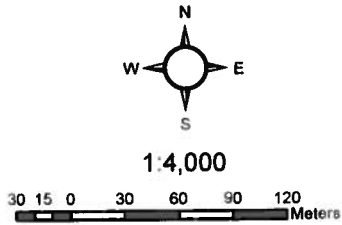
R-5861  
17 (LT)

# MAP 1

File Number: BNPL2015159

Geographic Township of

**WINDHAM**



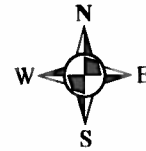
**ZONING**

14/09/2015

## MAP 2

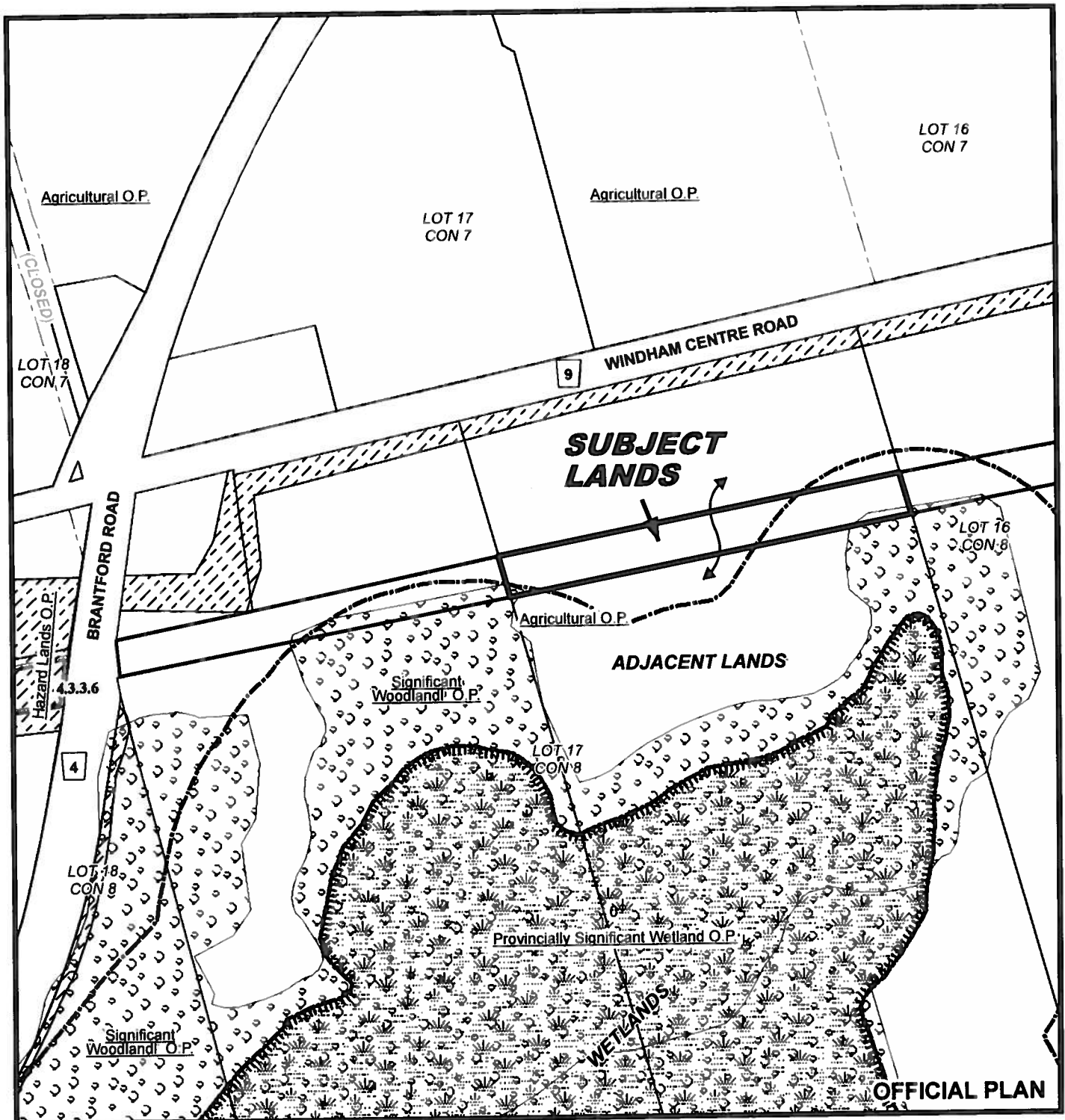
File Number: BNPL2015159

Geographic Township of WINDHAM



10 0 10 20 30 40 Meters

1:4,000

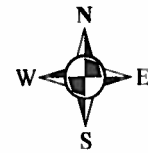


OFFICIAL PLAN

# MAP 3

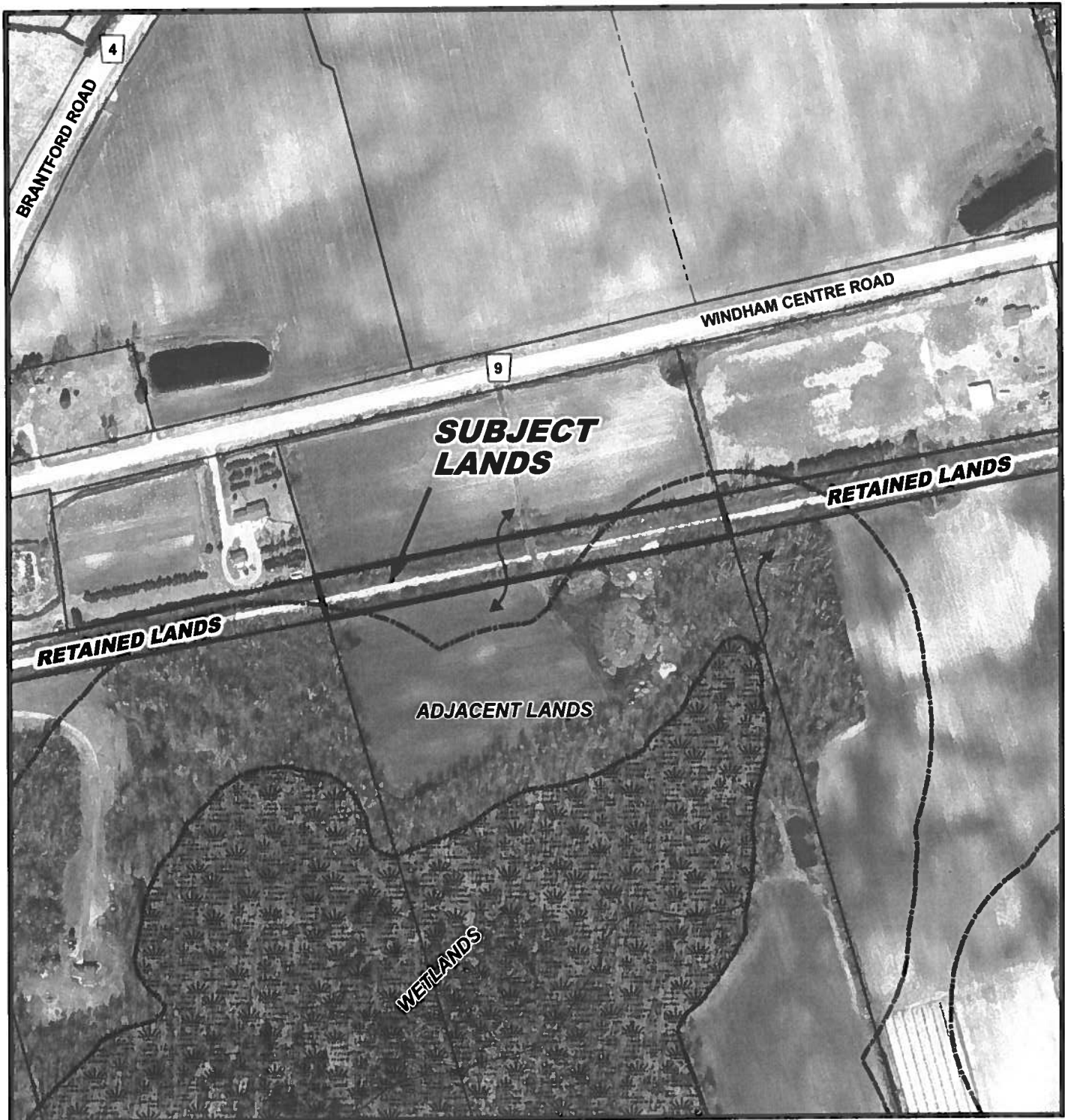
File Number: BNPL2015159

Geographic Township of WINDHAM



10 20 30 40  
Meters

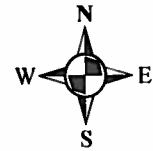
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# MAP 4

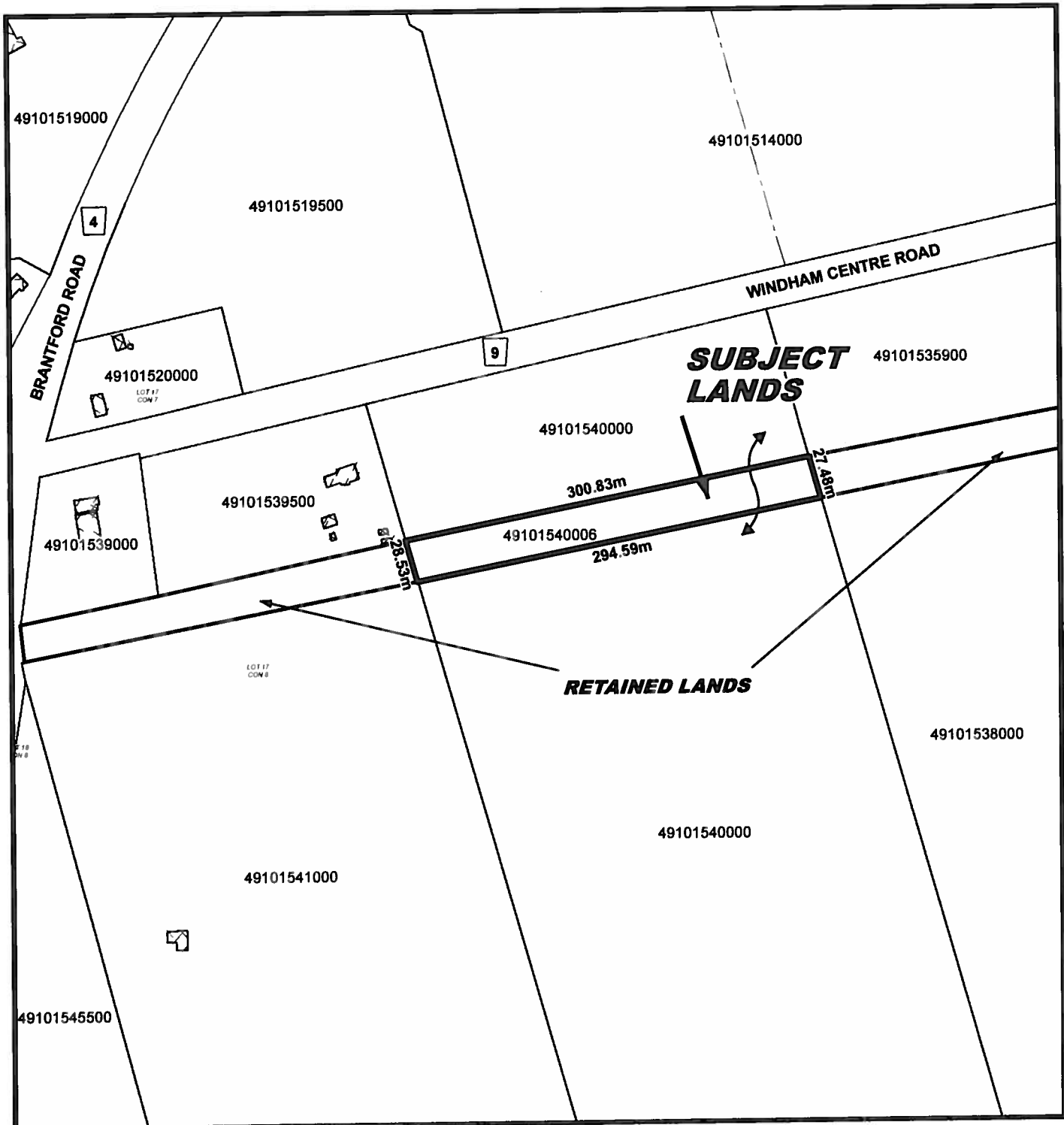
File Number: BNPL2015159

Geographic Township of WINDHAM



10 20 30 40 Meters

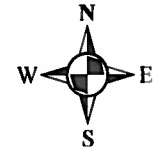
1:4,000



# MAP 5

File Number: BNPL2015159

Geographic Township of WINDHAM



60 90 120 150 180 210 240 Meters

1:16,754

