

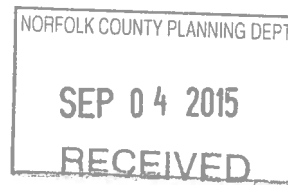
CONSENT / SEVERANCE

File Number	<u>BNPL2015185</u>	Application Fee	<u>✓</u>
Related File Number	<u>BNPL2015179/ZNPL2015</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>late 2014 / 2015</u>	OSSD Form Provided	<u>N/A - new system to be installed.</u>
Application Submitted On	<u>Sept. 4 / 2015</u>	Sign Issued	<u>kr.</u>
Complete Application On	<u>Oct. 1 / 2015</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- 402 010 04100

- | | |
|--|--|
| <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 ¹	<u>2438415 Ontario Limited(Kent Rapley) & Boompay Inc.</u>	Phone #	<u>1-519-428-4650</u>
	<u>(Kevin Haywood, Dave Pond)</u>		
Address	<u>22 Peel Street</u>	Fax #	<u>n/a</u>
Town / Postal Code	<u>Simcoe</u>	E-mail	<u>kent@kwic.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>M.D. McArthur</u>	Phone #	<u>1-519-426-6763 ext 115</u>
Address	<u>39 Colborne Street North</u>	Fax #	<u>1-519-426-2055</u>
Town / Postal Code	<u>Simcoe, Ontario N3Y 3T8</u>	E-mail	<u>mcarthur@mhnlawyers.com</u>

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	<u>Woodhouse</u>	Urban Area or Hamlet	<u>Hillcrest</u>
Concession Number	<u>Gore</u>	Lot Number(s)	<u>18</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u>155.56 m</u>	Depth (metres/feet)	<u>76.32 m (northerly) 78.78 (south)</u>
Width (metres/feet)	<u>168.57 m (east)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3.21 acres</u>
Municipal Civic Address	<u>173 Hillcrest</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):

Site A - to continue to be the warehouse and expanded operation of KWIC Internet with excess as rental

Site B - to continue to be office space

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

Upon severance, Site A to be retained by 2438415 Ontario Limited and Site B by Boompay Inc.

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

n/a

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	Woodhouse	3.21	same			
					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
OTHER						
					<input type="checkbox"/> Yes <input checked="" 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) n/a	(m ² / ft ² or hectares/acres) n/a
Woodlot area	(m ² / ft ² or hectares/acres) n/a	(m ² / ft ² or hectares/acres) n/a
Existing crops grown (type and area)	n/a	n/a
Proposed crops grown (type and area)	n/a	n/a

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of manure storage		

Description of land intended to be SEVERED: Part 2

Frontage (metres/feet)	55.08 m	Depth (metres/feet)	74.8 m
Width (metres/feet)	Irregular	Lot area (m ² / ft ² or hectares/acres)	1.0 acre approximately
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	4017.12 sq m

Existing use: Offices

Proposed use: Offices

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: One brick building amounting to 883.86 sq m with side yards of 2.6 m (0.4 m deficiency) and 8.6 m and 9.14 m from front lot line and 35 m from rear lot line. One level structure. Parking deficiency to be determined contingent on adjacent boundary adjustment of .25 acre parcel south of current lands.

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 above

Description of land intended to be **RETAINED**: Part 1

Frontage (metres/feet)	<u>76.32 m</u>	Depth (metres/feet)	<u>104.55 m irregular</u>
Width (metres/feet)	<u>76 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>2.2 acres</u>

Existing use: Warehouse and service

Proposed use: Warehouse, service and rental

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: Metal clad building amounting to 1278.34 sq m with side yards of 11.74 m and 29.97 m and 42.57 m front lot line and 3.9 m from rear lot line (5.10 m deficiency) due to accessory tower otherwise requiring a 9 m setback.

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: see above

Description of proposed **RIGHT OF WAY/EASEMENT**: Mutual vehicle access to be granted

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

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Agricultural

Present zoning: Institutional IC

Is there a site specific zone on the subject lands? n/a

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: As per IC zone

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 **Only in small movable containers in the past.**

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:

Minor storage in separate basement area of metal clad building on Part 1

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 checked="" type="checkbox"/> Yes <input 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

☐
☐

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) _____

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: West 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: Hillcrest Road

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.

The subject lands are located near the general hamlet area of Hillcrest and was formerly the head office of the Norfolk Board of Education and then became offices, warehouse, maintenance and storage for the Grad Erie District School Board before operations were eventually consolidated in Brantford and buildings no longer required. The subject property is now designated as Community Institutional Zone (Section 8 IC) under the current Official Plan (Section 4.12 Institutional under the prior OP which was focused on major public institutions serving residents of Norfolk County and required larger sites, etc.). Under this zoning, office uses are permitted that involve adult education, training, government, clinics and doctor's offices, etc.

The applicants' requests are to:

- (a) Sever the north and south areas as outlined below;
- (b) To the South Area, add to the IC zoning to permit offices of all types;
- (c) To the North Area, change the zoning to Light Industrial (Section 7.2 MR);
- (d) Consider the area in the current Official Plan review to become a Hamlet Commercial Zone (CHA).

There are two main building structures on the subject lands: (1) the south building which is comprised mainly of offices and meeting room areas and (2) the north building which is mainly the former maintenance, service, storage and warehouse areas. Between the two buildings is a large communications tower. It is the intention to sever the lands between the buildings with the tower to remain with the north building to create the following:

- North building will in large part be used as storage of equipment and vehicles and warehouse space for NCS Technologies (aka KWIC Internet) and allows their current space in downtown Simcoe to be cleared of the storage of items and converted to additional needed office space in the downtown core;
- South building to continue it's office use since this the current and most logical continued use of the structure. Part of the building is the original school house on the lands known as Hillcrest School and has architectural features that the owners intended to preserve and maintain. The structure is also already completely accessible and has an elevator at its south entrance between floors.
- The owners intend if approved that enhanced cell and fiberoptic capability will be provided for office/business uses in these buildings that requires high-speed and higher volume internet capacity otherwise lacking in most rural areas. The cell tower can also be used to improve cell capacity in the immediate Simcoe and rural area.
- The owners also have arranged, subject to approval, to a boundary adjustment with the southerly neighbour that will improve fire lane access and provide adequate adjacent parking and improved easy accessibility for all individuals regardless of disabilities.

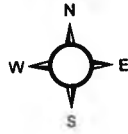
As to offices, the former Official Plan (Section 3.4.1.b) recognizes the Downtown Area as the place where most types of office uses are to be focused with exception for situations that cannot be reasonably accommodated in that way. In the current circumstances, the current proposal continues the offices use that had been long established in this building, will take advantage of high capacity cell

MAP 1

File Number: BNPL2015185

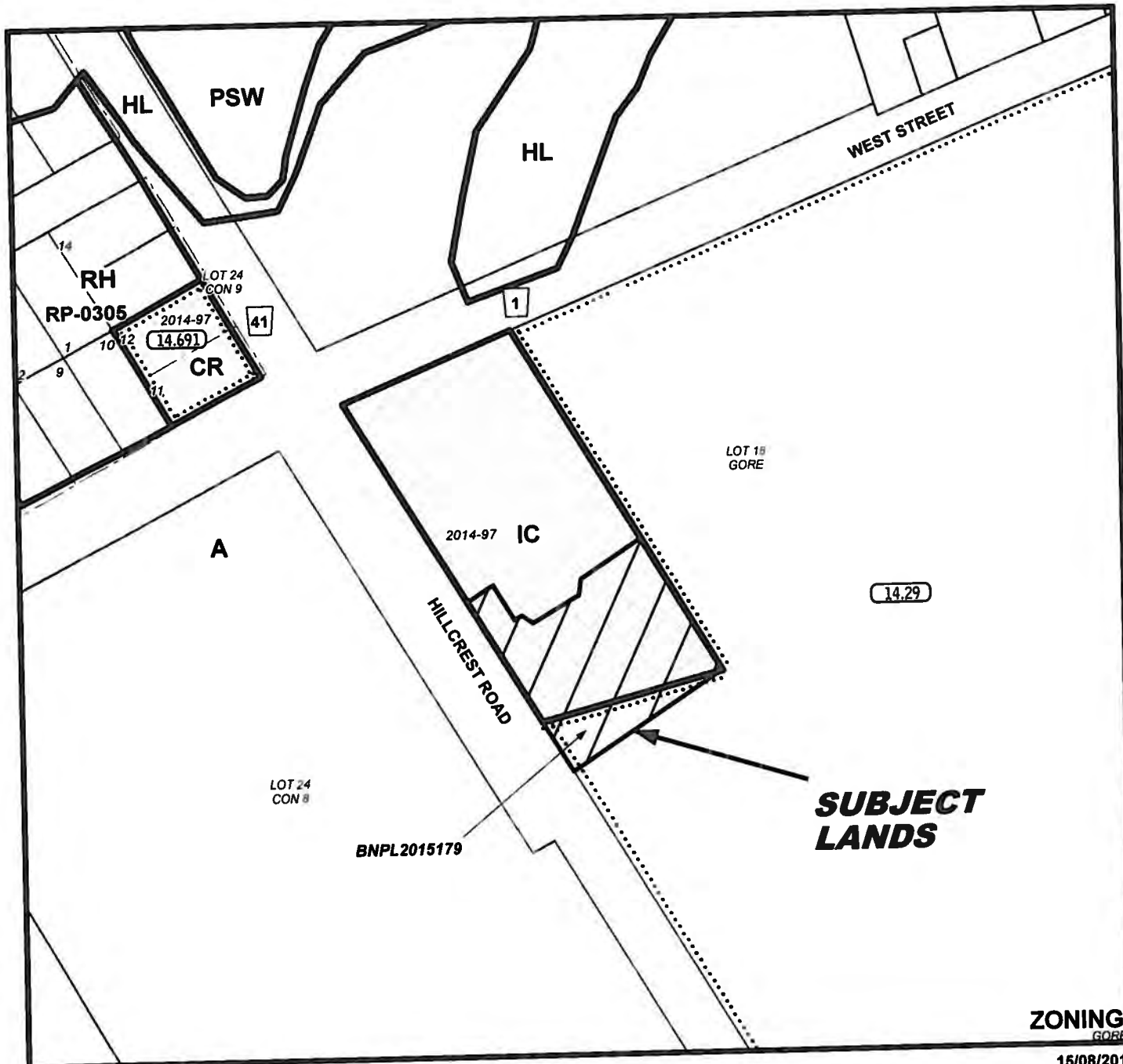
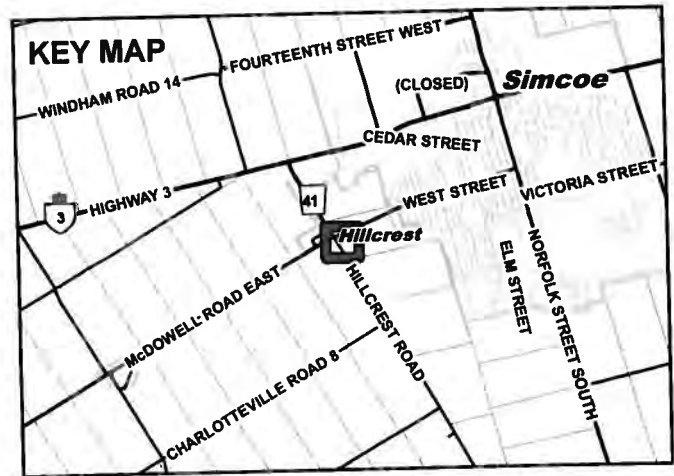
Geographic Township of

WOODHOUSE



1:2,378

105 0 10 20 30 40 Meters



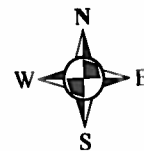
ZONING
GORE

15/08/2015

MAP 2

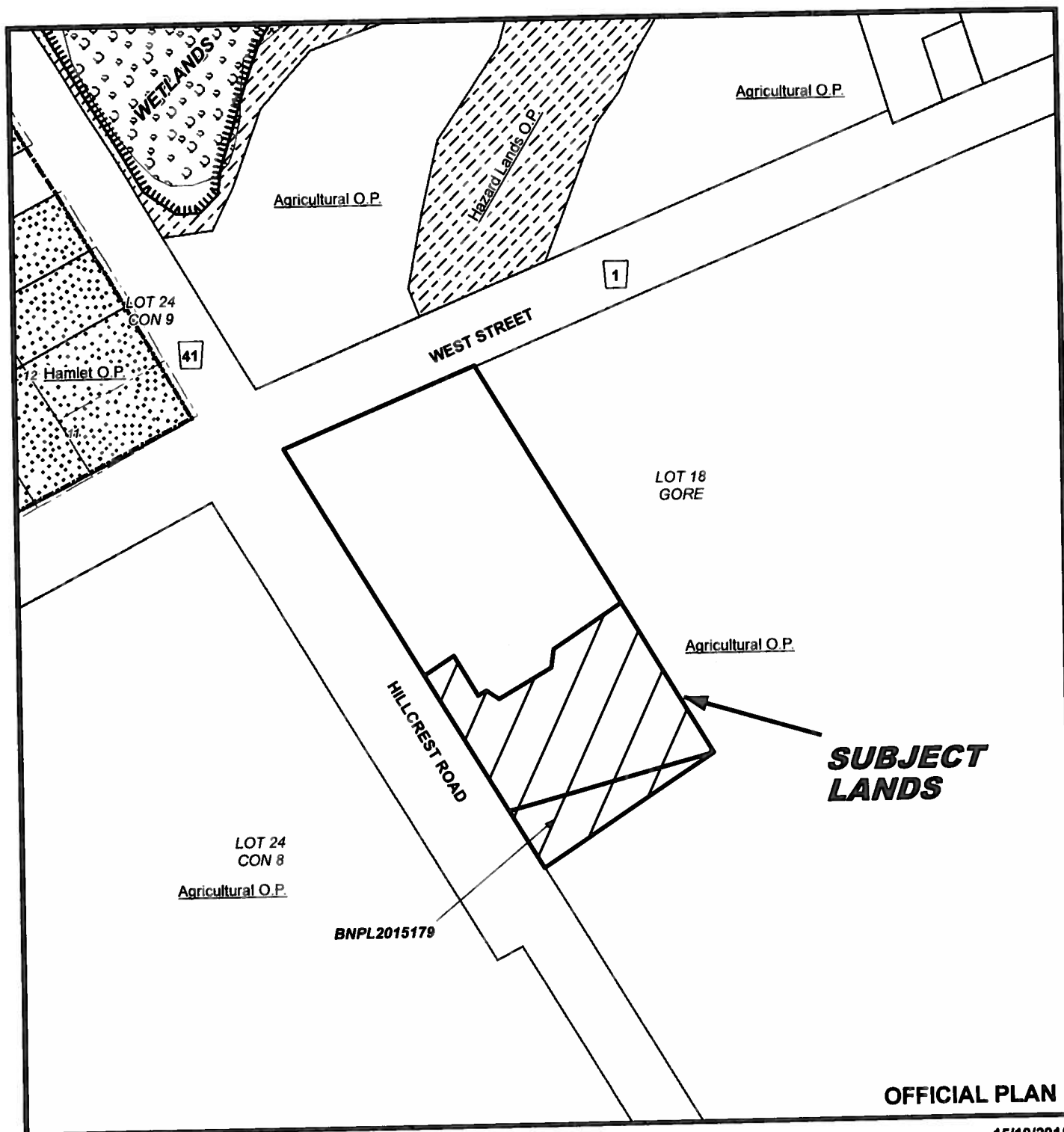
File Number: BNPL2015185

Geographic Township of WOODHOUSE



0 4 8 16 24 32 Meters

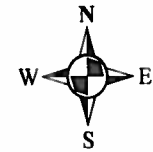
1:2,000



MAP 3

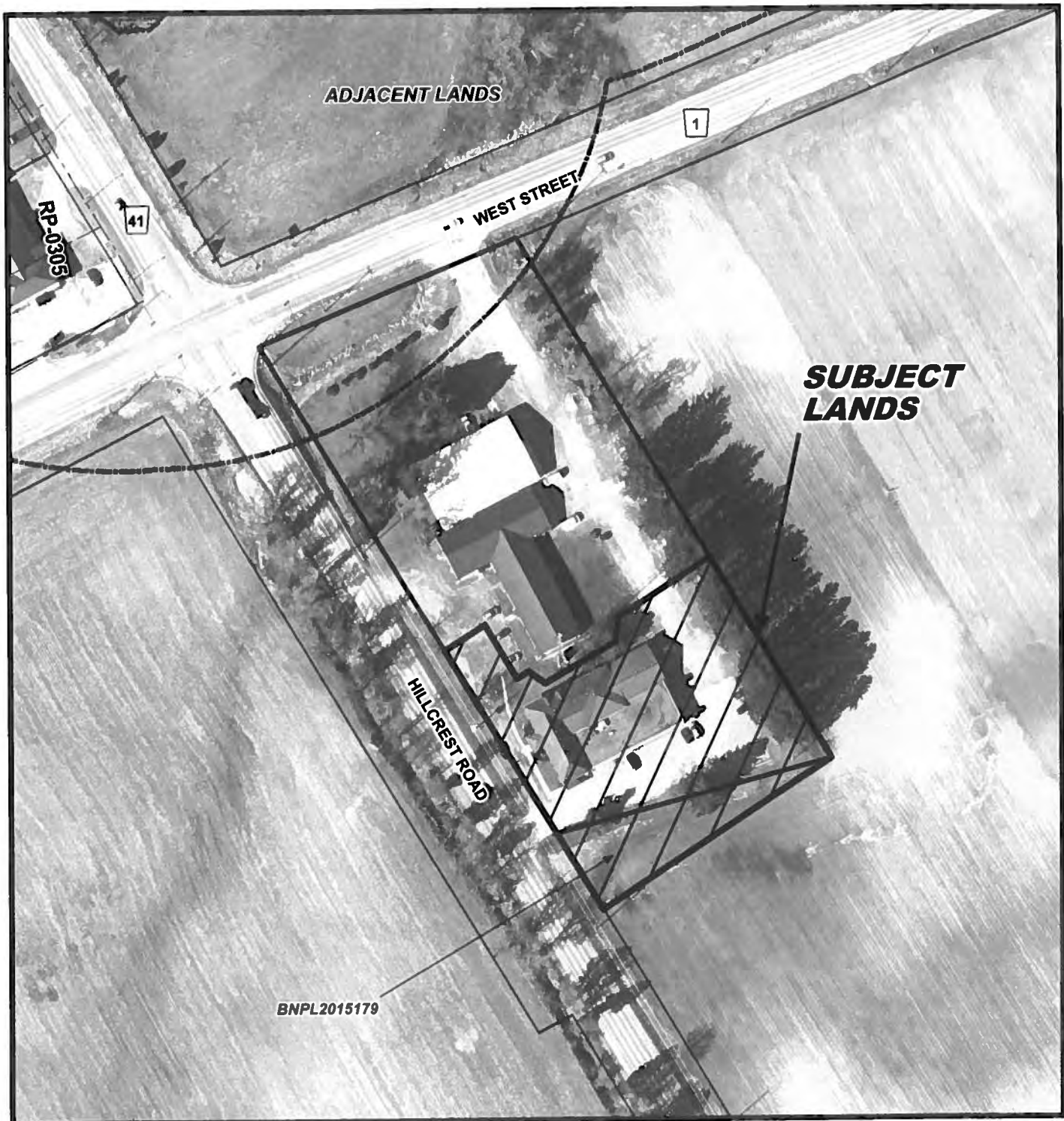
File Number: BNPL2015185

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

1:1,500



MAP 4

File Number: BNPL2015185

Geographic Township of WOODHOUSE

