

Aisha

CONSENT / SEVERANCE

File Number BNPL2015213
 Related File Number _____
 Pre-consultation Meeting On SEPT. 22/15
 Application Submitted On NOV 4/15
 Complete Application On NOV 10/15

Application Fee \$1279
 Conservation Authority Fee N/A
 OSSD Form Provided N/A
 Sign Issued _____

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- 461-008-16600 85 Colborne St. N. Simcoe
401-008-16700 89 Colborne St. N. Simcoe

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

A. APPLICANT INFORMATION

Name of Applicant Richard + Christine Neuherger Phone # 519 426 3413
 Address 89 Colborne St. N. Fax # _____
 Town / Postal Code Simcoe N3Y 3U2 E-mail _____

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

AGENT INFORMATION

Name of Agent Keith Jones, 90 Colb + Jones Phone # 519 428 0170
 Address P.O. Box 548 Fax # 519 428 3105
 Town / Postal Code Simcoe N3Y 4N5 E-mail Kjones@colbjones.ca

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

Name of Owners ² Christine Neuherger Phone # _____
Richard Neuherger Fax # _____
 Town / Postal Code (As above) 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:

NA

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	<u>Shelburne</u>
Concession Number	Lot Number(s)	<u>Pt Lot 19</u>
Registered Plan Number	Lot(s) or Block Number(s)	<u>BL 65 Plan 182</u>
Reference Plan Number	Part Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	<u>133.32'</u>
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	<u>6000 sq. ft.</u>
Municipal Civic Address	<u>85 Colborne St. N. Shelburne</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:

85 Colborne St. is subject to a R.O.W. Part 1 37R-5128 in favour of 73 Colborne St. N.

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):

85 Colborne St N is currently subject to a R.O.W over Part 1 37R-5128 servicing the rear parking lot of 73 Colborne St. N. Consent is required so that the same R.O.W. would also service the rear parking lot of 89 Colborne St. N. The R.O.W. is the only access to the rear of all 3 lots.

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

Richard Wehrberger owns 89 Colborne St. N. Title will become "together with" the R.O.W.

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

NA

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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	
					<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 (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	<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)	<u>48.78'</u>	Depth (metres/feet)	<u>123.5'</u>
Width (metres/feet)	<u>48.78'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>6024.33'</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>unchanged</u>

Existing use: Clinic

Proposed use: Clinic

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:

No change. Structure in existence for over 60 years.

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:

unchanged.

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

Frontage (metres/feet)	<u>42.2'</u>	Depth (metres/feet)	<u>124'</u>
Width (metres/feet)	<u>42.2'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>5232'</u>

Existing use: Clinic

Proposed use: Clinic - unchanged

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:

no change

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:

no change.

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

Frontage (metres/feet)	<u>10'</u>	Depth (metres/feet)	<u>95'</u>
Width (metres/feet)	<u>10' - Utilities: SUBS PLAN</u>	Lot area (m ² / ft ²)	

Proposed use: Access to rear of 89 Colborne St. N.

Grading: Access to rear of 73 + 85 Colborne St. N.

D. PROPERTY INFORMATION

Present official plan designation(s): Central Business District.

Present zoning: Residential Commercial Business Zone.

Is there a site specific zone on the subject lands?

No.

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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: R.O.W. across 85 Colham St to benefit.

Number of separate parcels that have been created: 73 Colham St was created by compact in 1990.

Date(s) these parcels were created: April 10 1990

Name of the transferee for each parcel: Registered owner of 73 Colham St. Annabelle Sutherland
Patricia Greenfield

Uses of the severed lands: R.O.W.

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? No

Date of construction of the dwelling proposed to be severed: 60y. +

Date of purchase of subject lands: May 26, 2006

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: all 3 properties are used as Clinics.

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:

Solutor acting on purchase of property and Solutor's Personal 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: Consent would have been granted in 1990 to permit existing R.O.W.

Land it affects: B+SS Colham St. N.

Purpose: Create R.O.W.

Status/decision: Granted.

Effect on the requested amendment: nil

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 type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No	_____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Industrial or commercial use (specify the use(s)) Business CORE	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input 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 type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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) _____

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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

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☒ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

Colborn St.

Existing or proposed access to **SEVERED** lands:

☐ Unopened road

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☒ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

Colborn St.

I. OTHER INFORMATION

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

☐

Yes

☒

No

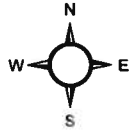
If yes, describe: _____

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

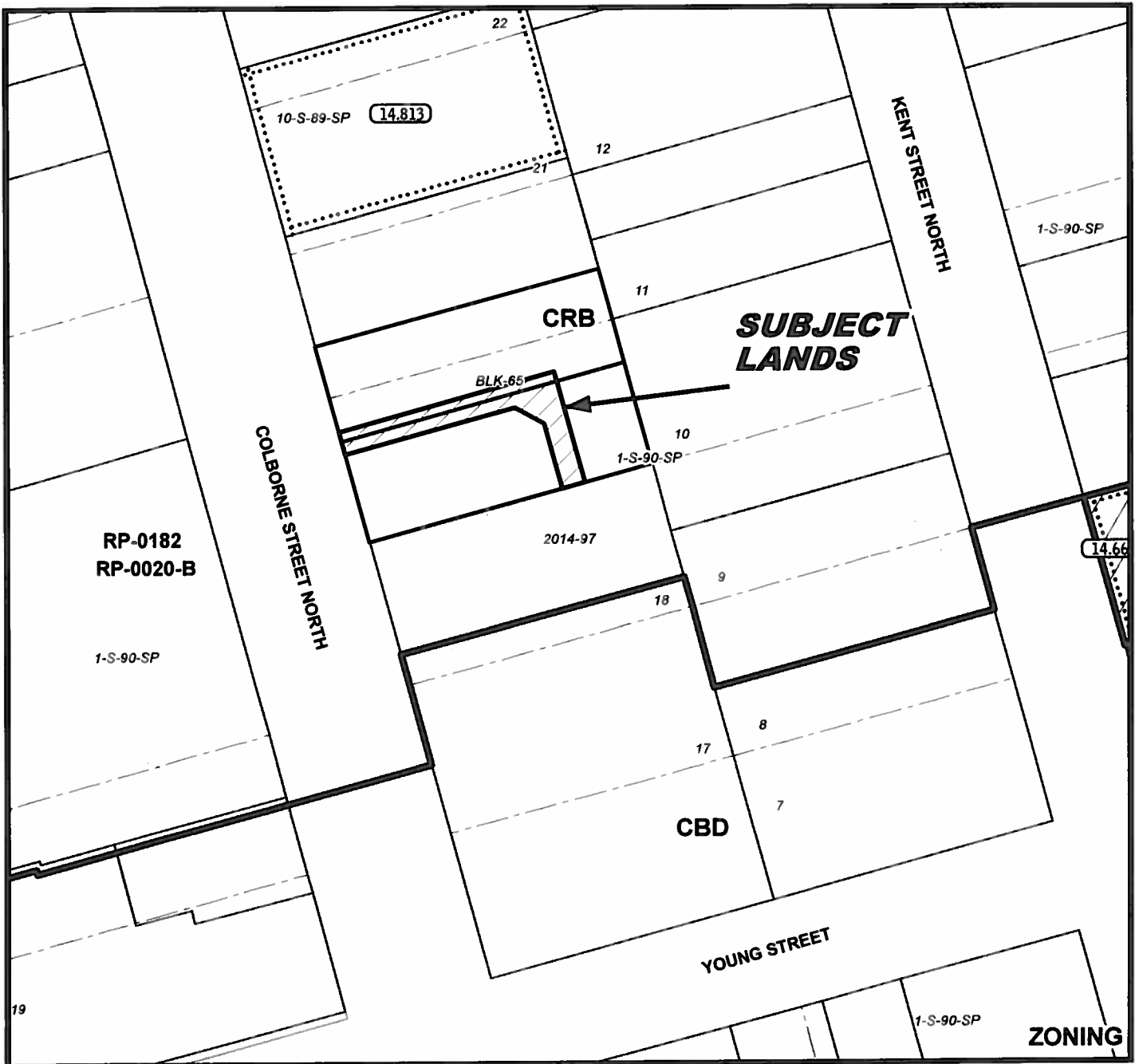
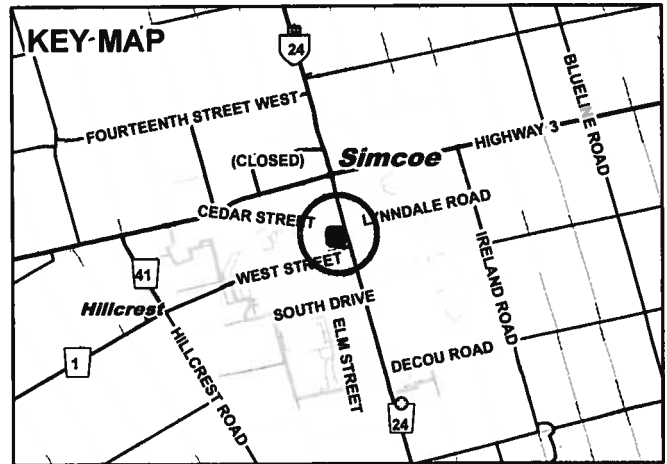
File Number: BNPL2015213

Urban Area of
SIMCOE



1:750

6 3 0 6 12 18 24 Meters



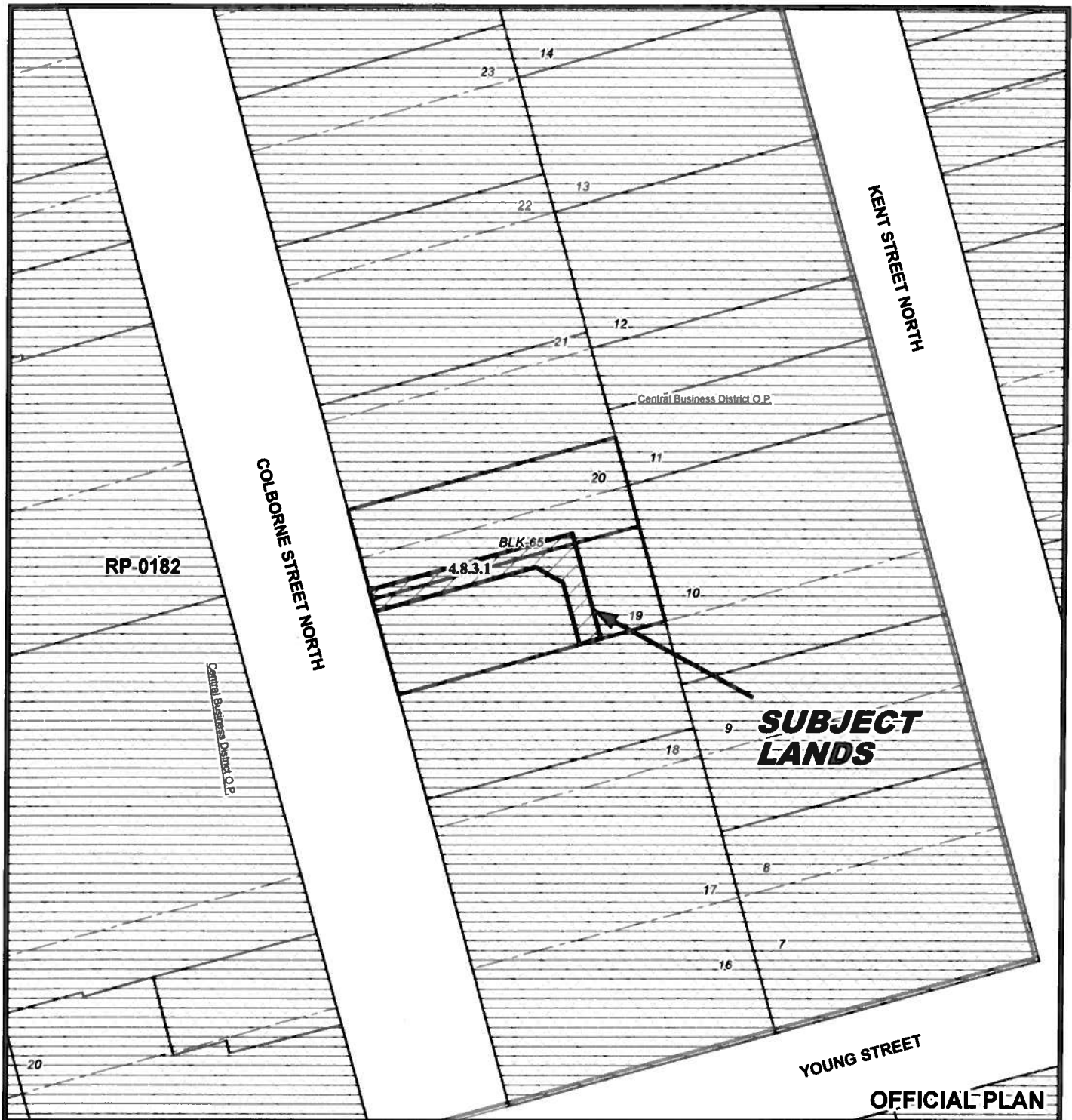
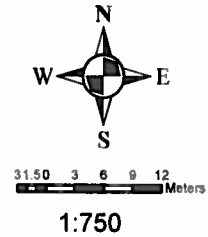
ZONING

26/11/2015

MAP 2

File Number: BNPL2015213

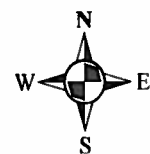
Urban Area of SIMCOE



MAP 3

File Number: BNPL2015213

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500



MAP 4

File Number: BNPL2015213

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500

