

**CONSENT / SEVERANCE**

File Number BNPL2015249 Application Fee \$1279  
Related File Number \_\_\_\_\_ Conservation Authority Fee n/a  
Pre-consultation Meeting On \_\_\_\_\_ OSSD Form Provided n/a  
Application Submitted On DEC 21/15 Sign Issued \_\_\_\_\_  
Complete Application On DEC 23/15

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 17200.000 property to be added

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

**A. APPLICANT INFORMATION**

Name of Applicant SCOTT H. ENHOTT Phone # 519 426 8138  
Address 142 HEAD ST S Fax # 519 427 9766 cell.  
Town / Postal Code Simcoe N3Y 3A6 E-mail shekell@amtelecom.net

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

**AGENT INFORMATION**

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

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

Name of Owners <sup>2</sup> Deleyre Investments Ltd Phone # 519 688 2700  
Address 4926 Hwy 59S PO Box 272 Fax # 519 688 2700  
Town / Postal Code COURTLAND NOBLE E-mail GREG@REID-DELEYE.COM

<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:

NO MORTGAGE

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

SEE attached survey

|                         |                        |   |                   |
|-------------------------|------------------------|---|-------------------|
| Geographic Township     | _____                  | Urban Area or Hamlet  | <u>Simcoe</u>     |
| Concession Number       | _____                  | Lot Number(s)   | <u>PT LOT 9</u>   |
| Registered Plan Number  | <u>182</u>             | Lot(s) or Block Number(s)                                     | <u>Block 105</u>  |
| Reference Plan Number   | _____                  | Part Number(s)  | _____             |
| Frontage (metres/feet)  | <u>combined 31.99m</u> | Depth (metres/feet)   | <u>42.25</u>      |
| Width (metres/feet)     | <u>107.31m</u>         | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>1.54 acres</u> |
| Municipal Civic Address | <u>N/A</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:

to allow access to rear of property

**C. PURPOSE OF DEVELOPMENT APPLICATION**

SEE pg 2

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):

merge the vacant lot with the property at 142 HEAD STS.  
eliminate shared access lane. long term plan  
to erect modest garage and pave driveway

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

Scott Elliott 142 HEAD ST S Simcoe

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

SCOTT H. ELLIOTT Roll# 401 111 178.00 0000  
142 HEAD STS Simcoe N3Y 3A6

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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<br>(including those with part interest)<br>Assessment Roll No.<br>(obtained from your tax bill) | Geographic Township<br>Concession and Lot # | Total Acreage<br>(individual property) | Acres Workable<br>(individual property) | Existing Farm Type<br>(individual property e.g. corn production, orchard, tobacco) | Dwelling Present   | Year Dwelling Built |
|---|---|--|---|--|--|---------------------|
| <b>SUBJECT LANDS</b>  |   |  |   |  | <input type="checkbox"/> Yes <input type="checkbox"/> No |                     |
| <b>OTHER</b>  |   |  |   |  | <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<br>(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | Lands to be Retained<br>(m <sup>2</sup> / ft <sup>2</sup> 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: see pg. 1

|                        |                |   |                   |
|------------------------|----------------|---|-------------------|
| Frontage (metres/feet) | <u>10.69 m</u> | Depth (metres/feet)   | <u>45.26 m</u>    |
| Width (metres/feet)    | <u>10.69 m</u> | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>483.83 m</u>   |
|                        |                | PROPOSED FINAL LOT SIZE<br>(if boundary adjustment)           | <u>0.23 acres</u> |

Existing use: vacant

Proposed Use: residential

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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:

Ø

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:

PLAN TO BUILD A 2 CAR GARAGE. EXACT DETAIL NOT KNOWN AT THIS TIME

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

Frontage (metres/feet)

21.3 m

Depth (metres/feet)

196.43 m

Width (metres/feet)

107.31 m

Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres)

1.42 acres

Existing use:

VACANT

Proposed use:

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:

Ø

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:

Property to be sold & developed. Details unknown at this time

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

#### D. PROPERTY INFORMATION

Present official plan designation(s):

urban residential

Present zoning:

MG

Is there a site specific zone on the subject lands?

NO

SEE ATTACHED PS 7

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: N/A

Date of purchase of subject lands: 2010

**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: NORFOLK CO-OPERATIVE

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 LOT #6 adjacent

see pg 6

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☒ Yes ☐ No ☐ Unknown Lot #6

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

PHASE I+II have been completed  
see pg 9



Provide the information you used to determine the answers to the above questions:

Property Survey from REID & DELEYE, RSC ON Property  
We have lived in neighbourhood 25 yrs.

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

SEE Pg 8

## 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: 14 . 179

Land it affects: Block 109

Purpose: Rezoned Residential

Status/decision: Passed

Effect on the requested amendment: None

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))                                 | <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) \_\_\_\_\_

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)

SEE PG 4

If other, describe: \_\_\_\_\_

Name of road/street: HEAD ST S., STANLEY, METCALFE, CHAPEL

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: HEAD ST S.

SEE PG 5

**I. OTHER INFORMATION**

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

☒

Yes

☐

No

If yes, describe: Purchase Closing Date May 31/16

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.

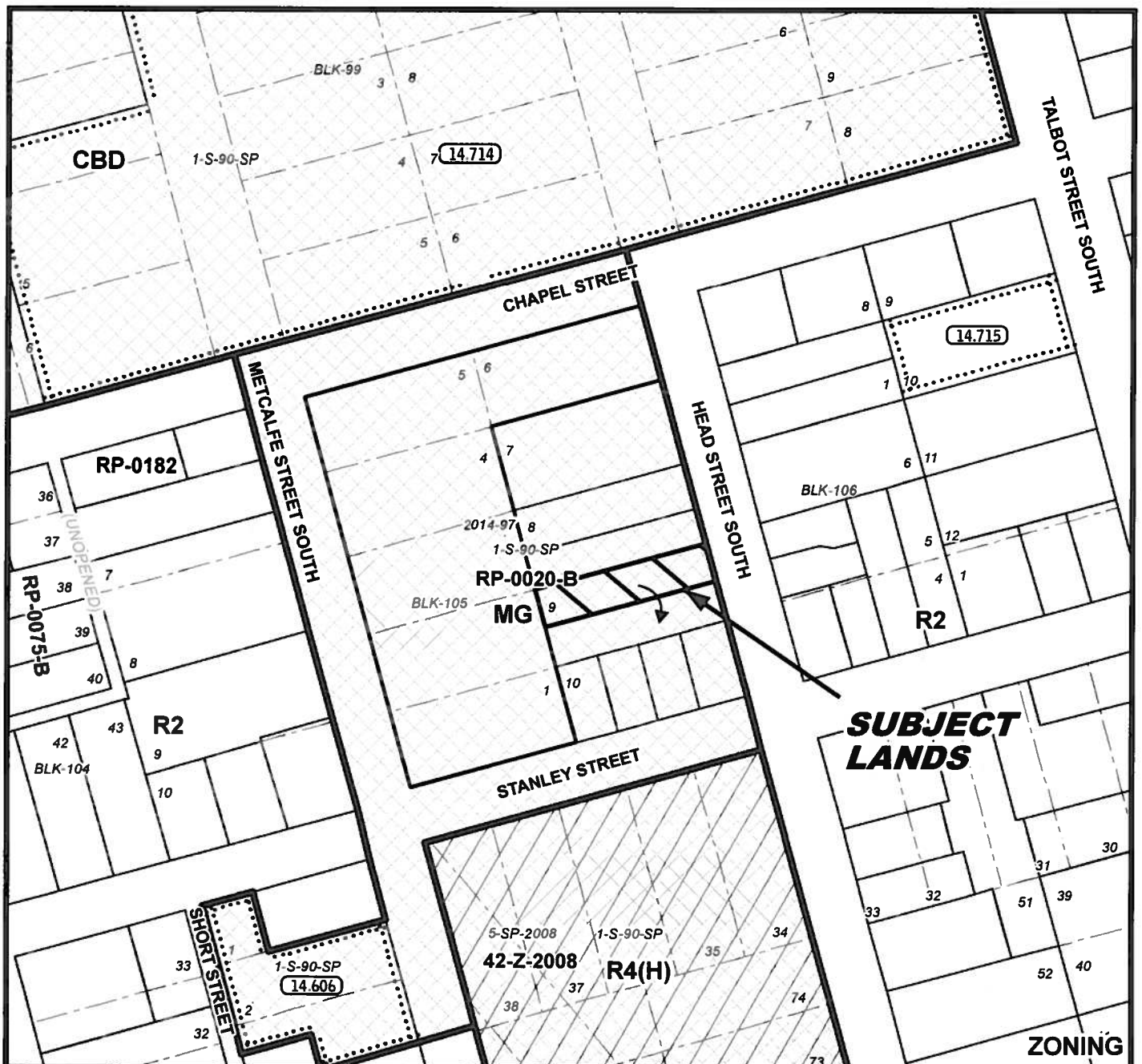
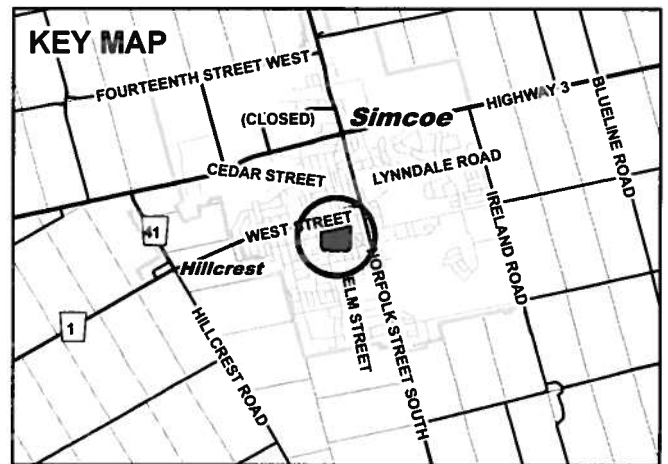
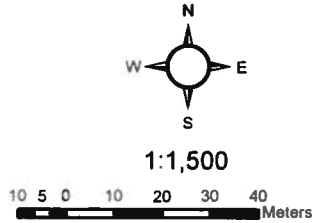
Property has been vacant, unused for past 25 years.



# MAP 1

File Number: BNPL2015249

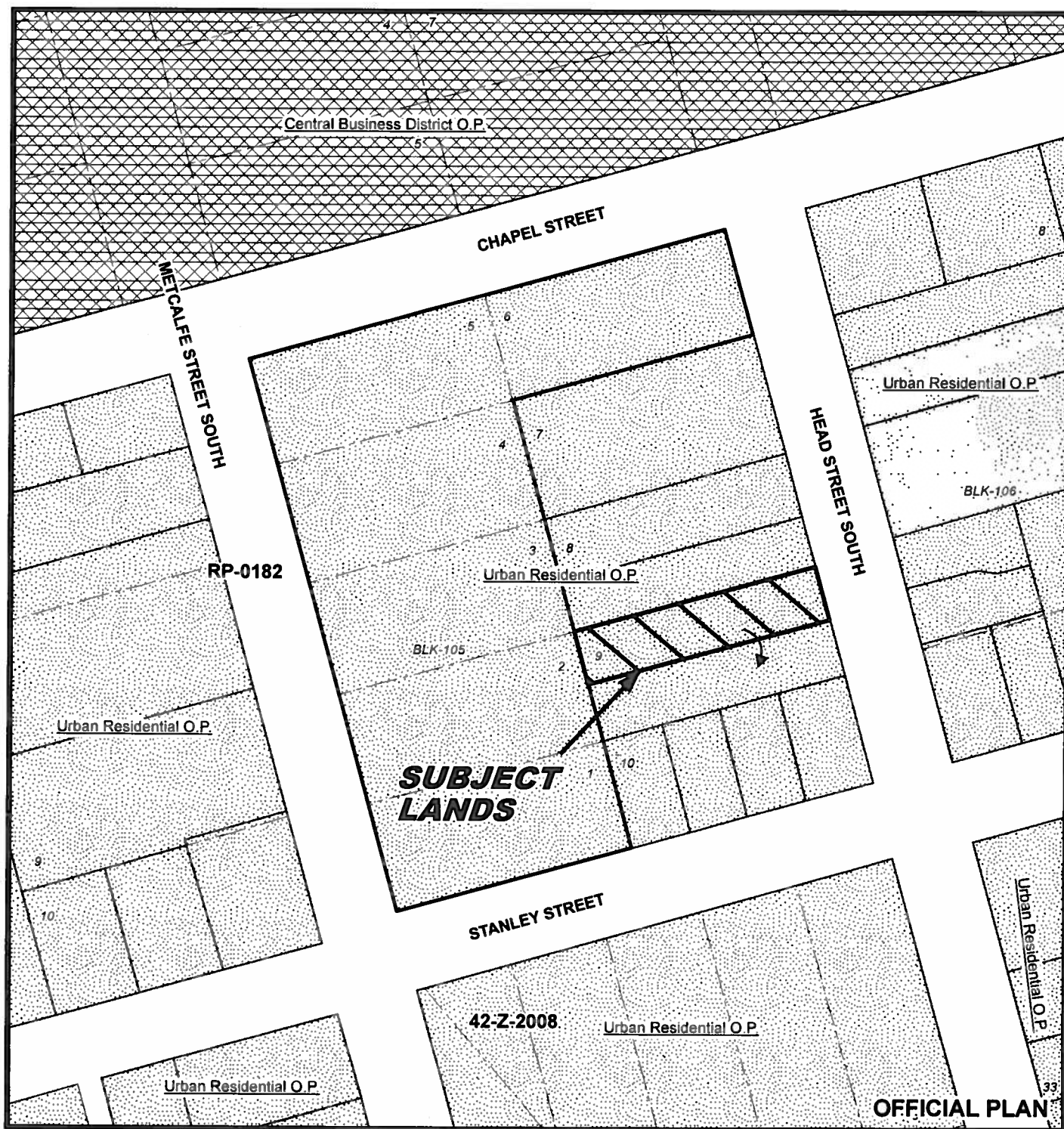
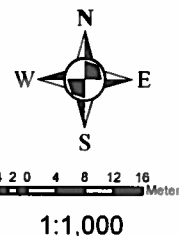
Urban Area of  
**SIMCOE**



# MAP 2

File Number: BNPL2015249

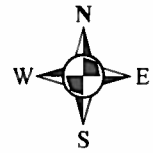
Urban Area of SIMCOE



# MAP 3

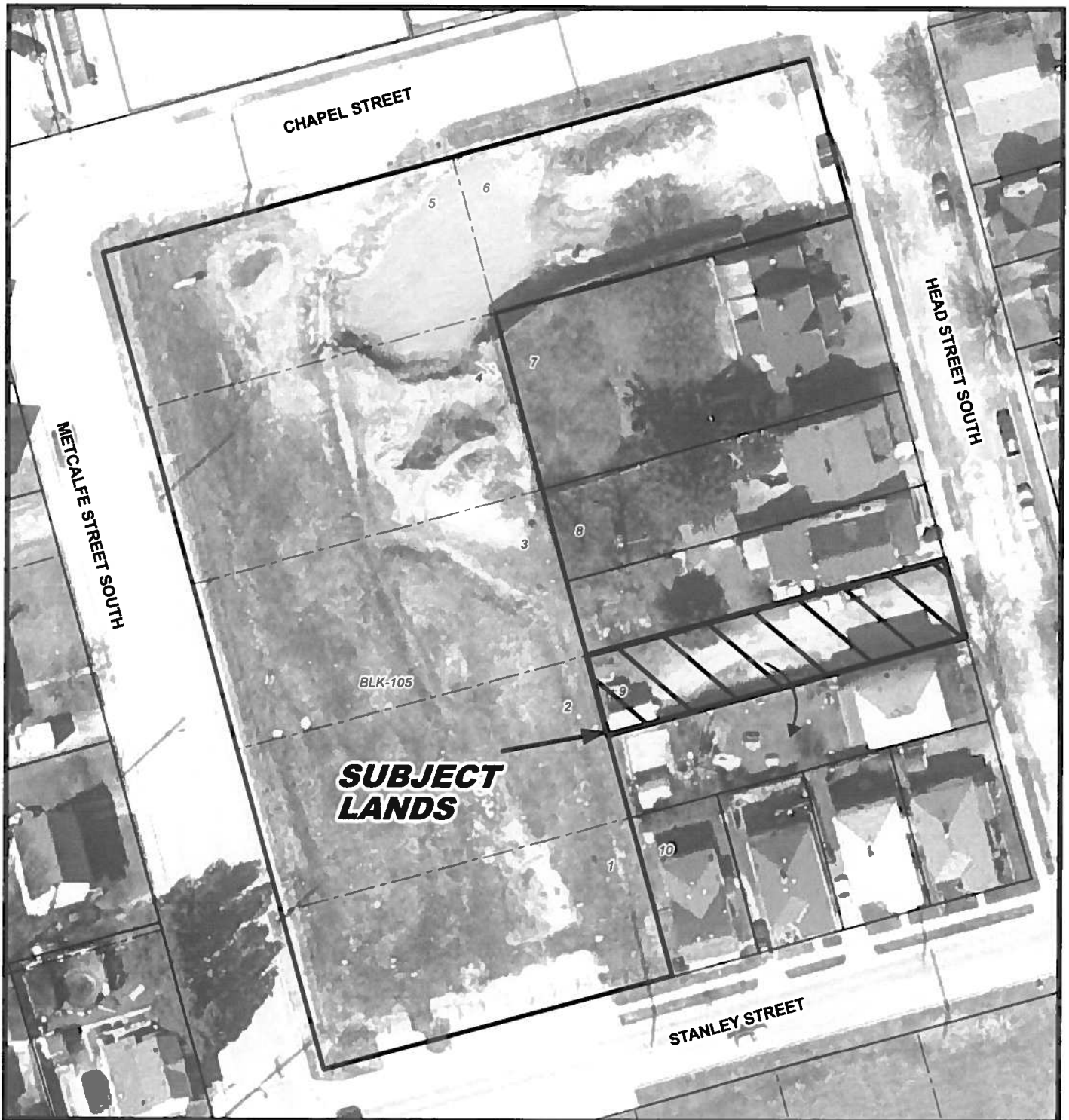
File Number: BNPL2015249

Urban Area of SIMCOE



2 5 20 2.5 5 7.5 10 Meters

1:670



# MAP 4

File Number: BNPL2015249

Geographic Township of TOWNSEND

