

CONSENT / SEVERANCE

File Number	<u>BNPL20</u>	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting On	_____	OSSD Form Provided	_____
Application Submitted On	_____	Sign Issued	_____
Complete Application On	_____		

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-

- | | |
|--|--|
| <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>Same as owner</u>	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

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

AGENT INFORMATION

Name of Agent	<u>J.H. Cohoon Engineering Ltd</u>	Phone #	<u>519 753-2656</u>
Address	<u>440 Hardy Road, Unit 1</u>	Fax #	<u>519 753-4263</u>
Town / Postal Code	<u>Brantford N3T 5L8</u>	E-mail	<u>ruanpoorten@chooneng.com</u>

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

Name of Owners ²	<u>Steve and Helen Kyn Investments Limited</u>	Phone #	_____
Address	<u>23 West St.</u>	Fax #	_____
Town / Postal Code	<u>Brantford N3T 3E5</u>	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	<u>Twp of Windham</u>	Urban Area or Hamlet	<u>Windham Centre</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>48B</u>	Lot(s) or Block Number(s)	<u>lots 6, 10, 11 & 12</u> <u>Pt. lots 7, 13, & 16 and Bl. 3</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>± 88.1m (on Reg. Rd. 9)</u>	Depth (metres/feet)	<u>± 168m</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>School (retained) ± 14020 m²</u> <u>maintenance (severed) ± 1752 m²</u>
Municipal Civic Address	<u>MN 992 Reg. Rd 9 (Windham Centre Rd) - school bldg. retained</u> <u>MN 11 Doyle Rd - maintenance bldg. severed</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):

the vacant school is proposed to be converted to residential
use and the maintenance building, which physically fronts
Doyle St. is surplus to the proposed apartment use.

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:

N/A

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:

N/A.

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**: see survey

Frontage (metres/feet) 31 m Depth (metres/feet) 54.85 / 56.53 m
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 1728 m²
 PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

Existing use: vacant maintenance bldg accessory to Windham School

Proposed use: unspecified use permitted in Light Industrial (ML) zone

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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:

Existing bldg. used for school bus storage/maintenance
bldg is single storey containing $\pm 80 \text{ m}^2$ - see survey and development plan

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:

no anticipated change

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

Frontage (metres/feet) $\pm 88 \text{ m}$ (on Reg. Rd. 9) Depth (metres/feet) $\pm 168 \text{ m}$
Width (metres/feet) Lot area (m^2 / ft^2 or hectares/acres) $\pm 14020 \text{ m}^2$

Existing use: vacant school building

Proposed use: 14 unit apartment

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:

existing vacant 1 storey school containing approx. 1430 m^2 of floor area.

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 anticipated change

Description of proposed **RIGHT OF WAY/EASEMENT**: N/A.

Frontage (metres/feet) Depth (metres/feet)
Width (metres/feet) Lot area (m^2 / ft^2)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Hamlet
retained - Agricultural (A), Residential Hamlet (RH) and Rural Institutional (RI)
Present zoning: severed - Rural Institutional (RI) and Light Industrial (ML)

Is there a site specific zone on the subject lands? No

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

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: concurrent submission of combined Official Plan/Rezoning

Land it affects: _____

Purpose: to clarify zoning of maintenance bldg. (severed parcel)
and amend OP & ZB to allow conversion of vacant

Status/decision: school to a 14 unit apartment bldg.

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))	<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) _____

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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 ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

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: _____

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.

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **a sketch**, in metric units, drawn to scale, must be included as part of the development application. **Any proposed changes to dimensions after the Committee of Adjustment's decision will require resubmission to the Committee. It is therefore strongly recommended that applications be accompanied with a surveyors sketch which shows:**

1. The boundaries and dimensions of the subject lands including the part that is intended to be severed and the part that is intended to be retained
2. Location, size, height and type of all **existing** and **proposed** buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines
3. The boundaries and dimensions of the lands owned by the owner, including the subject lands and abutting lands
4. The distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge
5. The location of all lands previously severed from the parcel originally acquired by the current owner of the subject lands
6. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
7. The current use(s) of the adjacent lands
8. The location, width and name of any roads within or abutting the subject lands. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way
9. The location and nature of any restrictive covenant or easement affecting the subject lands
10. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered
11. The location of any existing sewage system and well, on the lot to be created and/or retained

Five (5) copies of any applicable information/reports indicated in the development application.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



Owner/Applicant/Agent Signature

13/11/15

Date

M. FREEDOM OF INFORMATION

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.



Owner/Applicant/Agent Signature

13/11/15

Date

N. DECLARATION

I, Robt. van Poorten of City of Brantford solemnly declare that:
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I
make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and
effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at:

Owner/Applicant/Agent Signature
In City of Brantford

This 10th day of June A.D., 2014

Donald Ernest Beaton
DONALD ERNEST BEATON,
a Commissioner, etc., Province of Ontario,
for J. H. Cohoon Engineering Limited.
A Commissioner, etc. Expires September 27, 2014

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the
owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this
development application for consent / severance and I/We authorize _____ to
make this development application on my/our behalf and to provide any of my/our personal information
necessary for the processing of this development application. Moreover, this shall be your good and sufficient
authorization for so doing.

[Signature]
Owner

13/11/15
Date

Owner

Date