

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

2NPL2017245  
2NPL2017189

OCT 31/17  
OCT 31/17

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

\$326  
Aisha

**Check the type of planning application(s) you are submitting.**

- ☒ Official Plan Amendment  
☒ Zoning By-Law Amendment  
☐ Temporary Use By-law  
☐ Draft Plan of Subdivision/Vacant Land Condominium  
☐ Condominium Exemption  
☐ Site Plan Application  
☐ Consent/Severance  
☐ Minor Variance  
☐ Easement/Right-of-Way  
☐ Extension of a Temporary Use By-law  
☐ Part Lot Control  
☐ Cash-in-Lieu of Parking  
☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 331049304027600000

**A. Applicant Information**

Name of Owner BILL BONNIECULVER

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.

Address 1017 ST JOHN ROAD W

Town and Postal Code N3C 4K1

Phone Number 426-8174

Cell Number \_\_\_\_\_

Email sub culver@hotmail.com

Name of Applicant BILL BONNIE CULVER  
Address 1017 ST JOHN ROAD  
Town and Postal Code N3B 4K1  
Phone Number 426-8174  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

Name of Agent BILL CULVER  
Address 1017 ST JOHN ROAD  
Town and Postal Code N3B 4K1  
Phone Number 426-8174  
Cell Number \_\_\_\_\_  
Email bnbculver@hotmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

1ST ONTARIO CREDIT UNION

#### B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

CHR CONC 6 PT LOT 13

Municipal Civic Address: 1017 ST JOHN ROAD

Present Official Plan Designation(s): HR

Present Zoning: HR

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify:

Handing on Severed Portion

3. Present use of the subject lands:

HR - VACANT LOT / FARM

4. Please describe all **existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

NIL

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

NIL

6. Please describe all **proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

SINGLE FAMILY HOME

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

1976 June

9. Existing use of abutting properties:

FARM VACANT LOT - CHURCH

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

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### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

ADD BOUNDARY ADJUSTMENT WHICH  
HAS A HOLDING PROVISION TO  
EXISTING PARCEL.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

remove Holding recognize area of 1507 m<sup>2</sup>  
CONDITION OF CONSENT APPLICATION

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

- Frontage: \_\_\_\_\_

Depth: 5196

Lot Area: ABZ SG MET

Present Use: H.R.

Proposed Use: HR

Proposed final lot size (if boundary adjustment): 1567 SQ MET

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 49304079300

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: FARM/NE HOLDING REGION

Proposed Use: FARM

- Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

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

- BOONIE CULVER



### 9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

30.17

30.17

Lot depth

51.96

51.96

Lot width

Lot area

54730 MET

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

Landscaped open space

Entrance access width

Exit access width

Size of fencing or screening

Type of fencing

### 10. Building Size

Number of storeys

SINGLE FAMILY HOME

Building height

Total ground floor area

Total gross floor area

Total useable floor area

### 11. Off Street Parking and Loading Facilities

Number of off street parking spaces

Number of visitor parking spaces

Number of accessible parking spaces

Number of off street loading facilities

### 12. Multiple Family Residential (if applicable)

Number of buildings existing:

Number of buildings proposed: ONE - SINGLE FAMILY

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

**Type**

**Number of Units**

**Floor Area per Unit in m<sup>2</sup>**

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

**13. Commercial/Industrial Uses (if applicable)**

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_  
Total number of staff proposed in five years: \_\_\_\_\_  
Maximum number of staff on the largest shift: \_\_\_\_\_  
Is open storage required: ☐ Yes ☐ No  
Is a residential use proposed as part of, or accessory to commercial/industrial use?  
☐ Yes ☐ No If yes please describe: \_\_\_\_\_

**14. Institutional (if applicable)**

Describe the type of use proposed: \_\_\_\_\_  
Seating capacity (if applicable): \_\_\_\_\_  
Number of beds (if applicable): \_\_\_\_\_  
Total number of staff proposed initially: \_\_\_\_\_  
Total number of staff proposed in five years: \_\_\_\_\_  
Maximum number of staff on the largest shift: \_\_\_\_\_  
Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.): \_\_\_\_\_

**15. Describe Recreational or Other Use(s) (if applicable)**



#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

PREVIOUS OWNERS

4. If you answered yes to any of the above questions in Section D, 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

#### E. Provincial Policy

1. Is the requested amendment 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance 300'

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

**Water Supply**

- ☐ Municipal piped water  
☐ Communal wells  
☒ Individual wells  
☐ Other (describe below)

**Sewage Treatment**

- ☐ Municipal sewers  
☐ Communal system  
☒ Septic tank and tile bed  
☐ Other (describe below)

**Storm Drainage**

- ☐ Storm sewers  
☒ Open ditches  
☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

ELIZABETH ST.

G. Other Information

1. Does the application involve a local business? ☒ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

CONDITION OF CONSENT APPLICATION  
BNPL 2017 FR.

ZONING TO REMOVE HOLDING-  
REVISION AND ~~RESTATE~~ RECOGNIZE  
DEFICIENT LOT AREA.

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, **folded hard copies** (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

- 33. Signs
- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- 37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)  
☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

#### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. Transfers, Easements and Postponement of Interest**

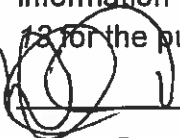
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

#### **Permission to Enter Subject Lands**

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

#### **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. 18* for the purposes of processing this application.

  
\_\_\_\_\_  
Owner/Applicant Signature

  
\_\_\_\_\_  
Date

### K. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We BILL BONDIE CULLER am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize BILL CULLER to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]  
Owner

Oct 28 17  
Date

Bonnie Culler  
Owner

Oct 28, 2017  
Date

### O. Declaration

I, BILL CULLER of NORFOLK  
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:

185 Robinson St.

[Signature]  
Owner/Applicant Signature

In Simcoe, ON

This 31<sup>st</sup> day of October

A.D., 2017

[Signature]

A Commissioner, etc.

ALISHA KATHLEEN CULL, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 28, 2019.





**COMMITTEE OF ADJUSTMENT  
REPORT REGARDING AN APPLICATION FOR  
CONSENT**

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**FILE NUMBER: BNPL2017189**

**MEETING DATE:** October 18, 2017  
**APPLICANT(S):** Bill Culver  
**ROLL NUMBER:** 3310493040276000000  
**LOCATION:** CHR CON 6 PT LOT 13 (1017 St John's Rd, Simcoe)

**PROPOSAL:**

An application has been received to sever a parcel having no frontage, an irregular width, a depth of 51.96 metres (170.5 feet), and having an area of 482 square metres (0.12 acres) as a boundary adjustment. Lands to be added to existing parcel located immediately adjacent to the east of (Roll# 49304029320). Final lot size: 1567 square metres (0.39 acres).

**PLANNING STAFF RECOMMENDATION:**

That Application **BNPL2017189** BE APPROVED, subject to the attached conditions.

**REASON:** The subject application is consistent with the Provincial Policy Statement, 2014 and conforms to the Norfolk County Official Plan regarding boundary adjustments in the Hamlet designation.

**SITE FEATURES AND LAND USE:** The subject lands are a vacant parcel measuring 482 square metres (0.12 acres) in size and front onto the north side of Elizabeth Street in the Hamlet of Walsh. The lands are part of a 0.2 hectare (0.5 acre) vacant residential lot which is currently in agricultural production in conjunction with the surrounding farmland. Surrounding land uses include a vacant residential parcel to the east, residential dwellings to the south, and active farmland to the north and west.

**PERTINENT CIRCULATION COMMENTS:**

**Canada Post** – Please be advised that Canada Post does not have any comments on this application for severance of land to the adjacent property as it will not affect mail delivery.

**Building Inspector (Sewage System Review)** – Reviewed – No comment at this time.

**Zoning Administrator** – No comments received.

**Fire** – Reviewed – No comment at this time.

**Forestry Division** – Reviewed – No comment at this time.

**GIS Section** – Reviewed – No comment at this time.

**EMS** – Norfolk County EMS can foresee no issues with this report at this time.

**Hydro One** – We are in receipt of your Application for Consent, BNPL2017189 dated Sept 18, 2017. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

#### **Public Works and Environmental Services**

- Both the severed and retained parcels are within the municipal drainage area(s) of the Walsh & Walsh Outlet Drain(s). If the severance is granted an engineer must be hired to complete a reapportionment of the original drain assessment(s) as per Section 65(1) of the Drainage Act. The fee for the above-mentioned reapportionment of drain assessment(s) is \$108.00.
- Retained Parcel requires an Entrance Permit.

**Union Gas** – Thank you for your correspondence with regard to the proposed severance. Union Gas Limited ("Union") does have a main line within the area which we do have easement rights for. The purchaser of the proposed lands needs to be aware of our easement and all rights pertaining thereto. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

#### **REGARD FOR PUBLIC INPUT**

No public input has been received for this application and therefore was not considered as part of the recommendation.

#### **COMMUNITY PLANNING COMMENTS**

The applicant is proposing to sever a parcel of vacant land and add it to an adjacent residential parcel. The purpose of this application is to create a more regularly shaped building lot.

#### **Provincial Policy Statement, 2014 (PPS)**

Section 1.1.4.2 of the PPS states, "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted."

The applicant is proposing to reconfigure three existing lots within the Hamlet of Walsh. The new lot configurations will result in more regularly shaped lots (rectangles) instead of the current oddly-shaped parcels. The subject application is consistent with the policies of the PPS.

## **Norfolk County Official Plan**

The subject lands are designated "Hamlet" in the Norfolk County Official Plan.

Section 4.5.1(a) states, "Low density residential on lots suitably sized to accommodate servicing systems shall be the main permitted use."

Section 9.6.3.2, General Consent to Sever Land Policies, states, "(i) Subject to the specific policies of this Plan, consents may be permitted for the purposes of making lot boundary corrections, for the purposes of granting easements, for conveyances and consolidations, and other such administrative or technical matters, provided that such matters are minor in nature."

The subject application proposes to make a boundary adjustment in order to create a better shape for a residential building lot. This matter is technical in nature. The subject application complies with the intent of the Official Plan.

## **Norfolk County Zoning By-Law 1-Z-2014**

The subject lands are zoned "Hamlet Residential" with a Holding in the Zoning By-law. This Holding must be lifted from the subject lands. A Zoning By-law Amendment is also required to recognize the deficient lot area. This has been included as a condition of consent.

## **Other Information**

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA). The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR.

Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

## **Conclusion**

It is the professional opinion of Community Planning staff that the subject application is consistent with the policies of the PPS and conforms to the intent of the Official Plan regarding boundary adjustments. Staff support this application and recommend that it be approved, subject to the attached conditions.

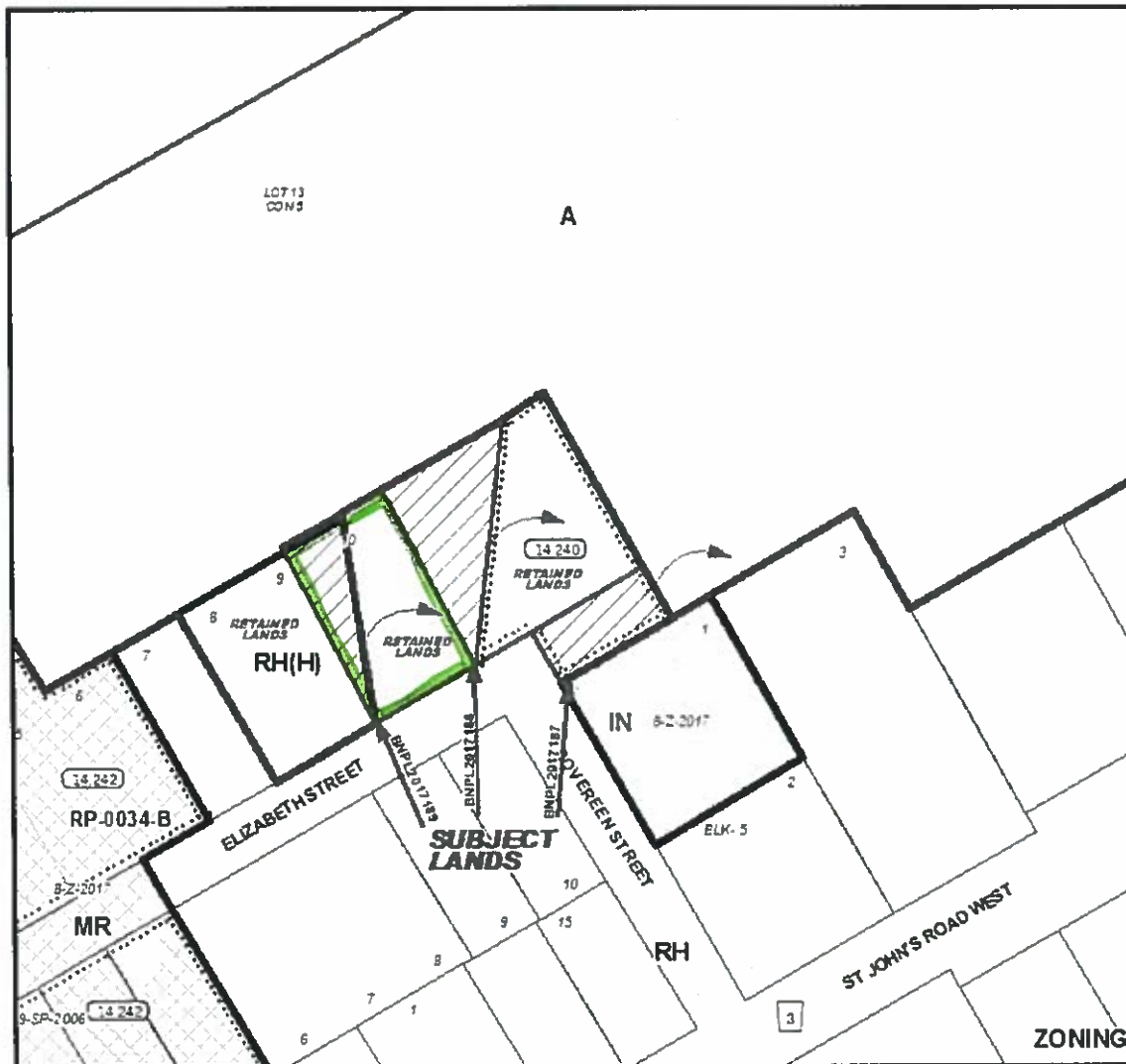
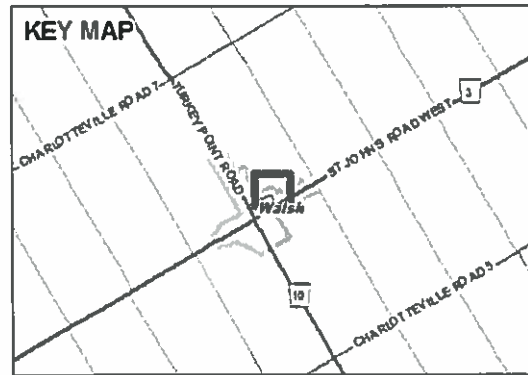
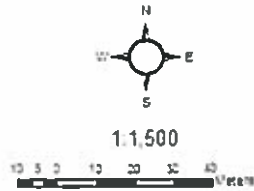
Written and Submitted By:  
Alisha Cull, BES, MCIP, RPP  
Planner  
For more information, call:  
519.426.5870 ext. 1893

Reviewed By:  
Mat Vaughan, BES, MCIP, RPP  
Senior Planner  
For more information, call:



**MAP 1**  
**File Number: BNPL2017187,**  
**BNPL2017188 & BNPL2017189**

Geographic Township of  
**CHARLOTTEVILLE**

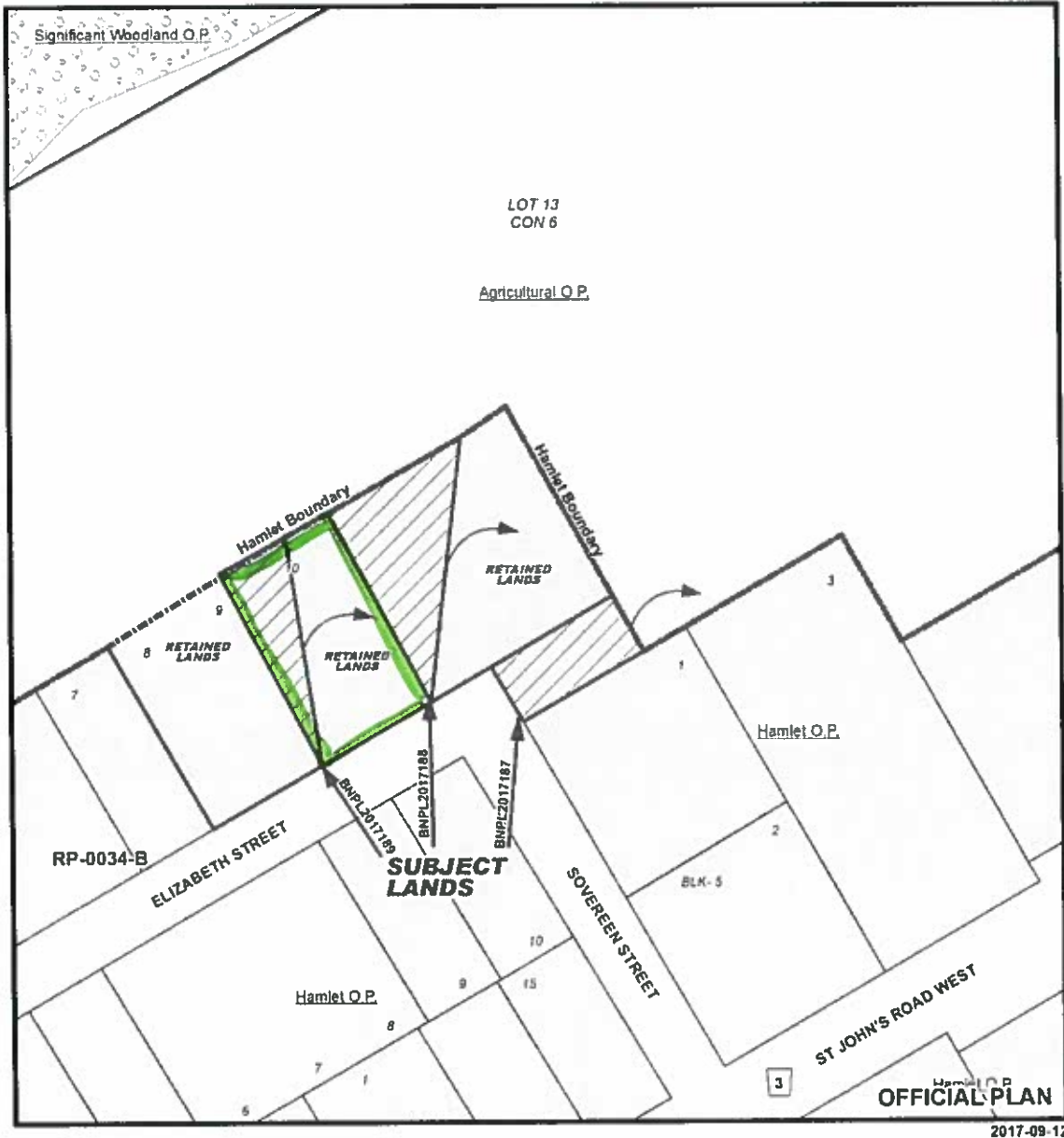
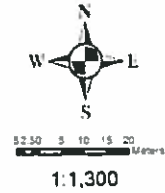


2017-09-11

## MAP 2

File Number: BNPL2017187, BNPL2017188  
& BNPL2017189

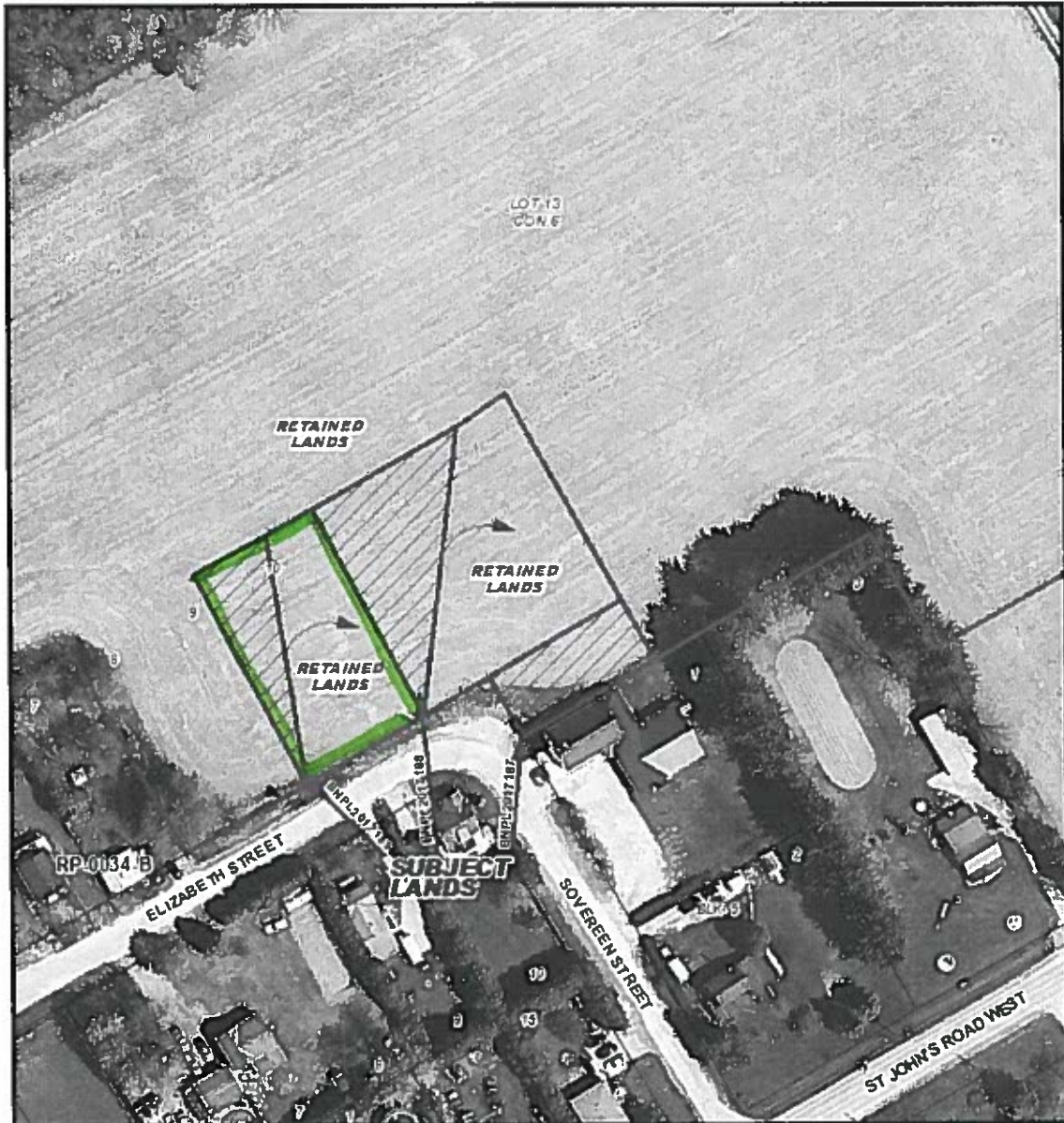
Geographic Township of CHARLOTTEVILLE



### MAP 3

File Number: BNPL2017187, BNPL2017188  
& BNPL2017189

Geographic Township of CHARLOTTEVILLE





## SUBJECT TO THE FOLLOWING CONDITIONS:

1. Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
  - a) ☒ Payment of any outstanding taxes;
  - b) ☒ Drainage assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 at the applicant's expense (\$108.00).
2. ☒ Receipt of a letter from the Public Works and Environmental Services Department indicating that their requirements have been satisfied concerning an entrance permit for the retained parcel.
3. ☒ That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
4. ☒ That the severed parcel becomes part and parcel of the abutting lands presently owned by **Bonnie Culver** assessment roll number **493.040.29320**.
5. ☒ That the solicitor acting in the transfer provides their undertaking in the following manner. "In consideration of the Certificate of Official, I undertake to ensure that at the time of the registration of the said Certificate of Official or deed upon which time it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed".
6. ☒ Subject to approval of the required Zoning By-law Amendment application to remove the Holding from the severed and retained lands, and recognize the deficient lot area of the new lot. ✖
7. ☒ Receipt of five copies of the registered reference plan for the severed parcel of land.
8. ☒ Receipt of three copies of the deed for the severed parcel of land, or if filing by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation.
9. ☒ That the solicitor acting in the transfer provides an undertaking to provide the Secretary-Treasurer with a copy of the first page of the Receipted Transfer upon completion of the electronic registration.
10. ☒ That the above conditions must be fulfilled and the Certificate of Official for consent be issued on or before the lapsing date noted below after which time the consent will lapse.

**LAPSING DATE: October 18, 2018**





Norfolk County  
50 Colborne Street, South  
Simcoe ON N3Y 4H3

# RECEIPT OF PAYMENT

Page 1

CULVER WILLIAM JOSEPH LAVERNE  
1017 ST JOHN'S RD W  
RR 2  
SIMCOE, ON N3Y 4K1

Receipt Number: 101666  
Tax Number:  
Date: November 1, 2017  
Initials: KD

Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DZART	ZNPL2017245	1	\$326.00
General	DZART	ZNPL2017246	1	\$326.00
General	DZART	ZNPL2017247	1	\$326.00

Cheque Number: 013

Subtotal:	\$978.00
Taxes:	\$0.00
Total Receipt:	\$978.00
Cheque:	\$978.00

Total Amount Received:	\$978.00
Rounding:	\$0.00
Amount Returned:	\$0.00



Norfolk County  
50 Colborne Street, South  
Simcoe ON N3Y 4H3

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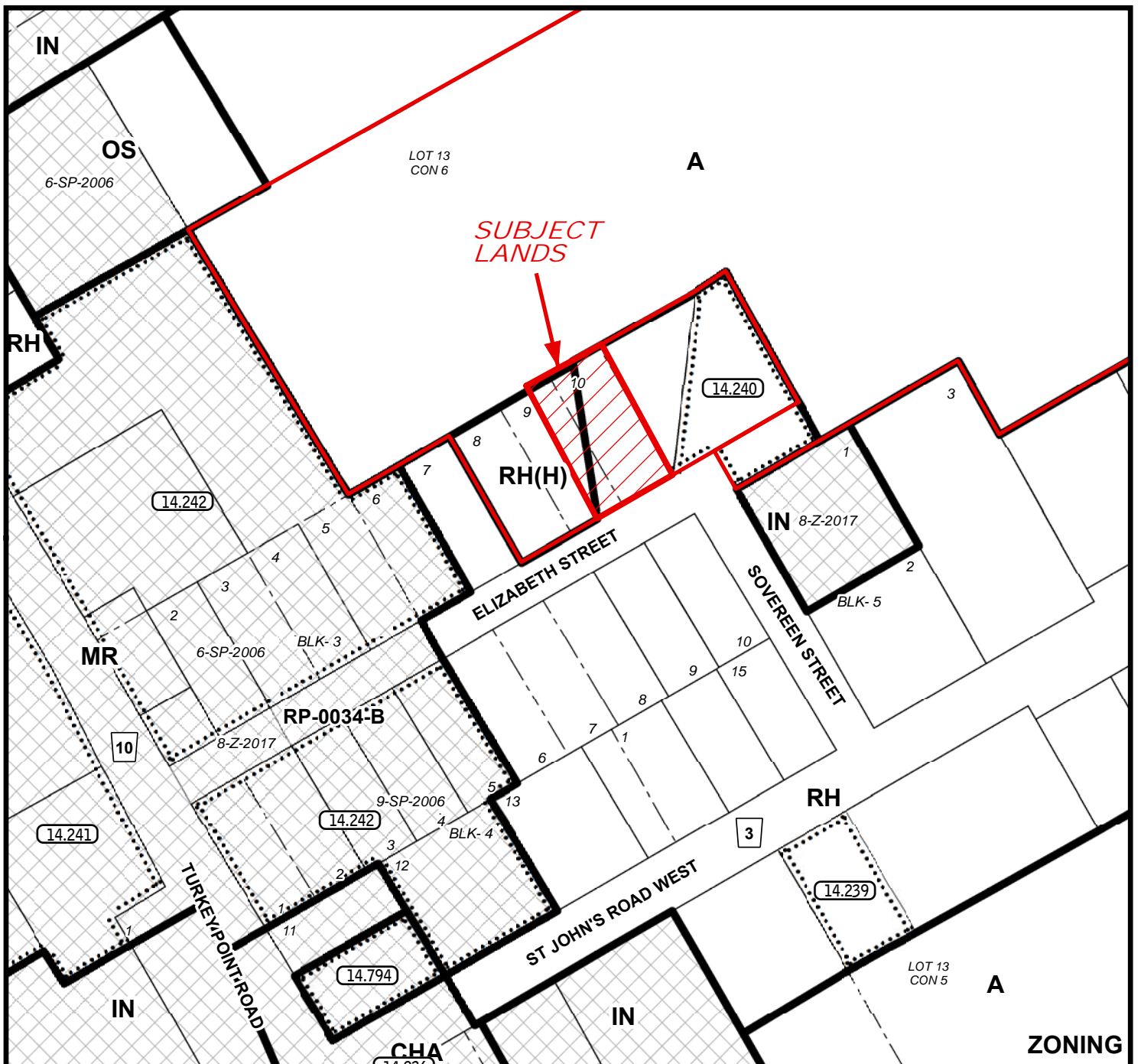
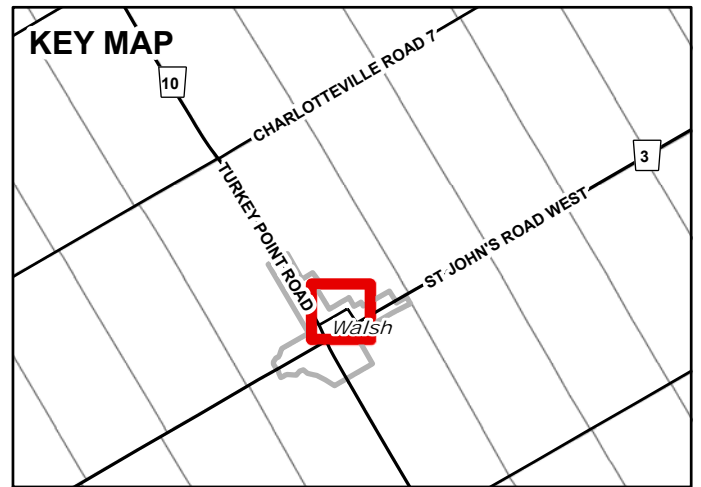
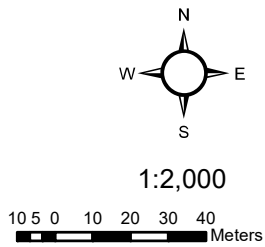
Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DZART	ZNPL2017245	1	\$326.00
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			Total Receipt:	\$978.00
			Cheque:	\$978.00

Total Amount Received:	\$978.00
Rounding:	\$0.00
Amount Returned:	\$0.00

# MAP 1

## File Number: ZNPL2017245

Geographic Township of  
**CHARLOTTEVILLE**

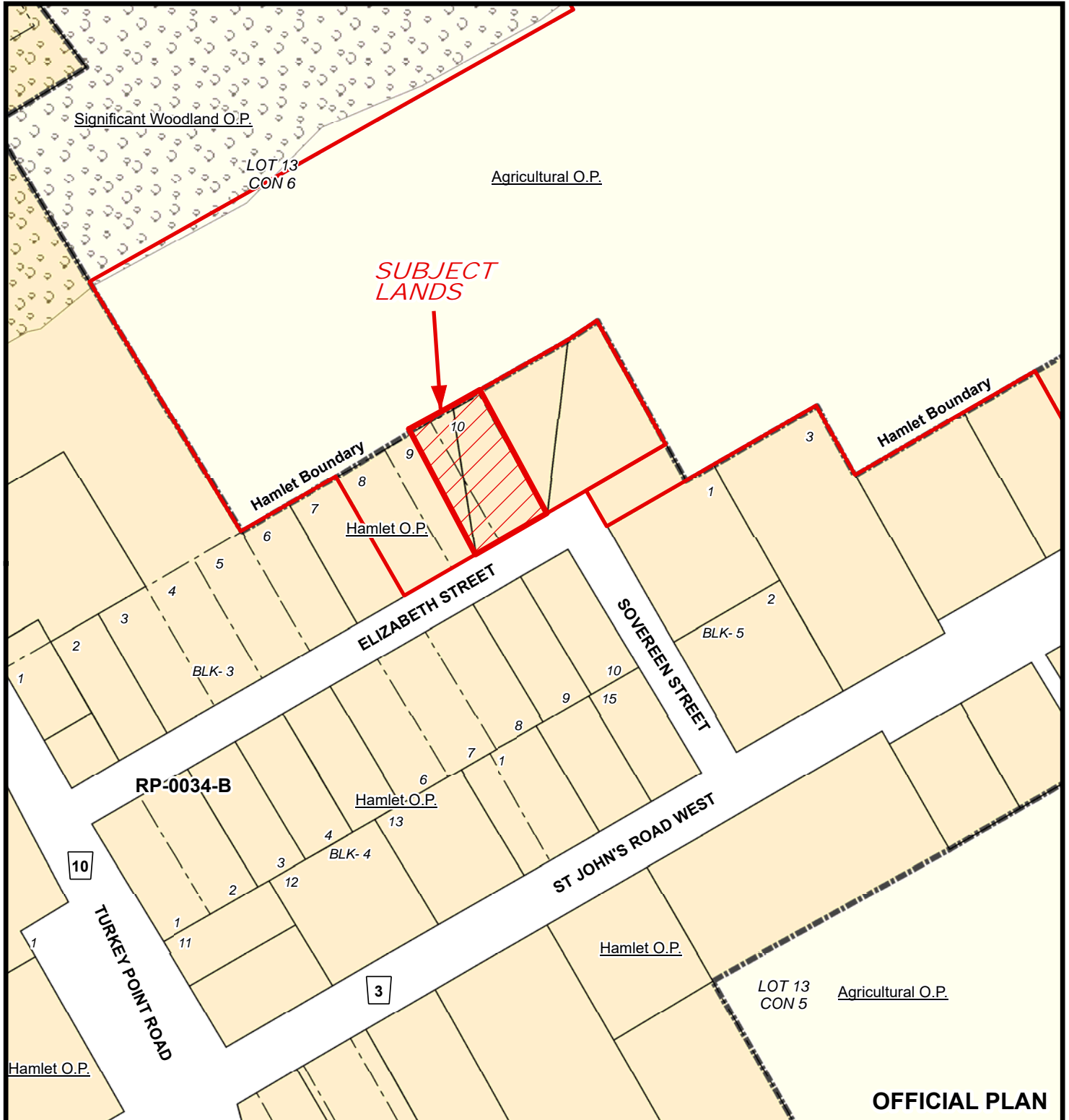
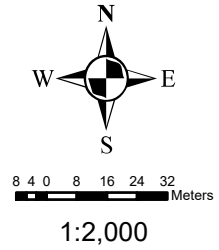


**ZONING**

# MAP 2

File Number: ZNPL2017245

Geographic Township of CHARLOTTEVILLE



OFFICIAL PLAN

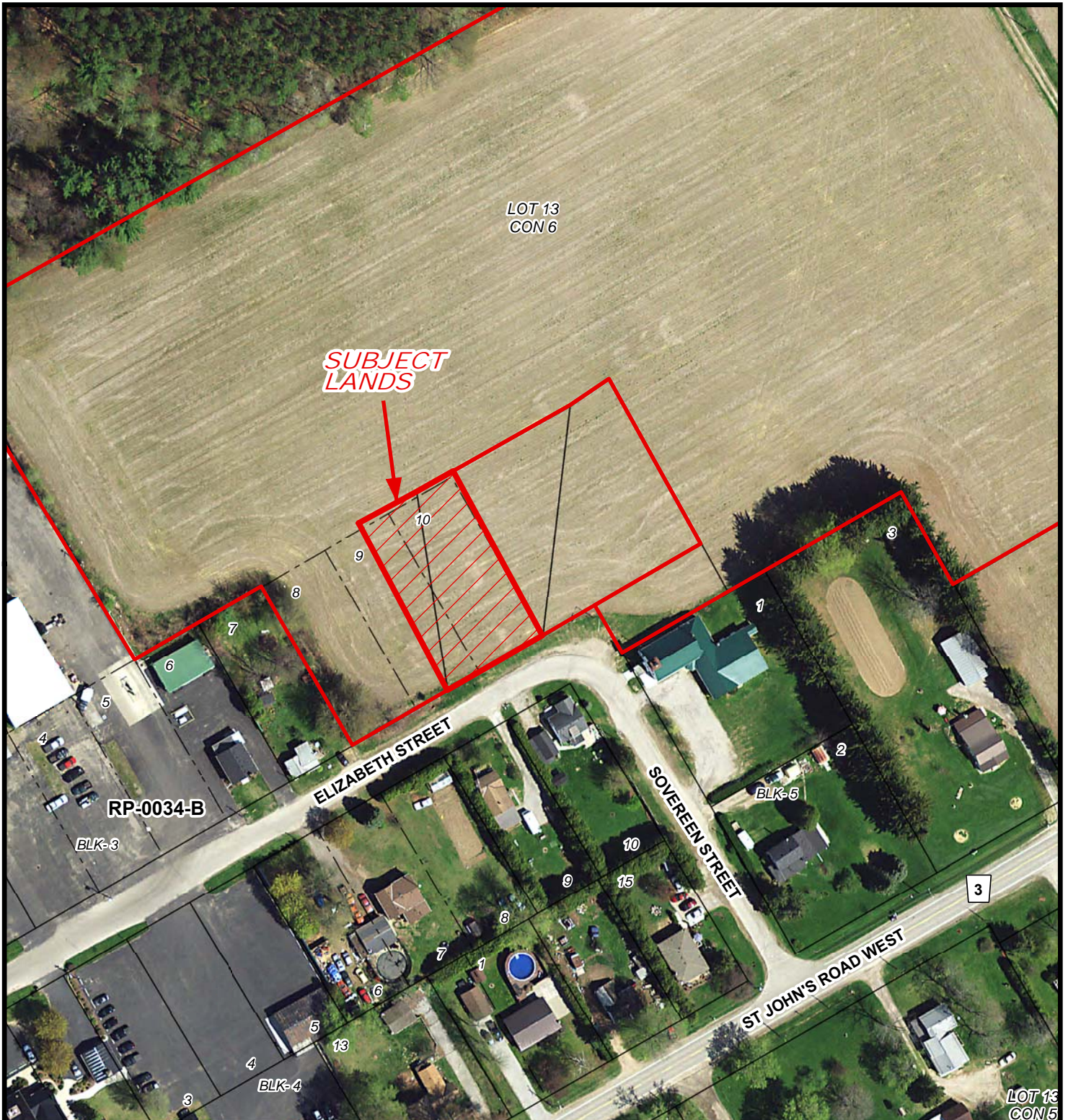
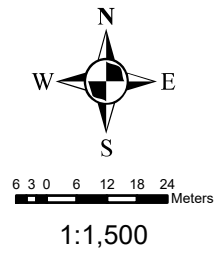
11/6/2017



# MAP 3

File Number: ZNPL2017245

Geographic Township of CHARLOTTEVILLE



# MAP 4

File Number: ZNPL2017245

Geographic Township of CHARLOTTEVILLE

