

Committee of Adjustment Application to Planning Department

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Consultation

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

Processing the Development Application

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or planning@norfolkcounty.ca.

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0

For Office Use Only:

| | | | |
|--------------------------|-------|-----------------------------|-------|
| File Number | _____ | Application Fee | _____ |
| Related File Number | _____ | Conservation Authority Fee | _____ |
| Pre-consultation Meeting | _____ | Well & Septic Info Provided | _____ |
| Application Submitted | _____ | Planner | _____ |
| Complete Application | _____ | Public Notice Sign | _____ |

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

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

Property Assessment Roll Number: ~~3310359200000000~~ _____

A. Applicant Information

Name of Owner Benjamin Robert Gannon _____

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 51 Brown St _____

Town and Postal Code Waterford, N0E 1Y0 _____

Phone Number (519) 771-1990 _____

Cell Number (519) 771-1990 _____

Email Bengannon00@gmail.com _____

Name of Applicant Benjamin Robert Gannon _____

Address 225 St James St S _____

Town and Postal Code Waterford, N0E 1Y0 _____

Phone Number (519) 771-1990 _____

Cell Number (519) 771-1990 _____

Email Bengannon00@gmail.com _____



Name of Agent _____
 Address _____
 Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
 WAT PLAN 19B BLK K PT LOT 25

Municipal Civic Address: ~~515 Broad Street~~ 515 Broad Street

Present Official Plan Designation(s): _____

Present Zoning: ~~R1~~ R1

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

Yes No If yes, please specify:

3. Present use of the subject lands:

None (vacant lot)

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, and height on your attached sketch which must be included with your application:

None

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

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, and height on your attached sketch which must be included with your application:

Single Detached Dwelling- Single storey

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:

9. Existing use of abutting properties:

Single Detached Dwelling

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:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

| | Existing | Permitted | Provision | Proposed | Deficiency |
|--|---------------|-----------|-----------|-----------------------|-------------|
| Lot frontage | 26.10m | 15m | | | None |
| Lot depth | 17.55m-17.82m | N/A | | | None |
| Lot width | 24.93m | N/A | | | None |
| Lot area | 450.845msq | 450msq | | | None |
| Lot coverage | | N/A | | 34% | None |
| Front yard | | 6m | | 4.5m | 1.5m |
| Rear yard | | 7.5m | | 5.78m-5.97m | 1.72m-1.53m |
| Height | | 11m | | Single Story Building | None |
| Left Interior side yard | | 3m | | 3.49m | None |
| Right Interior side yard | | 1.2m | | 1.2m-1.68m | None |
| Exterior side yard (corner lot) | | | | | |
| Parking Spaces (number) | | | | | |
| Aisle width | | | | | |
| Stall size | | | | | |
| Loading Spaces | | | | | |
| Other | | | | | |

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

| | | |
|---------------------------------|------------|------------|
| Lot frontage | ██████████ | _____ |
| Lot depth | ██████████ | _____ |
| Lot width | ██████████ | _____ |
| Lot area | ██████████ | _____ |
| Lot coverage | _____ | ██████████ |
| Front yard | _____ | ██████████ |
| Rear yard | _____ | ██████████ |
| Left Interior side yard | _____ | ██████████ |
| Right Interior side yard | _____ | ██████████ |
| Exterior side yard (corner lot) | _____ | _____ |

2. Please outline the relief requested (assistance is available):

~~Requesting a relief of 1.72m-1.53m spanning 20.62m to allow a rear yard ranging from 5.78m to 5.97m.
Requesting a relief of 1.5m spanning 15.94m and a relief of .46m spanning 4.68m to allow a front yard of 4.5m spanning 15.94m and 5.44m spanning 4.68m~~

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

The property (51 Brown St W) lacks the depth necessary to comply with the provisions for the proposed building but does exceed the provisions in other areas.

4. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____



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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

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 (for example: gas station, or petroleum storage):

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:
Adjacent sites and the site are zoned R1 and have only been used for single detached dwellings. Not allowing for uses that could potentially contaminate.



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:

The proposed development is very minor when considering the impact on water source protection and drainage and grading designs will also be provided taking this into consideration before a building permit is issued.

Note: If in an area of source water Wellhead Protection Area (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 _____

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 2000

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
- Individual wells

- Communal wells
 - Other (describe below)
-

Sewage Treatment

- Municipal sewers
 - Septic tank and tile bed in good working order
 - Communal system
 - Other (describe below)
-

Storm Drainage

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

2. Existing or proposed access to subject lands

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

~~Brown St. / South Main 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.

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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 (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition
- Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. 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. 13* for the purposes of processing this application.

| | |
|---------------------------------|---------------------------|
| | June 17th/2024 |
| Owner/Applicant/Agent Signature | Date |

J. Owner’s Authorization

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

I/We Benjamin Robert Gammon am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Benjamin Robert Gammon 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.

| | |
|-------|---------------------------|
| | June 17th/2024 |
| Owner | Date |

| | |
|-------|---------------------------|
| | June 17th/2024 |
| Owner | Date |



K. Declaration

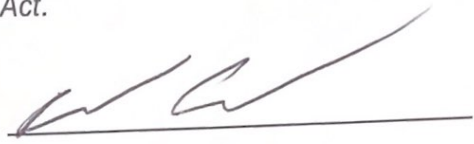
I, Benjamin Robert Gammon of 225 St James St S, Waterford ON

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:

Simcoe

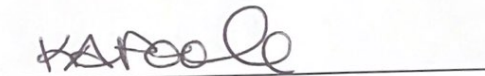


Owner/Applicant/Agent Signature

In Norfolk County

This 17th day of June

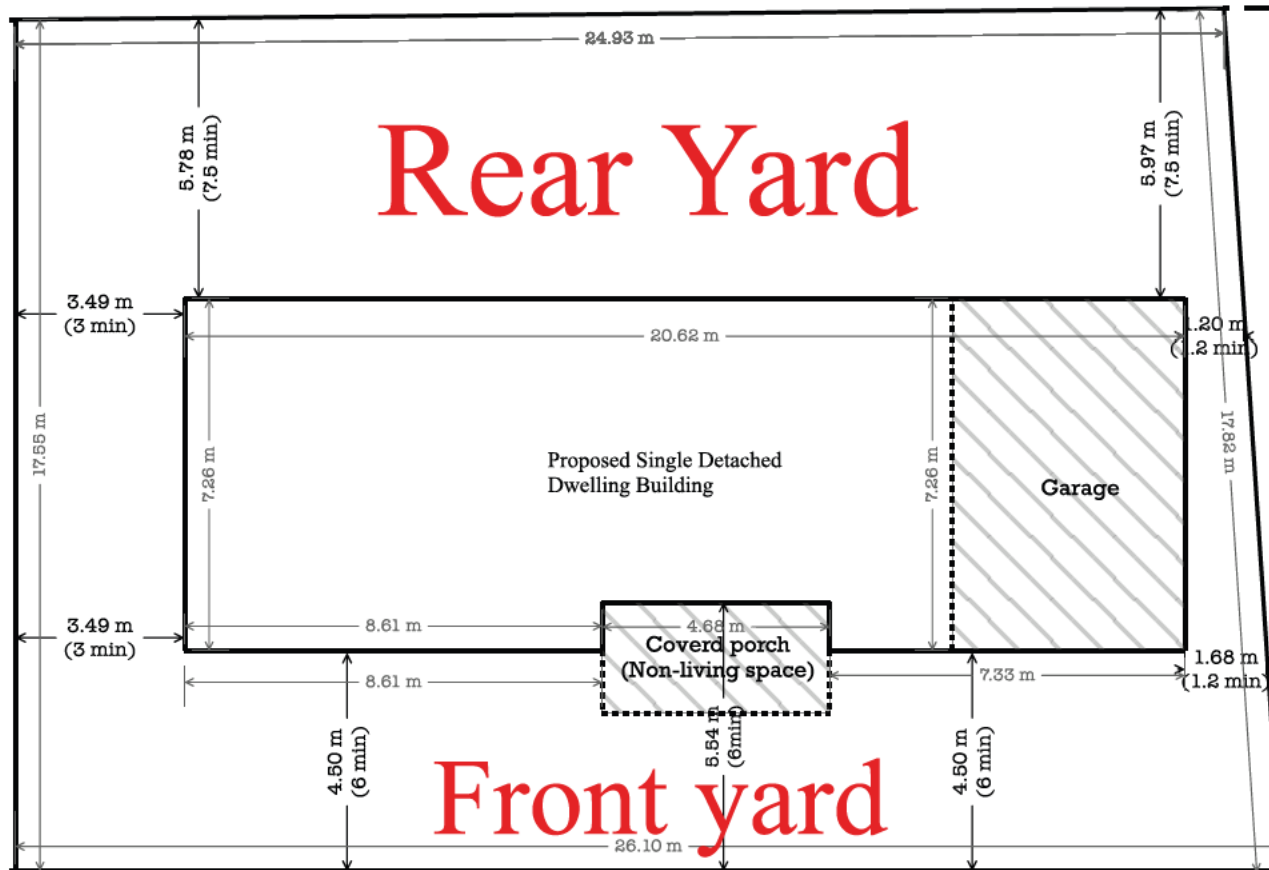
A.D., 20 2024



A Commissioner, etc.

Kaitlyn Anderson Poole, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2024.

51 Brown St
(Plotting)



NOTES

| |
|---|
| Dimensions are measured from proposed finished exterior (including brick) |
| Dimensions are shown in Meters (M) to convert to Feet multiply by 3.28 |
| Lot area: 450.845m ² Single story with basement |
| Maximum height (top of roof peak) from average grade: 6.5m |
| Lot coverage: 34% (including garage) |
| Drawn and designed by applicant: Benjamin R. Gammon |

Brown St W Brown St W Brown St W

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 37R-11743

RECEIVED AND DEPOSITED
DATED 2024/06/03

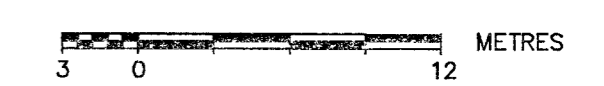
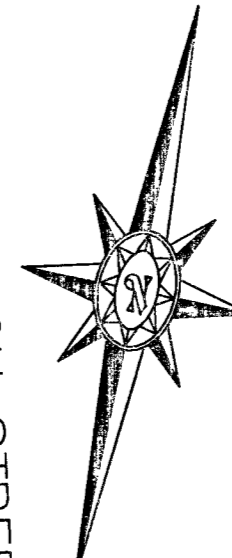
R. C. Dixon
R. C. DIXON
ONTARIO LAND SURVEYOR

Carmen Duennerville
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

| SCHEDULE | | | | |
|----------|---------------------|----------------------|------------------------|--------------|
| PART | LOT/BLOCK | PLAN | PIN | AREA (SQ.M) |
| 1 | PART LOT 25 BLOCK K | REGISTERED PLAN 19-B | PART OF PIN 50280-0244 | 454.865 sq.m |
| 2 | PART LOT 25 BLOCK K | REGISTERED PLAN 19-B | PART OF PIN 50280-0244 | 450.845 sq.m |

PARTS 1 & 2 COMPRISE ALL OF PIN 50280-0244 (LT)

PLAN OF SURVEY
OF PART OF
LOT 25, BLOCK K
REGISTERED PLAN 19-B
(TOWN OF WATERFORD)
IN
NORFOLK COUNTY
SCALE: 1 : 300



JEWITT AND DIXON LTD.
METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE:
BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N16°19'15"W [UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)]

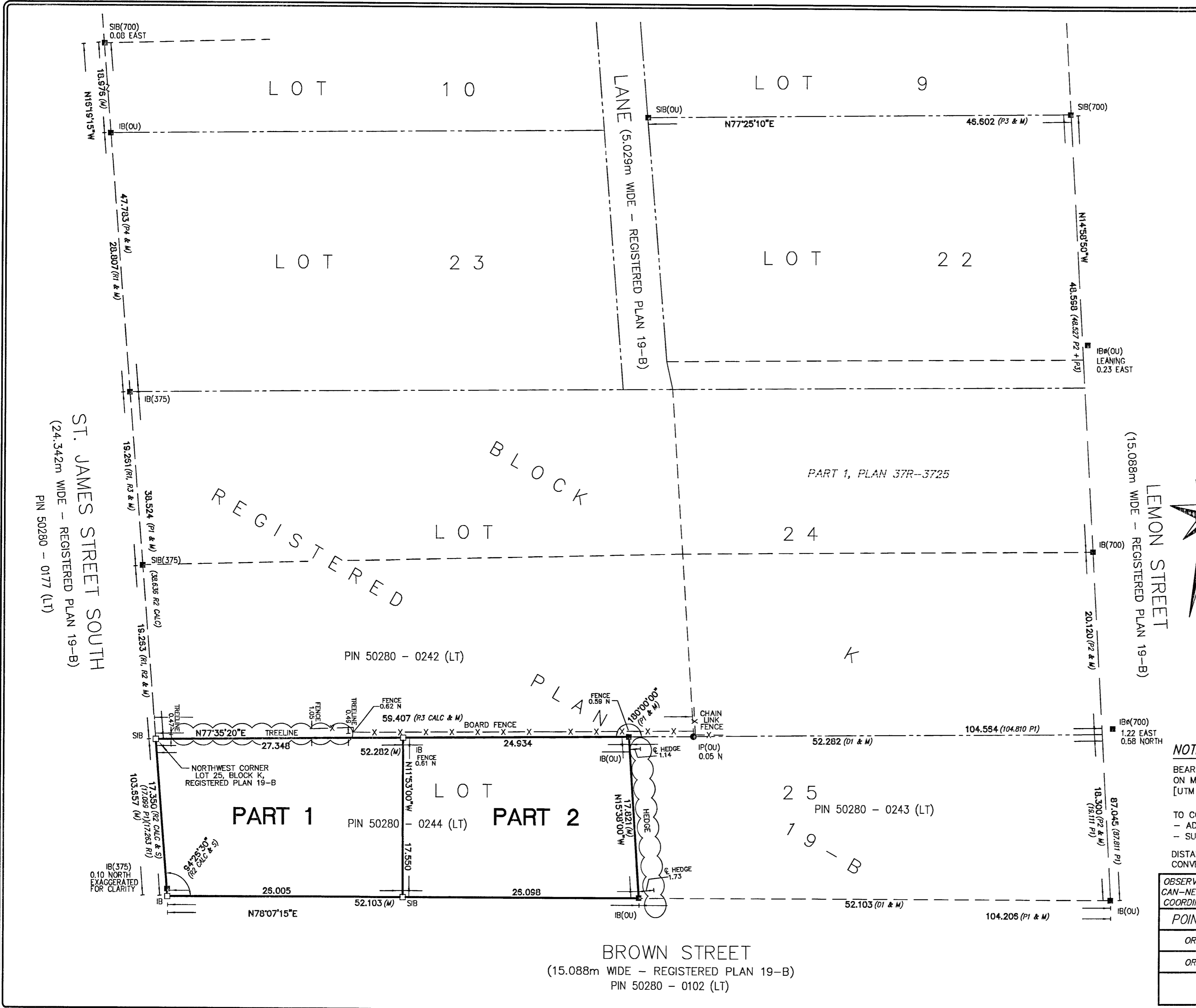
TO CONVERT (P1) BEARINGS TO GRID BEARINGS
- ADD 00°22'45" TO THE NORTHWEST BEARINGS
- SUBTRACT 00°22'45" FROM THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.9996

OBSERVED REFERENCE POINTS (ORPs): DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) HTV2.0 (2010) COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| ORP A | 4753013.220 | 557827.248 |
| ORP B | 4753094.467 | 557803.436 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 6TH DAY OF MAY, 2024.

DATED: MAY 7, 2024
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-73143

R. C. Dixon
R. C. DIXON, O.L.S.
FOR JEWITT & DIXON LTD.

LEGEND

| | | | | |
|-----------------------|--------------------|-----------|-----|----------------------|
| 2.5cm X 2.5cm X 1.2m | STANDARD IRON BARS | SHOWN | -□- | SIB |
| 1.6cm X 1.6cm X 0.6m | IRON BARS | SHOWN | -□- | IB |
| 1.6cm ROUND X 0.6m | IRON BARS | SHOWN | -□- | IB Ø |
| LOT LINES | SHOWN | --- | | |
| DEED LINES | SHOWN | --- | | |
| FENCE LINES | SHOWN | -x-x-x-x- | | |
| CENTRE LINES | SHOWN | --- | | |
| ROAD LINES | SHOWN | --- | | |
| FOUND IRON BARS | SHOWN | ■ | | PLANTED IRON BARS |
| IRON PIPE | SHOWN | IP | | ORIGIN UNKNOWN |
| JEWITT AND DIXON LTD. | SHOWN | (700) | | E. P. BOWMAN, O.L.S. |
| | | | | SHOWN (375) |

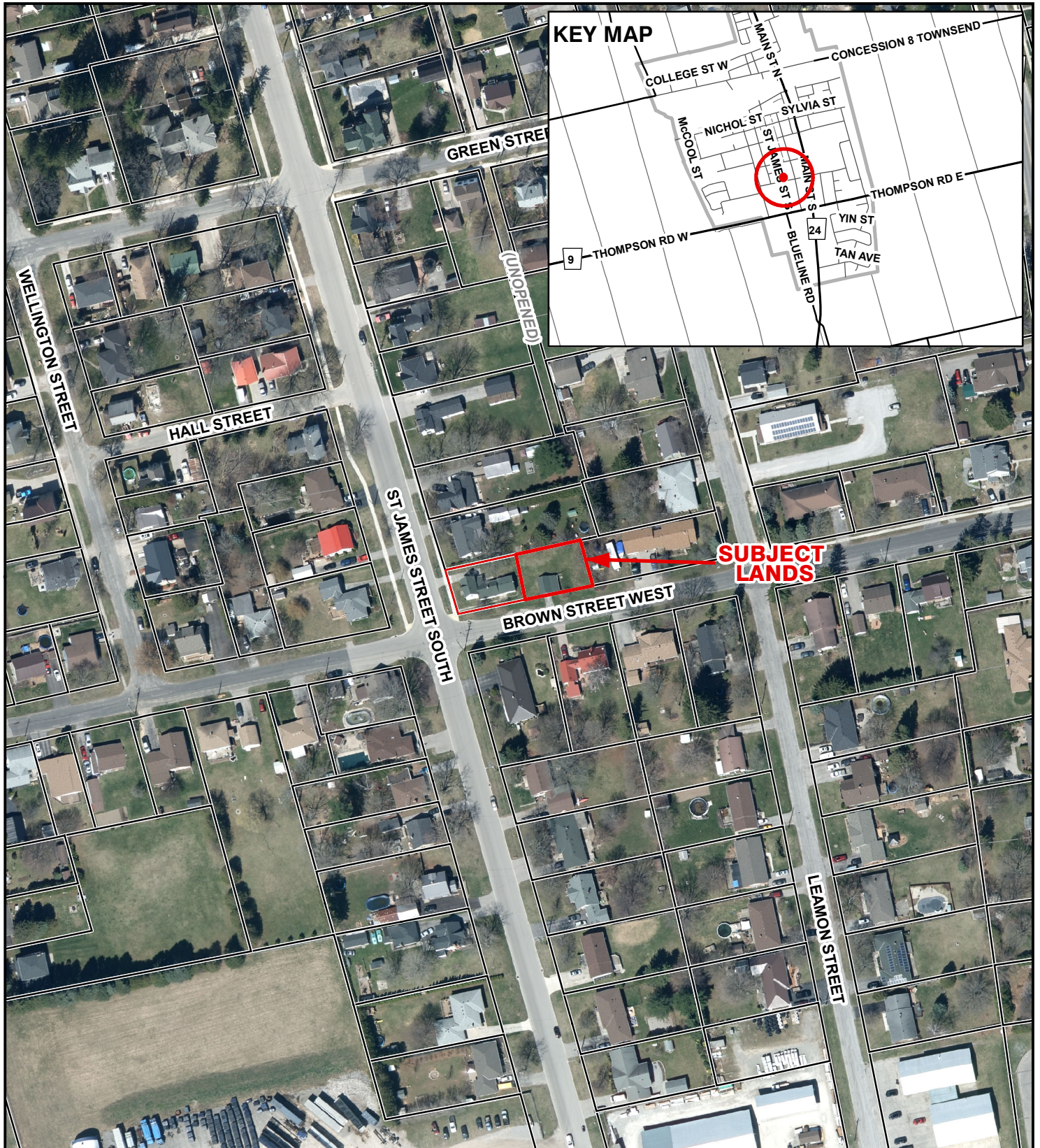
REGISTERED PLAN 19-B SHOWN (P1)
PLAN 37R-3725 SHOWN (P2)
SKETCH BY J. B. DODD, O.L.S. SHOWN (P3)
DATED JANUARY 8, 1979 (S.2681-B)
PLAN OF SURVEY BY R. C. DIXON, O.L.S. SHOWN (P4)
O.L.S. DATED JUNE 1, 1989 (P.5302) (WAT.15-65-66)
RECORDS OF L.G. WOODS SURVEYING SHOWN (R1)
UNDATED (S.8686)
RECORDS OF JEWITT & DIXON LTD. SHOWN (R2)
DATED MAY 12/59 (WAT.2-55)
RECORDS OF JEWITT & DIXON LTD. SHOWN (R3)
DATED MAY 6/66 (WAT.5-40)
INSTRUMENT No. NR564848 SHOWN (D1)
(PIN 50280-0243)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com



| |
|-------------------|
| F.W. - J.R. |
| BOOK - LL-FILE |
| CALC. - J.L.M. |
| PLAN - J.L.M. |
| CHECK - K.H. |
| CLIENT - GAMMON |
| 23-3896-RP |

MAP A
CONTEXT MAP
Urban Area of WATERFORD

ANPL2024234

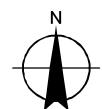


Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

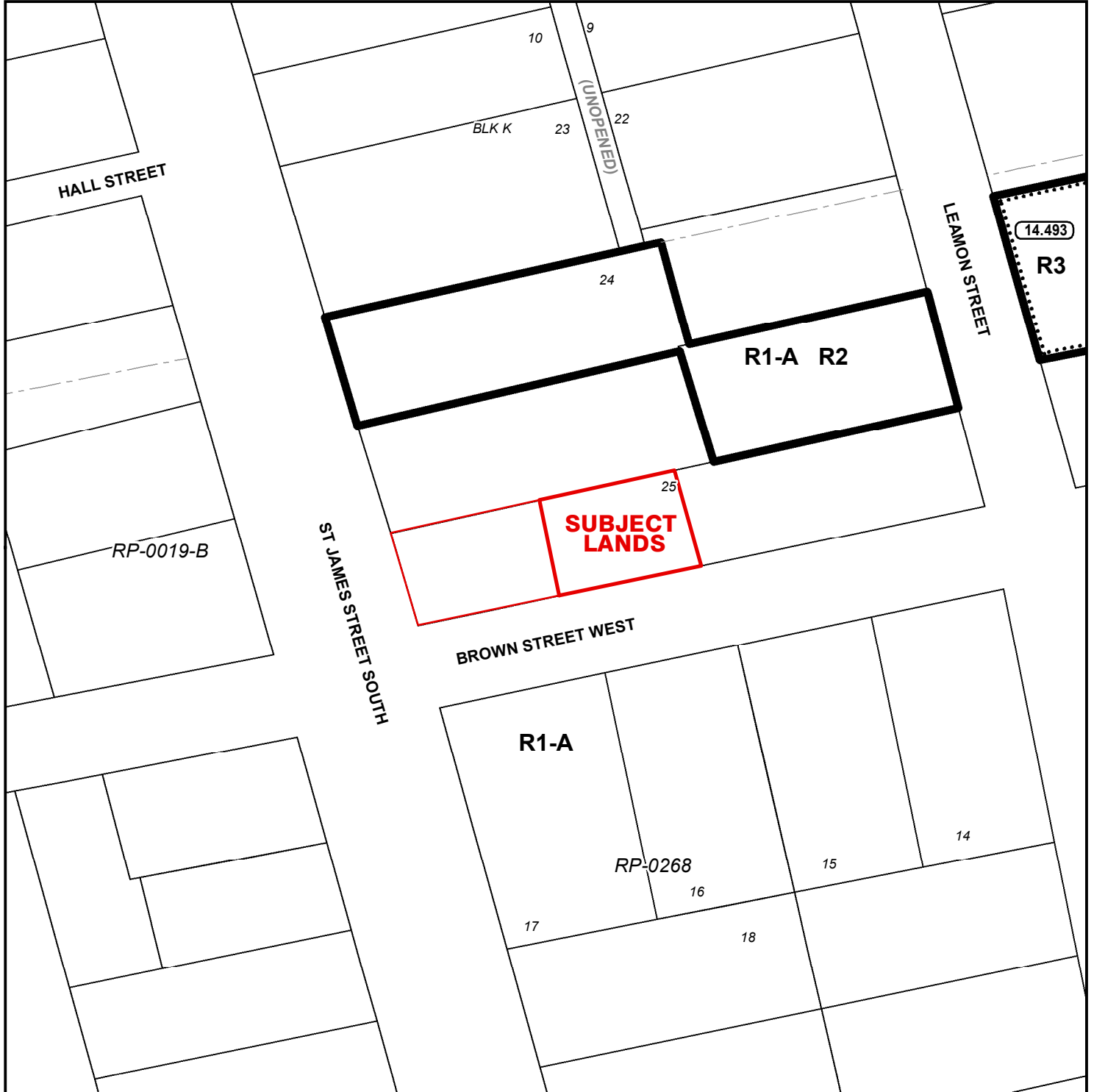
7/25/2024





10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
Urban Area of WATERFORD

ANPL2024234



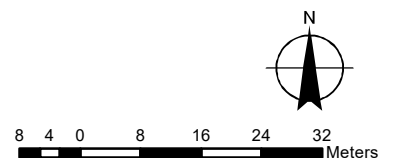
LEGEND

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

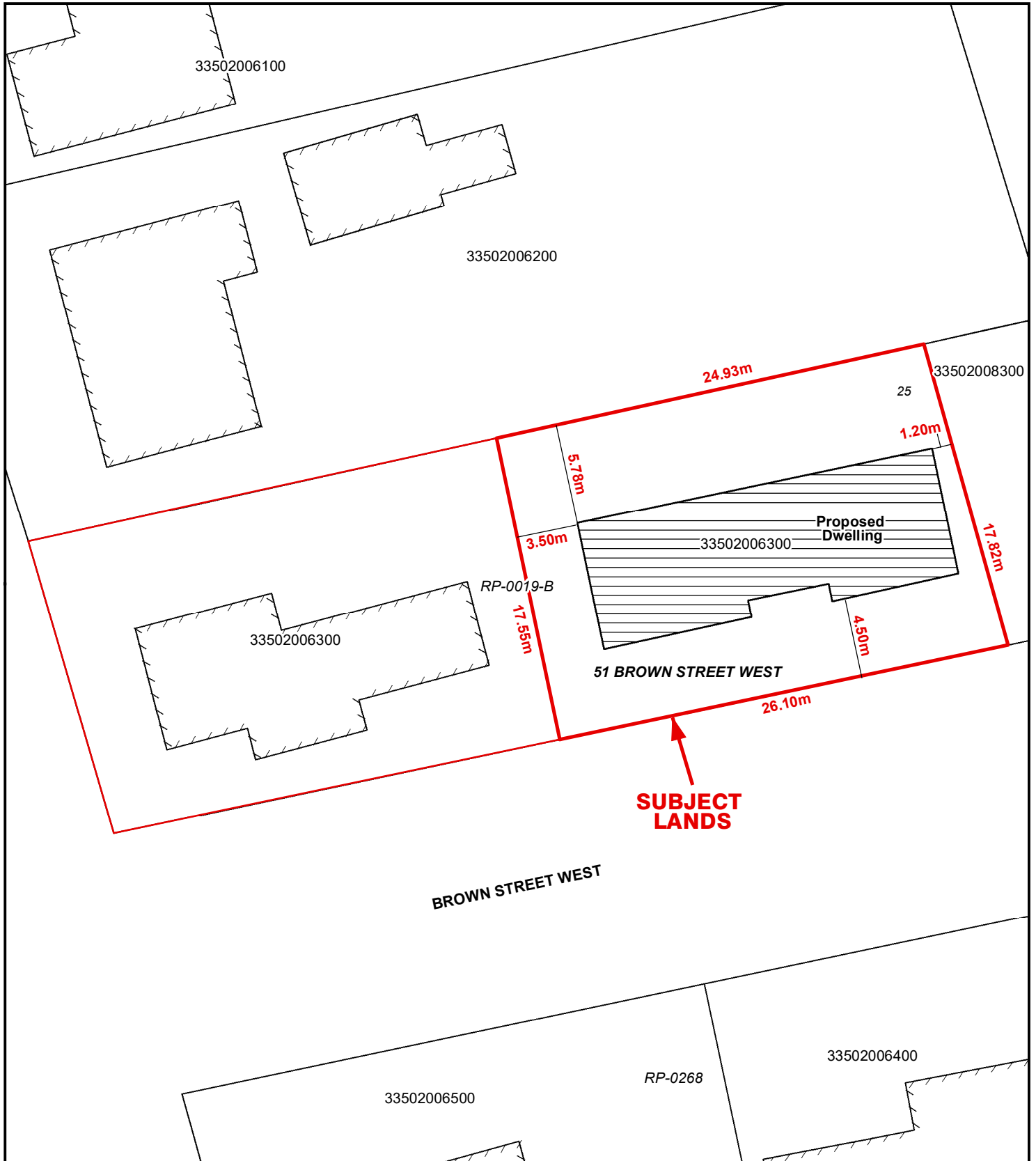
7/25/2024

- (H) - Holding
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone




CONCEPTUAL PLAN

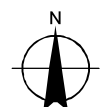
Urban Area of WATERFORD



Legend

-  Subject Lands
-  Lands Owned

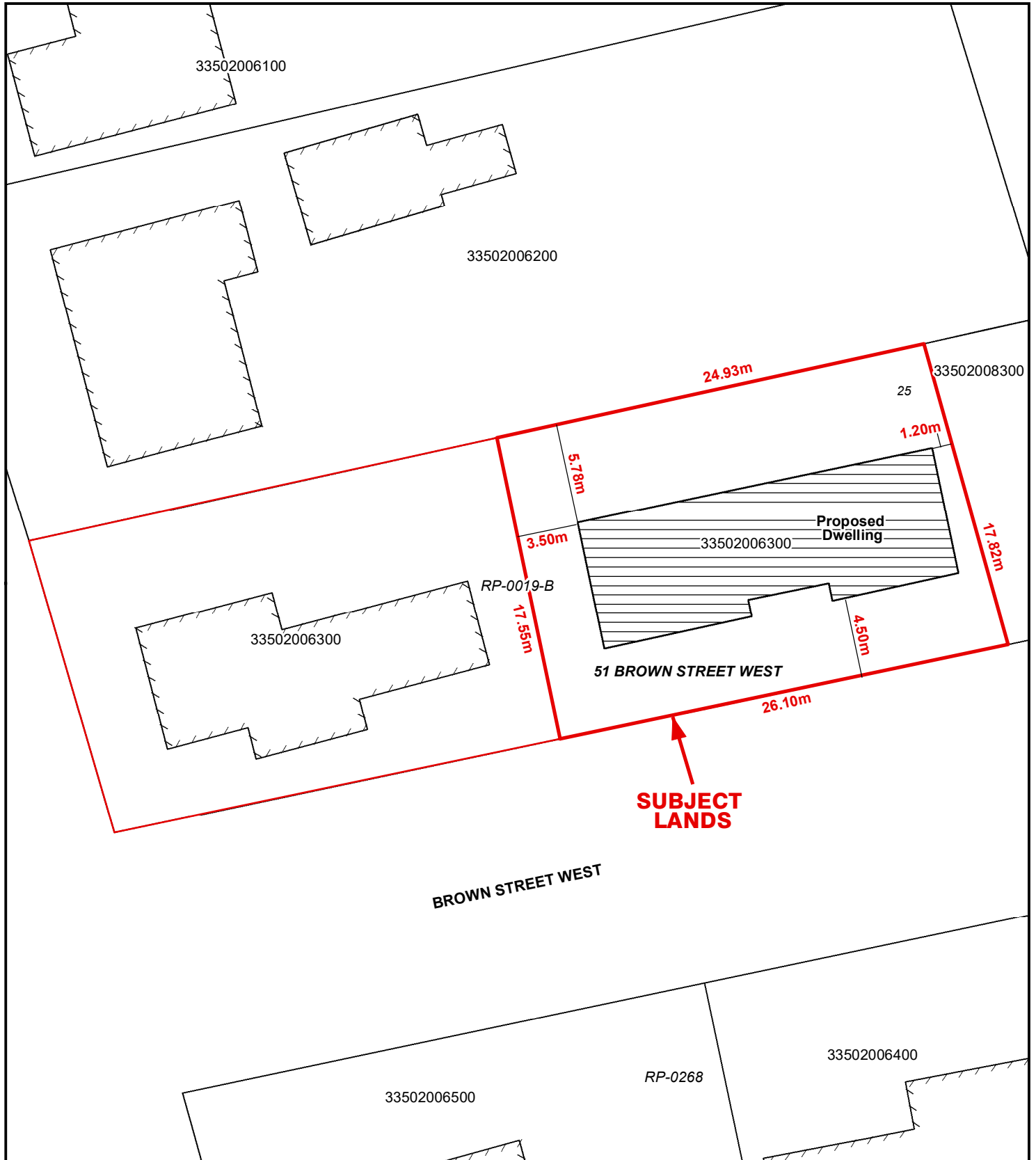
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2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

Urban Area of WATERFORD



Legend

-  Subject Lands
-  Lands Owned

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