



# COMMENT REQUEST FORM

**FILE NO.: BN-073/2008**

**ROLL NO.: 3310-402-010-00100**

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office. In order to properly consider this application, the Committee of Adjustment requires your comments by:

## JULY 2<sup>nd</sup>, 2008

**APPLICANT:**

Avium Corporation, 1672 Wharncliffe Road, South London, ON N6L 1K3

**AGENT:**

Thomas Gunawan, 1680 Wharncliffe Road S. London, ON N6L 1K3

**LOCATION:**

Part Lot 16, Plan 357 WDH  
(488 Queensway, West)

**PROPOSAL:**

Create a right of way having a frontage of 5.343 m. (17.53 ft.) and a depth of 33.708 m. (110.6 ft.) for use as a common driveway.

**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SCOTT PECK, MCIP, RPP**

Norfolk County, 22 Albert Street, Langton, ON N0E 1G0  
(519) 875-4485 ext 1834

**EMAIL: [t.scott.peck@norfolkcounty.ca](mailto:t.scott.peck@norfolkcounty.ca)**

**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to:

Karen Judd, ACST (A), Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto:karen.judd@norfolkcounty.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

**NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT**

**CIRCULATION DATE: June 18<sup>th</sup>, 2008**



**CONSENT / SEVERANCE**

**Office Use:**

File Number: BN-73/08  
 Related File: BN-72/08 & BN-32/07  
 Fees Submitted: June 4/08  
 Application Submitted: \_\_\_\_\_  
 Sign Issued: \_\_\_\_\_ AB  
 Complete Application: \_\_\_\_\_

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:** 3310-402-010-001 (PREVIOUS FILE  
488 Queensway (BN-032/2007)  
(West portion or severed lands))

Creation of a new lot  
 Boundary adjustment  
 Easement/right-of-way  
 Other (lease / charge)

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> AVIUM CORPORATION Phone # \_\_\_\_\_  
 Address 1672 WHARNcliffe RD S. Fax # \_\_\_\_\_  
 Town / Postal Code LONDON ON N6L 1K3 E-mail \_\_\_\_\_

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

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

Name of Owner <sup>2</sup> THOMAS GUNAWAN Phone # (519) 652-3147  
 Address 1680 WHARNcliffe RD S. Fax # (519) 652-5927  
 Town / Postal Code LONDON ON N6L 1K3 E-mail thomas@aviumgroup.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:

\_\_\_\_\_

MR. PAUL SISKIND, HARRISON PENZA  
450 TALBOT ST, PO BOX 3237, LONDON, ON N6A 4K3  
PHONE (519) 679-9660



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>GORE</u>	Lot Number(s)	<u>PART LOT 16</u>
Registered Plan Number	<u>RP-357</u>	Lot(s) or Block Number(s)	<u>PART LOT 1</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>IRREGULAR</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>2.1 Ha (5.28 Acres)</u>
Municipal Civic Address	<u><del>486</del> 488 QUEENWAY ST. WEST, SIMCOE, ON</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.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): (lapsing June 28, 2008)

THE LAND HAS BEEN SEVERED INTO 2 PARCELS, BUT BOTH PARCELS ARE TO HAVE ONE COMMON DRIVEWAY.

THIS APPLICATION IS TO REGISTER THE RIGHT OF WAYS FOR THE SHARED DRIVEWAY.

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

PARCEL -1 (486 QUEENSWAY) : AVIUM CORP  
PARCEL -2 (488 QUEENSWAY) : AVIUM CORP

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

\_\_\_\_\_  
\_\_\_\_\_

# CONSENT / SEVERANCE

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 <small>(including those with part interest)</small>	Geographic Township	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual property e.g. corn production, orchard, tobacco)</small>	Dwelling Present	Year Dwelling Built
Assessment Roll No. <small>(obtained from your tax bill)</small>	Concession and Lot #				<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SUBJECT LANDS</b>	N/A				<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	Lands to be Retained
Area under cultivation	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Existing crops grown (type and area)	N/A	
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		

TREAT AS VACANT LAND. ALL EXISTING BLDGS TO BE REMOVED.

## CONSENT / SEVERANCE

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____

Existing use:

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Proposed use:

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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:

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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:

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____

Existing use:

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Proposed use:

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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:

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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:

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CONSENT / SEVERANCE

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)

5.343 m

17.53 ft

Depth (metres/feet)

33.708 m

110.6 ft

Width (metres/feet)

5.343 m

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

Proposed use:

HOTEL & RESTAURANTS

D. PROPERTY INFORMATION

Present official plan designation(s):

SERVICE COMMERCIAL (SIMCOE) & COMMERCIAL (NORFOLK)

Present zoning:

SERVICE COMMERCIAL

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:

APPROVED BN-32/07 (June 28/08 lapsing date)

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:



**CONSENT / SEVERANCE**

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:

\_\_\_\_\_

Date of purchase of subject lands:

\_\_\_\_\_

**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:

MOTEL & RESIDENCE

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes       No       Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes       No       Unknown

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

Yes       No       Unknown

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

Yes       No       Unknown

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

GEO TECHNICAL REPORT (PREVIOUSLY SUBMITTED)

ENVIRONMENTAL PHASE - I REPORT (PREVIOUSLY SUBMITTED)

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



**CONSENT / SEVERANCE**

**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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

Yes       No       Unknown

*BN-37/07 (lapsed June 28/08)  
AN-50/07 - approved*

If yes, indicate the following information about **each application**:

File number: BN-096/2002 & BN-097/2002

Land it affects: \_\_\_\_\_

Purpose: \_\_\_\_\_

Status/decision: ~~NO~~ APPROVED

Effect on the requested amendment: \_\_\_\_\_

If additional space is required, please attach a separate sheet.

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: \_\_\_\_\_



## CONSENT / SEVERANCE

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)		
	Yes	No	Yes	No	___ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Wooded area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Municipal landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Rehabilitated mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Active mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Seasonal wetness of lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Abandoned gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance

MOTEL

## H. SERVICING AND ACCESS

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)

If 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

**CONSENT / SEVERANCE**

Existing or proposed access to the **retained** lands:

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

If other, describe:

---

Name of road/street: 488 QUEENSWAY STREET WEST

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

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

If other, describe:

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Name of road/street: QUEENSWAY STREET WEST

**I. OTHER INFORMATION**

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

- Yes
- No

If yes, describe:

WE WOULD LIKE TO COMMENCE WITH THE HOTEL DEVELOPMENT THIS SUMMER

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.

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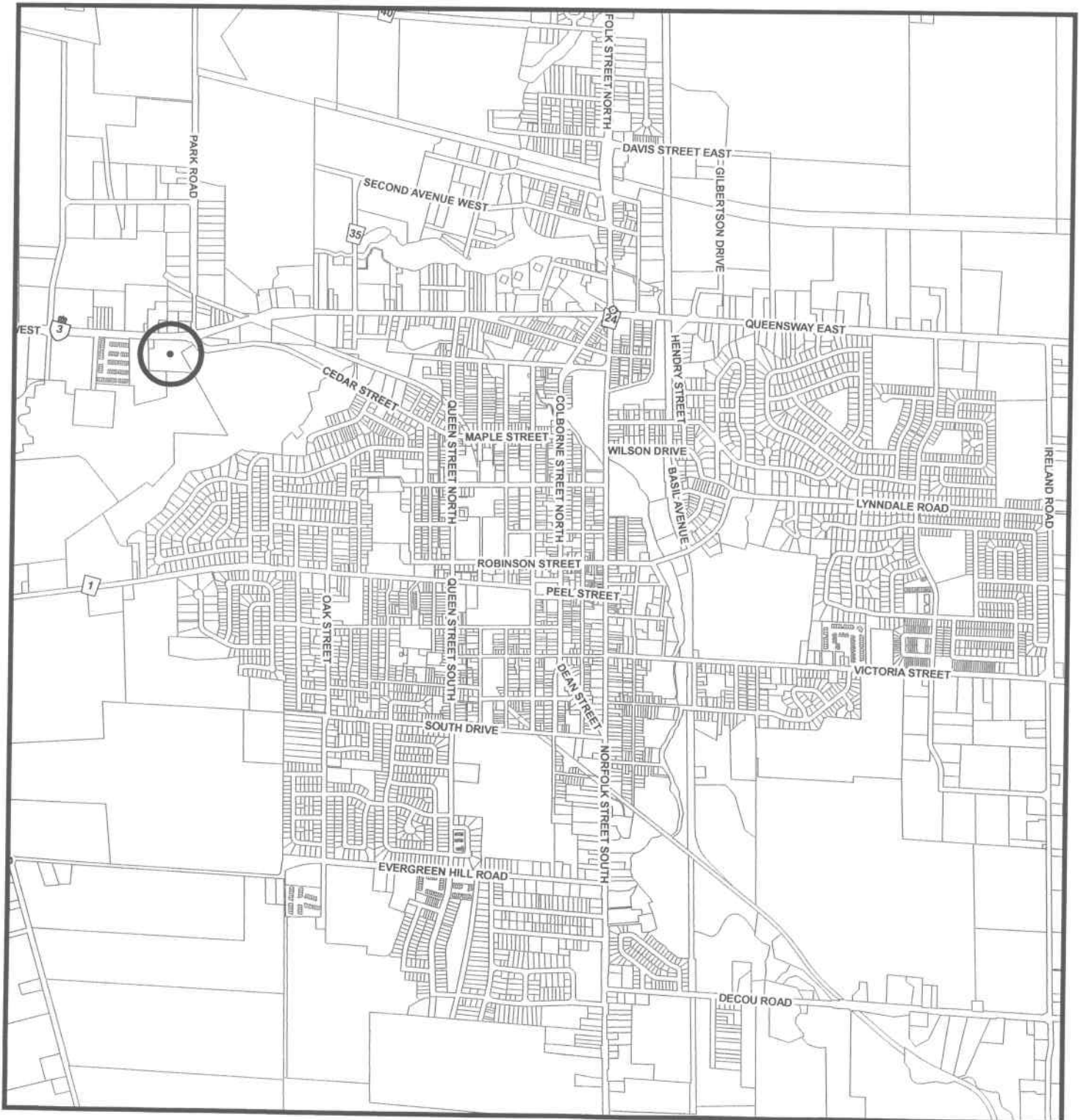
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# MAP 1

File Number: BN-072/2008 & BN-073/2008

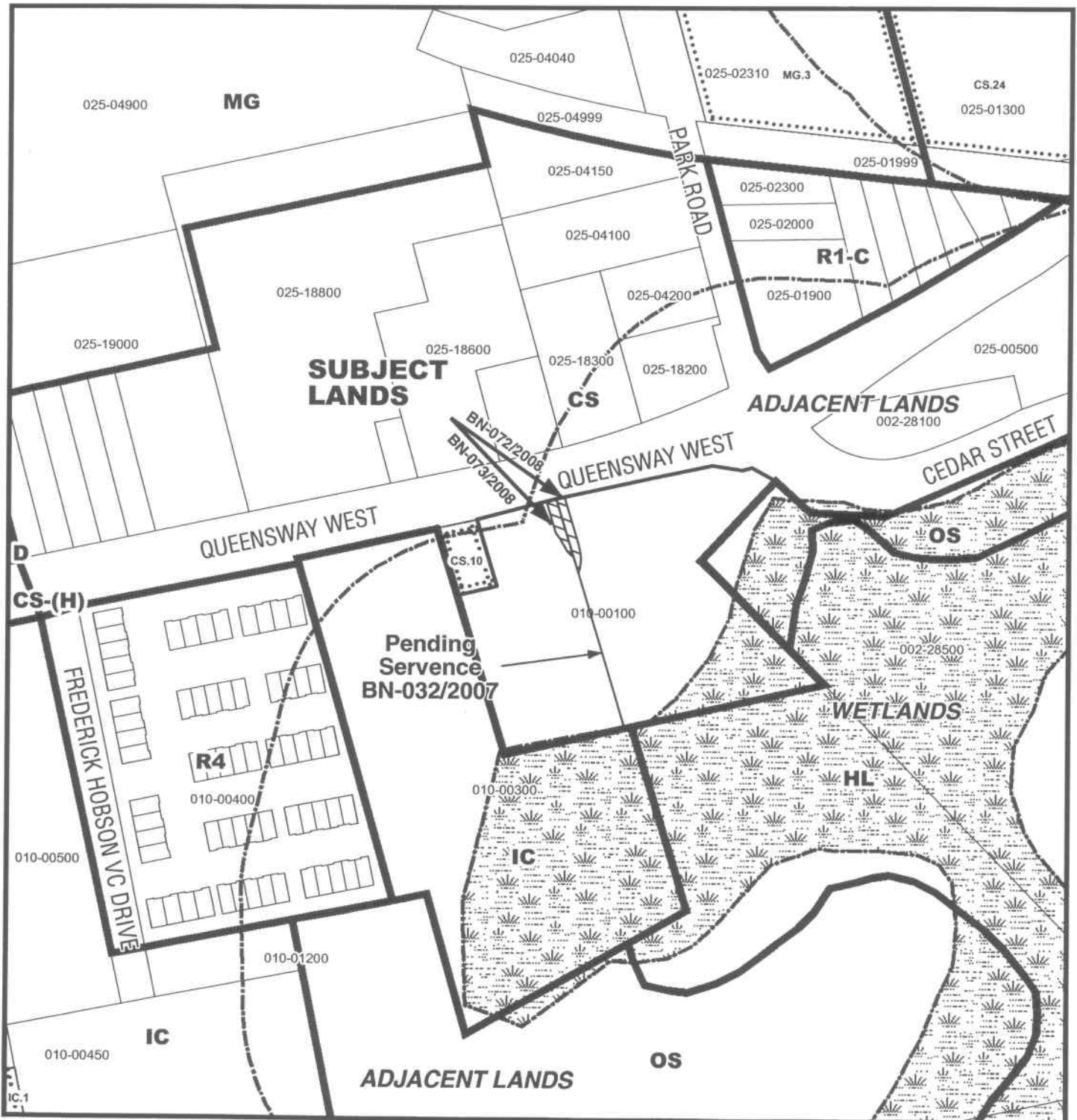
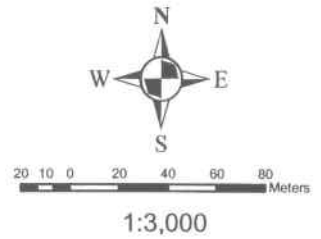
Geographic Township of WOODHOUSE



# MAP 2

File Number: BN-072/2008 & BN-073/2008

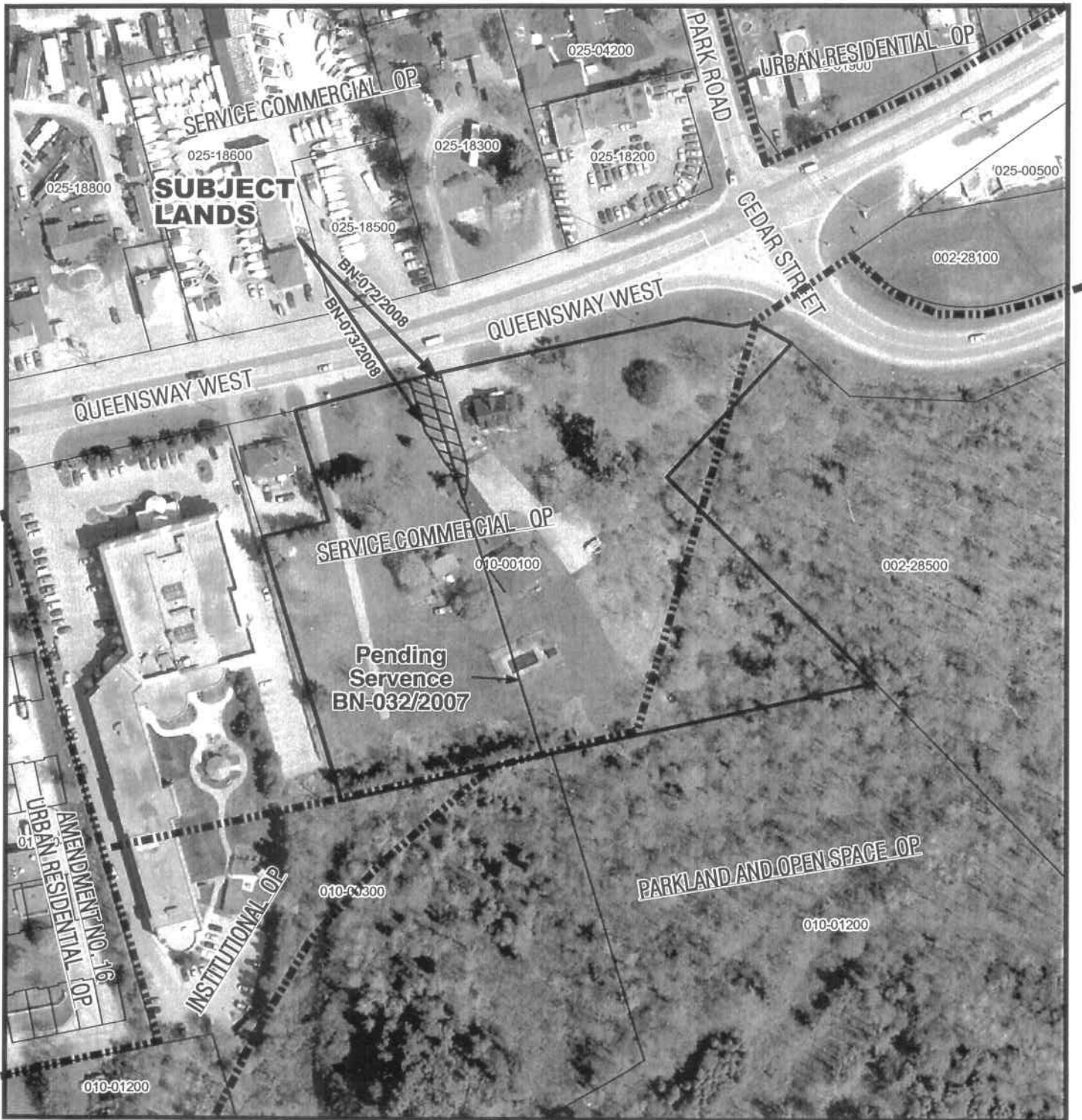
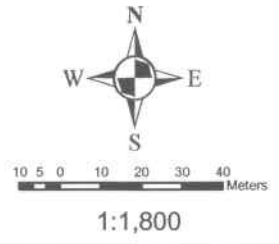
Geographic Township of WOODHOUSE



# MAP 3

File Number: BN-072/2008 & BN-073/2008

Geographic Township of WOODHOUSE



# MAP 4

File Number: BN-072/2008 & BN-073/2008

Geographic Township of WOODHOUSE

