

## CONSENT / SEVERANCE

File Number BNPL2015Q33  
 Related File Number N/A  
 Pre-consultation Meeting On November 2015  
 Application Submitted On Dec. 7/2015  
 Complete Application On " "

Application Fee ✓  
 Conservation Authority Fee N/A  
 OSSD Form Provided N/A  
 Sign Issued Not Required  
 KR. B.

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:** 3310-10-336-060-065-17-0000

<input type="checkbox"/> Creation of a new lot	<input checked="" type="checkbox"/> Boundary adjustment
<input type="checkbox"/> Surplus Dwelling	<input type="checkbox"/> Easement
<input type="checkbox"/> Farm Split (form to be completed)	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Other (lease / charge)	

#### A. APPLICANT INFORMATION

Name of Applicant<sup>1</sup> CHRISTOPHER GREEN Phone # (579) 755-5745 (cell)  
 Address 780 VILLA NOVA RD Fax #   
 Town / Postal Code WATERFORD, ON, N0E 1Y0 E-mail Chrisgreen@optionsdsl.ca

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

#### AGENT INFORMATION

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

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

Name of Owners<sup>2</sup> Tim + ANGELA SIMON. Phone # 226-227-1637  
 Address 784 VILLA NOVA RD Fax #   
 Town / Postal Code NOE 1Y0 E-mail tsimontsimon2@gmail.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:

BANK OF NOVA SCOTIA SIMCOE BRANCH.

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS\* Neighbour.

ROLL # 33 10 336 060 06517 0000

Geographic Township	TOWNSEND	Urban Area or Hamlet	VILLA NOVA
Concession Number	# 8	Lot Number(s)	19
Registered Plan Number	37 R 4129	Lot(s) or Block Number(s)	PART 4
Reference Plan Number		Part Number(s)	PART 4
Frontage (metres/feet)	35.05 m	Depth (metres/feet)	166.96
Width (metres/feet)	35.05 m	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	2034 2346.94 m <sup>2</sup>
Municipal Civic Address	784 VILLA NOVA RD.		

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):

REQUESTING

Boundary Adjustment to Relocate Property Line  
For Detached Building  
Proposal per Attached Survey Sketch (existing building)

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

- Same as below

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

33-10-336-060-065-18-0000

CHRISTOPHER & TINA GREEN

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If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest)	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:

Description of Land	Lands to Be Severed (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	Lands to be Retained (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Area under cultivation		
Woodlot area		
Existing crops grown (type and area)		
Proposed crops grown (type and area)		
Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

Description of land intended to be SEVERED: (Pie shape)

Frontage (metres/feet) 0 m Depth (metres/feet) 66.96 m  
 Width (metres/feet) 2.55 m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 85.3 sq METRES  
 PROPOSED FINAL LOT SIZE (if boundary adjustment) 2,535.3 sq METRES

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL

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:

~~DO NOT SEE ATTACHED SURVEY SKETCH~~  
BOUNDARY ADJUSTMENT PART 1

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: • 1/2

N/A

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

Frontage (metres/feet)	<u>35.05 m</u>	Depth (metres/feet)	<u>66.89 m</u>
Width (metres/feet)	<u>32.5 m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>2261.164 m<sup>2</sup></u>

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL .

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: Single detached dwelling

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:

NA

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

Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) \_\_\_\_\_  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

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

#### **D. PROPERTY INFORMATION**

Present official plan designation(s): Hamlet

Present zoning: R.H.

Is there a site specific zone on the subject lands?

NVA

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Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

Yes       No       Unknown

If yes, indicate the file number and the status/decision: \_\_\_\_\_

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

Yes       No       Unknown

If yes, indicate the file number and the status/decision: \_\_\_\_\_

Number of separate parcels that have been created: \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

Name of the transferee for each parcel: \_\_\_\_\_

Uses of the severed lands: \_\_\_\_\_

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? \_\_\_\_\_

Date of construction of the dwelling proposed to be severed: \_\_\_\_\_

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: \_\_\_\_\_

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

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

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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

*N/A*

**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: \_\_\_\_\_

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

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

Status/decision: \_\_\_\_\_

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:

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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:

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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	<input type="checkbox"/>	<input type="checkbox"/>
Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells <i>CISTERNS</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe) _____		
SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe) _____		
STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Villa Nova Road

Existing or proposed access to SEVERED lands: NVA

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.

SEE ATTACHED Survey

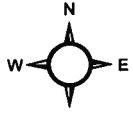
Survey

- Accessory building was constructed in 2009, August. the applicant got a building permit but the sketch used for the permit was not accurate.
- Neighbouring property had a survey completed and the technical error was found. This application will address a legal / technical error.
- There is an existing encroachment along the eastern property line @ back of the accessory building.

# MAP 1

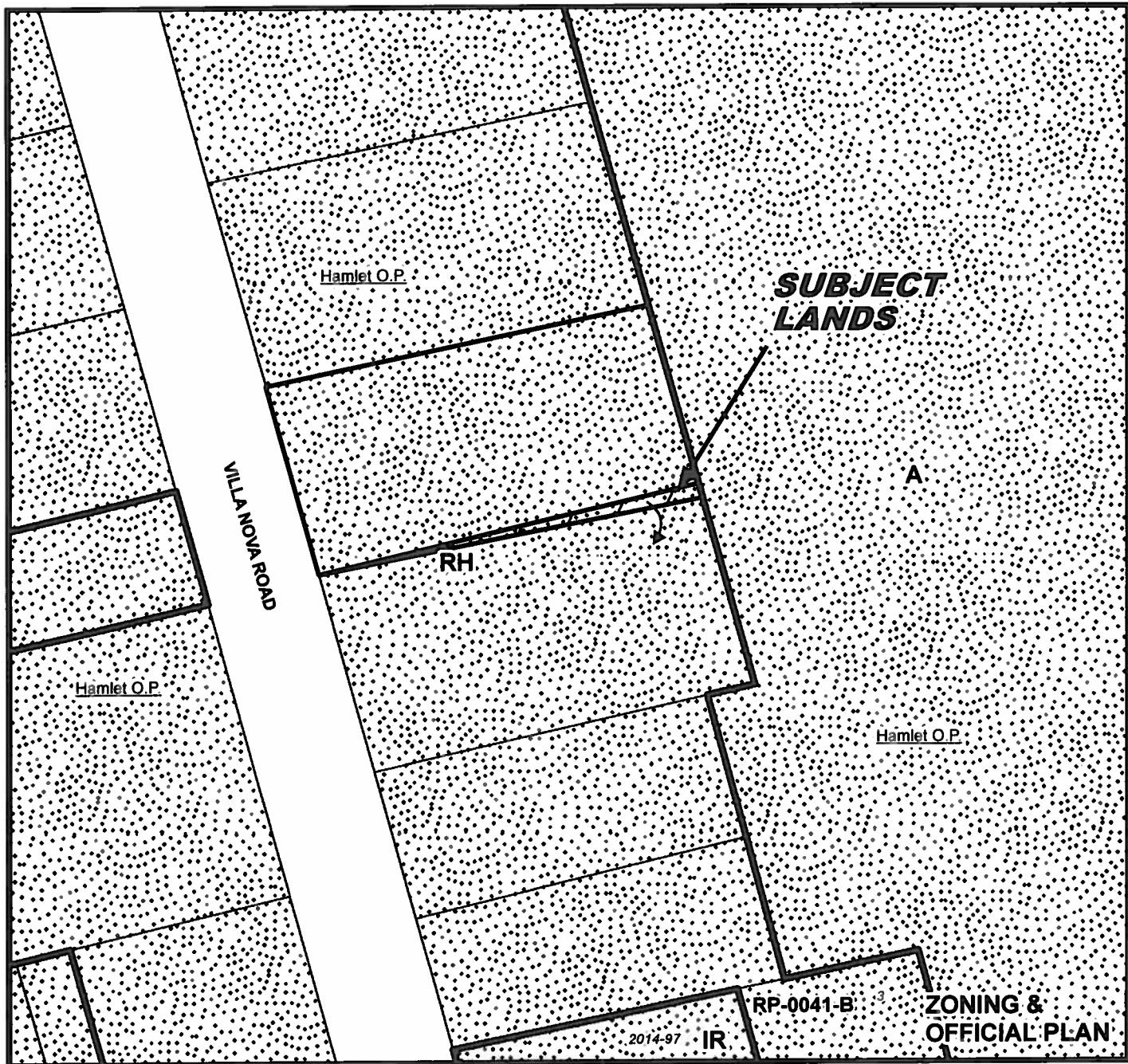
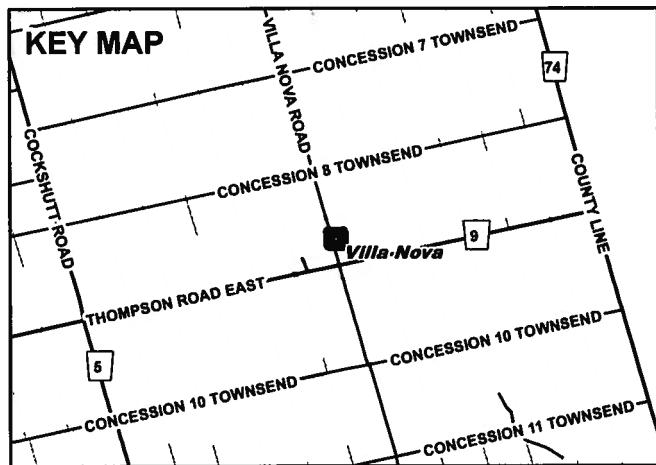
File Number: BNPL2015233

Geographic Township of  
**TOWNSEND**



1:1,000

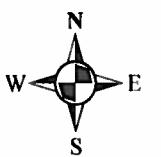
8 4 0 8 16 24 32 Meters



**MAP 2**

**File Number: BNPL2015233**

**Geographic Township of WINDHAM**



1:1,000



08/12/2015

## MAP 3

File Number: BNPL2015233

Geographic Township of TOWNSEND



1:600

