



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394
Ext. 3

www.huroncounty.ca

Notice of Application for Consent for Severance

DATE: February 6, 2025

File # **C01-2025**

TO:

- Owner: Sandy Contracting Co Ltd Applicant: Keith Homan
- Florence Witherspoon, Clerk – Township of Ashfield-Colborne-Wawanosh
- Town of Goderich (abutting within 1 km of subject property)
- Goderich Exeter Railway c/o Genesee Wyoming Canada Inc.
- Maitland Valley Conservation Authority
- Ausable Bayfield Maitland Valley Source Water Protection Region
- Meghan Tydd-Hrynyk, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

Location of Property

Township: Ashfield-Colborne-Wawanosh

Lot: Part Block A, Con WD

Address: 81343B Mill Road

Owner: Sandy Contracting Co Ltd Applicant: Keith Homan

Solicitor: Mary Cull (Donnelly Murphy Professional Corporation)

Purpose and Effect

The purpose and effect of this application is for an addition to a lot. The proposed vacant land to be severed is approximately 0.5 acres (0.2 ha). The proposed land to be retained is approximately 10.15 acres (4.1 ha) consisting of a cottage, shop, storage shed, detached garage and a barn. It is proposed that the severed land will be added to



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the abutting lands owned by James Keith Homan, legally described as Part Block A, Con WD, Township of Ashfield-Colborne-Wawanosh (81343A Mill Road).

Last Day for Receiving Comments

We would appreciate your comments by **February 20, 2025**, as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. All comments should be addressed to the Attention of Lisa Finch, Land Division Administrator at the following by e-mail address lfinch@huroncounty.ca or by regular mail to the address above and to the Attention of Lisa Finch, Land Division Administrator. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

Decision and Appeal

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Ms. Lisa Finch, Land Division Administrator, at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal (OLT) may dismiss the appeal.

Please refer to the County of Huron website for details about appeal rights:

<https://www.huroncounty.ca/plandev/guides-and-resources/planning-procedures/additional-appeal-information>

Additional Information

Further information regarding this application will be available to the public for inspection by electronic means or via mail request to:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.



For use by Principal Authority	
Roll number 407031001801800	
Application submitted to County of Huron	

Description of Subject Property	
Address 81343B Mill Rd	
Municipality ACW	
Roll number 407031001801800	Legal description Part Block A, Con WD

Purpose of Application
Application type Consent (Severance) — Technical Consent (e.g. lot additions, easements, Right-of-ways, Validation Certificates, re-creation of original lots, cancellation certificate) — Lot addition

Applicant		
Last name Homan	First name Keith	Corporation or partnership
Street address 81343A Mill Rd	Unit number	Lot / Con. Block A/ WD
Municipality ACW	Postal code N7A 3Y2	Province Ontario
Other phone 519-524-8236	Mobile phone 519-525-8311	
Fax	Email jhoman@cabletv.on.ca	

Property owner		
Last name Homan	First name Keith	Corporation or partnership Sandy Contracting Co Ltd
Street address 81343B Mill Rd	Unit number	Lot / Con. Block AWD
Municipality ACW	Postal code N7A 3Y2	Province Ontarion
Other phone 519-524-8236	Mobile phone 519-525-8311	
Fax	Email jhoman@cabletv.on.ca	

Owner Authorization of Agent:

If the Applicant is someone other than the owner, please download this form and have it signed by the property owner and attached to the workspace:

<https://www.huroncounty.ca/wp-content/uploads/2021/09/Owners-Authorization-form.pdf>

Declaration and Signatures

Applicant

I/We, KEITH HOMMAN, solemnly declare that:

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
2. As the applicant, I/we hereby acknowledge and accept all requirements and costs associated with this application.
3. The responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County will only address the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.
4. All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.
5. In addition to the application fee, where the County/Municipality requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the County/Municipality, at the County/Municipality's actual cost. Depending on the amount of such fees which the County/Municipality expects to incur on any given application, the County/Municipality may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.
6. In the event of third-party appeals to applications approved by the County, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.
7. I/we acknowledge that it is my sole responsibility as the applicant to comply with the provisions of all applicable federal, Provincial, County, and Municipal laws/by-laws related to this application. I/we further acknowledge that any Planning Act approval given by the County does not absolve me from meeting these requirements.
8. In accordance with the provisions of the Planning Act, it is the policy of the County Planning & Development Department to provide the public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I/we hereby acknowledge the said policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself/ourselves, my/our agents, consultants and solicitors, will be part of the public record and will also be available to the general public.
9. I/we hereby authorize the County of Huron staff, municipal staff and council members of both the County and the municipality to have access to the subject site for purposes of evaluation of the application.
10. I/we acknowledge that if the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Name of Applicant: KEITH HOMMAN

Signature: Keith Homman

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

1. All of the statements contained in this application and supporting documentation are true and complete, and I/we 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."
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Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Bill Harmon

Signature of Commissioner for taking affidavits

Alan W. Taylor

Municipality

ACW

Day, month, year

16/01/2025

Place an imprint of your stamp below

**Florence Witherspoon, Clerk
Township of
Ashfield-Colborne-Wawanosh
Commissioner for taking Oaths etc.**

1. Location of the Subject Property	
a) Are there any easements or restrictive Covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b) Is any of the land in Wellhead Protection Area A, B, or C? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Intake Protection Zone 2
c) Is the subject property systematically tiled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

2. Purpose of the Application	
Type of proposed transaction	
<input type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Surplus (lot creation)
<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Addition to lot
<input type="checkbox"/> Easement	<input type="checkbox"/> Correction of title
<input type="checkbox"/> Other purpose	<input type="checkbox"/> Re-creation of original lots
	<input type="checkbox"/> Charge
	<input type="checkbox"/> Validation of title
Briefly describe the proposed transaction: sever 0.5ac and merge with adjacent property 81343A Mill Rd	
Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged: Keith Homan	
Will you be requesting a certificate for the retained land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If you are requesting a certificate for the retained land, are you able to provide the retained land legal description at this time? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Lot Additions only

If creating a lot addition, identify the lands to which parcel will be added.

Municipality/Township:

ACW

Ward:

Colborne

Legal Description (Concession, Lot, Block)

Con WD, Block A

Municipal Address: (911 number)

81343A Mill Rd

Roll # (if available)

407031001801800

Have the lands that the severed parcel will be added to ever been severed under the Planning Act?

Yes No Unknown

If yes or unknown, please consult with your Solicitor as you may require a cancellation certificate.

3. Description of land intended to be retained and severed

Unit of Measurement For Area:
Square Meters or Acres

	Frontage	Depth	Area	Existing Use(s)	Proposed Use(s)
Parcel intended to be severed	N/A	N/A	0.5ac	lawn	lawn
Parcel intended to be retained	13.5m	N/A	10.15ac	storage	storage

List number, use and type of buildings and structures

	Existing	Proposed
On parcel to be severed	N/A	N/A
On parcel to be retained	cottage, shop, storage shed, detached garage, barn	

Servicing - Indicate the existing/proposed sewage disposal type

	Severed	Retained
Municipal sewage system	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated INDIVIDUAL septic tank	<input type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Privately owned/operated COMMUNAL septic system	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privy	<input type="checkbox"/> Select	<input type="checkbox"/> Select
	<input type="checkbox"/> Select	<input type="checkbox"/> Select

Servicing - Indicate the existing/proposed water supply type

	Severed	Retained
Publicly owned/ operated piped water system	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated individual dug well	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Privately owned/operated individual drilled well	<input type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Privately owned/operated communal well	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Lake or other water body	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Other: _____	<input type="checkbox"/> Select	<input type="checkbox"/> Select

Servicing - Indicate the existing/proposed access type

	Severed	Retained
Provincial highway	<input type="checkbox"/> Select	<input type="checkbox"/> Select
County road	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Municipal road (maintained year-round)	<input type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
Municipal road (seasonally maintained)	<input type="checkbox"/> Select	<input type="checkbox"/> Select
Other: _____	<input type="checkbox"/> Select	<input type="checkbox"/> Select

4. Land Use

What is the Official Plan designation of the property?
Lakeshore Residential

What is the zoning of the property?
LR2-7

Are any of the following uses or features on the subject land or on adjacent land, within 500 metres of the subject land?	On subject land	If on adjacent land provide distance up to 500 metres
Please respond Yes or No to each use or feature An agricultural operation, including livestock facility or stockyard	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An industrial or commercial use	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A landfill	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A sewage treatment plant or waste stabilization plant	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A provincially significant wetland (Class 1, 2 or 3 wetland)	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood plain	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A rehabilitated mine site	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A non-operating mine site within 1 km of the subject land	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An active mine site	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An industrial or commercial use (specify the use[s])	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A former industrial or commercial use	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An active railway line	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A municipal airport	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
An underground storage tank or buried waste	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.	Select <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Page 8 of 11

5. History of the Property

a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the planning Act or a consent under Section 53 of the Planning Act?

Yes No Unknown

b) If this application is a re-submission of a previous consent application, describe how it has been changed?

c) Is the subject land reserved for either manure applications under the Nutrient Management Plan or manure agreement submitted to the municipality?

Yes No

6. Provincial Policy

Is the plan consistent with provincial policy statement issued under Section 3 (1) of the Planning Act?

Yes No Unknown

7. Natural Heritage

a) Does this application need to be reviewed by the Huron County Biologist for comments on Natural Heritage matters? (based on direction from Planner.)

Yes No

If yes, a Natural Heritage Review fee will be added to the application fee

8. Septic System Review

Please answer Section A or Section B, depending on the type of servicing available.

Section A – Where Sanitary Sewers are available:

Is the property within 183 meters (600 feet) of an abattoir? (slaughter house)

Yes No

Section B – Where Septic Systems are available:

a) The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).

Yes No

b) The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?

Yes No

c) If you answered Yes to (b), is the on-site sewage system older than 5 years of age?

Yes No

d) If you answered Yes to (b), has the on-site sewage system been inspected by a licensed contractor within the past 3 years?

Yes No

If you answered Yes: you are required to provide a certificate of inspection with your application.

If you answered No: you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.

e) Is the property less than 0.4 hectares (1 acre) in area?

Yes No

f) Does the property have less than 0.2 hectares (1/2 acre) of "useable land"* for septic tank and tile bed? See definition of "usable land" below

Yes No

*"Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile other artificial drainage. (Other restriction may apply according to legislation).

