



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

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 would appreciate your comments or recommendation before the date below:

**February 7<sup>TH</sup>, 2007**

**FILE NO.: BN-006/2007**

**ASSESSMENT ROLL NO.: 3310-334-010-29900**

**APPLICANT:**

Gerald Lavern Burk, 13 Glenwood Street, Port Dover, ON N0A 1N0

**AGENT:**

Roman Bartkiw, Barrister & Solicitor, 57 John Street South, Hamilton, ON L8N 2B9

**LOCATION:**

Part of Lots 11 & 12, Block 37, Plan 207 (13 Glenwood Street, Port Dover)

**PROPOSAL:**

To sever an irregular shaped parcel of land with no frontage, approximately 177.53 m<sup>2</sup> (1,911 ft<sup>2</sup>) in size, and attach it to the easterly abutting residential lot in order to provide parking space. The existing right-of-way over the easterly 3.05 m (10 ft) of the subject lands is to be retained for access to another land locked residential lot.

- Conservation Authority
- 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.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

**CIRCULATION DATE: January 24<sup>th</sup>, 2007**

**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1234

**FAX: (519) 428-3069 EMAIL: [lucy.hives@norfolkcounty.on.ca](mailto:lucy.hives@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10-~~27-03-000~~-<sup>334</sup>~~000~~-010-<sup>29900</sup>~~0000~~  
(to be provided by applicant/agent)

*me*

Office Use

File No. BN-006/2007  
Date Submitted Dec. 22, 2006  
Date Received Dec 29, 2006  
Sign Issued Jan 2, 2007



*me.*  
*Cheque incorrect, returned to agent*

APPLICATION FOR CONSENT

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner Burk, Gerald Lavern Phone No. 519-583-0058  
Address 13 Glenwood Street Fax No. \_\_\_\_\_  
Port Dover, Ontario Postal Code NOA 1N0  
E-mail \_\_\_\_\_

2. Agent (if any) Roman Bartkiw Phone No. (905) 528-8800  
Address Barrister & Solicitor Fax No. (905) 527-4462  
57 John St. S. Postal Code L8N 2B9  
Hamilton, On. L8N 2B9 E-mail \_\_\_\_\_

Please specify to whom all communications be sent:  Owner  Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Laurentian Bank of Canada  
130 Adelaide Street West, Suite 210, Toronto, On. M5H 3P5

4. Are there any restrictive covenants affecting the property?

Yes  No If yes, describe the easement or covenant and its effect:  
property to be severed outlined in red on plan attached is  
subject to a right of way over the most easterly 10 feet and  
enjoys a right of way as shown on plan attached

*(MPAC only shows gas easement)*

Purpose of application:

approximately  
1911 sq. ft.  
in size.

To sever an irregular shaped parcel of land with no frontage and attach it to the <sup>easterly</sup> abutting residential lot in order to provide parking space.

The existing right-of-way over the <sup>easterly</sup> ~~east~~ 10 feet of the subject lands is to be retained for access to another land locked ~~part~~ residential parcel lot.

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township Norfolk County  
 Urban Area or Hamlet Town of Port Dover  
 Concession Number \_\_\_\_\_ Lot Number Part of Lots 11 & 12  
 Registered Plan Number 207 Lot(s)/Block(s) Block 37  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Civic Address 13 Glenwood Street, Port Dover, On. NOA 1N0

**C. PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check appropriate box)  
 Addition to adjoining owners land outlined in green on Plan/  
 Transfer:  Creation of a new lot Other:  a charge  a lease  a correction of title  
 Boundary Adjustment  an easement/right-of-way

2. Name of person(s), if known, to whom land or interest in and is to be transferred, leased or charged (if known):  
Linda Stremler

3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.  
 Roll No.: 33-10-28-33-040010-3010 Name: Linda Stremler

4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.

5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

**D. PROPERTY, SERVICING AND ACCESS INFORMATION**

1. Description of land intended to be SEVERED:

Frontage: 0 m.

Depth: 20.23m / 66.37' (66.37')  
on map submitted

~~66' 37"~~ ft. irregular

~~30' 5"~~ ft.

Width: see survey plan attached as outlined in red m. Area: -

30.5' / 9.29m

AS there is no frontage I consider NA

Existing use vacant land

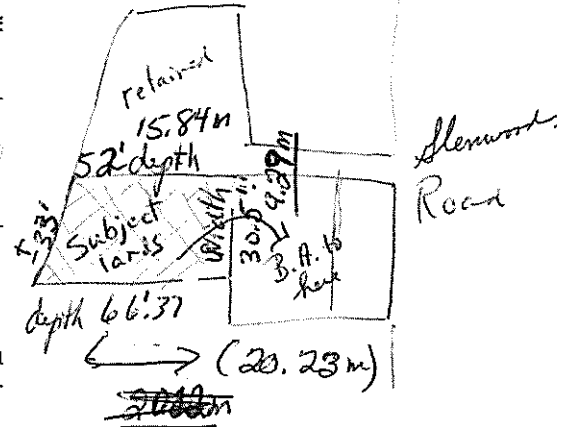
Proposed U/s

Number and type of buildings and structures existing on the

none

Number and type of buildings and structures proposed on the

none



2. Description of land intended to be RETAINED:

Irregular - As outlined in Yellow on Site  
Frontage: 5.18 m. Depth: -

17 ft.

Width: - m.

Area: -

- ft.

Existing use residential

Proposed U/s

Number and type of buildings and structures existing on the

one - two storey frame house

Number and type of buildings and structures proposed on the land to be retained:

no additional buildings

3. Existing or proposed access to land intended to be SEVERED:

Unopened Road       Municipal Road       Provincial Highway

Other (Specify) right of way

Name of Road/Street Glenwood Street

4. Existing or proposed access to land intended to be RETAINED:

Unopened Road       Municipal Road       Provincial Highway

Other (Specify)

Name of Road/Street Glenwood Street

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water   
Individual Wells   
Other (describe)

Sewage Treatment

Sewers   
Communal System   
Septic Tank & Tile Bed   
Other (describe)

Storm Drainage\*

Storm Sewers   
Open Ditches   
Other (describe)

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes       No

\* Has the existing drainage on the subject land been altered?

Yes       No

\* Does a legal and adequate outlet for storm drainage exist?

Yes       No       Unknown

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: urban Residential

2. What is the existing Zoning of the subject lands: R-2  
(If required, assistance is available for questions 1 and 2 above.)

**F. PROVINCIAL POLICY**

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	no	no
A Wooded area	no	no
A Municipal Landfill	no	no
A Sewage Treatment Plant or Waste Stabilization Plant	no	no
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	no	no
Floodplain	no	no
A Rehabilitated Mine Site	no	no
A Non-Operating Mine Site within 1 Kilometre	no	no
An Active Mine Site	no	no
An Industrial or commercial use (specify the use(s))	no	no
An Active Railway Line	no	no
Seasonal Wetness of Land	no	no
Erosion	no	no
Abandoned Gas Wells	no	no

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

**G. STATUS OF OTHER PLANNING APPLICATIONS**

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

Yes  No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? n/a

Date(s) these parcels were created: n/a

The name of the transferee for each parcel: n/a

What uses were the parcels severed for? n/a

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? n/a

3. Date of construction of the dwelling proposed to be severed: n/a

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes  No  Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. n/a Decision: n/a

5. Date of purchase of subject land. July 4, 2001

6. How many years has the owner farmed? n/a

Outside this municipality but in Ontario? n/a In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

**H. CURRENT APPLICATION**

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes  No  Unknown

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes  No  Unknown

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_



3. Is there any other application on this property that could affect this application?

Yes  No  Unknown

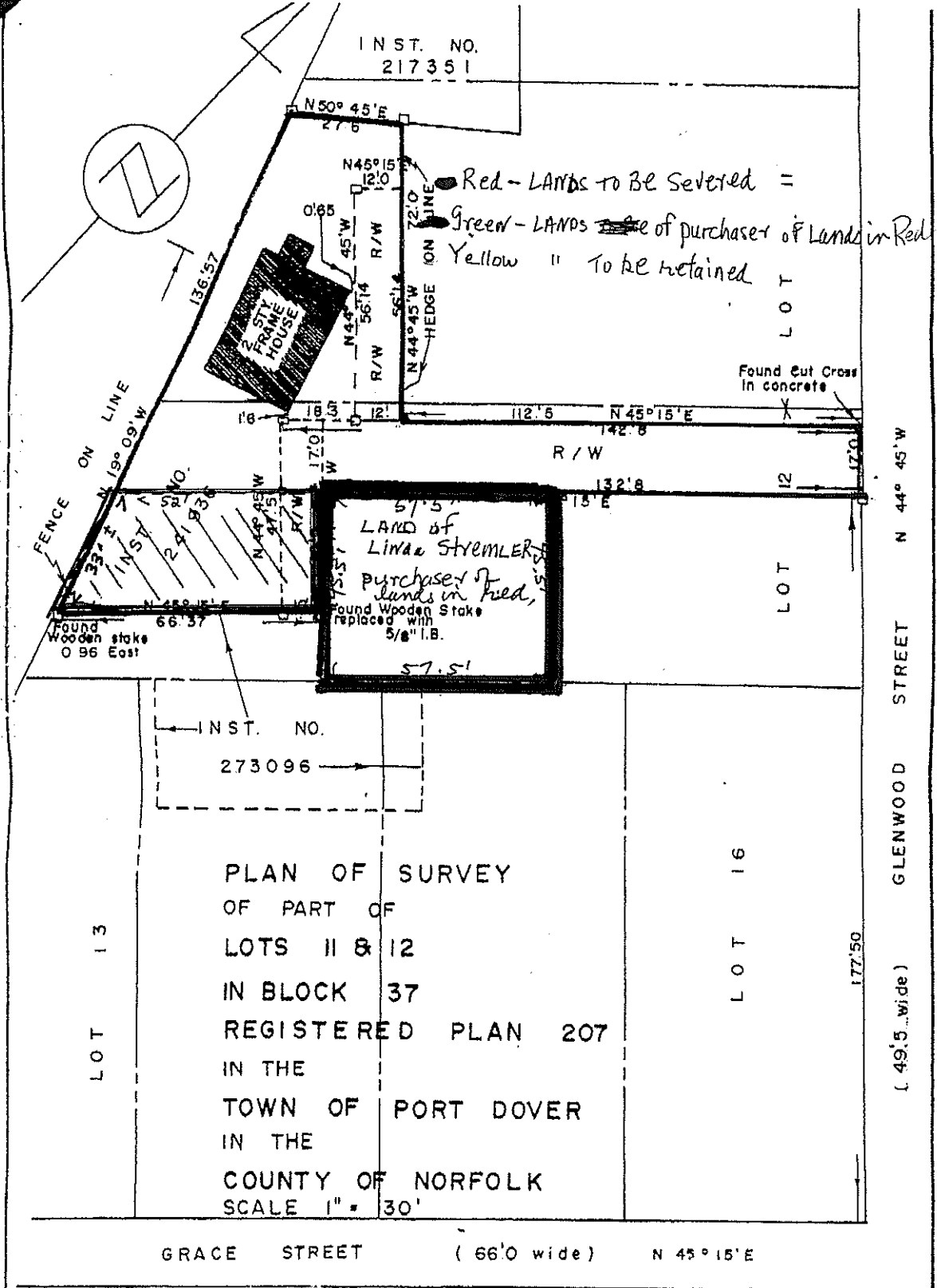
If Yes, describe \_\_\_\_\_

#### **I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**



- NOTES
- 1. IRON BARS 1" X 1" X 48" SHOWN
  - 2. IRON BARS 5/8" X 5/8" X 24" SHOWN
  - 3. FENCES SHOWN
  - 4. LOT LINES SHOWN
  - 5. DEED LINES SHOWN
  - 6. FOUND 1/2" ROUND IRON BAR SHOWN
  - 7. RIGHT OF WAY SHOWN R/W

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

2. THIS SURVEY WAS COMPLETED ON THE 21<sup>st</sup> DAY OF APRIL 19 1967

35/4/67

H. V. JEWITT  
 ONTARIO LAND SURVEYOR  
 90 KENT ST. S., SIMCOE, ONTARIO.  
 REPRODUCTIONS OF THIS PLAN ARE NOT VALID UNLESS BEARING THE SURVEYOR'S SEAL.



What is this? NOT  
 Subject lands? (arrow pointing to 11B sign)  
 Subject lands  
 For parking  
 11B  
 Subject lands  
 10' right of way for 10 Glenwood. must be retained.

# MAP 1

File Number: BN-006/2007  
Urban Area of PORT DOVER



LAKE ERIE

*Port Dover*

# MAP 2

File Number: BN-006/2007  
Urban Area of PORT DOVER



20 0 10 20 30 40 METERS

1 : 2000

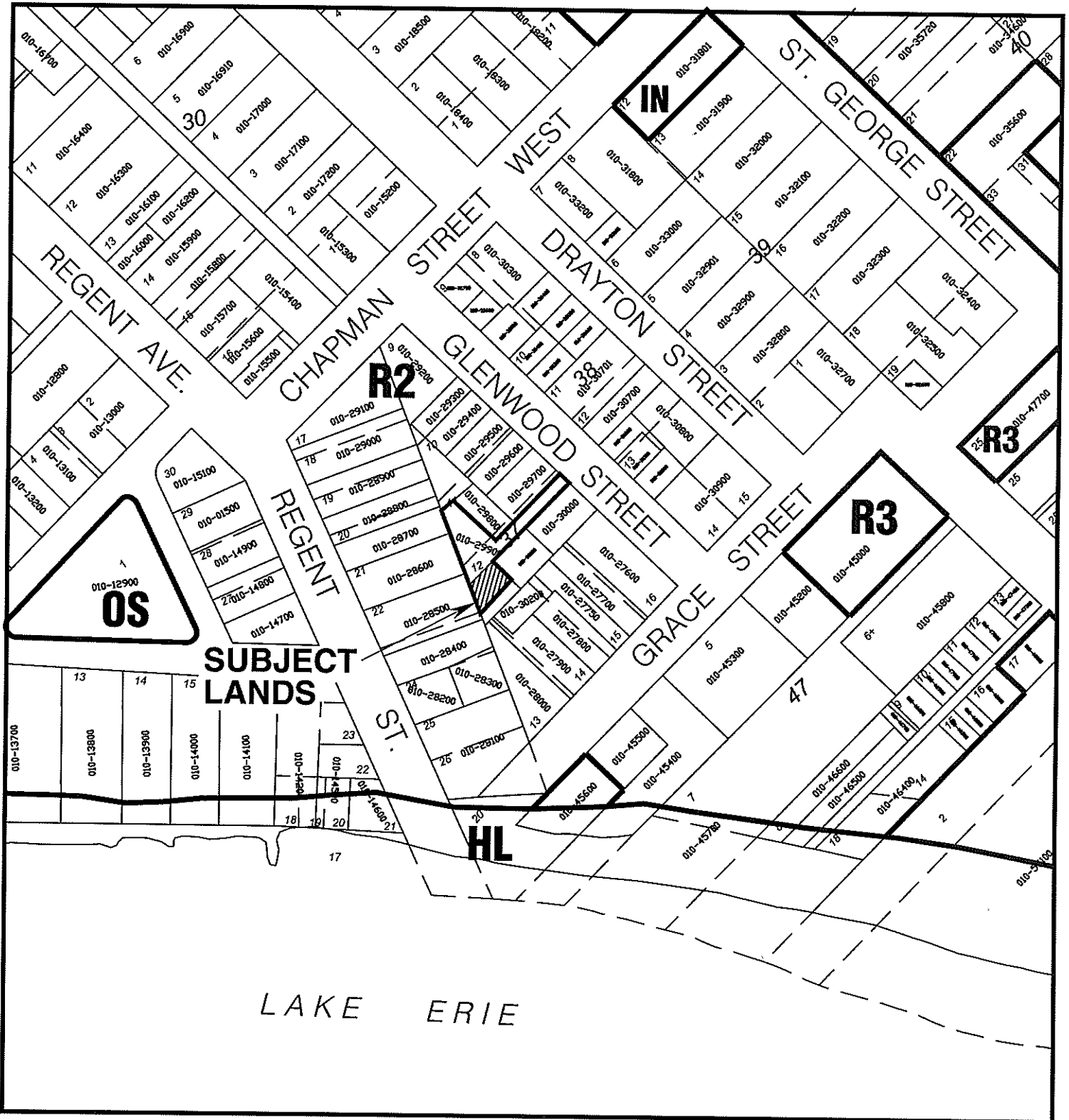


# MAP 3

File Number: BN-006/2007  
Urban Area of PORT DOVER



20 0 10 20 30 40 METERS  
1 : 2000



# MAP 4

File Number: BN-006/2007  
Urban Area of PORT DOVER

