



**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:

**June 13<sup>TH</sup>, 2007**

**FILE NO.: BN-035/2007**

**ASSESSMENT ROLL NO.:** 3310-337-030-13500

**APPLICANT:**

Gerald Eric Mannella, 116 Dover Mills Road, Port Dover, ON N0A 1N0

**AGENT:**

Michael E. Cobb, P.O. Box 548, 23 Argyle Street, Simcoe, ON N3Y 4N5

**LOCATION:**

Part Lot 17, Plan 37M-38 WDH

**PROPOSAL:**

Sever a parcel having a frontage of 1.52 m (5 ft) a depth of 48.77 m (160 ft) and having an area of 74.32 m<sup>2</sup> (800 ft<sup>2</sup>) and retain a parcel having an area of 1,388.74 m<sup>2</sup> (14,948.8 ft<sup>2</sup>) more or less as a boundary adjustment.

- 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

**CIRCULATION DATE: May 30<sup>th</sup>, 2007**

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

Scott Peck, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 875-4485 ext 1834

**FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.ca**

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**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 1835; Fax: (519) 875-4789; Email: 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.

**CONSENT / SEVERANCE**

Office Use:

File Number:

BN-35/07

Related File:

Date Submitted:

May 7/07

Date Received:

May 7/07

Sign Issued:

May 7/07 AB.

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: Not Assigned

Parent: 3310 334 030-03960  
135

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

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> Gerald Eric Mannella Phone # (519) 583-2434  
 Address 116 Dover Mills Road Fax # \_\_\_\_\_  
Port Dover ON NOA 1N0 E-mail \_\_\_\_\_

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

Name of Agent Michael E. Cobb Phone # (519) 428-0170  
 Address P.O. Box 548 23 Argyle Street Fax # (519) 428-3105  
Simcoe ON N3Y 4N5 E-mail mcobb@cobbjones.ca

Name of Owner<sup>2</sup> 654064 Ontario Inc. Phone # (519) 587-4124  
 Address R.R. # 1 Fax # \_\_\_\_\_  
Jarvis ON E-mail \_\_\_\_\_

<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 mortgages, charges or other encumbrances on the subject lands:

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



**CONSENT / SEVERANCE**

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Woodhouse</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u></u>	Lot Number(s)	<u>Part Lot 17</u>
Registered Plan Number	<u>37M-38</u>	Lot(s) or Block Number(s)	<u></u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u>5 feet</u>	Depth (metres/feet)	<u>160 feet</u>
Width (metres/feet)	<u>5 feet</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>800 square feet</u>
Municipal Civic Address	<u></u>		

To obtain your municipal civic address for the severed lands please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.ca).

Are there any easements or restrictive covenants affecting the subject lands?

Yes       No

If yes, describe the easement or covenant and its effect:

easement over northerly 32.8 feet for public utilities

**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):

To sell westerly 5 feet of Lot 17, Plan 37M-38 to sell to owners of  
adjacent property to west, so they can access their garage which fares to the  
east

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):  
Gerald Eric Mannella and Patricia Ann Mannella ("Mannella")

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

Assessment roll number: 3310-334-030-03960

Gerald Eric Mannella and Patricia Ann Mannella



# 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 Concession and Lot #	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual properties e.g. room production, vitinaria, tobacco)</small>	Dwelling Present	Year Dwelling Built
<b>SUBJECT LANDS</b>						
					<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)		
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		

**CONSENT / SEVERANCE**

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

Frontage (metres/feet)	<u>5 feet</u>	Depth (metres/feet)	<u>160 feet</u>
Width (metres/feet)	<u>5 feet</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>800 square feet</u>

Existing use:  
vacant lot

Proposed use:  
vacant parcel to merge with abutting lands owned by applicant and his wife

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:  
nil

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:  
nil

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

Frontage (metres/feet)	<u>93.43</u>	Depth (metres/feet)	<u>160 feet</u>
Width (metres/feet)	<u>93.43</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>14,948.8 square feet</u>

Existing use:  
building lot

Proposed use:  
building lot

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:  
nil

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:  
Single family residence (undetermined size and location)



**CONSENT / SEVERANCE**

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

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):  
Residential

Present zoning:  
Residential

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:  
\_\_\_\_\_

## 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:

\_\_\_\_\_

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:

\_\_\_\_\_

\_\_\_\_\_

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

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

File number:

ZN-005/2005 (rezoning) and 28T-2005-002 (Plan)

Land it affects:

Lands to west of subject property

Purpose:

Rezone and approval of proposed plan of subdivision

Status/decision:

Approved

Effect on the requested amendment:

None - does not affect subject property or application

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Wooded area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Municipal landfill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Active mine site within one kilometre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Seasonal wetness of lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance
Abandoned gas wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ distance

## 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:

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:

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Name of road/street:

Dover Mills Road

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

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

If other, describe:

Dover Mills Road and Forest Wood

Name of road/street:

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**I. OTHER INFORMATION**

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

- Yes
- No

If yes, describe:

Boundary adjustment will allow applicant and his wife to access garage on their property.

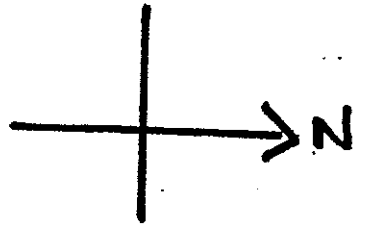
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

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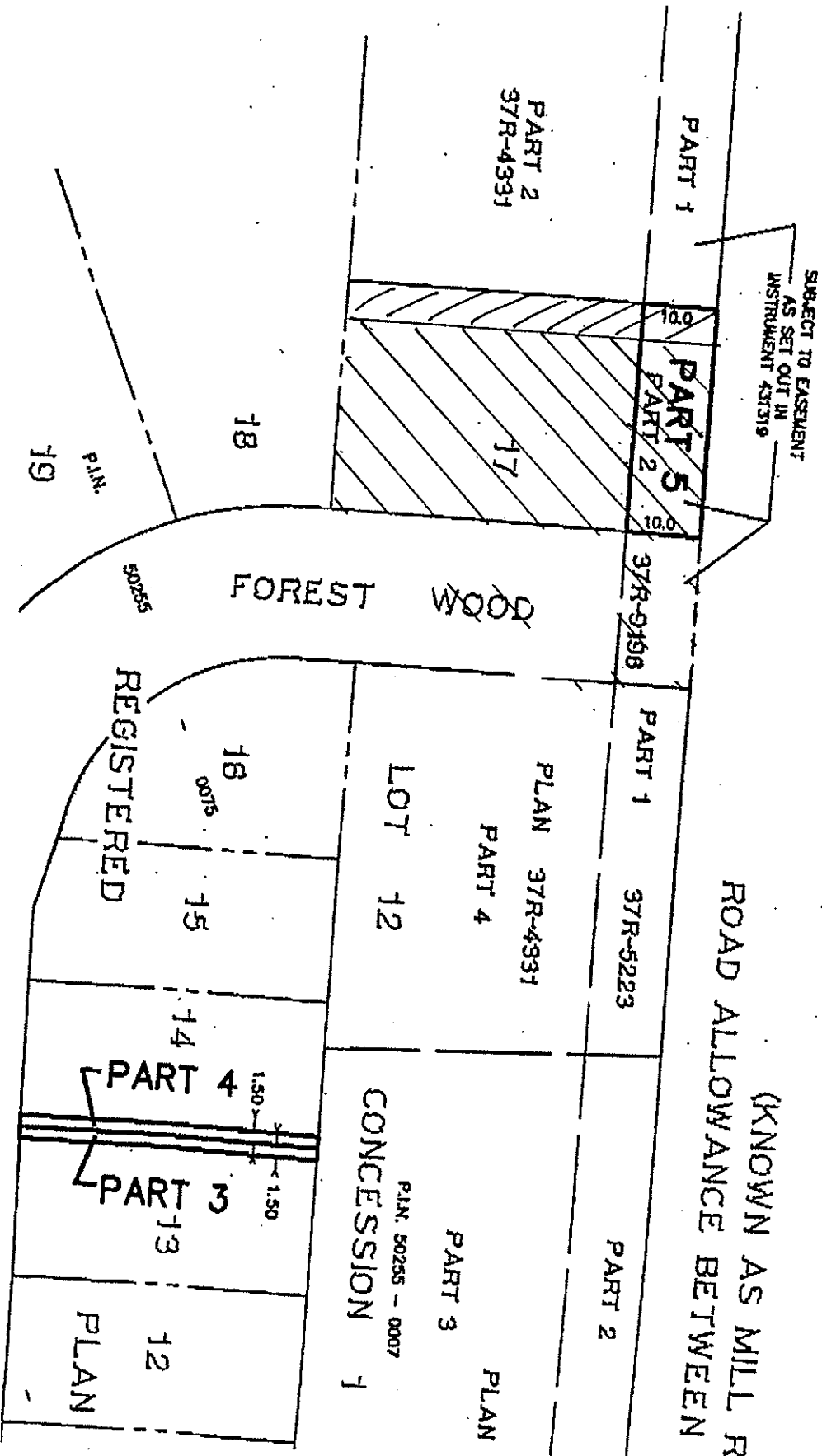
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Severed parcel



Retained parcel



(KNOWN AS MILL R ROAD ALLOWANCE BETWEEN

SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT 431319

PART 1 37R-5223

PART 2

PART 2 37R-4331

PART 5  
PART 2

PLAN 37R-4331

PART 3

PLAN

LOT 12

CONCESSION 1

PLAN 50265 - 0007

FOREST WOOD

REGISTERED

PART 4

PART 3

PLAN

12

14

15

16

18

17

19

P.M.P.

50265

1.50

1.50

37R-9156

# MAP 1

File Number: BN-035/2007

Urban Area of PORT DOVER

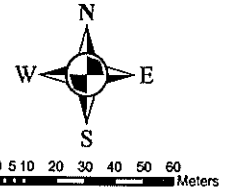


*Lake Erie*

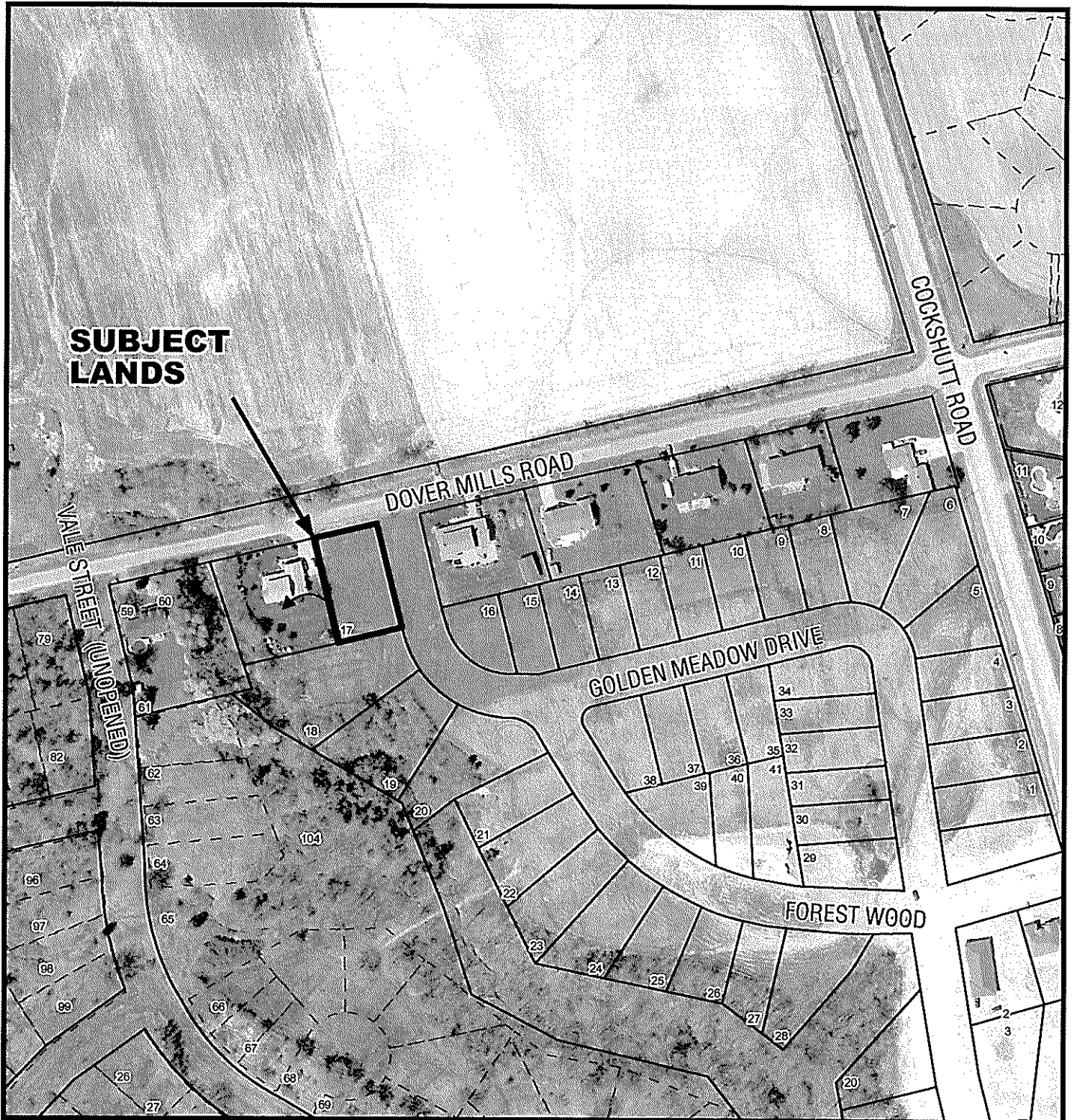
# MAP 2

File Number: BN-035/2007

Geographic Township of PORT DOVER



1:2,500



# MAP 3

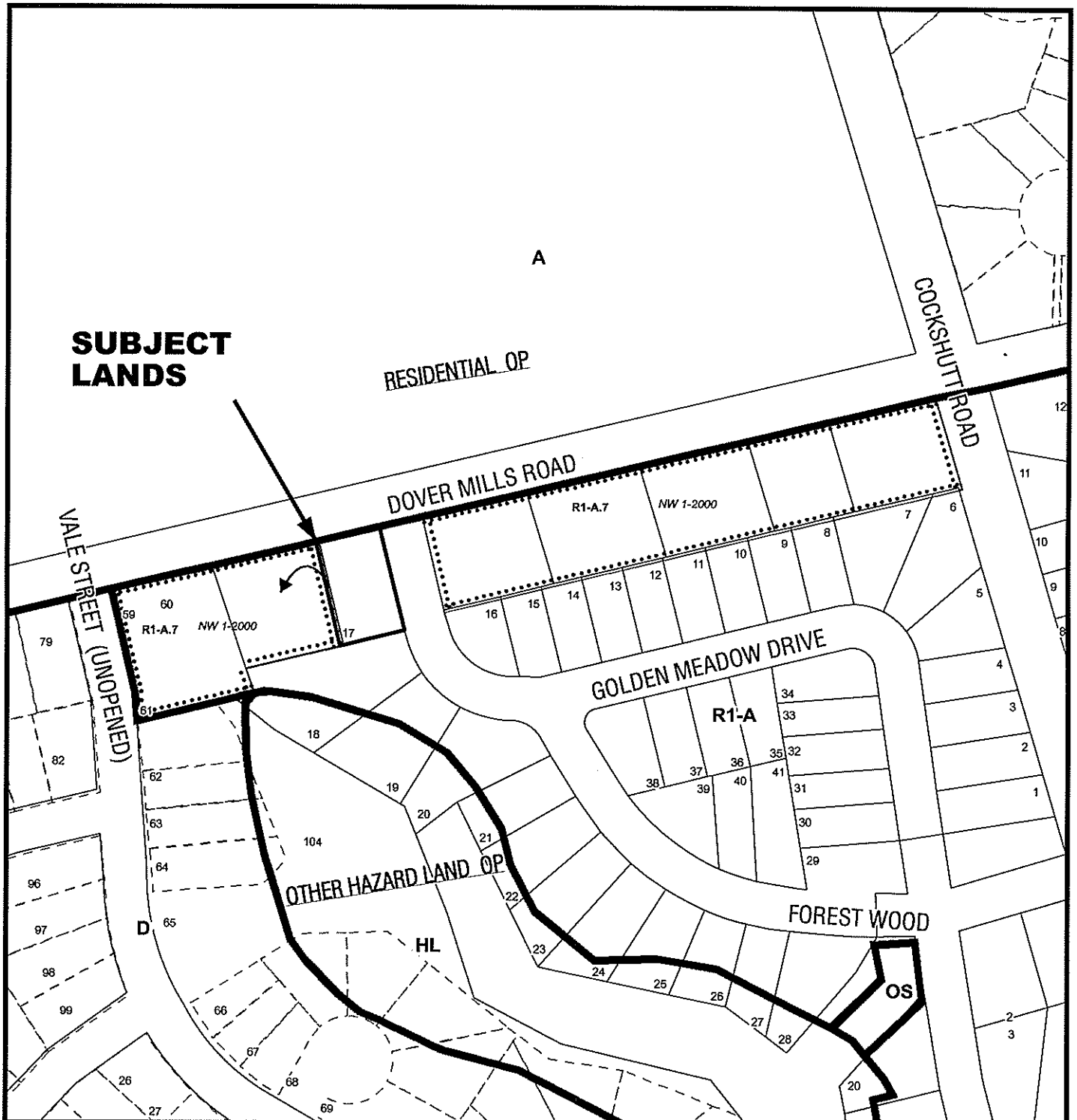
File Number: BN-035/2007

Geographic Township of PORT DOVER



0 5 10 20 30 40 50 60 Meters

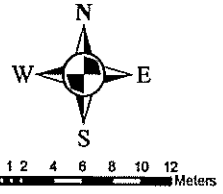
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# MAP 4

File Number: BN-035/2007

Geographic Township of PORT DOVER



1:500

