



COMMENT REQUEST FORM

FILE NO.: BN-048/2010

ROLL NO.: 3310-334-020-16400

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input checked="" type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> 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:**

MAY 3RD, 2010

APPLICANT:

Carrie Hill, 216 Port Ryerse Road, RR #3 Simcoe, ON N3Y 4K2

AGENT:

R. C. Dixon, O.L.S., 51 Park Road Simcoe, ON N3Y 4J9

LOCATION:

Lot 76 & Part Lot 75, PDOV (512 St Andrew St.)

PROPOSAL:

Sever a parcel having a frontage of 12.19 m. (40 ft.) a depth of 45.7 m. (150 ft.) and having an area of 554.6 sq.m. (5967 sq.ft.) and retain a parcel having an area of 6005 sq.ft.(558 sq.m.) as the creation of a lot in the urban area.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, SENIOR PLANNER, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4H3
(519) 426-5870 ext 1341
EMAIL: mary.elder@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, 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

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.

CIRCULATION DATE: April 19th, 2010

CONSENT / SEVERANCE

Office Use:

File Number: BN-048/2010
 Related File: AN-029/2010 and AN-030/2010
 Fees Submitted: April 8, 2010
 Application Submitted: _____
 Sign Issued: _____
 Complete Application: _____

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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- ^{OZO} 334A16400

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

A. APPLICANT INFORMATION

Name of Applicant ¹ Carrie Hill Phone # (519) 428-1529
 Address 216 Port Ryerse Road Fax # _____
 Town / Postal Code R.R.3 Simcoe N3Y4K2 E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent R.C. Dixon, O.L.S. Phone # (519) 426-0842
 Address 51 Park Road Fax # 426-1034
 Town / Postal Code Simcoe, On N3Y4J9 E-mail surveyors@amtelecom.net

Name of Owner ² _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

² 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 ³: Applicant Agent Owner

³ 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	_____	Urban Area or Hamlet	<u>Port Dover</u>
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	<u>207</u>	Lot(s) or Block Number(s)	<u>Lot 76 & Pt. 75</u>
Reference Plan Number	<u>—</u>	Part Number(s)	<u>—</u>
Frontage (metres/feet)	<u>24.4 m / 80'06</u>	Depth (metres/feet)	<u>45.72 m / 150'0</u>
Width (metres/feet)	<u>24.38 m / 80'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1112.6m² / 11,972 ft²</u>
Municipal Civic Address	<u>512 St Andrew St -</u>		

For questions regarding requirements for a municipal civic address please contact 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):

This parcel is in an area with smaller homes on smaller lots. This severance would split the 80' lot into two 40' lots and be in character to its surroundings.

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

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 (including those with part interest) Assessment Roll No. (obtained from your tax bill)	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	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² 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>12.19 m / 40'</u>	Depth (metres/feet)	<u>45.7 m / 150'</u>
Width (metres/feet)	<u>12.19 m / 40'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>554.6 m² / 5967 ft²</u>

Existing use: vacant residential

Proposed use: single family dwelling

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:
single family dwelling

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

Frontage (metres/feet)	<u>12.21 m / 40.06'</u>	Depth (metres/feet)	<u>45.7 m / 150'</u>
Width (metres/feet)	<u>12.19 m / 40'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>558 m² / 6005 ft²</u>

Existing use: residential

Proposed use: no change

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:
1 storey aluminium sided dwelling and shed (see sketch)

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:
no change



CONSENT / SEVERANCE

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ²)	_____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

Present zoning: R.A

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:

_____ *local knowledge* _____

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:

Land it affects:

Purpose:

Status/decision:

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)	
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<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 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 checked="" type="checkbox"/> Yes	<input 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

Store

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:

Name of road/street: St. Andrew Street

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

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

If other, describe:

Name of road/street: St. Andrew Street

I. OTHER INFORMATION

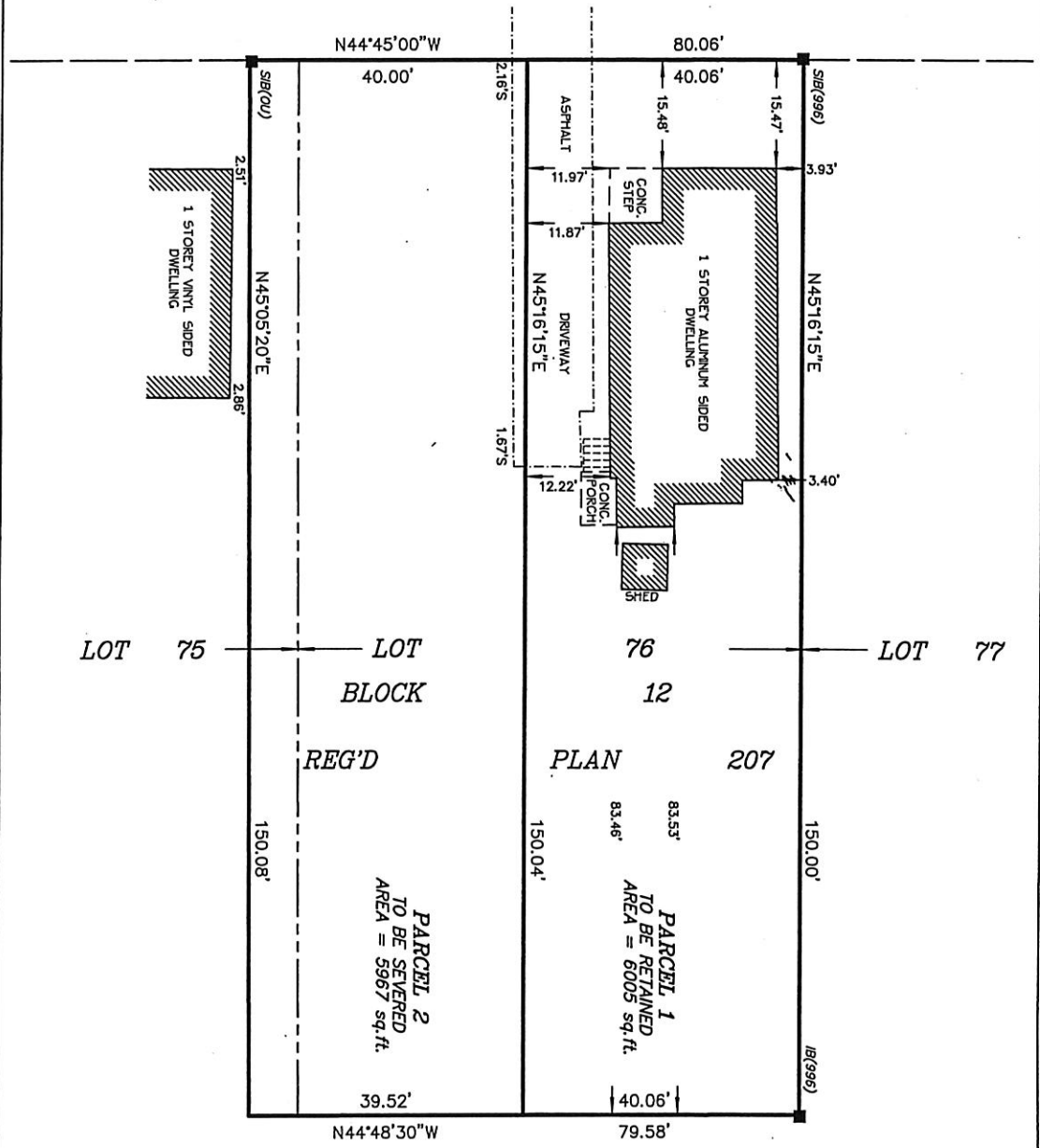
Is there a time limit that affects the processing of this development application?

- 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.

ST. ANDREWS STREET
(REG'D PLAN 207)



LOT 75 LOT 76 LOT 77
BLOCK 12
REG'D PLAN 207

PARCEL 1
TO BE RETAINED
AREA = 6005 sq. ft.

PARCEL 2
TO BE SEVERED
AREA = 5967 sq. ft.

SKETCH FOR
PROPOSED LOT SEVERANCE
OF PART OF
LOTS 75 & 76, BLOCK 12,
REGISTERED PLAN 207
IN THE
TOWN OF PORT DOVER
NORFOLK COUNTY
JEWITT AND DIXON LTD.
MARCH 11, 2010



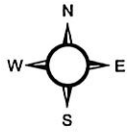
CAUTION:
THIS IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR
PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE
TITLE BLOCK.

NOTE:
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S
SEAL.

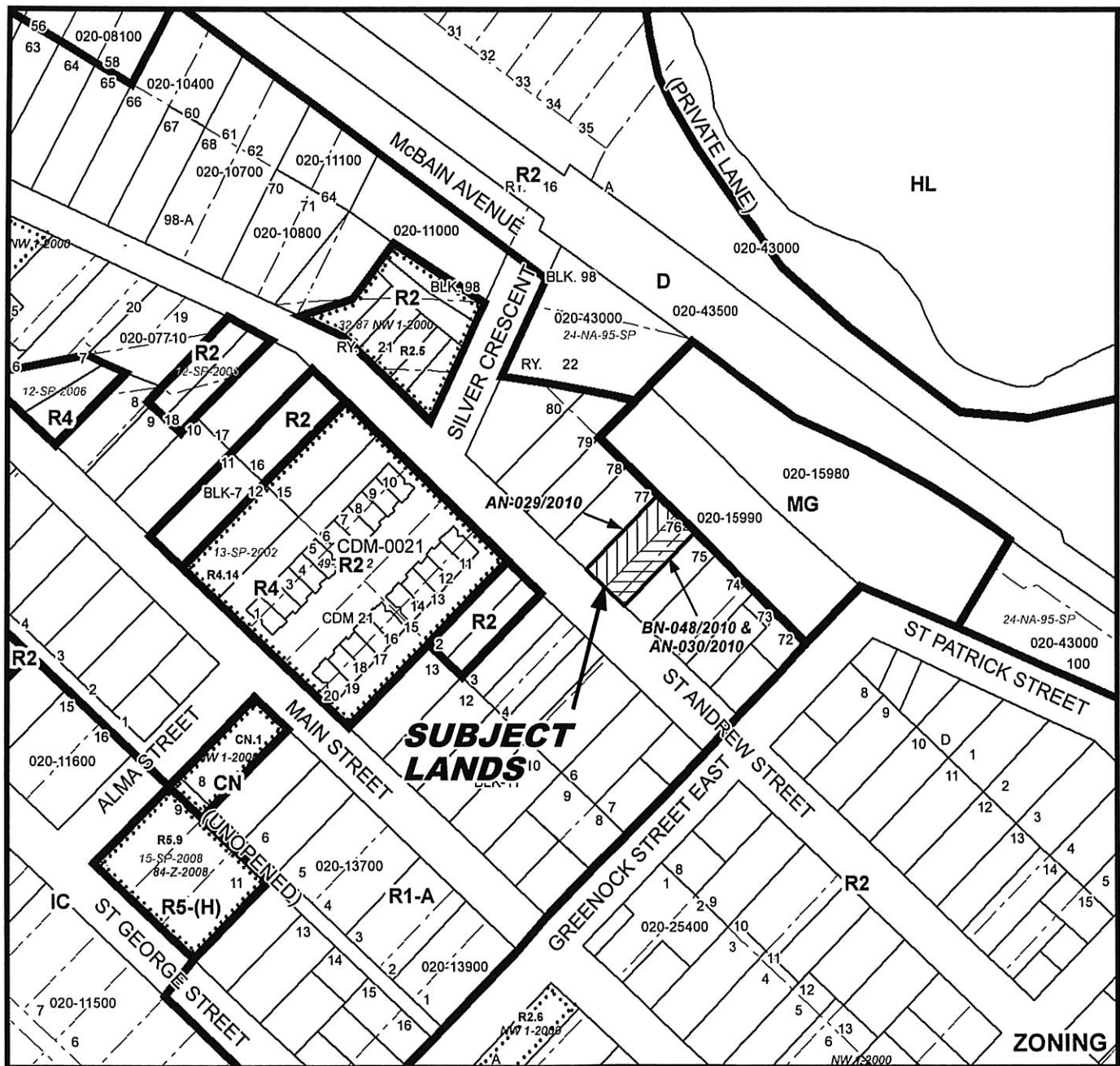
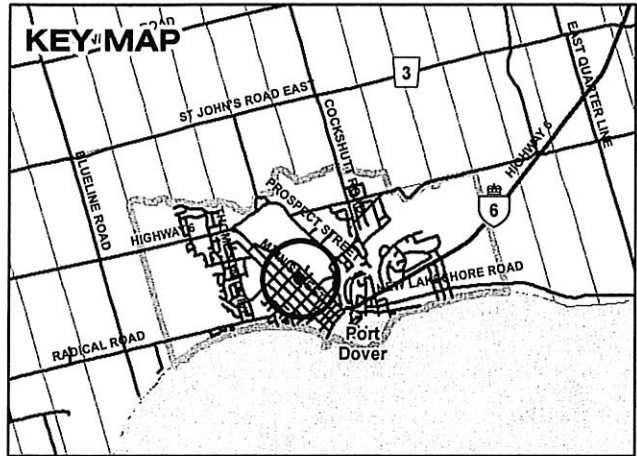
MAP 1

**File Number: BN-048/2010
& AN-029/2010 & AN-030/2010**

Geographic Township of
Urban Area of PORT DOVER



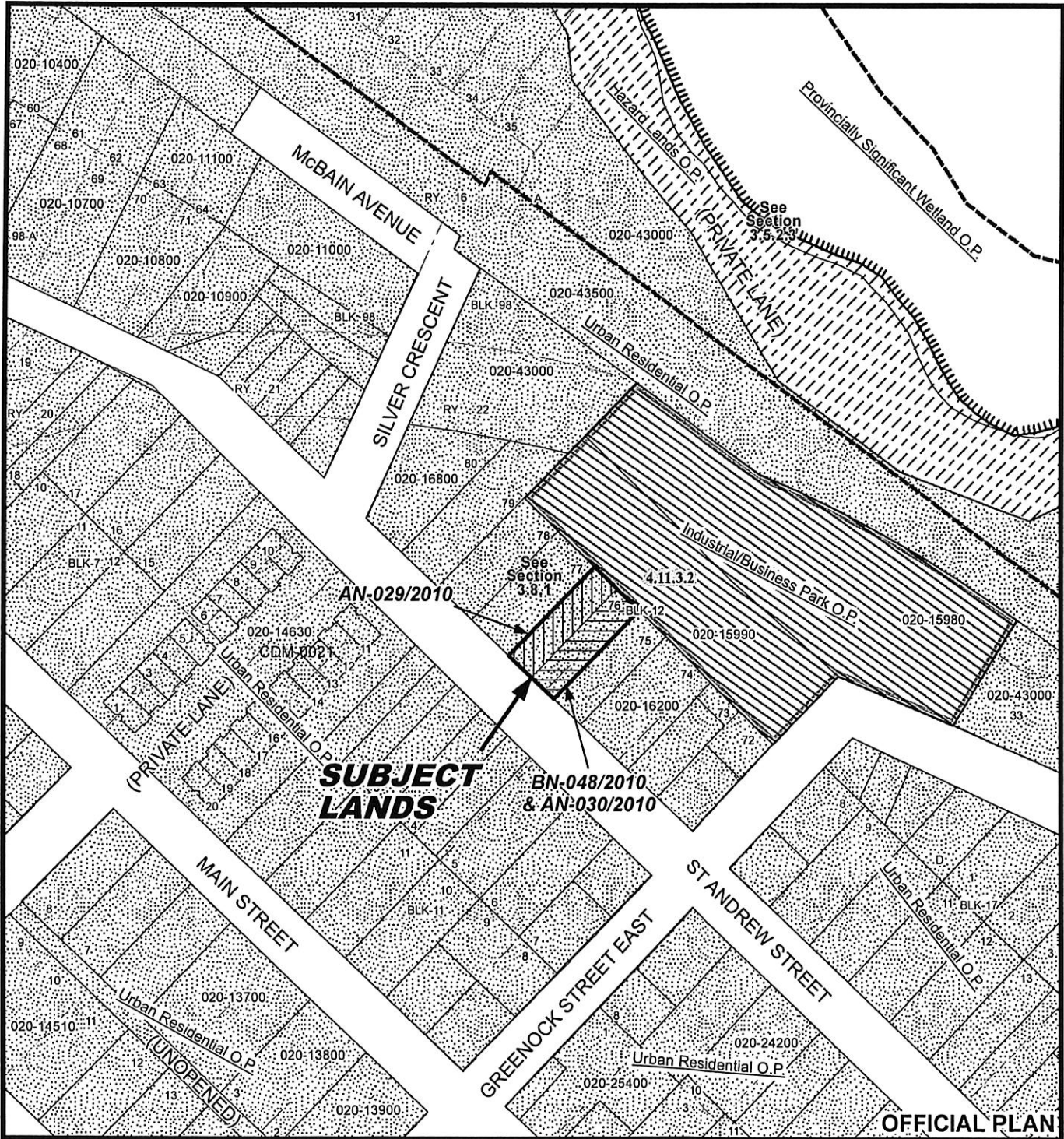
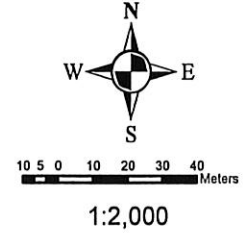
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MAP 2

File Number: BN-048/2010 & AN-029/2010 & AN-030/2010

Urban Area of PORT DOVER



MAP 3

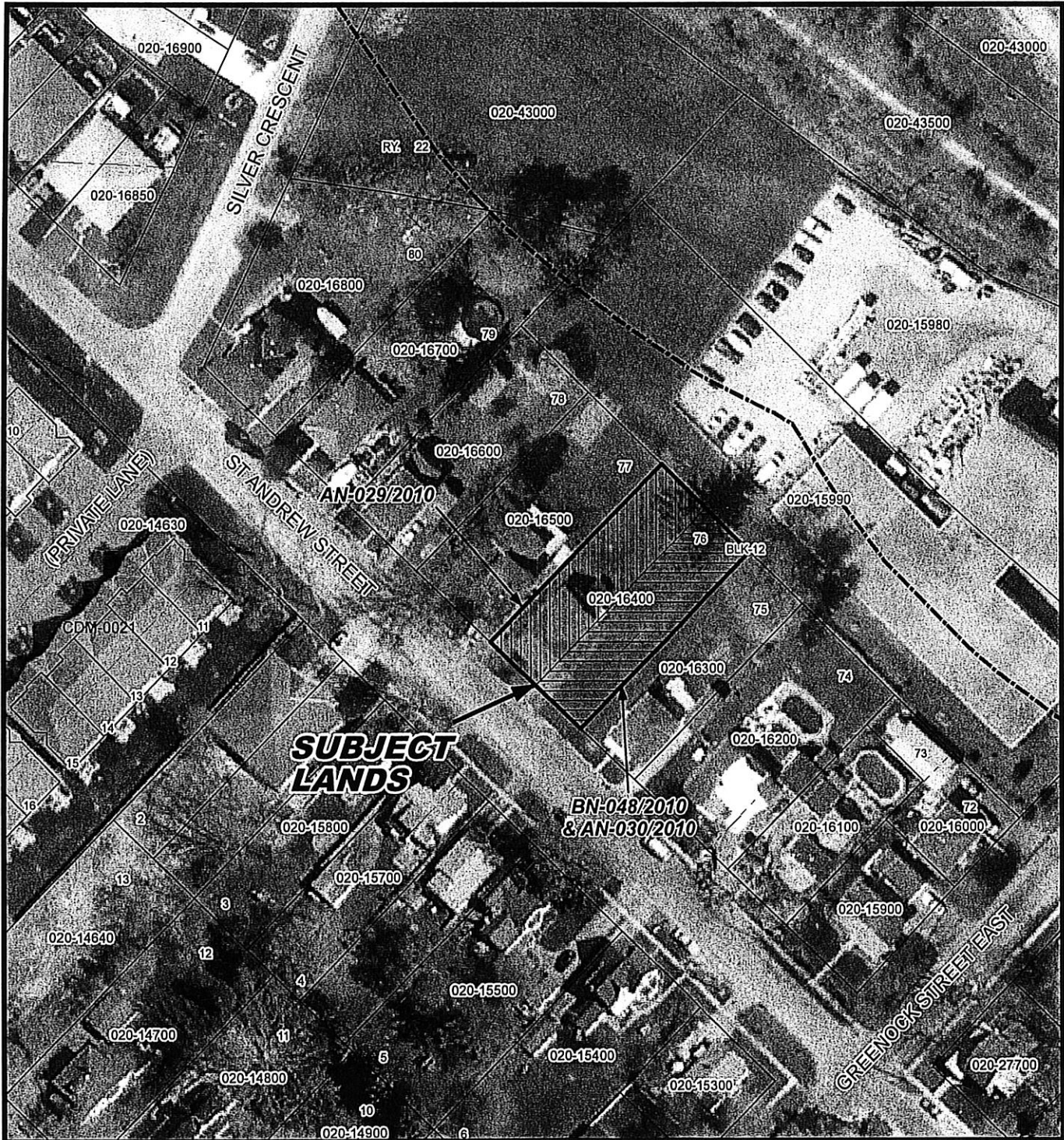
File Number: BN-048/2010 & AN-029/2010 & AN-030/2010

Urban Area of PORT DOVER



7 3.5 0 7 14 21 28 Meters

1:1,000



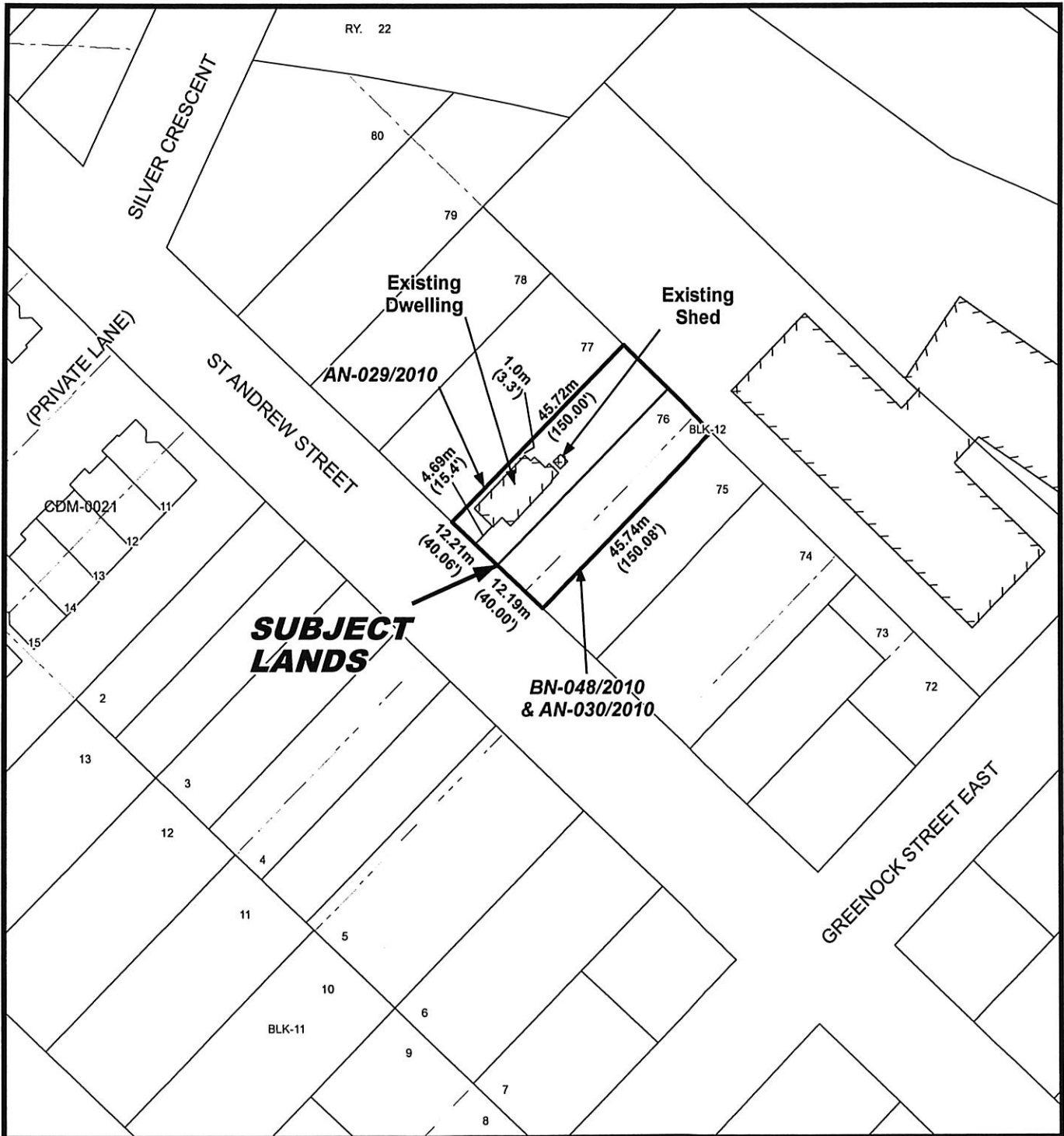
MAP 4

File Number: BN-048/2010 & AN-029/2010 & AN-030/2010

Urban Area of PORT DOVER



1:1,000



LOCATION OF LANDS AFFECTED

File Number: BN-048/2010 & AN-029/2010 & AN-030/2010

Urban Area of PORT DOVER

