



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO.: BN-067/2009

ROLL NO.: 3310-334-010-09000

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

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:**

AUGUST 3RD, 2009

APPLICANT:

Mary Margaret Daneneau, 415 Nelson St. W. Port Dover, ON N0A 1N0

AGENT:

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

LOCATION:

Lots 7, 8 & 21 and Pt Lots 22, 23 & 24, Part Blocks A & B, Plan 187 (415 Nelson Street West, Port Dover)

PROPOSAL:

Sever a parcel having a frontage of 15.24 m. (50.0 ft.) a depth of 101.9 m. (334.25 ft.) and having an area of 1553.0 sq.m. (16713 sq.ft.) and retain a parcel having an area of 1607 sq.m. (17300.0 sq.ft.) as the creation of a lot in the urban area.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290
EMAIL: shirley.cater@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: July 20th, 2009

Geotechnical report
for the coming

CONSENT / SEVERANCE

Office Use:

BN-06712009

File Number:

July 8 09

Related File:

July 8 09

Fees Submitted:

July 8 09

Application Submitted:

July 8 09

Sign Issued:

Complete Application:

60.

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- 334.010.09000.0000

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

A. APPLICANT INFORMATION

Name of Applicant¹

Mary Margaret Dandeneau
Jonda Pieratt

Phone #

519-583-2419

Address

415 Nelson St. W.

Fax #

Town / Postal Code

Port Dover NOA1N0

E-mail

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

AGENT INFORMATION

Name of Agent

R.C. Dixon, O.L.S.

Phone #

(519) 426-0842

Address

51 Park Road

Fax #

426-1034

Town / Postal Code

Simcoe N3Y4J9

E-mail

surveyors@amtelcom.net

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

Name of Owners²

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 sent³:

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 mortgagees, charges or other encumbrances on the subject lands:

- Norfolk Power.

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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	
					<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 ² / ft ² or hectares/acres)	Lands to be Retained (m ² / ft ² 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		

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township:	Urban Area or Hamlet:	Port Dover
Concession Number:	Lot Number(s):	
Registered Plan Number:	Lot(s) or Block Number(s):	7,8,21 and Pt. 22,23,24 and Blk. A & B
Reference Plan Number:	Part Number(s):	
Frontage (metres/feet):	Depth (metres/feet):	/ 334.25 ±
Width (metres/feet):	Lot area (m ² / ft ² or hectares/acres):	3106 m ² / 33,425 ft ² ±
Municipal Civic Address:		

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):

This application would allow the existing property to be split into 2 parcels. One parcel having the existing dwelling, the other being a vacant lot.

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

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>15.24 m</u>	/	<u>50'</u>	Depth (metres/feet)	<u>101.9 m ± / 334.25 ±</u>
Width (metres/feet)	<u>15.24 m</u>	/	<u>50'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1553 m² / 16,113 ft²</u>
				PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>—</u>

Existing use: vacant residential

Proposed use: single family 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:

frame shed

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>15.24 m</u>	/	<u>50'</u>	Depth (metres/feet)	<u>107.6 m ± / .353'</u>
Width (metres/feet)	<u>15.24 m</u>	/	<u>50'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1607 m² ± / 17,300 ft² ±</u>

Existing use: single family 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:

one storey frame / concrete block and brick 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:

no change

Description of proposed RIGHT OF WAY/EASEMENT:

Frontage (metres/feet)	<u>—</u>	Depth (metres/feet)	<u>—</u>
Width (metres/feet)	<u>—</u>	Lot area (m ² / ft ²)	<u>—</u>

Proposed use: —

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

Present zoning: R1A

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?

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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

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**: 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

CONSENT / SEVERANCE

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?

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 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

Municipal piped water

SEVERED

RETAINED

Communal Wells

Individual Wells

Other means (describe) _____

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SEWAGE TREATMENT

	SEVERED	RETAINED
Municipal Sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input type="checkbox"/>
Other means (describe)		

STORM DRAINAGE

	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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

Existing or proposed access to the **RETAINED** lands:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe:

Name of road/street: Nelson Street

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

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input checked="" type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe:

Name of road/street: Nelson Street

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? Yes No
If yes, describe:

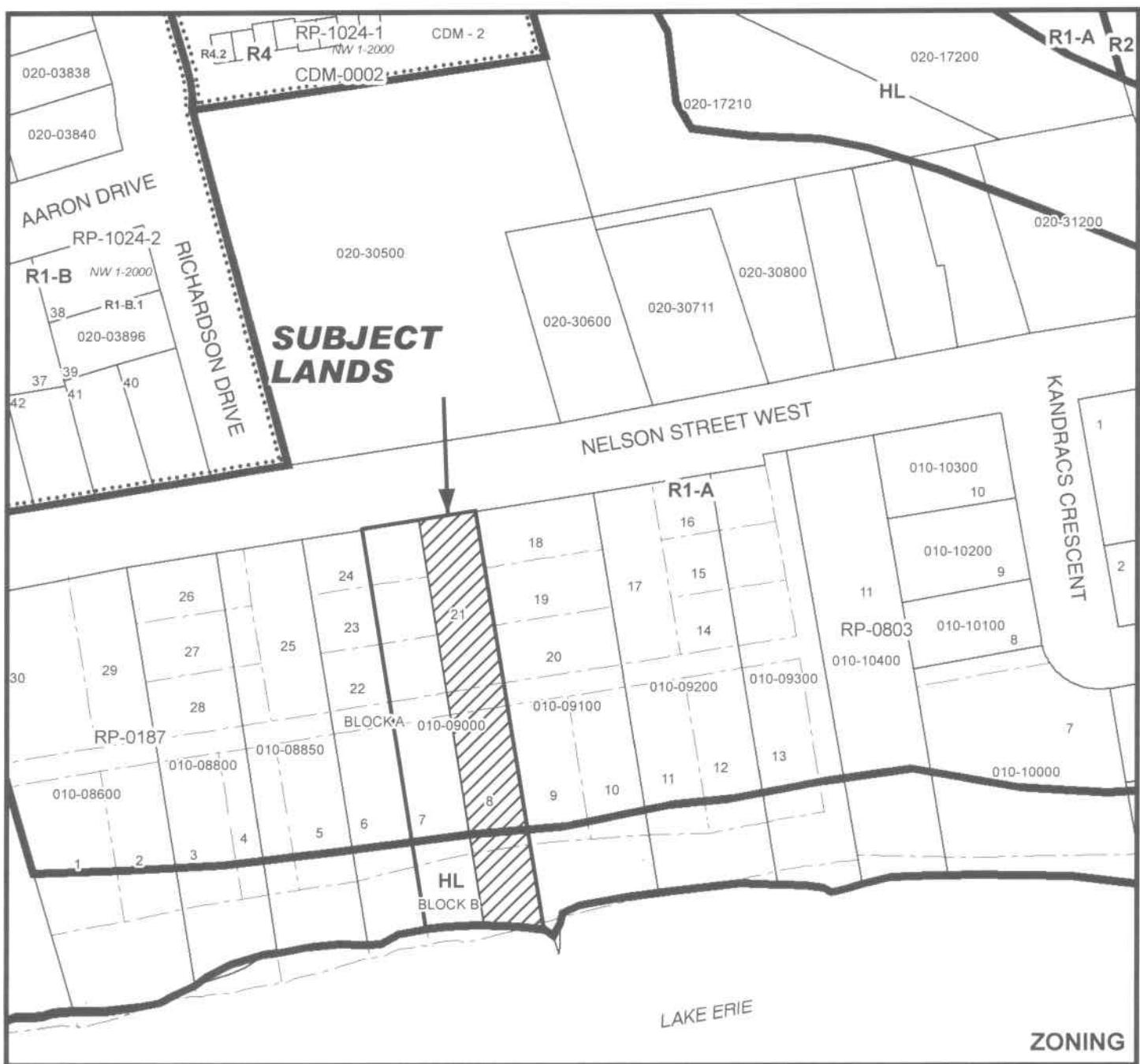
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1
File Number: BN-067/2009
 Urban Area of
PORT DOVER



1:1,500

20 10 0 20 40 60 80 Meters

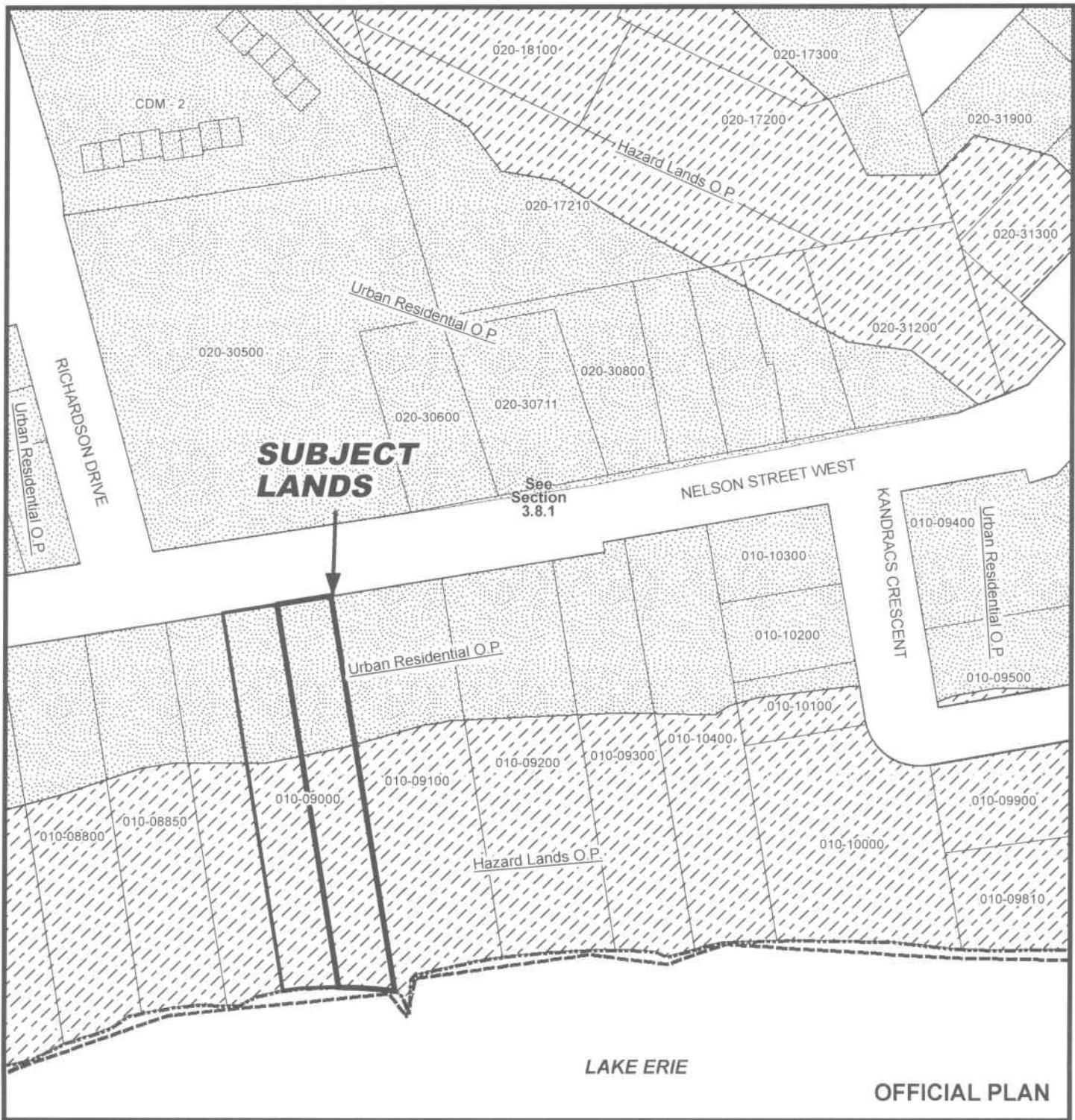


MAP 2

File Number: BN-067/2009 Urban Area of PORT DOVER



1:1,500



MAP 3

File Number: BN-067/2009

Urban Area of PORT DOVER



1:1,500



MAP 4
File Number: BN-067/2009
Urban Area of PORT DOVER



1:1,500

