



**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:

October 10th, 2007

FILE NO.: BN-074-2007

ASSESSMENT ROLL NO.: 3310-334-020-11600

APPLICANT:

Port Dover Lions Club, 320 St. Patrick Street, Port Dover, ON N0A 1N0

AGENT:

Thomas White, 21 Norfolk Street N., Simcoe, ON N3Y 4J9

LOCATION:

Pt Lot 13, Plan 207 PTDOV (806 St. George St. Port Dover

PROPOSAL:

Sever a parcel having a frontage of 2.12 m. (6.95 ft.) a depth of 47.33 m. (155.28 ft.) and having an area of 98.38 m.2 (1059 sq. ft.) and retain a parcel having an area of 8512.15 sq. m. (9162.7 sq. ft.) more or less as a boundary adjustment.

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <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 |

CIRCULATION DATE: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 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: Larry Dawson, 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: larry.dawson@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.

CONSENT / SEVERANCE

Office Use:

File Number: BN-074/2007
 Related File: _____
 Fees Submitted: Sept 17, 2007
 Application Submitted: Sept. 17, 2007
 Sign Issued: Sept 18, 2007
 Complete Application: Sept 17, 2007

mg

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- 334-020416-00
not assigned

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

A. APPLICANT INFORMATION

Name of Applicant¹ PORT DOVER LIONS CLUB Phone # _____
 Address 320 ST. PATRICK ST. Fax # _____
 Town / Postal Code PORT DOVER NOVA INO E-mail _____

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

Name of Agent THOMAS WHITE Phone # 519-426-5840
 Address 21 Norfolk St. N. Fax # 519-426-7515
 Town / Postal Code Simcoe N3Y 4K1 E-mail twhite@Drimage.com

Name of Owner² PORT DOVER LIONS CLUB Phone # _____
 Address 320 St. Patrick St. Fax # _____
 Town / Postal Code Port Dover NOVA INO 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 mortgages, charges or other encumbrances on the subject lands:
N/A



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>Pt Lot 13, Block 6</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>2.12m (6.95 feet)</u>	Depth (metres/feet)	<u>47.33^m (155.28 feet)</u>
Width (metres/feet)	<u>front 6.95' rear 6.69'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>98.38^m (6059 sq. ft)</u>
Municipal Civic Address	<u>806 St. George St. Port Dover, ON</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):

BOUNDARY ADJUSTMENT TO PROVIDE CLEARANCE FOR STRUCTURE
SITUATE ON LOT 14.

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:

PORT DOVER LIONS CLUB - OWNER

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> Assessment Roll No. <small>(obtained from your tax bill)</small>	Geographic Township Concession and Lot #	Total Acreage <small>(individual property)</small>	Acres Workable <small>(individual property)</small>	Existing Farm Type <small>(individual property e.g. corn production, orchard, tobacco)</small>	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	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)

2.12m (.95 feet)

Depth (metres/feet)

47.33m

155.28 feet

Width (metres/feet)

Wider at rear.

Lot area (m² / ft² or hectares/acres)

~~1079 sq. feet~~

Existing use:

Port Dover Lions Club Holdings lawn bowling & building.

98.38m (1059sq. ft.)

Proposed use:

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:

ENCROACHMENT BY ABUTTING BUILDING

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:

N/A

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

Frontage (metres/feet)

(59.00 feet) 17.98m

Depth (metres/feet)

47.33m

(155.3 feet)

Width (metres/feet)

Lot area (m² / ft² or hectares/acres)

(9162.7 sq. feet)

Existing use:

Vacant Residential? - lawn bowling club

8,512.15 sq. m

Proposed use:

Residential

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 DWELLING

CONSENT / SEVERANCE

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

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): RESIDENTIAL

Present zoning: ~~AS~~ Community Institutional (IC)

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:

APRIL 14, 1945

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:

MAP 1

File Number: BN-074/2007

Urban Area of PORT DOVER

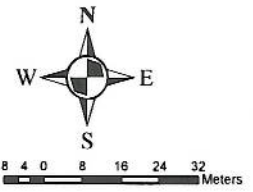


Lake Erie

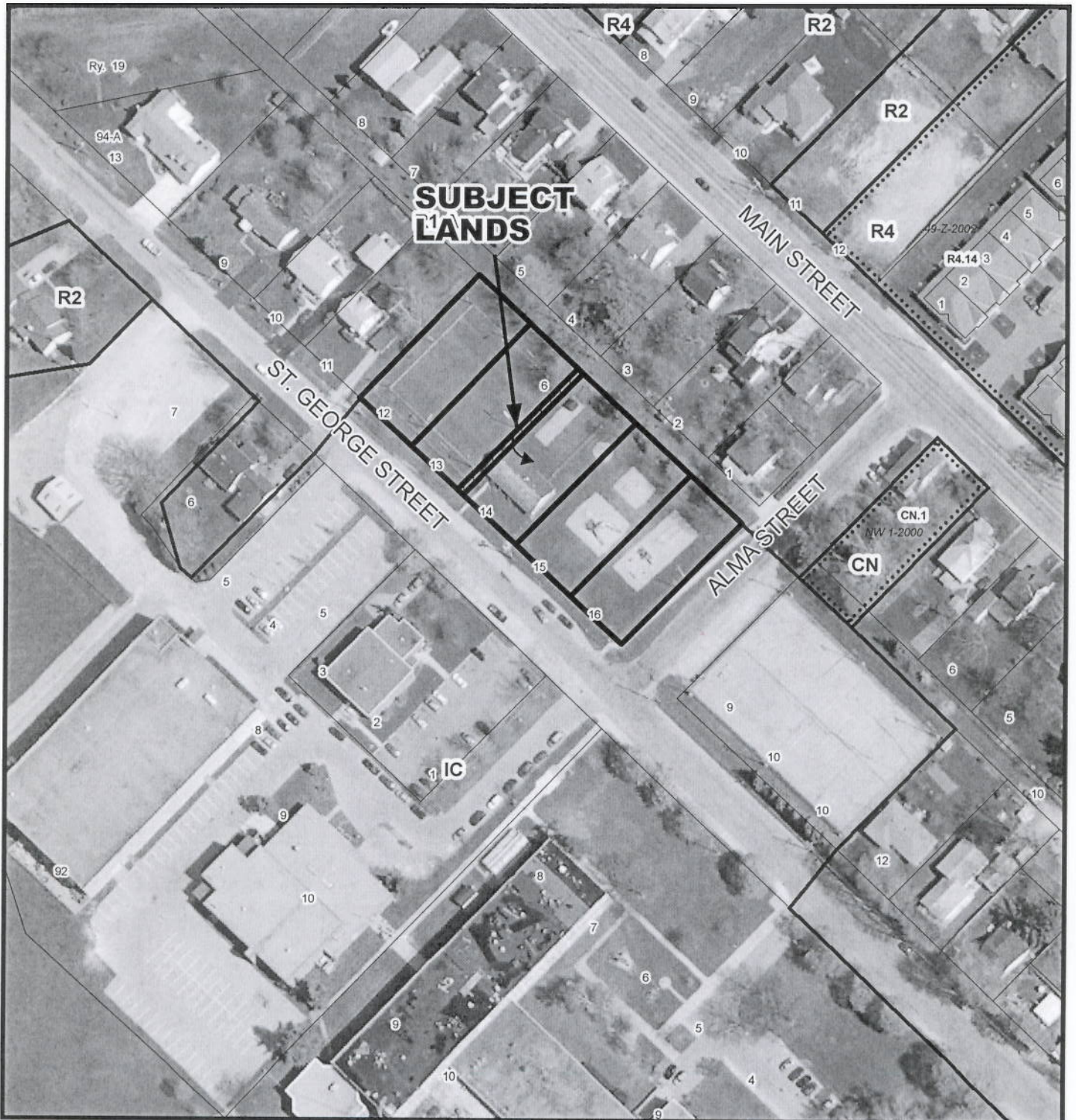
MAP 2

File Number: BN-074/2007

Urban Area of PORT DOVER



1:1,500



MAP 3

File Number: BN-074/2007

Urban Area of PORT DOVER

