



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO.: BN-095/2008

ROLL NO.: 3310-334-020-14616

- 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:

September 3, 2008

APPLICANT:

Clarence Boer Construction Limited, R.R. #3 Simcoe, ON N3Y 5K4

AGENT:

Brimage, Tyrrell (J. Boll), 21 Norfolk Street, North Simcoe, ON N3Y 4L1

LOCATION:

Lot 18, Railway Lot 20, Plan 207 PDOV (597 St. Andrew Street, Port Dover)

PROPOSAL:

Sever a parcel having a frontage of 10.7 m. (35.09 ft.) a depth of 53.51 m. (175.56 ft.) and having an area of 0.05 ha. (0.14 ac.) and retain a parcel having an area of 0.05 ha. (0.12 ac.) more or less as a severance through a semi-detached dwelling where each side would be separately owned.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1+290

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 (A), 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.

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT

CIRCULATION DATE: August 20, 2008

CONSENT / SEVERANCE

Office Use:
File Number:
Related File:
Fees Submitted:
Application Submitted:
Sign Issued:
Complete Application:

*BN 95/08
ZU-19/08
Aug. 11/08
11
4
4*

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- 334 020 14616

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

A. APPLICANT INFORMATION

Name of Applicant ¹ CLARENCE Boer Construction Limited Phone # 519 861 0915

Address RR# 3 Fax #

Town / Postal Code Simcoe N3Y 4K2 E-mail

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

Name of Agent BRIMAGE TYRRELL (J. BOLL) Phone # 519 426 5840

Address 21 NORFOLK ST N Fax # 519 426 5572

Town / Postal Code Simcoe N3Y 4L1 E-mail jBOLL@BRIMAGE.COM

Name of Owner ² CLARENCE Boer Construction Limited Phone # 519 861 0915

Address RR# 3 Fax #

Town / Postal Code Simcoe N3Y 4K2 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 mortgagees, charges or other encumbrances on the subject lands:

NONE

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>PORT DOUER</u>	Urban Area or Hamlet	<u>PORT DOUER</u>
Concession Number		Lot Number(s)	<u>LOT 18, RAILWAY LOT 20</u>
Registered Plan Number	<u>207</u>	Lot(s) or Block Number(s)	<u>7</u>
Reference Plan Number	<u>31R 9070</u>	Part Number(s)	<u>5</u>
Frontage (metres/feet)	<u>70.17</u>	Depth (metres/feet)	<u>IRREGULAR - PARTS PLAN 31R9070</u>
Width (metres/feet)	<u>66.00</u>	Lot area (m ² / ft ² or hectares/acres)	<u>11,100 approx.</u>
Municipal Civic Address	<u>597 ST ANDREW ST PORT DOUER.</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:

NONE

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):

SIDE BY SIDE SEMI DETACHED DWELLINGS TO BE SPLIT AND SOLD
SEPARATELY.

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

JENNIFER FRANCIS

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

N/A

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)	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	N/A				<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)	N/A	
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	N/A	
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**: **PART 2 PLAN 37R 9794**

Frontage (metres/feet)

(35.09 ft) 10.7m

Depth (metres/feet)

53.51m
(175.56 ft)

Width (metres/feet)

33.26

Lot area (m²/ ft² or
hectares/acres)

5839 (approx)

OSha (0.14ac)

Existing use:

RESIDENTIAL - SEMI DETACHED Dwelling

Proposed use:

RESIDENTIAL - SEMI DETACHED 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:

ONE SEMI DETACHED Dwelling - PART 2 37R 9794

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:

ONE SEMI DETACHED Dwelling - PART 2 37R 9794

Description of land intended to be **RETAINED**: **PART 1 PLAN 37R 9794**

Frontage (metres/feet)

35.07

Depth (metres/feet)

164.33 (IRREGULAR)

Width (metres/feet)

32.65

Lot area (m²/ ft² or
hectares/acres)

5354 (approx) (0.12ac)

Existing use:

RESIDENTIAL - SEMI DETACHED Dwelling

Proposed use:

RESIDENTIAL - SEMI DETACHED Dwelling

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 SEMI DETACHED 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:

ONE SEMI DETACHED Dwelling

CONSENT / SEVERANCE

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

N/A

D. PROPERTY INFORMATION

Present official plan designation(s):

RESIDENTIAL

Present zoning:

R-2 URBAN RESIDENTIAL TYPE 2.

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:

N/A

Date(s) these parcels were created:

N/A

Name of the transferee for each parcel:

N/A

Uses of the severed lands:

N/A

CONSENT / SEVERANCE

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

N/A

Date of construction of the dwelling proposed to be severed:

2008

Date of purchase of subject lands:

DECEMBER 21, 2006.

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:

Property is PART OF RAILWAY LAND AND IS UNDER
SITE PLAN CONTROL

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:

Bylaw 12- SP-2006 | 36 Z 2006

Land it affects:

Subject LAND

Purpose:

CHANGE ZONING AND SITE PLAN CONTROL

Status/decision:

GRANTED

Effect on the requested amendment:

Subject LAND CONFORMS

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.

N/A

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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ 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 Provincial highway
 Municipal road Other (describe below)

If other, describe:

Name of road/street:

ST ANDREW ST PORT DOVER.

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

Unopened road Provincial highway
 Municipal road Other (describe below)

If other, describe:

Name of road/street:

ST ANDREW ST PORT DOVER.

I. OTHER INFORMATION

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

Yes No

If yes, describe:

THERE IS AN AGREEMENT TO SELL LAND PROPOSED FOR SEVERANCE

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.

No

MAP 1

File Number: BN-095/2008

Urban Area of PORT DOVER



Lake Erie

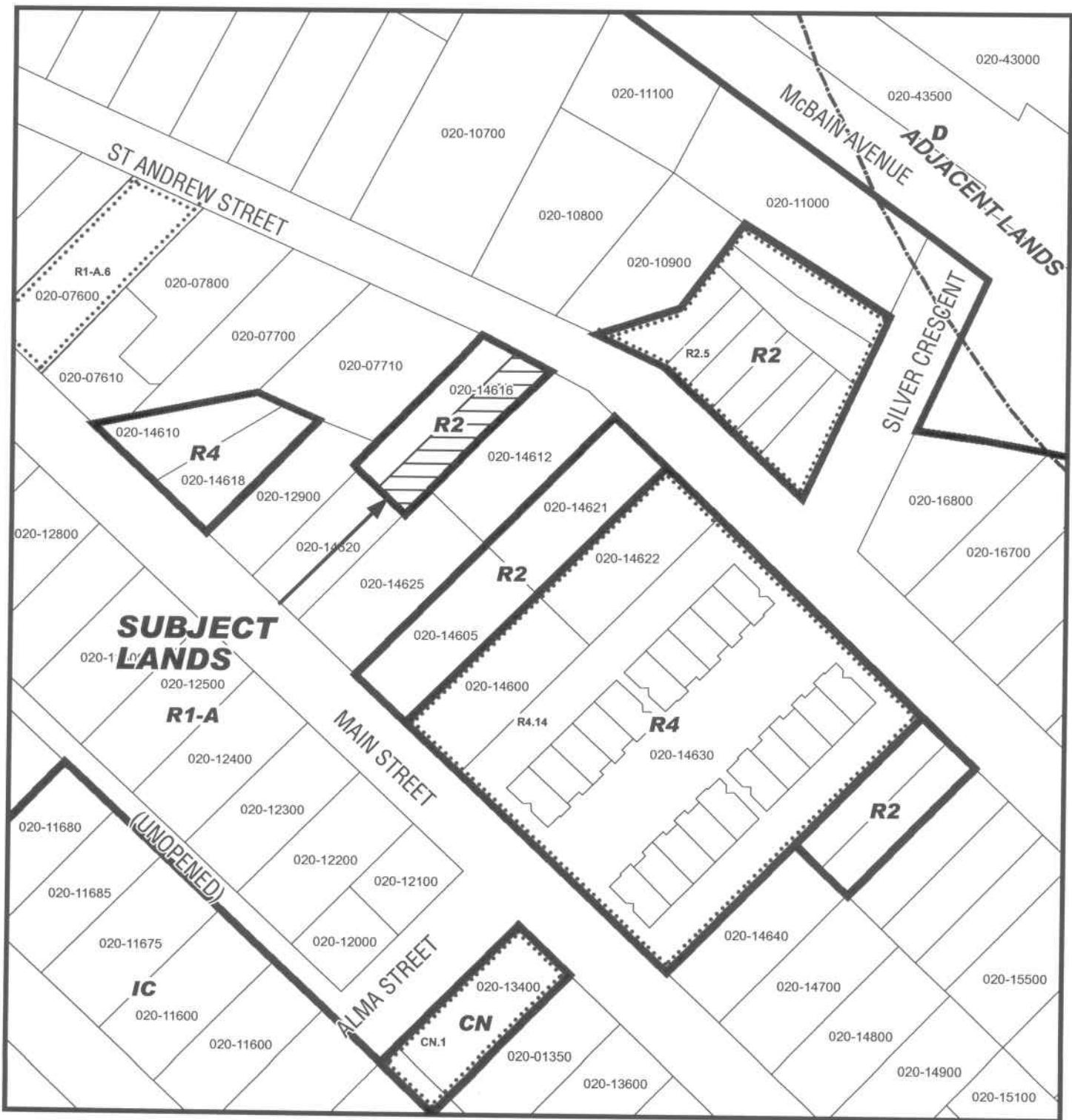
MAP 2

File Number: BN-095/2008

Urban Area of PORT DOVER



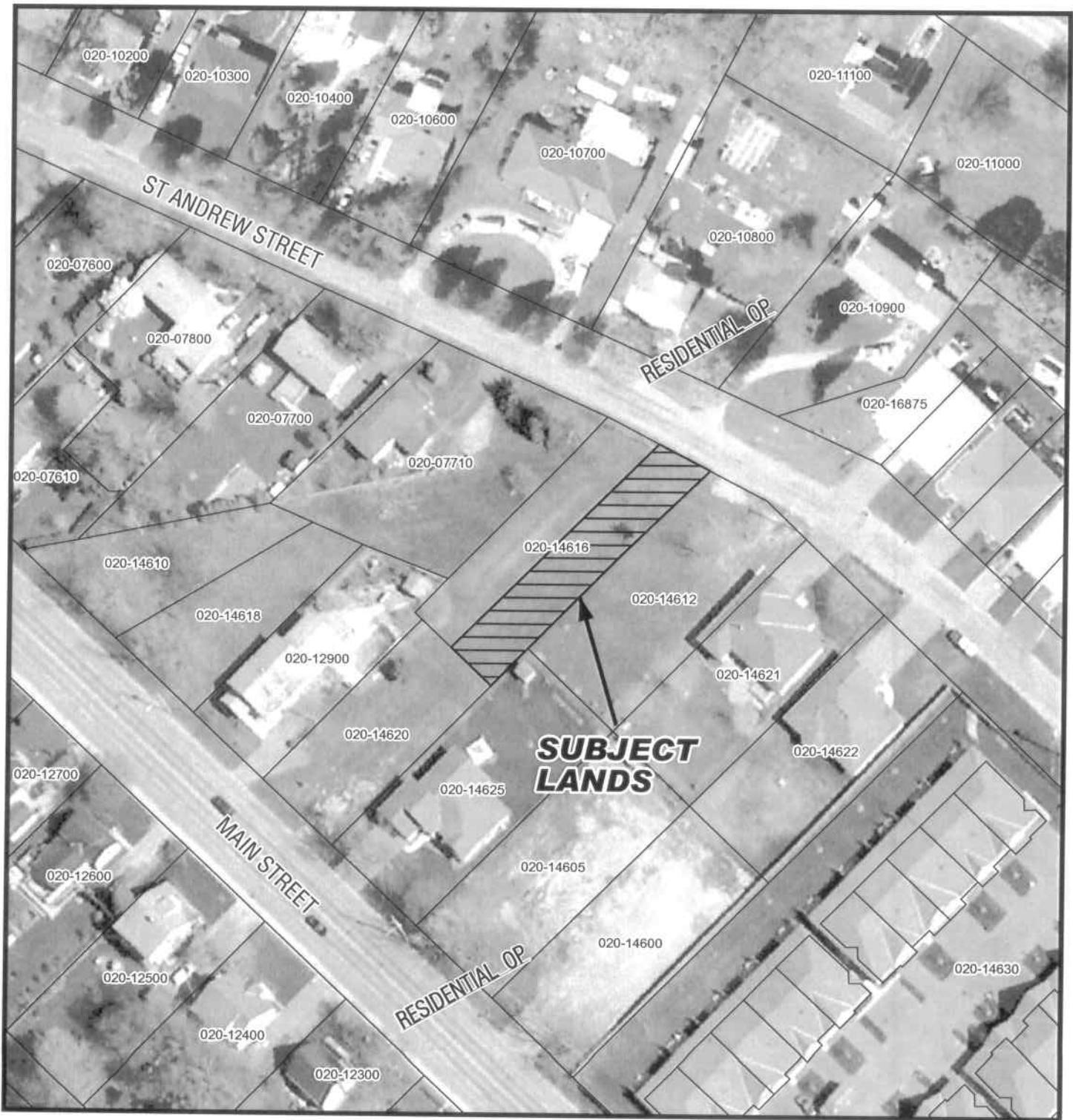
1:1,500



MAP 3
File Number: BN-095/2008
Urban Area of PORT DOVER



1:1,000



MAP 4
File Number: BN-095/2008
Urban Area of PORT DOVER



1:500

