



COMMENT REQUEST FORM

FILE NO.: BN-113/2008

ROLL NO.: 3310-334-030-59100

- 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:

October 1, 2008

APPLICANT:

Juliann Kuchocki, 61 Brown Street Port Dover, ON N0A 1N7

AGENT:

N/A,

LOCATION:

Part Lots 9 & 10, Block 105 Plan 207 PDOVER (61 Brown Street)

PROPOSAL:

Sever a parcel having a frontage of 17.4 m. (57 ft.) a depth of 30.5 m. (100 ft.) and having an area of 529.5 sq. m. (5700 sq. ft.) and retain a parcel having an area of 603.5 sq. M. (6496.8 sq. Ft.) as the creation of a lot in the urban area.

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: September 17, 2008

CONSENT / SEVERANCE

Office Use:

File Number: BN-113/2008
 Related File: _____
 Fees Submitted: Sept 8, 2008
 Application Submitted: Sept 8, 2008
 Sign Issued: Sept 8, 2008
 Complete Application: Sept 8, 2008

ME.

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- 334-030-59100

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

A. APPLICANT INFORMATION

Name of Applicant¹ JULIANN KUCHOCKI Phone # 519 774-2787
 Address 61 BROWN STREET Fax # _____
 Town / Postal Code PORT DOVER MAINE E-mail dinner @ brenthill.in . com

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

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

Name of Owner² Same as applicant 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 mortgages, charges or other encumbrances on the subject lands:
JULIANN KUCHOCKI



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

as on survey
M.R.

| | | | |
|-------------------------|--------------------------|---|--|
| Geographic Township | <u>PORT DOVER</u> | Urban Area or Hamlet | _____ |
| Concession Number | _____ | Lot Number(s) | _____ |
| Registered Plan Number | <u>207</u> | Lot(s) or Block Number(s) | <u>LTS 9 & 10</u> <u>BLK 105</u> |
| Reference Plan Number | _____ | Part Number(s) | <u>PL 207</u> |
| Frontage (metres/feet) | <u>(137 Feet) 41.76m</u> | Depth (metres/feet) | <u>(100.0 feet) 30.48m</u> |
| Width (metres/feet) | _____ | Lot area (m ² / ft ² or hectares/acres) | <u>1133.16 m²</u> <u>(3717.72 ft²)</u> |
| Municipal Civic Address | <u>61 Brown St</u> | | |

For questions regarding requirements for a municipal civic address please contact _____

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):

Make another livable living space for dwelling.
by severing the lot into two.

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

JULIANNA KUCHOCKI

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 <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 checked="" type="checkbox"/> No |
| OTHER | | | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | | | | | <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Livestock barn | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Type of livestock | | |
| Capacity of barn | | |
| Manure storage | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Type of manure storage | | |

CONSENT / SEVERANCE

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

Frontage (metres/feet) (57') 17.4 M Depth (metres/feet) (100 feet) 30.5 M
 Width (metres/feet) (57') 17.4 M Lot area (m² / ft² or hectares/acres) (5700 sq feet) 529.5 sq m.

Existing use: part of a residential lot

Proposed use: new residence

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:

22' x 24', 1 Garage

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:

1 single detached dwelling

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

Frontage (metres/feet) 60' 18.3 M Depth (metres/feet) 100 feet 30.5 M
 Width (metres/feet) 60' 18.3 M Lot area (m² / ft² or hectares/acres) 6496.8^{sq} feet 603.5 m²

Existing use: residence

Proposed use: residence

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:

Please See Survey. 46 feet rear (approx)
19.8 S-B from front 14.8 + 6.1 from side 2000 Main 1400 upper sq feet

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:

keep same - with proposed moving of garage to this existing driveway.

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): Res.
Present zoning: R1-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:
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:

N/A

Date of purchase of subject lands:

Aug 5 / 2008

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:

residence only for decades

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 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

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 file 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:

Erie & Brown St. G1 Brown St

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

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

If other, describe:

Name of road/street:

Brown St.

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.

Please Consider:

There is road work going on in the next couple of months. It would be good to be able to do sewer/water work while the road is already dug up if possible.

MAP 1

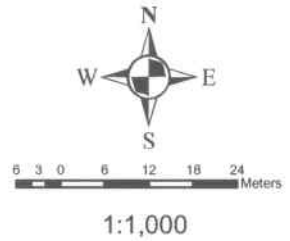
File Number: BN-113/2008

Urban Area of PORT DOVER



Lake Erie

MAP 2
File Number: BN-113/2008
Urban Area of PORT DOVER



MAP 3
File Number: BN-113/2008
Urban Area of PORT DOVER



MAP 4
File Number: BN-113/2008
Urban Area of PORT DOVER

