



# COMMENT REQUEST FORM

**FILE NO.: BN-115/2008**

**ROLL NO.: 3310-544-001-05100**

- |  |  |
|--|--|
| <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 checked="" 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:**

## NOVEMBER 5<sup>th</sup>, 2008

**APPLICANT:**

John William & Mary Elizabeth Krestel, PO Box 340, 2Archibald Drive Port Rowan, ON N0E 1M0

**AGENT:**

R.C. Dixon, OLS, 51 Park Road Simcoe, ON N3Y 4J9

**LOCATION:**

Block 9, Plan 16B (subject lands is located at the rear of 63 Front Road and is to be added to 67 Front Road)

**PROPOSAL:**

Sever a parcel having no frontage, a width of 19.81 m. (65 ft.) a depth of 124.05 m. (407 ft.) and having an area of 0.267 ha. (0.66 ac.) and retain a parcel having an area of 2.828 ha. (6.985 ac.) more or less as a boundary adjustment.

**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**MARY ELDER, MCIP, RPP**

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

**EMAIL: [mary.elder@norfolkcounty.ca](mailto: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 (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](mailto: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: October 22<sup>nd</sup>, 2008**

RECEIVED  
OCT 16 2008

Office Use:  
File Number: BN-115/2008  
Related File: \_\_\_\_\_  
Fees Submitted: Oct. 14, 2008  
Application Submitted: Oct. 14, 2008  
Sign Issued: Oct 14, 2008  
Complete Application: Oct 14, 2008

PLANNING DEPT.

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.

*me*  
*C.A. fee*

Property assessment roll number: 3310-544-001-05100

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

A. APPLICANT INFORMATION

Name of Applicant: John William & Mary Elizabeth Krestel Phone #: (519) 586-2157  
 Address: PO Box 340 - 2 Archibald Drive Fax #: \_\_\_\_\_  
 Town / Postal Code: Port Rowan NOE1M0 E-mail: \_\_\_\_\_

<sup>1</sup> 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 N3Y4J9 E-mail: surveyors@amtelecom.net

Name of Owner<sup>2</sup>: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Town / Postal Code: \_\_\_\_\_ E-mail: \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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:  
\_\_\_\_\_  
\_\_\_\_\_



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>Port Rawan</u>
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	<u>16-B</u>	Lot(s) or Block Number(s)	<u>Block 9</u>
Reference Plan Number	<u>3TR6654</u>	Part Number(s)	<u>Part 1</u>
Frontage (metres/feet)	<u>26.33 m / 86.4</u>	Depth (metres/feet)	_____
Width (metres/feet)	<u>26.33m<sup>2</sup> / irregular see att. Copy 3TR6654</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3.09 ha., 7.645 ac.</u>
Municipal Civic Address	_____		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto: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 application is a boundary adjustment adding 65' onto the easterly side of the Modesto lands. The existing dwelling is very close to the property line.

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

Ronald & Leona Modesto

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

Ronald & Leona Modesto 332-544-001-02700-0000



# 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						
		n/a			<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						
		n/a			<input type="checkbox"/> Yes <input type="checkbox"/> No	
		n/a			<input type="checkbox"/> Yes <input type="checkbox"/> No	
		n/a			<input type="checkbox"/> Yes <input type="checkbox"/> No	
		n/a			<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 <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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		
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	n/a	

CONSENT / SEVERANCE

Description of land intended to be SEVERED:

Frontage (metres/feet)	<u>19.81 m / 65'</u>	Depth (metres/feet)	<u>124.05m / 407' ±</u>
Width (metres/feet)	<u>19.81 m + / 65'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>0.267 Ha. / 0.66 ac. ±</u>

Existing use: vacant residential

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:

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:

nil

Description of land intended to be RETAINED:	<u>irregular - see att. copy of 31R0654</u>		
Frontage (metres/feet)	<u>26.33 m / 86'40</u>	Depth (metres/feet)	<u>irreg. - see plan</u>
Width (metres/feet)	<u>irreg. see plan</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>2.828 Ha. / 6.985 ac ±</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:

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<sup>2</sup> / ft<sup>2</sup>) \_\_\_\_\_

Proposed use:  
\_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s): Hazard & Urban Residential (Norfolk County O.P.)

Present zoning: Agriculture

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: B-5/94 - N

Number of separate parcels that have been created: 1

Date(s) these parcels were created: 1994

Name of the transferee for each parcel: —

Uses of the severed lands: residential



**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 checked="" 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

**H. SERVICING AND ACCESS**

*n/a*

Indicate what services are available or proposed:

*- existing house (Modesto)*

**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:

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Name of road/street:

Front Road

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

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

If other, describe:

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Name of road/street:

Front Road

**I. OTHER INFORMATION**

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

- Yes
- No

If yes, describe:

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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.

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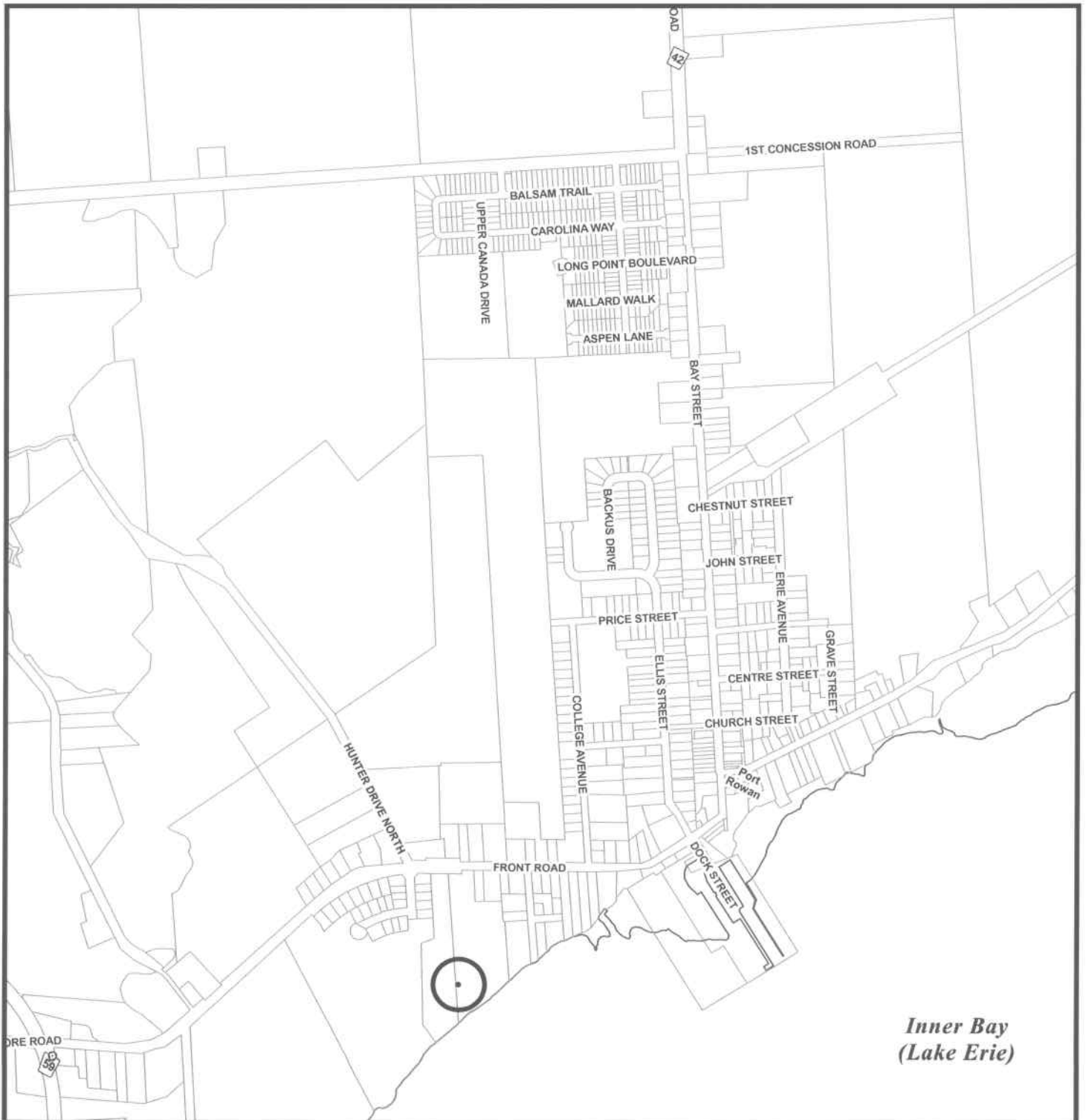
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# MAP 1

File Number: BN-115/2008

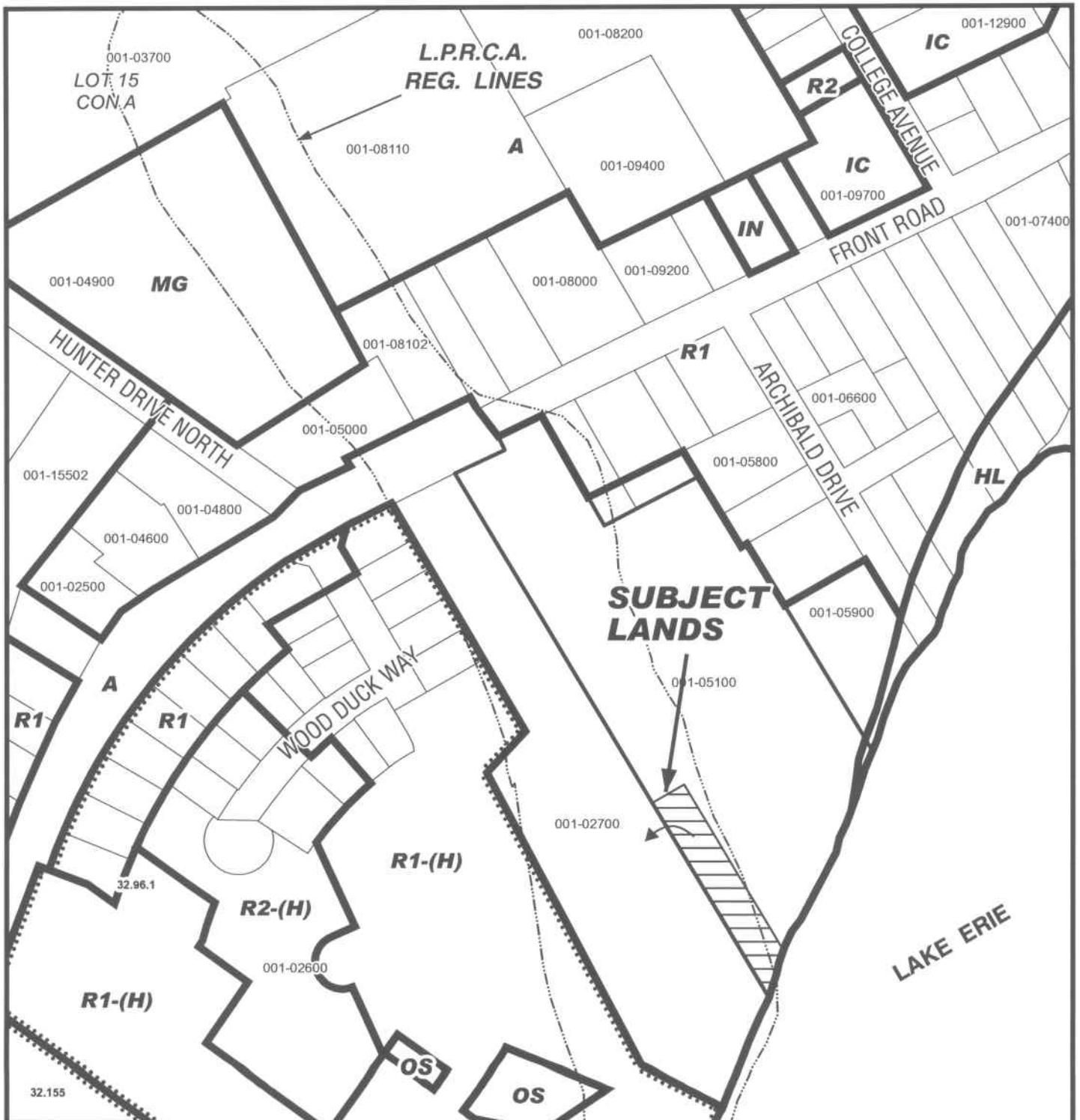
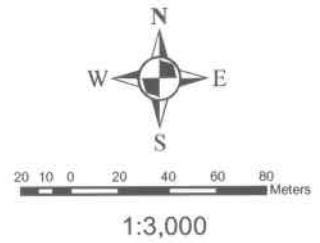
Urban Area of PORT ROWAN



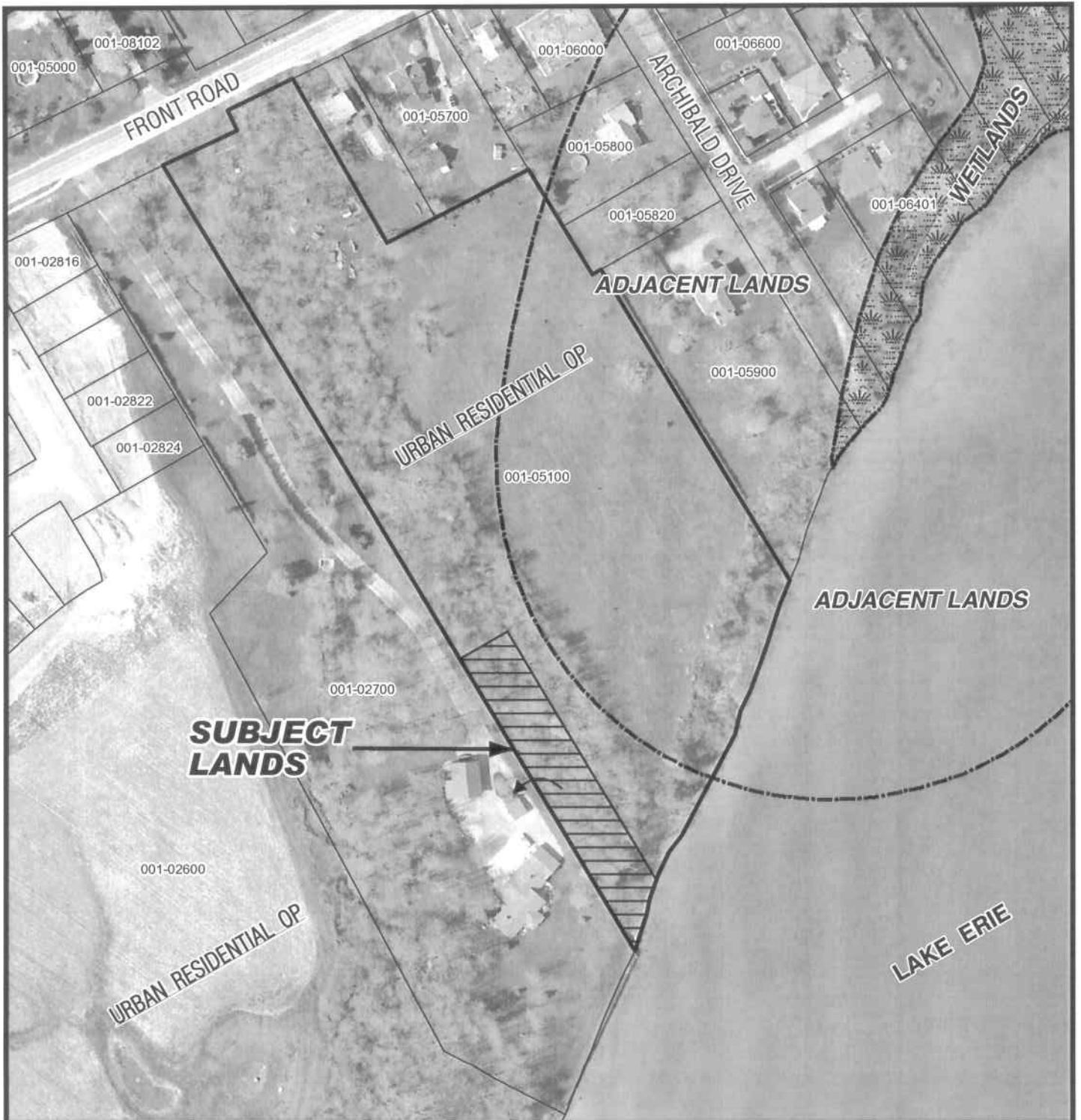
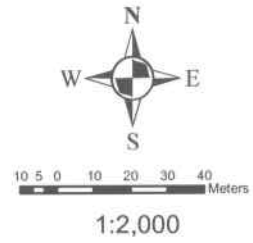
# MAP 2

File Number: BN-115/2008

Urban Area of PORT ROWAN



**MAP 3**  
**File Number: BN-115/2008**  
**Urban Area of PORT ROWAN**



# MAP 4

File Number: BN-115/2008

Urban Area of PORT ROWAN

