



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2012078

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- GIS Section
- Fire/EMS
- Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Railway
- Norfolk Power
- Ministry of Transportation
- Union Gas
- Norfolk Heritage Committee
- 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:**

June 4th, 2012

APPLICANT: WATERS LORI, 165 PROSPECT ST RR 2 PORT DOVER, ON N0A 1N2

LOCATION: PDOV PLAN 98B LOTS 2 AND 8, PT LOS 4 TO 7 AND 9 PLAN 207, BLK 99 PT LOTS 8 AND 9 (163 PROSPECT STREET)

ASSESSMENT ROLL NO.: 3310334020080000000

PROPOSAL:

An application has been received to sever a parcel having no frontage, a width of 138.4 m (454 ft.) a depth of 91 m (300 ft.) and having an area of 1.05 ha (2.56 ac) and retain a parcel having an area of 0.27 ha (0.66 ac) as a boundary adjustment. Lands to be added to: 165 Prospect Street Final Lot Size: 1.43 ha (3.537 ac)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP, ECD
60 Colborne Street South, Simcoe ON N3Y 4H3
(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 application, 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: May 22, 2012

CONSENT / SEVERANCE

inc. to LPCA
- by. marked.

Office Use:

File Number: BN-PL 2012 078
 Related File: BN PL 2010 084
 Fees Submitted: 11
 Application Submitted: 11
 Sign Issued: 11
 Complete Application: 11

SL

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: 3310-334-025-080-00

<input type="checkbox"/> Creation of a new lot	<input checked="" 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 Applicant WATERS Lori Phone # 519-583-1546
 Address 165 PROSPECT ST Fax # _____
 Town / Postal Code PORT DOVER N0A 1N2 E-mail _____

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

AGENT INFORMATION

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

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

Name of Owners ² WATERS Scott Phone # 519-583-2253
 Address 163 PROSPECT ST Fax # _____
 Town / Postal Code PORT DOVER N0A 1N2 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:

Royal Bank of Canada Port Dover

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet
Concession Number	Lot Number(s)
Registered Plan Number	Lot(s) or Block Number(s)
Reference Plan Number	Part Number(s)
Frontage (metres/feet)	Depth (metres/feet)
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)
Municipal Civic Address	

Port Dover
LOTS 2 AND 3
PT LOTS 4 TO 7 AND 9
PLAN 207 BLK 99
PT LOTS 8 AND 9
varied
1.30 Ha / 3.23 Acres
163 Prospect St Port Dover

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):

TO SEVER - 2.56 ACRES OF VACANT LAND

ADDING TO EXISTING RESIDENTIAL 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:

LORI WATERS 3310 334 000 080 - 10

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						
<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**: **RETAINED**

Frontage (metres/feet)

47.5m / 156'

Depth (metres/feet)

51.6 / 169.2

Width (metres/feet)

45.7m / 150'

Lot area (m² / ft² or
hectares/acres)

0.27 Ha / 0.66 Acres

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

Existing use:

Single dwelling home

Proposed use:

Same

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:

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:

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

Frontage (metres/feet)

0 / 0

Depth (metres/feet)

91m / 300'

Width (metres/feet)

138.4m / 454'

Lot area (m² / ft² or
hectares/acres)

1.05 Ha / 2.56 Acres

Existing use: VACANT

FINAL LOT SIZE 1.43 ha (3.53ac)

Proposed use: SAME

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:

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

Frontage (metres/feet)

nil

Depth (metres/feet)

Width (metres/feet)

Lot area (m² / ft²)

Proposed use:

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): URBAN / RESIDENTIAL

Present zoning: R 1-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: _____

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?

CONSENT / SEVERANCE

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:

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: ZN PL 2010 053

Land it affects: Subject only

Purpose: permit private servicing

Status/decision: BY-LAW NO 42-Z 2010 PASSED 24 Aug 2010

Effect on the requested amendment: enables

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 type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 adjacent _____ 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) _____



CONSENT / SEVERANCE

SEWAGE TREATMENT

Municipal Sewers

SEVERED

RETAINED

Communal System

Septic tank and tile bed

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers

Open ditches

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:

Unopened road

Provincial highway

Municipal road maintained all year

Right-of-way

Municipal road maintained seasonally

Other (describe below) _____

If other, describe: _____

Name of road/street: **PROSPECT STREET**

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

Unopened road

Provincial highway

Municipal road maintained all year

Right-of-way

Municipal road maintained seasonally

Other (describe below) _____

If other, describe: _____

Name of road/street: **PROSPECT STREET**

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? Yes No
If yes, describe: **ASAP - SEE HEADER LETTER**

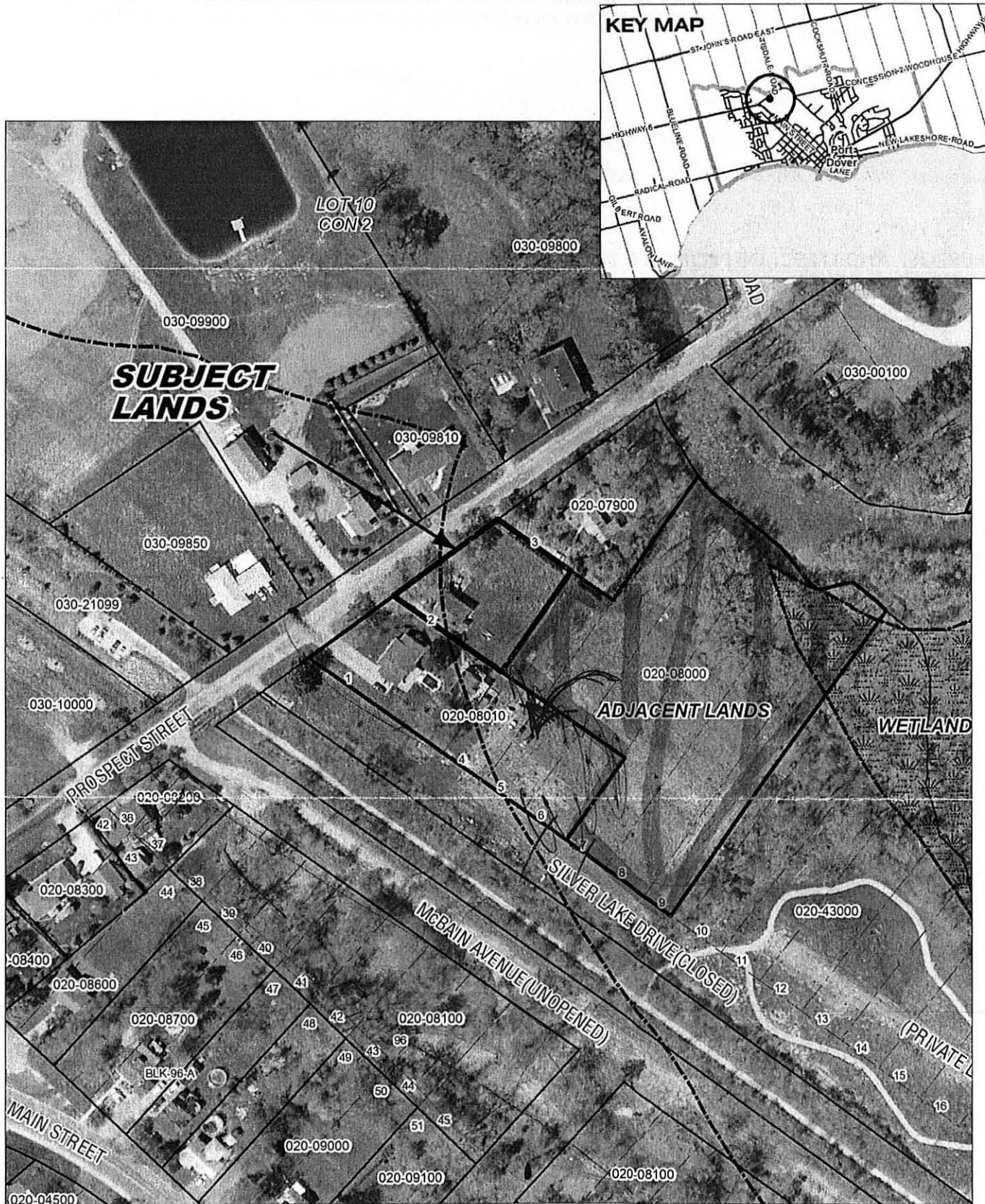
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



Community Planning

NOTICE OF
COMPLETE APPLICATION

LOCATION OF SUBJECT LANDS AFFECTED BY APPLICATION NO. ZNPL2010053



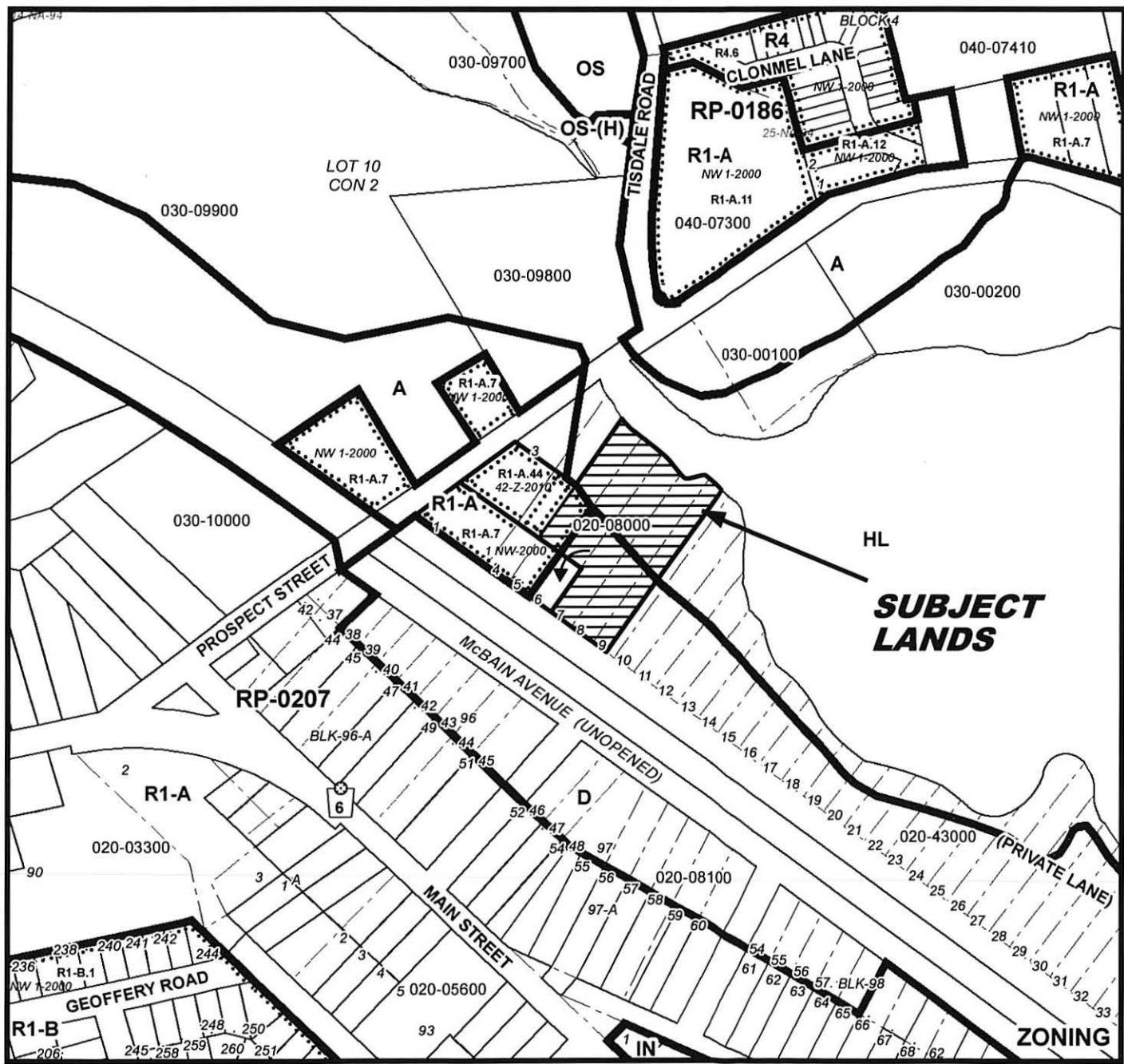
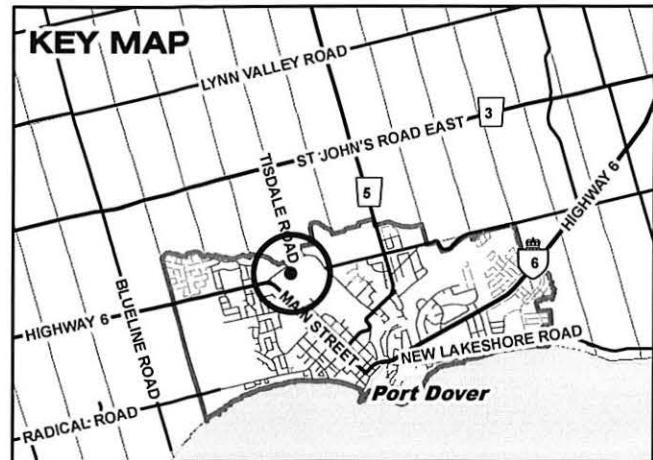
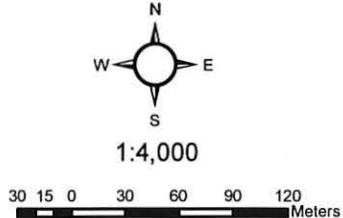
NOTICE DATED

June 28, 2010

MAP 1

File Number: BNPL2012078

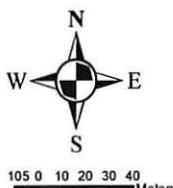
Urban Area of
PORT DOVER



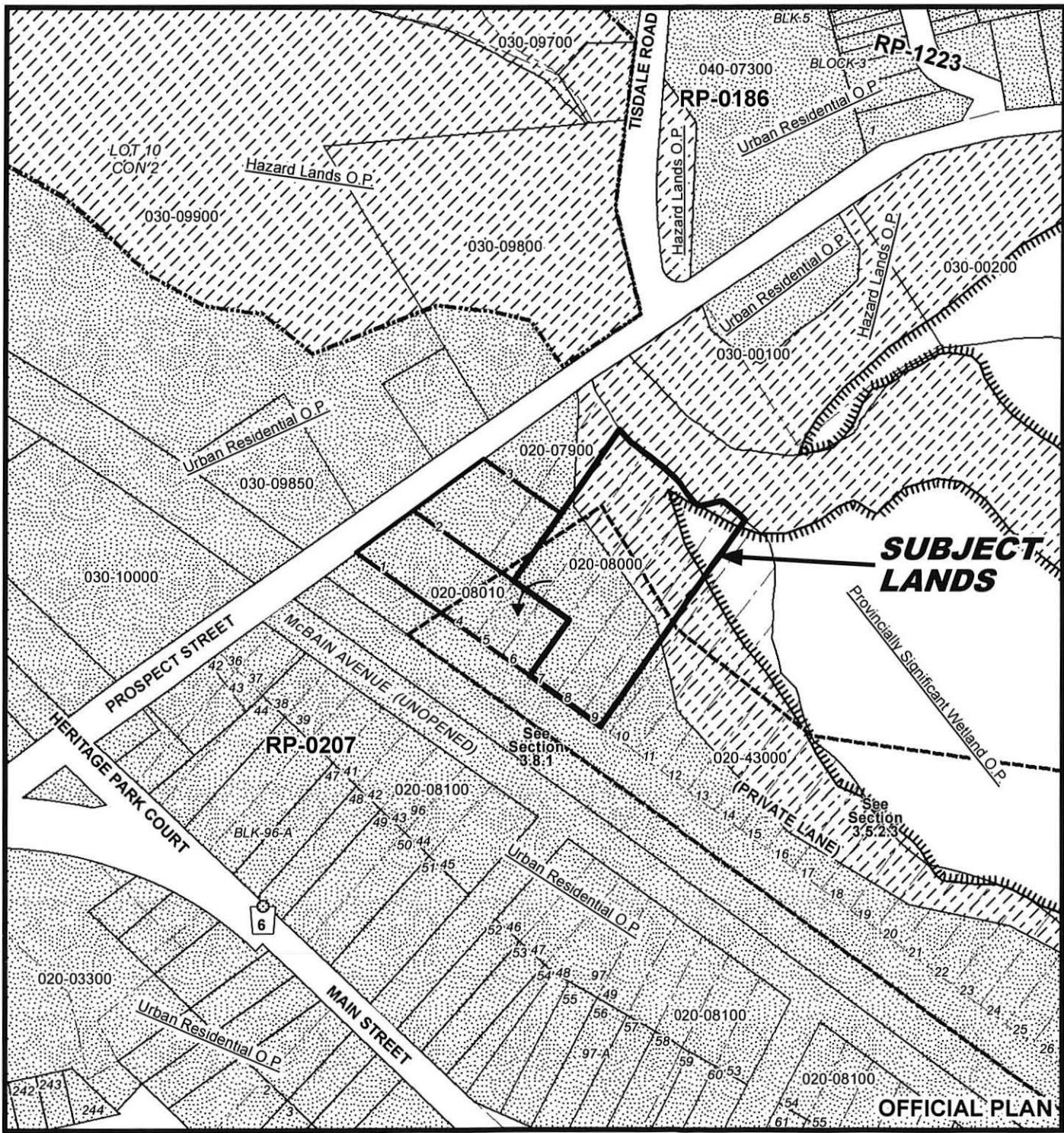
MAP 2

File Number: BNPL2012078

Urban Area of PORT DOVER



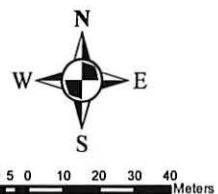
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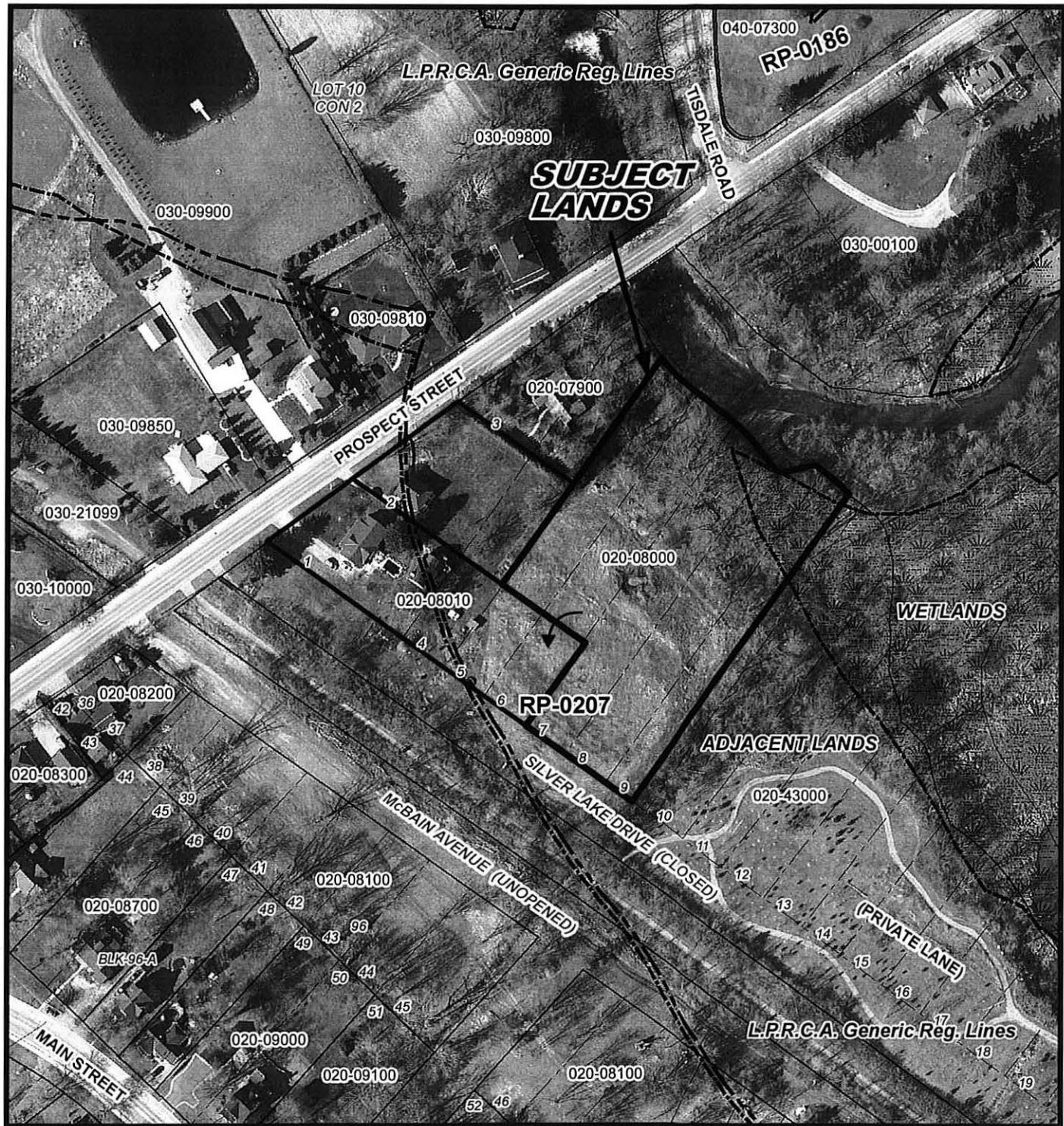
MAP 3

File Number: BNPL2012078

Urban Area of PORT DOVER



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MAP 4

File Number: BNPL2012078
Urban Area of PORT DOVER

