

CONSENT / SEVERANCE

File Number BNPL2014187
 Related File Number 2NPL 2014188, 28TPL 2014189
 Pre-consultation Meeting On Oct 6, 2014
 Application Submitted On Oct 6, 2014
 Complete Application On Oct 6, 2014

Application Fee Oct 6, 2014
 Conservation Authority Fee (1 fee)
 OSSD Form Provided N/A
 Sign Issued Oct 7, 2014

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: 3310-544-001-027-00

<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 (form to be completed)	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Other (lease / charge)	

A. APPLICANT INFORMATION

Name of Applicant¹ Ron & Leonda Modesto Phone # 519 586 8307
 Address 67 Front Road Fax # _____
 Town / Postal Code Port Rowan N0E 1M0 E-mail _____

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

AGENT INFORMATION

Name of Agent John D. Wiebe Phone # 519 688 5008
 Address Box 394 2734 Lakeshore Rd Fax # 519 842 3235
 Town / Postal Code Port Rowan N0E 1M0 E-mail jwiebe.nogalvia@gmail.com

OWNER(S) INFORMATION

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

Name of Owners² per 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 mortgagees, charges or other encumbrances on the subject lands:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	<u>Port Rowan</u>
Concession Number	Lot Number(s)	
Registered Plan Number	Lot(s) or Block Number(s)	<u>Part Bk 6</u>
Reference Plan Number	Part Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	<u>375ft m</u>
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	<u>2.1± ha</u>
Municipal Civic Address	<u>67 FRONT ROAD.</u>	

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 IMPROVE LOT DEVELOPMENT OF DUCKS LANDING PHASE 3, ADDING 2 LOTS IN LIEU OF 1 BLOCK & ADDING DEPTH TO ADJACENT LOTS

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

DUCKS LANDING (PORT ROWAN) INC

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

To Ducks Landing Roll No 544.001.02600

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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		

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

Frontage (metres/feet) 26.68m Depth (metres/feet) 63.18m
 Width (metres/feet) 13.34 m AVE Lot area (m² / ft² or
hectares/acres) 795 m²
 PROPOSED FINAL LOT SIZE
(if boundary adjustment) Per ABove.

Existing use: SIDE YARD OF 67 FRONT ROAD

Proposed use: REAR YARDS OF LOTS 4 to 10 DUCKS LANDING 3

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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: 1

None

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:

Single Family Residential for RI zoning.

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

Frontage (metres/feet)	<u>42± m</u>	Depth (metres/feet)	<u>375± m</u>
Width (metres/feet)	<u>70± m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>2.0± ha</u>

Existing use: RESIDENTIAL

Proposed use: RESIDENTIAL (UNCHANGED)

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:

SEE ATTACHED SKETCH

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:

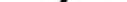
NO CHANGE

Description of proposed RIGHT OF WAY/EASEMENT

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

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential res.

Present zoning: Agriculture 

Is there a site specific zone on the subject land?

No

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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 *BELIEVED TO BE NO.*

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 *BELIEVED TO BE NO.*

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 *BELIEVED TO BE NO.*

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 *PROPANE FOR HEATING HOUSE*

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

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Provide the information you used to determine the answers to the above questions:

PERSONAL KNOWLEDGE OF AREA FOR 20+ YRS

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:

1. a minor variance or a consent;
2. an amendment to an official plan a zoning by-law or a Minister's zoning order; or
3. 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: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

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.

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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 MDS 1 Calculation Form)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>100M</u> distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>300M</u> distance
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance <i>ADJACENT TO</i>
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use())	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance

H. SERVICING AND ACCESS

WATER SUPPLY	SEVERED	RETAINED
Municipal piped water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Wells	<input type="checkbox"/>	<input type="checkbox"/>
Individual Wells	<input type="checkbox"/>	<input type="checkbox"/>
Other means (describe)_____		
SEWAGE TREATMENT	SEVERED	RETAINED
Municipal Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other means (describe)_____		
STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (describe)_____		



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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:

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: PRIVATE DRIVEWAY

Name of road/street: Front Road

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

<input type="checkbox"/> Unopened road	<input type="checkbox"/> Provincial highway
<input type="checkbox"/> Municipal road maintained all year	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Municipal road maintained seasonally	<input type="checkbox"/> Other (describe below)

If other, describe: Will BE ADDED TO PROPOSED Single Family Subdivision lots

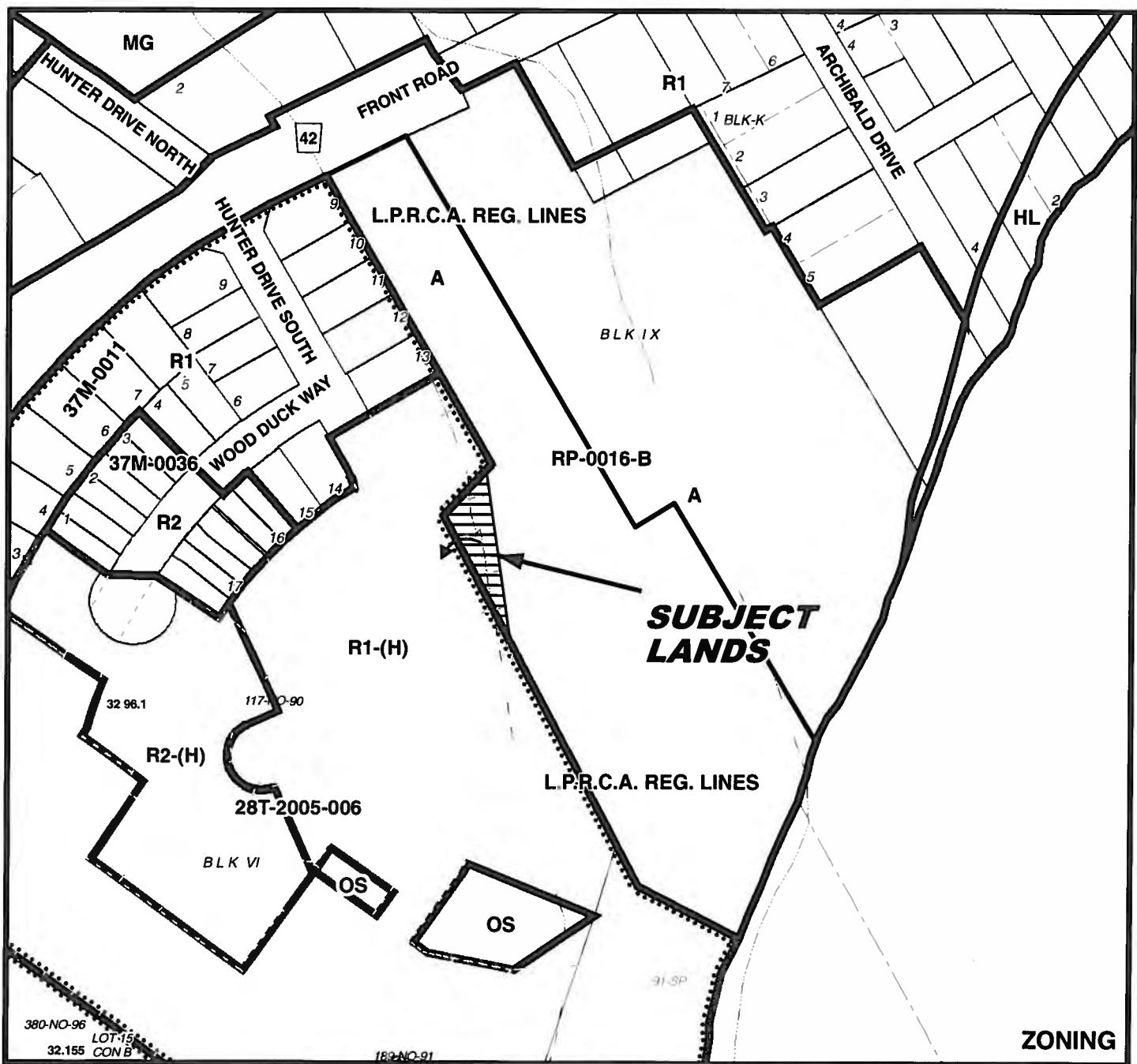
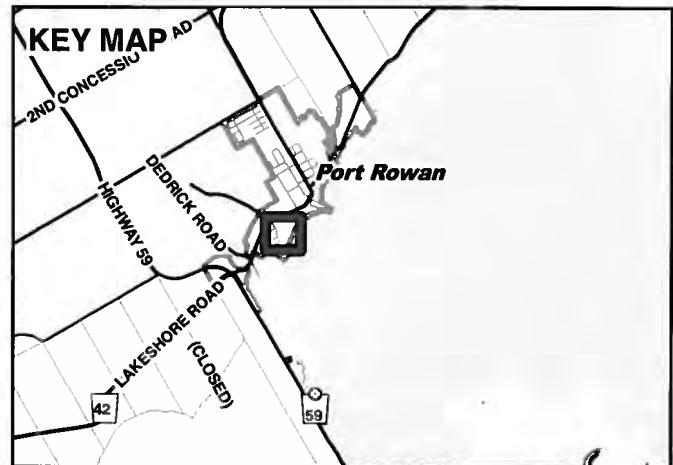
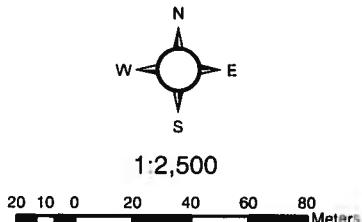
Name of road/street: HUNTER DRIVE South

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? Yes No
If yes, describe: SOONER IS BETTER, Prior to REGISTRATION OF DUCKS Landing 3

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.

MAP 1
File Number: BNPL2014187
 Urban Area of
PORT ROWAN



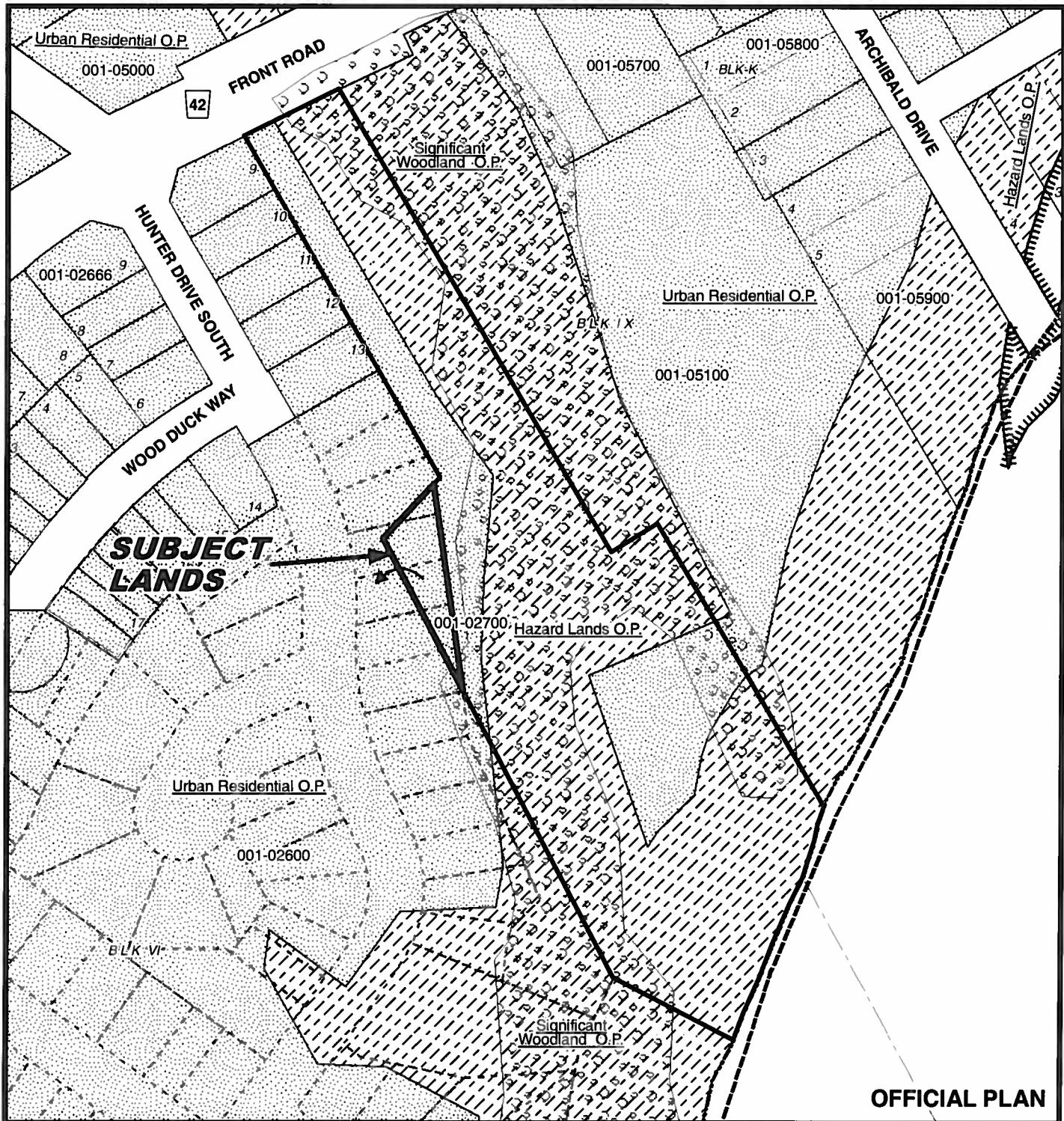
MAP 2

File Number: BNPL2014187

Urban Area of PORT ROWAN



1:2,000



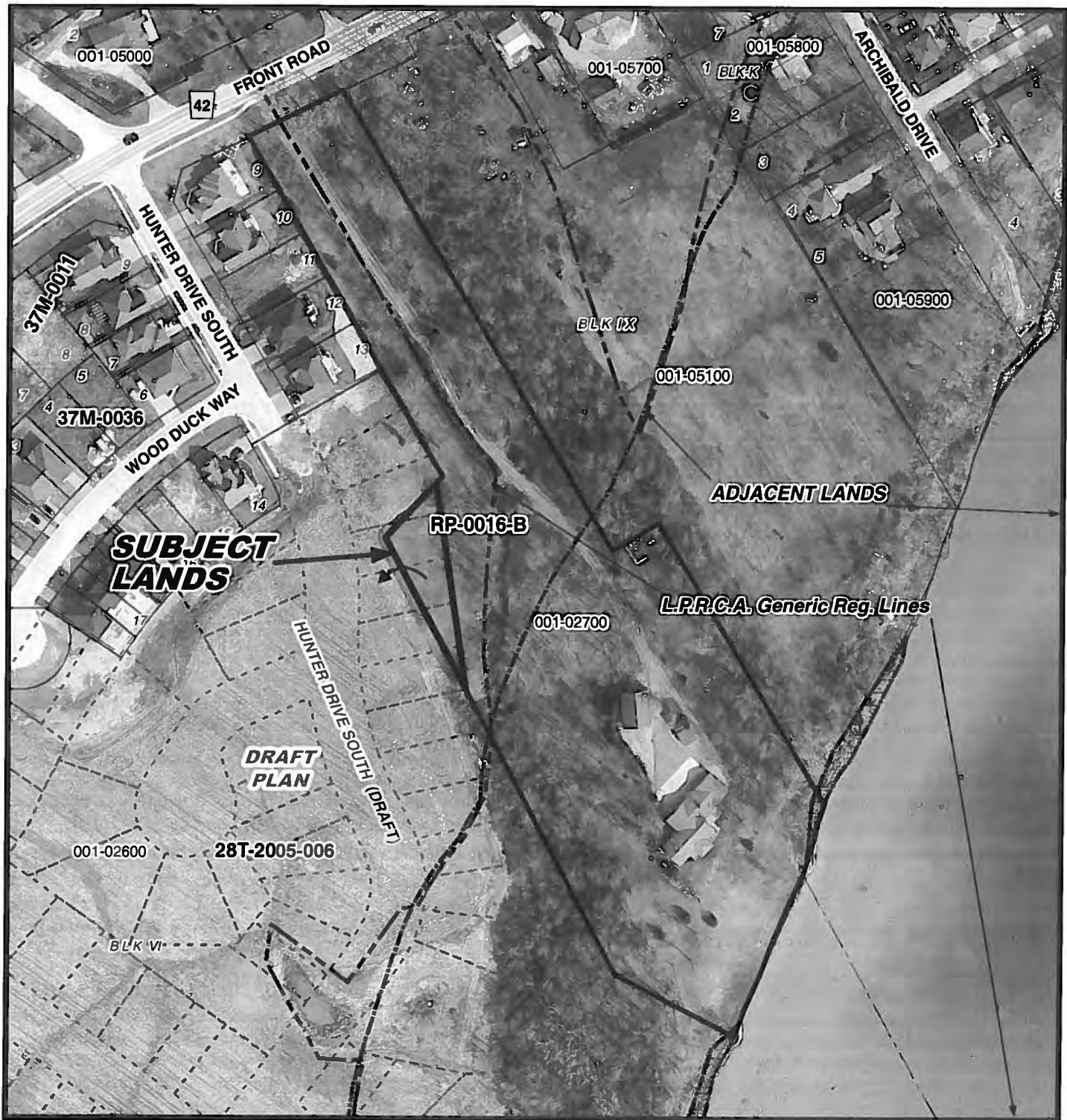
MAP 3

File Number: BNPL2014187

Urban Area of PORT ROWAN



1:2,000

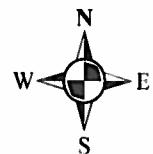


15/10/2014

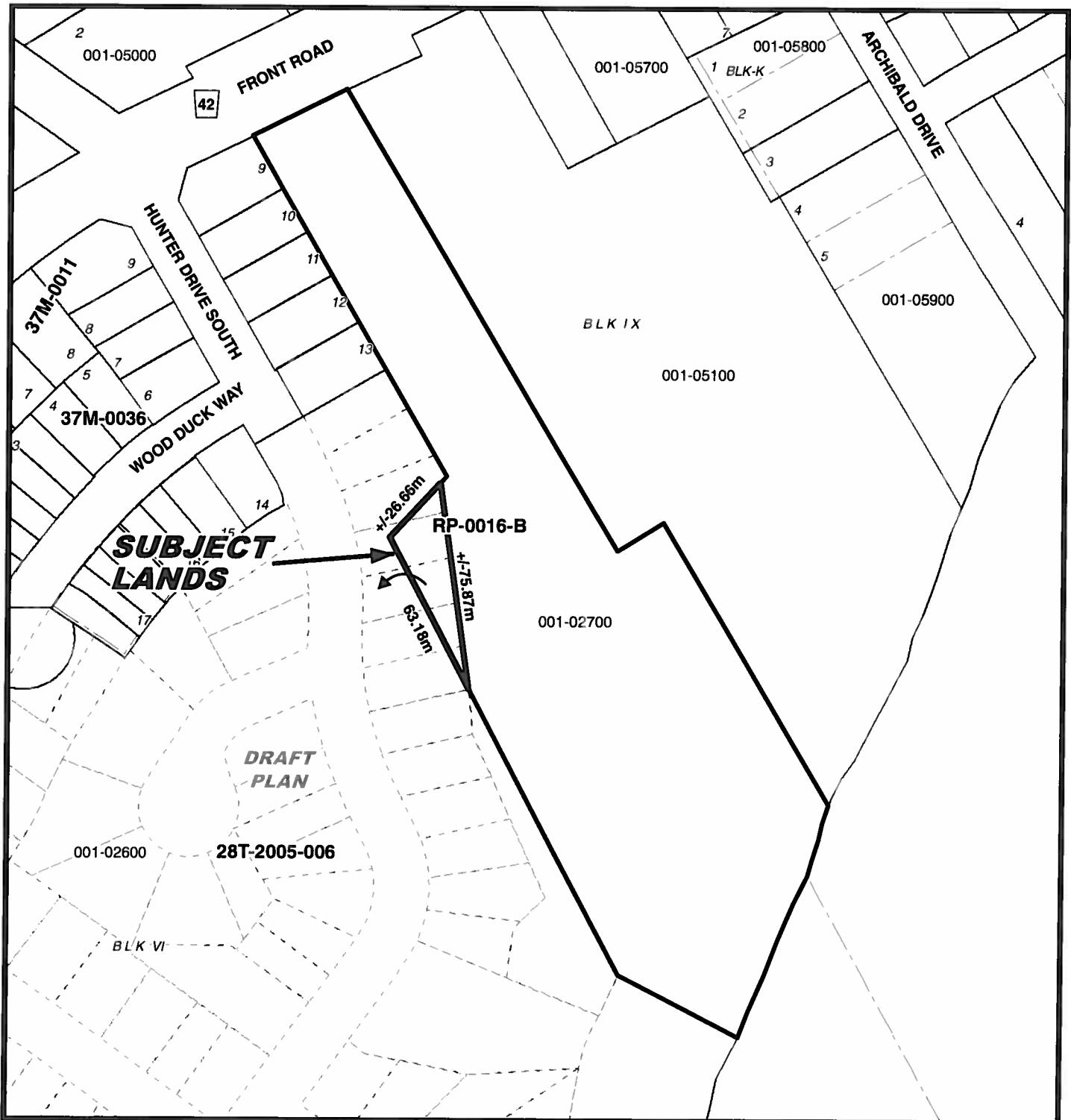
MAP 4

File Number: BNPL2014187

Urban Area of PORT ROWAN



1:2,000



15/10/2014