

## CONSENT / SEVERANCE

Aisha

File Number BNPL2016209  
 Related File Number June 11/16  
 Pre-consultation Meeting On July 21/16  
 Application Submitted On July 21/16  
 Complete Application On July 21/16

Application Fee \$1535  
 Conservation Authority Fee \$726  
 OSSD Form Provided None  
 Sign Issued None

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-

334.010.08300.000

Creation of a new lot  
 Surplus Dwelling  
 Farm Split (form to be completed)  
 Other (lease / charge)

Boundary adjustment  
 Easement  
 Right-of-way

#### A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> BRYAN GILLESPIE Phone # 519 751 5381  
 Address 511 NELSON ST. W BOX 611 Fax #  
 Town / Postal Code PORT DOUER ON N0A1N0 E-mail GILNEL@NCR-DEL.COM

<sup>1</sup> 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 <sup>2</sup> BRYAN STEPHENSON GILLESPIE Phone # \_\_\_\_\_  
 Address AS ABOVE Fax # \_\_\_\_\_  
 Town / Postal Code AS ABOVE 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:

CIBC MORTGAGES INC

PO BOX 115 TORONTO ON M5L1E5

**RECEIVED**

JUL 22 2016

NORFOLK COUNTY  
 LANGTON ADMINISTRATION BUILDING



## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>PORT DOUVER</u>
Concession Number	<u>WOODHOUSE CON 1</u>	Lot Number(s)	<u>PT LT 9</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R 9 S 06</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>66.4 M</u>	Depth (metres/feet)	<u>110 M</u>
Width (metres/feet)	<u>66.4 M</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>1.96 ACRES</u>
Municipal Civic Address	<u>511 NELSON ST. W. PORT DOUVER</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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:

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## 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):

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TO SEVER 3.827M FROM SUBJECT LANDS AND MERGE WITH  
ABUTTING PROPERTY TO THE WEST

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

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BRYAN GILLESPIE , MATTHEW GILLESPIE (SON)

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

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334-010-08305.0000

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BRYAN GILLESPIE

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MATTHEW GILLESPIE

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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
<b>SUBJECT LANDS</b>						
					<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 <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)		
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)	3-837 M	Depth (metres/feet)	23.519 M
Width (metres/feet)	3-837 M	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	83.34 M <sup>2</sup>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	21150 SF + 83.34 M (3235 M <sup>2</sup> )

Existing use:

RESIDENTIAL - EMPTY LOT

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:

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:

One - dwellingDescription of land intended to be **RETAINED**:

Frontage (metres/feet)	<u>63 M</u>	Depth (metres/feet)	<u>IRREGULAR - 110 M</u>
Width (metres/feet)	<u>63 M</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>7848 M<sup>2</sup></u>

Existing use:

RESIDENTIAL

Proposed use:

RESIDENTIAL

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:

4 cottages and 1 house

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:

AS ABOVEDescription of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet)	<u>11 A</u>	Depth (metres/feet)	
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N/A

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

N/A

#### D. PROPERTY INFORMATION

Present official plan designation(s):

37R.9506 URBAN RESIDENTIAL, HAZARA  
LANAS

Present zoning:

RIA + IHL

Is there a site specific zone on the subject lands?

YES H. 805

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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

If yes, indicate the file number and the status/decision:

PIN 50247-0426      AUG 30/07

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:

AS ABOVE

Number of separate parcels that have been created:

1

Date(s) these parcels were created:

AUG 30/07

Name of the transferee for each parcel:

BRYAN GILLESPIE, MATTHEW GILLESPIE

Uses of the severed lands:

VACANT - PROPOSED RESIDENTIAL

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:

JUNE, 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

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

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*N/A*

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

*N/A*

#### 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:

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Land it affects:

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Purpose:

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Status/decision:

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Effect on the requested amendment:

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Is the above information for other planning developments applications attached?

 Yes     No

N/A

**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 MDS 1 Calculation Form)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    50m 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****WATER SUPPLY****SEVERED****RETAINED**

Municipal piped water

Communal Wells

N/A

Individual Wells

N/A

Other means (describe)

## SEWAGE TREATMENT

## SEVERED

## RETAINED

Municipal Sewers

Communal System

N/A

Septic tank and tile bed

N/A

Other means (describe)

## STORM DRAINAGE

## SEVERED

## RETAINED

Storm Sewers

Open ditches

?

Other (describe)

Have you consulted with Public Works &amp; 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: \_\_\_\_\_

NELSON ST. W

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: NELSON ST. W

**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.

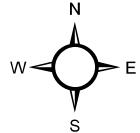
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# MAP 1

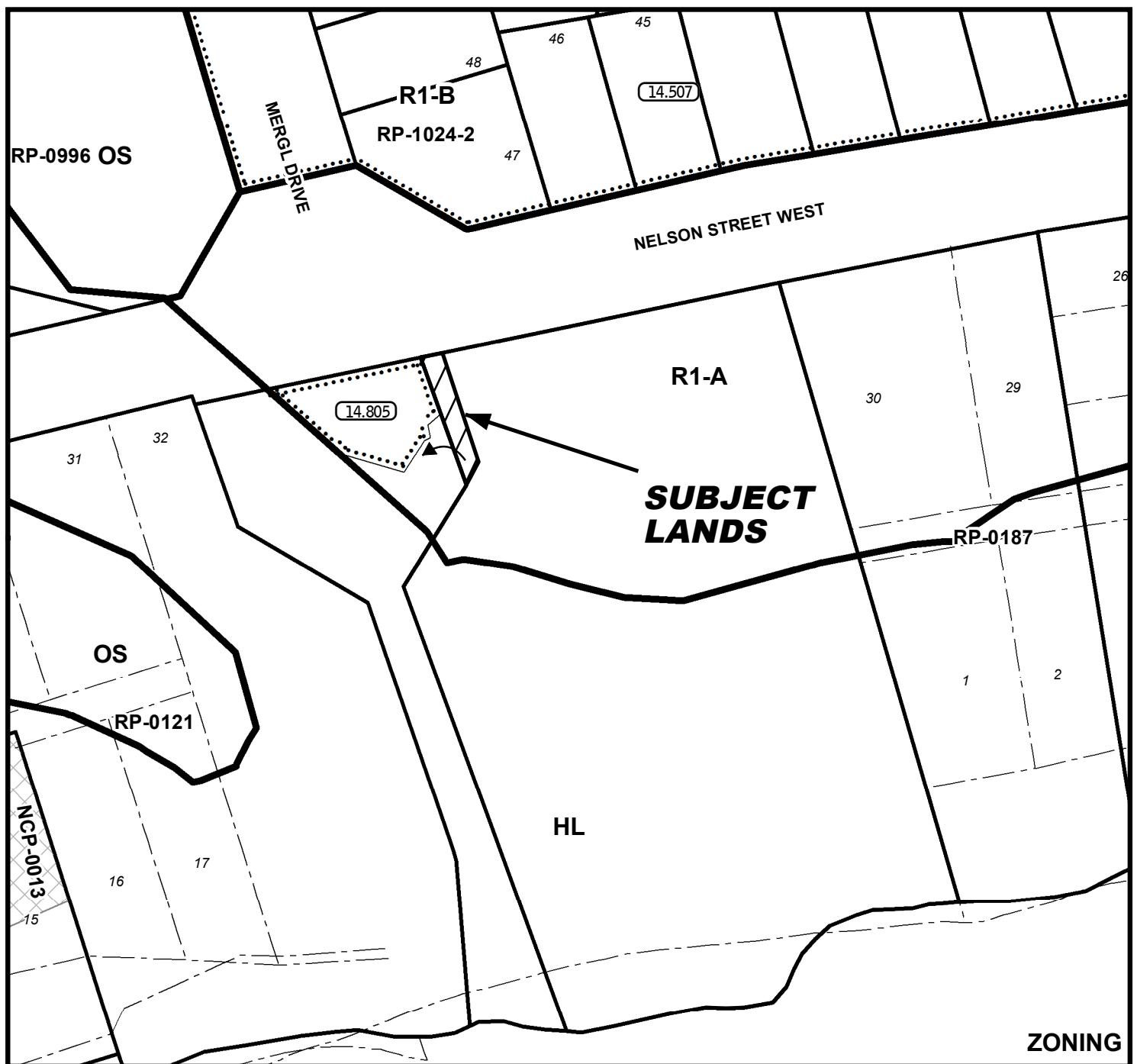
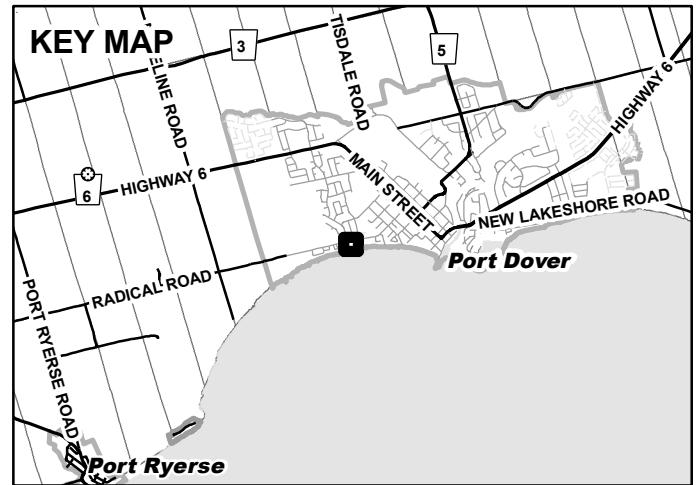
File Number: BNPL2016209

Urban Area of  
**PORT DOVER**



1:1,000

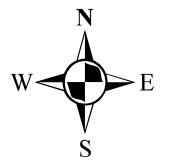
8 4 0 8 16 24 32 Meters



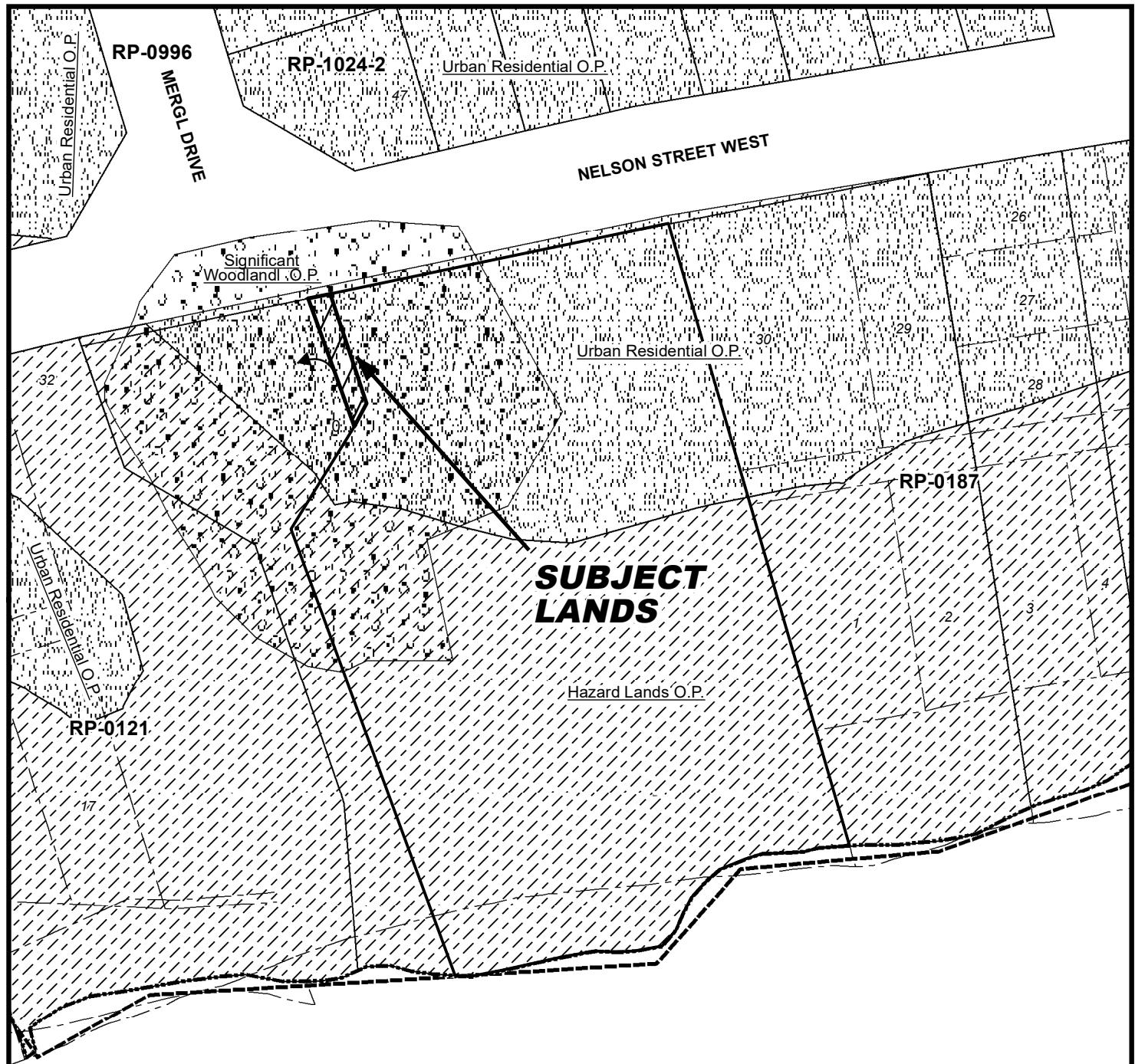
## MAP 2

File Number: BNPL2016209

Urban Area of PORT DOVER



1:1,000



OFFICIAL PLAN

7/29/2016

## MAP 3

File Number: BNPL2016209

Urban Area of PORT DOVER



1:1,000



## MAP 4

File Number: BNPL2016209  
Urban Area of PORT DOVER

