

CONSENT / SEVERANCE

File Number BNPL2010275
 Related File Number _____
 Pre-consultation Meeting On Sept 20/16
 Application Submitted On Sept 20/16
 Complete Application On Sept 23/16

Application Fee _____
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

Alisha
\$1535
719
719

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- 33401616080

<input type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Boundary adjustment
<input type="checkbox"/> Surplus Dwelling	<input checked="" 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 Sherry Ann McKay Phone # 416 710 5834
 Address G Balmoral Lane Fax # _____
 Town / Postal Code P.O. Box 1556 Port Dover NOA 1NO E-mail s.mckay@estee.ca

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

AGENT INFORMATION

Name of Agent Keith M. Jones Phone # 519 428 0110
 Address 98 Collett Jones LLP Fax # 519 583 3858
 Town / Postal Code P.O. Box 548 Simcoe Ont. N3Y 4H5 E-mail Kjones@collettjones.ca

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

Name of Owners² Steven Miller Phone # 519 583 2966
 Address 12 Regent Ave. Fax # _____
 Town / Postal Code Port Dover NOA 1NO 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:

BANK of NOVA SCOTIA 407 Main Street Port Dover NOA 1NO

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	Port Dover
Concession Number	Lot Number(s)	13
Registered Plan Number	Lot(s) or Block Number(s)	30
Reference Plan Number	Part Number(s)	PLAN 207
Frontage (metres/feet)	Depth (metres/feet)	21.019 m
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	0.0500
Municipal Civic Address	12 Regent Ave 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:

12 Regent Ave Subject to 5' R.O.W. for right of passing to 6 Boland Lane

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):

Neighbors have agreed to allow enhancement of R.O.W. to permit to lay and maintain water + sewer lines on current R.O.W. for passage

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:

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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~~: *be subject to the GRANTORS R.O.W. - the Servient tenement.*

Frontage (metres/feet) _____ Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or
hectares/acres) _____
 PROPOSED FINAL LOT SIZE
(if boundary adjustment)
 Existing use: *Lot 13 Block 30 Plan 207 R.O.W. over southern 5' of said lot - how described as Part 1
SFD* 37K-10856
 Proposed use: *SFD*

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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:

SFD on 12 Regent Ave. - no change

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:

SFD on 6 Balmoral Ln. - no change

Description of land intended to be **RETAINED**: benefit from (enhanced) R.O.W. - the dominant tenement.

Frontage (metres/feet) _____ Depth (metres/feet) _____

Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) _____

Existing use: SFD

Proposed use: SFD

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:

SFD on 12 Regent. - no change

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:

SFD on 6 Balmoral. - no change.

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

Frontage (metres/feet) 1.524 m Depth (metres/feet) 21.019 m

Width (metres/feet) 1.524 m Lot area (m² / ft²) 32.03 sqm.

Proposed use: Enhanced from current right of way to include right to lay and maintain water/sewer lines

D. PROPERTY INFORMATION

Present official plan designation(s): Urban residential

Present zoning: R2

Is there a site specific zone on the subject lands?

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

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?

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:

Client / Personal 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

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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/>
Communal System	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank and tile bed	<input type="checkbox"/>	<input type="checkbox"/>
Other means (describe) _____		
STORM DRAINAGE	SEVERED	RETAINED
Storm Sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open ditches	<input checked="" type="checkbox"/>	<input 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:

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: Balmoral Lanes

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: Regent Ave.

I. OTHER INFORMATION

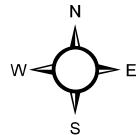
Is there a time limit that affects the processing of this development application? Yes No
If yes, describe: _____

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.

MAP 1

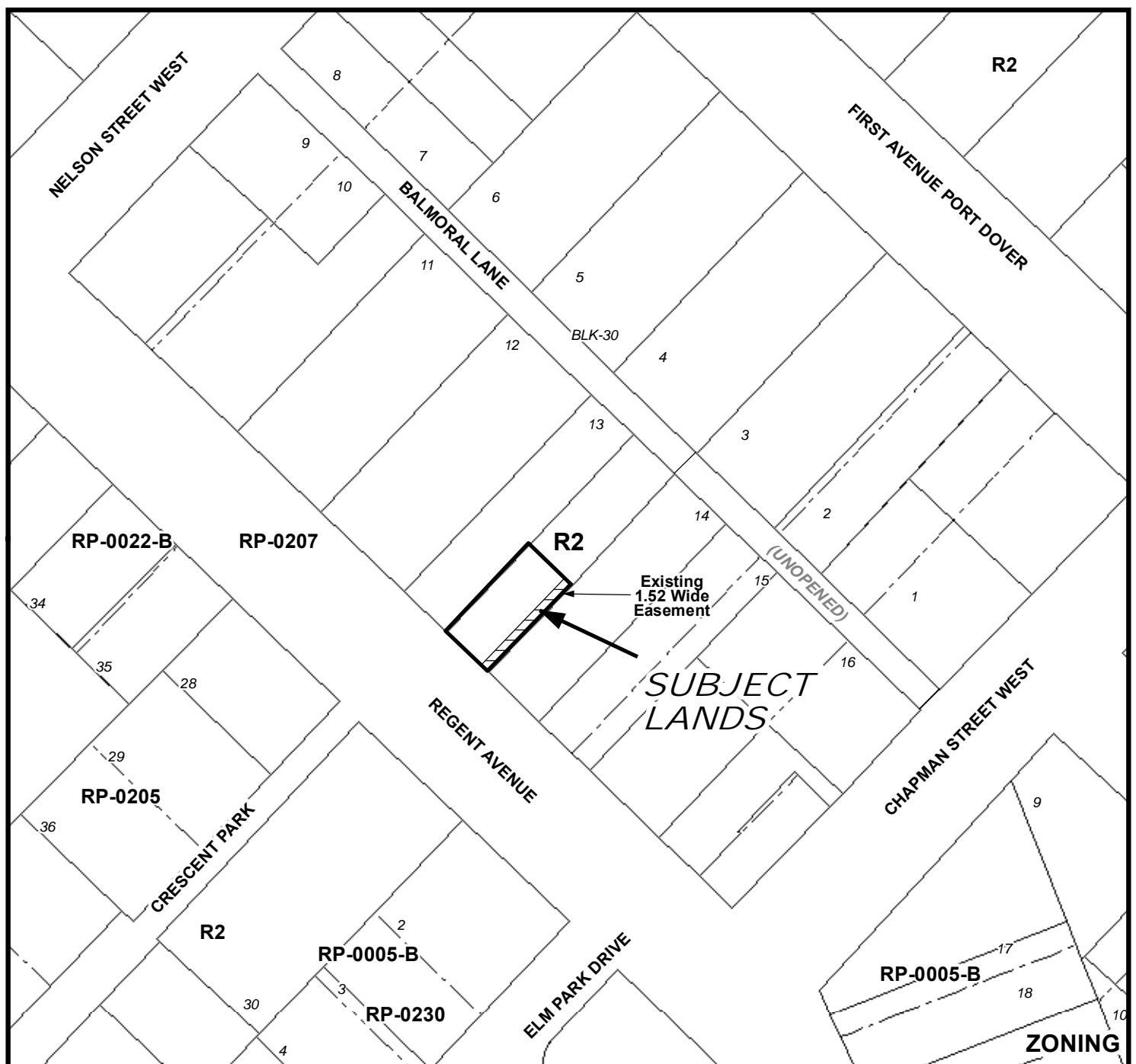
File Number: BNPL2016275

Urban Area of
PORT DOVER



1:1,000

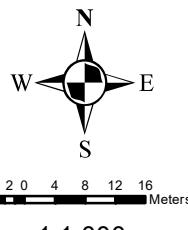
8 4 0 8 16 24 32 Meters



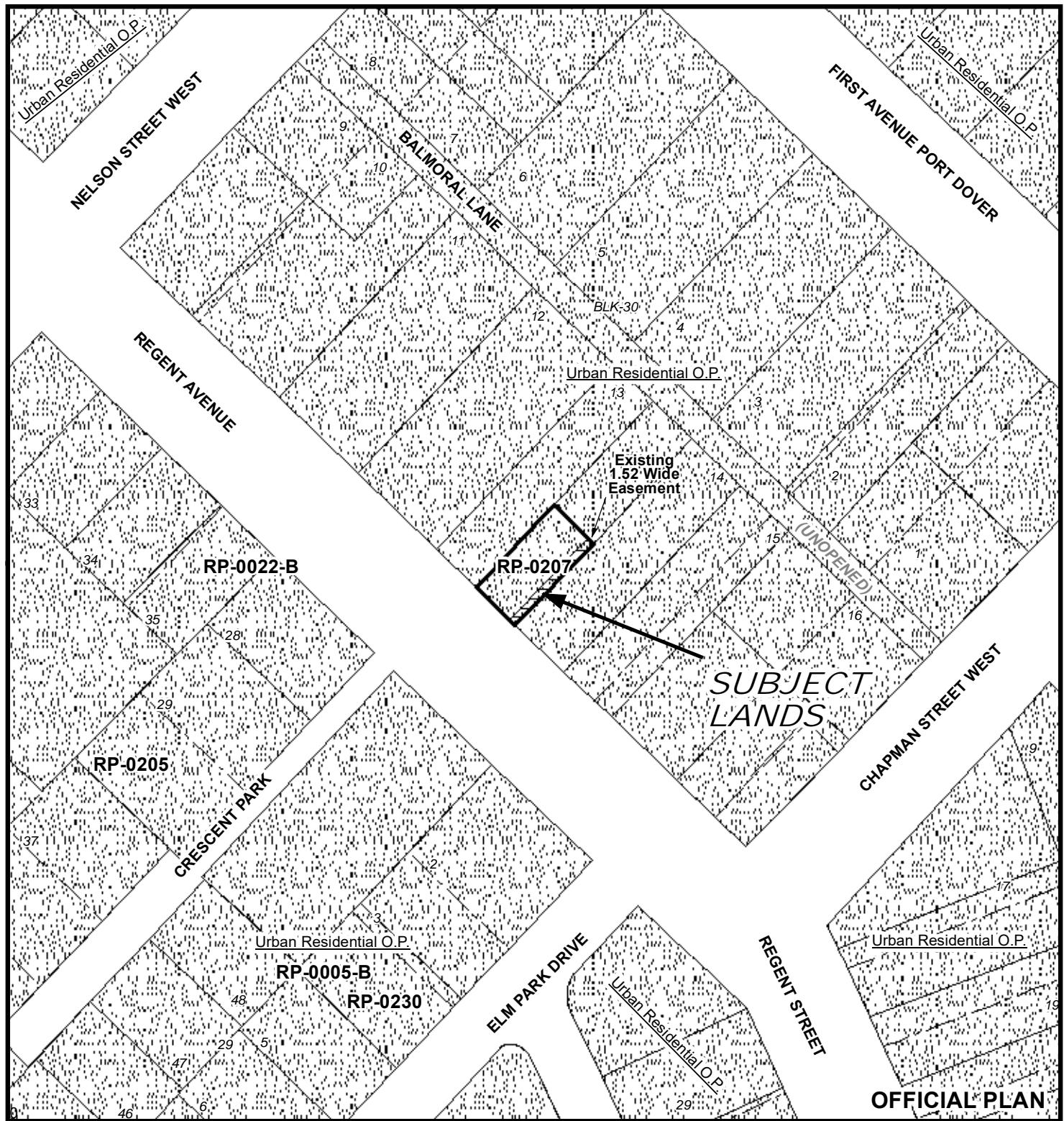
MAP 2

File Number: BNPL2016275

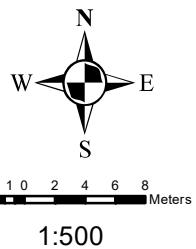
Urban Area of PORT DOVER



1:1,000



MAP 3
File Number: BNPL2016275
Urban Area of PORT DOVER

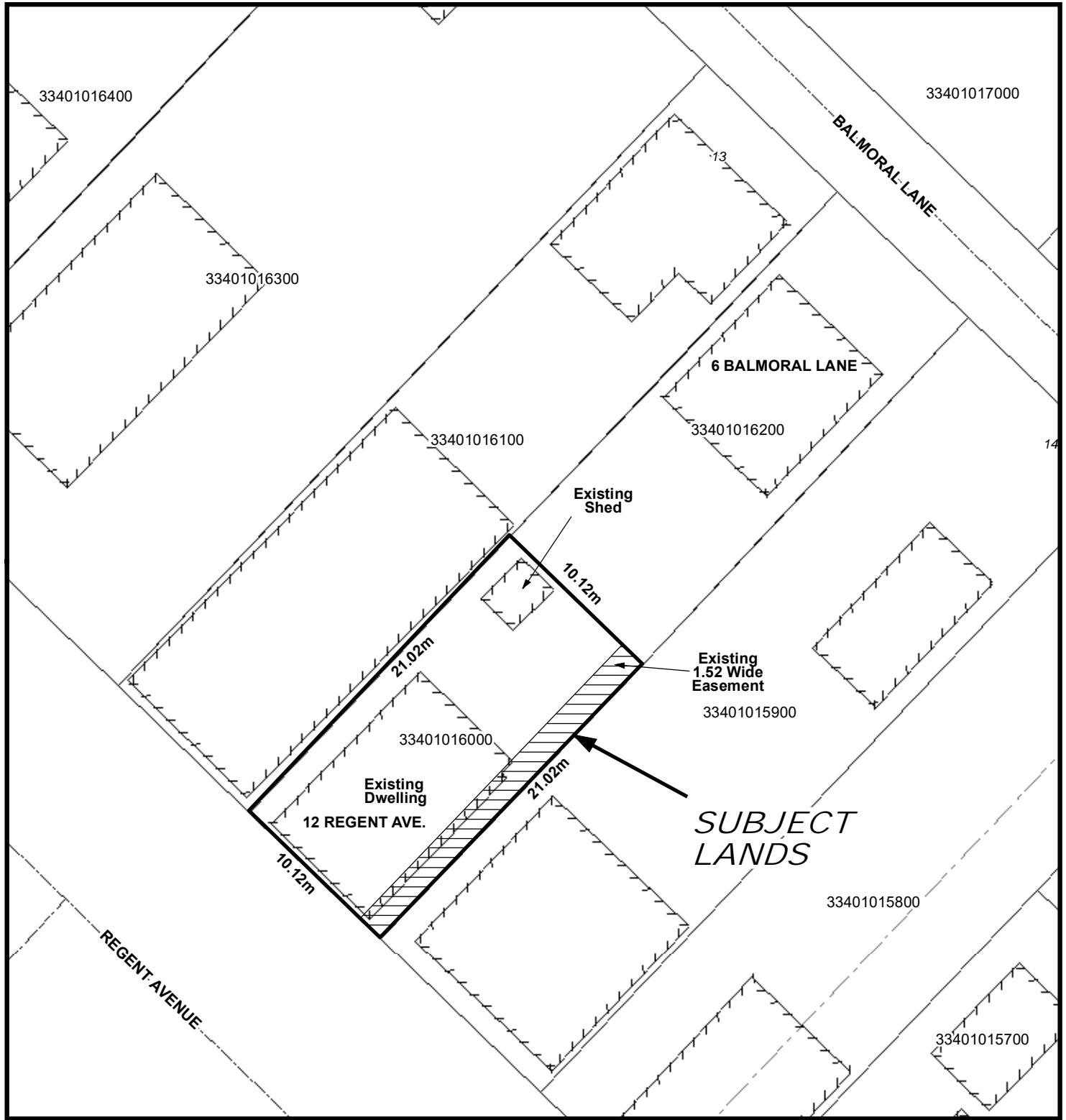


MAP 4

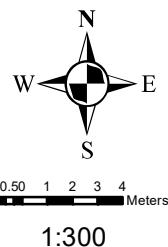
File Number: BNPL2016275
Urban Area of PORT DOVER



1:300



LOCATION OF LANDS AFFECTED
File Number: BNPL2016275
Urban Area of PORT DOVER



1:300

