



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

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 would appreciate your comments or recommendation before the date below:

**March 14<sup>TH</sup>, 2007**

**FILE NO.: BN-017/2006**

**ASSESSMENT ROLL NO.: 3310-337-040-20800**

**APPLICANT:**

Robert G. Hunter, 92 New Lakeshore Road, Port Dover, ON N0A 1N8

**LOCATION:**

Lot 14, Concession 7 Woodhouse

**PROPOSAL:**

Sever a parcel with a frontage of 15.24 m (50 ft) a depth of 47.85 m (157 ft), having an area of 2287.7 m<sup>2</sup> (24626 ft<sup>2</sup>) and retain a parcel having an area of approximately 1839.8 m<sup>2</sup> (19805 ft<sup>2</sup>) more or less as the creation of a lot in the urban area.

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☒ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☒ Conservation Authority

**CIRCULATION DATE: February 28<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Shirley Cater, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1290

**FAX: (519) 428-3069 EMAIL: [shirley.cater@norfolkcounty.on.ca](mailto:shirley.cater@norfolkcounty.on.ca)**

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**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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 337-040-208  
(to be provided by applicant/agent)

Office Use

File No.

BN-016/2006 \*

Date Submitted

Jan. 18, 2006

Date Received

Jan 18, 2006

Sign Issued

" "



*also related to*  
BN-017/2006

## APPLICATION FOR CONSENT

NOTE: This 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.

### A. APPLICANT INFORMATION

1. Name of Owner ROBERT G. HUNTER. Phone No. 519 583 2450  
Address 92 NEW LAKESHORE RD. Fax No. 583 3763.  
PORT DOVER, ON Postal Code N0A 1N8  
E-mail hunter@cc61rocket.com.
2. Agent (if any) \_\_\_\_\_ Phone No. \_\_\_\_\_  
Address \_\_\_\_\_ Fax No. \_\_\_\_\_  
Postal Code \_\_\_\_\_  
E-mail \_\_\_\_\_

Please specify to whom all communications be sent:



Owner



Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

/

4. Are there any restrictive covenants affecting the property?



Yes



No

If yes, describe the easement or covenant and its effect:

STORM DRAINAGE. DRAIN HAS BEEN REMOVED AND RE-ALIGNED  
DOWN WOODHOUSE AVE.

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township Woodhouse  
Urban Area or Hamlet Port Dover  
Concession Number 1 Lot Number 14  
Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Civic Address Not assigned - Woodhouse Ave.

**C. PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check appropriate box)

Transfer: ☒ Creation of a new lot      Other: ☐ a charge  
☐ Boundary Adjustment      ☐ a lease  
☐ an easement/right-of-way      ☐ a correction of title

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (if known):  
\_\_\_\_\_

3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.

Roll No.: 33-10- Name: \_\_\_\_\_

4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.
5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

**D. PROPERTY, SERVICING AND ACCESS INFORMATION**

## 1. Description of land intended to be SEVERED:

Frontage: 20.1 m. 15.24 m. Depth: 47.8 m. 157 ft. But irregular shape see diagram

66 ft. 50 ft.

Width: \_\_\_\_\_ m. Area: 902.6 m<sup>2</sup>. 2287.7 m<sup>2</sup>

\_\_\_\_\_ ft. 10362 ft<sup>2</sup> 24626 ft<sup>2</sup>

Existing use vacant Proposed Use: SFD

Number and type of buildings and structures existing on the land to be severed:

none

Number and type of buildings and structures proposed on the land to be severed:

1 house & attached garage

## 2. Description of land intended to be RETAINED:

Frontage: 82.2 m. Depth: 47.8 m.

270 ft. 157 ft.

Width: \_\_\_\_\_ m. Area: 1857.8 m<sup>2</sup>. 3949.18 m<sup>2</sup>

\_\_\_\_\_ ft. 19,805 ft<sup>2</sup>. 42390 ft<sup>2</sup> 9700.45 m<sup>2</sup>

Existing use vacant Proposed Use: future SFD

Number and type of buildings and structures existing on the land to be retained:

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Number and type of buildings and structures proposed on the land to be retained:

2 houses (related to BN-017/2006)

## 3. Existing or proposed access to land intended to be SEVERED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Highway

☐ Other (Specify)

Name of Road/Street Woodhouse Ave

## 4. Existing or proposed access to land intended to be RETAINED:

- ☐ Unopened Road      ☒ Municipal Road      ☐ Provincial Highway  
☐ Other (Specify)

Name of Road/Street Woodhouse

## 5. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water ☒  
Individual Wells ☐  
Other (describe) ☐  
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Sewage Treatment

- Sewers ☒  
Communal System ☐  
Septic Tank & Tile Bed ☐  
Other (describe) ☐  
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Storm Drainage\*

- Storm Sewers ☒  
Open Ditches ☐  
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 land been altered?

Yes ☒ No ☐

\* Does a legal and adequate outlet for storm drainage exist?

Yes ☒ No ☐ Unknown ☐

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: Residential
2. What is the existing Zoning of the subject lands: R1-A  
(If required, assistance is available for questions 1 and 2 above.)

**F. PROVINCIAL POLICY**

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)		
A Wooded area		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		✓
Abandoned Gas Wells		

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

**G. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes ☒ No ☐

If the answer to the above question is YES, File No.:

BN - 89/01

How many separate parcels have been created? 1

Date(s) these parcels were created: 2001

The name of the transferee for each parcel: self

What uses were the parcels severed for? residence

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? NA

3. Date of construction of the dwelling proposed to be severed: \_\_\_\_\_

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes ☐ No ☐ Unknown ☐

If yes, provide the file number, if known, and the decision made on the application.

File No. \_\_\_\_\_ Decision: \_\_\_\_\_

5. Date of purchase of subject land. 2001

6. How many years has the owner farmed? NA

Outside this municipality but in Ontario? \_\_\_\_\_ In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

#### H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes ☒ No ☐ Unknown ☐

If Yes, File No. ZN-012/06 Status: In C.A.

3. Is there any other application on this property that could affect this application?

Yes ☐ No ☒ Unknown ☐

If Yes, describe Other than related sec. BNO17/2006

**I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

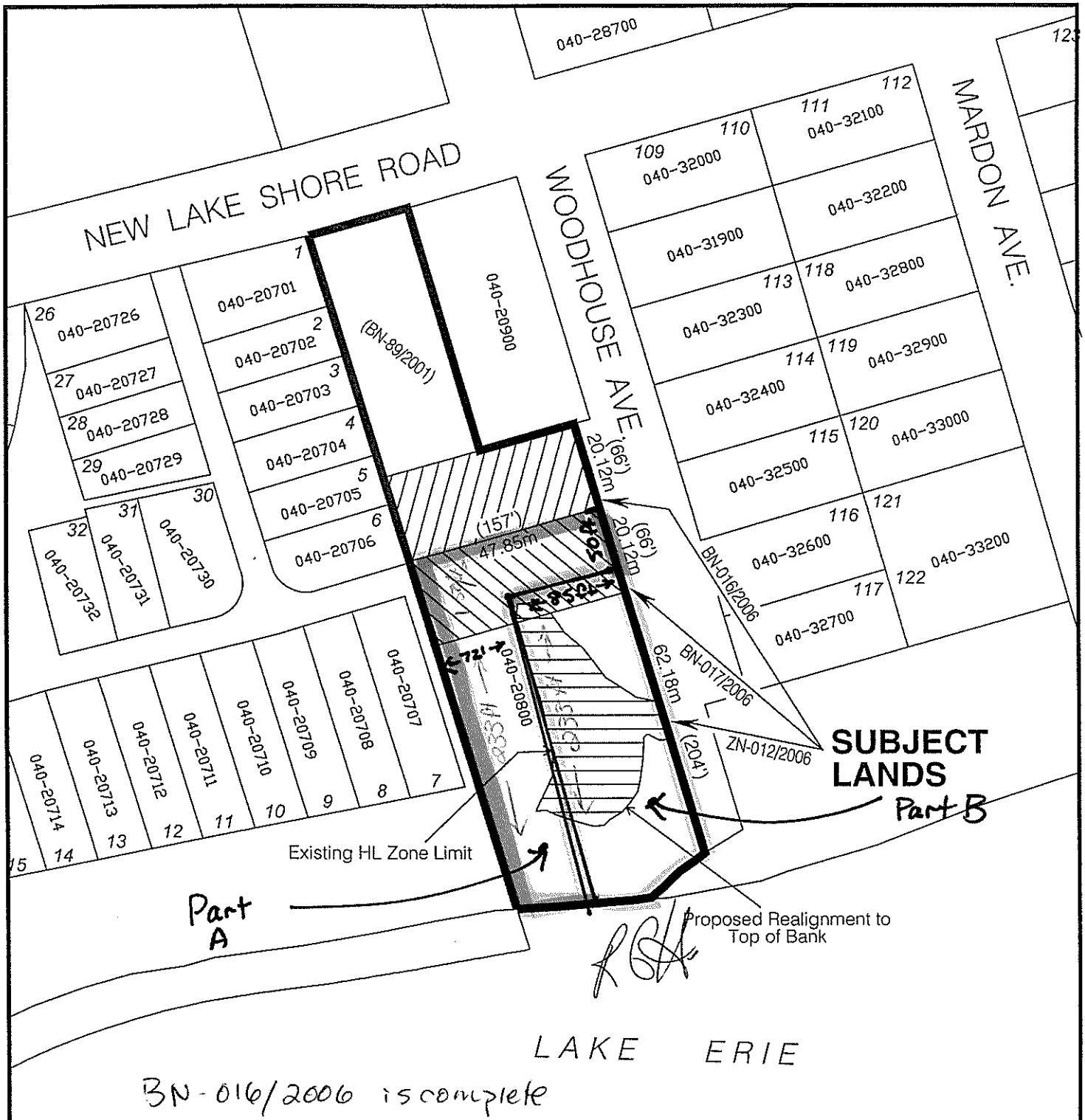
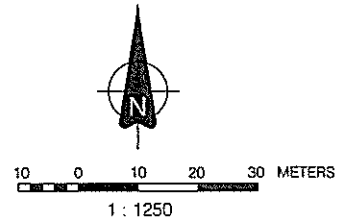
In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**



**File Number: BN-016 & 017/2006 & ZN-012/2006**  
**Geographic Township of WOODHOUSE**



lands to be severed

# MAP 5

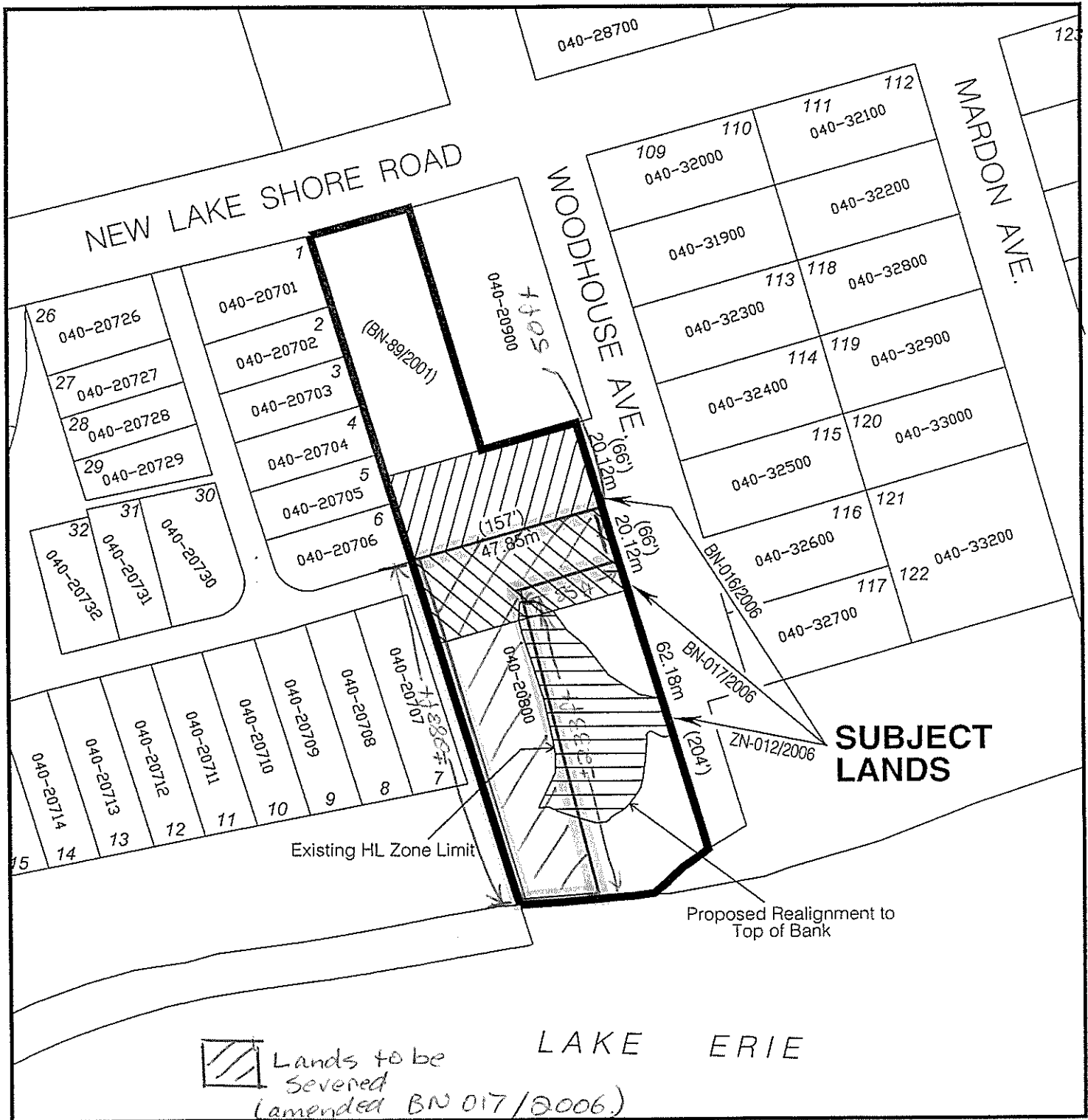
# AMENDED

- Feb. 14, 2007

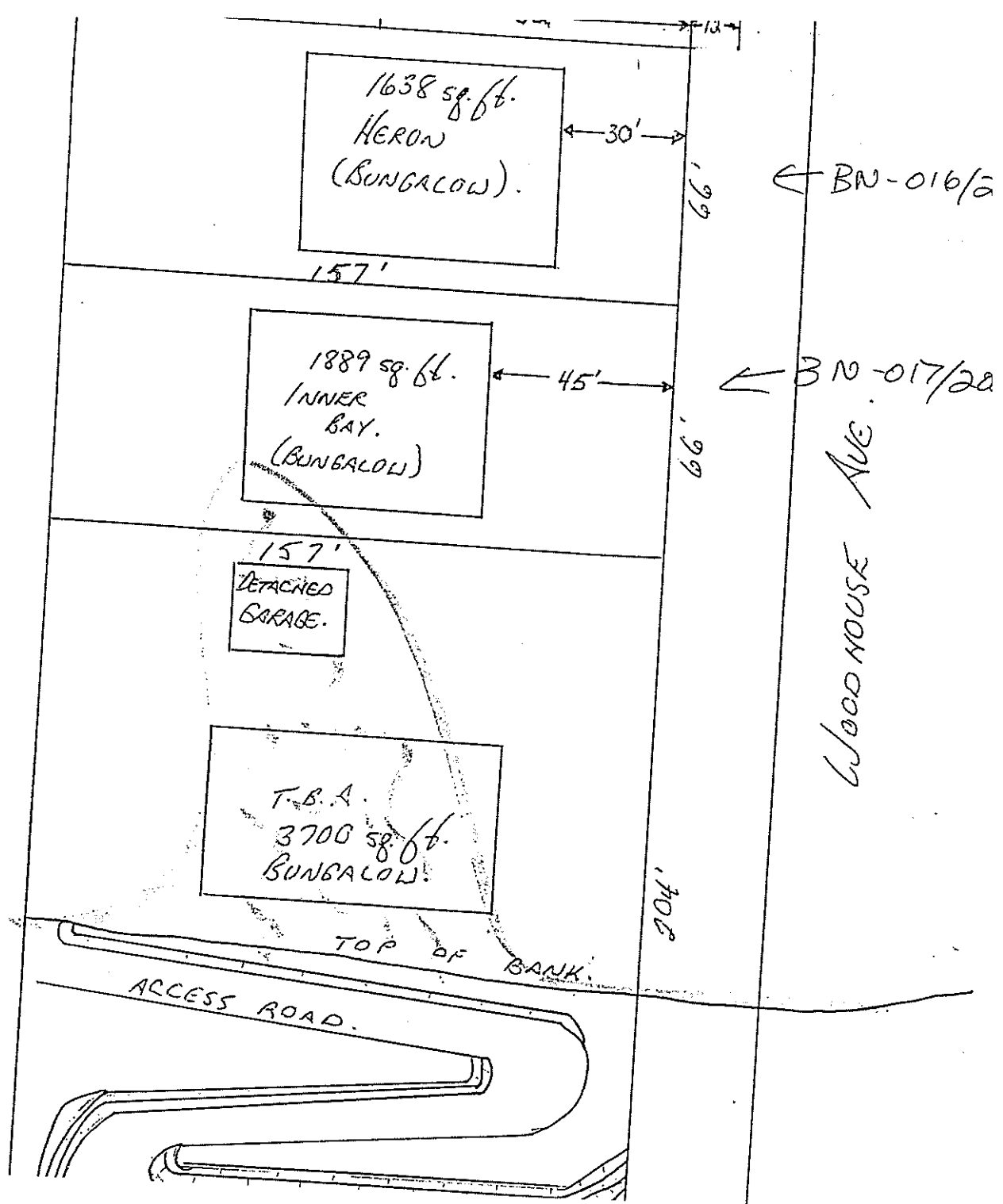
File Number: BN-016 & 017/2006 & ZN-012/2006  
Geographic Township of WOODHOUSE



10 0 10 20 30 METERS  
1:1250

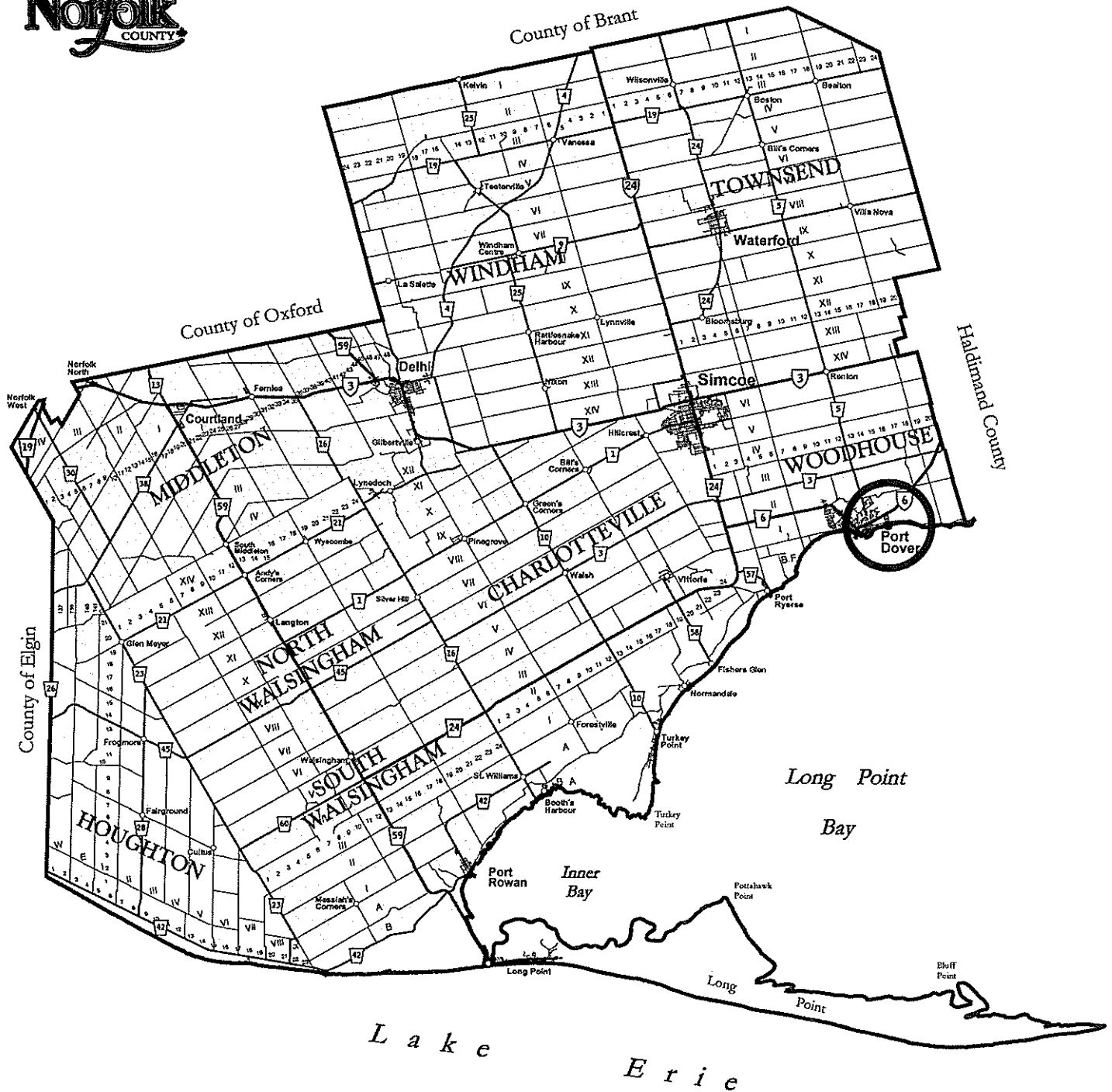


31'



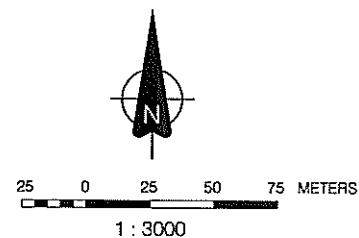
# MAP 1

File Number: BN-017/2006 & ZN-012/2006  
Geographic Township of WOODHOUSE



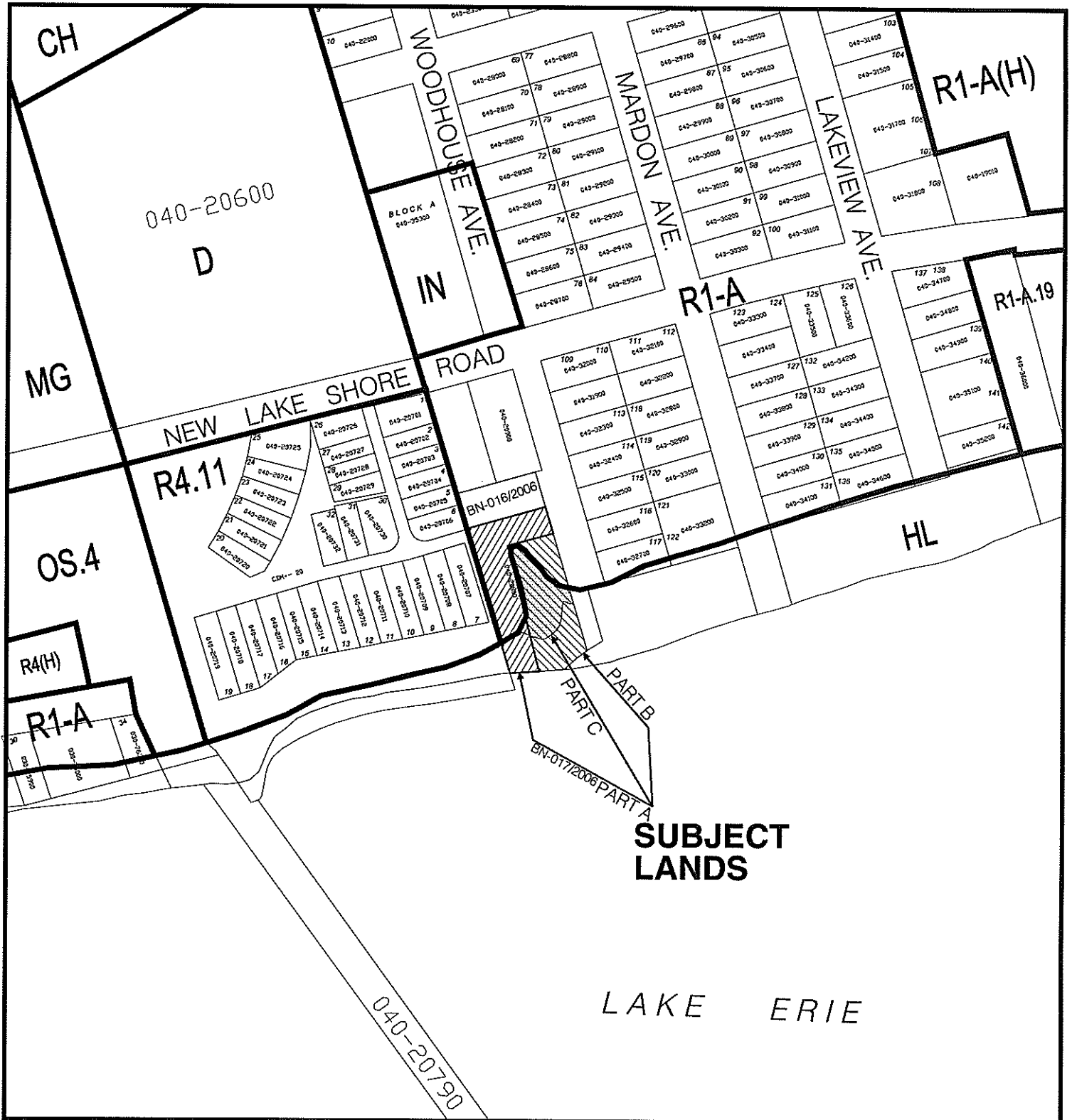
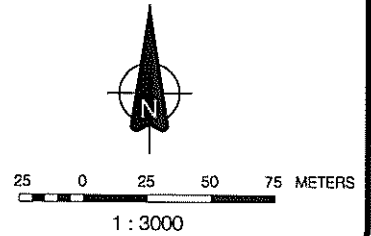
## MAP 2

File Number: BN-017/2006 & ZN 012/2006  
Geographic Township of WOODHOUSE



# MAP 3

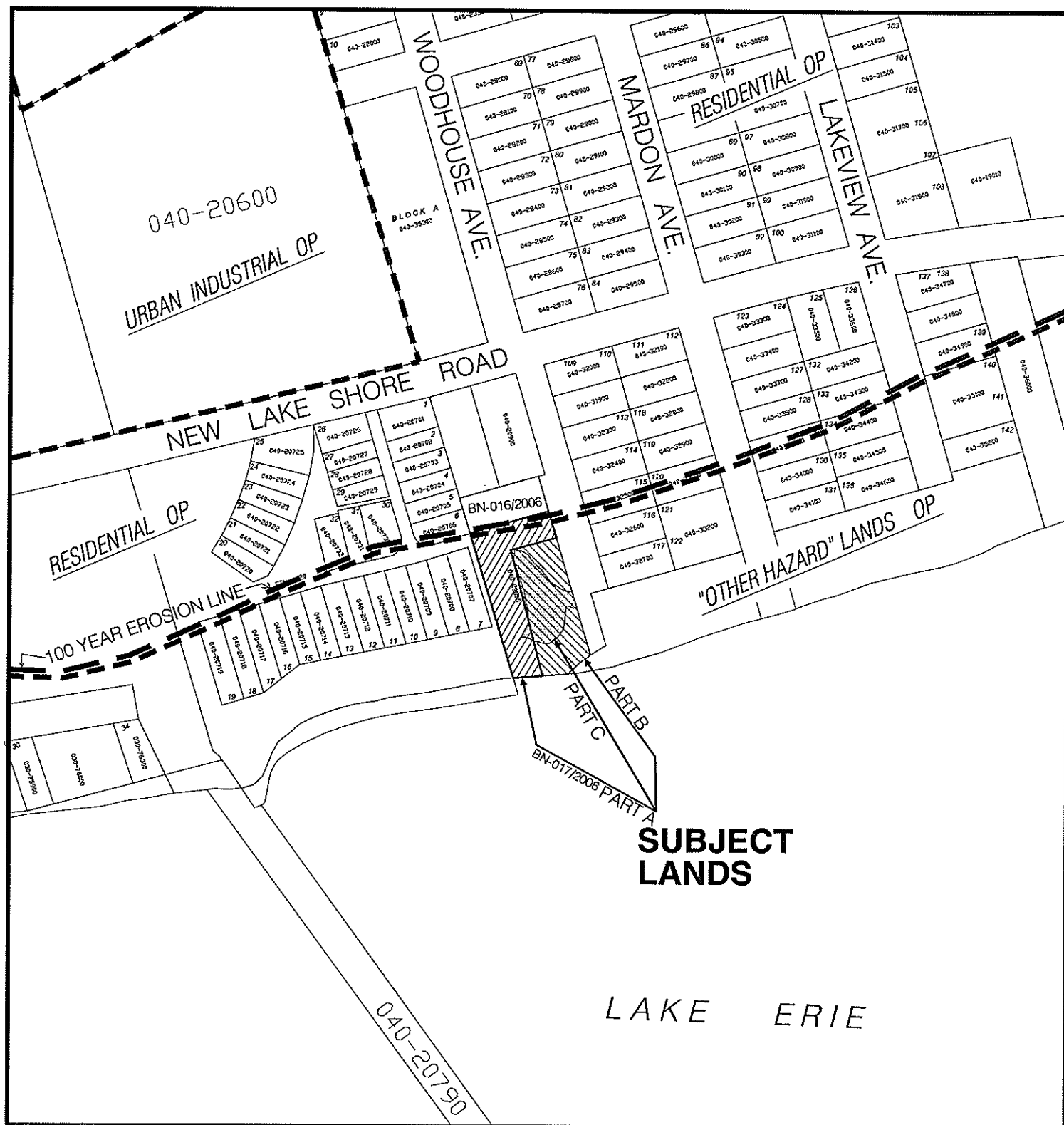
File Number: BN-017/2006 & ZN 012/2006  
Geographic Township of WOODHOUSE



**File Number: BN-016 & 017/2006 & ZN 012/2006**  
**Geographic Township of WOODHOUSE**



25 0 25 50 75 METERS  
1:3000





# MAP 5

File Number: BN-017/2006 & ZN-012/2006  
Geographic Township of WOODHOUSE

