



**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:

**August 15<sup>TH</sup>, 2007**

**FILE NO.: BN-047/2007**

**ASSESSMENT ROLL NO.: 3310-334-010-08300**

**APPLICANT:**

Bryan Gillespie, 511 Nelson Street West, P.O. Box 611, Port Dover, ON N0A 1N0

**AGENT:**

Michael Higgins, c/o G. Douglas Vallee, 2 Talbot Street North, Simcoe, ON N3Y 3W4

**LOCATION:**

Part Lot 9, Concession 1 WDH (511 Nelson Street West, Port Dover)

**PROPOSAL:**

Sever a parcel having a frontage of 40 m (131 ft) an irregular depth and having an approximate area of 0.32 ha (0.78 ac) and retain a parcel having an area of 0.79 ha (1.94 ac) more or less as the creation of a new residential lot.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Building Department  |  |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review)  |  |
| <input checked="" type="checkbox"/> Forestry Division  |  |
| <input checked="" type="checkbox"/> Treasury Department  |  |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. |  |

- |  |
|--|
| <input checked="" type="checkbox"/> GIS Section            |
| <input checked="" type="checkbox"/> Norfolk Power          |
| <input type="checkbox"/> Ministry of Transportation        |
| <input type="checkbox"/> Railway                           |
| <input checked="" type="checkbox"/> Conservation Authority |

**CIRCULATION DATE: August 1<sup>st</sup>, 2007**

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

Mary Elder  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1341

**FAX: (519) 428-3069 EMAIL: [mary.elder@norfolkcounty.ca](mailto:mary.elder@norfolkcounty.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 1835; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.ca](mailto:stephanie.godby@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.

# CONSENT / SEVERANCE

## Office Use:

File Number: BN-47107  
 Related File: 7N-002107  
 Date Submitted: June 22, 07  
 Date Received: June 22, 07  
 Sign Issued: June 25, 07

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

- ☒ Creation of a new lot  
☐ Boundary adjustment  
☐ Easement/right-of-way  
☐ Other (lease / charge)

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> BRYAN GILLESPIE Phone # 519-583-9177  
 Address 511 NELSON ST. W. P.O. Box 611 Fax # \_\_\_\_\_  
PT DUFFER NOA IND E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

MICHAEL HIGGINS C/O  
 Name of Agent G. DOUGLAS VALLEE Phone # 519-426-6270  
 Address 2 TALBOT STREET NORTH Fax # 519-426-6277  
SIMCOE N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner <sup>2</sup> SAHR AS APPLICANT Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 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 mortgages, charges or other encumbrances on the subject lands:

RECIPROCAL OPPORTUNITIES INC.

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>PORT DOVER.</u>
Concession Number	<u>1</u>	Lot Number(s)	<u>9</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R-9506</u>	Part Number(s)	<u>PART 1</u>
Frontage (metres/feet)	<u>103.02m</u>	Depth (metres/feet)	<u>IRREGULAR.</u>
Width (metres/feet)	<u>—</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>1.1 ha</u>
Municipal Civic Address	<u>511 NELSON STREET WEST</u>		

To obtain your municipal civic address for the severed lands please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.ca).

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):

PROPOSE TO SEVER A LOT FOR RESIDENTIAL  
PURPOSES.  
\_\_\_\_\_  
\_\_\_\_\_

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

NOT KNOWN  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_



## 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) Assessment Roll No. (obtained from your tax bill)	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	
<b>OTHER</b>						
					<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 (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	Lands to be Retained (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Area under cultivation		
Woodlot area		
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**:

Frontage (metres/feet) 40m (131ft) Depth (metres/feet) IRREGULAR.  
Width (metres/feet) IRREGULAR Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) APPROX 3151.9 m<sup>2</sup>.

Existing use: VACANT

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 SINGLE DETACHED DWELLING.

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

Frontage (metres/feet) 63m Depth (metres/feet) IRREGULAR  
Width (metres/feet) IRREGULAR Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 7847.9 m<sup>2</sup>.

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:

ONE DWELLING 4 RENTAL DWELLINGS

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:

NONE

**CONSENT / SEVERANCE**

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

Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> )	_____
Proposed use:			
_____			

**D. PROPERTY INFORMATION**

Present official plan designation(s):

URBAN RESIDENTIAL, HAZARD LAND

Present zoning:

URBAN RESIDENTIAL R1-A:39 By-law 19-Z-2007

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:

N/A

Date(s) these parcels were created:

N/A

Name of the transferee for each parcel:

N/A

Uses of the severed lands:

N/A

## CONSENT / SEVERANCE

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:

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

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

LAND OWNER.

\_\_\_\_\_

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



CONSENT / SEVERANCE :

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:

File number:

ZN-002/2007

Land it affects:

SUBJECT LANDS AND PROPOSED RETAINED LAND

Purpose:

REZONE TO R1-A

Status/decision:

APPROVED - BY-LAW NO 19-Z-2007

Effect on the requested amendment:

—

If additional space is required, please attach a separate sheet.

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:

URBAN AREA RESIDENTIAL DEVELOPMENT

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:



## CONSENT / SEVERANCE

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 type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
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(s))	<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

Indicate what services are available or proposed:

### Water Supply

- ☒ Municipal piped water  
☐ Communal wells  
☐ Individual wells  
☐ Other (describe below)

### Sewage Treatment

- ☒ Municipal sewers  
☐ Communal system  
☐ Septic tank and tile bed  
☐ Other (describe below)

### Storm Drainage

- ☒ Storm sewers  
☐ Open ditches  
☐ Other (describe below)

If 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

## CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

- ☐ Unopened road                      ☐ Provincial highway  
☒ Municipal road                      ☐ Other (describe below)

If other, describe:

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Name of road/street:

NELSON STREET.

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

- ☐ Unopened road                      ☐ Provincial highway  
☒ Municipal road                      ☐ Other (describe below)

If other, describe:

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Name of road/street:

NELSON STREET.

### 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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ZONING APPLICATION RECENTLY APPROVED ZN-002/2007

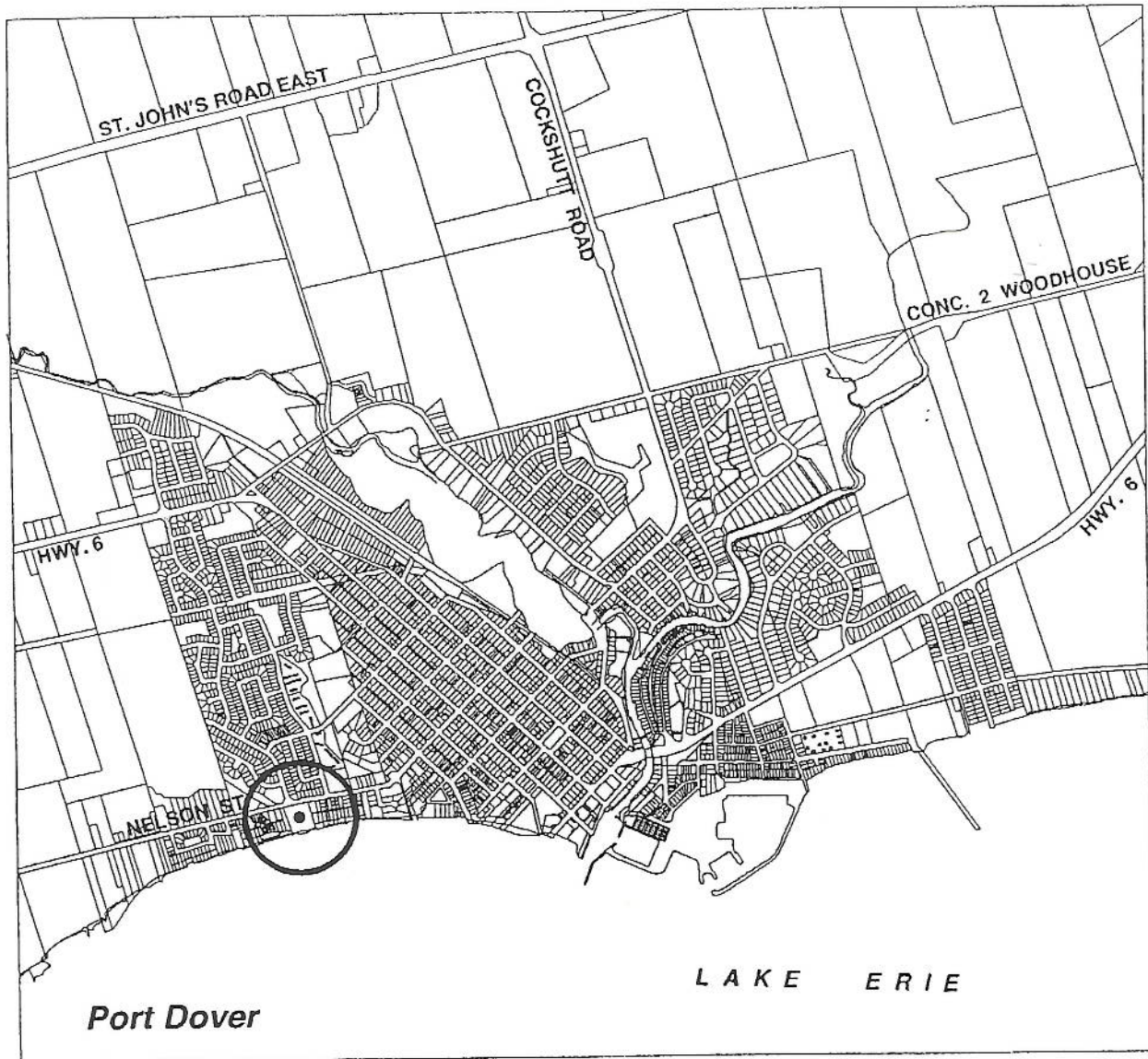
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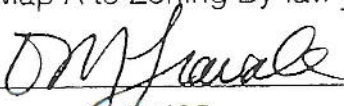
from ZN-007 '07

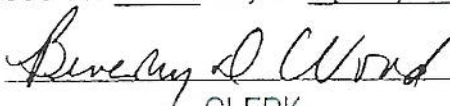
## MAP A - Key Map

NORFOLK COUNTY  
Urban Area of PORT DOVER



This is Map A to Zoning By-law 19-7-2007 Passed the 24th day of April, 2007.

  
MAYOR

  
CLERK

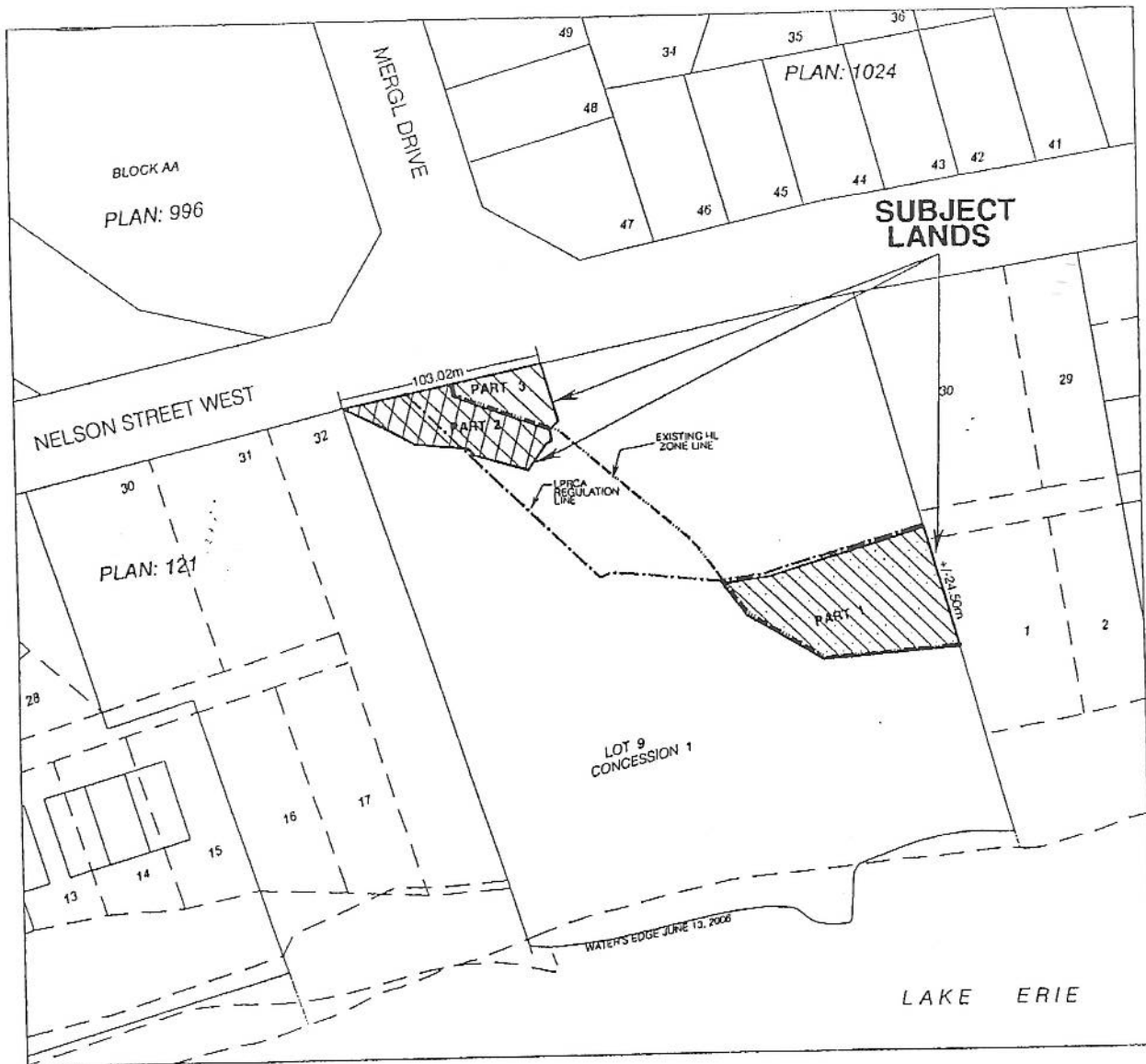


## MAP B - Detail Map

NORFOLK COUNTY  
Urban Area of PORT DOVER



Scale 1:1250



NOTE: Measurements shown on this plan  
are in metres and may be converted  
into feet by dividing by 0.3048

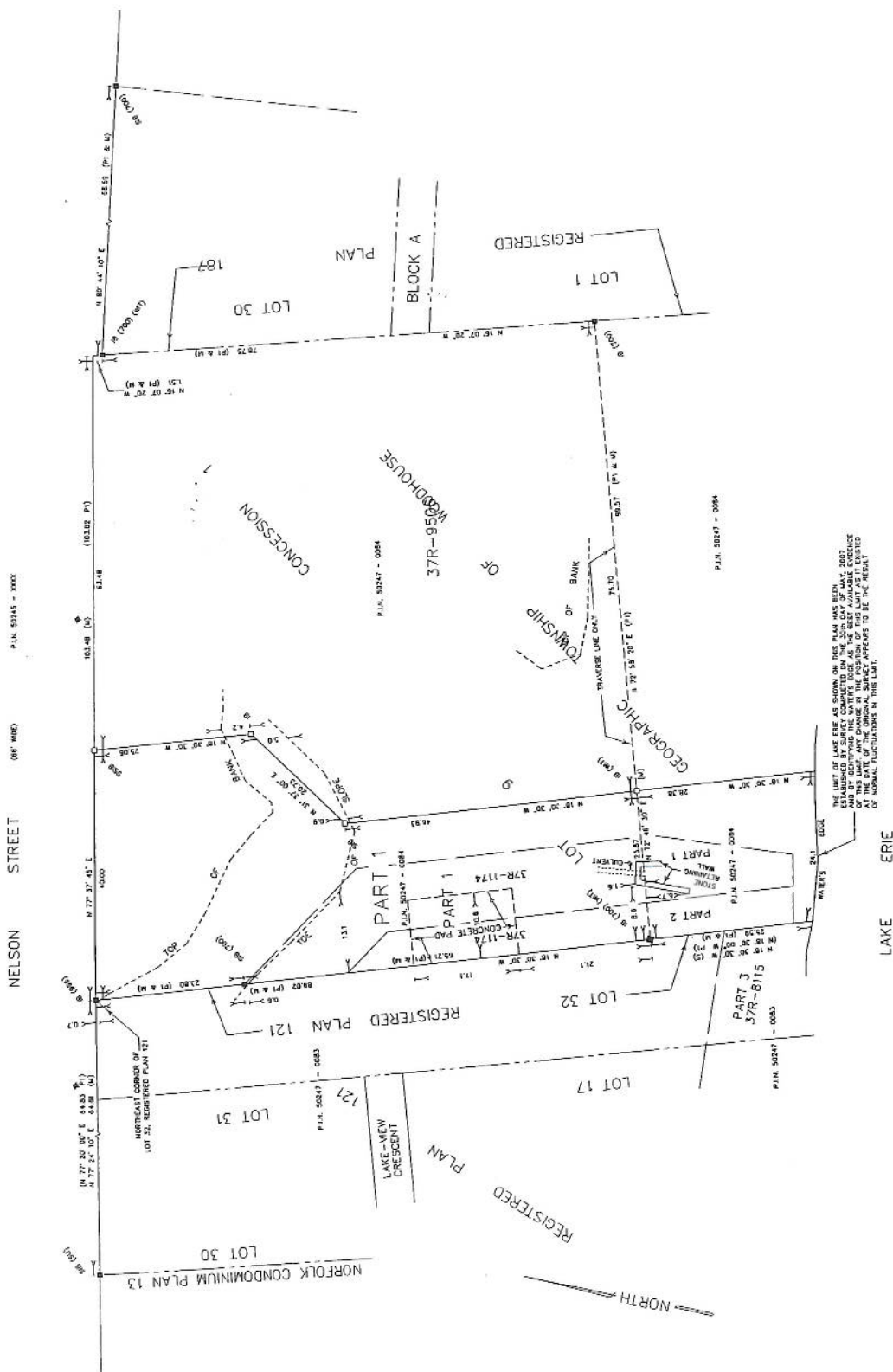
This is Map B to Zoning By-law 19-Z-2007 Passed the 24th day of April, 2007.

*OM Fawcett*  
MAYOR

*Beverly O Wood*  
CLERK



KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TULSOMBURG ONTARIO, H4C 3J6  
PHONE: 519-842-3235 FAX: 519-841-3639



# MAP 1

File Number: BN-047/2007

Urban Area of PORT DOVER



*Lake Erie*



## MAP 2

File Number: BN-047/2007  
Urban Area of PORT DOVER

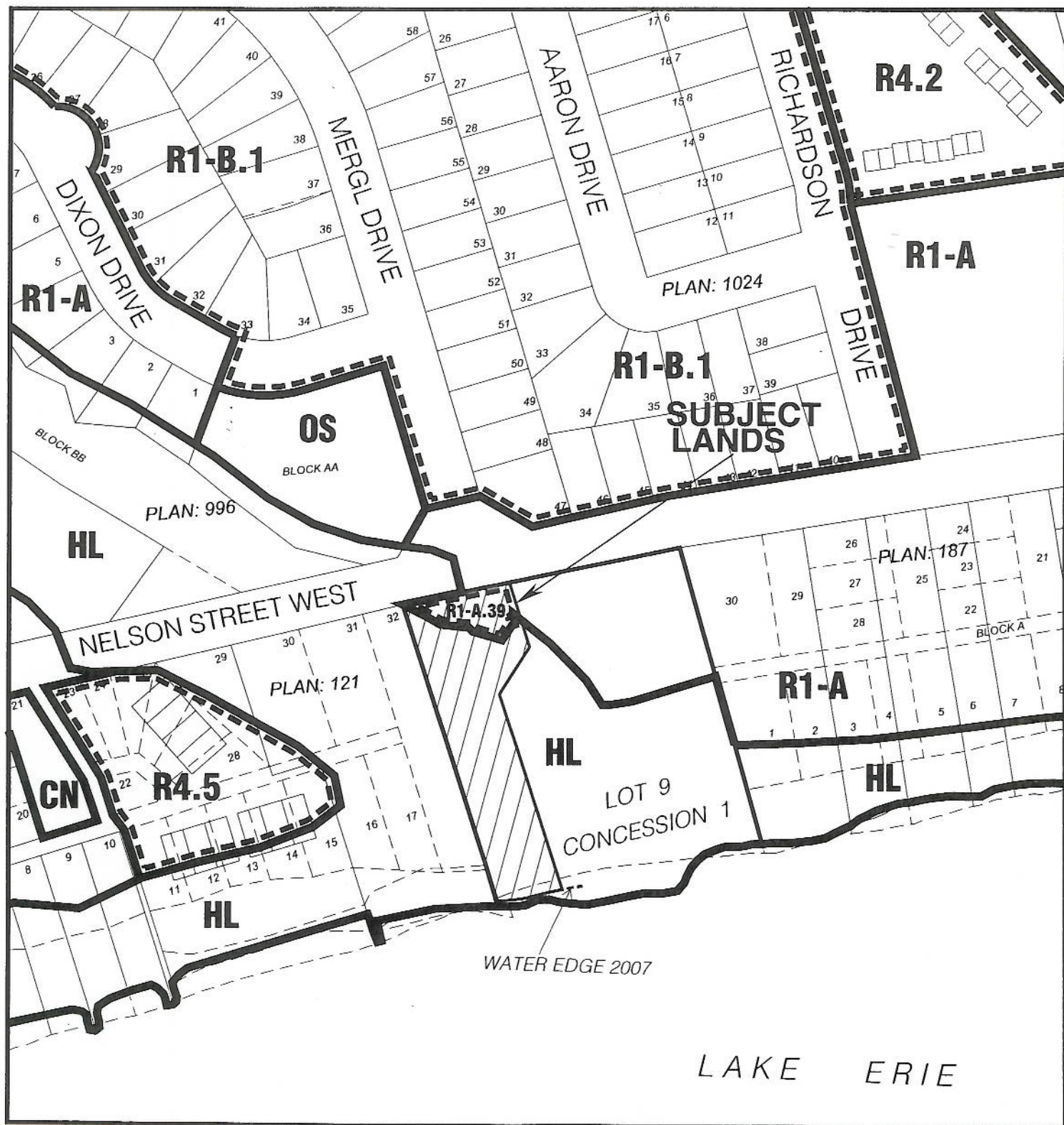
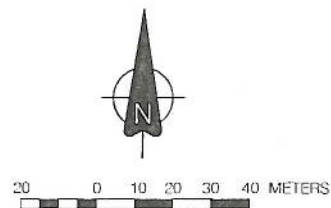


20 0 10 20 30 40 METERS





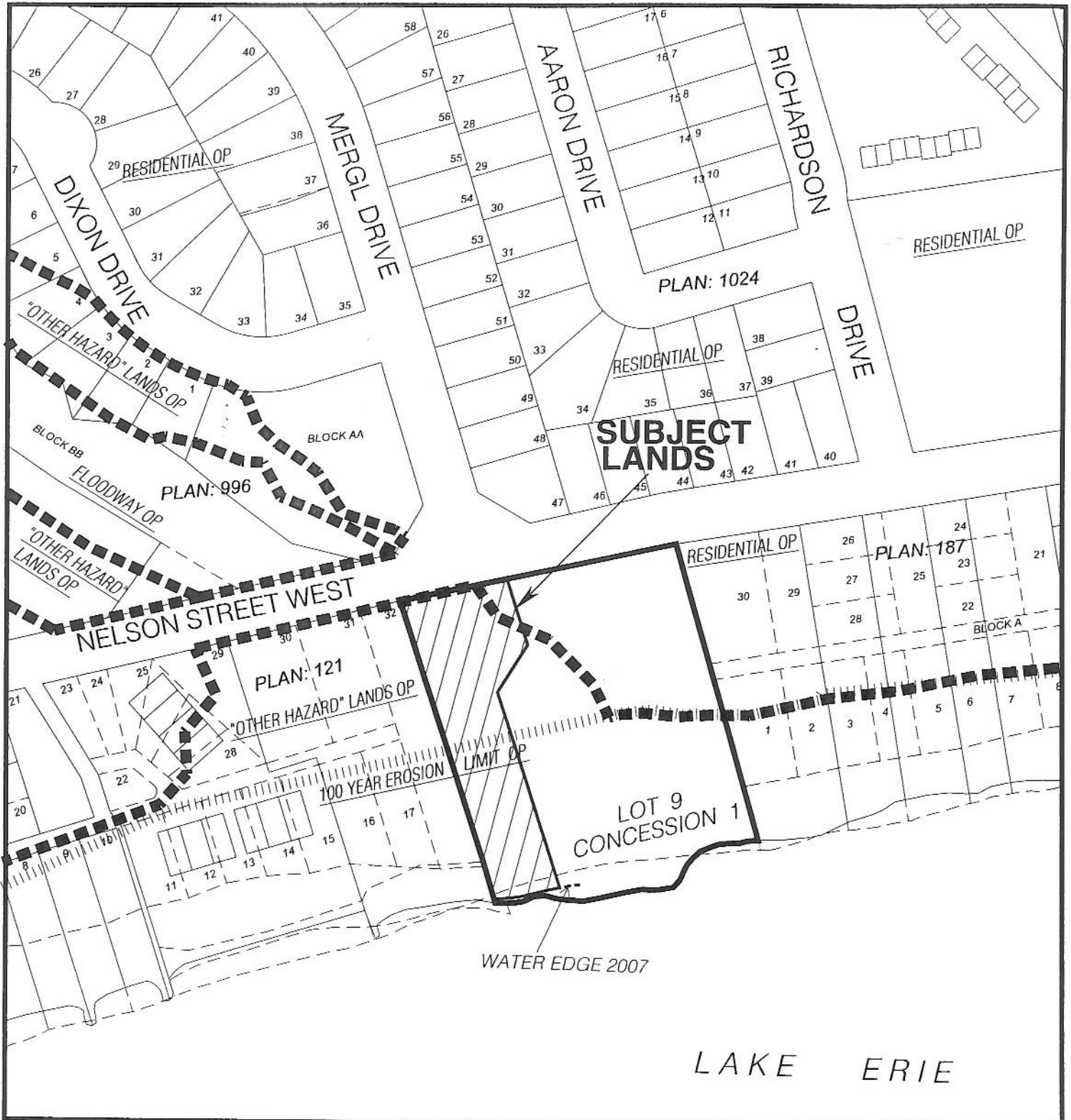
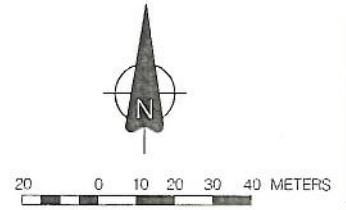
**File Number: BN-047/2007**  
**Urban Area of PORT DOVER**





# MAP 4

File Number: BN-047/2007  
Urban Area of PORT DOVER



**File Number: BN-047/2007**  
**Urban Area of PORT DOVER**

