



COMMENT REQUEST FORM

FILE NO: BNPL2010075

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☐ Conservation Authority

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 requires your comments by:**

AUGUST 3RD, 2010

APPLICANT:

KARGES ANDREA REGAN
KARGES STEVEN MARK, 122 ST PATRICK ST PORT DOVER, ON N0A 1N0

AGENT:

CLINE BACKUS NIGHTINGALE MCARTHUR LLP - M.D. MCARTHUR
39 COLBORNE STREET NORTH SIMCOE, ON N3Y 4H3

LOCATION: PDOV PLAN 207 BLK 44 PT LOTS, 4, 5 & 6 (122 ST. PATRICK STREET)

ASSESSMENT ROLL NO.: 3310334010414000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 22 m (72 ft) a depth of 60.4 m (198 ft) and having an area of 1,328.8 sq.m. (14,303.6 sq.ft.) and retain a parcel having an area of 508.03 sq.m. (1,666.77 sq.ft.) as the creation of a lot in the urban area where the properties have merged in lile. Lands to be severed: 212 & 214 Chapman Street

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1290

EMAIL: shirley.cater@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Karen Judd, ACSI, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
karen.judd@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.

CIRCULATION DATE: July 19th, 2010

CONSENT / SEVERANCE

Office Use:

File Number:

BN- PL2010075

Related File:

Fees Submitted:

yes

Application Submitted:

yes

Sign Issued:

yes

Complete Application:

yes

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: 3310-³³⁴⁻01041400

- | | |
|--|--|
| ☒ Creation of a new lot (prior existing) | ☐ Boundary adjustment |
| ☐ Surplus Dwelling | ☐ Easement |
| ☐ Farm Split | ☐ Right-of-way |
| ☐ Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant¹ MARK STEVEN KARGES AND Phone # 1-514-583-1985

Address AMBERLEIGH KARGES 122 ST. PATRICK ST. Fax #

Town / Postal Code PORT DUFFER NO A 1N0 E-mail

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

AGENT INFORMATION

Name of Agent MICHAEL D. MCNEIL Phone # 1-514-426-6763

Address P.O. BOX 528, 39 COLBANE ST. NORTH 1-514-426-2055

Town / Postal Code SIMCOE E-mail mcneil@cinebucks.com

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

Name of Owners² See above 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:

TD CANADA TRUST

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	_____	Lot Number(s)	<u>PART LOT 4, 5 & 6</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>4-4</u>
Reference Plan Number	_____	Part Number(s)	<u>207</u>
Frontage (metres/feet)	<u>72'</u>	Depth (metres/feet)	<u>198' approx.</u>
Width (metres/feet)	<u>Same</u>	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	_____		

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):

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:

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
SUBJECT LANDS					☐ Yes ☐ No	
OTHER					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ 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	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

CONSENT / SEVERANCE

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

Frontage (metres/feet)

72' (22m)

Depth (metres/feet)

198' (60.4m)

Width (metres/feet)

same

Lot area (m² / ft² or
hectares/acres)

1,328.8m (14303.6
sq ft)

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

Existing use:

MULTIPLE RESIDENTIAL

Proposed use:

same

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:

same as currently exists

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:

same as currently exists

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

Frontage (metres/feet)

33' - 10.1m

Depth (metres/feet)

165' 50.3m

Width (metres/feet)

same

Lot area (m² / ft² or
hectares/acres)

508.03 ~~sq~~ m
1,666.77 sq ft

Existing use:

RESIDENTIAL

Proposed use:

RESIDENTIAL

CONSENT / SEVERANCE

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:

SAME AS CURRENTLY EXISTS

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:

SAME AS CURRENTLY EXISTS

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

Frontage (metres/feet)

—

Depth (metres/feet)

—

Width (metres/feet)

—

Lot area (m² / ft²)

—

Proposed use:

—

D. PROPERTY INFORMATION

Present official plan designation(s):

RESIDENTIAL

Present zoning:

RESIDENTIAL

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

CONSENT / SEVERANCE

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: _____ RESIDENTIAL

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm

properties amalgamated? _____ NO .

Date of construction of the dwelling proposed to be severed: _____ UNKNOWN

CONSENT / SEVERANCE

Date of purchase of subject lands: NOVEMBER 21, 2003 (other home property bought in June 2001.)

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:

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?

N/A.

☐ 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**: 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 **N/A.**

G. PROVINCIAL POLICY



CONSENT / SEVERANCE

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 Form 3 - available upon request)	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Wooded area	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ No	_____	distance

H. SERVICING AND ACCESS

WATER SUPPLY

Municipal piped water

SEVERED



RETAINED



Communal Wells



Individual Wells



Other means (describe) _____

CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers
Communal System
Septic tank and tile bed

☒
☐
☐

☒
☐
☐

Other means (describe) _____

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers
Open ditches

☒
☐

☒
☐

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

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: ST. PATRICK STREET.

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: CHAPMAN STREET.

CONSENT / SEVERANCE

Name of road/street: CHAPMAN STREET

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.

SEVERANCE TECHNICALLY NEEDED DUE TO INADVERTENT
MERGER OF TITLE OF ADJOURNING (PARTIALLY) PROPERTY
UPON 2003 CONVEYANCE.

MAP 1

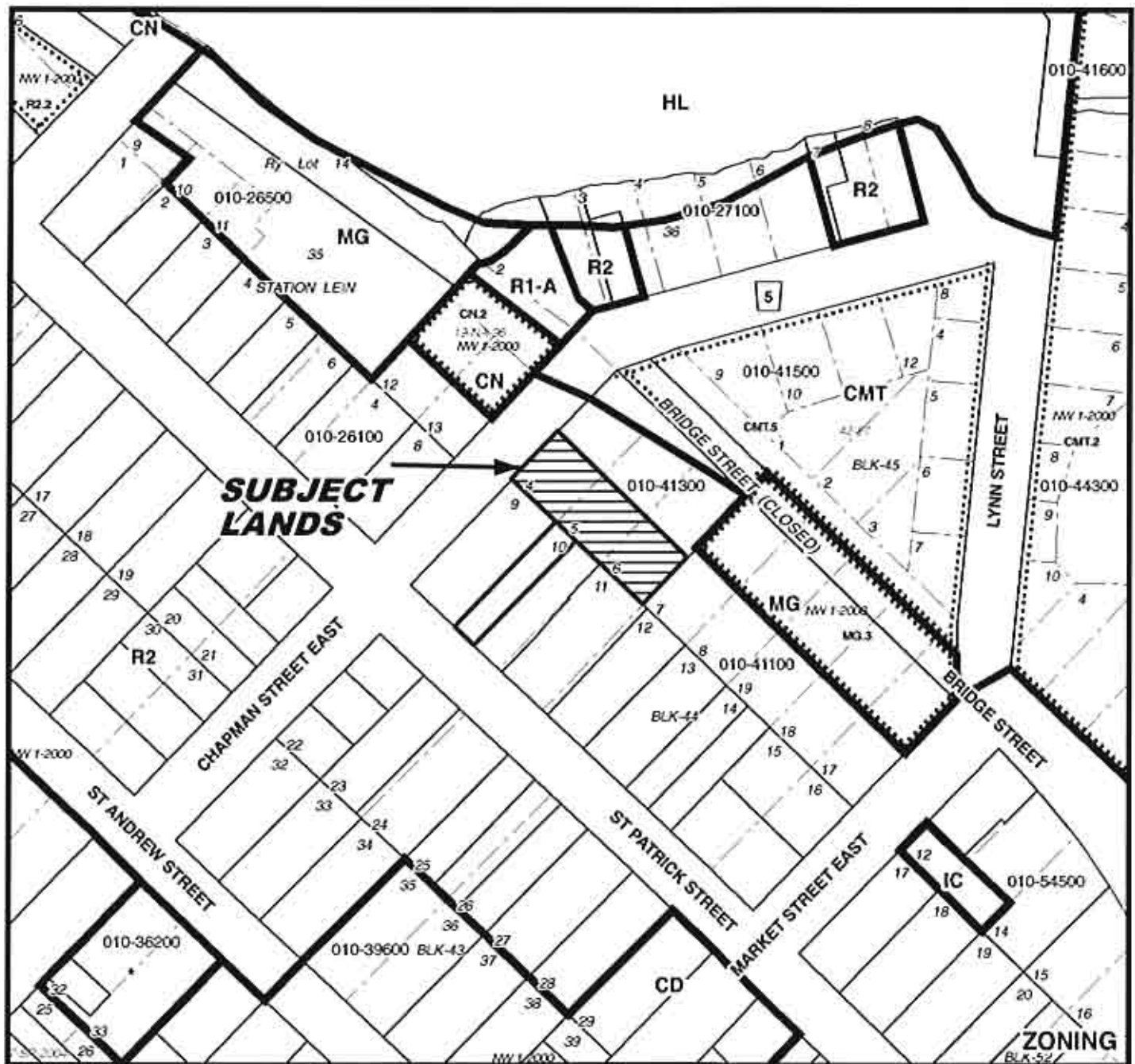
File Number: BNPL2010075

Urban Area of
PORT DOVER



1:2,000

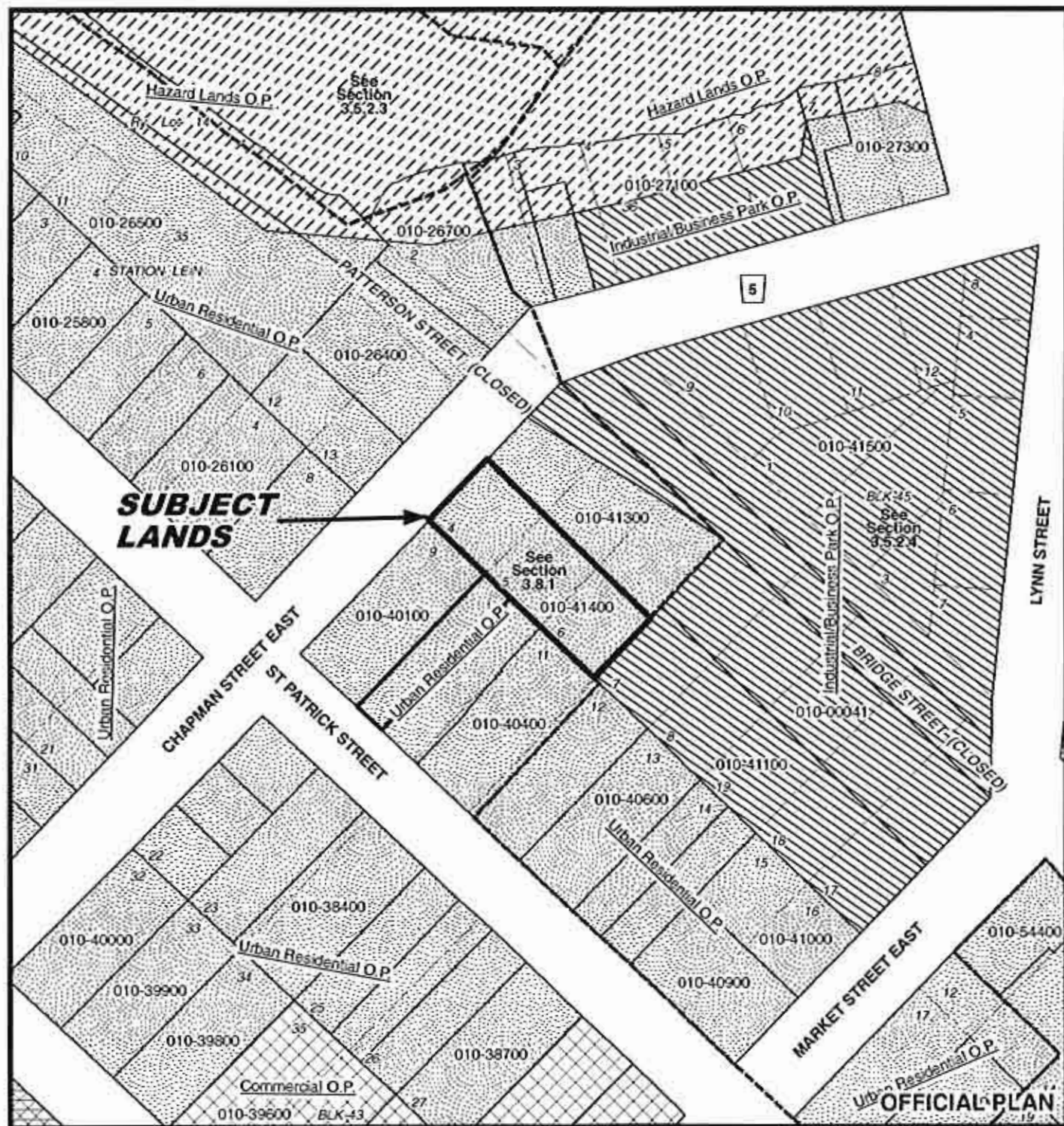
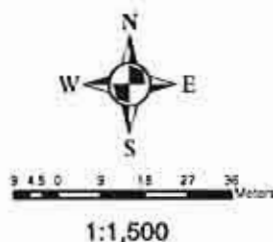
20 10 0 20 40 60 80 Meters



MAP 2

File Number: BNPL2010075

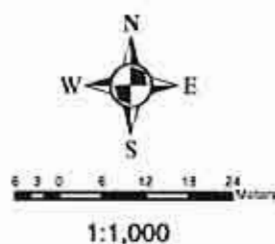
Urban Area of PORT DOVER



MAP 3

File Number: BNPL2010075

Urban Area of PORT DOVER



MAP 4

File Number: BNPL2010075

Urban Area of PORT DOVER

