



COMMENT REQUEST FORM

FILE NO: BNPL2011087

☒ 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
☒ Union Gas
☒ Norfolk Heritage Committee
☐ 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:

May 2nd, 2011

APPLICANT:

GATES BRIAN WALLACE

GATES CINDY MARIANNE, 5 BACKUS DR PORT ROWAN, ON N0E 1M0

AGENT:

CLINE BACKUS NIGHTINGALE MCARTHUR - THOMAS A. CLINE, PO BOX 528 SIMCOE, ON N3Y4N5

LOCATION: PLAN 16B BLK 12 PT LOT 8 (College Ave)

ASSESSMENT ROLL NO.: 3310544001082000000

PROPOSAL:

An application has been received to sever a parcel of land located within the Urban Area of Port Rowan having a frontage of 15.09 m (49.5 ft.), a width of 420 ft. (128.02 m) a depth of 1,295 ft. (394.72 m) and having an area of 5.05 ha (12.5 ac) and retain the remaining lands located in the Agricultural designation having an area of 52.8 ha (130.5 acres) as the creation of a new lot in the urban area.

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D

60 Colborne Street S., Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1342

EMAIL: pam.duesling@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, ACST, 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: April 18th, 2011

CONSENT / SEVERANCE

Office Use:

File Number: BNPL2011087
Related File: BN-104/08 + ZN-50/08
Fees Submitted: April 7, 2011
Application Submitted: April 7, 2011
Signed: April 7, 2011
Complete Application: April 7, 2011

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: 3310-544-001-08200

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

A. APPLICANT INFORMATION

Name of Applicant ¹ BRIAN & CINDY GATES Phone # 519-586-3026
Address 42 Front Rd., P. O. Box 367 Fax # _____
Town / Postal Code Port Rowan, ON. N0E 1M0 E-mail _____

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

AGENT INFORMATION

Name of Agent THOMAS A. CLINE Phone # 519-426-6763
Address 39 Colborne St. N., P. O. Box 528 Fax # 519-426-2055
Town / Postal Code Simcoe, ON. N3Y 4N5 E-mail cline@clinebackus.com

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

Name of Owners ² Same as applicant 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 sent ³: ☐ 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:
Farm Credit Corporation, 421 Queensway W., Simcoe, ON. N3Y 2N4

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	South Walsingham	Urban Area or Hamlet	Port Rowan
Concession Number	1	Lot Number(s)	Pt. Lot 15 & Pt. Lot 8
Registered Plan Number	16B	Lot(s) or Block Number(s)	Block 12
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	1 st Conc. Rd. – +/- 1,175 ft.	Depth (metres/feet)	Variable
Width (metres/feet)	Variable	Lot area (m ² / ft ² or hectares/acres)	+/- 143 acres
Municipal Civic Address	College Ave., Port Rowan, ON		

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):

To sever lands designated "Urban", zoned "Residential" and situate south of extension of Price St., Port Rowan

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

Unknown

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

Not applicable

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						
NOT APPLICABLE					☐ Yes	☐ No
OTHER						
					☐ 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)	NOT APPLICABLE	

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	NOT APPLICABLE	
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)	<u>X1 15.09m (49.5')</u>	Depth (metres/feet)	<u>+/- 1,295 ft.</u>
Width (metres/feet)	<u>+/- 420 ft. (128.02m)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>(+/- 12.5 ac) 5.05 ha</u>
		PROPOSED FINAL LOT SIZE (if boundary adjustment)	<u>Not applicable</u>

Existing use: Agriculture

Proposed use: Agriculture

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:

Unknown

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

Frontage (metres/feet)	<u>Con. 1 Rd. - 1,175 ft.</u>	Depth (metres/feet)	<u>Irregular</u>
Width (metres/feet)	<u>Irregular</u>	Lot area (m ² / ft ² or hectares/acres)	<u>(+/- 130.5 ac) 52.8 ha</u>

Existing use: Agriculture

Proposed use: Agriculture

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:

NIL

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:

NIL

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

Frontage (metres/feet)	<u>Not applicable</u>	Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ²)	

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): To be severed – "Urban"

Present zoning: "Residential" – subject to a holding provision

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: AGN-030/2008 – Rezoning and Severance Implemented

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: BN-072/2003

CONSENT / SEVERANCE

Number of separate parcels that have been created: Not applicable

Date(s) these parcels were created: Not applicable

Name of the transferee for each parcel: Not applicable

Uses of the severed lands: Not applicable

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? Not applicable

Date of construction of the dwelling proposed to be severed: Not applicable

Date of purchase of subject lands: Not applicable

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: Not applicable

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?

CONSENT / SEVERANCE

☐ 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:

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:

- (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: SEE ACCOMPANYING LETTER

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: NONE

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:

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	500 distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No	____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☒ Yes	☐ No	500 distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☒ Yes	☐ No	500 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

SEVERED

RETAINED

Municipal piped water

☒
☐

Communal Wells

☐
☐

Individual Wells

☐
☒

Other means (describe) _____

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?

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)

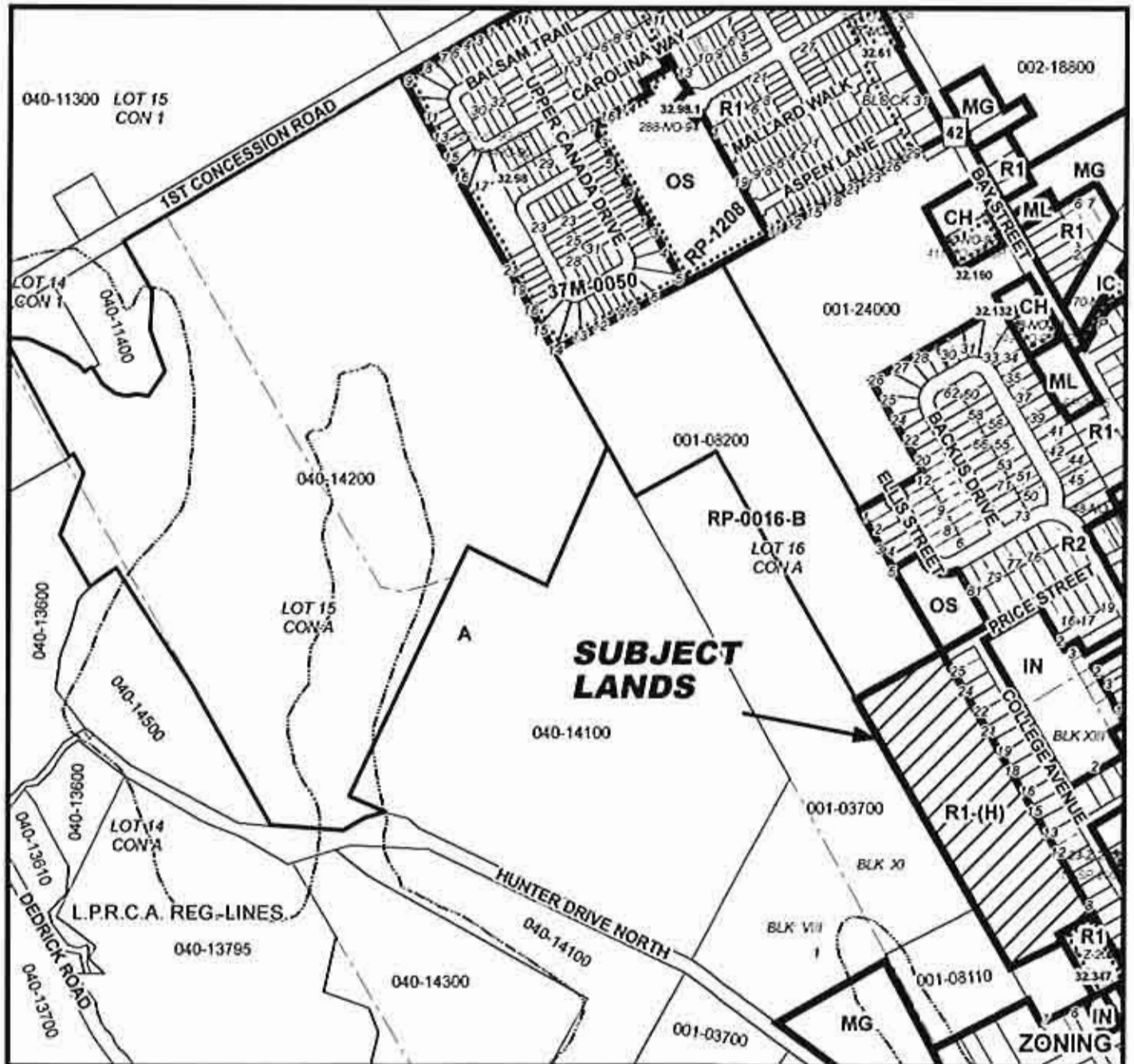
If other, describe: _____

Name of road/street: Conc. 1 Rd.

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

☐ Unopened road

☐ Provincial highway

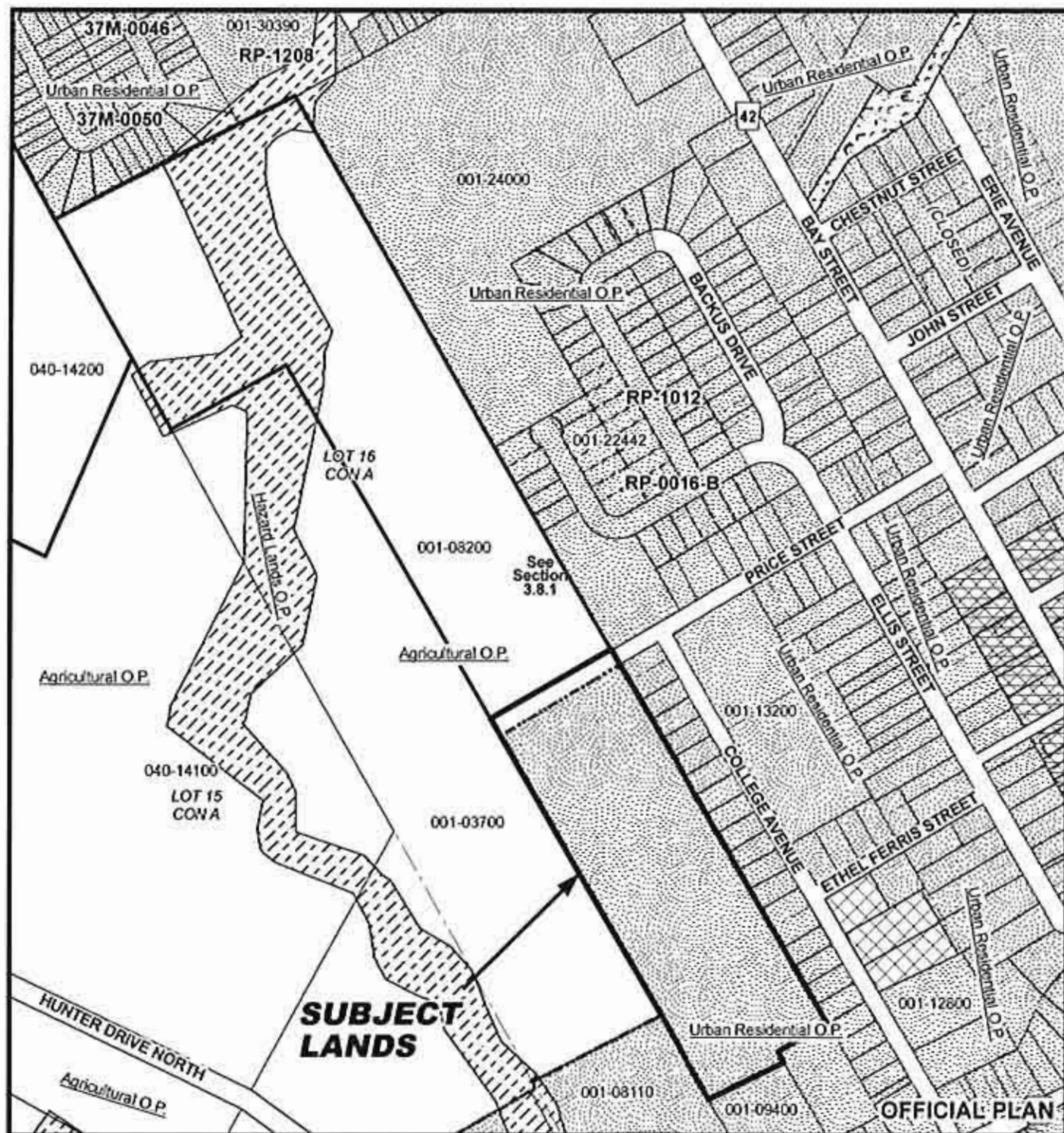


Urban Area of PORT ROWAN



25 50 75 100

1:5,000



MAP 3

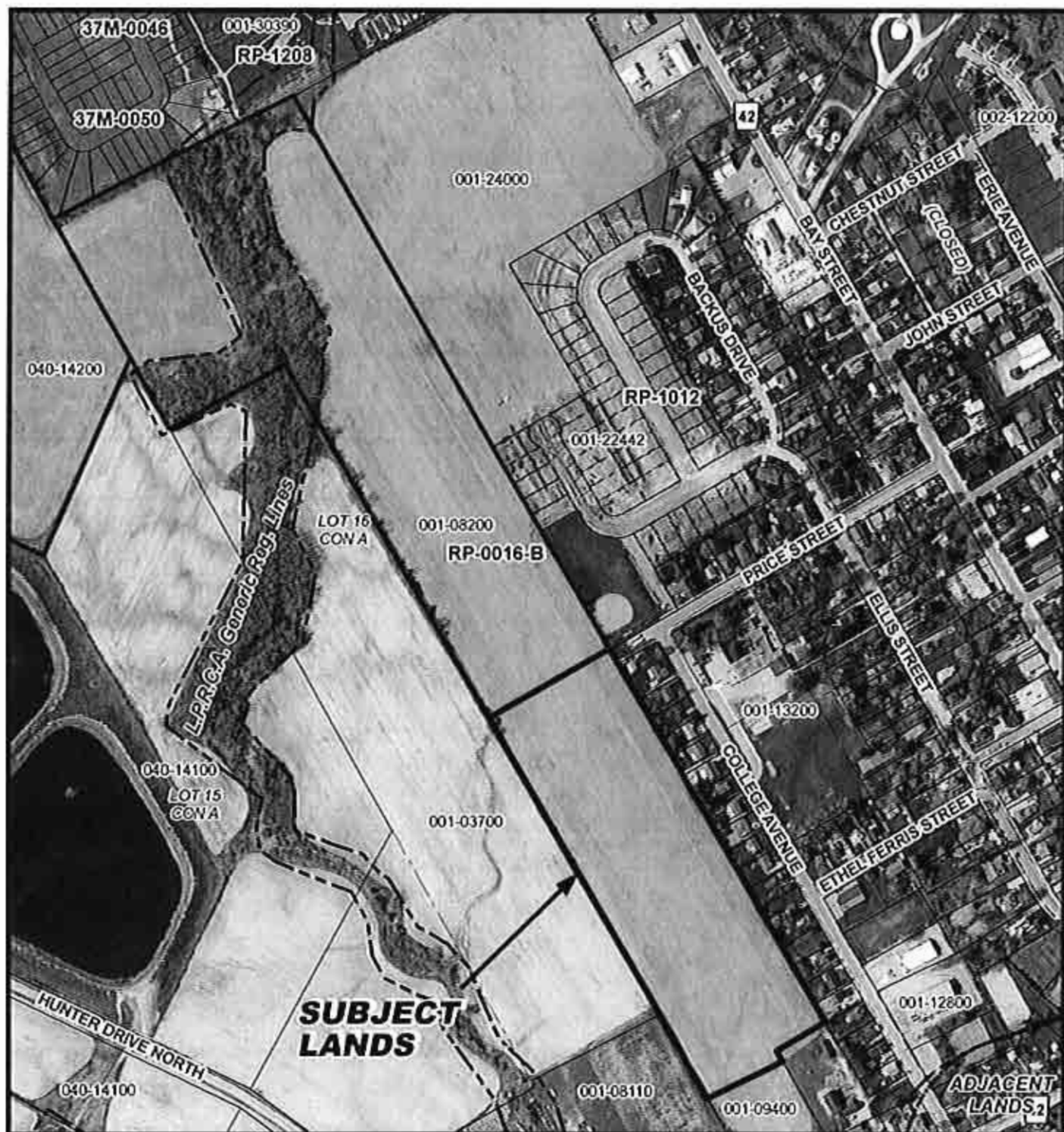
File Number: BNPL2011087

Urban Area of PORT ROWAN



25 50 75 100
Meters

1:5,000



MAP 4

File Number: BNPL2011087

Urban Area of PORT ROWAN

