



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2011180

☒ 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:**

September 6, 2011

APPLICANT:

EXTON DOREEN ANN, 109 NELSON ST W PO BOX 896 PORT DOVER, ON N0A 1N0

RELATED FILE NO: BN-022/2010 – LAPSED

LOCATION: PDOV PLAN 207 BLK 31 LOT 12, TO 14 (109 Nelson St W.)

ASSESSMENT ROLL NO.: 3310334010173000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 18 m. (59.06 ft.) a depth of 40 m. (131.23 ft.) and having an area of 724 sq.m. (0.18 ac.) and retain a parcel having an area of 1694 sq.m. (0.42 ac.) as the creation of a lot in the urban area together with a right of way having a frontage of 18 m (59.06 ft.) a depth of 6 m (19.69 ft.) and having an area of 108 sq.m. (1162.5 sq.ft.) to allow for services to be installed to the retained parcel.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SCOTT PECK, B.A., DPA, MCIP, RPP, CMMII

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 426-5870 ext: 1834

EMAIL: t.scott.peck@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: August 22, 2011

CONSENT / SEVERANCE**Office Use:**

File Number: BN-PL 2011180
Related File: BN-22/2010 (approved/assess)
Fees Submitted: Aug 31/11
Application Submitted: 11
Sign issued: 11
Complete Application: 11 *AB.*

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: 3310-334-010-173

- | | |
|---|--|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ DOREEN EXTON Phone # 519 583 3570
Address 109 HERSON ST. W. Fax # _____
Town / Postal Code PORT DUFFER ONT MONTGOMERY E-mail DOREEN.EXTON@SYMPATCO.CA
¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent JIM BOLL Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

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

Name of Owners ² DOREEN EXTON Phone # 519 583 3570
Address 109 HERSON ST. W. Fax # _____
Town / Postal Code PORT DUFFER ONT MONTGOMERY E-mail DOREEN.EXTON@SYMPATCO.CA

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 mortgages, charges or other encumbrances on the subject lands:

NONE.

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWN OF PORT DOVER</u>	Urban Area or Hamlet	_____
Concession Number	_____	Lot Number(s)	<u>12, 13, 14,</u>
Registered Plan Number	<u>207</u>	Lot(s) or Block Number(s)	<u>31</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>198 FT.</u>	Depth (metres/feet)	<u>132 FT.</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>26,136 ft²</u>
Municipal Civic Address	<u>109 NELSON ST. W. PORT DOVER, ONT L0H1H0.</u>		

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 OBTAIN A RESIDENTIAL LOT AND OBTAIN AN
EASEMENT ACROSS THE PROPOSED SEVERED AREAS AS THE
SERVICES TO THE EXISTING DWELLING ARE LOCATED THERE
O.E.

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					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER	H/H				<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		

CONSENT / SEVERANCE

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

Frontage (metres/feet) 18 METRES (59.06 FT.) Depth (metres/feet) 40 METRES (131.23 FT.)
Width (metres/feet) 18 METRES (59.06 FT.) Lot area (m² / ft² or hectares/acres) 724 METRES SQUARED
PROPOSED FINAL LOT SIZE (if boundary adjustment) 0.18

Existing use: RESIDENTIAL

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:

NONE

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

Frontage (metres/feet) 42 METRES (137.80 FT.) Depth (metres/feet) 40 METRES (131.23 FT.)
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 1694 SQ. METRES
0.42

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:

1 1/2 STORY HOUSE, 1 GARAGE, FRAME SHED (SEE PLAN FOR DIMENSIONS)

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:

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

Frontage (metres/feet) 18m. (59.06 FT.) Depth (metres/feet) 60m. (196.85 FT.)
Width (metres/feet) _____ Lot area (m² / ft²) 108 m² (1,162.5 FT.²)

Proposed use: SERVICES FOR INSTALLING OF
RETAINED PARCEL - 010-17300

S.E.

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Present official plan designation(s): URBAN RESIDENTIAL

Present zoning: R2

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: 28/11/1991

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?

CONSENT / SEVERANCE

☐ 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:

LOCAL HISTORY

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: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

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: HERSON ST. W.

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: FIRST AVE.

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐

Yes

☐

No

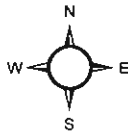
If yes, describe: _____

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

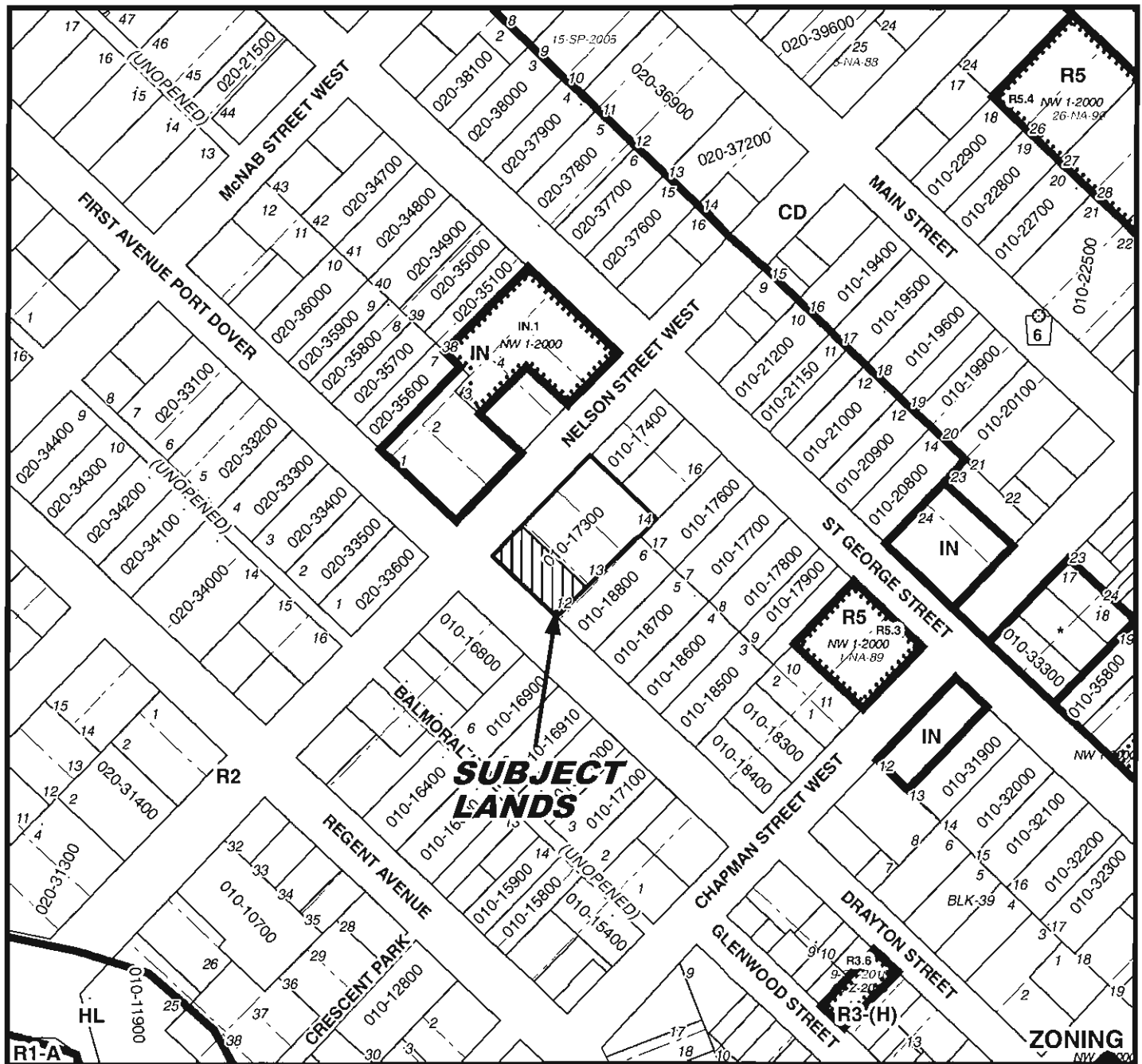
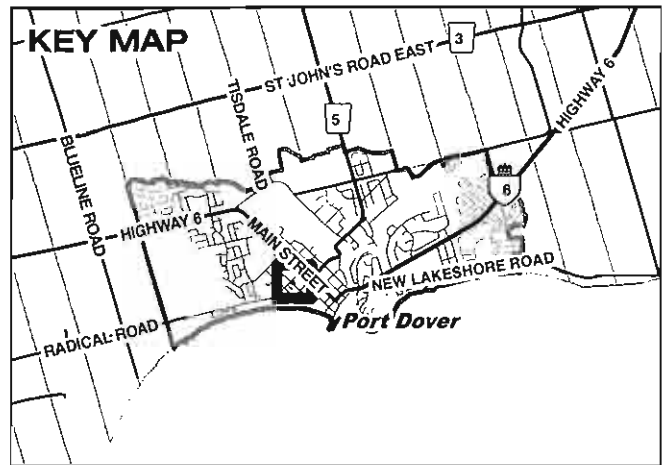
File Number: BNPL2011180

Urban Area of
PORT DOVER



1:2,500

30 15 0 30 60 90 120 Meters



MAP 2

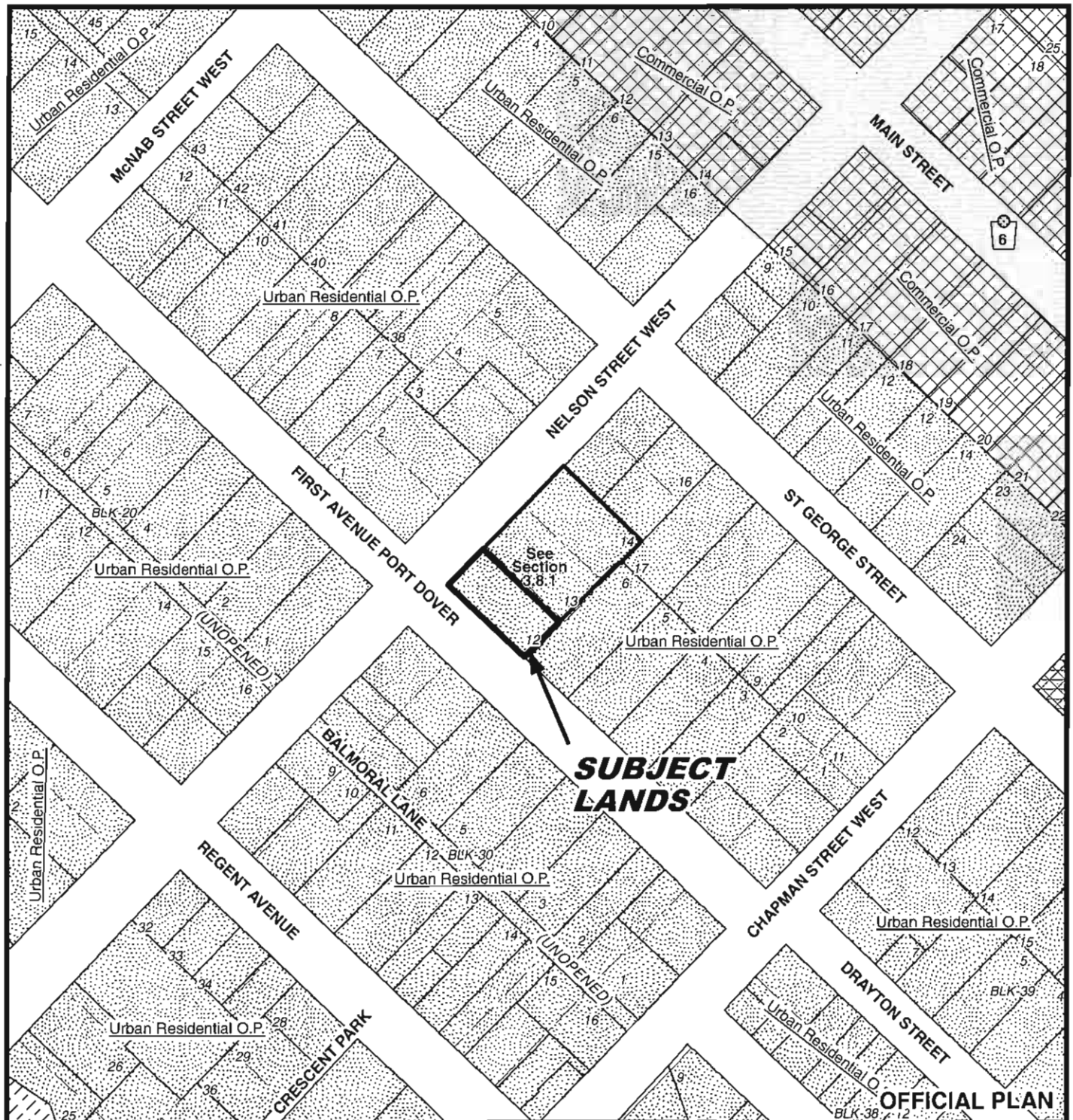
File Number: BNPL2011180

Urban Area of PORT DOVER



6 4 0 8 16 24 32 Meters

1:2,000



MAP 3

File Number: BNPL2011180

Urban Area of PORT DOVER



4 2 0 4 8 12 16 Meters

1:1,000



MAP 4

File Number: BNPL2011180

Urban Area of PORT DOVER



5 2.5 0 5 10 15 20
Meters

1:1,000

