CONSENT / SEVERANCE

File Number	BNPL20 15097	Application Fee	$ 1279.00
Related File Number	BNPL2015096	Conservation Authority Fee	
Pre-consultation Meeting On		OSSD Form Provided	
Application Submitted On	May 26/15	Sign Issued	
Complete Application On			

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- 337-040-40100-0000 .

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

A. APPLICANT INFORMATION

Name of Applicant [1]	Paul Evans Belous.	Phone #	519-688-1350.
Address	39 Woodland Crescent,	Fax #	
Town / Postal Code	Tillsonburg, ONT. N4G 4G6	E-mail	paul.belous@rbc.com

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

AGENT INFORMATION

Name of Agent		Phone #	
Address	NA	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]	Kevin Darrell Saunders	Phone #	519-909-1250
Address	156 Norfolk County Rd. 57	Fax #	
Town / Postal Code	RR#3 Simcoe N3Y 4K2	E-mail	Ksaunders@rogers.com.

[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:
NIL .

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township		Urban Area or Hamlet	
Concession Number		Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	81.24 m.	Depth (metres/feet)	163.089 m.
Width (metres/feet)	74.351 m.	Lot area (m^2 / ft^2 or hectares/acres)	12044.6 m^2.
Municipal Civic Address	374 NEW LAKESHORE ROAD, PORT DOVER, ONT		

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):

DRIVEWAY AND LOT CONFIGURATION FOR FUTURE BUILD.

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

PAUL BELOUS.

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

337-040-40200-0000. PAUL BELOUS.

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	

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	(m² / ft² or hectares/acres)	(m² / ft² or hectares/acres)
Woodlot area	(m² / ft² or hectares/acres)	(m² / ft² 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		

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

Frontage (metres/feet): 10.6 m

Depth (metres/feet): 163.089.

Width (metres/feet): 4.351 m.

Lot area (m² / ft² or hectares/acres): 1260.2 m²

PROPOSED FINAL LOT SIZE (if boundary adjustment): 10784.4 m².

Existing use: AGRICULTURE AND RESIDENTIAL.

Proposed use: AGRICULTURE AND 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:
HOUSE - CONDITION TO REMOVE

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:
DRIVEWAY, NO STRUCTURES

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

Frontage (metres/feet): 70.64 m.
Depth (metres/feet): 163.059 m.
Width (metres/feet): 70m.
Lot area (m² / ft² or hectares/acres): 10784.4 m².

Existing use: AGRICULTURE AND RESIDENTIAL.

Proposed use: AGRICULTURAL AND 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:
HOUSE TO BE REMOVED

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):
Depth (metres/feet):
Width (metres/feet): NA
~~Lot area~~ (m² / ft²):

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture & Hazard Land.

Present zoning: Ag & Hazard Land

Is there a site specific zone on the subject lands? Section 3.8.1

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: _____

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:

PREVIOUS OWNER 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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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

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 MDS 1 Calculation Form)	☐ 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	SEVERED	RETAINED
Municipal piped water	☐	☐
Communal Wells	☐	☐
Individual Wells	☐	☐

Other means (describe) CISTERN for new dwelling

SEWAGE TREATEMENT	SEVERED	RETAINED
Municipal Sewers	☐	☐
Communal System	☐	☐
Septic tank and tile bed	☐	☐

Other means (describe) new septics for each new dwelling

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
- ☒ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe: _____

Name of road/street: NEW LAKESHORE ROAD.

Existing or proposed access to SEVERED lands:

- ☐ Unopened road
- ☒ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe: _____

Name of road/street: NEW LAKESHORE ROAD.

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: BNPL2015096 & BNPL2015097

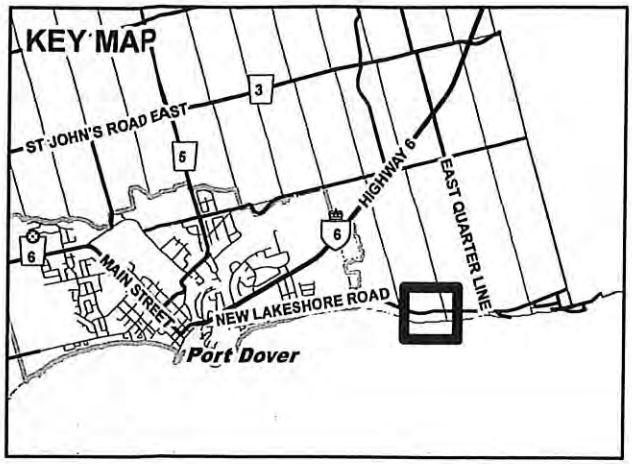
Geographic Township of

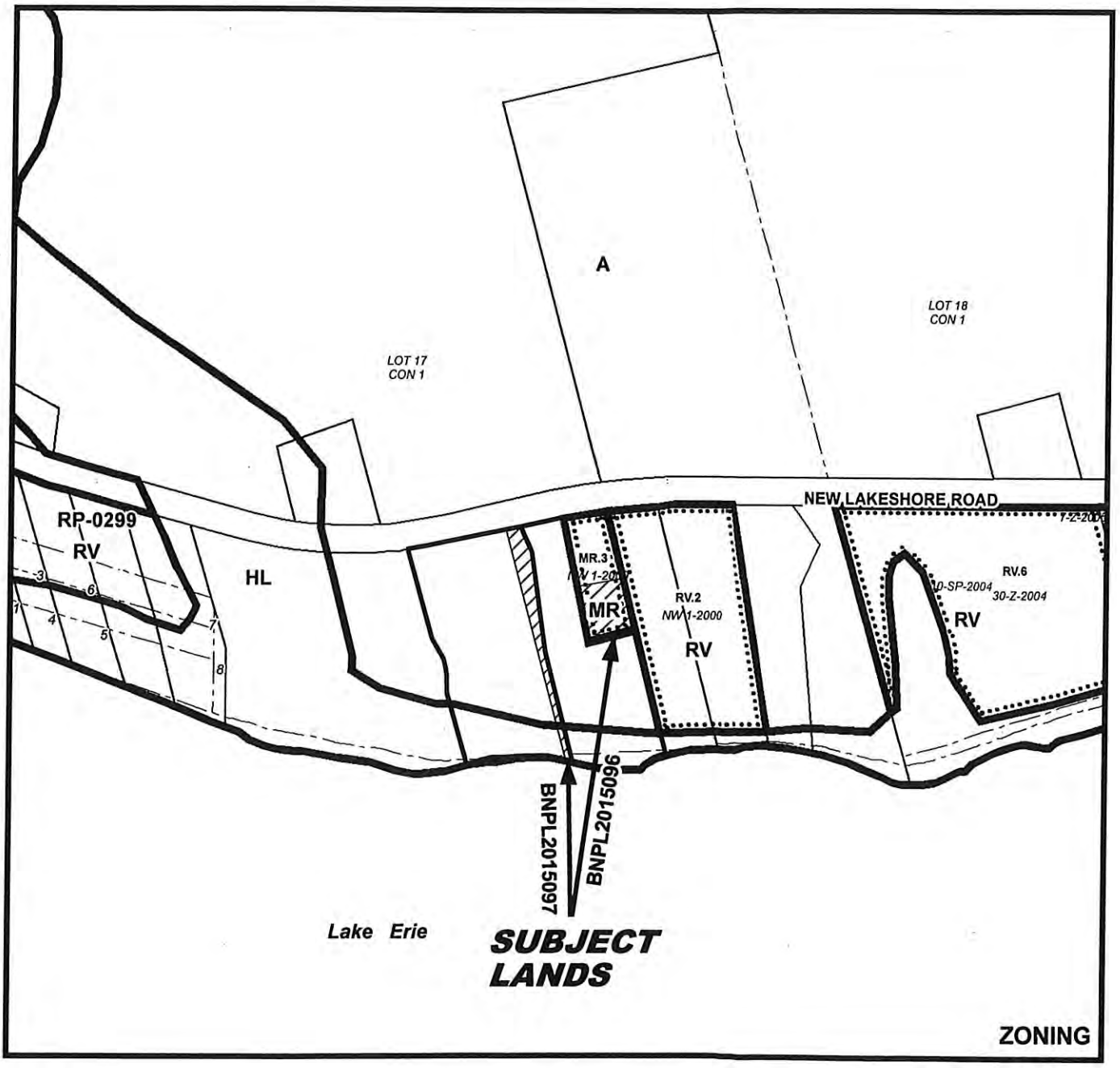
WOODHOUSE

N
W E
S

1:4,000

30 15 0 30 60 90 120 Meters

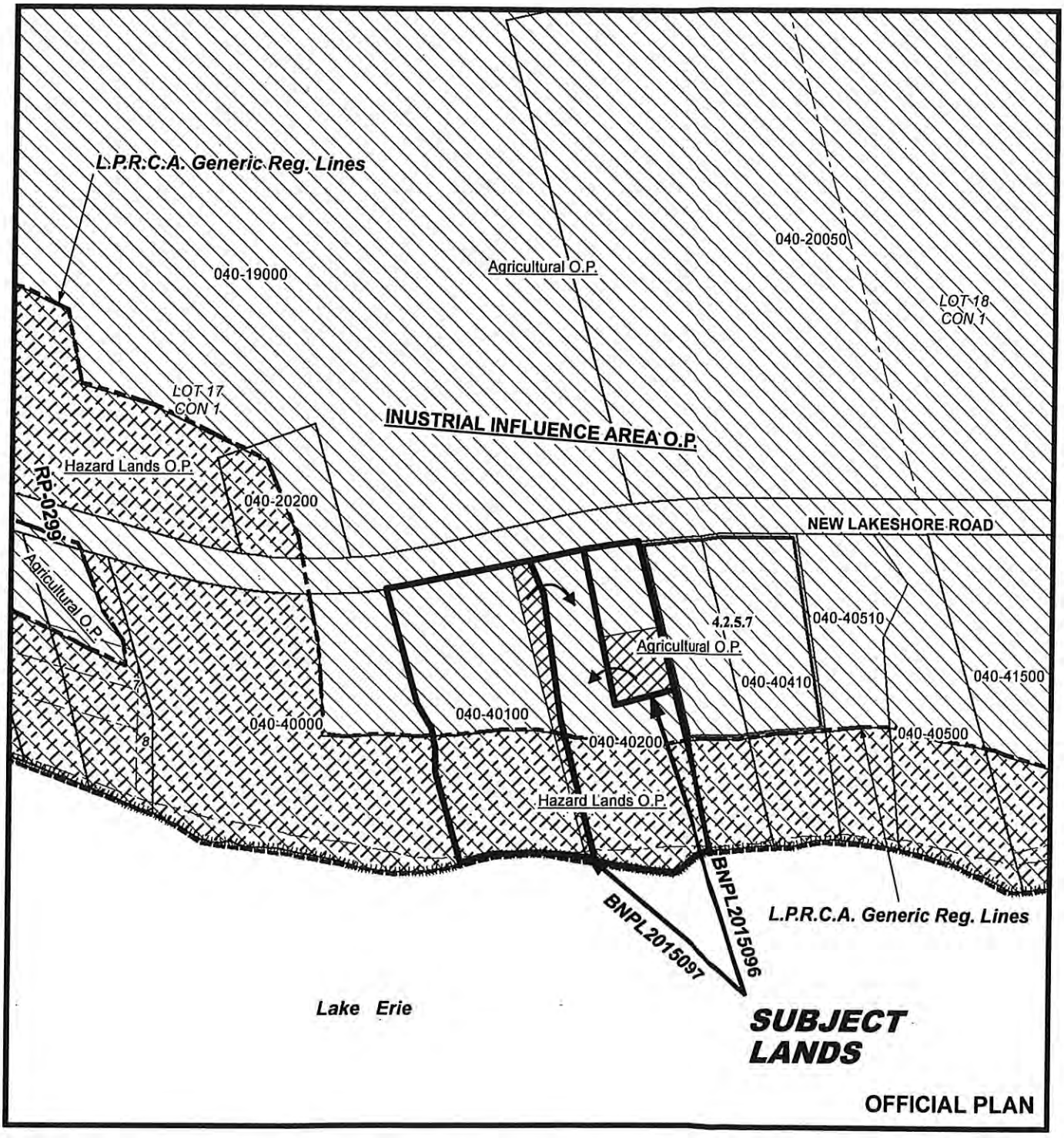




02/06/2015

MAP 2
File Number: BNPL2015096 & BNPL2015097
Geographic Township of WOODHOUSE

N
W E
S
105 0 10 20 30 40 Meters
1:3,000



02/06/2015

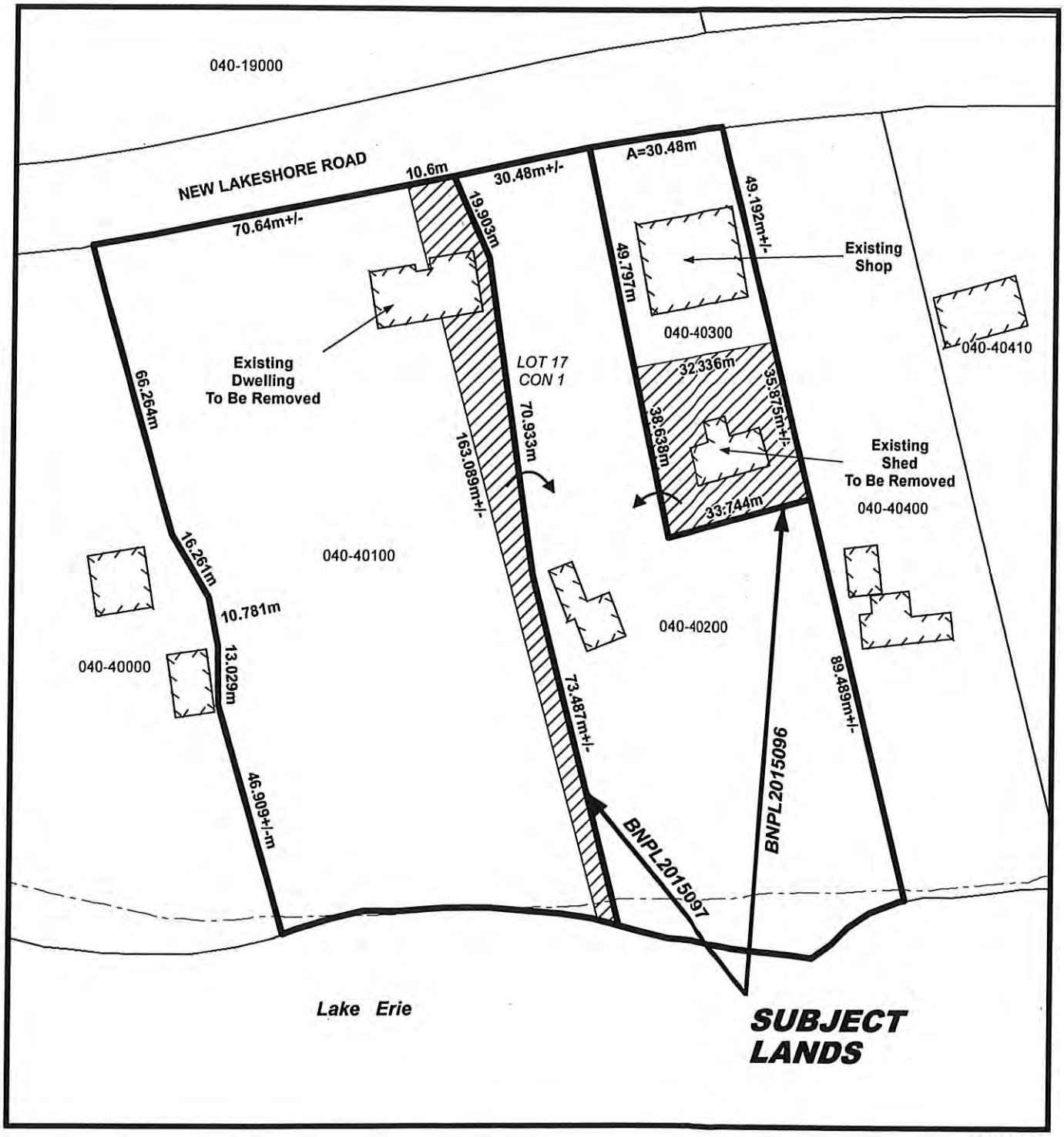
MAP 3
File Number: BNPL2015096 & BNPL2015097
Geographic Township of WOODHOUSE

N
W E
S
105 0 10 20 30 40 Meters
1:3,000

02/06/2015

Map 4
File Number: BNPL2015096 & BNPL2015097
Geographic Township of WOODHOUSE

N
W E
S
4.5 0 4.5 9 13.5 18 Meters
1:1,200



02/06/2015