

CONSENT / SEVERANCE

Alisha

File Number	<u>BNPL2015248</u>	Application Fee	<u>\$1279</u>
Related File Number	_____	Conservation Authority Fee	<u>n/a</u>
Pre-consultation Meeting On	_____	OSSD Form Provided	<u>n/a</u>
Application Submitted On	<u>DEC 21/15</u>	Sign Issued	_____
Complete Application On	<u>DEC 23/15</u>		

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: 3310-334-0303-6500

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

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>Mark Wilson</u>	Phone #	<u>519-429-4418</u>
Address	<u>25 Old Hamilton Road</u>	Fax #	_____
Town / Postal Code	<u>Port Dover Ontario</u>	E-mail	<u>markawilson@rocketmail.com</u>

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

AGENT INFORMATION

Name of Agent	<u>same</u>	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	_____	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:

SCOTIA BANK
MAIN ST PORT DOVER



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>Port Dover -</u>
Concession Number	_____	Lot Number(s)	<u>6</u>
Registered Plan Number	<u>207</u> <i>CW</i>	Lot(s) or Block Number(s)	<u>75</u>
Reference Plan Number	<u>23.827</u> <i>MH</i>	Part Number(s)	_____
Frontage (metres/feet)	<u>28.16 m</u> <i>CW</i>	Depth (metres/feet)	<u>40.23 m</u> <i>CW</i>
Width (metres/feet)	<u>23.827 m</u> <i>MH</i>	Lot area (m ² / ft ² or hectares/acres)	<u>915</u> <i>MH</i> 132.88 m²
Municipal Civic Address	<u>23 OLD HAMILTON ROAD PORT DOWER -</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):

The original house was lost due to fire. We have rebuild a _____
Semi-Detached house on the property. We want to divide the property _____
into two separate parcels through the center of the Semis _____

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:

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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	LOT 6, BLOCK 75 PLAN 207				☐ Yes ☐ No	2015/2016
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		

Description of land intended to be SEVERED:

Frontage (metres/feet)

~~14.08m~~ 11.862m

Depth (metres/feet)

~~20.12m~~ 40.23m

Width (metres/feet)

~~14.08m~~ 11.862m

Lot area (m² / ft² or
hectares/acres)

~~566.44m~~ 455 m²

PROPOSED FINAL LOT SIZE
(if boundary adjustment)

~~566.44m~~ 455 m²

Existing use:

RESIDENTIAL

Proposed use:

RESIDENTIAL



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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:

1 - SEMI-DETACHED HOME SEE ATTACHED.

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:

1/2 SEMI - OAV EACH PARCEL -

Description of land intended to be **RETAINED**: 11.967 m² M²W²W 40.23 m

Frontage (metres/feet) 14.08 m Depth (metres/feet) 20.12 m

Width (metres/feet) 14.08 m 11.967 m Lot area (m² / ft² or hectares/acres) 566.44 m² 460 m²

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 - SEMI-DETACHED HOUSE (SEE ATTACHED)

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:

1 - SEMI DETACHED HOUSE (SEE ATTACHED)

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

Frontage (metres/feet) N/A Depth (metres/feet)

Width (metres/feet) N/A Lot area (m² / ft²)

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): R1 - SINGLE DWELLING -

Present zoning: CURRENTLY R2 - SEE ATTACHED.

Is there a site specific zone on the subject lands? ? NO

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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: CURRENTLY

Date of purchase of subject lands: DECEMBER 2007

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



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

PERSONALLY LIVED NEARBY - OVER 40 YEARS.
INTERNET SEARCHES.

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.

PLEASE SEE ATTACHED GRADING PLAN.
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:

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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) _____

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) SEE ATTACHED



CONSENT / SEVERANCE

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: OLD HAMILTON ROAD

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: OLD HAMILTON ROAD

I. OTHER INFORMATION

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

☒ Yes ☒ No

If yes, describe: INTERESTED PARTY TO PURCHASE 1 HOUSE -
CLOSING DATE FEB 29th.

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.

Building and By-Law Division
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON
N3Y 5L6
519-426-4377
Langton: 22 Albert Street
Langton, ON
N0E 1G0
519-875-4485



ZONING DEFICIENCY PRBD20151566

PROPERTY INFORMATION

STREET # 23 A 23 B

ROLL No. 3310334030365000000

LEGAL DESCRIPTION:
PDOV PLAN 207 BLK 75 PT LOT, 6,
REG, 0.28AC 92.40FR 132.00D,

UNIT #

TOWNSHIP Nanticoke - Port Dover

STREET NAME OLD HAMILTON ROAD

ZONING 40-Z-2015 R2

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	510	5489.59	1133.12	12196.8	-	
LOT FRONTAGE	17.00	55.77	28.16	92.40	-	
FRONT YARD SETBACK	6.00	19.68	6.10	20.01	-	
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	3.00	9.84	3.13	10.27	-	
INTERIOR SIDE YARD (LEFT)	3.00	9.84	3.13	10.27	-	
REAR YARD SETBACK	7.50	24.60	11.02	36.15	-	
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	9.20	30.18	8.23	27.00	-	
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	4		4		-	

ADDITIONAL COMMENTS: SEMI- DETACHED

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

Date

PREPARED BY: Laurel Lee Sowden

AS PER:


Signature of building inspector

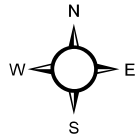

Date

Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

MAP 1

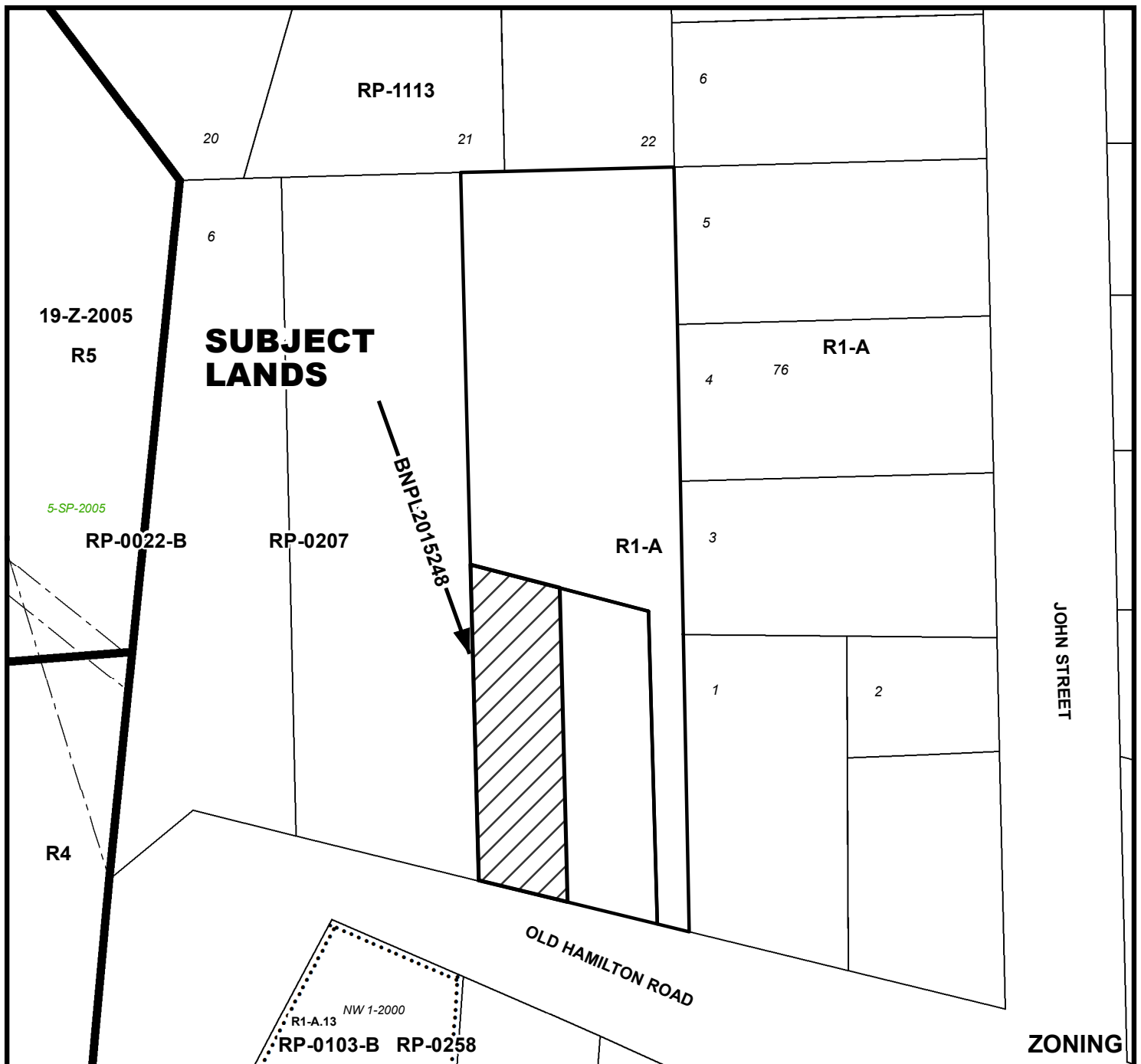
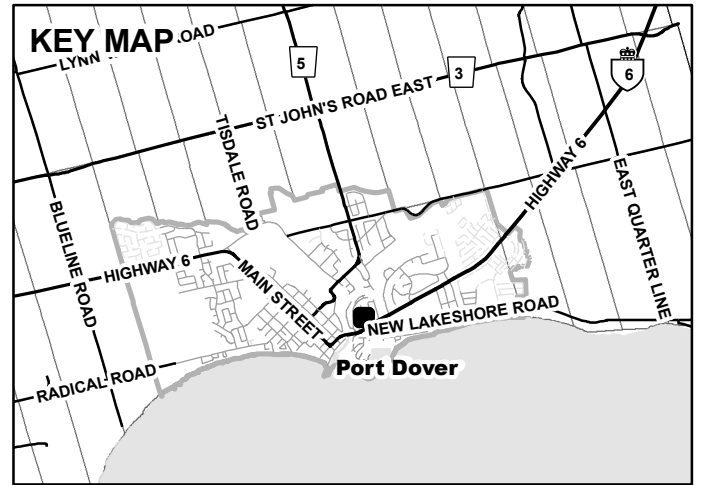
File Number: BNPL2015248

Urban Area of
PORT DOVER



1:750

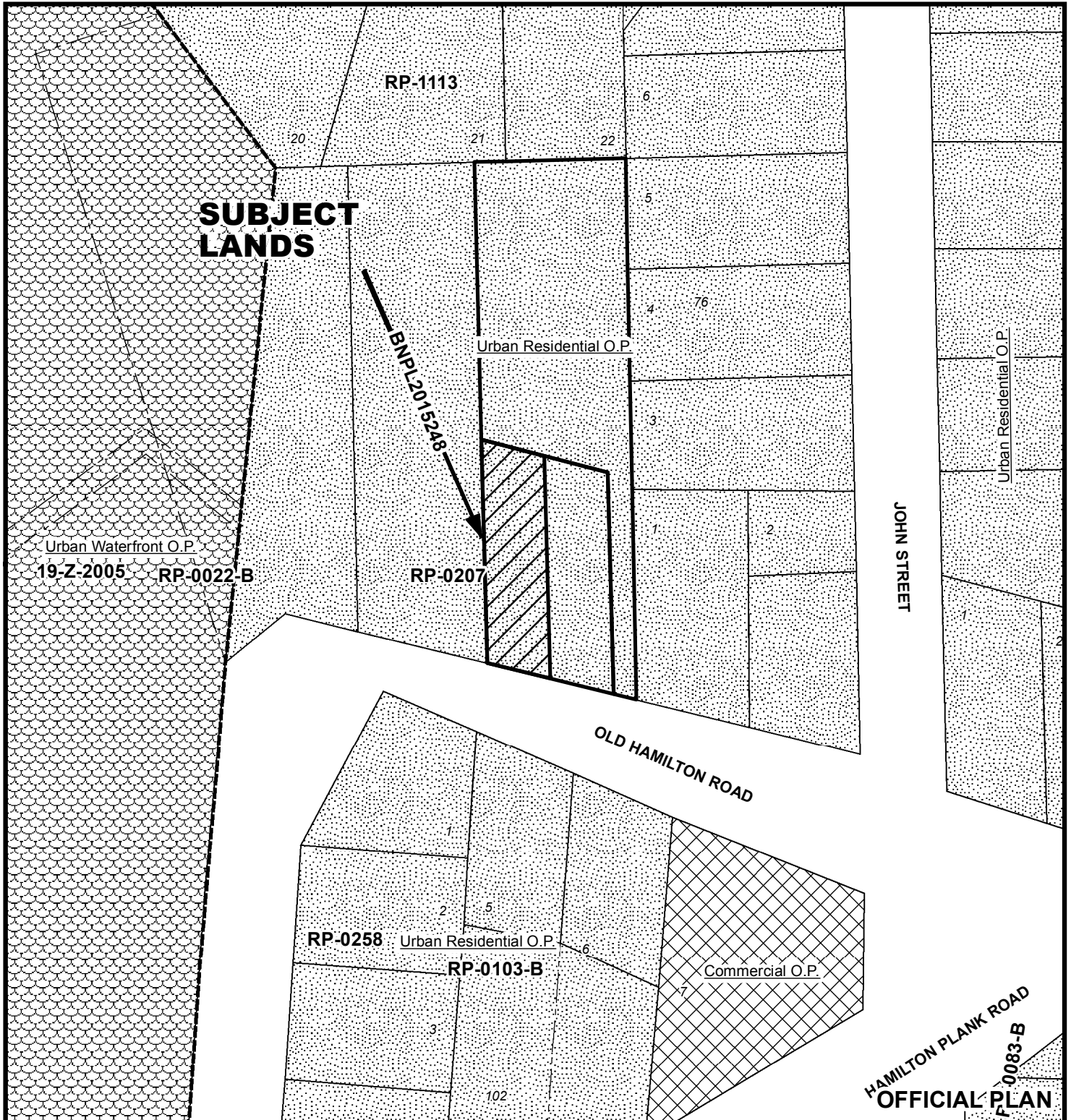
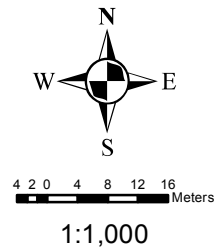
7.5 3.75 0 7.5 15 22.5 30 Meters



MAP 2

File Number: BNPL2015248

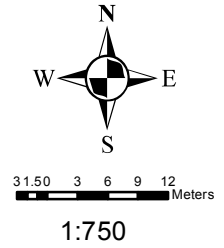
Urban Area of PORT DOVER



MAP 3

File Number: BNPL2015248

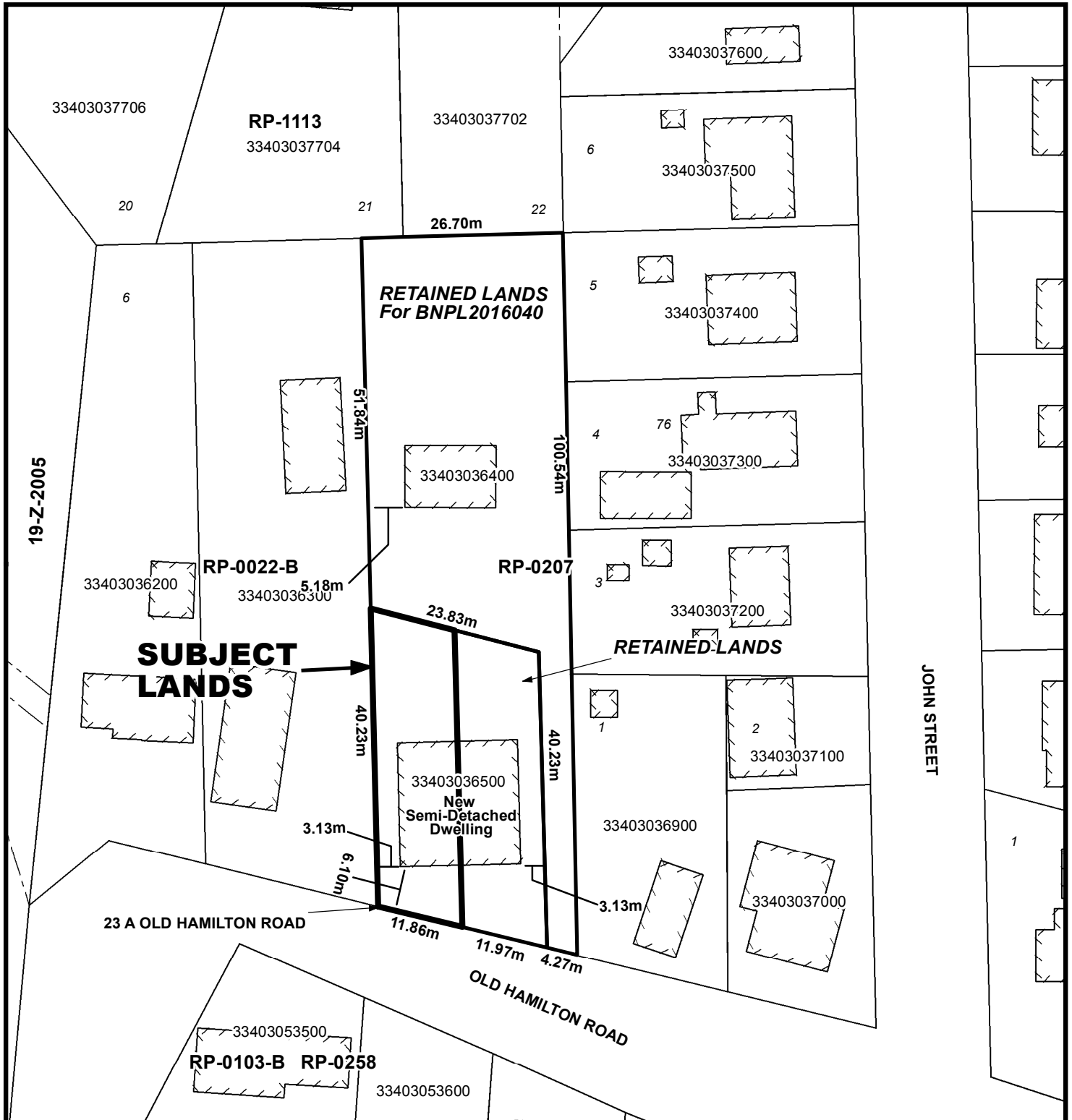
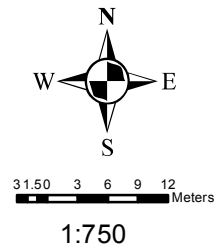
Urban Area of PORT DOVER



MAP 4

File Number: BNPL2015248

Urban Area of PORT DOVER



LOCATION OF LANDS AFFECTED

File Number: BNPL2015248

Urban Area of PORT DOVER

