

CONSENT / SEVERANCE

File Number BNPL2016040
 Related File Number BNPL2015248
 Pre-consultation Meeting On Jan 8/16
 Application Submitted On Feb 5/16
 Complete Application On Feb 12/16

Application Fee \$1585
 Conservation Authority Fee N/A
 OSSD Form Provided N/A
 Sign Issued _____

Alisha

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: 3310-334 030 36400

- | | |
|--|--|
| <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 (form to be completed) | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ Mark Andrew Wilson and Charlene Marie Wilson Phone # 519-429-4418
 Address 25 Old Hamilton Road Fax # _____
 Town / Postal Code Port Dover, Ont. N0A 1N7 E-mail _____

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

AGENT INFORMATION

Name of Agent W. Christopher Nunn Phone # 519-426-6763
 Address 39 Colborne St. N. P.O. Box 528 Fax # 519-426-2055
 Town / Postal Code Simcoe, Ontario, N3Y 4N5 E-mail nunn@mhnlawyers.com

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

Name of Owners ² same as Applicants 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 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:

The Bank of Nova Scotia (NR593440 and NK8969)



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>	Lot(s) or Block Number(s)	<u>75</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>28.09 metres</u>	Depth (metres/feet)	<u>100.54 metres (irregular)</u>
Width (metres/feet)	<u>28.09 metres</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.62 acres</u>
Municipal Civic Address	<u>23/25 Old Hamilton Road, Port Dover, Ontario</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):

See attached.

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

Description of land intended to be SEVERED:

Frontage (metres/feet) 23.829 metres Depth (metres/feet) 40.234 metres (irregular)
 Width (metres/feet) 23.829 metres Lot area (m² / ft² or hectares/acres) 0.23 acres
 PROPOSED FINAL LOT SIZE (if boundary adjustment) _____

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: See attached Plan of Survey (advance copy) from Jewitt and Dixon Ltd.

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:

N/A

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

Frontage (metres/feet) 4.267 metres Depth (metres/feet) 100.58 metres (irregular)
Width (metres/feet) 28.14 metres (irregular) Lot area (m² / ft² or hectares/acres) 0.39 acres

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:

See attached sketch.

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:

N/A

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

N/A

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: _____

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential

Present zoning: R1 (part), R2 (part)

Is there a site specific zone on the subject lands?

No

CONSENT / SEVERANCE

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:

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:

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: BNPL 2015 248

Land it affects: same property owned by Applicants

Purpose: severance

Status/decision: pending

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:

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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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) refer to Application BNPL 2015 248



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

☒ Municipal road maintained all year

☐ Municipal road maintained seasonally

☐ Provincial highway

☐ Right-of-way

☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

Old Hamilton 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: _____

Old Hamilton Road

I. OTHER INFORMATION

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

☒

Yes

☐

No

If yes, describe: prospective sale of part of property re: Application

BNPL2015248

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.

PURPOSE OF DEVELOPMENT APPLICATION

1. The Applicants acquired title to the lands identified under P.I.N. 50250-0221 (LT) (see attached) on August 26th, 1994 by Instrument NR505470 as Joint Tenants. This property is municipally known as 25 Old Hamilton Road, Port Dover, Ontario.
2. The Applicants acquired title to the lands identified under P.I.N. 50250-0224 (LT) (see attached) on December 28th, 2007 by Instrument NK8968 as Tenants in Common. This property is municipally known as 23 Old Hamilton Road, Port Dover, Ontario.
3. The above properties adjoin each other. Since the Applicants took title to both properties in the same capacity (i.e., they went on title to both properties), title to the two properties merged on December 28th, 2007 when the latter property was acquired.
4. The Applicants reside at 25 Old Hamilton Road and have substantially completed two (2) semi-detached dwellings at 23 Old Hamilton Road (refer to BNPL2015248 regarding the severance of same). The semi-detached dwellings at 23 Old Hamilton Road cannot be separately conveyed until Application BNPL2015248 and this Application are heard and approved. Until such time, the merged property has a single family dwelling and two semi-detached dwellings on it.

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 B2009-00415

PROPERTY INFORMATION

STREET # 25

ROLL No. 3310334030364000000

LEGAL DESCRIPTION:
 PDOV PLAN 207 BLK 75 PT LOT, 6,
 IRREG, 0.39AC 14.00FR D,

UNIT #

TOWNSHIP Nanticoke - Port Dover

STREET NAME OLD HAMILTON ROAD

ZONING R1-A

ZONING DEFICIENCY

DEVELOPMENT STANDARD

	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	450.00	4843.76	15780.24	16988.40	-	-
LOT FRONTAGE	15.00	49.23	4.27	14.00	10.73	35.21
FRONT YARD SETBACK	6.00	19.69	-	-	-	-
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.2	4.00	1.2	4.0	-	-
INTERIOR SIDE YARD (LEFT)	1.2	4.00	-	-	-	-
REAR YARD SETBACK	7.5	24.61	-	-	-	-
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	9.20	30.18	-	-	-	-
ACCESSORY BUILDING	66 SQ M	692.02	32.70	352.00	-	-
ACCESSORY BUILDING COMMENTS	MAX. HEIGHT 5 M					
PARKING SPACES	2		2+		-	

ADDITIONAL COMMENTS: PREVIOUS MINOR VARIANCE FOR LOT FRONTAGE A-9/97 -CN

single 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:

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

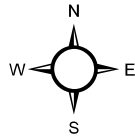
Signature of building inspector

Date

MAP 1

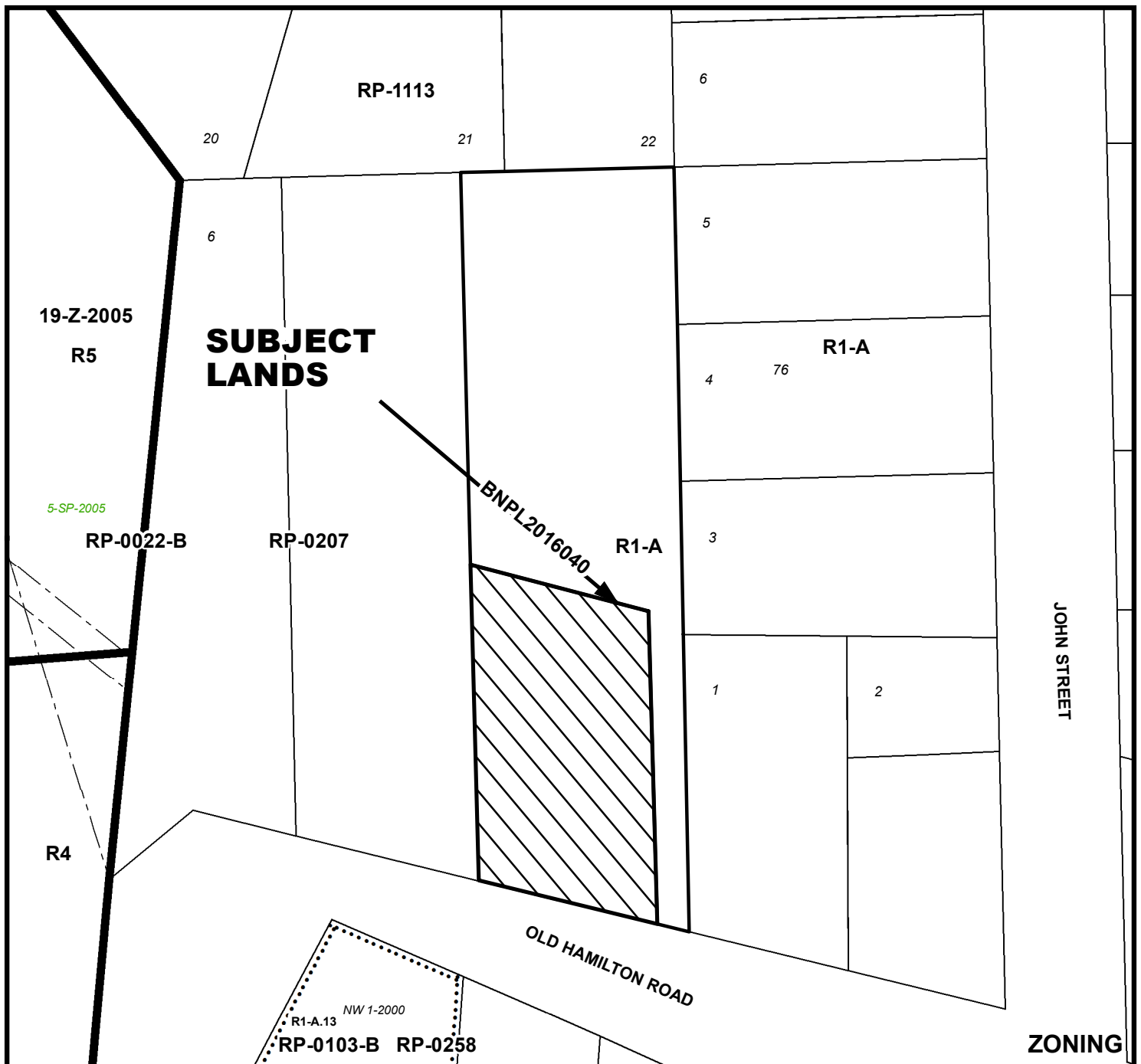
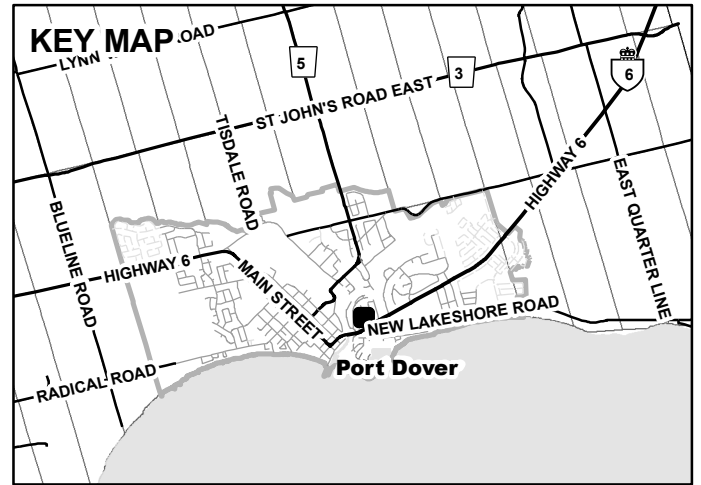
File Number: BNPL2016040

Urban Area of
PORT DOVER



1:750

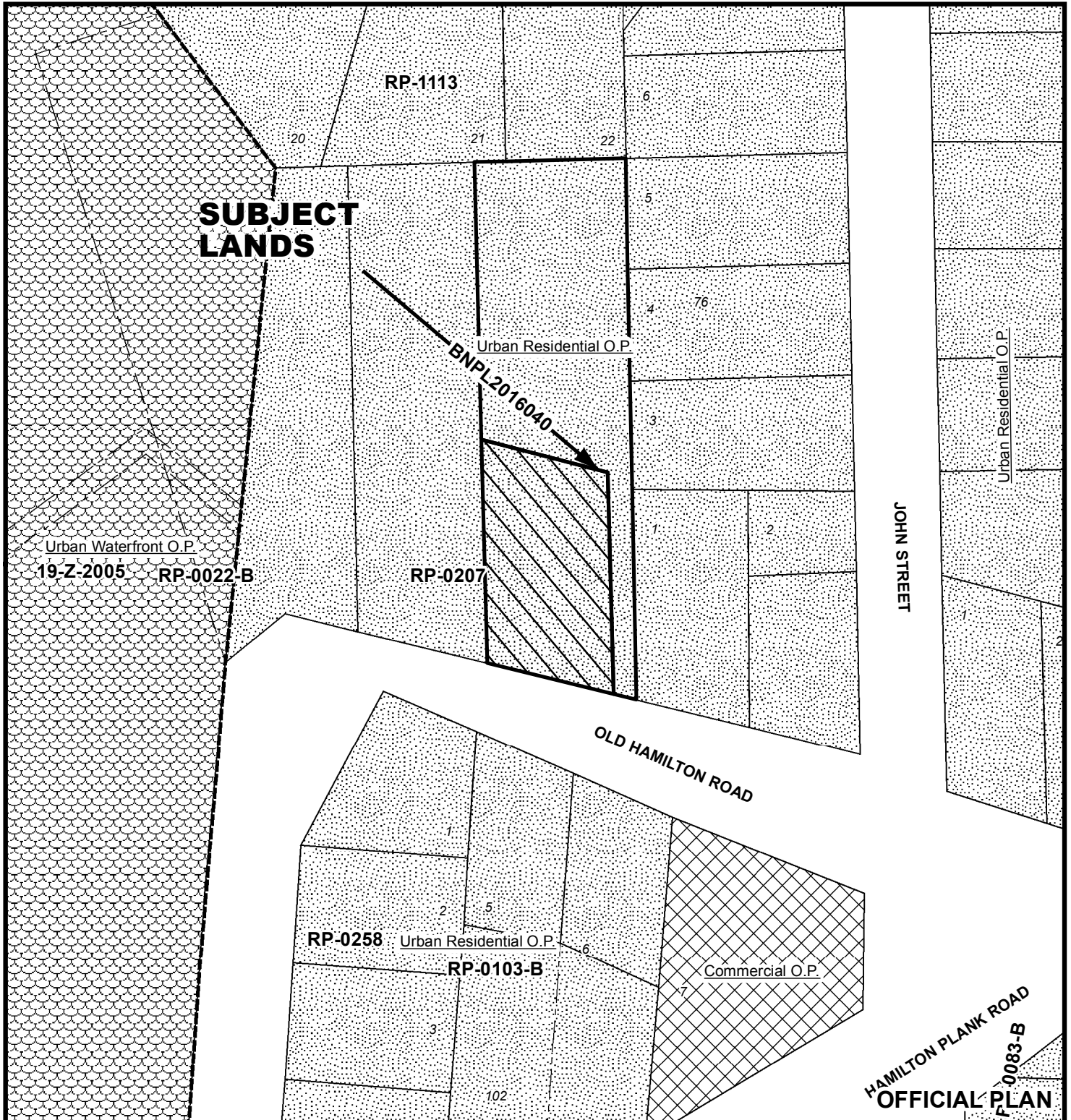
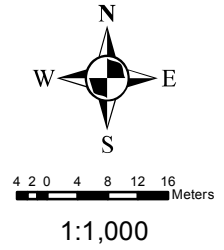
7.5 3.75 0 7.5 15 22.5 30 Meters



MAP 2

File Number: BNPL2016040

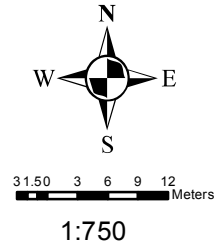
Urban Area of PORT DOVER



MAP 3

File Number: BNPL2016040

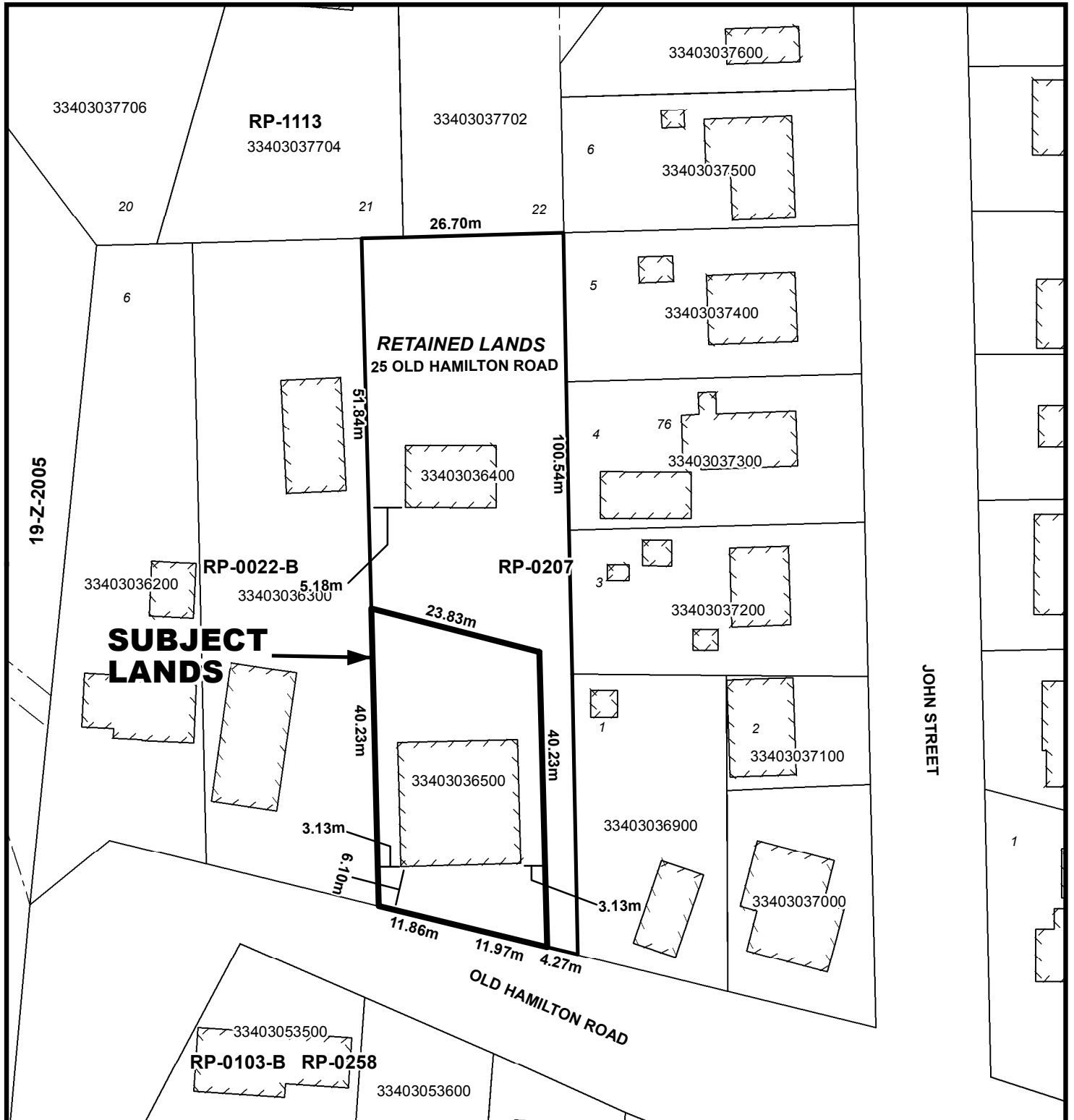
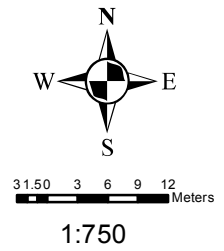
Urban Area of PORT DOVER



MAP 4

File Number: BNPL2016040

Urban Area of PORT DOVER



LOCATION OF LANDS AFFECTED

File Number: BNPL2016040

Urban Area of PORT DOVER

