

**CONSENT / SEVERANCE**

File Number BNPL2016301 Application Fee \_\_\_\_\_  
Related File Number ANPL2016 299, 300 Conservation Authority Fee \_\_\_\_\_  
Pre-consultation Meeting On \_\_\_\_\_ OSSD Form Provided \_\_\_\_\_  
Application Submitted On OCT 5 2016 Sign issued \_\_\_\_\_  
Complete Application On OCT 5 2016 Allyson & Mar

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- 334-010-32400

- |                                                            |                                              |
|------------------------------------------------------------|----------------------------------------------|
| <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 <sup>1</sup> Same as Owner Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

**AGENT INFORMATION**

Name of Agent DAVID McPHERSON Phone # 519-426-7295  
Address 8 CULVER LANE Fax # \_\_\_\_\_  
Town / Postal Code Simcoe N34 5C8 E-mail DAVID-A-McPHERSON@HOTMAIL.COM

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

Name of Owners <sup>2</sup> RYAN CURTIS Phone # 905-630-3551  
Address 301 ST GEORGE ST Fax # \_\_\_\_\_  
Town / Postal Code FORT DOVER NOA INO E-mail RYANCURTIS@HOTMAIL.COM

<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☒ Agent ☐ Owner

<sup>3</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	_____	Lot Number(s)	<u>1B &amp; PT 19</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>BLK 39</u>
Reference Plan Number	_____	Part Number(s)	<u>207</u>
Frontage (metres/feet)	<u>20.37 m</u>	Depth (metres/feet)	<u>40.23 m</u>
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>945.2 SQM</u>
Municipal Civic Address	<u>301 ST. GEORGE ST. PORT DOVER</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto: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):

PROPOSE SEVERANCE OF LARGE LOT TO CREATE AN INFILL  
LOT & PROPOSE A DUPLEX ON THE NEW LOT.

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

OWNER WILL RETAIN

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

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
<b>SUBJECT LANDS</b>						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER</b>						
					<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	

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)
Woodlot area	(m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	(m <sup>2</sup> / ft <sup>2</sup> 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		

Frontage (metres/feet)	<u>13.878 m</u>	Depth (metres/feet)	<u>24.78 m</u>
Width (metres/feet)	<u></u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>343.95 sq m</u>
		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:

EXISTING UTILITY SHED TO BE REMOVED

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:

DUPLEX, HEIGHT 9.2M, BUILDING 7.88 X 16.38 = 129.1 SQM/FL  
SETBACKS FRONT 3.51, REAR 4.97, SIDES R 4, L 2.

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

Frontage (metres/feet)

20.37

Depth (metres/feet)

26.356

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

601.3 SQM

Existing use: SINGLE FAMILY DWELLING

Proposed use: SINGLE FAMILY DWELLING

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:

2 STOREY HOUSE, 132.39 SQM/FL, SETBACKS FRONT 13.87, REAR 3.0, L SIDE 4.97  
R SIDE 3.51

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:

SAME

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

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use: \_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s): \_\_\_\_\_

Present zoning: R2

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: \_\_\_\_\_

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

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

OWNER'S 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: \_\_\_\_\_

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)	<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 checked="" type="checkbox"/> Yes <input 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) \_\_\_\_\_

ON STREET CATCH BASIN



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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: ST GEORGE ST ~~MAIN ST~~ MARKET ST.

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: ~~MAIN ST~~ ST. GEORGE ST.

**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.

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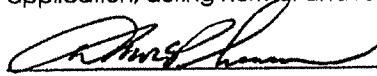
## K. NOTIFICATION SIGN REQUIREMENTS

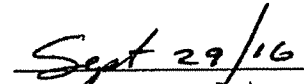
For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

## L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

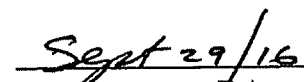
  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

  
\_\_\_\_\_  
Date

## M. FREEDOM OF INFORMATION

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

  
\_\_\_\_\_  
Date

**N. DECLARATION**

I, DAVID MCPHERSON of SIMCOE solemnly declare that:  
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I  
make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and  
effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at:

Haldimand County  
Owner/Applicant/Agent Signature



In Caledonia

This 30<sup>th</sup> day of September A.D., 2016

  
A Commissioner, etc.

Jodie Ann Jurik, a Commissioner,  
etc., Province of Ontario, for the  
Corporation of Haldimand County.  
Expires September 12, 2017

**O. OWNER'S AUTHORIZATION**

If the applicant is not the registered owner of the lands that is the subject of this development application, the  
owner must complete the authorization set out below.

I/We RYAN CURTIS am/are the registered owner(s) of the lands that is the subject of this  
development application for consent / severance and I/We authorize DAVID MCPHERSON to  
make this development application on my/our behalf and to provide any of my/our personal information  
necessary for the processing of this development application. Moreover, this shall be your good and sufficient  
authorization for so doing.

  
Owner

Sept. 28/16  
Date

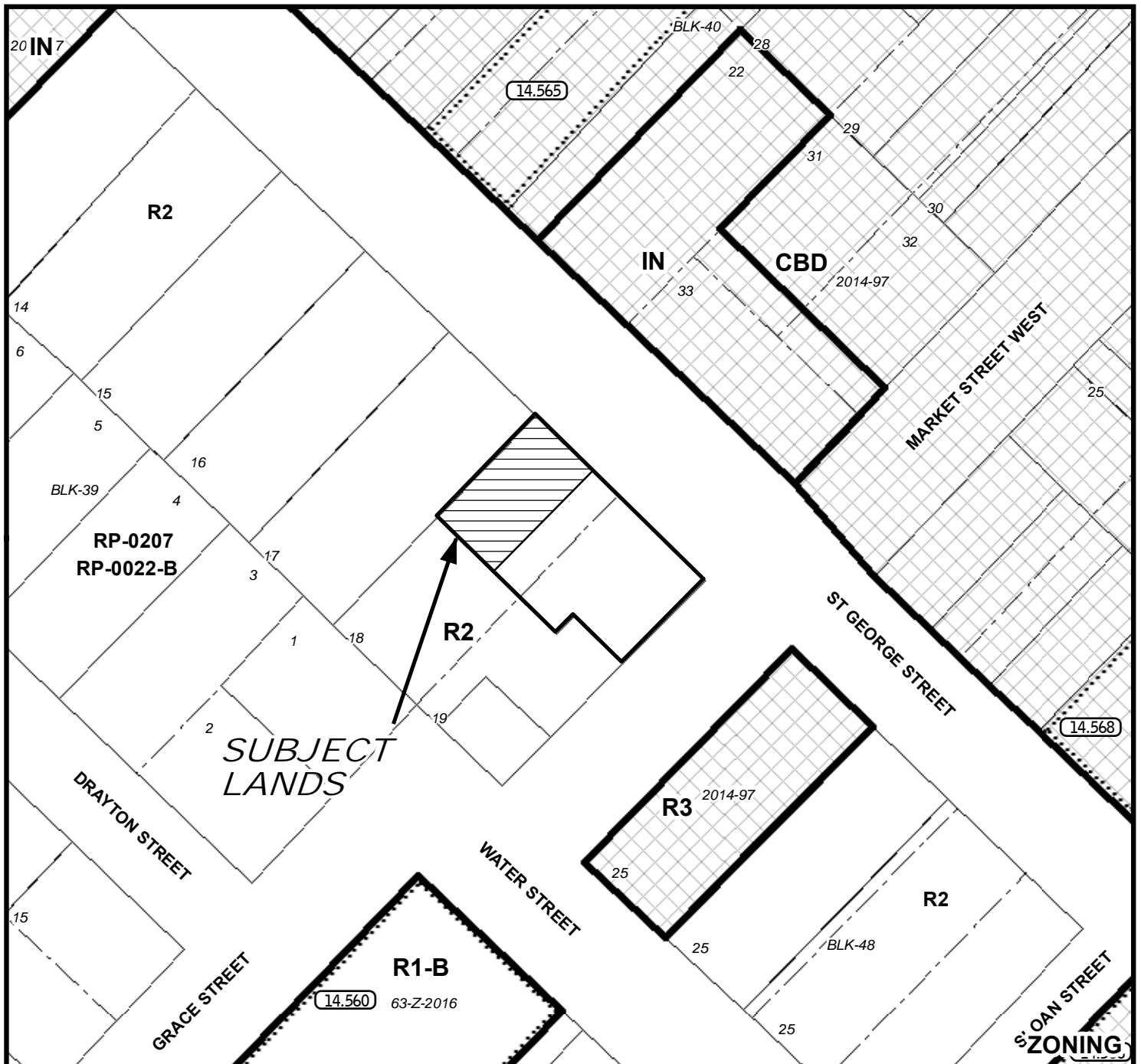
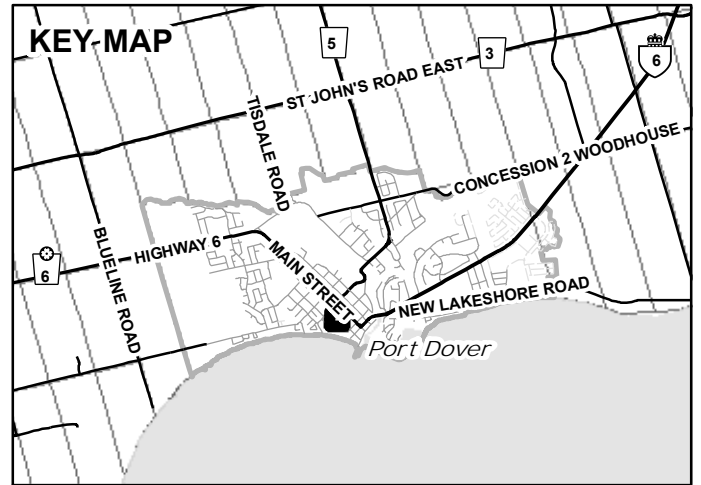
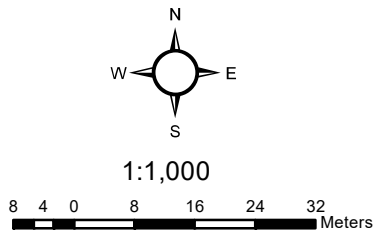
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

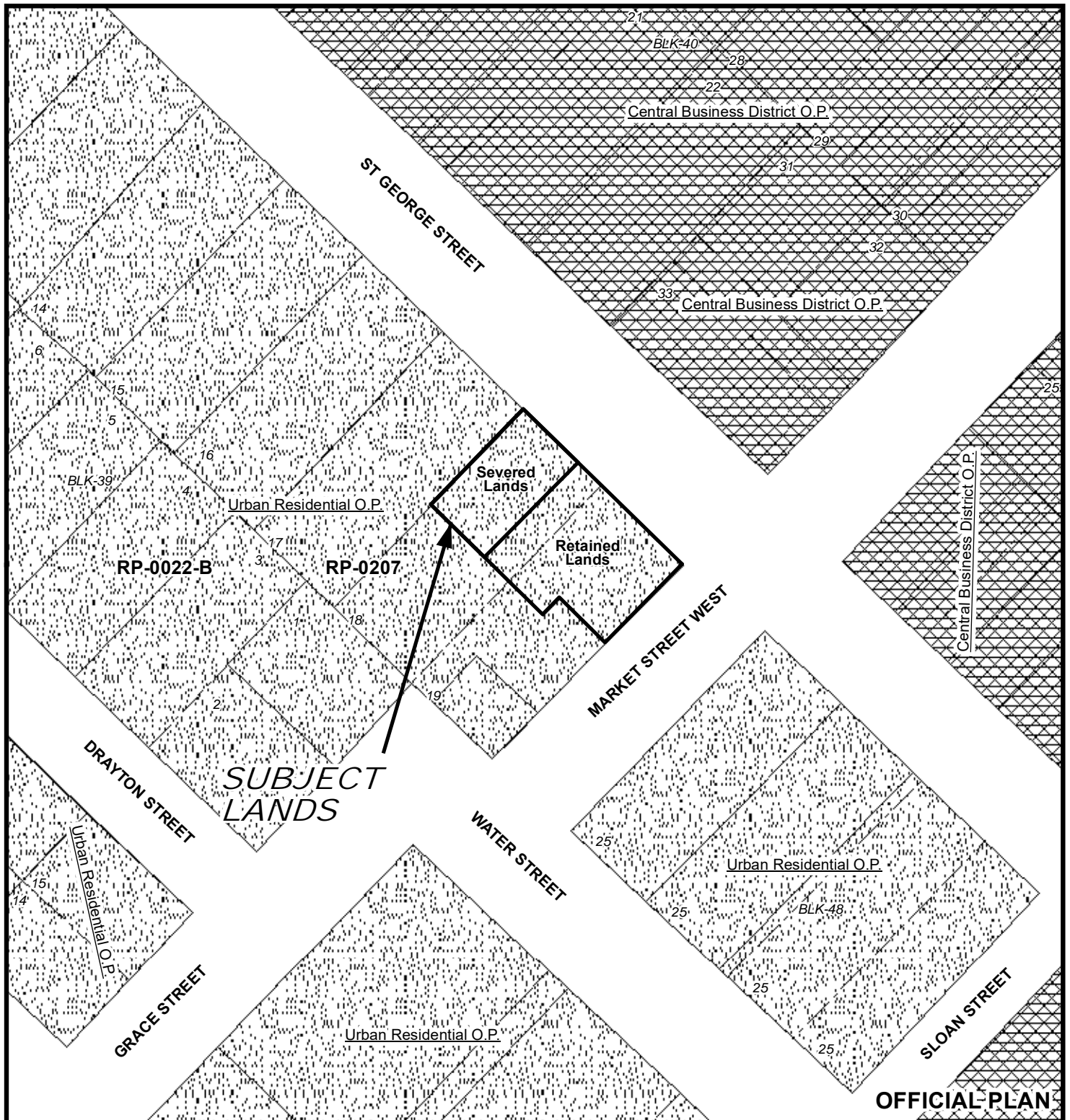
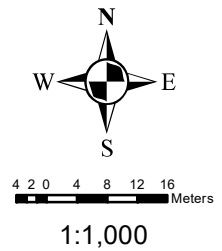
# MAP 1

## File Number: BNPL2016301

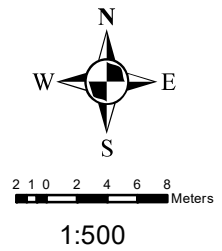
### Urban Area of PORT DOVER



**MAP 2**  
**File Number: BNPL2016301**  
**Urban Area of PORT DOVER**



**MAP 3**  
**File Number: BNPL2016301**  
**Urban Area of PORT DOVER**

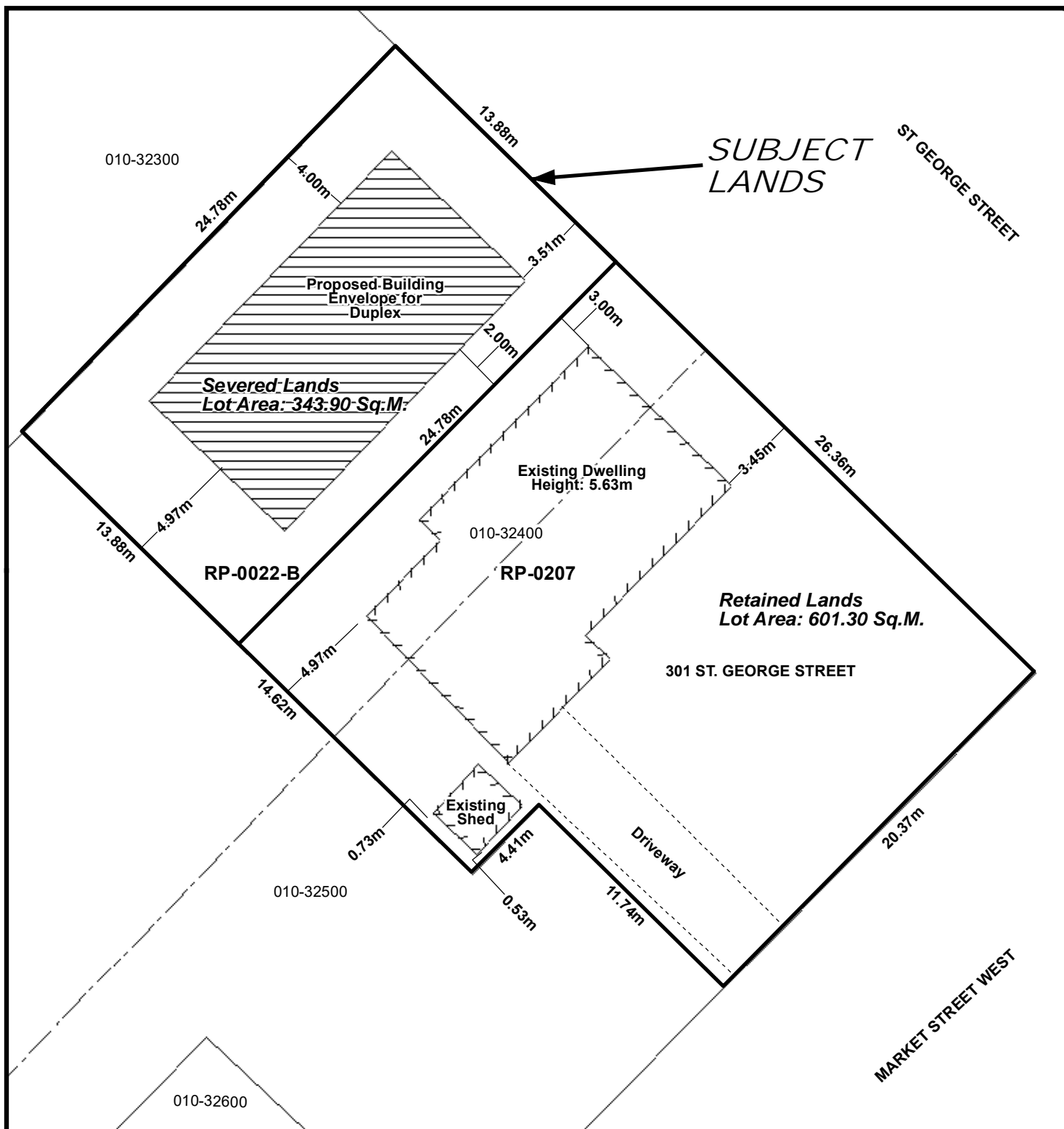
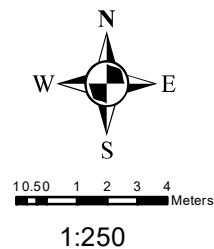




# MAP 4

File Number: BNPL2016301

Urban Area of PORT DOVER



# LOCATION OF LANDS AFFECTED

File Number: BNPL2016301

Urban Area of PORT DOVER

