

CONSENT / SEVERANCE

Aisha

File Number BNPL20116329  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On \_\_\_\_\_  
 Application Submitted On NOV 3/16  
 Complete Application On NOV 4/16

Application Fee \$1535  
 Conservation Authority Fee \$226  
 OSSD Form Provided n/a  
 Sign Issued \_\_\_\_\_

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.

3310-337-040-30655-0000

Property assessment roll number: ~~3310-337-040-30655-0000~~

- |                                                            |                                                         |
|------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Creation of a new lot             | <input checked="" 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> DAVID KING Phone # 519-583-9084  
 Address 7 SHADOW WAY Fax # 905-385-2855  
 Town / Postal Code PORT DOVER, ON. N0A 1N7 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 THOMAS A. CLINE Phone # 519-426-1711  
 Address 25 NORFOLK ST. N. Fax # 519-426-7863  
 Town / Postal Code SIMCOE, ON. N3Y 3N6 E-mail cline@norfolklawchambers.com

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

Name of Owners <sup>2</sup> BLACK CREEK DEVELOPMENTS Phone # 519-427-4321 OR 583-9009  
(PORT DOVER) INC.  
 Address P.O. BOX 189 Fax # \_\_\_\_\_  
 Town / Postal Code PORT DOVER, ON. N0A 1N0 E-mail \_\_\_\_\_

<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:

NIL



## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

*SEE ATTACHED MAP 1*

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	<u>1</u>	Lot Number(s)	<u>PT. LOT 14</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>10.59 AC - 4.285 HA</u>
Municipal Civic Address			

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):

TO ADD THE PROPOSED SEVERED PARCEL TO LANDS IDENTIFIED IN ROLL # 337-040-078320000  
WHICH SEVERED LANDS ARE NOT PROPOSED FOR DEVELOPMENT.

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

DAVID C. KING LIMITED

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

337-040-07832-0000

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	N/A				<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 <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)	N/A	
Proposed crops grown (type and area)	N/A	

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	N/A	
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) SEE ATTACHED DIAGRAM Depth (metres/feet) \_\_\_\_\_  
 Width (metres/feet) MAP 2 Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) \_\_\_\_\_  
 PROPOSED FINAL LOT SIZE (if boundary adjustment) +/- 3300 M<sup>2</sup>

Existing use: VACANT LAND

Proposed use: VACANT LAND



CONSENT / SEVERANCE

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)

NIL

Depth (metres/feet)

NIL

Width (metres/feet)

VARIABLE

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

Existing use:

VACANT LAND

Proposed use:

VACANT LAND

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:

NONE

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:

NONE

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

Frontage (metres/feet)

N/A

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): HAZARD LAND

Present zoning: HAZARD LAND

Is there a site specific zone on the subject lands?

NO

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: UNKNOWN

#### 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:

VISUAL OBSERVATIONS

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: UNKNOWN

Land it affects: A SUBDIVISION DEVELOPMENT WAS PUT IN PLACE IMMEDIATELY SOUTH OF THE SUBJECT LANDS, FRONTING ON SILVER SHADOW WAY

Purpose: AS INDICATED

Status/decision: APPROVED

Effect on the requested amendment: NIL

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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10M</u> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10M</u> distance
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10M</u> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10M</u> 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

☐

*NA*

☐

*N/A*

Individual Wells

☐
☐

Other means (describe) \_\_\_\_\_

### SEWAGE TREATMENT

#### SEVERED

#### RETAINED

Municipal Sewers

☐
☒

Communal System

☐

*NA*

☐

*N/A*

Septic tank and tile bed

☐
☐

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

#### SEVERED

#### RETAINED

Storm Sewers

☐

*NA*

☒

*N/A*

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: UNOPENED

Name of road/street:

~~UNOPENED~~ BLUE NOSE DR. PORT DOVER

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: LANDS TO BE ADDED TO EXISTING SINGLE FAMILY LOT FRONTING ON SILVER SHADOW WAY

Name of road/street:

## 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.

THIS APPLICATION IS SOMEWHAT SIMILAR TO AN APPLICATION CONSIDERED BY THE COMMITTEE OF ADJUSTMENT UNDER FILE# BNO36/2009. THE PLANNING REPORT PREPARED FOR THAT APPLICATION EMPHASIZED "DEVELOPMENT". THE APPLICANT HAS NO DESIRE TO "DEVELOP" THE SUBJECT LANDS, BUT RATHER RETAIN SAME IN THEIR NATURAL STATE. THE REPORT RELATIVE TO THE 2009 APPLICATION RECOMMENDS COMPLETION OF AN E.I.S. WHICH, IF IT IS SUBMITTED, GIVEN THE FACT THAT NO "DEVELOPMENT" IS CONTEMPLATED, WOULD NOT BE REQUIRED. IN THE EVENT THAT AT SOME FUTURE DATE ANY "SITE ALTERATION" IS REQUIRED, SAME CANNOT BE IMPLEMENTED WITHOUT BENEFIT OF APPROVAL FROM THE LONG POINT CONSERVATION AUTHORITY.

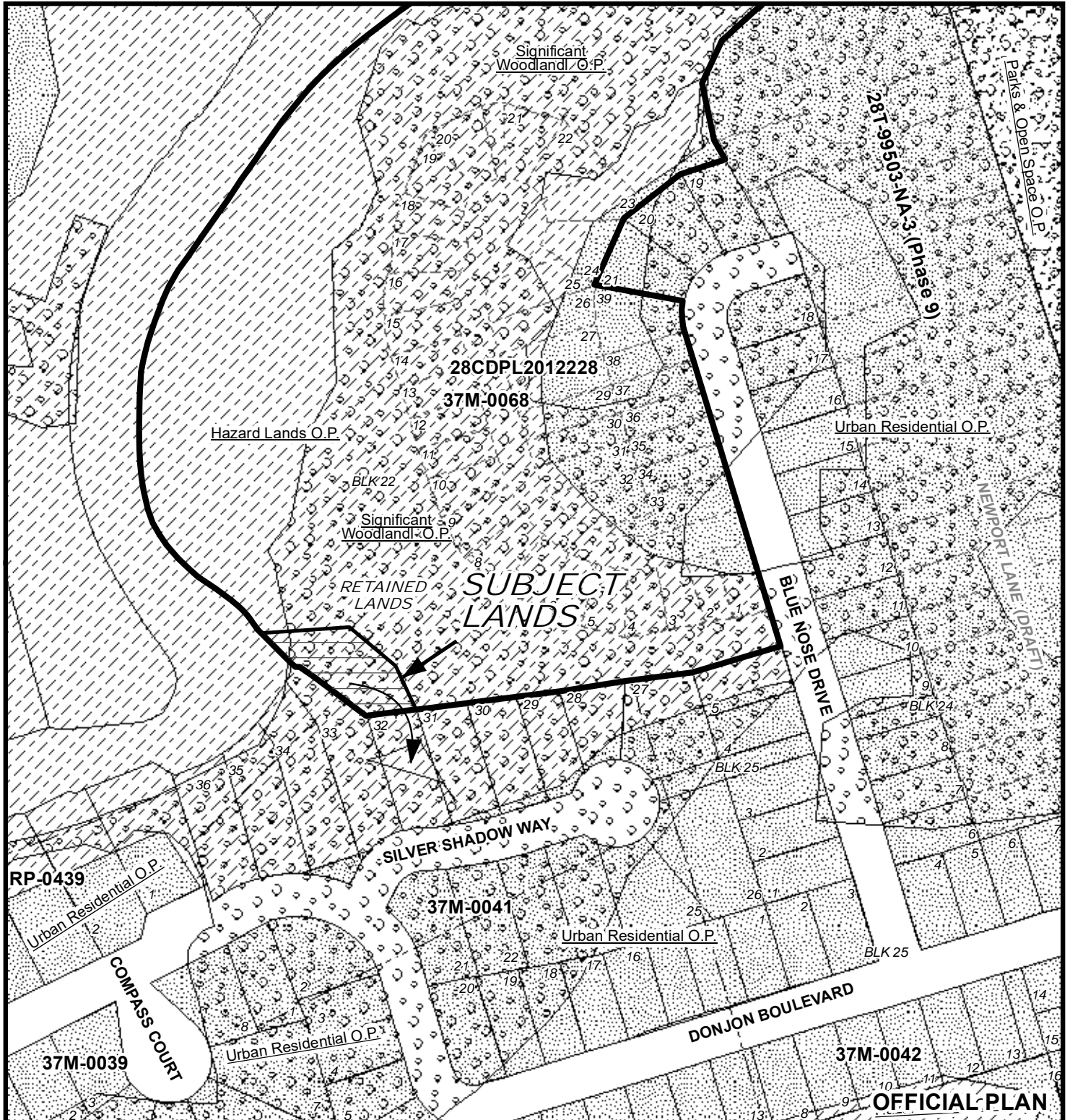
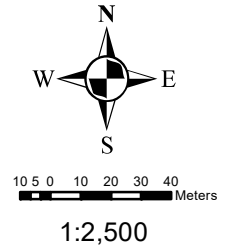




# MAP 2

File Number: BNPL2016329

Geographic Township of WOODHOUSE





# MAP 3

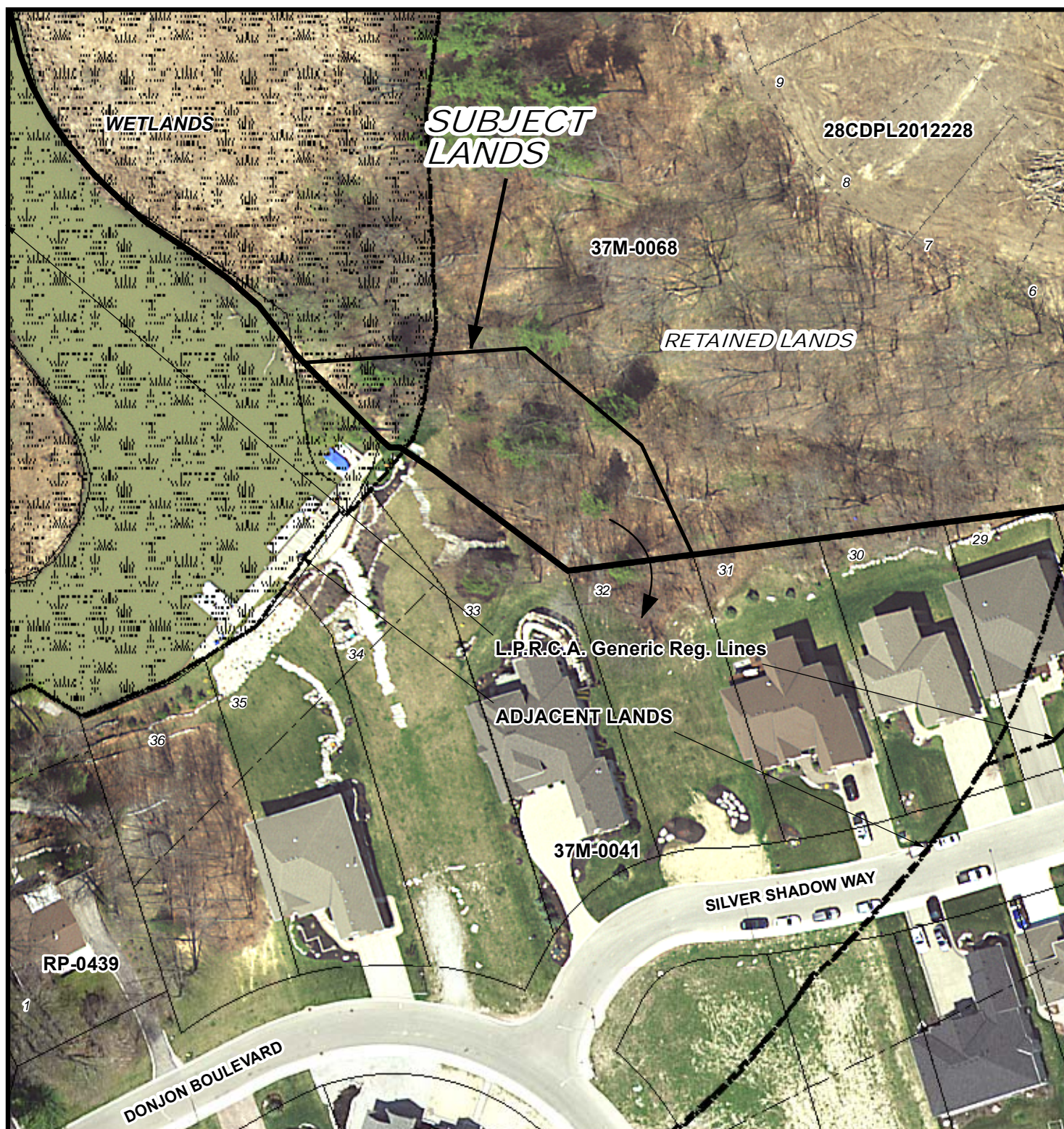
File Number: BNPL2016329

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

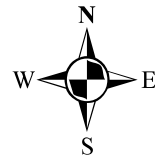
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# MAP 4

File Number: BNPL2016329

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000

*SUBJECT  
LANDS*

DRAFT PLAN

33704030655

*RETAINED LANDS*

+/-39.82m

+/-21.70m

27.97m

2.14m

38.09m

22.28m

23.00m

33704007829

33704007830

33704007831

33704007832

33704007833

33704007834

33704007835

33704007836

33403062500

**7 SILVER  
SHADOW WAY**

**SILVER SHADOW WAY**

**DONJON BOULEVARD**

33704007802

33704007821

33704007822

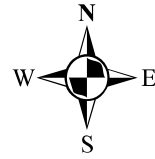
33704007823



# LOCATION OF LANDS AFFECTED

File Number: BNPL2016329

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000

*SUBJECT  
LANDS*

DRAFT PLAN

33704030655

*RETAINED LANDS*

+/-39.82m

+/-21.70m

27.97m

2.14m

38.09m

22.28m

23.00m

33704007829

33704007830

33704007831

33704007832

33704007833

33704007834

33704007835

33704007836

33403062500

**7 SILVER  
SHADOW WAY**

**SILVER SHADOW WAY**

**DONJON BOULEVARD**

33704007802

33704007821

33704007822

33704007823