

**For Office Use Only:**

File Number	<u>BNPL 2017 220</u>	Application Fee	<u>1842.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>-</u>	OSSD Form Provided	<u>-</u>
Application Submitted	<u>Oct 3 2017</u>	Planner	<u>MAT</u>
Complete Application	<u>Oct 3 2017</u>	Public Notice Sign	<u>-</u>

**Check the type of planning application(s) you are submitting.**

- ☒ Consent/Severance  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☐ Minor Variance

**Property Assessment Roll Number:** 334 0103 4900 0000**A. Applicant Information****Name of Owner** LEE, SUNG KWAN

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.

Address 313 Main Street  
Town and Postal Code P.O. Box 1239, Port Dover, ON N0A 1N0  
Phone Number 647-449-8987  
Cell Number \_\_\_\_\_  
Email jimsky73@yahoo.ca

**Name of Agent** Matthew Harmes, Cobb & Jones LLP

Address 23 Argyle Street  
Town and Postal Code Simcoe, Ontario N3Y 4N5  
Phone Number 519-428-0170  
Cell Number \_\_\_\_\_  
Email mharmes@cobbjones.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

☐ Owner ☒ Agent

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

2221549 Ontario Inc. - c/o Brian Vanrooy, 297 Thompson Road West, Waterford, Ontario N0E 1Y0

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

LT LT 28-29 BLK 40 PL 207 AS IN NR555053 T/W NR555053; NORFOLK COUNTY

Municipal Civic Address: 313 Main Street, Port Dover, Ontario

Present Official Plan Designation(s): Central Business District

Present Zoning: Central Business District

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

3.4.1 Official Plan (Downtown Area); 3.8.1 Official Plan (Lakeshore Special Policy Area); Site Plan Control

3. The date the subject lands was acquired by the current owner: 2015/07/28

4. Present use of the subject lands:

Art gallery/commercial.

5. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Single commercial building with storefront. No changes to buildings or structures are contemplated as a part of this application.

6. If known, the date existing buildings or structures were constructed on the subject lands: Unknown.

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A.

8. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

N/A.

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

N/A.

10. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

11. If known, the length of time the existing uses have continued on the subject lands:

Unknown.

12. Existing use of abutting properties:

Commercial storefronts.

13. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

\_\_\_\_\_

\_\_\_\_\_

Lot depth

\_\_\_\_\_

\_\_\_\_\_

Lot width

\_\_\_\_\_

\_\_\_\_\_

Lot area

\_\_\_\_\_

\_\_\_\_\_

Lot coverage

\_\_\_\_\_

\_\_\_\_\_

Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

**2. Please outline the relief requested (assistance is available):**

To sever the land described as Part 1 on the unregistered Plan of Survey dated September 18, 2007 (a copy of which is being filed with this Application) and transfer the said part to the property described as "PT LT 31-32 BLK 40 PL 207 AS IN NR565128 T/W INTEREST IN NR565128; NORFOLK COUNTY (PIN 50247-0234)."

**3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:**

N/A

**4. Description of land intended to be severed in metric units:**

Frontage:	N/A
Depth:	2.4384 meters
Width:	30.077664 meters
Lot Area:	71.0708 square meters
Present Use:	Laneway
Proposed Use:	Laneway
Proposed final lot size (if boundary adjustment):	970.3708 square meters

**Description of land intended to be retained in metric units:**

Frontage:	10.183368 meters (unchanged)
Depth:	50.310288 meters
Width:	30.077664 meters
✕ Lot Area:	_____
Present Use:	Commercial
Proposed Use:	Unchanged

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

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

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

1536432 Ontario Inc. \_\_\_\_\_

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☐ No ☒ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

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

5. If you answered yes to any of the above questions in Section D, 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

#### **E. Provincial Policy**

1. Is the requested amendment 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

Minor boundary adjustment.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

**Water Supply**

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

**Sewage Treatment**

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed

☐ Other (describe below)



Storm Drainage

- ☒ Storm sewers ☐ Open ditches  
☐ Other (describe below)

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2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☒ No

5. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Market Street, Port Dover

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**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

The laneway in question provides access to the public from the Elmer Lewis Parkette, through to Market Street. The owners of "PT LT 31-32 BLK 40 PL 207 AS IN NR565128 T/W INTEREST IN NR565128; NORFOLK COUNTY (PIN 50247-0234)" (the land the parcel is to be transferred to) have expressed an interest in keeping the laneway open for the public, allowing access to their business and to Market Street in general. The present owner would prefer not to continue to have legal ownership of the laneway. The laneway is already separated from the remainder of the parcel by a preexisting fence.

## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Sklee

Owner/Applicant Signature

Sept 8/17

Date

### J. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Sklee

Owner/Applicant Signature

Sept 8/17

Date

### K. 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 application.

Sklee

Owner/Applicant Signature

Sept 8/17

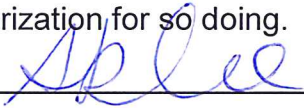
Date

## L. Owner's Authorization

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

I/We Sung Kwon Lee am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Cobb & Jones LLP to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

  
Owner

Sept 8/17  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

  
Applicant Signature

Sept 8/17  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

**N. Declaration**

I, Sungkwan Lee of Port Dover  
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:

Atty

Sk Lee  
Owner/Applicant Signature

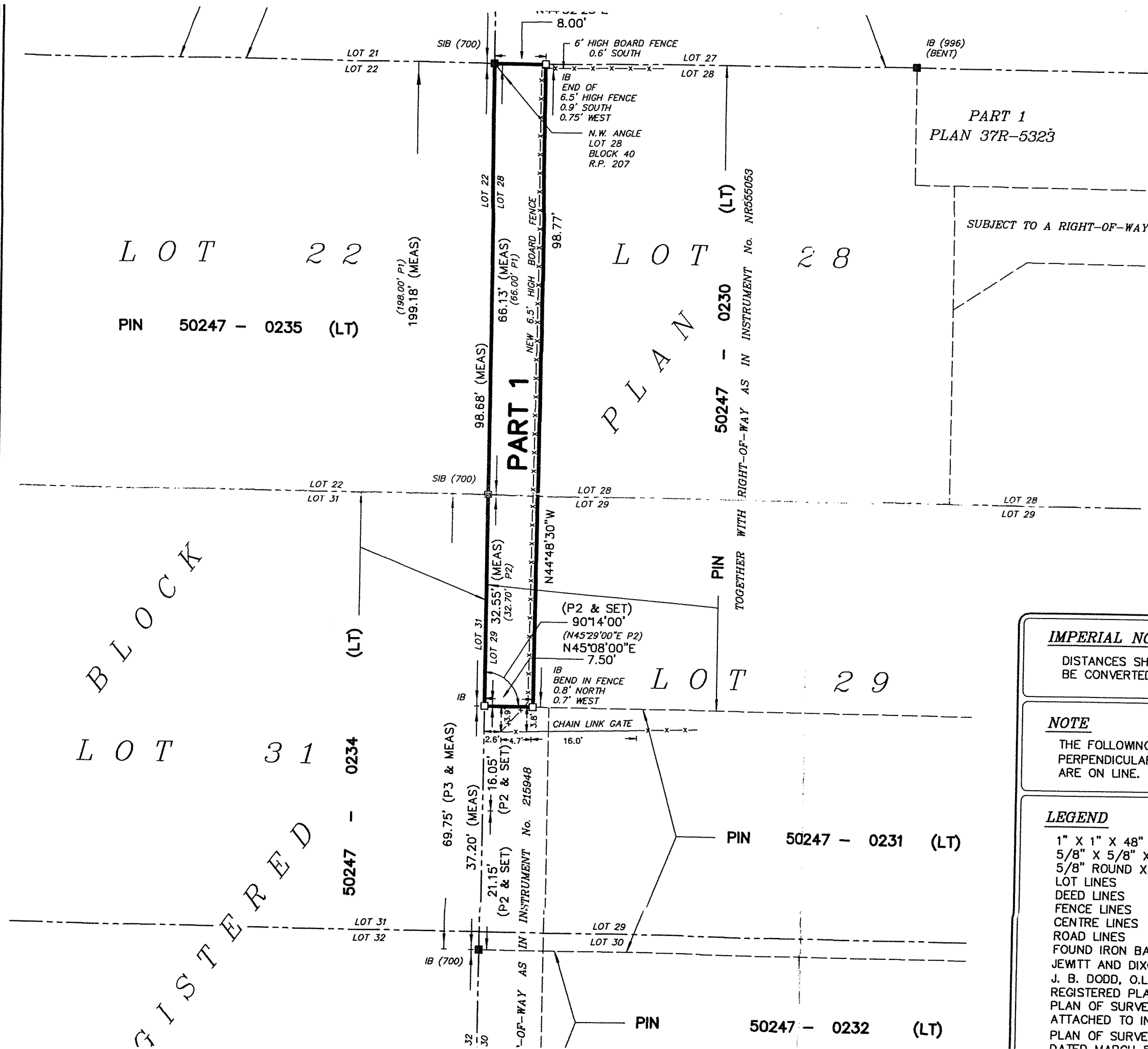
In Port Dover


This 8<sup>th</sup> day of September

A.D., 20 17  
SJA

A Commissioner, etc.

**Suzie Elizabeth Jayne Major, a Commissioner, etc.,  
Province of Ontario,  
for Cobb & Jones LLP, Barristers and Solicitors.  
Expires January 28, 2018.**



PLAN OF SURVEY  
OF PART OF  
**LOTS 28 AND 29  
BLOCK 40**  
**REGISTERED PLAN 207**  
IN THE  
**TOWN OF PORT DOVER**  
IN  
**NORFOLK COUNTY**  
SCALE: 1" = 15'  
  
**JEWITT AND DIXON LTD.**

**IMPERIAL NOTE**

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**NOTE**

THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES. PROPERTY LINES ARE UNFENCED. FENCES ARE ON LINE. ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTRELINE.

**LEGEND**

1" X 1" X 48" STANDARD IRON BARS	SHOWN	-□-	SIB
5/8" X 5/8" X 24" IRON BARS	SHOWN	-□-	IB
5/8" ROUND X 24" IRON BARS	SHOWN	-□-	IB ∅
LOT LINES	SHOWN	---	
DEED LINES	SHOWN	---	
FENCE LINES	SHOWN	-X-X-X-X-X-	
CENTRE LINES	SHOWN	---	
ROAD LINES	SHOWN	---	
FOUND IRON BARS	SHOWN	-■-	PLANTED IRON BARS
JEWITT AND DIXON LTD.	SHOWN	-□-	(700)
J. B. DODD, O.L.S.	SHOWN	-□-	(996)
REGISTERED PLAN 207	SHOWN	-□-	(P1)
PLAN OF SURVEY BY SHIRLEY KING, O.L.S. (#1638)	SHOWN	-□-	(P2)
ATTACHED TO INSTRUMENT No. 215948			
PLAN OF SURVEY BY R.C. DIXON, O.L.S.			
DATED MARCH 5, 1998			

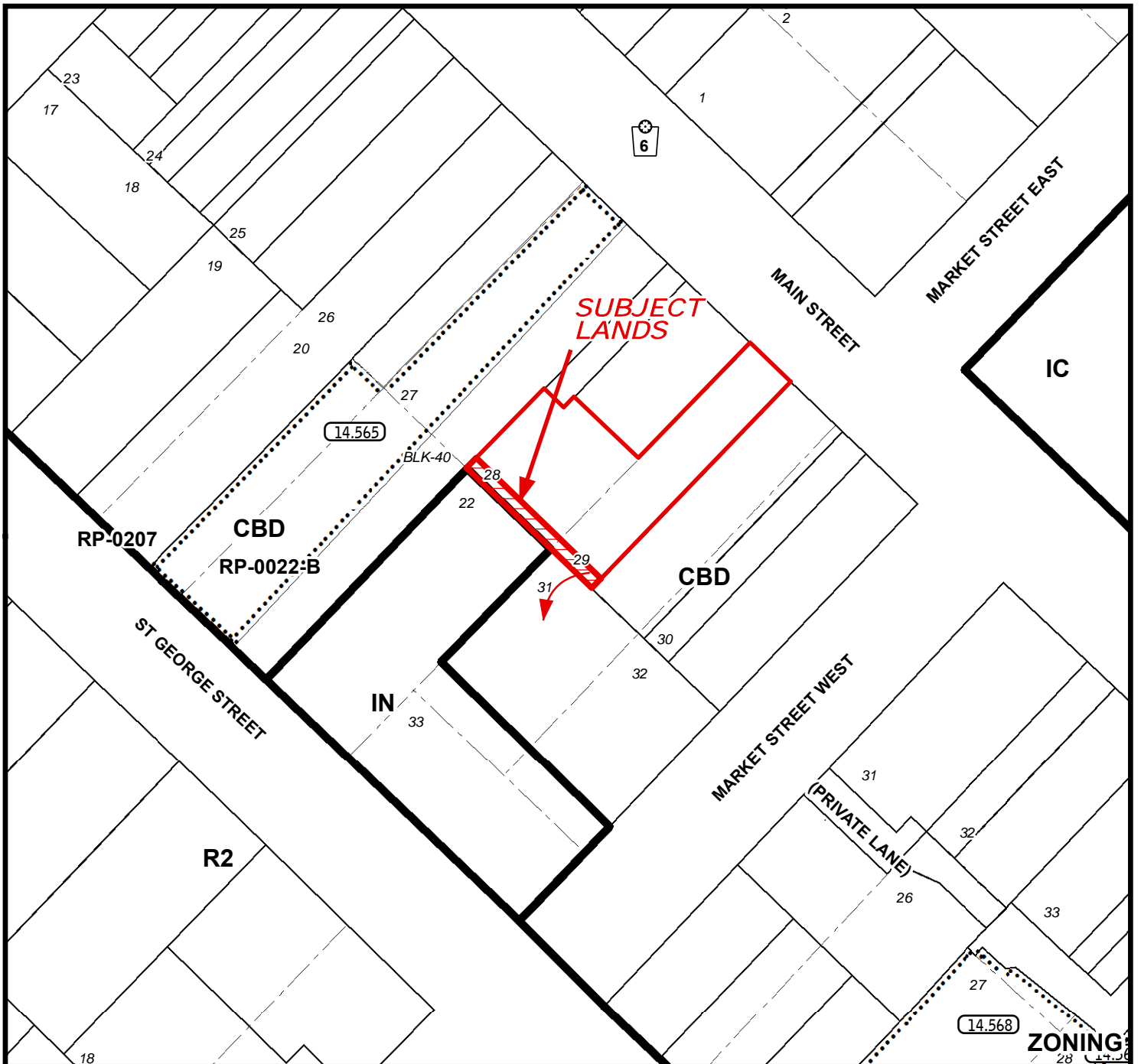
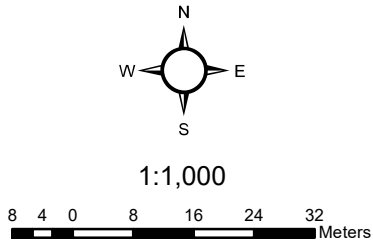


# MAP 1

## File Number: BNPL2017220

Urban Area of

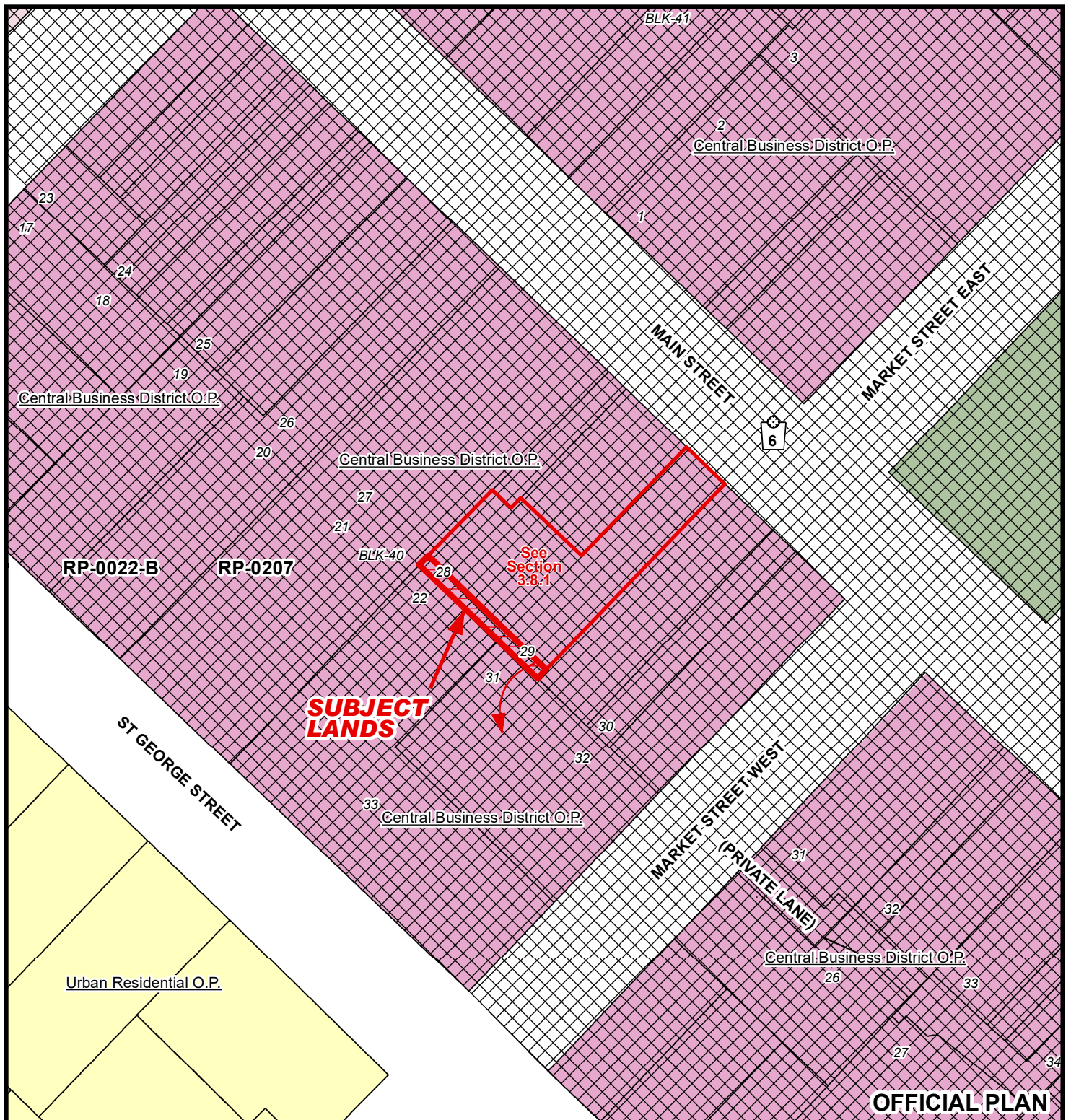
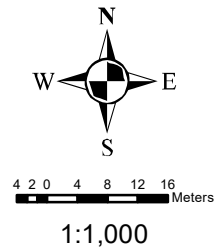
# PORT DOVER



# MAP 2

File Number: BNPL2017220

Urban Area of PORT DOVER

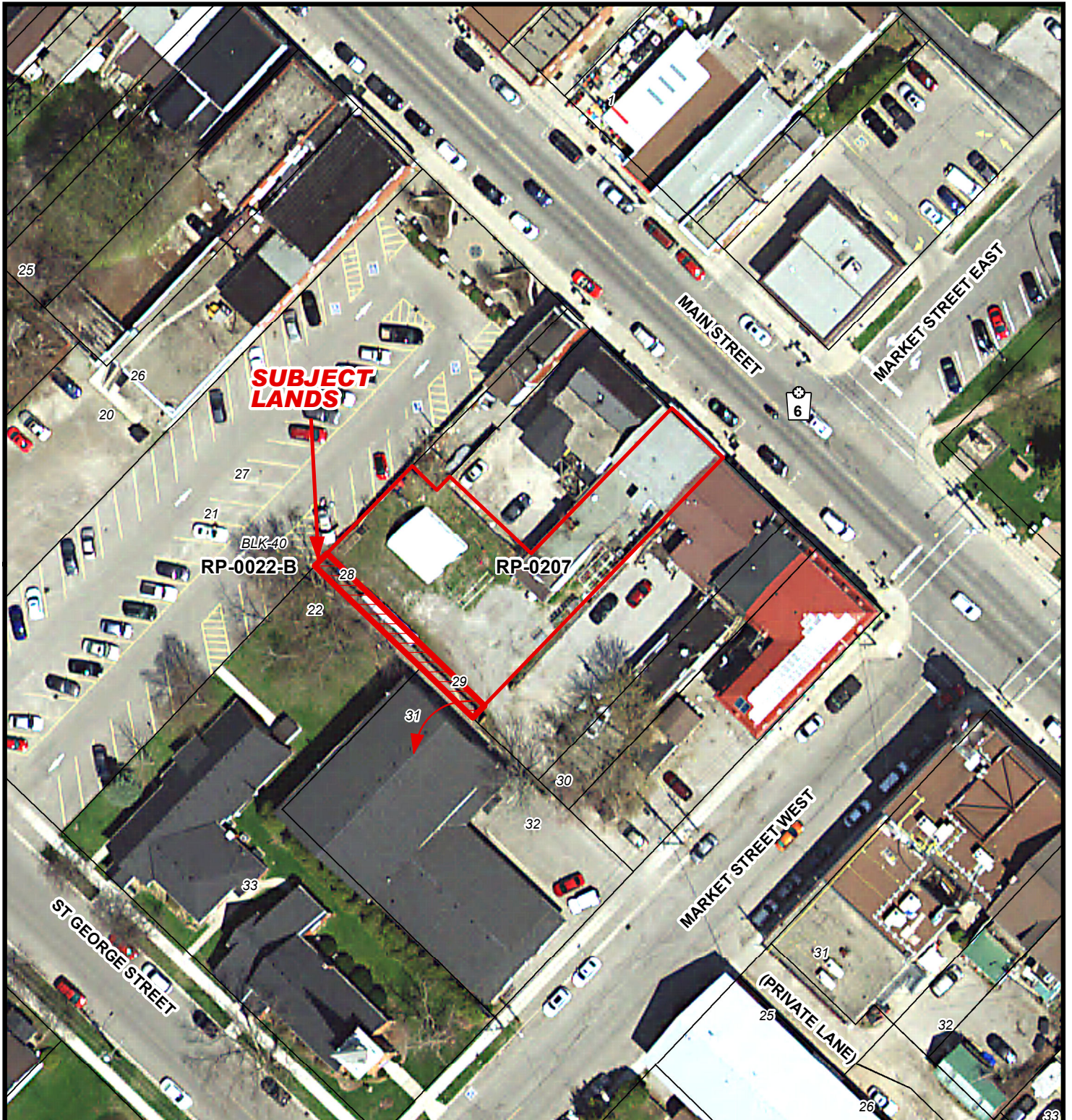
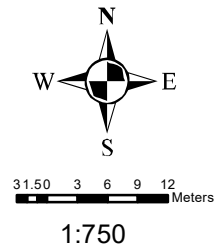




# MAP 3

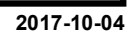
File Number: BNPL2017220

Urban Area of PORT DOVER





**File Number: BNPL2017220**  
**Urban Area of PORT DOVER**



# LOCATION OF LANDS AFFECTED

File Number: BNPL2017220

Urban Area of PORT DOVER



2 1 0 2 4 6 8 Meters

1:500

