

**For Office Use Only:**

File Number	<u>BNPL2019366</u>	Application Fee	<u>\$2710<sup>00</sup></u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>                    </u>
Pre-consultation Meeting	<u>                    </u>	Well & Septic Info Provided	<u>                    </u>
Application Submitted	<u>10/25/19</u>	Planner	<u>Colin W.</u>
Complete Application	<u>10/25/19</u>	Public Notice Sign	<u>yes</u>

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

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

**RECEIVED**

OCT 29 2019

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING**Property Assessment Roll Number:** 3310334020**A. Applicant Information****Name of Owner** Peter and Linda VanDerHeyden

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** 1703 Wrigley Road

**Town and Postal Code** Ayr, N0B 1E0

**Phone Number** 519-632-7937

**Cell Number** 519-575-8615

**Email** petervanderhayden62@gmail.com

**Name of Applicant** Peter and Linda VanDerHeyden

**Address** 1703 Wrigley Road

**Town and Postal Code** Ayr, N0B-1E0

**Phone Number** 905-632-7937

**Cell Number** 519-575-8615

**Email** pertervanderheyden62@gmail.com



**Name of Agent** Rod Fess  
**Address** 32 Lamport St  
**Town and Postal Code** Vittoria, N0E 1W0  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-410-1265  
**Email** rodness1@gmail.com

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

☐ Owner
                    
 ☒ Agent
                    
 ☐ Applicant

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

## B. Location, Legal Description and Property Information

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

LOT 46 AND PART LOT 45, BLOCK 14, PLAN 207; AS IN NR478704; NORFOLK COUNTY

Municipal Civic Address: 609 St. George St. Port Dover, N0E 1N0

Present Official Plan Designation(s): Single Family Residential

Present Zoning: Residential

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

☐ Yes
   ☒ No
   If yes, please specify:

3. Present use of the subject lands:

4. 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, and height on your attached sketch which must be included with your application:

none

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. 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, and height on your attached sketch which must be included with your application:

Residential Dwelling

7. 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:

8. If known, the length of time the existing uses have continued on the subject lands:  
50+

9. Existing use of abutting properties:

Residential

10. 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, for example: m, m<sup>2</sup> or %

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):

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

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

Frontage:	<del>45.0 M</del> 14.43m
Depth:	47.353 M
Width:	<del>15.0 M</del> 14.43m
Lot Area:	<del>710.3 sq M</del> 683.26 m <sup>2</sup>
Present Use:	Residential
Proposed Use:	Residential

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

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

Description of land intended to be retained in metric units:

Frontage: ~~15.175 M~~ 15.75m

Depth: 47.353 M

Width: ~~15.175 M~~ 15.75m

Lot Area: 745.8 M

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: House and Garage

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

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

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

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

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

Proposed Use: \_\_\_\_\_

6. 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: (for example: corn, orchard, livestock) \_\_\_\_\_

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

Owners Name: \_\_\_\_\_  
 Roll Number: \_\_\_\_\_  
 Total Acreage: \_\_\_\_\_  
 Workable Acreage: \_\_\_\_\_  
 Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
 Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
 Roll Number: \_\_\_\_\_  
 Total Acreage: \_\_\_\_\_  
 Workable Acreage: \_\_\_\_\_  
 Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
 Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
 Roll Number: \_\_\_\_\_  
 Total Acreage: \_\_\_\_\_  
 Workable Acreage: \_\_\_\_\_  
 Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
 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**

- Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown  
If yes, specify the uses (for example: gas station, or petroleum storage):
- 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:  
Owners Knowledge

4. 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:

No change in use.

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 Wellhead Protection Area (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 in good working order ☐ Other (describe below)
- 

### Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

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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.

Severance for future development.

## **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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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

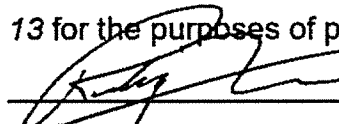
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

### 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.

### 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.

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

10/24/2019 | 1:30 PM EDT

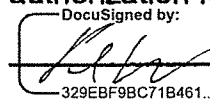
\_\_\_\_\_  
 Date

## J. 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.

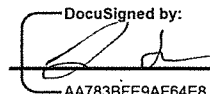
I/We PETER & LINDA VANORATHYDAN am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize ROD FESS. 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.

DocuSigned by:  
  
 329EBF9BC71B461...  
 \_\_\_\_\_  
 Owner

10/25/2019 | 12:34 PM EDT

\_\_\_\_\_  
 Date

DocuSigned by:  
  
 AA783BF9AF64E8...  
 \_\_\_\_\_  
 Owner

10/25/2019 | 2:57 PM EDT

\_\_\_\_\_  
 Date



**K. Declaration**

I, ROD FESS of NORFOLK County

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:

185 Robinson St.

  
Owner/Applicant/Agent Signature

In Simcoe, ON

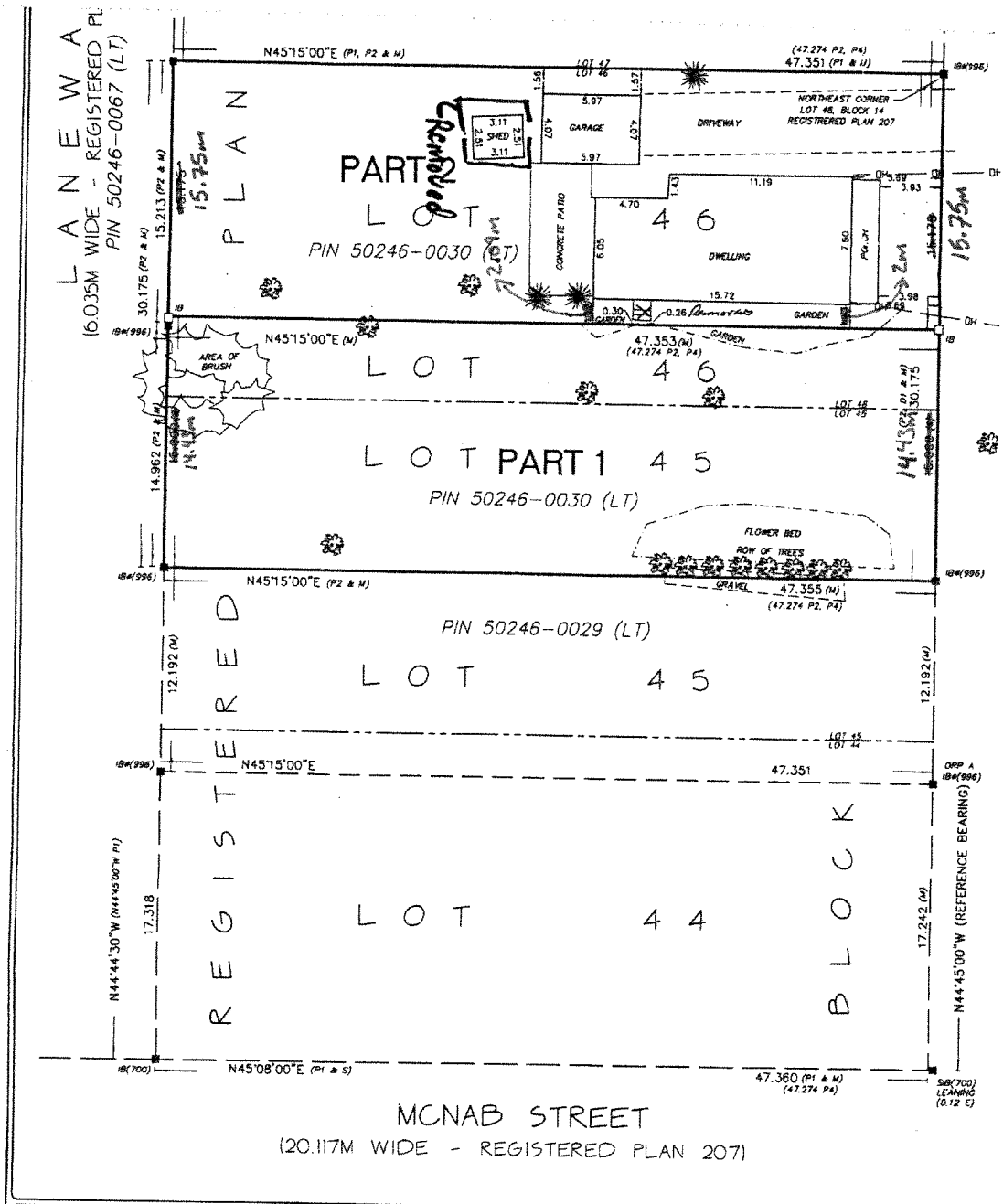
This 25<sup>th</sup> day of October

A.D., 2019

  
\_\_\_\_\_

A Commissioner, etc.

Alisha Kathleen Cull, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 28, 2022.



#### LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	IB
1.6cm X 1.6cm X 0.5m IRON BARS	SHOWN	IB
1.6cm ROUND X 0.5m 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	SHOWN	□

PROPORTION  
JEWITT AND DIXON LTD.  
J. B. DODD, O.L.S.  
SURVEYOR'S REAL PROPERTY REPORT BY R. C. DIXON, O.L.S.  
DATED JUNE 14, 1995 (P.6798)(PD.27-7-9)  
PLAN OF SURVEY BY J. B. DODD, O.L.S. DATED  
AUGUST 19, 1974 (S.805-B)  
PLAN OF SURVEY BY R. C. DIXON, O.L.S. DATED  
JULY 29, 1986 (P.4099) (PD.19-74)  
REGISTERED PLAN 207  
INSTRUMENT No. NR478704 (PIN 50246-0030)

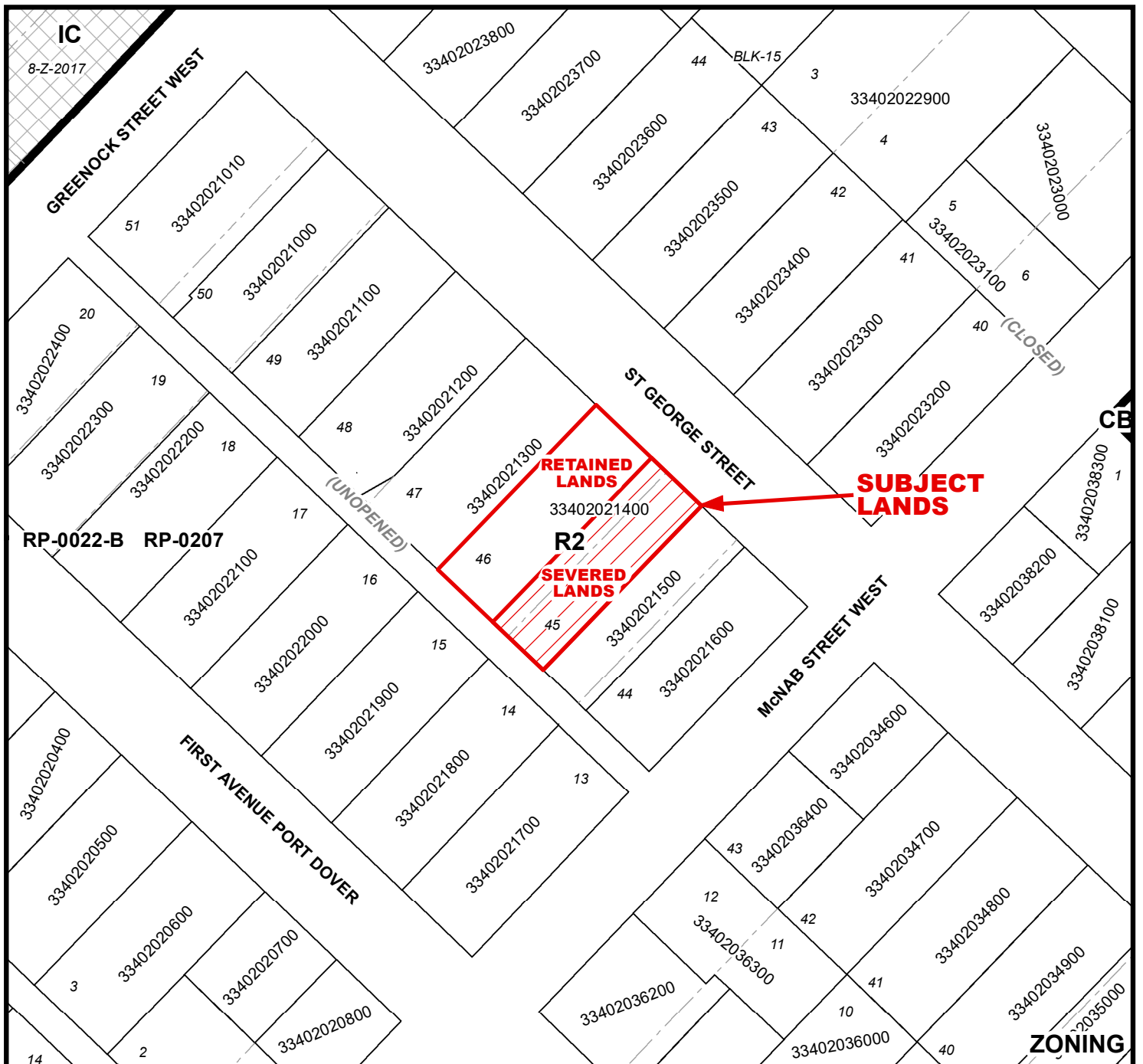
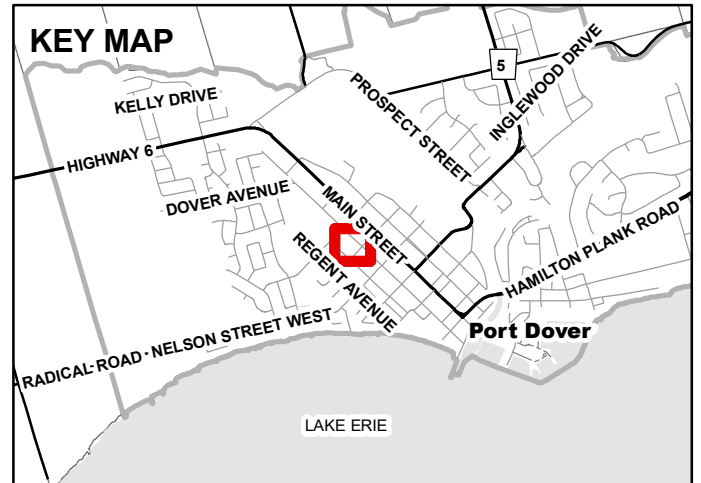
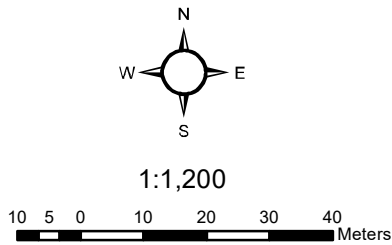
SHOWN  
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# MAP 1

## File Number: BNPL2019366

Urban Area of

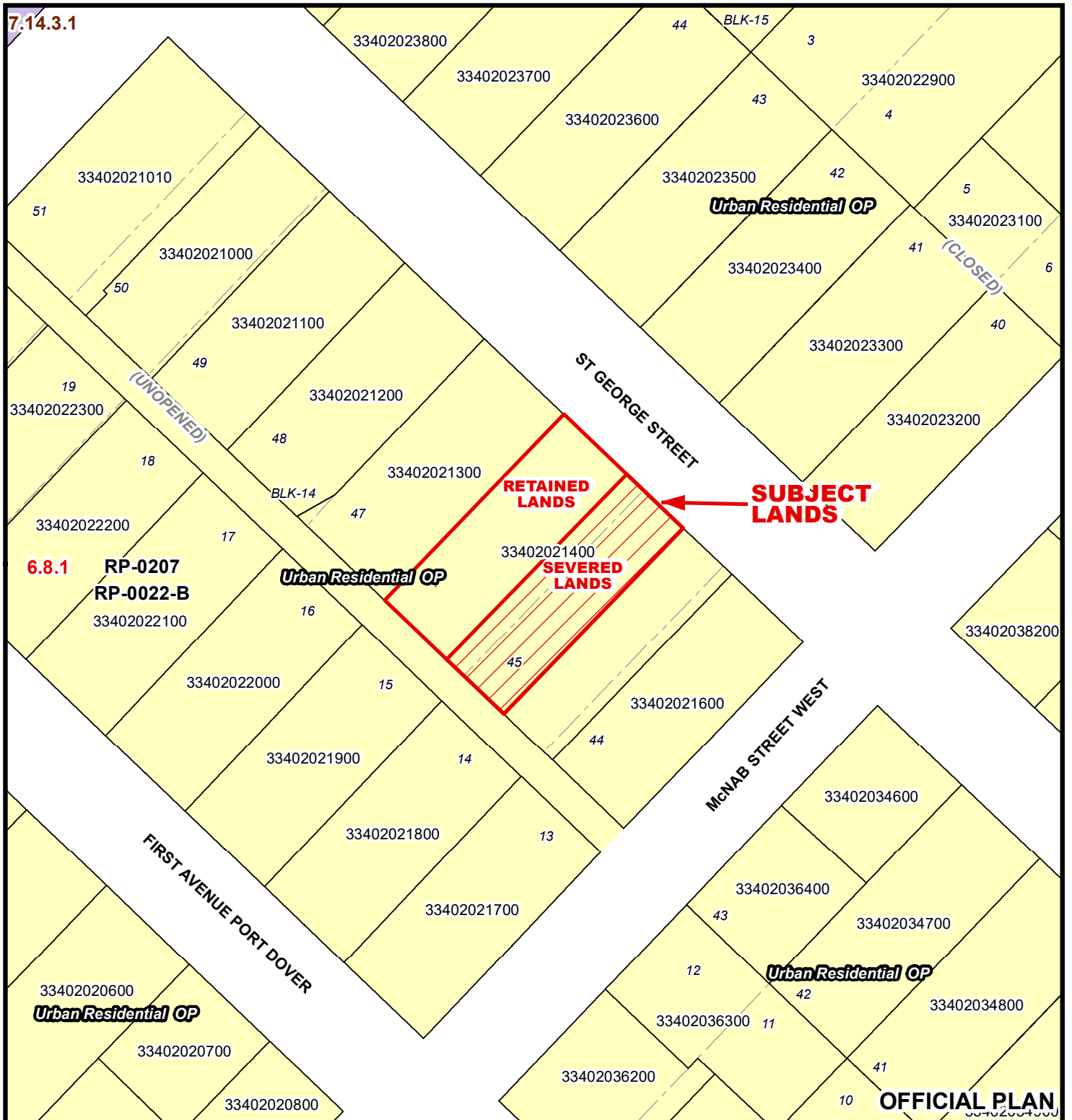
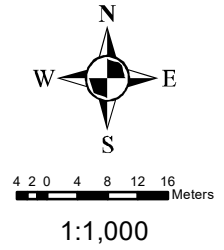
### PORT DOVER



# MAP 2

File Number: BNPL2019366

Urban Area of PORT DOVER

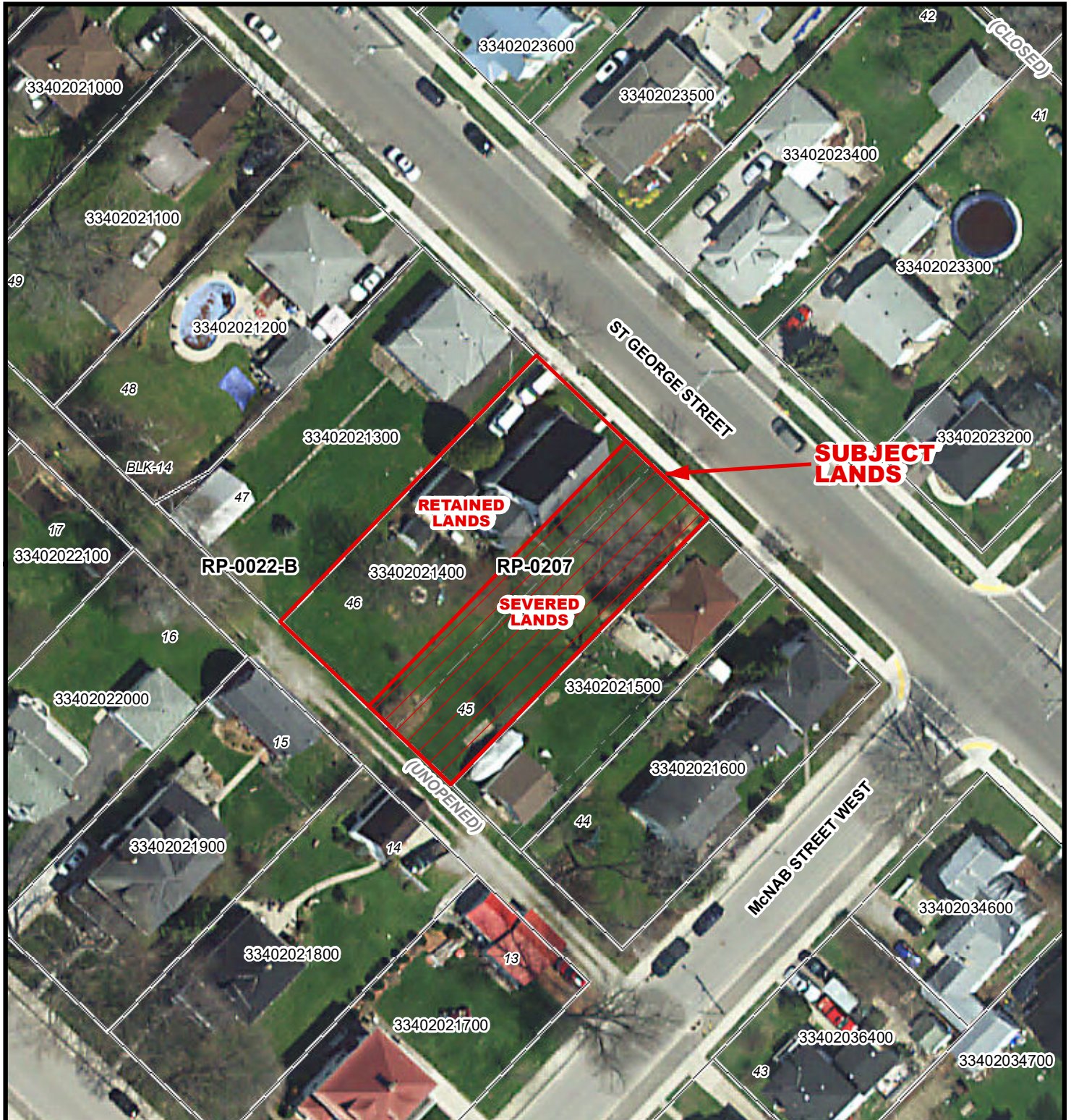
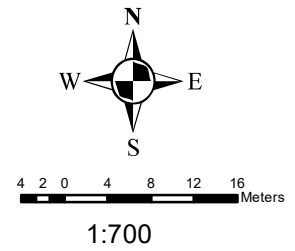




# MAP 3

File Number: BNPL2019366

Urban Area of PORT DOVER

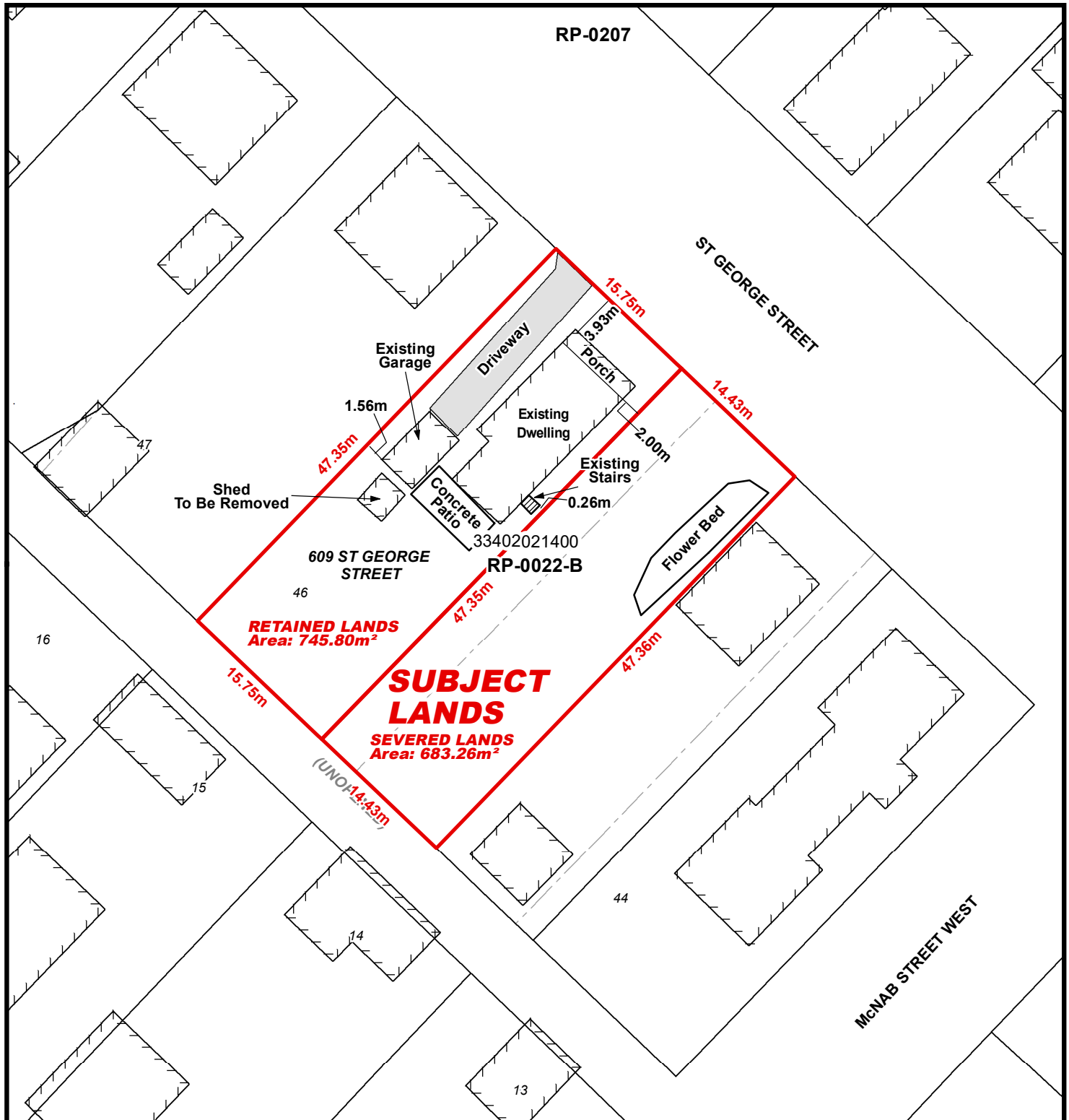
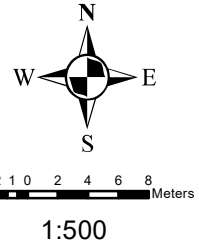




# MAP 4

File Number: BNPL2019366

Urban Area of PORT DOVER



# LOCATION OF LANDS AFFECTED

File Number: BNPL2019366

Urban Area of PORT DOVER

