

For Office Use Only:

File Number BNPL2021018
Related File Number _____
Pre-consultation Meeting _____
Application Submitted Jan. 8, 2021
Complete Application January 27, 2021

Application Fee \$2816.00
Conservation Authority Fee 491.55
Well & Septic Info Provided _____
Planner Fabian Serra
Public Notice Sign _____

✓pd
✓pd

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

Property Assessment Roll Number: 544-001-06600 0000

A. Applicant Information

Name of Owner

Ronald Edward Baker

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

4 Catherine Street

Town and Postal Code

PORT ROWAN NOE 1 MO

Phone Number

(519) 586-2176

Cell Number

(519) 586-2176

Email

ferris.baker@amtelecom.net

Name of Applicant

Ronald Edward Baker

Address

4 Catherine Street; (P.O. Box 128)

Town and Postal Code

PORT ROWAN; NOE 1 MO

Phone Number

(519) 586-2176

Cell Number

(519) 586-2176

Email

ferris.baker@amtelecom.net

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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):

4 Catherine St, PRWN PLAN 16B BLK 10; LOT 3
PT LOT 4 IRREG 0.36 AC 66.00 FR D

Municipal Civic Address: 4 Catherine St

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: CLASS (RTEP) R1-A

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:

Gardens and Grass Lawns; some trees only

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:

NO Buildings; Wooden Fences; 21.24 M long; 1 M high
ON Archibald Drive; 20.129 M Fence, 2 M High ON Property line South
and 1 M high fence ON 21.336 M ON East Side

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.

None

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:

None

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:

Since approximately 1961 (60+ years)

9. Existing use of abutting properties:

Private homes or undeveloped land

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 *Please See attached*

Note: Please complete all that apply. *SKETCH FOR CONSENT APPLICATION*
by Jewitt and DIXON LTD. Project No: 20-2479 SEVSK

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² 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):

_____ *NOT Requested here*
_____ *ONLY Severance is*
_____ *Requested*

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

_____ *NOT Applicable*

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

Frontage:	<i>21.34 M</i>
Depth:	<i>40.229 M</i>
Width:	<i>21.336</i>
Lot Area:	<i>855 Sq. M</i>
Present Use:	<i>Gardens and Lawns</i>
Proposed Use:	<i>Gardens and Lawns</i>

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: _____

Not Requested
" Applicable

Description of land intended to be retained in metric units:

Frontage: 20.117 M

Depth: 25.374 M

Width: 21.100 M

Lot Area: 541 Sq. M

Present Use: 1 Storey Brick Dwelling 135sq.m; Garage 31.85sq.m

Proposed Use: Same; No changes

Buildings on retained land: 2, 1 dwelling and 1 garage

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

Frontage: Right of Way Access on Archibald Dr. 21.34M.

Depth: NOT Applicable

Width: as easement not requested

Area: _____

Proposed Use: _____

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

NONE

Owners Name: Not applicable

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

1. 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):

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

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

Site has been continuously occupied on Catherine Street since 1956 for a Dwelling & Garage; and Occupied since 1961 as Gardens

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 ON Archibald Dr.

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:

To the best of my knowledge this Property has NO impact on the habitat for endangered-threatened Species

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:

There are no known source water sites on the Properties
Only rainfall and snowfall goes onto this land

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 _____

DNA
not applicable

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:

Archibald Drive (Henry Dr. former name)

G. Other Information

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

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

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.

This is a simple application to sever my
property into two lots: one 855 sq.m and the other
541 sq.m. with house/dwelling 135 sq.m and Garage 31.8 sq.m existing.
The severed lot "Parcel A" = 855 sq.m. on sketch for consent
application, prepared by Jewitt and Dixon Ltd, project 20-2479
attached

SEVSK

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 – *Jewitt and Dixon LTD*
2. ✓ All measurements in metric
3. ✓ Existing and proposed easements and right of ways (*None Proposed*)
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 ✓ *NO SEPTIC SYSTEMS*
8. ✓ Names of adjacent streets .
9. Natural features, watercourses and trees ✓ *3 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

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.

R.E. Baker
Owner/Applicant/Agent Signature

January 7, 2021
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~~ Ronald Edward Baker am/~~are~~ the registered owner(s) of the lands that is the subject of this application.

I/~~We~~ authorize myself 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.

R.E. Baker
Owner

January 7, 2021
Date

Ronald Edward Baker
Owner

January 7, 2021
Date

K. Declaration

I, Ronald Edward Baker of 4 Catherine St. Port Rowan
NOE 1M0

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:

Norfolk County

R.E. Baker

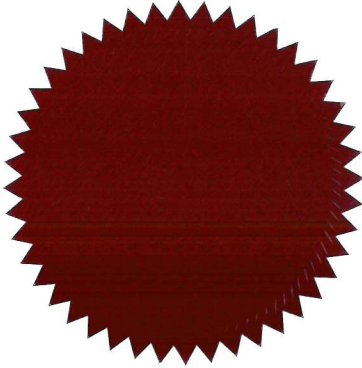
Owner/Applicant/Agent Signature

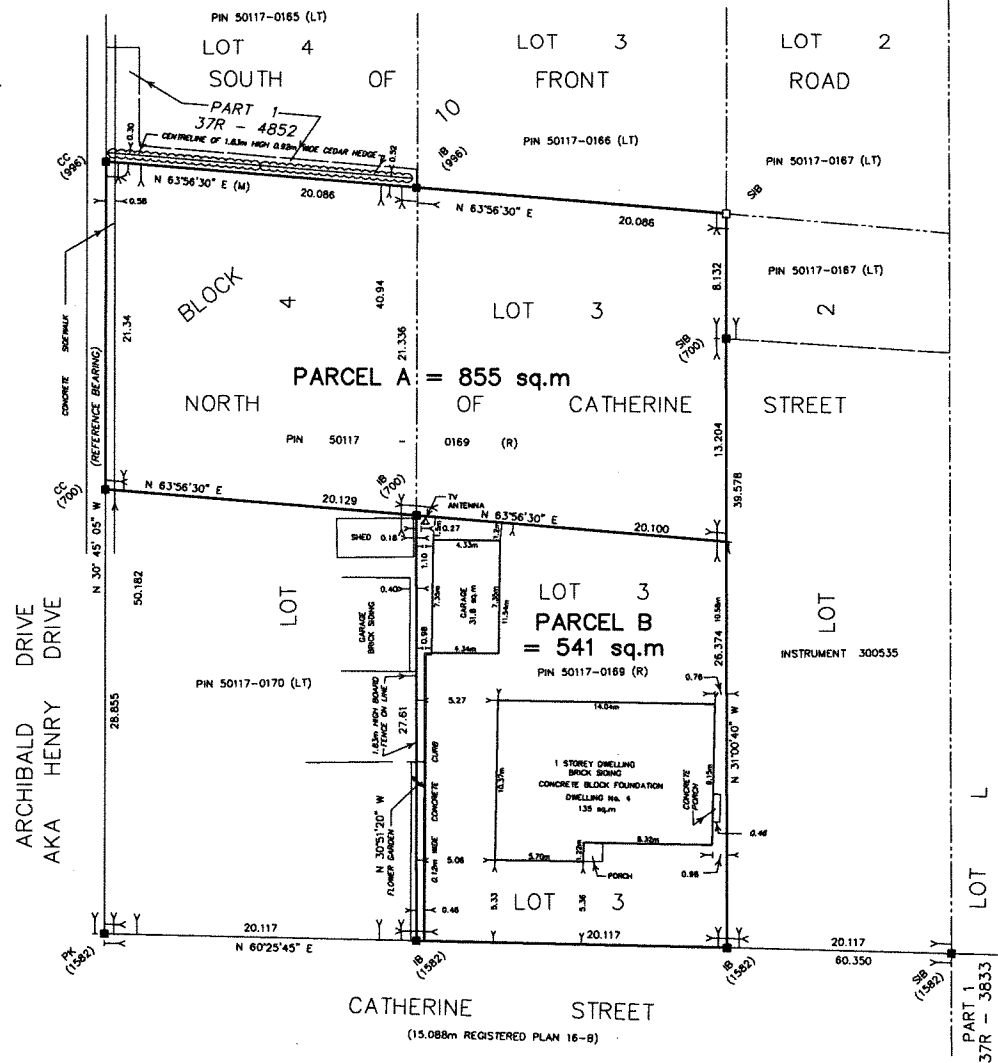
In Simcoe

This 12 day of January

A.D., 2021
[Signature]

A Commissioner, etc.





MARCH 25, 2020

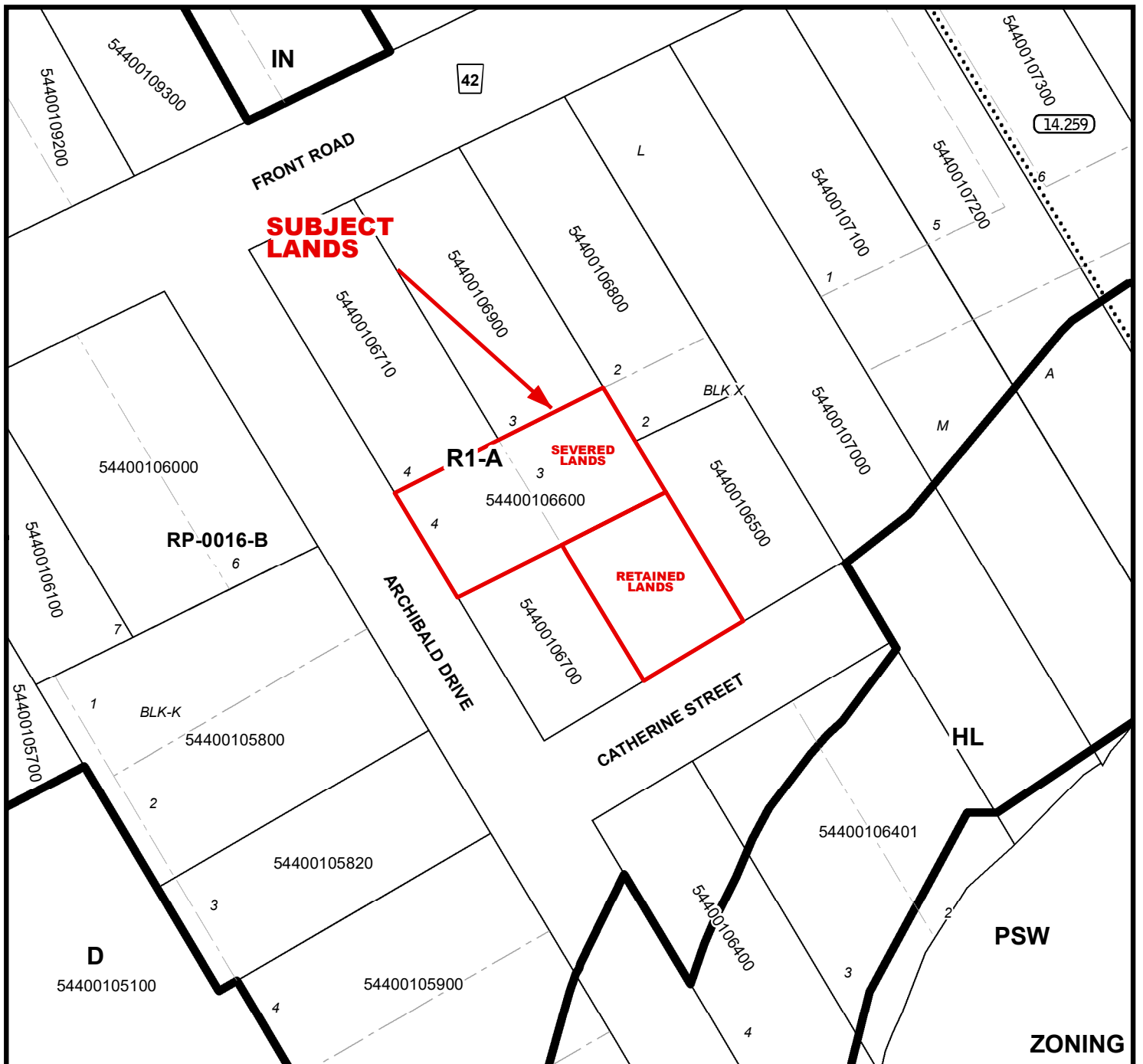
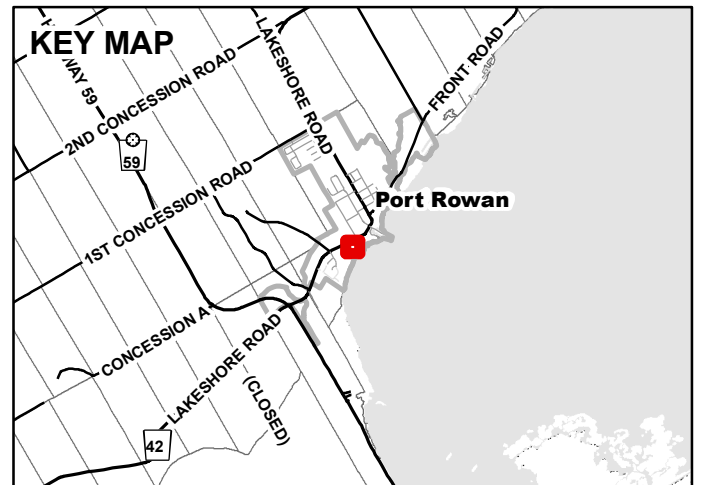
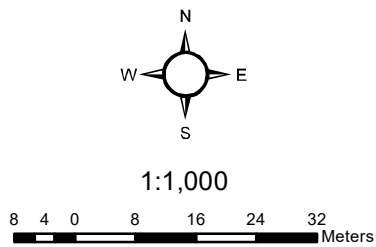
F.W.	-	FILE
BOOK	-	LL
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT - BAKER		
PROJECT No. - 20-2479		

20-2479 SEVSK

MAP 1

File Number: BNPL2021018

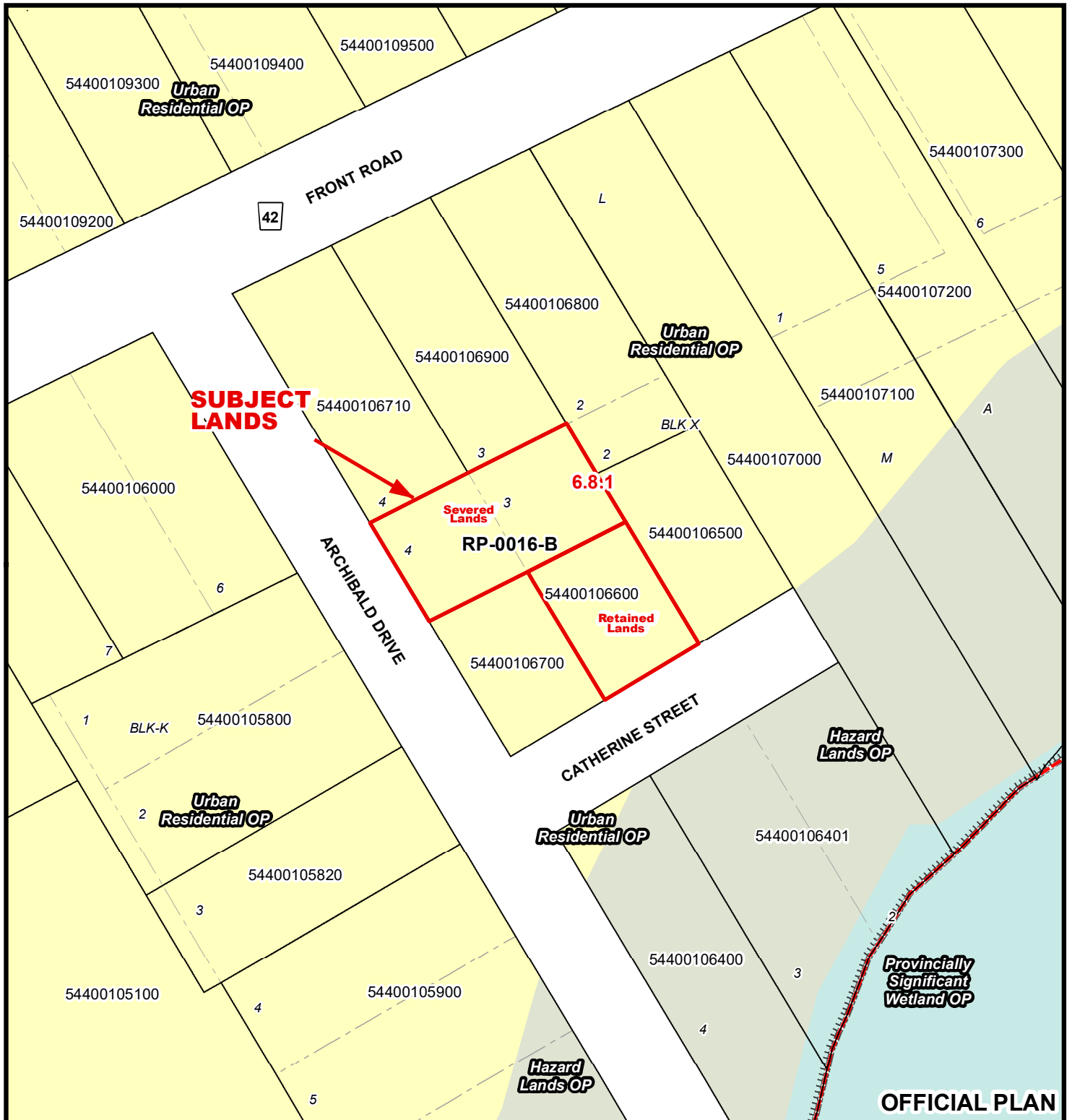
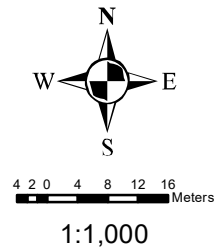
Urban Area of
PORT ROWAN



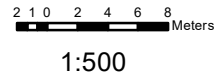
MAP 2

File Number: BNPL2021018

Urban Area of PORT ROWAN



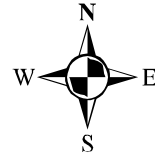
Urban Area of PORT ROWAN



MAP 4

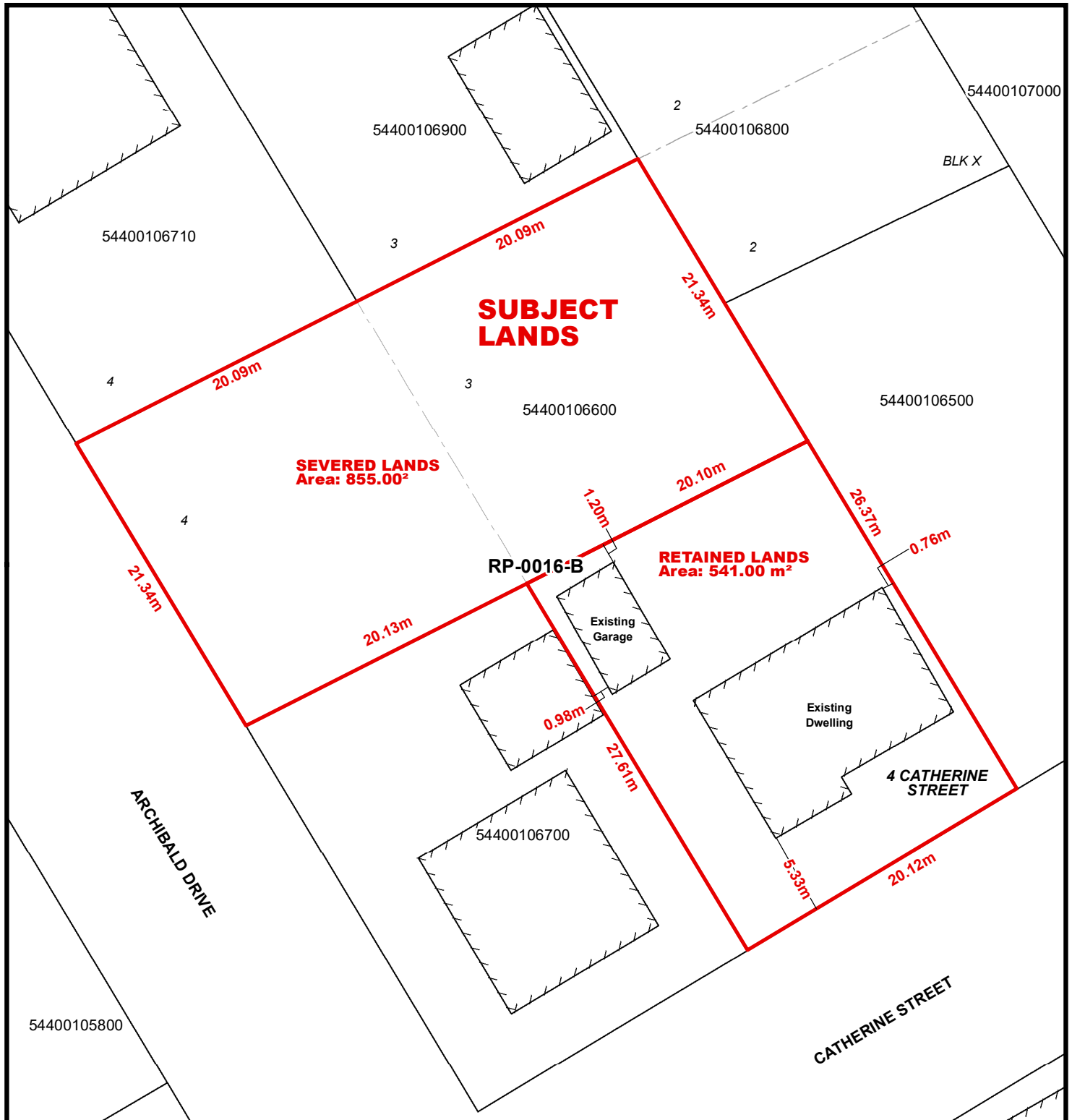
File Number: BNPL2021018

Urban Area of PORT ROWAN



2 1 0 2 4 6 8 Meters

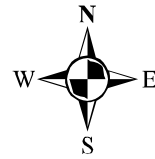
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LOCATION OF LANDS AFFECTED

File Number: BNPL2021018

Urban Area of PORT ROWAN



2 1 0 2 4 6 8 Meters

1:350

