



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

February 7TH, 2007

FILE NO.: AN-011/2007

ASSESSMENT ROLL NO.: 3310-337-030-23738

APPLICANT:

Brian Bunting, Prominent Homes, 449 Queen Street South, Simcoe, ON N3Y 5N1

LOCATION:

Lot 69, Registered Plan 37M-27 (81 Kelly Drive, Port Dover)

PROPOSAL:

- Relief of 2.5 m (8.2 ft) from the required exterior side yard setback of 6 m (19.6 ft) to allow a setback of 3.5 m (11.48 ft)
- Relief of 1.5 m (4.9 ft) from the required rear yard setback of 7.5 m (24.6 ft) to allow a setback of 6 m (19.6 ft) to permit a larger building envelope on the lot

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conservation Authority | |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | |
| <input checked="" type="checkbox"/> Forestry Division | |
| <input checked="" type="checkbox"/> Treasury Department | |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | |

- | |
|--|
| <input checked="" type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> GIS Section |

CIRCULATION DATE: January 24th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1234

FAX: (519) 428-3069 EMAIL: lucy.hives@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 337 030 237 38
(to be provided by applicant/agent)

Office Use

File No. AN-11/07
Date Submitted Jan. 10/07
Date Received "
Sign Issued (2) "

AB.



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No.

NW 1-2000

NOTE: This 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.

A. APPLICANT INFORMATION

Brian Bunting

Cell: 718-1405

1. Name of Owner Prominent Homes Phone No. 519 426 9186
Address 449 QUEEN ST. SOUTH Fax No. SAME
Simcoe ONTARIO Postal Code N3Y 5N1
E-mail _____
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
Postal Code _____
E-mail _____

Please specify to whom all communications be sent:

☒ Owner ☐ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

LYNN RIVER HEIGHTS INC

(JOE (BOBAN) MIHALJ

- PRESIDENT 519-651-2222

1201 RATCLIFFE DRIVE

CELL 519-897-2222

CAMBRIDGE, ONT.

FAX 519-651-2279

N3E 1B3

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township _____
Urban Area or Hamlet Port Dover
Concession Number _____ Lot Number 69.
Registered Plan Number 37M-27. Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 81 Kelly Drive

2. Dimensions of Land Affected:

Frontage: 18 m.
59.055 ft.

Depth: 33 m.
108.267 ft.

Width: _____ m.
_____ ft.

Area: 594 m².
6393.97 ft².

3. Are there any easements or restrictive covenants affecting the property?

☐ Yes☒ No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF APPLICATION

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

BUILD A HOME ON THIS LOT WITH AN
ATTACHED GARAGE

2. Nature and extent of relief applied for: (assistance is available)

leave blank → ① Relief of 2.5 m. (8.2 ft.) from required exterior side yard setback of 6 m. (19.6 ft.) to allow setback of 3.5 m. (11.48 ft.)

② Relief of 1.5 m. (4.9 ft.) from required rear yard setback of 7.5 m. (24.6 ft.) to allow setback of 6 m. (19.6 ft.) to permit a larger building envelope on the lot.

3. Why is it not possible to comply with the provision of the by-law?

THERE IS NOT ENOUGH ROOM ON THE ^{CORNER} LOT
TO BUILD MY NORMAL SIZE HOME WITH THE
~~FASEMENTS~~ GIVEN IN R1-A ZONE.
Requirements

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

See diagram. VACANT

Date of Construction of all building and structures on the subject land: _____

2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

See diagram - THE DRAWING FOR THE BUILDING
IS NOT AVAILABLE AT THIS TIME

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

3. Date of acquisition of the subject land: DEC 31 / 2006
4. Existing use of the subject property: VACANT
5. Length of time the existing uses of the subject property have continued: _____
6. Existing use of abutting properties: ADJACENT LOTS VACANT.

7. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☒
Individual Wells ☐
Other (describe) ☐

Sewage Treatment

Sewers ☒
Communal System ☐
Septic Tank & Tile Bed ☐
Other (describe) ☐

Storm Drainage*

Storm Sewers ☒
Open Ditches ☐
Other (describe) ☐

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐No ☒

* Has the existing drainage on the subject land been altered?

Yes ☒No ☐

* Does a legal and adequate outlet for storm drainage exist?

Yes ☒No ☐Unknown ☐

8. Existing or proposed access to the subject land:

☐ Unopened Road☒ Municipal Road☐ Provincial Highway☐ Other (specify) _____

Name of Road/Street _____

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Residential
2. What is the existing zoning of the subject land: R1-A

(if required, assistance is available for questions 1 and 2 above)

F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?

Yes ☐No ☒ If yes, record file number and briefly describe

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐No ☒ If yes, File No. _____

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐No ☒ If yes, File No. _____

4. Is there any other application on this property that could affect this application?

Yes ☐No ☒ If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-337-030-237-38-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

| | | | | | |
|-------------------|-----------------------|--------------------------|--------|------------------------------------|------------|
| Owner | LYNNRIVER HEIGHTS INC | Property Lot | | Former Municipality | NANTICOKE |
| Civic Address | 81 KELLY DR | Block | | Plan | |
| Legal Description | PLAN 37M27 LOT 69 | Part | | Reference Plan | |
| Zoning | R1-A | Concession | | Extension to a Non-conforming use? | |
| By-law | NW1-2000 | Current Use of Property | VACANT | Township | Port Dover |
| | | Proposed Use of Property | SFD | | |

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

| | | | | | |
|-----------------------------|-------|--|--------------------|--|-------|
| a) Lot Area | | | | | |
| b) Lot Frontage | | | | | |
| c) Front Yard Setback | | | | | |
| d) Exterior Side Yard | 6 m | | 3.5 | | 2.5 m |
| e) Interior Side Yard (Rt) | | | | | |
| f) Interior Side Yard (Lt) | | | | | |
| g) Rear Yard | 7.5 m | | 6 m | | 1.5 m |
| h) Dwelling Unit Area | | | | | |
| i) % Lot Coverage | | | | | |
| j) Height of Building | | | | | |
| k) Accessory Building | | | | | |
| Accessory Building Comments | | | | | |
| l) Parking | | | | | |
| m) Other | | | | | |
| Other Clause: | | | Other Description: | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

Owner/Applicant

Building Inspector

Instructions:

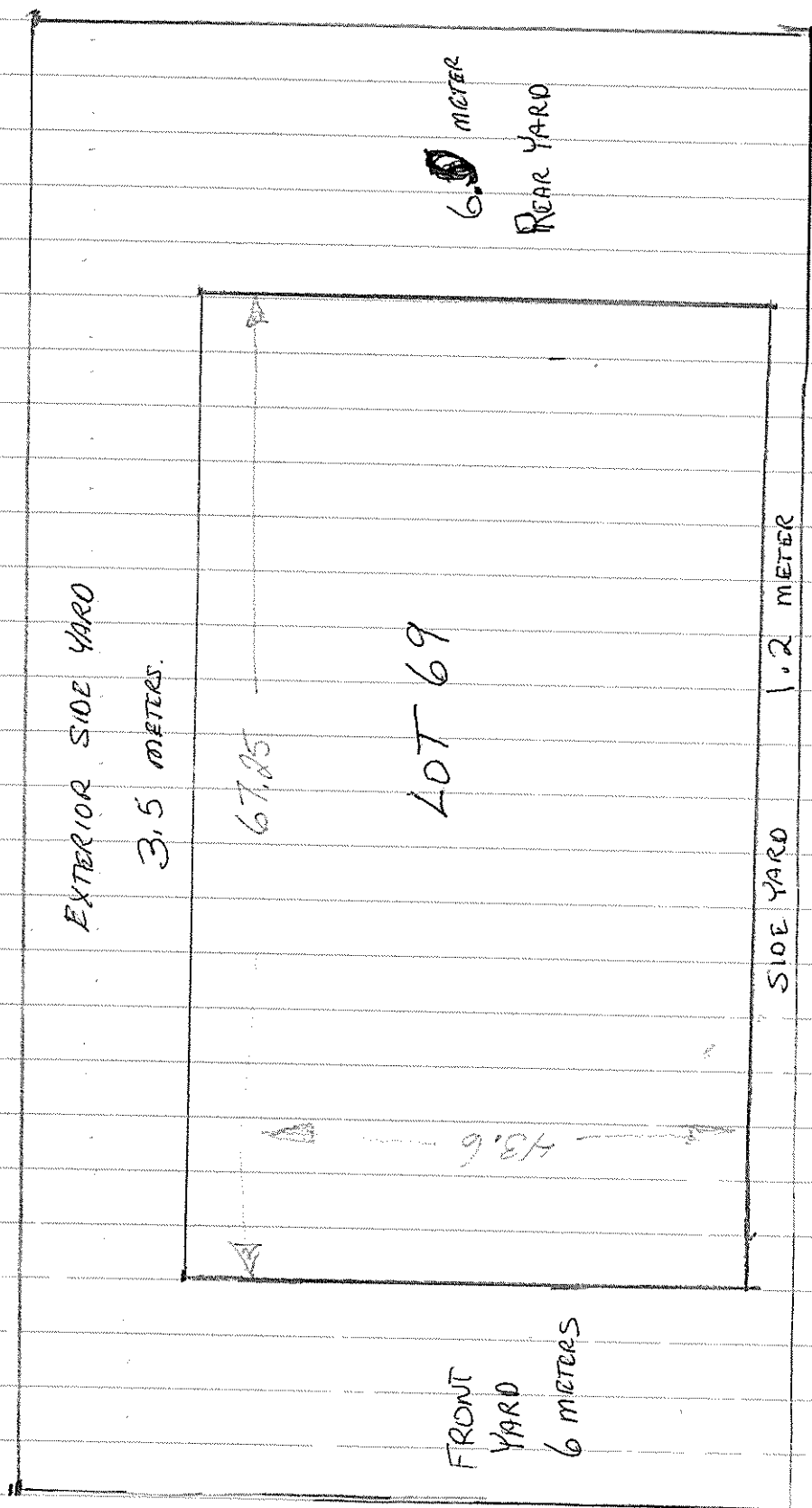
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

337 030 200 00 152 E

SPARROW WAY



KELLY DRIVE

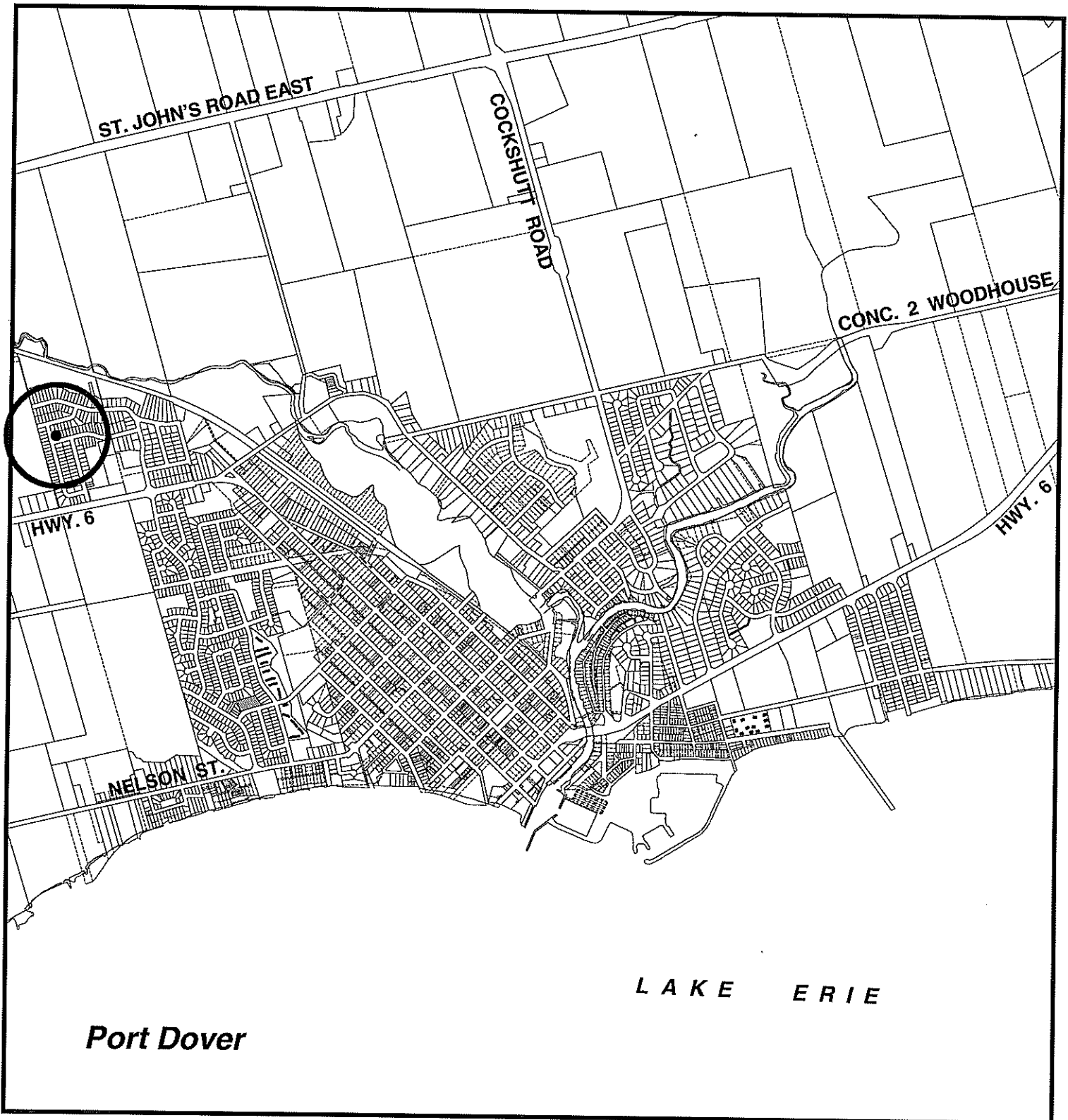
REGISTERED PLAN
37 M - 27

NEW 43' x 66'

MAP 1

File Number: AN-011/2007

Geographic Township of WOODHOUSE



MAP 2

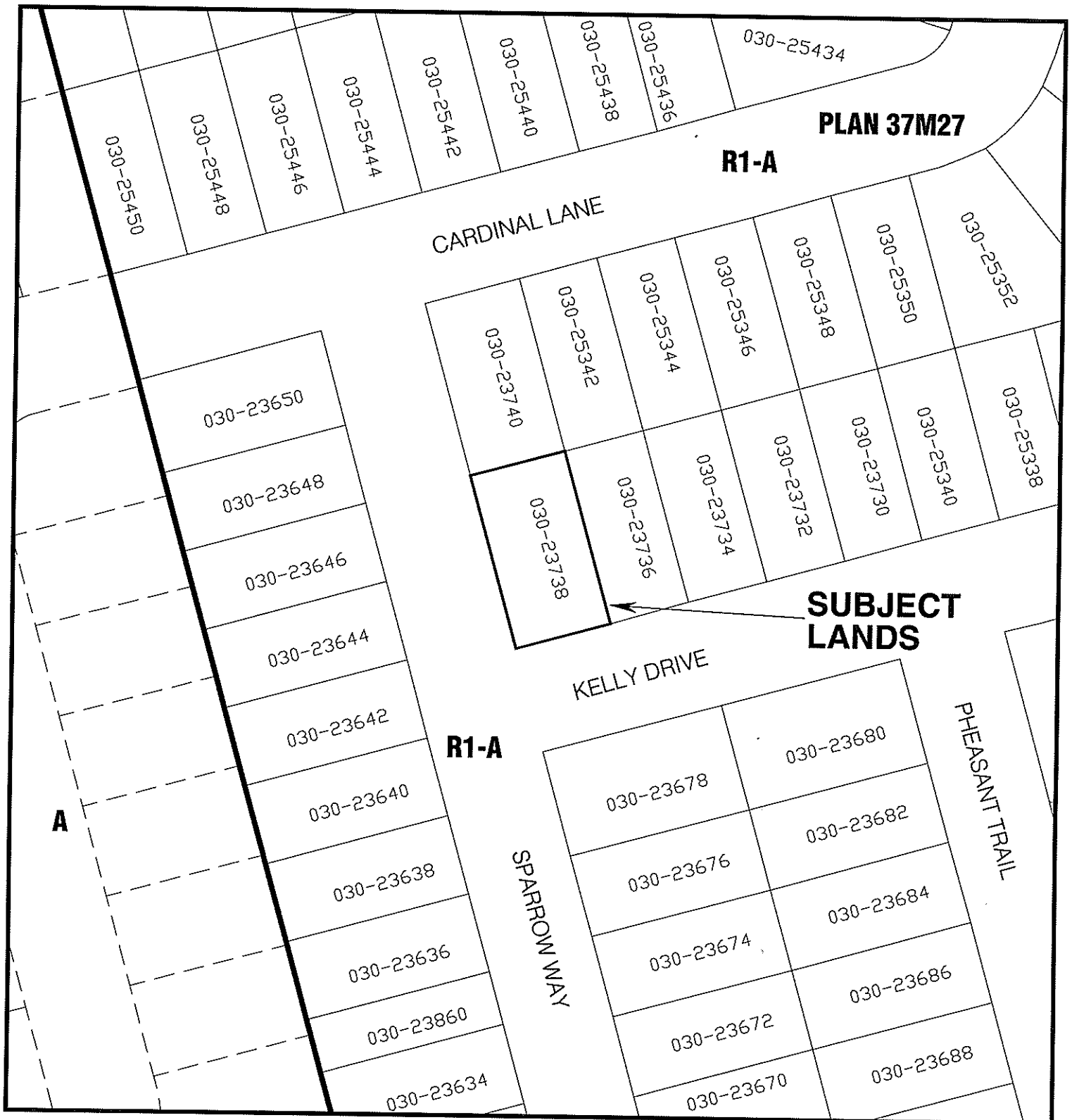
File Number: AN-011/2007

Geographic Township of WOODHOUSE



5 0 5 10 15 20 25 METERS

1 : 1000



MAP 3

File Number: AN-011/2007

Geographic Township of WOODHOUSE



2 0 2 4 6 METERS

1 : 250

