



COMMENT REQUEST FORM

FILE NO.: AN-012/2010

ROLL NO.: 3310-334-020-05400

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

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** requires your comments by:

MARCH 1ST, 2010

APPLICANT:

John Hopkins, 569 New Lakeshore Road Port Dover, ON N0A 1N3

AGENT:

David Roe, 599 Larch Street Delhi, ON N4B 3A7

LOCATION:

Lots 11, 19 to 35, 37, 20, 25 Blk 91 Plan 207 Port Dover (825 St. George Street)

PROPOSAL:

TO PERMIT A DOUBLE DECKER BUS TO BE USED AS A MOBILE REFRESHMENT VEHICLE REQUIRING RELIEF OF:
• 12 m. (40 ft.) from the required 15 m (49.21 ft.) to permit a front yard setback of 3 m (9.21 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

EMAIL: shirley.cater@norfolkcounty.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:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
karen.judd@norfolkcounty.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.

CIRCULATION DATE: February 15th, 2010

MINOR VARIANCEOffice: 

File Number:

AN-012/2010

Related File:

Fees Submitted:

Jan 28/10

Application Submitted:

Jan 28/10

Sign Issued:

Jan 28/10

Complete Application:

Jan 28/10EG

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.

Property assessment roll number: 3310-334-020-05400

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the *Planning Act, R.S.O. 1990, c. P. 13*, for relief as described in this application from by-law no. NW 1-2000

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>John Hopkins</u>	Phone #	<u>519-583-9395</u>
Address	<u>569 New Lakeshore Road</u>	Fax #	
Town / Postal Code	<u>Port Dover, ON N0A 1N3</u>	E-mail	<u>rr_sales@kwic.com</u>

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent	<u>David Roe</u>	Phone #	<u>519-582-1174</u>
Address	<u>599 Larch Street</u>	Fax #	<u>519-582-4616</u>
Town / Postal Code	<u>Delhi, ON N4B 3A7</u>	E-mail	<u>dfreze@bellnet.ca</u>

Name of Owner ²	<u>Norfolk Knitters Ltd.</u>	Phone #	
Address	<u>P.O. Box 519</u>	Fax #	
Town / Postal Code	<u>Port Dover, ON N0A 1N0</u>	E-mail	

² 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 ³: ☒ Applicant ☐ Agent ☐ Owner

³ 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 mortgages, charges or other encumbrances on the subject lands:



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	Port Dover
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	207	Lot(s) or Block Number(s)	Blk 91, Lts 11, 19 to 35, 37, 20, 25
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	113.6m	Depth (metres/feet)	225.38m
Width (metres/feet)	113.6m	Lot area (m ² / ft ² or hectares/acres)	4 acres
Municipal Civic Address	825 St. George Street		

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):

Locate a double decker bus "chip wagon" (to sell french fries and meat pies) in the required front yard set back of Len Mill Store on St. George Street.

Please explain the nature and extent of the amendment requested (assistance is available):

Request relief 12m from the required setback of 15m. the bus will be located 3.0 metres from the front property line along St. George Street.

- To permit a double decker bus to be used as a mobile refreshment vehicle requiring relief of:

→ 12m (40') from required 15m (49.21') to permit front yard setback of 3m (9.21').

MINOR VARIANCE

Please explain why it is not possible to comply with the provision of the zoning by-law:

The bus needs to be located where it will get good exposure to potential customers with adequate parking close by. The existing building (Lens Mill Store) is located at or near the minimum setback. The bus is 2.8m x 9.1m and will be parked in east/west orientation so that the service window will face south, this will enable people to park in the parking lot and walk up to the service window to purchase their food.

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential with special provision 4.7.3.1 Lens Mill Store

Present zoning:

Shopping Centre Commercial(CSC) Zone A take out restaurant including a "chip wagon" is a permitted use by definition within the zoning by-law.

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:

See attached air photo of site

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

Many years

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

MINOR VARIANCE

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:

The bus is 2.8 m wide and 9.1m long. The bus is a double decker English bus which has been converted to a "chip wagon" take-out resturant .

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

It will be relocated to the proposed location as soon as approval is given.

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:

The date the subject lands was acquired by the current owner:

Present use of the subject lands:

commercial retail use

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

Many years

Existing use of abutting properties:

Surrounding uses are residential

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



MINOR VARIANCE

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:

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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:



MINOR VARIANCE

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☒ No

G. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment 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 Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes distance <input type="checkbox"/> No _____

MINOR VARIANCE

Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____

H. SERVICING AND ACCESS

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)

If 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 subject lands:

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

If other, describe:

Name of road/street:

St. George Street

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☒ Yes ☐ No

If yes, describe:

Would like to be open for early April.

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.

We have attended the site to examine the impact of the proposed location with respect to vehicles accessing the parking lot and St. George Street. There does not appear to be any problem with sight line obstructions caused by the location of the bus.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-334-020-054-00-0000

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: 10/22/2009

Owner	NORFOLK KNITTERS LTD	Property Lot		Former Municipality	Nanticoke
Civic Address	825 ST GEORGE ST Unit 00901	Block		Plan	
Legal Description	LOT 20 PT LOT 25	Part		Reference Plan	
Zoning	CG	Concession		Extension to a Non-conforming use?	
By-law		Current Use of Property		Township	
		Proposed Use of Property			

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area		0.00		0.00	0.00	0.00
b) Lot Frontage		0.00		0.00	0.00	0.00
c) Front Yard Setback	15.00	49.21	3.00	9.84	12.00	40.00
d) Exterior Side Yard		0.00		0.00	0.00	0.00
e) Interior Side Yard (Rt)		0.00		0.00	0.00	0.00
f) Interior Side Yard (Lt)		0.00		0.00	0.00	0.00
g) Rear Yard		0.00		0.00	0.00	0.00
h) Dwelling Unit Area		0.00		0.00	0.00	0.00
i) % Lot Coverage					0.00	
j) Height of Building		0.00		0.00	0.00	
k) Accessory Building		0.00		0.00	0.00	0.00
Accessory Building Comments						
l) Parking		0.00		0.00	0.00	0.00
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:

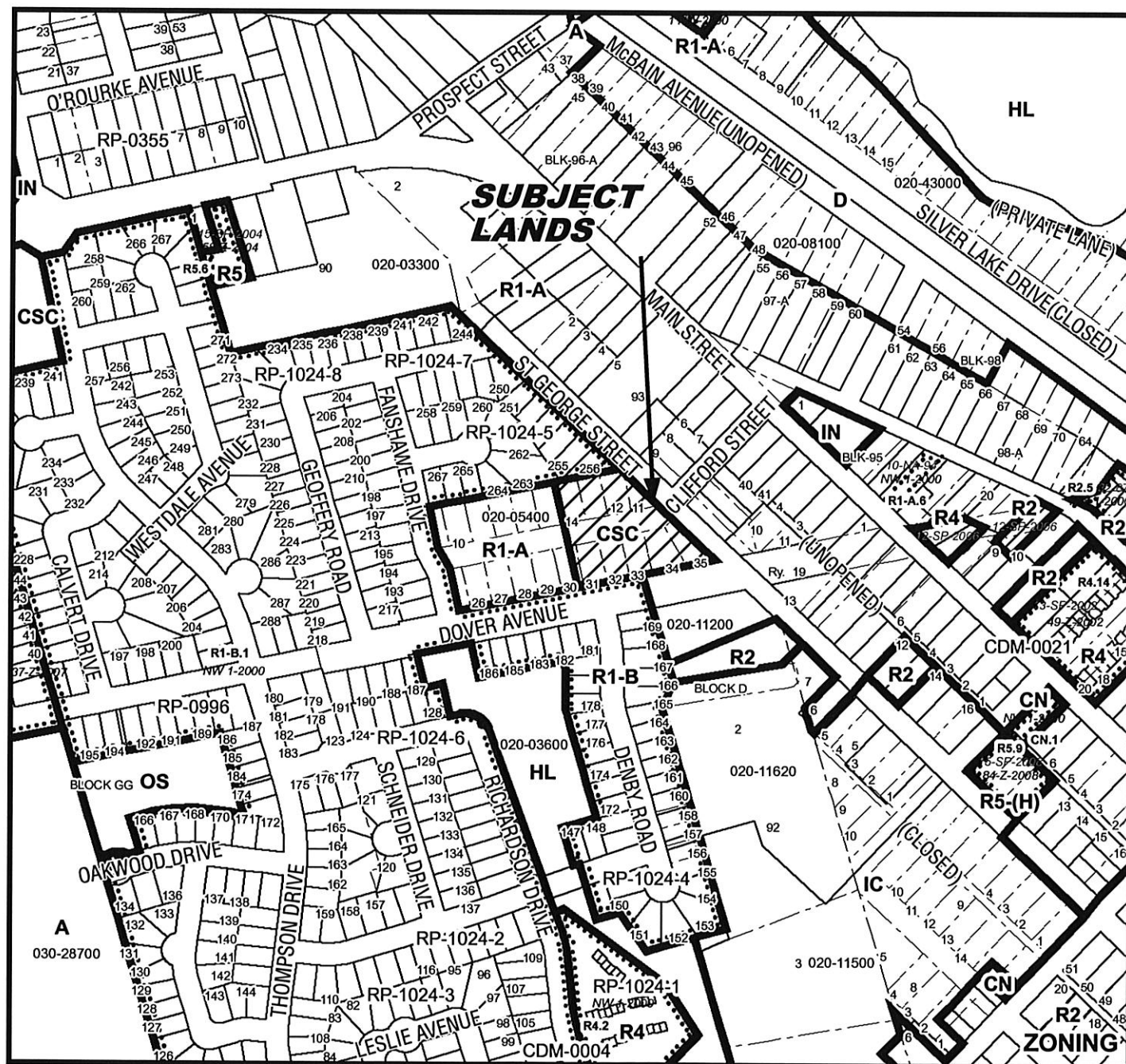
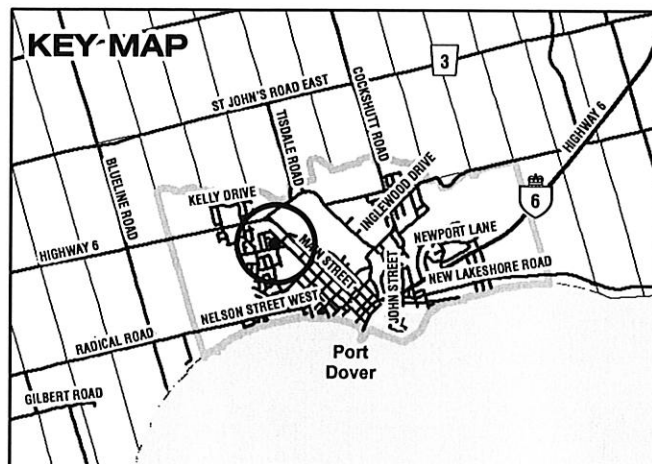
Owner/Applicant

Building Inspector

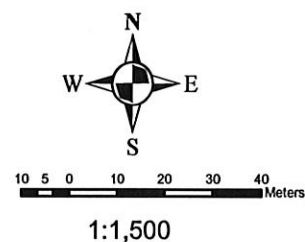
Instructions:

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:

JOHN ALAN HOPKINS. 369 NEW LAKESHORE RD. PORT DOVER
Name Address NOAIN3



Urban Area of PORT DOVER



MAP 3

File Number: AN-012/2010

Urban Area of PORT DOVER



6 3 0 6 12 18 24 Meters

1:1,000

