



**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:

March 14TH, 2007

FILE NO.: AN-013/2007

ASSESSMENT ROLL NO.: 3310-334-030-6340

APPLICANT:

Dovercraft Marine Ltd, 15 Jaylin Crescent SS 4, Port Dover, ON N0A 1N7

AGENT:

J. Douglas Sheppard, 58 Peel Street, Simcoe, ON N3Y4T2

LOCATION:

Lots 11, 12, 13, 14, Part of Lot 15, Registered Plan 439 WDH (15 Jaylin Crescent, Port Dover)

PROPOSAL:

- Relief of 0.29 m (0.95 ft) from the required 3 m (9.84 ft) to permit an left interior side yard setback of 2.71 m (8.89 ft) for an existing building.

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

CIRCULATION DATE: February 28th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

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

FAX: (519) 428-3069 EMAIL: shirley.cater@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.

ORIGINAL
WILL BE MAILED
TO YOU

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

SHEPPARD, MacINTOSH & LADOS
BARRISTERS, SOLICITORS, NOTARIES PUBLIC

58 PEEL STREET, P.O. BOX 677
SIMCOE, ONTARIO N3Y 4T2
TEL: (519) 426-1382

TRUST

26907

29-Jan-07

26907

00/100

\$100.00

THE
SUM
OF

*** One Hundred ***

PAY TO
THE
ORDER
OF

Long Point Region Conservation Authority

for and on behalf of
SHEPPARD, MacINTOSH & LADOS
TRUST ACCOUNT

ROYAL BANK OF CANADA
SIMCOE, ONTARIO

AN-13/2007
Dovercraft Marine

Judy Vankal

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

026907 04662003

1224187

Property Assessment Roll Number:

33-10- 334 030 6340
(to be provided by applicant/agent)



Office Use

File No. AN-013/2007
Date Submitted January 23, 2007
Date Received January 23, 2007
Sign Issued January 23, 2007

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

1. Name of Owner Dovercraft Marine Ltd. Phone No. (519) 583-1666
Address 15 Jaylin Crescent ss 4 Fax No. _____
Port Dover, ON Postal Code N0A 1N7
E-mail _____
2. Agent (if any) J. Douglas Sheppard Phone No. (519) 426-1382
Address 58 Peel Street Fax No. (519) 426-1392
Simcoe, ON Postal Code N3Y 4T2
E-mail lawyers@sheppardmacintosh.com

Please specify to whom all communications be sent: ☐ Owner ☒ Agent

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

① Royal Bank of Canada → 180 Wellington Street, West
3rd Floor, Toronto Ontario, M5J 1J1

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Woodhouse
Urban Area or Hamlet Norfolk County
Concession Number _____ Lot Number _____
Registered Plan Number 439 Lot(s)/Block(s) 11, 12, 13, 14, Part & Lot 15
Reference Plan Number _____ Part Number(s) _____
Civic Address 15 Jaylin Crescent, Port Dover, ON, N0A 1N7

2. Dimensions of Land Affected: Irregular Shape

Frontage: 72.651 m.
(ARC) 238.356 ft.

Depth: 119.230 m. SW corner to
391.175 ft. NW corner

Width: 51.770 m. - S-E corner
to
169.849 ft. NE corner

Area: 8560 m².
92,139 ft².

See appendices "A" and "B"

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.)

Property currently does not comply with By-Law NW-1-2000 development standards, section 6.7.3(e) minimum interior side yard - Want to rectify this situation.

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

By-Law NW-1-2000 requires properties to have a minimum interior side yard of 3 m, however a 2-Storey metal clad building exists on the property. This building creates an interior side yard of 2.71 m. We are seeking approval of a minor variance and relief from the by-law of 0.29 m (0.95 ft).

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

The building already exists and is in violation of the by-law.

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 Appendix "C" ; Building Height = 27 ft.
Ground Floor Area = 4000 square feet
Gross Floor Area = 5200 square feet (upstairs 1200 ft.²)

Date of Construction of all building and structures on the subject land: 1994 / 95

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)

None

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

N/A

3. Date of acquisition of the subject land: August 20, 2001
4. Existing use of the subject property: Marina
5. Length of time the existing uses of the subject property have continued: greater than 20 yrs.
6. Existing use of abutting properties: Marina

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) ☐

(holding tank)

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 Jaylin Crescent

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Floodway

2. What is the existing zoning of the subject land: CMT

(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. *See Appendix B*
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. *See Appendix C*
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. *See Appendix B*
4. The current use(s) of adjacent lands. *Marina*
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. *N/A*
7. The location and nature of any restrictive covenant or easement affecting the subject land. *N/A*



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-334-030-634-00-0000

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

Property Information

Issue Date:

Owner	DOVERCRAFT MARINE LIMITED	Property Lot	11, 12, 13, 14, 15	Former Municipality	Port Dover.
Civic Address	15 JAYLIN CRES	Block		Plan	439.
Legal Description	PDOV PLAN 439 LOTS 11 TO 14	Part		Reference Plan	
Zoning	CMT	Concession		Extension to a Non-conforming use?	
By-law	NW-1-2000	Current Use of Property	Commercial Building	Township	
		Proposed Use of Property	Commercial Building		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area						
b) Lot Frontage						
c) Front Yard Setback						
d) Exterior Side Yard						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)	3	9.84	2.71	8.89	0.29	0.95
g) Rear Yard						
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:

[Signature]

Owner/Applicant

[Signature]

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

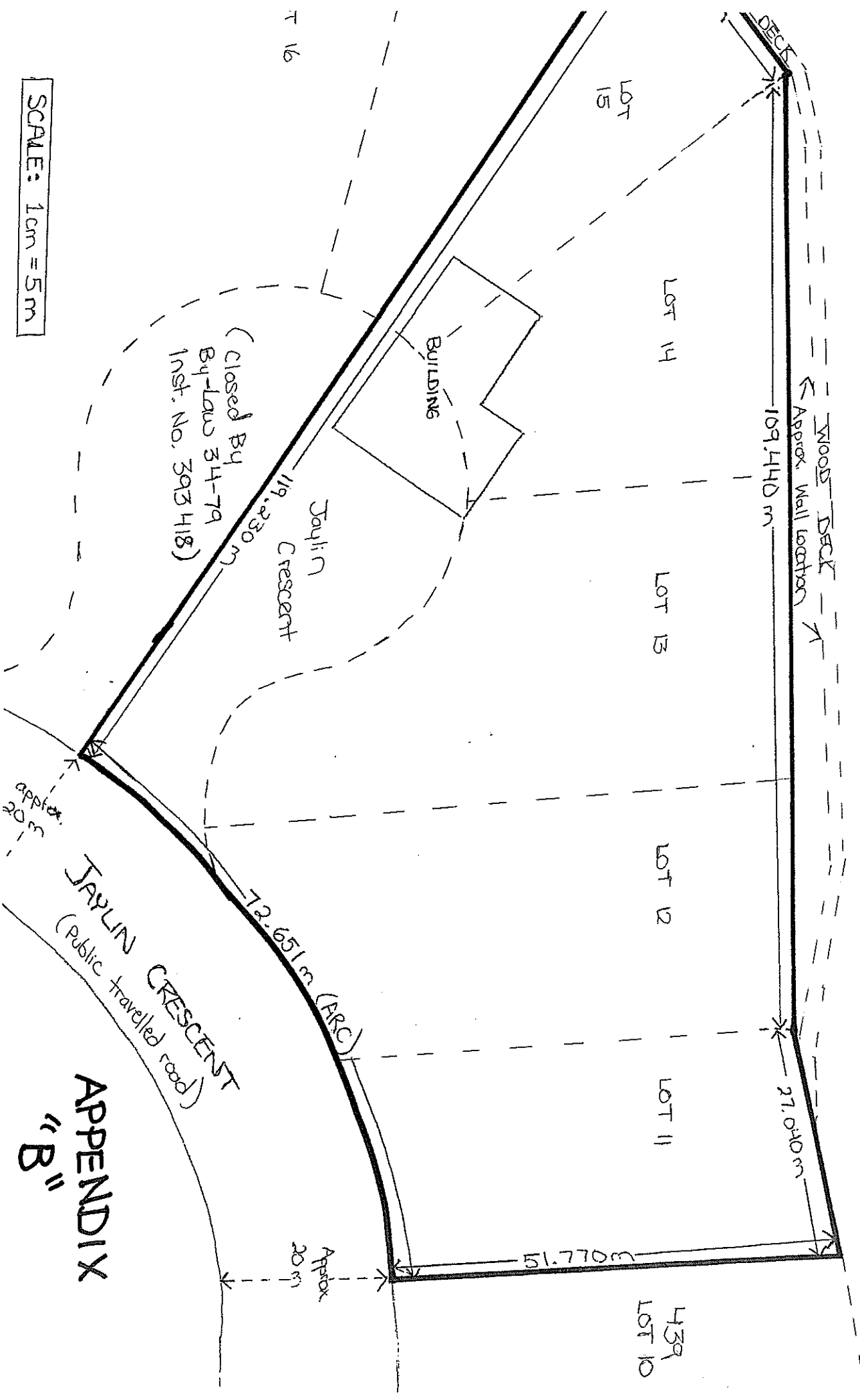
Address

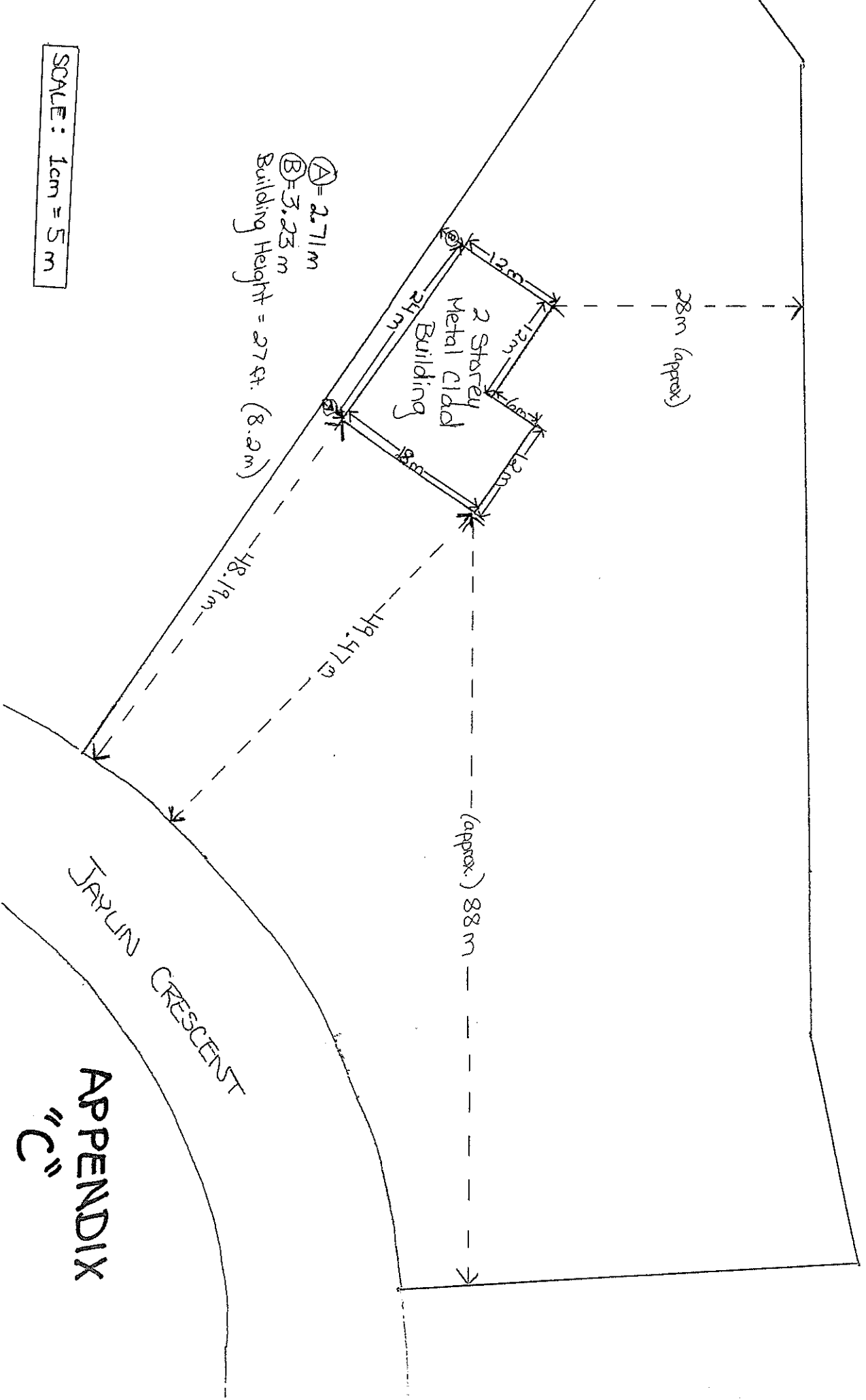
Frontage (Arc): 72.651 m
238.356 ft

Distance from Jaylin Crescent (SE corner) to NE corner of property: 51.770 m
169.849 ft

Area (rough estimate): 8,560 m²
92,139 ft²

Black Creek





SCALE: 1cm = 5 m

(A) = 2.71 m
 (B) = 3.23 m
 Building Height = 27 ft. (8.2 m)

APPENDIX "C"

MAP 1

File Number: AN-013/2007
Urban Area of PORT DOVER



L A K E E R I E

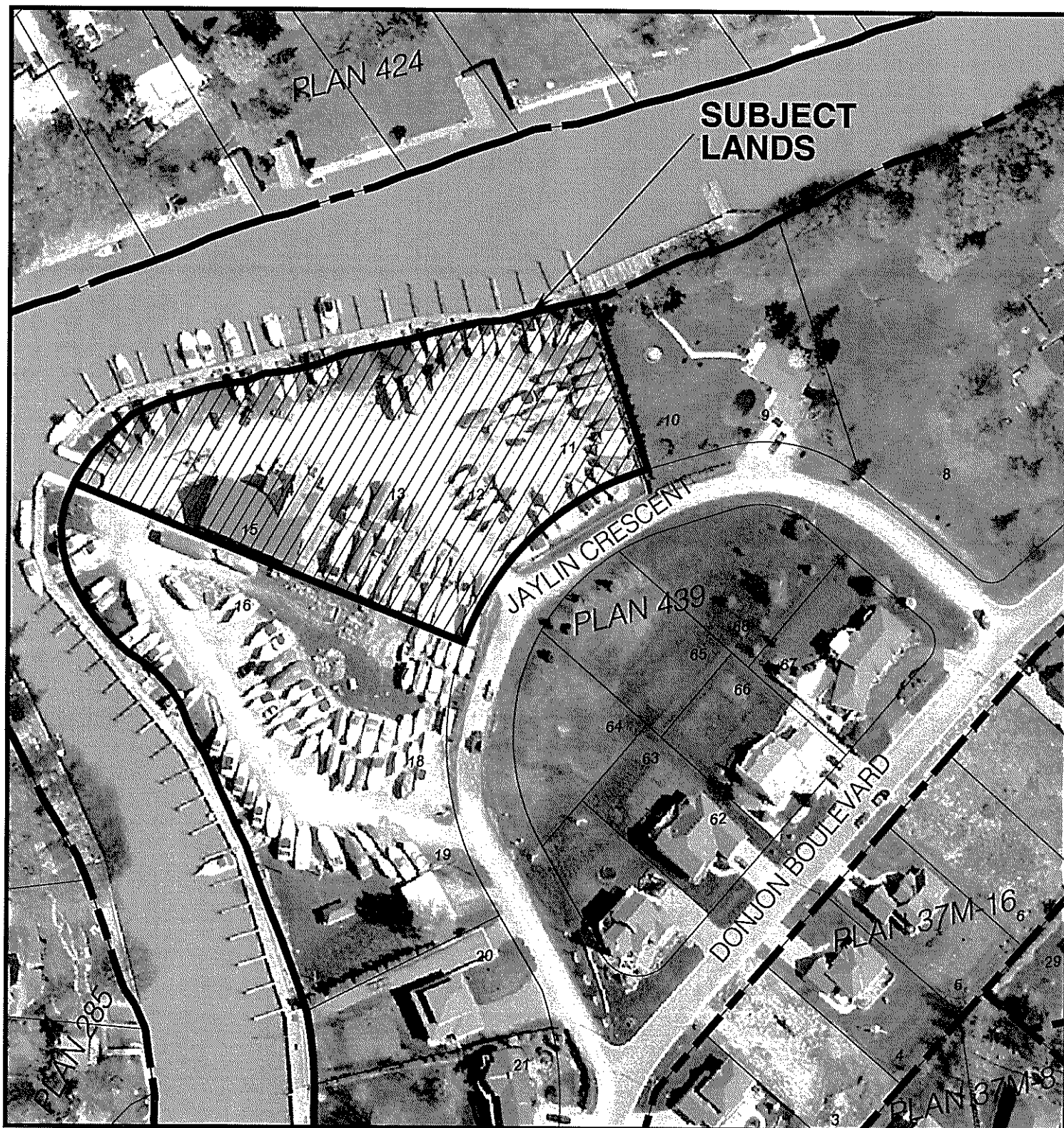
Port Dover

MAP 2

File Number: AN-013/2007
Urban Area of PORT DOVER

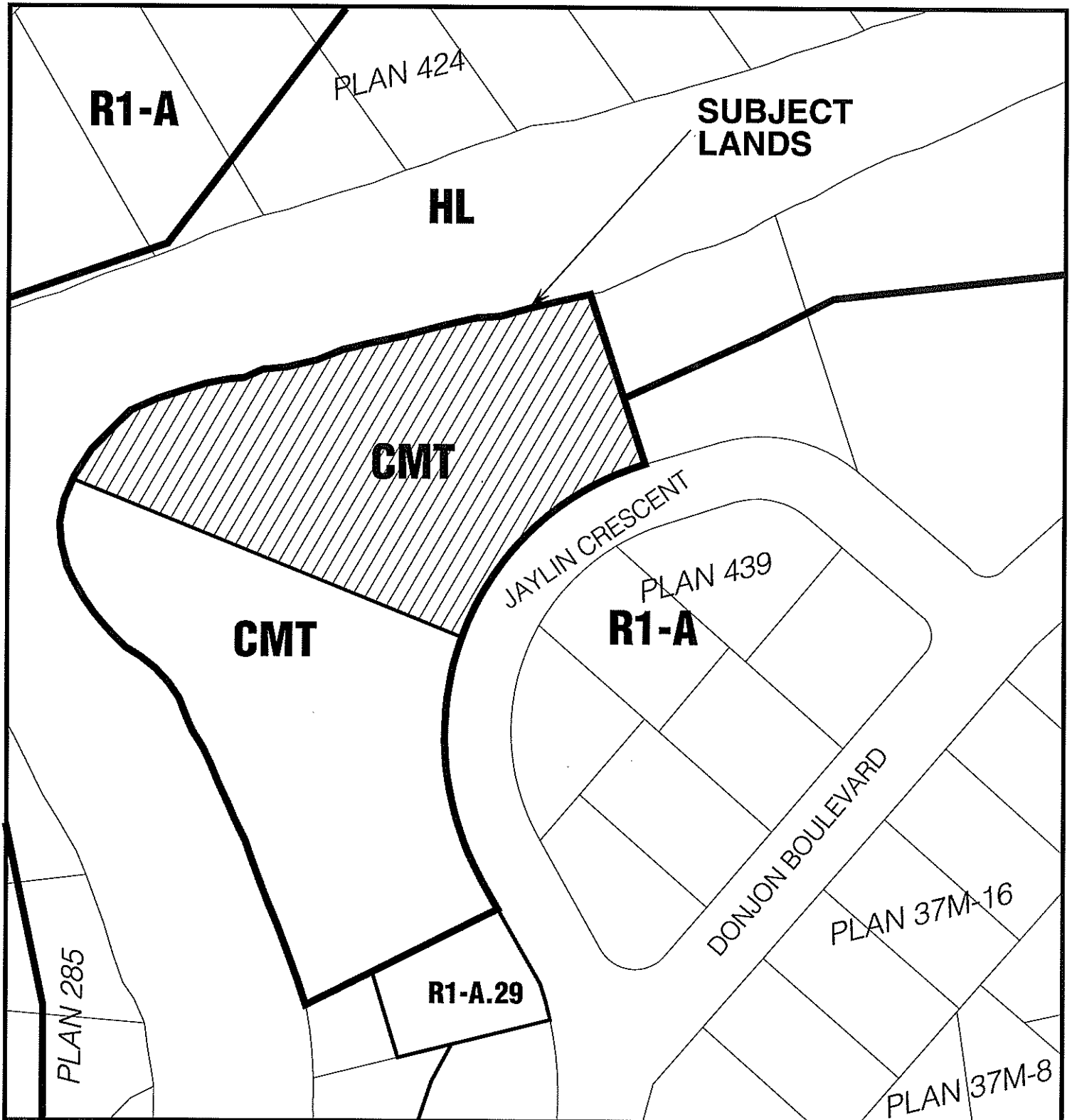
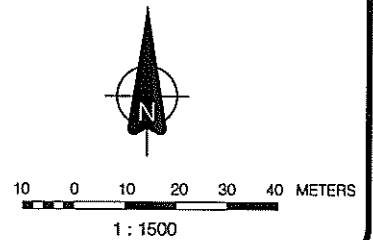


10 0 10 20 30 40 METERS
1 : 1500



MAP 3

File Number: AN-013/2007
Urban Area of PORT DOVER



File Number: AN-013/2007
Urban Area of PORT DOVER

