



**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 14<sup>TH</sup>, 2007**

**FILE NO.: AN-016/2007**

**ASSESSMENT ROLL NO.: 3310-337-040-31200**

**APPLICANT:**

Elaine Millar and William Montgomery, 30 Lakeview Avenue, Port Dover, ON N0A 1N8

**AGENT:**

Joe Zimba, 43 Lakeview Avenue, Port Dover, ON N0A 1N8

**LOCATION:**

Lot 101, Plan 348 WDH (30 Lakeview Ave, Port Dover)

**PROPOSAL:**

- Relief from Section 3.9 (d) of the zoning by-law: relief of 0.3 m (1.2 ft) from the maximum extension of an overhang/canopy into rear yard of 1.5 m (5 ft) to permit an overhang of 1.8 m (6.2 ft)

- |   |   |
|---|---|
| <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 checked="" type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway                               |
| <input type="checkbox"/> Conservation Authority                |

**CIRCULATION DATE: February 28<sup>th</sup>, 2007**

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**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**

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**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- 337-040-31200  
(to be provided by applicant/agent)

See also 4-2-2006  
ZN-068/2006



Office Use

File No. File-AN-016/2007  
Date Submitted Feb. 19/07  
Date Received Feb 19/07  
Sign Issued " "

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

- See also 4-2-2007

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

- ELAINE MILLAR
1. Name of Owner WM. MONTGOMERY Phone No. 519 583 2159  
Address 30 LAKEVIEW AVE Fax No. \_\_\_\_\_  
PORT DOVER Postal Code NOA 1N8  
E-mail wmmontgomery@cable
2. Agent (if any) JOE ZIMDA Phone No. 519-583-3744  
Address 43 LAKEVIEW AVE Fax No. 519-583-2159  
PORT DOVER NOA 1N8 Postal Code NOA 1N8  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township Woodhouse (Port Dover)  
Urban Area or Hamlet Port Dover  
Concession Number \_\_\_\_\_ Lot Number \_\_\_\_\_  
Registered Plan Number 348 Lot(s)/Block(s) Lot 101  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Civic Address 30 Lakeview Ave.

2. Dimensions of Land Affected:

Frontage: 18.29 m.  
60 ft.

Depth: 41.15 m.  
135 ft.

Width: \_\_\_\_\_ m.  
\_\_\_\_\_ ft.

Area: 376.2 m<sup>2</sup>.  
4050 ft<sup>2</sup>.

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

☐ Yes

☒ No

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

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**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.)

Need to have a deck on the rear of house  
with a overhang.

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

Relief from Section 3.9 (d) to  
to seek relief of 0.3m (1.2ft) from the maximum  
extension of an overhang/canopy into rear yard  
of 1.5m (5.0ft) to permit an overhang of  
1.8m (6.2ft).

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

not enough room in the rear yard.

**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 attached diagram

Date of Construction of all building and structures on the subject land: approx 10 years  
ago  
(previous house  
burned).

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

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

deck & overhang

3. Date of acquisition of the subject land: 2002
4. Existing use of the subject property: residential
5. Length of time the existing uses of the subject property have continued: over 40-50 years
6. Existing use of abutting properties: resid to south & west, north  
agric. to east

## 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 Lakeview

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: Urb. Resid.
2. What is the existing zoning of the subject land: R2-10 - amended by  
(if required, assistance is available for questions 1 and 2 above) 4-2-2007

**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

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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

*Application to amend ZBL approved Jan 23/07  
4-2-2007*

**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 33-10-337-040-312-00-0000

File AN-616/2007

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: 02/19/2007

Owner	MONTGOMERY WILLIAM DAVID MILLAR ELAINE FRANCES	Property Lot	101	Former Municipality	Nanticoke
Civic Address	30 LAKEVIEW AVE	Block		Plan	348
Legal Description	WDH PLAN 348 LOT 101	Part		Reference Plan	
Zoning	R2	Concession		Extension to a Non-conforming use?	
By-law	NW 1-2000	Current Use of Property	2 Dwl units.	Township	Port Dover.
		Proposed Use of Property	2 Dwl units.		

## 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)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						

Accessory Building Comments

l) Parking	OK. 3.7.1-(c)	3 m	9.8 ft.	1.8	6 ft.	1.2 m	3.8 ft.	OK.
m) Other	3.9-(d)	1.5 m	5.0 ft.	1.8 m	6.2 ft.	0.3 m	1.0 ft.	

Other Clause:

3.7.1-(c)

3.9-(d)

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:

*Joe Zimba*  
Owner/Applicant

*Bruce [Signature]* Feb 19/07  
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:

Joe Zimba

Name

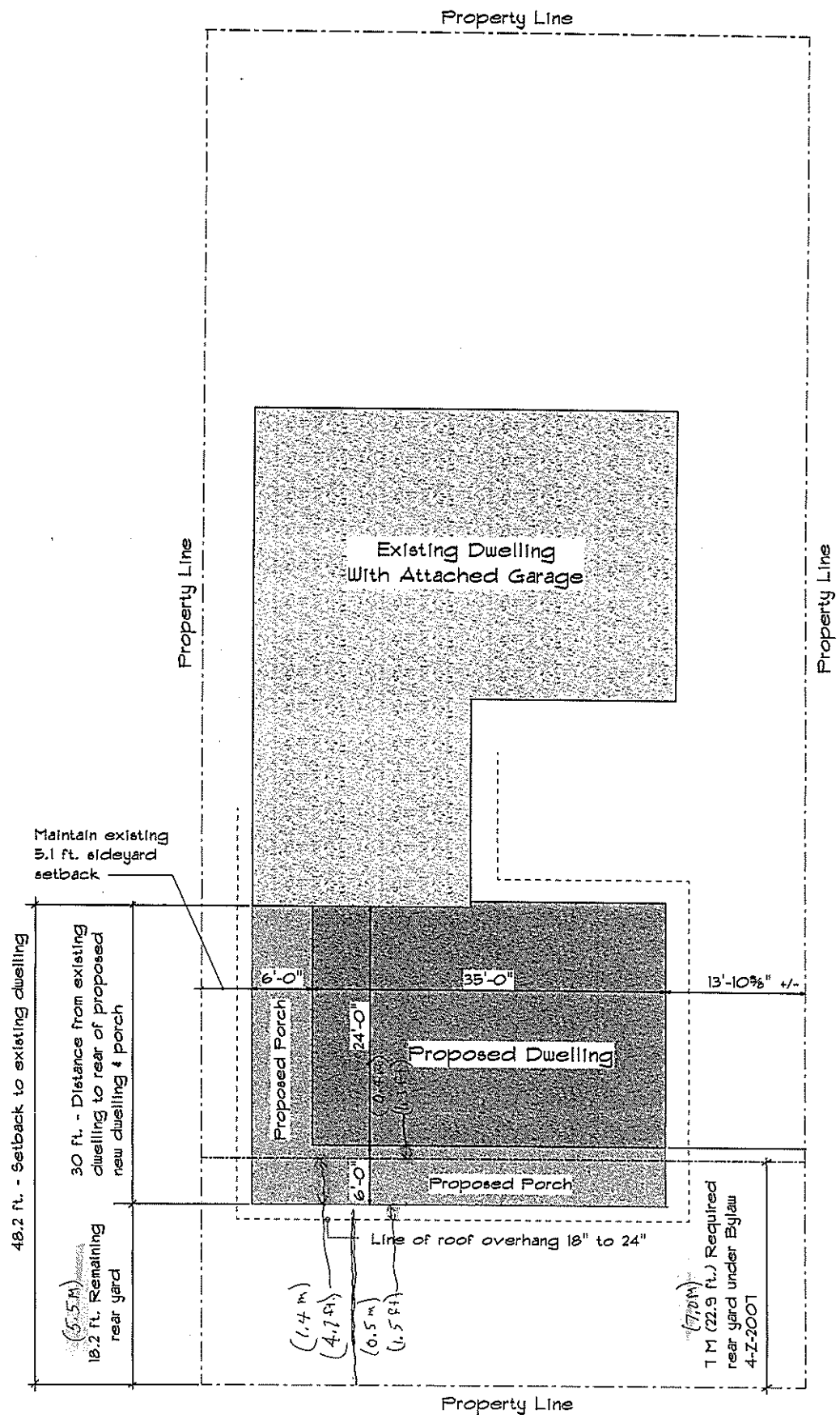
43 LAKEVIEW AVE PORT DOR

Address

NOR 1N8



30 Lakeview Ave.



# MAP 1

File Number: AN-016/2007

Geographic Township of WOODHOUSE

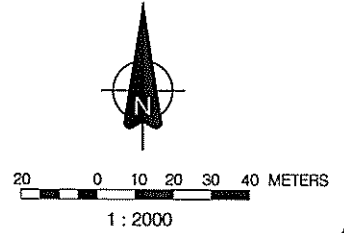


L A K E   E R I E

*Port Dover*

## MAP 2

File Number: AN-016/2007  
Geographic Township of WOODHOUSE



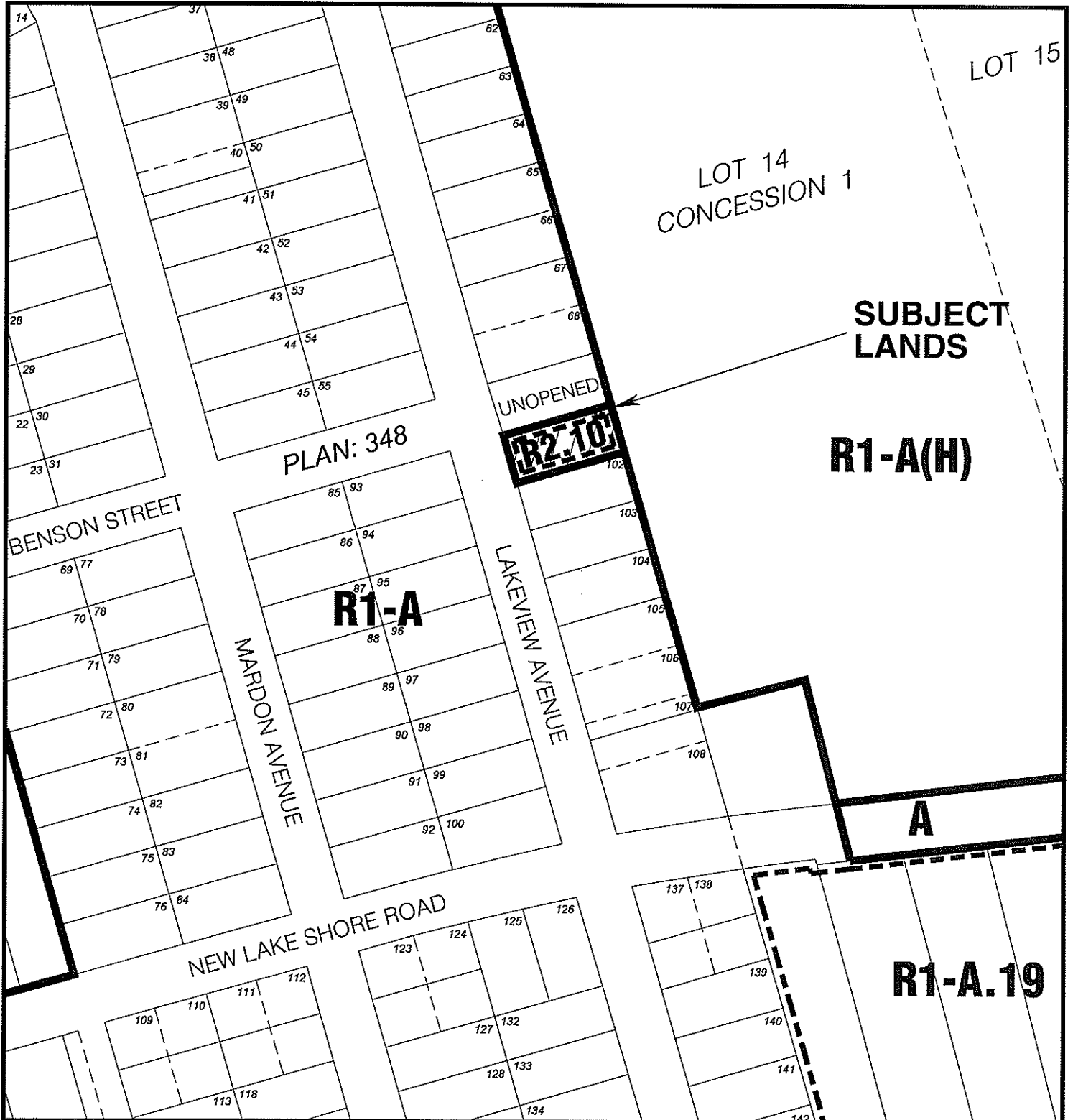
# MAP 3

File Number: AN-016/2007

Geographic Township of WOODHOUSE



20 0 10 20 30 40 METERS  
1 : 2000



**File Number: AN-016/2007**  
**Geographic Township of WOODHOUSE**

