



**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:

**April 11<sup>TH</sup>, 2007**

**FILE NO.: AN-020/2007**

**ASSESSMENT ROLL NO.: 3310-334-010-35900**

**APPLICANT:**

David, Beverley and David E Cowan, 10 Chapman Street East, Port Dover, ON N0A 1N0

**AGENT:**

R.C. Dixon, O.L.S., 51 Park Road, Simcoe, ON N3Y 4J9

**LOCATION:**

Plan 207, Block 41, Part Lots 25 and 26 PTDOV (10 and 12 Chapman Street)

**PROPOSAL:**

10 Chapman Street (Part One 3310-334-010-35900)

- Relief of 68.3 m<sup>2</sup> (735.2 ft<sup>2</sup>) from the required 450 m<sup>2</sup> (4,843.9 ft<sup>2</sup>) to permit a lot area of 381.5 m<sup>2</sup> (4,107 ft<sup>2</sup>); relief of 5.43 m (17.81 ft) from the required 15 m (49.2 ft) to permit a lot frontage of 9.57 m (31.4 ft); relief of 3.52 m (11.55 ft) from the required 6 m (19.7 ft) to permit a front yard setback of 2.48 m (8.15 ft); relief of 0.545 m (1.79 ft) from the required 1.2 m (3.9 ft) to permit a right interior side yard of 0.66 m (2.15 ft); relief of 0.76 m (2.49 ft) from the required 3 m (9.8 ft) to permit a left interior side yard of 2.24 m (7.35 ft)

12 Chapman Street (Part Two 3310-334-010-36000)

- Relief of 64.9 m<sup>2</sup> (698.6 ft<sup>2</sup>) from the required 450 m<sup>2</sup> (4,843.9 ft<sup>2</sup>) to permit a lot area of 385.1 m<sup>2</sup> (4,144 ft<sup>2</sup>); relief of 5.43 m (17.81 ft) from the required 15 m (49.2 ft) to permit a lot frontage of 9.57 m (31.4 ft); relief of 3.51 m (11.52 ft) from the required 6 m (19.7 ft) to permit a front yard setback of 2.49 m (8.17 ft); relief of 0.6 m (1.97 ft) from the required 3 m (9.8 ft) to permit a right interior side yard of 2.4 m (7.9 ft); relief of 0.514 m (1.69 ft) from the required 1.2 m (3.94 ft) to permit a left interior side yard of 0.686 m (2.25 ft)
- To recognize zoning deficiencies resulting from the severance of one lot with two existing dwellings

- |  |  |
|--|--|
| <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 checked="" 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                |

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

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Scott Peck, MCIP, RPP

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

(519) 875-4485 ext 234

**FAX: (519) 875-4789 EMAIL: t.scott.peck@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.

## MINOR VARIANCE

Office Use:

File Number:

Related File:

Date Submitted:

Date Received:

Sign Issued:

AN-20/07

BA-24/07

Mar. 19/07

"

"

AB.

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: 3310-334-010-359 and 010-360

\* App'n. recorded  
in Cityview on  
010-359

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<sup>1</sup> David, Beverley & David E. Cavan

Phone #

(519) 583-9710

Address

10 Chapman St. E.

Fax #

Port Dover NEAIND

E-mail

davecavan@cablerocket.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

R. C. Dixon, O.L.S.

Phone #

(519) 426-0842

Address

51 Park Road

Fax #

426-1034

Simcoe N3Y4J9

E-mail

surveyors@amtelecom.net

Name of Owner<sup>2</sup>

same as applicants

Phone #

Address

Fax #

E-mail

<sup>2</sup> 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 <sup>3</sup>:

☐

Applicant

☒

Agent

☐

Owner

<sup>3</sup> 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:



## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	<u>Port Dover</u>
Concession Number	Lot Number(s)	
Registered Plan Number	Lot(s) or Block Number(s)	<u>Lots 25+26 Block A1</u>
Reference Plan Number	Part Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	<u>40.5 m / 133'</u>
Width (metres/feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>766.8 m<sup>2</sup> / 8251 ft<sup>2</sup></u>
Municipal Civic Address		<u>10 and 12 Chapman Street</u>

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):

Splitting the property will create deficiencies in frontage, area and for new side-yards. Other existing legal non-conforming deficiencies are being included to clear future concerns.

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

<u>10 Chapman (Part One)</u>	<u>12 Chapman (Part Two)</u>
Relief of: <u>68.3 m<sup>2</sup> of lot area</u>	Relief of: <u>64.9 m<sup>2</sup> lot area</u>
<u>5.43 m of frontage</u>	<u>5.43 m lot frontage</u>
<u>3.52 m of front yard setback</u>	<u>3.51 m front yard setback</u>
<u>0.545 m of interior side yard (Right)</u>	<u>0.6 m interior side yard (Right)</u>
<u>0.76 m of " " (Left)</u>	<u>0.514 m " " (Left)</u>

to recognize zoning deficiencies resulting from the severance of one lot with two existing dwellings.

## MINOR VARIANCE

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

2 buildings exist on one lot - zoning requirements not met

### D. PROPERTY INFORMATION

Present official plan designation(s): Residential

Present zoning: Downtown Commercial (CD)

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:

2 dwellings are to be retained - see attached plan.

If known, the date existing buildings or structures were constructed on the subject lands:  
previous to 1950.

If an addition to an existing building is being proposed, please explain what will it 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:

n/a

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

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:

2006

Present use of the subject lands:

Res.

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

Existing use of adjoining properties:

residential to northeast commercial to southwest

## 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:

Local Knowledge

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:

same lands

Purpose:

sever a parcel with dwelling from a parcel with two dwellings

Status/décision:

## MINOR VARIANCE

Effect on the requested amendment:

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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:

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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:

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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	<input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
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	<input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>30'</u> distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance

## MINOR VARIANCE

### H. SERVICING AND ACCESS

Indicate what services are <sup>existing</sup> 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:

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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:

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Name of road/street:

Chapman Street



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☐ Yes      ☐ No

If yes, describe:

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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.

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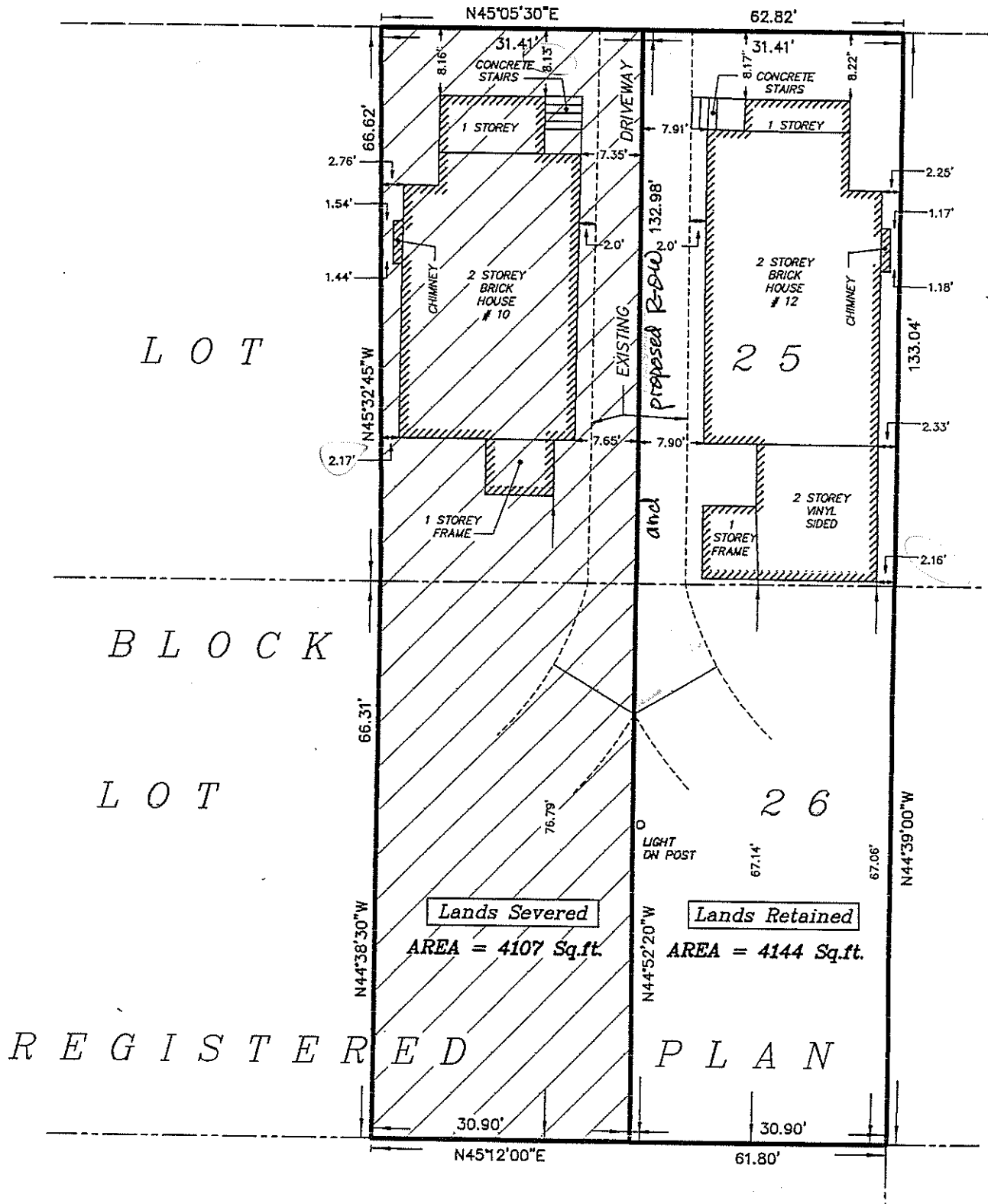
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REGISTERED PLAN 207

IN THE  
TOWN OF PORT DOVER  
NORFOLK COUNTY

SCALE: 1" = 15'  
JEWITT AND DIXON LTD.  
MARCH 8, 2007

CHAPMAN STREET  
(66.00' WIDE) (R.P. 207)



Plumbing Permit			Building/Plumbing?			Water?			Sewer?		
Residential?	<input type="checkbox"/>	Other?	<input type="checkbox"/>	Water Closet	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Sump	<input type="checkbox"/>	Urinal	<input type="checkbox"/>
Non-Combustible?	<input type="checkbox"/>	Barrier Free?	<input type="checkbox"/>	Lavatory	<input type="checkbox"/>	Laundry Tub	<input type="checkbox"/>	Floor Drain	<input type="checkbox"/>	Eye Wash	<input type="checkbox"/>
Fire Separations?	<input type="checkbox"/>	Fire Stop?	<input type="checkbox"/>	Shower	<input type="checkbox"/>	Clothing Washer	<input type="checkbox"/>	Pressure Pump	<input type="checkbox"/>	Interceptor	<input type="checkbox"/>
				Bathtub	<input type="checkbox"/>	Hot Water Tank	<input type="checkbox"/>	Roof Hopper	<input type="checkbox"/>	Grease Trap	<input type="checkbox"/>
Total_fix_units	<input type="text"/>			Sink	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	Drinking Fountain	<input type="checkbox"/>	Other	<input type="checkbox"/>
<b>Plumbing Contractor</b> Name <input type="text"/> <input type="text"/> Phone ( ) - <input type="text"/> Fax ( ) - <input type="text"/> License # <input type="text"/>											
<b>Plumbing Comments</b> <input type="text"/>											
Septic System Required? <input type="checkbox"/>											

Part One

33-10-334-010-359-00-0000

Roll Number

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: <u>David, Rosemary &amp; David E Cousen</u>	Property Lot: <u>25</u>	Former Municipality: <u>Port Dover</u>
Civic Address: <u>10 Chapman St</u>	Block: <u>A1</u>	Plan: <u>207</u>
Legal Description: <u>P.L. 25 B1A1 RP. 207</u>	Part: <u></u>	Reference Plan: <u></u>
Zoning: <u>CD</u>	Concessor: <u></u>	Extension to a Non-conforming use? <u></u>
By-law: <u>NL01-2000</u>	Current Use of Property: <u>Residential</u>	Township: <u></u>
	Proposed Use of Property: <u>Residential</u>	

### Zoning Deficiency

#### DEVELOPMENT STANDARDS

#### Required (Meters/Feet)

#### Proposed

#### Deficiency

a) Lot Area	<u>381.7m</u>	<u>450sqm</u>	<u>381.7m</u>	<u>4107 ft<sup>2</sup></u>	<u>68.3m<sup>2</sup></u>	
b) Lot Frontage		<u>15</u>	<u>9.57m</u>	<u>31.4</u>	<u>5.43m</u>	
c) Front Yard Setback		<u>6</u>	<u>2.48m</u>	<u>8.13</u>	<u>3.52m</u>	
d) Exterior Side Yard						
e) Interior Side Yard (Rt)		<u>1.2</u>	<u>0.655m</u>	<u>2.17</u>	<u>0.545m</u>	
f) Interior Side Yard (Lt)		<u>3</u>	<u>2.24m</u>	<u>7.35</u>	<u>0.76m</u>	
g) Rear Yard		<u>7.5</u>	<u>23.4m</u>	<u>76.79</u>		
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						

Accessory Building Comment:

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

Part One

33-10-334-010-359-00-0000

Roll Number

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: <u>David, Beverly &amp; David F Cowan</u>	Property Lot: <u>25</u>	Former Municipality: <u>Port Dover</u>
Civic Address: <u>10 Chapman St</u>	Block: <u>A1</u>	Plan: <u>207</u>
Legal Description: <u>Pt. L-25 B1A1 RP.207</u>	Part: <u></u>	Reference Plan: <u></u>
Zoning: <u>CD</u>	Concessor: <u></u>	Extension to a Non-conforming use? <u></u>
By-law: <u>NW1-2000</u>	Current Use of Property: <u>Residential</u>	Township: <u></u>
	Proposed Use of Property: <u>Residential</u>	

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	<u>381.7m</u>	<u>450sqm</u>	<u>381.7m</u>	<u>4107 ft<sup>2</sup></u>	<u>68.3m<sup>2</sup></u>	
b) Lot Frontage		<u>15</u>	<u>9.57m</u>	<u>31.4</u>	<u>5.43m</u>	
c) Front Yard Setback		<u>6</u>	<u>2.48m</u>	<u>8'15"</u>	<u>3.52m</u>	
d) Exterior Side Yard						
e) Interior Side Yard (Rt)		<u>1.2</u>	<u>0.655m</u>	<u>2.15</u>	<u>0.545m</u>	
f) Interior Side Yard (Lt)		<u>3</u>	<u>2.24m</u>	<u>7.35</u>	<u>0.76m</u>	
g) Rear Yard		<u>7.5</u>	<u>23.4m</u>	<u>76.79</u>		
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						

Accessory Building Comment:

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

Plumbing Permit		Building/Plumbing?		Water ?		Sewer?					
Residential?	<input type="checkbox"/>	Other?	<input type="checkbox"/>	<input type="checkbox"/>	Water Closet	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Sump	<input type="checkbox"/>	Urinal
Non-Combustible?	<input type="checkbox"/>	Barrier Free?	<input type="checkbox"/>	<input type="checkbox"/>	Lavatory	<input type="checkbox"/>	Laundry Tub	<input type="checkbox"/>	Floor Drain	<input type="checkbox"/>	Eye Wash
Fire Separations?	<input type="checkbox"/>	Fire Stop?	<input type="checkbox"/>	<input type="checkbox"/>	Shower	<input type="checkbox"/>	Clothing Washer	<input type="checkbox"/>	Pressure Pump	<input type="checkbox"/>	Interceptor
				<input type="checkbox"/>	Bathtub	<input type="checkbox"/>	Hot Water Tank	<input type="checkbox"/>	Roof Hopper	<input type="checkbox"/>	Grease Trap
Total fix units	<input type="text"/>			<input type="checkbox"/>	Sink	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	Drinking Fountain	<input type="checkbox"/>	Other
<b>Plumbing Contractor</b> Name <input type="text"/> <input type="text"/> Phone ( ) - <input type="text"/> Fax ( ) - <input type="text"/> License # <input type="text"/>											
<b>Plumbing Comments</b> <input type="text"/>											
Septic System Required? <input type="checkbox"/>											

Part Two

33-10-334-010-360-00-0000

Roll Number

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: David, Beverly & David E Cowan	Property Lot: 25+26	Former Municipalit: Port Dover
Civic Address: 12 Chapman St	Block: 41	Plan: 207
Legal Description: P.L. 25+26 B.L. 41 R.P. 207	Part:	Reference Plan:
Zoning: CD	Concessor:	Extension to a Non-conforming use?:
By-law: N.W.1 - 2000	Current Use of Property: Residential	Township:
	Proposed Use of Property: Residential	

### Zoning Deficiency

#### DEVELOPMENT STANDARDS

#### Required (Meters/Feet)

#### Proposed

#### Deficiency

a) Lot Area	450m <sup>2</sup>	385.1m	4144ft <sup>2</sup>	64.9m <sup>2</sup>
b) Lot Frontage	15 m	9.57m	31'4"	5.43m
c) Front Yard Setback	6 m	2.49m	8'1"	3.51m
d) Exterior Side Yard				
e) Interior Side Yard (Rt)	3 m	2.4m	7'9"	0.6m
f) Interior Side Yard (Lt)	1.2m	0.686m	2'1"	0.514m
g) Rear Yard	7.5m	20.54m	67'1"	
h) Dwelling Unit Area				
i) % Lot Coverage				
j) Height of Building				
k) Accessory Building				

Accessory Building Comment:

l) Parking					
m) Other					

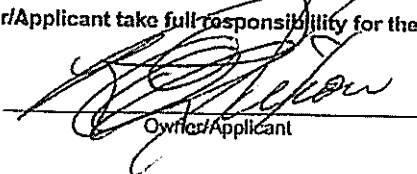
Other Clause:

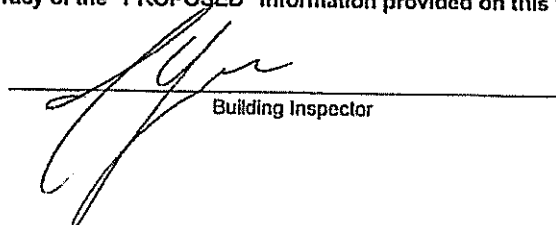
Other Description:

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

Part Two

33-10-334-010-360-00-0000

Roll Number

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: David, Beverly & David E Cowan	Property Lot: 25 & 26	Former Municipality: Port Dover
Civic Address: 12 Chapman St	Block: 41	Plan: 207
Legal Description: P.L. 25 & 26 Bl. 41 RP. 207	Part:	Reference Plan:
Zoning: CD	Concessor:	Extension to a Non-conforming use?
By-law: NW1-2000	Current Use of Property: Residential	Township:
	Proposed Use of Property: Residential	

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	450m <sup>2</sup>	385.1m	4144ft <sup>2</sup>	64.9m <sup>2</sup>	
b) Lot Frontage	15m	9.57m	31'4"	5.43m	
c) Front Yard Setback	6m	2.49m	8'1"	3.51m	
d) Exterior Side Yard					
e) Interior Side Yard (Rt)	3m	2.4m	7'9"	0.6m	
f) Interior Side Yard (Lt)	1.2m	0.686m	2'2"	0.514m	
g) Rear Yard	7.5m	20.54m	67'10"		
h) Dwelling Unit Area					
i) % Lot Coverage					
j) Height of Building					
k) Accessory Building					
Accessory Building Comment:					
l) Parking					
m) Other					

Other Clause:

Other Description:

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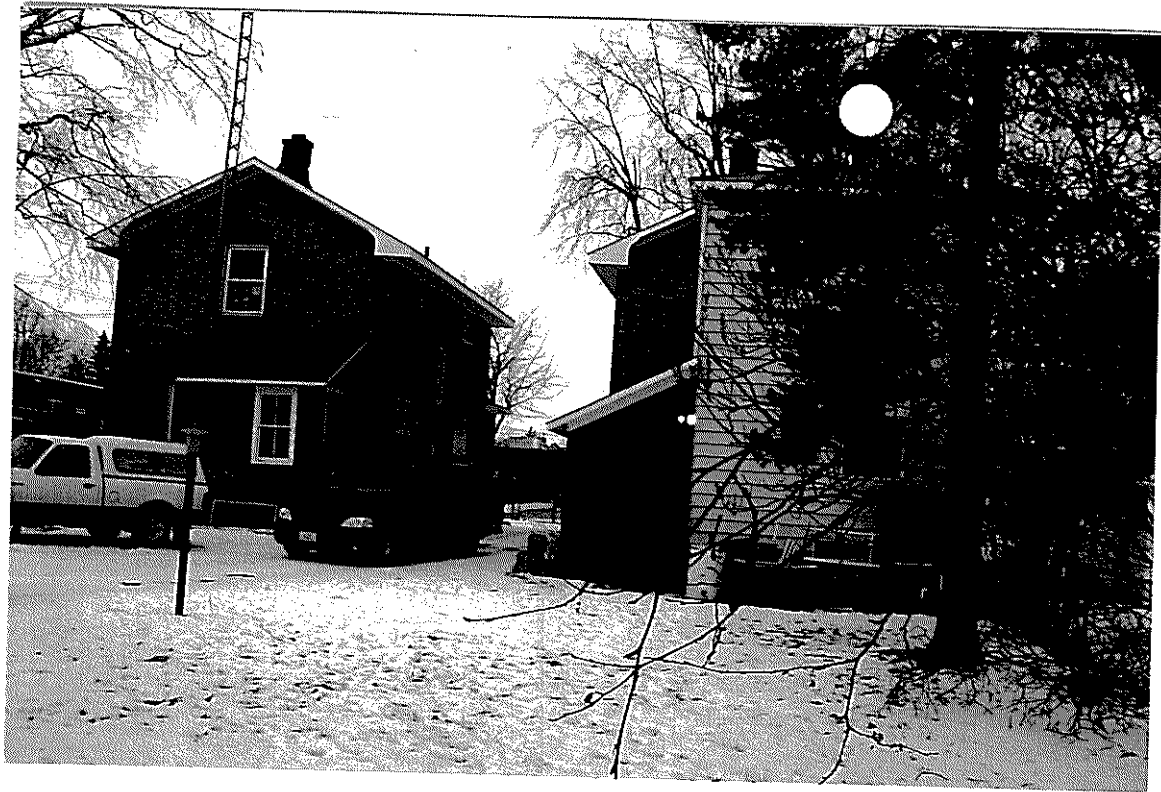
Signatures:

Owner/Applicant

Building Inspector







# MAP 1

File Number: BN-024/2007 & AN-020/2007

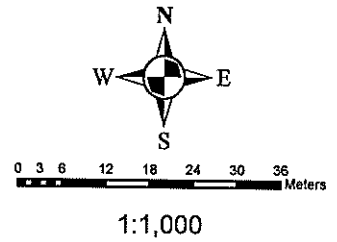
Urban Area of PORT DOVER



## MAP 2

File Number: BN-024/2007 & AN-020/2007

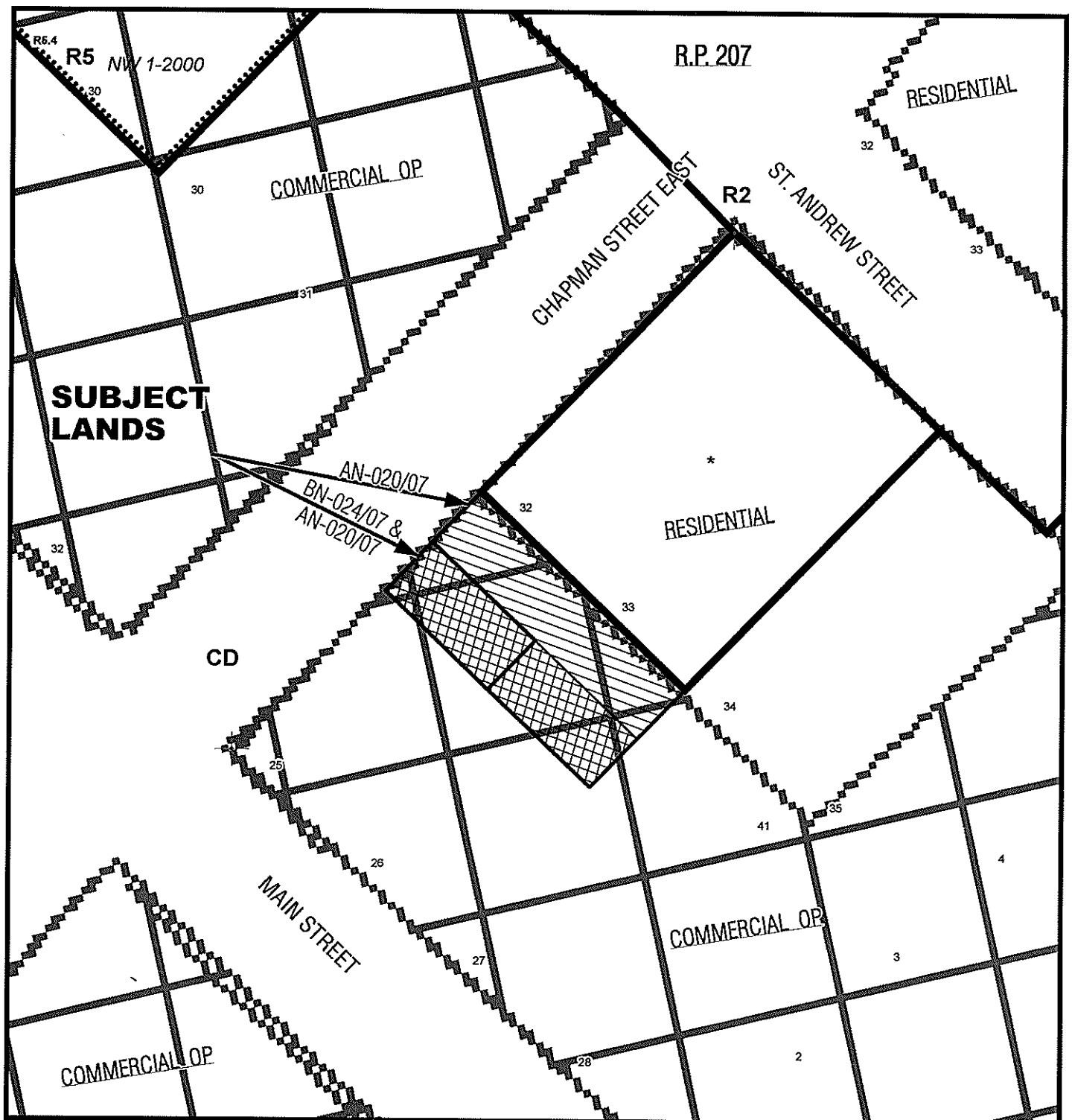
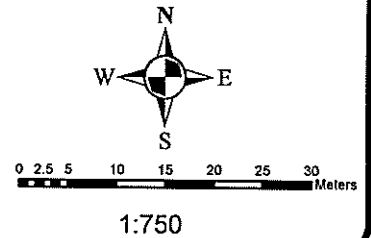
Urban Area of PORT DOVER



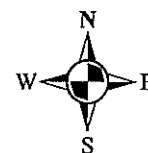
# MAP 3

File Number: BN-024/2007 & AN-020/2007

Urban Area of PORT DOVER



## Urban Area of PORT DOVER



1:500

