



**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:

**May 16<sup>TH</sup>, 2007**

**FILE NO.: AN-024/2007**

**ASSESSMENT ROLL NO.:** 3310-334-020-12900

**APPLICANT:**

Linda Milton, 818 Main Street, P.O. Box 1323, Port Dover, ON N0A 1N0

**LOCATION:**

Part Lot 9 and Part Railway Lot, Plan 207 PTDOV (818 Main Street, Port Dover)

**PROPOSAL:**

- Relief of 0.44 m (1.44 ft) from the required left interior side yard of 1.2 m (3.94 ft) to allow a setback of 0.76 m (2.49 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 type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway                    |
| <input type="checkbox"/> Conservation Authority     |

**CIRCULATION DATE: May 2<sup>nd</sup>, 2007**

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

Mary Elder, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1341

**FAX: (519) 428-3069 EMAIL: [mary.elder@norfolkcounty.on.ca](mailto:mary.elder@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 1835; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto: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

CORPORATION OF  
NORFOLK COUNTY

RECEIVED  
APR 24 2007

PLANNING DEPT.

Office Use:

File Number

AN-024/2007

Related File:

Date Submitted:

April 19, 2007

Date Received:

April 20, 2007

Sign Issued:

April 19, 2007

me

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- 334-620-129-00

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. \_\_\_\_\_

### A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> Ms LINDA MILTON Phone # 519 583 2672  
Address 818 MAIN ST., Box 1323 Fax # \_\_\_\_\_  
PORT DOVER, ON, N0A1N0 E-mail l.milton@Kwic.com

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

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
E-mail \_\_\_\_\_  
Name of Owner <sup>2</sup> As above. 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 mortgagees, charges or other encumbrances on the subject lands:

CANADIAN IMPERIAL BANK OF COMMERCE (C.I.B.C)  
5, NORFOLK ST., SIMCOE, ON.

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township PORT DOVER. Urban Area or Hamlet  
Concession Number \_\_\_\_\_ Lot Number(s) #8 parts of #9 & #20  
Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) #9, #20  
Frontage (metres/feet) 54.7m (179.46ft) Depth (metres/feet) 85.7m (281.7ft) - See note below  
Width (metres/feet) 54.7m (179.46ft) Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 0.06ha (0.14Ac)  
Municipal Civic Address 818 MAIN ST, PORT DOVER.

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):

Change my existing residence from 1 1/2 story building to a full 2 storey building, to increase living space and future property value.

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

Due to 2.7' separation between my lot and the neighbouring lot 20, on the north side, I request an amendment allowing the upward addition to my residence, understanding and agreeing that I cannot and will not install windows on that side.

"relief of 0.44m (1.44ft) from the required 1.2m (3.94ft) interior side yard set back for a 0.44m (1.44ft) interior side yard set back"

## MINOR VARIANCE

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

Existing Building

### D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

Residential R1A.

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 drawing.  
There is a small shed in the rear yard.  
No change proposed.

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

Original house u/K, poss between 1930-1950  
Addition @ rear - 1996

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.

Bedrooms - larger.  
Bathroom - larger with new shower.

## 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:

See attached drawing

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

FALL of 2007 or SPRING 2008.

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:

1989.

Present use of the subject lands:

Residence

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

50+ years

Existing use of abutting properties:

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:

Self Knowledge & neighbours & community

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 N/A.

## 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: ? - R1-A to R4

Land it affects: - 824 Main Street

Purpose: for street town houses

Status/decision: - approved.

## 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

N/A.

## 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ 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 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 ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

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Name of road/street:

MAIN ST.

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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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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-334-020-129-00-0000

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: 06/04/2002

Owner	MILTON LINDA	Property Lot	8 & PT 9	Former Municipality	Nanticoke
Civic Address	818 MAIN ST	Block		Plan	207
Legal Description	PDOV PLAN 207 BLK 7 LOT 8	Part		Reference Plan	
Zoning	R1-A R1	Concession		Extension to a Non-conforming use?	
By-law		Current Use of Property	SFD	Township	PT 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						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)	1.2m	3.94ft.	0.76	2.49ft.	4ft	1.44ft.
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: eaves project 16" into side yard -> permitted (yes)

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

Left Elevation

These plans are the property of  
Phung Design Build Consultant.  
Use of these plans has only been  
authorized for projects by  
Landmark Homes and these plans  
have been signed in below by:

Doug Ferguson, B.C.I.N. # 25884

Linda Milton  
818 Main Street  
Port Dover, Ontario

Proposed  
Second Floor Renovation  
to existing  
Single Family Dwelling

Norfolk County

Proposed Second  
Floor Renovation

Scale 1/8" = 1'-0"

Issued for

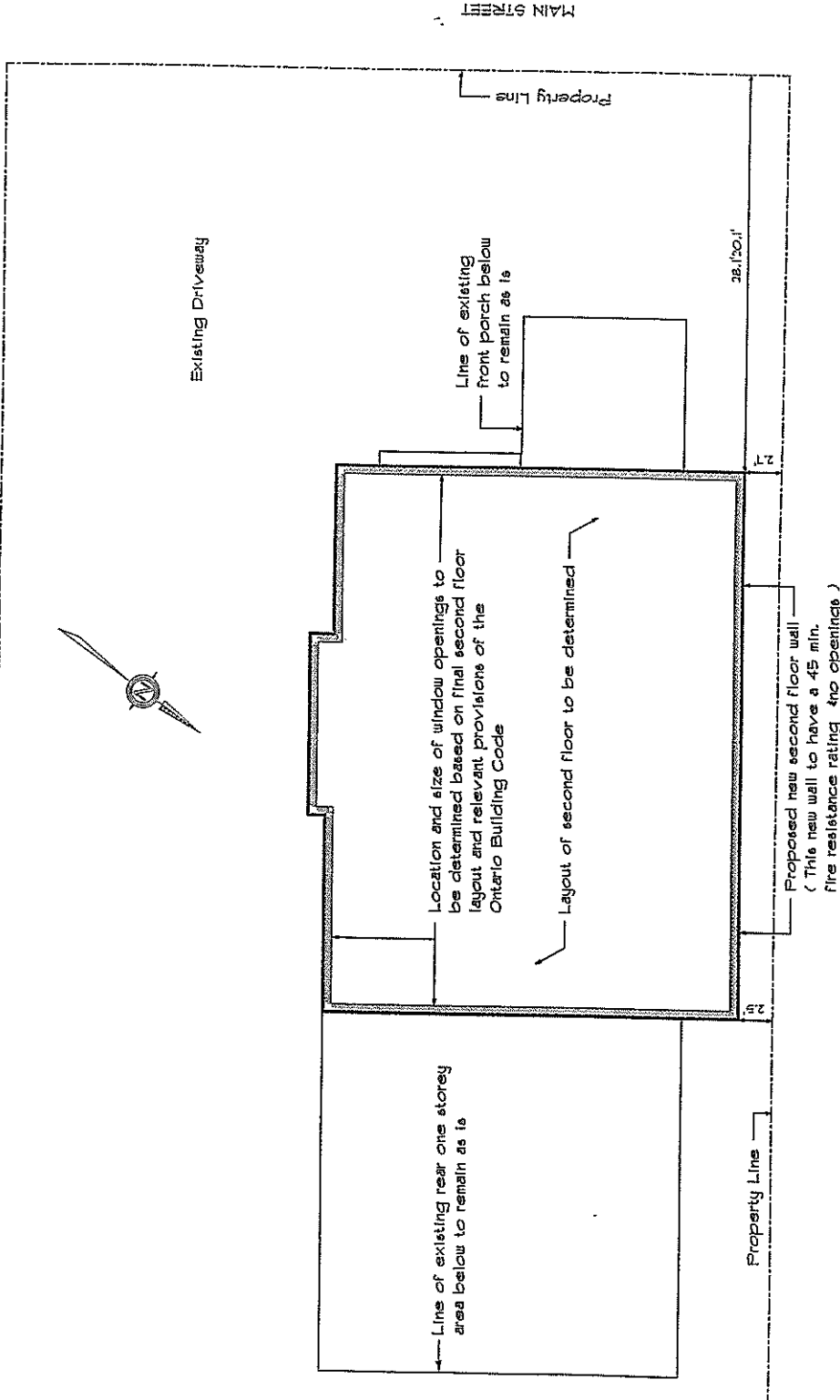
Project # 02-2007-006

Date: April 11, 2007

Phung Design Build Consultant  
Doug Ferguson  
31 Willowdale Crescent  
Port Dover, Ontario N0A 1N5  
e-mail: dliferguson@sympatico.ca

Sheet

A-



# MAP 1

File Number: AN-024/2007

Urban Area of PORT DOVER

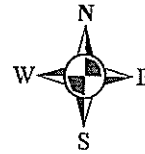


*Lake Erie*

## MAP 2

File Number: AN-024/2007

Urban Area of PORT DOVER

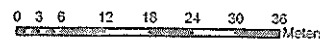


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Meters

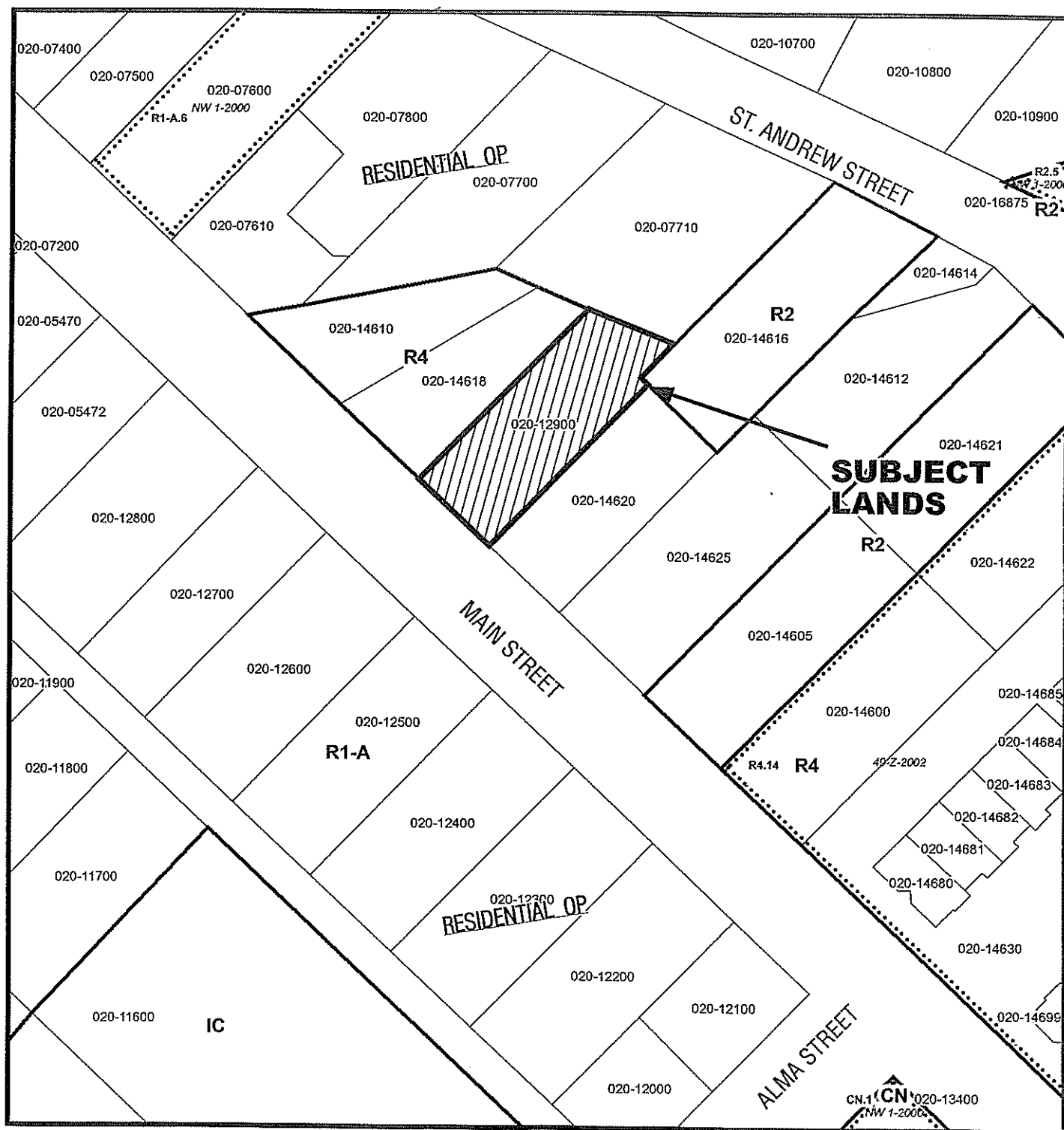
1:1,000



# Urban Area of PORT DOVER



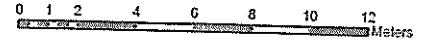
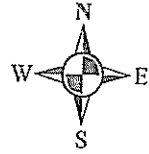
1:1,000



# MAP 4

File Number: AN-024/2007

Urban Area of PORT DOVER



1:250

