



COMMENT REQUEST FORM

FILE NO.: AN-028/2010

ROLL NO.: 3310-334-030-17500

- | | |
|--|---|
| <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:

MAY 3RD, 2010

APPLICANT:

Al Homeniuk, 160 Hwy 6 RR #3 Simcoe, ON N3Y 4K2

AGENT:

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

LOCATION:

Block 64, Lot 13, Plan 207 PDOV (10 Silver Lake Drive, Port Dover)

PROPOSAL:

RECONSTRUCTION OF AN EXISTING RESIDENTIAL BUILDING AND CONSTRUCTION OF A BOATHOUSE
REQUIRING RELIEF OF:

- 3.0 m. (9.8 ft.) from the maximum building height of 5 m. (16.4 ft.) to permit a building height of 8 m. (26.25 ft.);
- 64 sq.m. (688.89 sq.ft.) from the maximum useable floor area of an accessory building of 40 sq.m. (430.56 sq.ft.) to permit an accessory building (boathouse) having a maximum useable floor area of 104 sq.m. (1119.45 sq.ft.);
- 1 m. (3.28 ft.) from the required interior side yard (left) setback of 1 m. (3.28 ft.) to allow for no setback from the interior side yard (left).

PLEASE REPLY BY EMAIL DIRECTLY TO:

EMAIL:

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: April 19th, 2010

MINOR VARIANCE**Office Use:**

File Number: AN-028/2010
Related File: _____
Fees Submitted: April 8, 2010
Application Submitted: _____
Sign Issued: _____
Complete Application: April 8, 2010 *m2*

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- 334-030-17500

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. NW1-2000

A. APPLICANT INFORMATION

Name of Applicant ¹ Al Hamenick Phone # (519) 426-8996
Address 106 Hwy 6 160 Hwy 6. Fax # _____
Town / Postal Code Port Dover, ON N0A E-mail _____
¹ If the applicant is a numbered company, provide the name of the principal of the company. REB Simcoe N3Y 4K2

Name of Agent R. C. Dixon, D.L.S. Phone # (519) 426-0842
Address 51 Park Road Fax # 426-1034
Town / Postal Code Simcoe, On N3Y 4S9 E-mail surveyors@amtelecom.net

Name of Owner ² _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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 mortgagees, charges or other encumbrances on the subject lands:

MINOR VARIANCE

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)	Bl. 64 L. 13
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	20.1 m / 66'	Depth (metres/feet)	35.2 m / 115.5'
Width (metres/feet)	20.1 m / 66'	Lot area (m ² / ft ² or hectares/acres)	690.2 m ² / 7427 ft ²
Municipal Civic Address	10 Silver Lake Drive		

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):

The existing building is residential, having legal non-conforming status. The owner wishes to raise the existing structure 1 storey, placing it on posts and leave the existing boat well with open sides. The second boat well will be enlarged and a boathouse built to house the larger boat.

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

Height of building - proposed height 8m while by-law allows 5m
- reduction of 1m sideyard to zero to reflect current location.
- relief of 688.89 ft² for accessory building as proposed is 1119.45 ft² while by-law allows 430.56 ft².

MINOR VARIANCE

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

- building location with 0 side-yard is existing
- existing building will be raised 1 storey to 8m - open area between
- accessory building area includes new boat-house and existing dwelling

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

Hazard

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:

frame 2 storey residential structure and 1 shed

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

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.

see plan

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 plan

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

2010

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:

Since 2000

Present use of the subject lands:

boathouse & residence

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

40 years +

Existing use of abutting properties:

residential, boathouses

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:

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 <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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 ____ 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

(Lyan River
abotts)

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:

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:

Name of road/street:

Silver Lake Dr.

I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

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.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-334-030-175-00-0000

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:

Owner	OSBORNE BRIAN DOUGLAS AL HOMENIUK	Property Lot		Former Municipality	Nanticoke
Civic Address	10 SILVER LAKE DR Unit 00000	Block		Plan	
Legal Description	PDOV PLAN 207 BLK 64 LOT 13	Part		Reference Plan	
Zoning	Ilasard	Concession		Extension to a Non-conforming use?	
By-law	NWI 2000	Current Use of Property	Residential	Township	Port Dover.
		Proposed Use of Property	Residential		

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		0.00		0.00	0.00	0.00
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)	1.0m	0.00	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	5.00	16.40	8.00	26.25	(3.00)	
k) Accessory Building	40.00	430.56	104.00	1,119.45	(64.00)	(688.89)
Accessory Building Comments						
l) Parking		0.00		0.00	0.00	0.00
m) Other						

Other Clause: raise exist. dwelling over

boat house and extend the open

boat slip to be an addition to

the exist. boat house

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:

R. C. Dixon

Name

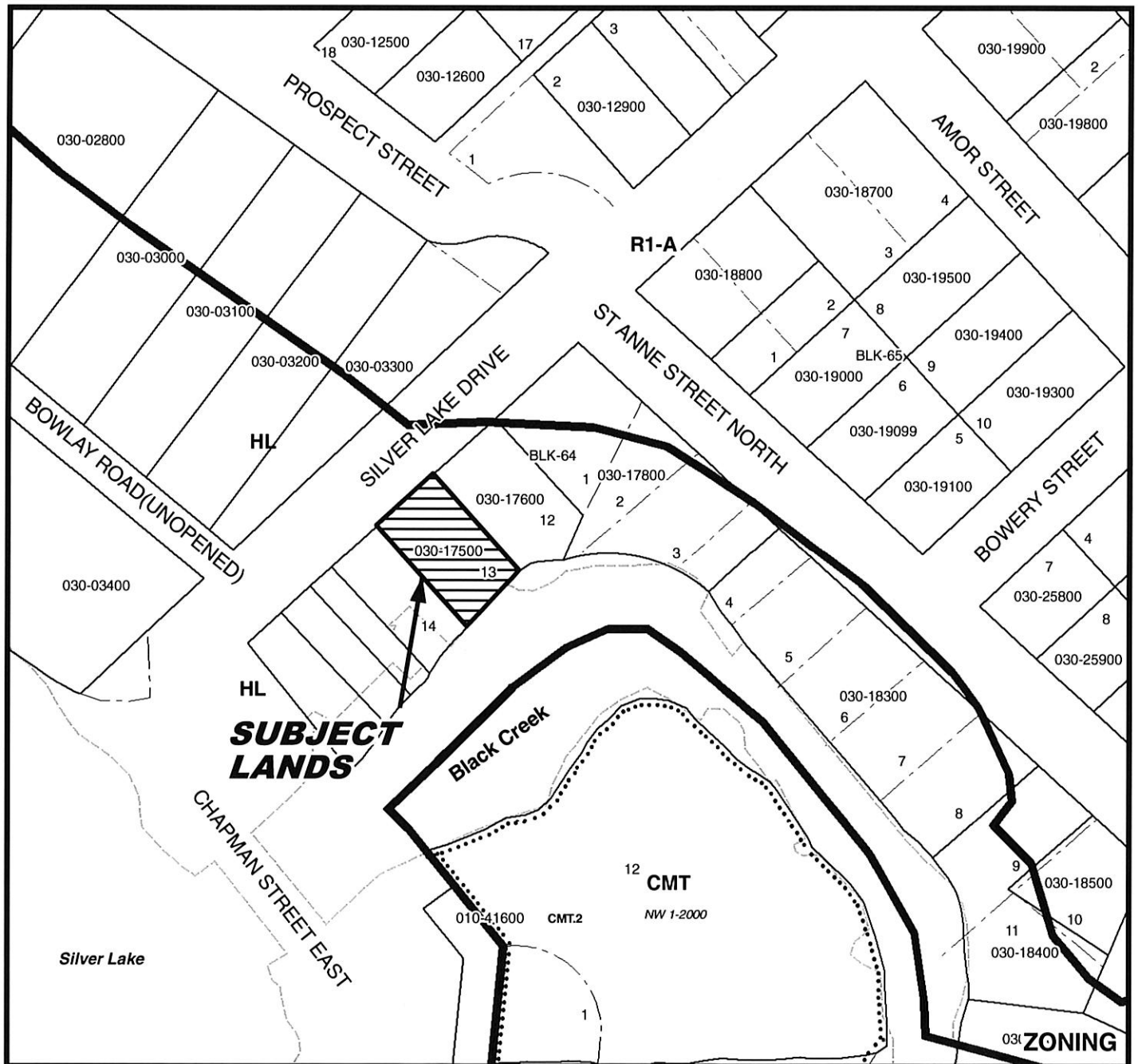
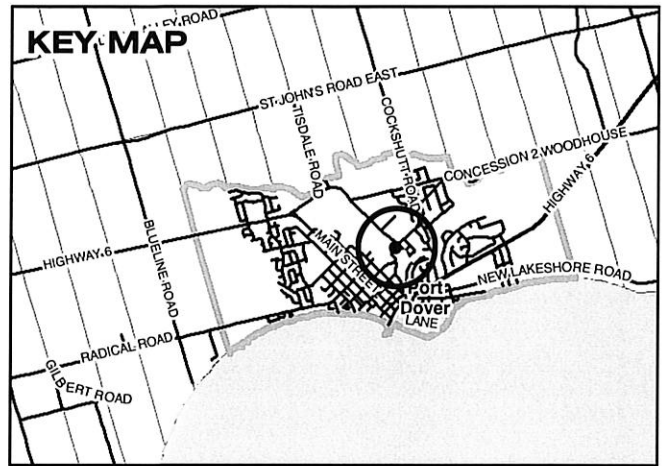
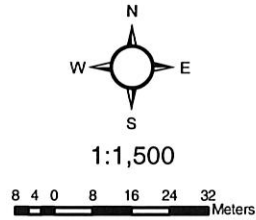
51 Park Road - Simcoe

Address

MAP 1

File Number: AN-028/2010

Urban Area of
PORT DOVER



MAP 2

File Number: AN-028/2010

Urban Area of PORT DOVER



6 3 0 6 12 18 24 Meters

1:1,000



MAP 3

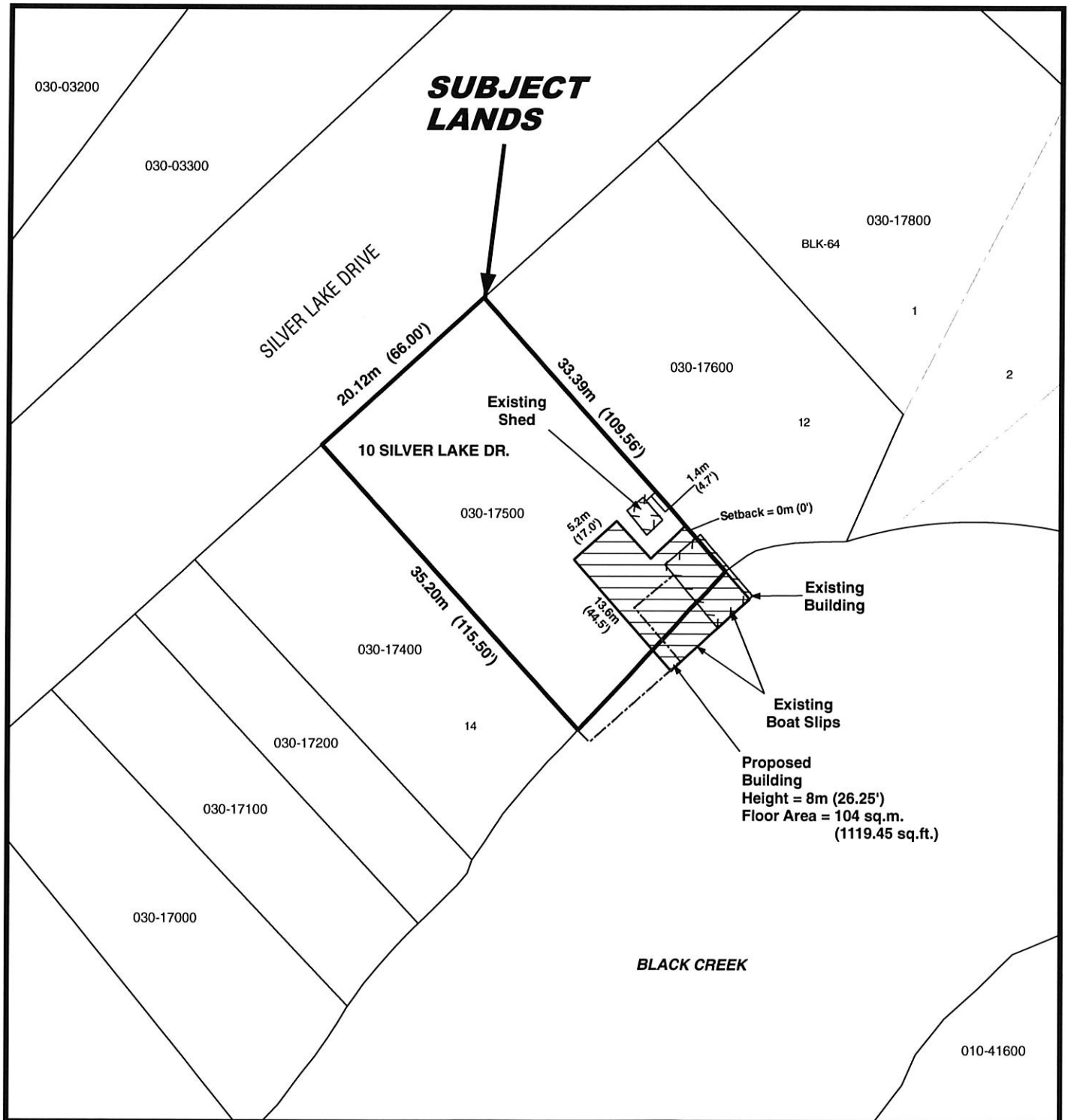
File Number: AN-028/2010

Urban Area of PORT DOVER



3 1.5 0 3 6 9 12 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: AN-028/2010

Urban Area of PORT DOVER

