



COMMENT REQUEST FORM

FILE NO.: AN-056/2008

ROLL NO.: 3310-337-030-25414

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☒ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ 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:

NOVEMBER 5th, 2008

APPLICANT:

Bob & Ruth Lewis, 104 Willowdale Crescet Port Dover, ON N0A 1N5

AGENT:

N/A,

LOCATION:

Lot 53, Plan 37M34 PDOVER (104 Willowdale Crescent)

PROPOSAL:

TO RECOGNIZE EXISTING DEFICIENCIES OF AN ACCESSORY STRUCTURE (POOL PUMP & FILTER) AND FENCE REQUIRING RELIEF OF:

- Section 3.3 and 3.9 permit pool pump, filter & heater (accessory structure) in the interior side yard (RIGHT)
- 0.3 m. (0.98') from the permitted 2.0 m. (6.56 ft.) fence height to permit a fence having a height of 2.3 m. (7.5 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

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

EMAIL: mary.elder@norfolkcounty.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:

Karen Judd, ACST (A), 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: October 22nd, 2008

MINOR VARIANCE

Office Use:

File Number:

AN-056/2008

Related File:

Fees Submitted:

October 9, 2008

Application Submitted:

October 9, 2008

Sign Issued:

October 9, 2008

Complete Application:

October 9, 2008

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- 337-030-254-14

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 ¹ BOB LEWIS & Ruth Lewis Phone # 519 583 2227
Address 104 WILLOWDALE CR Fax # _____
Town / Postal Code PORT DOVER NOA INS E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner ² ROGER & CINDI TELFER Phone # 519 886 5004
Address 435 LAUSANNE CR Fax # _____
Town / Postal Code WATERLOO N2T 2X6 E-mail telfers@ROGERS.COM

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	<u>NORFOLK COUNTY</u>	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number		Lot Number(s)	<u>53</u>
Registered Plan Number	<u>37M34</u>	Lot(s) or Block Number(s)	<u>53</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>15m.</u>	Depth (metres/feet)	<u>35.40m.</u>
Width (metres/feet)	<u>15m.</u>	Lot area (m ² / ft ² or hectares/acres)	<u>531 sq. m.</u>
Municipal Civic Address	<u>104 WILLOWDALE CR PORT DOVER</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):

we have installed the pump & filter & fences. ^{was} told by
contractor was O.K. inspector says it isn't right.

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

- permit pool pump, filter & heater (accessory structure)
in the interior side yard (right) through an
exception to NW1-2000, Section 3.3 and 3.9.
- ~~per~~ relief of 0.3m (0.98') fence height from the
permitted 2m (6.56') fence height to permit a 2.3m
(7.5 ft) high fence.

MINOR VARIANCE

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

INSTALLATION OF PUMP & FILTER HAS BEEN COMPLETED
CONSTRUCTION OF FENCE HAS BEEN COMPLETED
CONTRACTORS NOT AWARE OF BY-LAW

D. PROPERTY INFORMATION

Present official plan designation(s):

RESIDENTIAL

Present zoning:

RESIDENTIAL

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 survey for house and
yard. - and sketch of pool and location of pump etc.

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

dwelling 2008 (July)
& pool

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:

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:

APRIL 2, 2008

Present use of the subject lands:

RESIDENTIAL

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

3 months

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:

NEW RESIDENTIAL CONSTRUCTION, PREVIOUS LAND WAS FARM

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:

sub division

Land it affects:

Purpose:

approval of 37m 34.

Status/decision:

approved.

MINOR VARIANCE

Effect on the requested amendment:

None.

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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>250 mt</u> distance
Municipal landfill	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>200+ metres</u> distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>400 mt</u> distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>400 mt</u> distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input 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:

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:

Name of road/street:

Willowdale Cres.

MINOR VARIANCE

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 33-10-337-030-254-14-0000

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: 10/15/2007

Owner	EURO CUSTOM HOMES INC Bob & Ruth Lewis.	Property Lot		Former Municipality	Nanticoke
Civic Address	104 WILLOWDALE CRES	Block		Plan	
Legal Description	PLAN 37M34 LOT 53	Part		Reference Plan	
Zoning	R1	Concession		Extension to a Non-conforming use?	
By-law	NW1-2070	Current Use of Property	Residential	Township	Port Dover.
		Proposed Use of Property	11		

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)	1.2m	4'	1.24		
f) Interior Side Yard (Lt)	1.2m	4'	1.24m		
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:

• fence height (Sec. 3.12)
2.0m permitted

Other Description:

proposed 2.2 m.
at highest point

• Sec 3.9 and 3.3

re pump & filter for pool
in interior side yard.

accessory structure in side yard.

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

[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

MAP 1

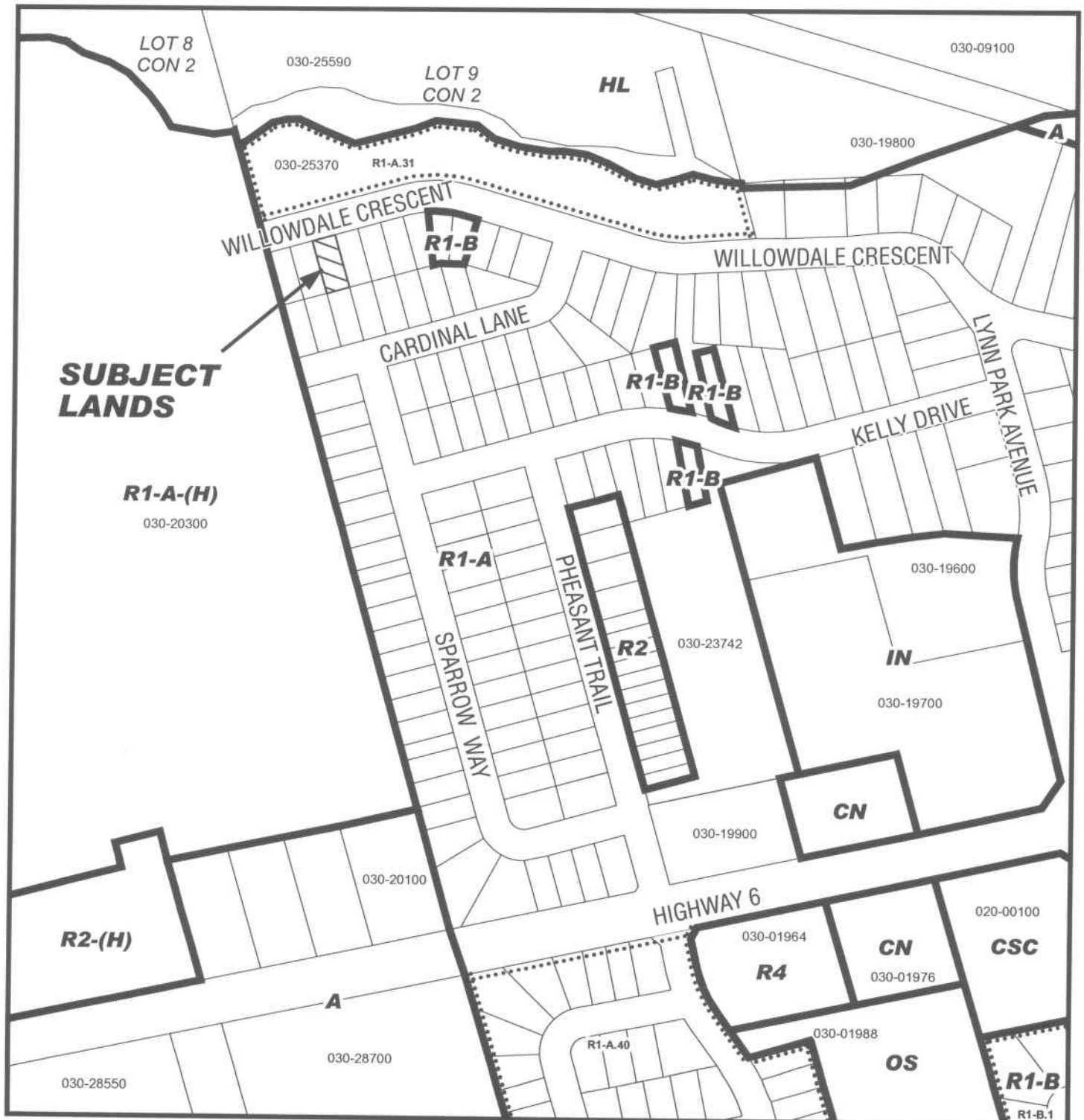
File Number: AN-056/2008

Geographic Township of WOODHOUSE



Lake Erie

Geographic Township of WOODHOUSE



MAP 3

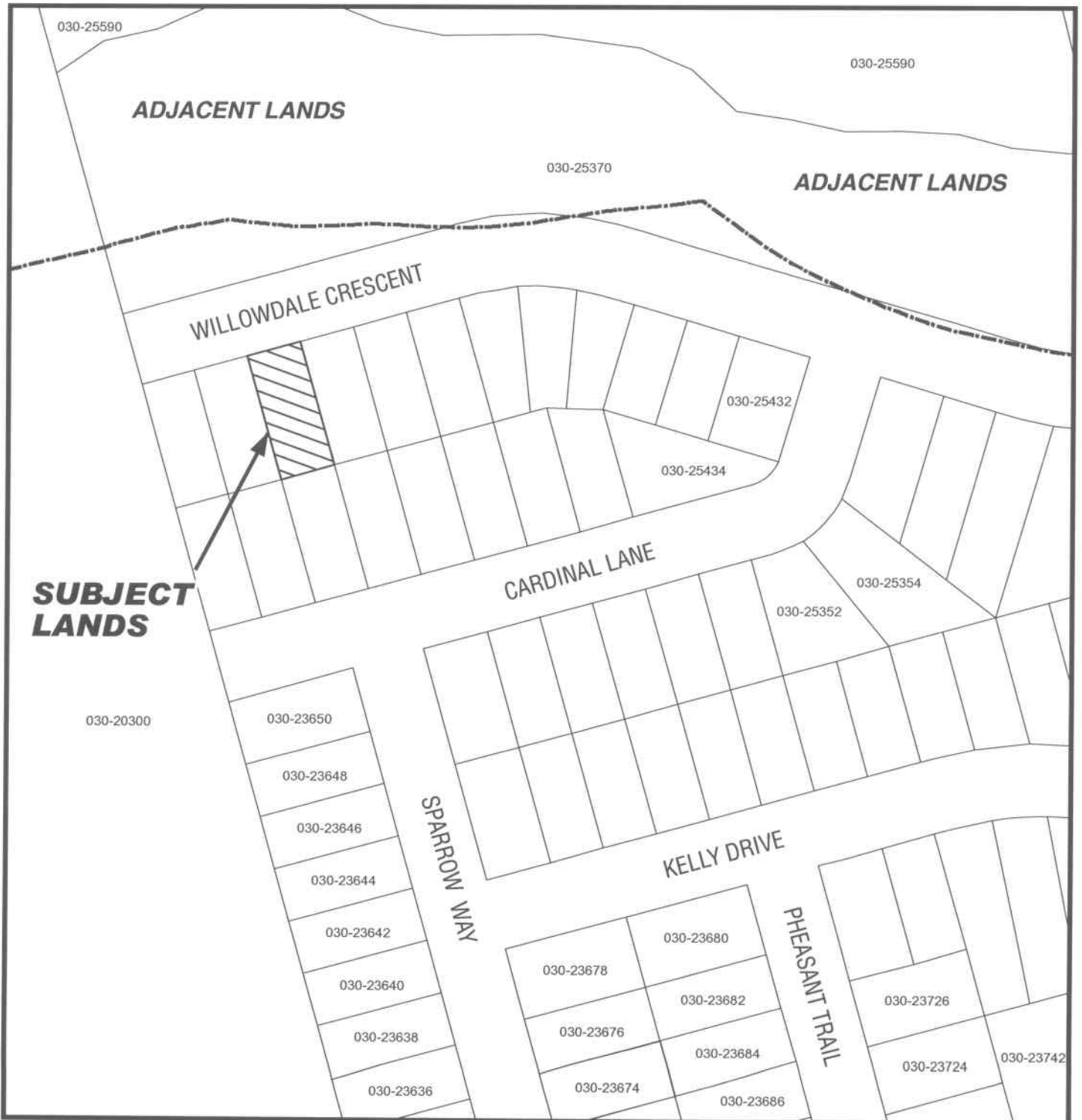
File Number: AN-056/2008

Geographic Township of WOODHOUSE



8 4 0 8 16 24 32 Meters

1:1,500



Geographic Township of WOODHOUSE



1:750

