



## COMMENT REQUEST FORM

**FILE NO: \*ANPL2010085**

☒ Building Department  
☒ Building Inspector (Sewage System Review)  
☒ Forestry Division  
☒ GIS Section  
☒ Fire/EMS  
☒ Public Works NOTE: If an agreement is required  
please attach the clauses you require in the  
agreement.

☐ Railway  
☒ Norfolk Power  
☐ Ministry of Transportation  
☐ 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 1<sup>ST</sup>, 2010**

**APPLICANT:**

DANCEY ABIGAIL MARGARET  
MACKENZIE DANNY, 201 MARKET ST E PORT DOVER, ON N0A 1N0

**AGENT:**

JEWIT AND DIXON LTD., R.C. DIXON, O.L.S. SIMCOE, ON N3Y4J9

**LOCATION:** PDOV PLAN 207 BLK 44 PT LOTS, 15 16 (201 MARKET STREET)

**ASSESSMENT ROLL NO.:** 3310334010409000000

**PROPOSAL:**

AN APPLICATION HAS BEEN RECEIVED TO RECOGNIZE EXISTING DEFICIENCIES AND TO FACILITATE A  
RELATED SEVERANCE REQUIRING RELIEF OF:

7.7 sq.m. (90.55 sq.ft.) from the required lot area of 450 sq.m. (4,843.92 sq.ft.) to permit the lot area of 442.3 sq.m. (4,761 sq.ft.);  
3.0 m (9.84 ft) from the required front yard setback of 6 m (19.69 ft) to permit a front yard setback of 3.0 m (9.84 ft);  
9.21 sq.m. (99.14 sq.ft.) from the required dwelling unit area of 80 sq.m. (861.14 sq.ft.) to permit a dwelling unit area of 70.70 sq.m.  
(761.03 sq.ft.);  
0.75 m (2.47 ft) from the required rear yard setback of 1.0 m (3.29 ft) to permit a rear yard setback from the shed of 0.25 m (0.81 ft).

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, MCIP, RPP, ECD**

60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1290

**EMAIL:** [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@norfolkcounty.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  
application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Alberf Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto: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 18<sup>th</sup>, 2010

MINOR VARIANCE

Office Use:

File Number:

AN PL 2010085

Related file:

BN PL 2010 083

Fees Submitted:

yes

Application Submitted:

yes

Sign Issued:

yes

Complete Application:

yes

July 8/2010  
Oct 7/2010

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.

PPD

Property assessment roll number: 3310-<sup>234</sup>101D - 40900 - 6000

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> Abigail Dancey - Danny MacKenzie Phone # (519) 583-9343  
Address 201 Market St. E. Fax # \_\_\_\_\_  
Town / Postal Code Port Dover, On N0A 1N0 E-mail \_\_\_\_\_  
<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  
Town / Postal Code Simcoe, On N3Y 4J9 E-mail surveyors@emtelecom.net

Name of Owner <sup>2</sup> Abigail Dancey Phone # (519) 583-9343  
Address 201 Market St. E. Fax # \_\_\_\_\_  
Town / Postal Code Port Dover N0A 1N0 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:

# 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>L. 15-16 Bl. 44</u>
Reference Plan Number	Port Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	<u>15.54m / 51'      25.15m / 82'5"</u>
Width (metres/feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>15.54m / 51'      391 m<sup>2</sup> / 4207 ft<sup>2</sup></u>
Municipal Civic Address		<u>201 Market 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):

Two dwellings exist on the property this application <sup>and severance application</sup> would split the lot allowing the northerly dwelling to be severed. Both dwellings are currently on municipal services - relief of existing deficiencies required.

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

7.7 m<sup>2</sup> (90.55 ft<sup>2</sup>)      442.3 m<sup>2</sup> (4761 ft<sup>2</sup>)

Relief of 59 m<sup>2</sup> from req'd 450 m<sup>2</sup> to permit 391 m<sup>2</sup> lot area

Relief of 3.0 m from front yard 6m set-back to permit 3.0 m set-back

0.4 m from interior side yard at 1.2m to allow 0.79m side yard


9.21 m<sup>2</sup> from dwelling unit area requiring 80 m<sup>2</sup> to allow area of 70.79 m<sup>2</sup>

0.19 m for set-back of shed from req'd 1.0 m from rear line to allow 0.81 m set-back.

(all of these are existing conditions)

## MINOR VARIANCE

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

 The requested relief is for existing conditions. The structure could be moved so as to meet the interior side-yard requirement of 1.2 m.

## D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R2

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 sketch

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.

## 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:

nil

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:

Present use of the subject lands:  
residential

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

Existing use of abutting properties:

## 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:

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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 checked="" type="checkbox"/> Yes <input 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 I, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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)) <i>Down town</i>	<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

## 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
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

St. Patrick St / Market St.

Name of road/street:

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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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3310-334-010-40900

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	Abigail Dancey	Property Lot		Former Municipality	Port Dover
Civic Address	201 Market St	Block		Plan	
Legal Description	(15 B) 44 RP 207	Part		Reference Plan	
Zoning	R2	Concessor		Extension to a Non-conforming use?	
By-law	DND 2000	Current Use of Property	Res	Township	
		Proposed Use of Property	Res		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	450		442.3		7.7	
b) Lot Frontage	15		17.91			
c) Front Yard Setback	6.0		3.0		3.0	
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	1.2		1.2			
f) Interior Side Yard (Lt)	1.2		1.2			
g) Rear Yard	7.5					
h) Dwelling Unit Area	80.0		70.79		9.21	
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building	1.0	3.28	0.86	.81	0.75	2.47
Accessory Building Comment: set-back from rear lot line						
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:

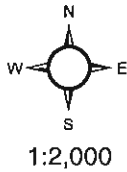
Owner/Applicant

Building Inspector

# MAP 1

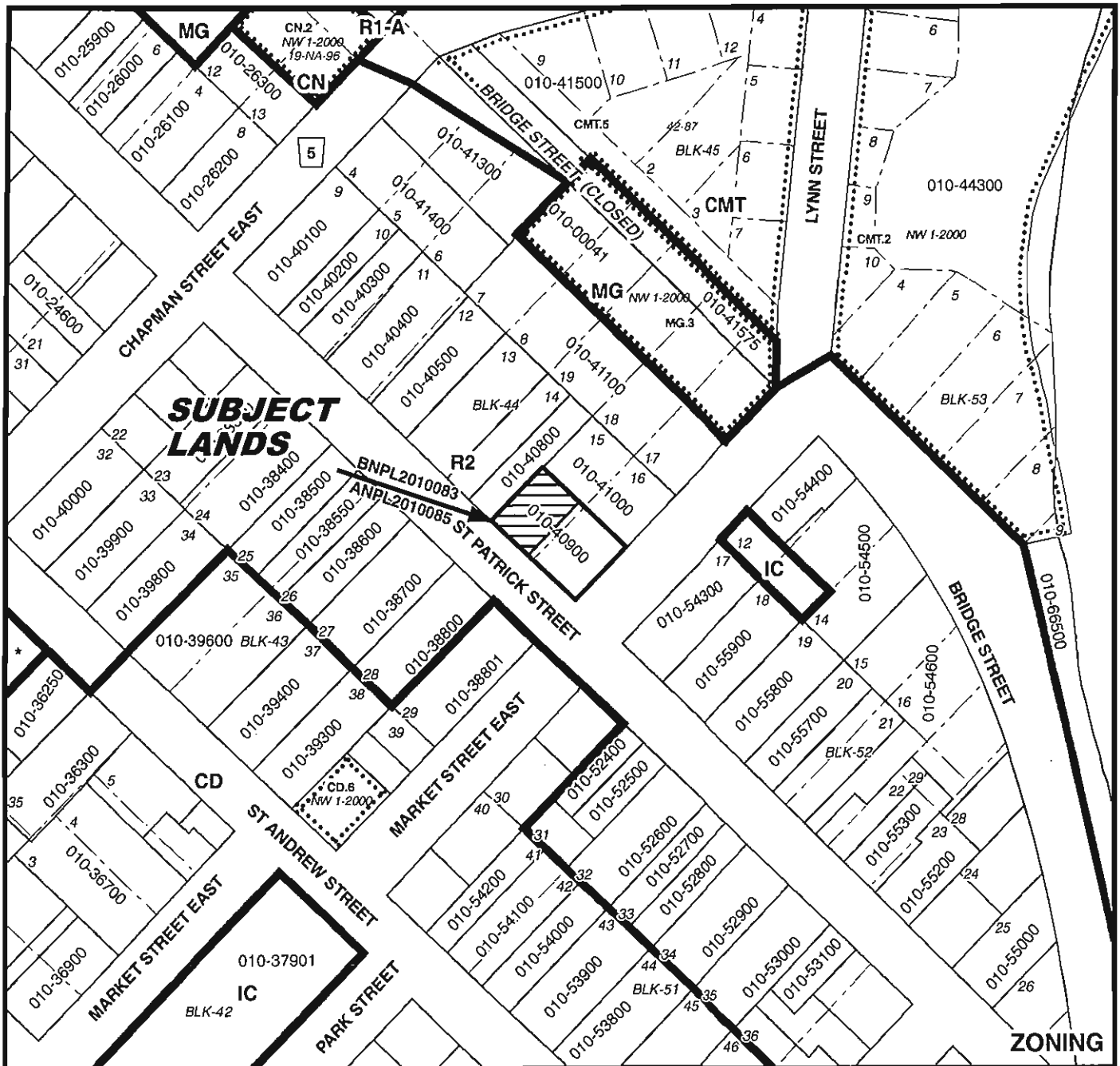
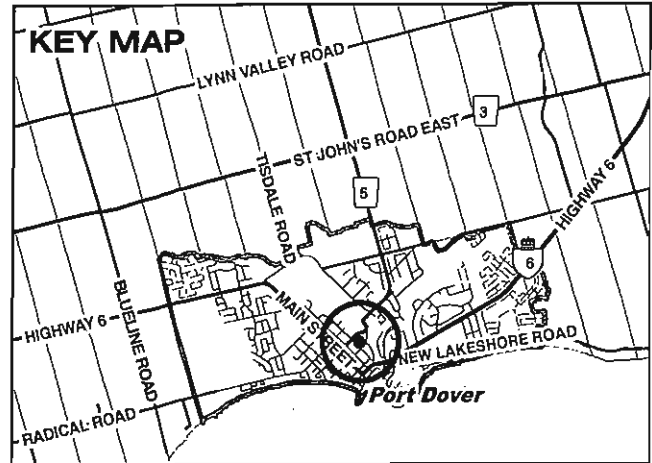
## File Number: BNPL2010083 & ANPL2010085

Urban Area of  
**PORT DOVER**



1:2,000

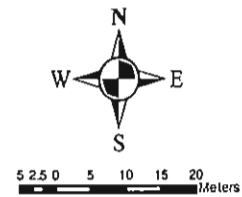
20 10 0 20 40 60 80 Meters



## MAP 2

File Number: BNPL2010083 & ANPL2010085

Urban Area of PORT DOVER



1:1,000



Revised: Oct. 13, 2010

# MAP 3

File Number: BNPL2010083 & ANPL2010085

Urban Area of PORT DOVER

