



COMMENT REQUEST FORM

FILE NO: ANPL2011140

☒ 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
☒ Union Gas
☒ Norfolk Heritage Committee
☐ 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:

July 4th, 2011

APPLICANT:

BRZOWSKI ANDREA GAY
SMITH ALEXANDER, 26 AMOR PORT DOVER, ON N0A 1N6

LOCATION: PDOV PLAN 230 LOT 7 (7 Elm Park Drive)

ASSESSMENT ROLL NO.: 3310334010134000000

PROPOSAL:

An application has been received to permit the construction of a new single detached dwelling requiring relief of:

40 sq m (430.57 sq ft) from the required 450 sq m (4843.92 sq ft) lot area to permit a lot area of 410 sq m (4413.35 sq ft);

6.5 m (21.33 ft) from the required 7.5 m (24.61 ft) rear yard setback to permit a 1.0 m (3.28 ft) rear yard setback for only the attached garage,

Section 3.7 (d) to permit the projection of an unenclosed porch extending 2.0 m (6.56 ft) into the required front yard setback, and

Section 3.9 (e) to permit a balcony to extend 2 m (6.56 ft) into the required front yard setback.

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D
60 Colborne Street S., Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1342

EMAIL: pam.duesling@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 application, 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

CIRCULATION DATE: June 20th, 2011

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: ANPL 2011 140

Revised File: —

Fees Submitted: June 7, 2011

Application Submitted: June 7, 2011

Signatures: June 7, 2011

Complete Application: June 8, 2011

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: 3310-33401013400

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: ALEXANDER SMITH Phone # (519) 770-9840
ANDREA BRZOZOWSKI
 Address: 26 AMOR Fax # _____
 Town / Postal Code: NDA 1N6 E-mail asmith380@primus.ca

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	_____
<i>Signature</i> Name of Owner ²	_____	Phone #	<i>458</i> _____
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 ²: ☐ 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:

Norfolk
COUNTY

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>PORT DOVER.</u>
Concession Number	_____	Lot Number(s)	<u>-</u>
Registered Plan Number	<u>230</u>	Lot(s) or Block Number(s)	<u>7</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>50 FT.</u>	Depth (metres/feet)	<u>88 FT.</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>4400 SQ. FT.</u>
Municipal Civic Address	<u>7 ELM PARK DRIVE</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):

TO BUILD A SINGLE FAMILY RESIDENCE WITH
ATTACHED GARAGE.

REMOVE EXISTING BUILDING

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

Permit the construction of a new single detached dwelling with
attached garage requiring relief of:

- Section 3.9(a) to permit an unenclosed porch extending 2 metres into the
required 6 m. front yard setback AND Section 3.9(e) to permit a balcony to extend
2 m.
- 40 sq.m from the required 450 sq.m lot area to permit a 410 sq.m lot area.
- 6.5 m from the required 11.5 m rear yard setback to permit a 1 m.
rear yard setback for the garage only.

MINOR VARIANCE

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

LOT AREA SMALLER THAN BYLAW REQUIREMENT
REBUILD GARAGE AWAY FROM LOT LINE AND ATTACHED TO HOOD
PORCH VARIANCE TO HAVE A BETTER VIEW OF THE LAKE

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:

COTTAGE, TO BE REMOVED
DETACHED GARAGE, TO BE REMOVED

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:

*SINGLE FAMILY DWELLING WITH ATTACHED PORCH FRONT PORCH GARAGE AND
SEE ATTACHED SKETCH WITH DIMENSIONS. 2 STOREYS*

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

2012

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:

JUNE 7TH 2011.

Present use of the subject lands:

RESIDENTIAL DWELLING

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

Existing use of abutting properties:

RESIDENTIAL DWELLINGS.

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:

TALKED TO NEIGHBOURS

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)	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Wooded area	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Municipal landfill	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Floodplain	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Rehabilitated mine site	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Active mine site within one kilometre	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Active railway line	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Seasonal wetness of lands	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Erosion	☐ Yes	☐ No	☐ Yes	☐ No _____ distance
Abandoned gas wells	☐ Yes	☐ No	☐ Yes	☐ No _____ distance

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)
UNKNOWN

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:

ELM PARK

I. OTHER INFORMATION

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

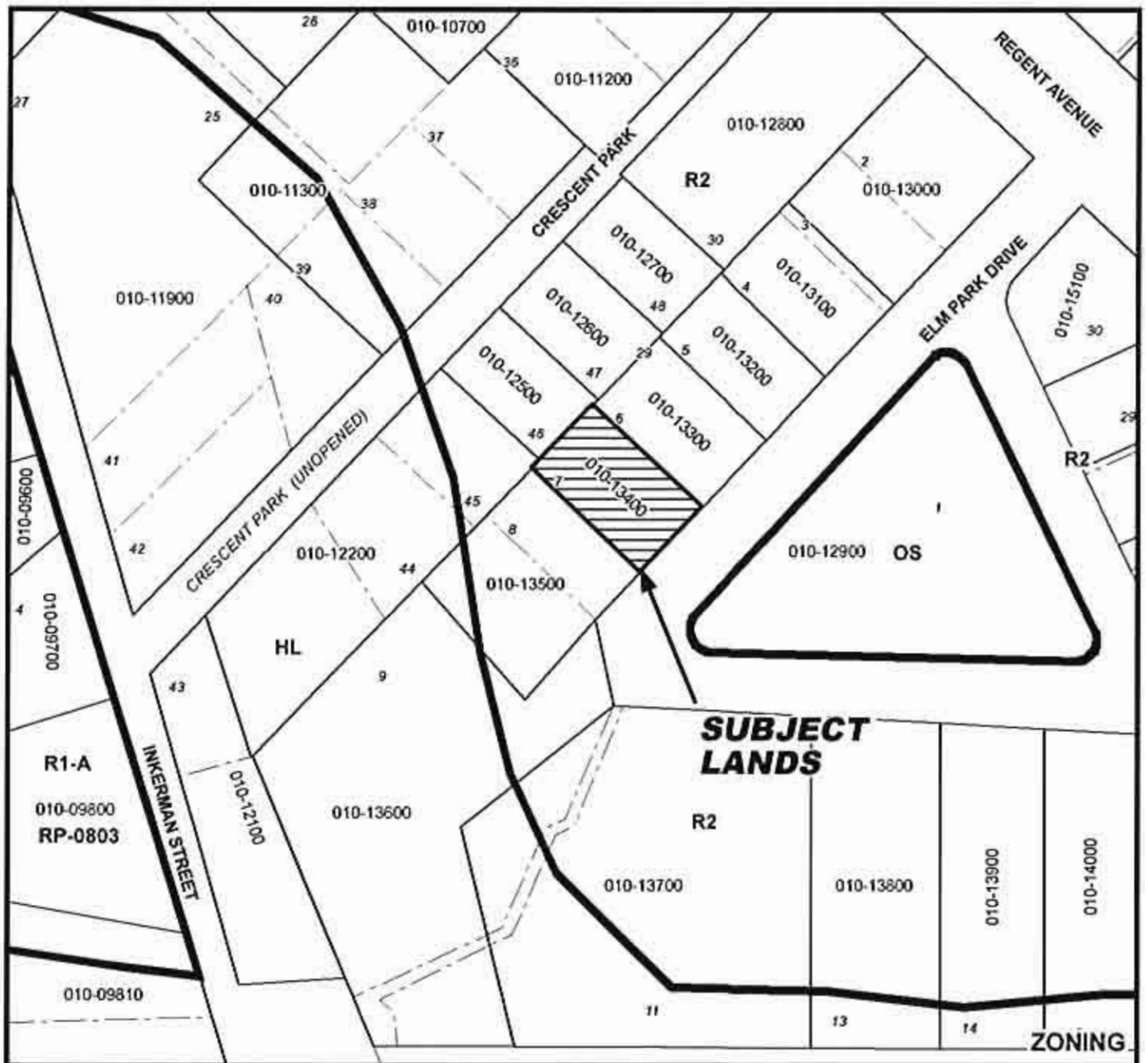
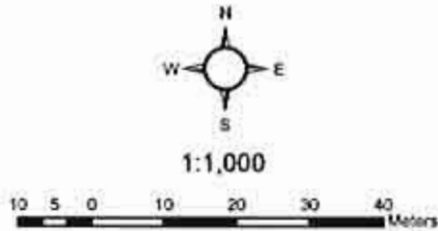
☐ Yes ☐ No

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.

PURCHASED FROM JAMES NADROFSKY

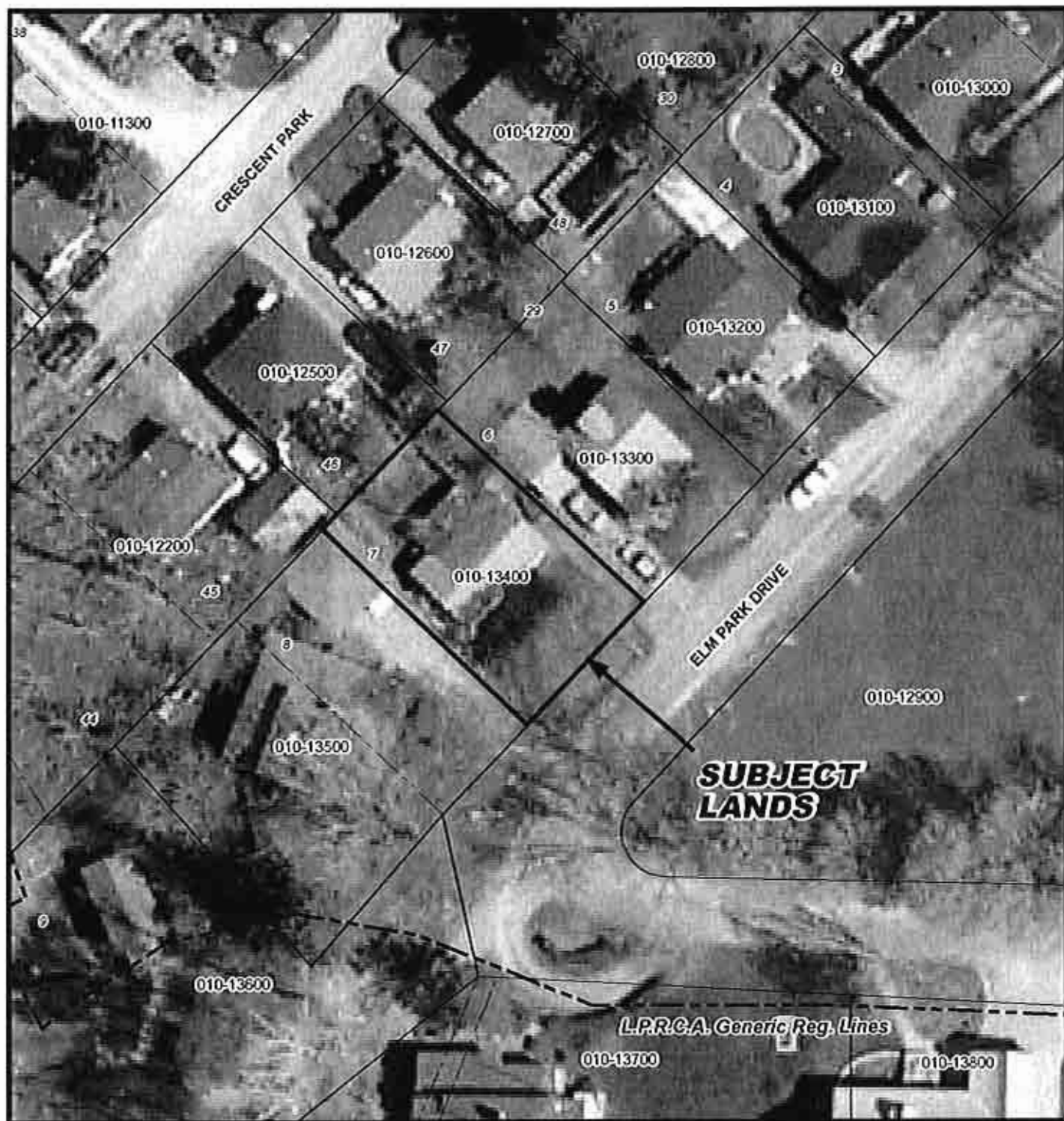
MAP 1
File Number: ANPL2011140
 Urban Area of
PORT DOVER



MAP 2

File Number: ANPL2011140

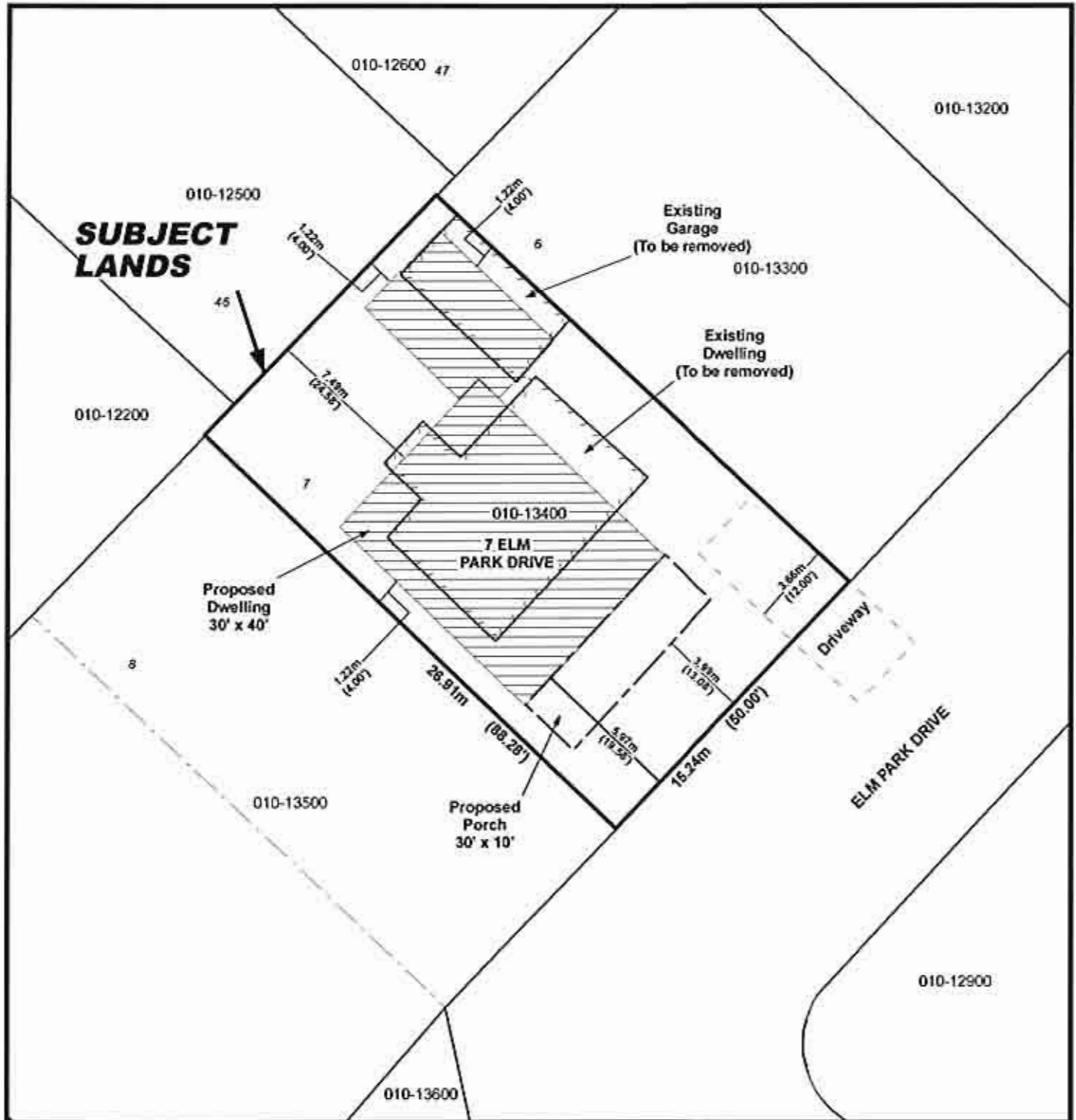
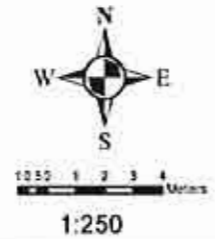
Urban Area of PORT DOVER



MAP 3

File Number: ANPL2011140

Urban Area of PORT DOVER





ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4455

PROPERTY INFORMATION

STREET # 7 ZONING R2
ELM PARK DRIVE G

ZONING DEFICIENCY PORT DOVER.

DEVELOPMENT STANDARD	REQUIRED (m/f)		PROPOSED (m/f)		DEFICIENCY (m/f)	
LOT AREA	450m ²		410m ²		40m ²	
LOT FRONTAGE			11.2m			
FRONT YARD SETBACK	6.0m		5.5m		0.5m	
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK	7.5m		1.0m		6.5m	
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

9.1. 3.7.1 (d)
FRONT YARD PORCH TO ENCR OACH 2 OM INSTEAD OF 1.5m.
INTO REQUIRED 6.0M FRONT YARD SET BACK.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent
PREPARED BY: Devon Tisdale

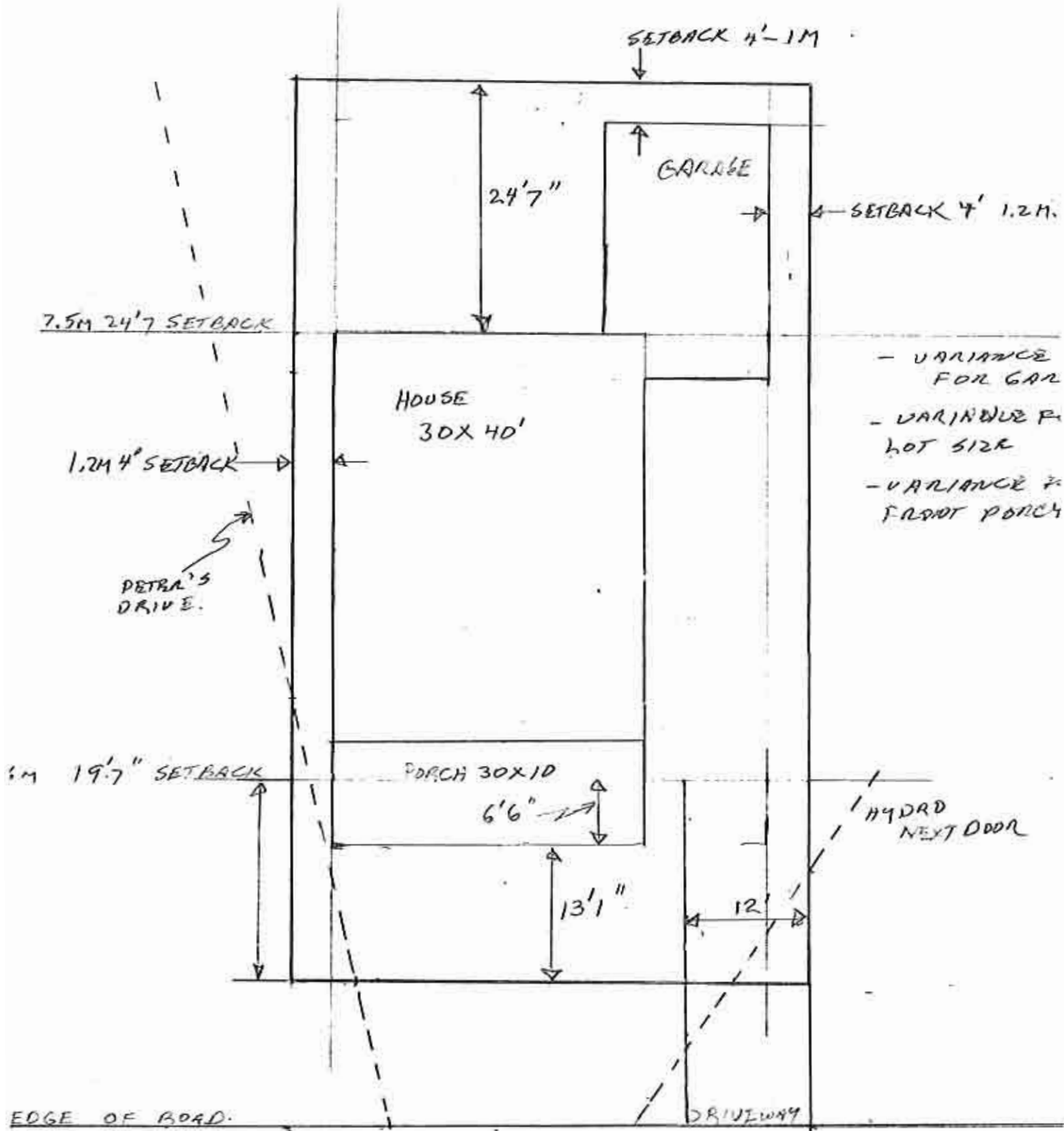
JUNE 7, 2011
Date

Alexander Smith
519-770-9800 Phone

AS PER:

Fritz R. Enzin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

Signature of Building Inspector
JUNE 6 2011
Date



- VARIANCE FOR GAR
- VARIANCE FOR LOT SIZE
- VARIANCE FOR FRONT PORCH

ELM PARK DRIVE.