



COMMENT REQUEST FORM

FILE NO: ANPL2012031

☒ 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:**

April 2nd, 2012

APPLICANT:

MCINNES CHRISTOPHER JOHN, 812 ST GEORGE ST PO BOX 592 PORT DOVER, ON N0A 1N0

LOCATION: PDOV PLAN 207 BLK 6 LOT 10 (812 St. George Street)

ASSESSMENT ROLL NO.: 3310334020118000000

PROPOSAL:

REMOVAL AND RECONSTRUCTION OF AN ACCESSORY STRUCTURE REQUIRING RELIEF OF:

Section 3.3(g) - 22 sq m (236 sq ft) from the maximum allowable area for accessory structures of 50 sq m (538 sq ft) to allow an accessory building having an area of 72 sq m (775 sq ft).

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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

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: March 19, 2012

MINOR VARIANCE

Office Use:

File Number: ANPL 2012 031
Related File: _____
Fees Submitted: Feb 14, 2012
Application Submitted: 11
Sign Issued: _____
Complete Application: Feb 14, 2012

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-** 33402011800

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 - CITY OF NANTICOKE

A. APPLICANT INFORMATION

Name of Applicant ¹ CHRIS MCINNES Phone # 519-420-9836
Address 812 ST. GEORGE STREET Fax # _____
Town / Postal Code PORT DOVER, NOA INO E-mail chris.mcinnnes@hotmail.com

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 CHRIS MCINNES Phone # 519-420-9836
Address 812 ST. GEORGE STREET Fax # _____
Town / Postal Code PORT DOVER, NOA INO 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:

NONE

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township NORFOLK - PORT DOVER Urban Area or Hamlet _____
Concession Number _____ Lot Number(s) 10
Registered Plan Number 207 Lot(s) or Block Number(s) 6
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) 20.117 meters Depth (metres/feet) 47.350 meters.
Width (metres/feet) 20.117 meters Lot area (m² / ft² or hectares/acres) _____
Municipal Civic Address 812 ST. GEORGE STREET, 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):

REPLACEMENT OF CURRENT ACCESSORY BUILDING (GARAGE)
WITH SLIGHTLY LARGER STRUCTURE. THIS WILL
ACCOMMODATE ADDITIONAL PERSONAL STORAGE, INCLUDING VEHICLES.

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

REQUEST FOR VARIANCE DUE TO SIZE EXCEEDS
ALLOWED AMOUNT.
ALLOWED = 538 sq ft (50m²) REQUESTED = 768 sq ft (72m²)

MINOR VARIANCE

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

MULTI-VEHICLE STORAGE AND PERSONAL STORAGE
TO ASSIST IN SMALL RESIDENCE. (2 CARS, MOTORCYCLE
AND SMALL TRAILER SPACE)

D. PROPERTY INFORMATION

Present official plan designation(s):

RESIDENTIAL URBAN

Present zoning:

RESIDENTIAL RI-A

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:

CURRENT = HOUSE + GARAGE (20'x24')

PROPOSED = RETAIN HOUSE - NO CHANGES

= REPLACE GARAGE WITH NEW. (DEMO OLD)

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

UNKNOWN.

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:

NEW GARAGE (ACCY BUILDING)

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:

2006

Present use of the subject lands:

RESIDENCE

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

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:

RESIDENTIAL

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 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:

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:

ST- GEORGE STREET

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.

CURRENT ACCESSORY BUILDING (GARAGE) IS IN POOR SHAPE -

THE FOUNDATION HAS CRACKED AND NEEDS TO BE REPLACED -

APPLICANT WOULD LIKE TO BUILD NEW GARAGE SLIGHTLY BIGGER
TO FIT 2 CARS, 1 MOTORCYCLE AND STORE HIS SMALL TRAILER -



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 812

ROLL No. 3310334020118000000

LEGAL DESCRIPTION:
PDOV PLAN 207 BLK 6 LOT 10, REG,
0.24AC 66.00FR 155.10D

UNIT #

TOWNSHIP Nanticoke - Port Dover

STREET NAME ST GEORGE ST

ZONING R1-A

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>		<input type="text"/>		<input type="text"/>	
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	50 SQM	<input type="text"/>	72 SQM	<input type="text"/>	22 SQM	<input type="text"/>
ACCESSORY BUILDING COMMENTS	Nanticoke Zoning By-Law NW 1-2000 3.3 (g) Accessory Uses to Residential Uses					
PARKING SPACES	<input type="text"/>		<input type="text"/>		<input type="text"/>	

ADDITIONAL COMMENTS:

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

Date

PREPARED BY: Steven Little

AS PER:

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

Signature of building inspector

Date

St. George Street

BY REGISTERED PLAN 207 (20.117m WDI

IB (700)
DISTURBED
RESET IB

N.44°45'W (P1)

N 45°57'10"W (BEARING REFERENCE)

20.117
(P1 & SET)

20.117
(P1 & MEAS)

N.45°15'E (P1)
N 44°10'40"E (MEAS)

13.33
(MEAS)

10.92
(MEAS)

13.52
(MEAS)

ASPHALT DRIVEWAY

6.22
(MEAS)

(N1-A1)
4.17

(N1-A1)
4.22

NO FENCE

(P1-47.274)
47.356 (MEAS)

1 STOREY
SIDING
DWELLING
No. 812

WOOD
DECK

WOOD
DECK

1.59
(MEAS)

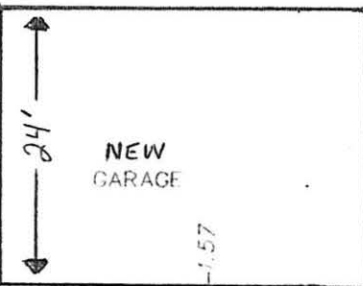
1.56
(MEAS)

207
LOT 10

PIN 50243-0041(LT)

10.668
meters

32'



NEW
GARAGE

1.57

8.839
meters
to rear
property
line

NO FENCE

N 44°37'50"E (MEAS)
N.45°15'E (P1)

0.55
(MEAS)

0.53
(MEAS)

1 1/2 STOREY
SIDING
DWELLING
No. 810

47.346 (MEAS)
(P1-47.274)

REGISTERED

PROPOSED

812
ST. GEORGE ST.
PORT DOVER

IB (700)

IB (700)
DISTURBED
RESET IB

N.44°45'W (P1)
N 45°57'10"W (BEARING REFERENCE)

20.117
(P1 & SET)

13.33
(MEAS)

10.92
(MEAS)

13.52
(MEAS)

ASPHALT DRIVEWAY

20.117
(P1 & MEAS)

REGISTERED

N 44°37'50"E (MEAS)
N.45°15'E (P1)

0.65
(MEAS)

1 1/2 STOREY
SIDING
DWELLING
No.810

0.53
(MEAS)

NO FENCE

6.22
(MEAS)

6.43
(MEAS)

PLAN
BLOCK

47.346 (MEAS)
(P1-47.274)

CURRENT

~~LOT 11~~
~~PIN 50243-0041(LT)~~

IB (700)

N.45°15'E (P1)
N 44°10'40"E (MEAS)

(N1-4)
4.1

(N1-4)
4.2

NO FENCE

(P1-47.274)
47.356 (MEAS)

1 STOREY
SIDING
DWELLING
No. 812

(MEAS)
1.76

WOOD DECK

(MEAS)
1.56

WOOD DECK

(MEAS)
1.59

207
LOT 10

PIN 50243-0041(LT)

6

BLOCK
GARAGE

METAL
SHED

1.57

G. HEDGE
0.43 West

G. HEDGE
0.43 West

(P1-20.117)
20.491 (MEAS)

(P1-20.117)
20.077 (MEAS)

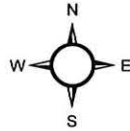
N 45°55'3"W (MEAS)
N.44°45'W (P1)

IB (700)
DISTURBED
RESET IB

MAP 1

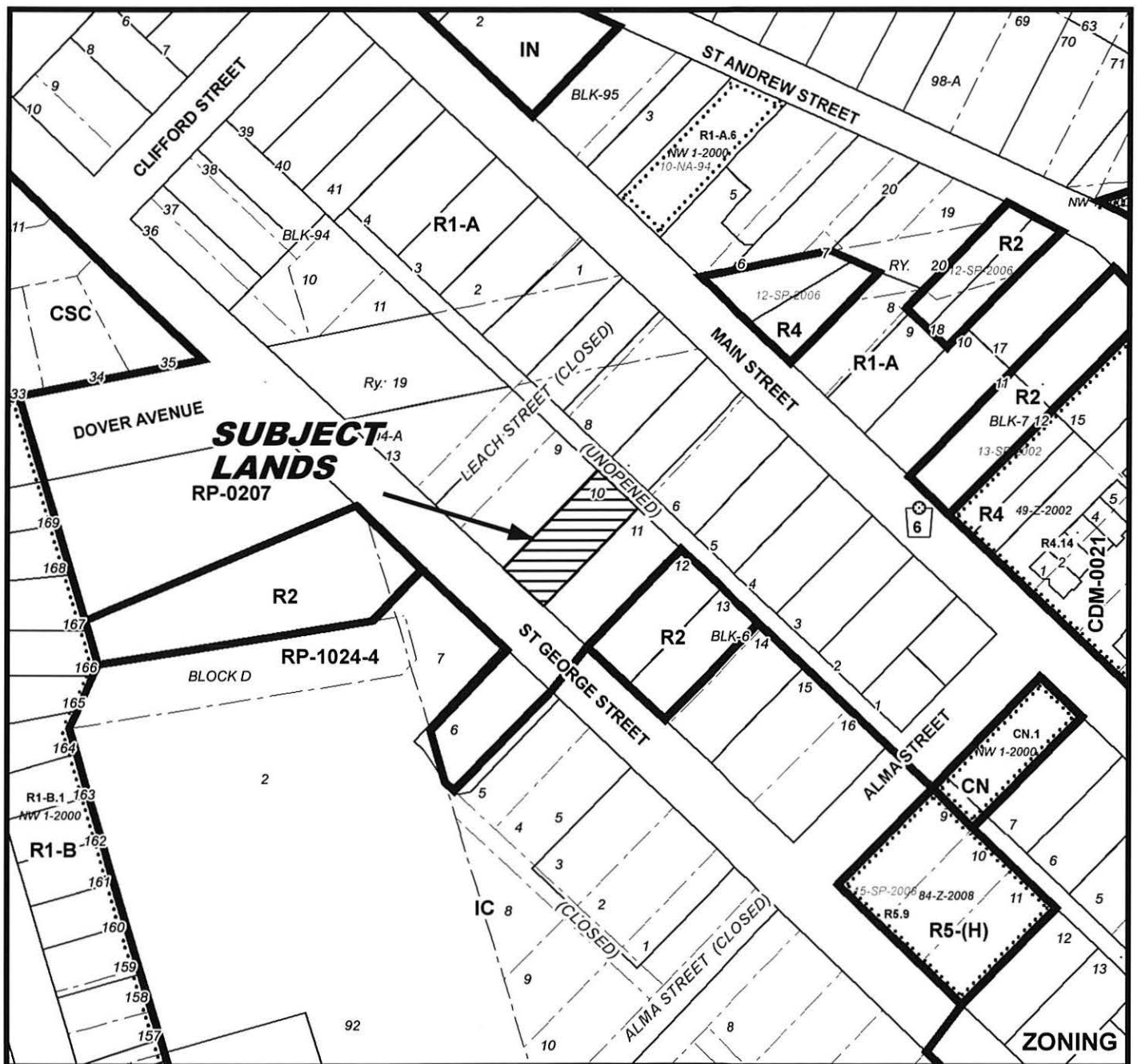
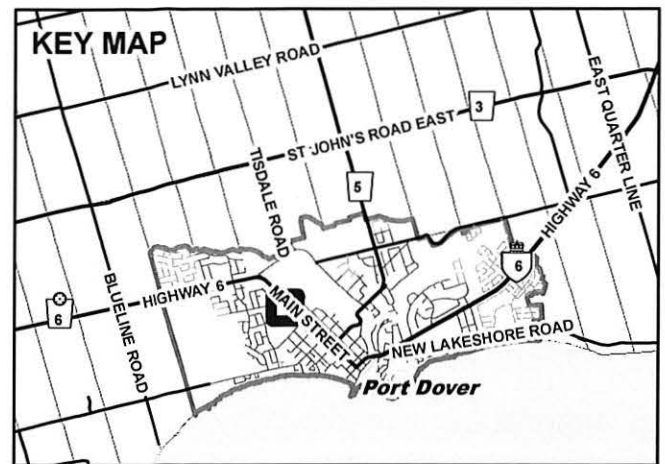
File Number: ANPL2012031

Urban Area of
PORT DOVER



1:2,000

10 5 0 10 20 30 40 Meters



MAP 2

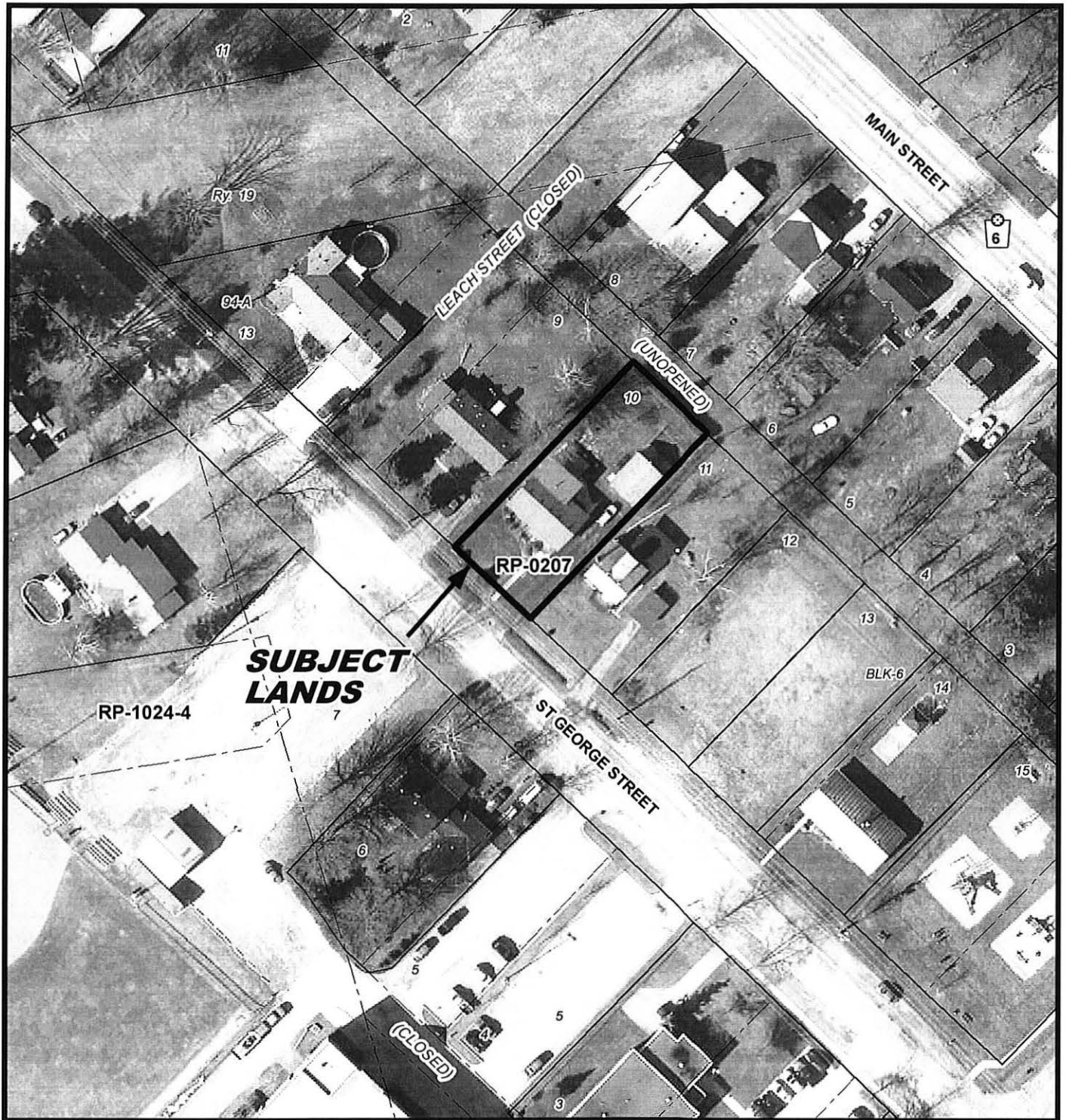
File Number: ANPL2012031

Urban Area of PORT DOVER



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2012031

Urban Area of PORT DOVER

