



COMMENT REQUEST FORM

FILE NO: ANPL2012209

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Hydro One
☐ 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:**

November 5, 2012

APPLICANT:

RUTTER BERNARD KENNETH
RUTTER MARILYN PATRICIA, 408 OAKHILL DR RR 4 STN MAIN BRANTFORD, ON N3T 5L7

LOCATION: PDOV PLAN 120 LOT 9 CON 1 PT, LOT 9 (12 Kiwanis Ave)

ASSESSMENT ROLL NO.: 3310334010046000000

PROPOSAL:

REMOVAL AND RECONSTRUCTION OF AN EXISTING DWELLING REQUIRING RELIEF OF:
3.9 m (12.79 ft) from the required minimum front yard setback of 6.0 m (19.68 ft) to allow a reduced
minimum front yard setback of 2.1 m (6.89 ft).

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

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 22, 2012

MINOR VARIANCE

LPRCA
fees submitted.
signs + receipt
picked up

Office Use:

File Number:

ANPL2012209

Related File:

Fees Submitted:

Sept. 21, 2012

Application Submitted:

Sept. 17, 2012

Sign Issued:

Sept. 21, 2012

Complete Application:

Sept. 21, 2012

mj

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: 3310-334010046000000

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-2000 MF

A. APPLICANT INFORMATION

Name of Applicant¹ BERNARD & MARILYN RUTTER

Phone # 519-753-0342
519-583-0473

Address 408 OAKHILL DRIVE
(12 KIWANIS AVE)
PORT DOVER

Fax #

Town / Postal Code BRANTFORD N3T 5L7

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 Owner² SAME AS ABOVE

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 sent³:



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	NANTICOKE	Urban Area or Hamlet	PORT DOVER
Concession Number	1	Lot Number(s)	9
Registered Plan Number	120	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	Pt Lot 9
Frontage (metres/feet)	52.22 Ft - 15.919 m.	Depth (metres/feet)	60.5 m. BKR
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	908 m ²
Municipal Civic Address	12 KIWANIS AVE. BKR		

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 PLAN TO TEAR DOWN EXISTING BUILDING AND BUILD A.
RESIDENTIAL DWELLING.

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

* to rebuild a dwelling requiring relief of
3.9 m. (12.79 ft.) from the requiring minimum
front yard setback of 6m. (19.68 ft.) to allow
a setback of 2.1 m. (6.89 ft.)

MINOR VARIANCE

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

WE ARE REQUIRED BY THE LONGPOINT REGION CONSERVATION
TO MOVE THE NEW BUILDING CLOSER TO THE FRONT PROPERTY
LINE TO COMPLY WITH THE SAFE BUILDING LOCATION AS WAS
DETERMINED BY ENGINEER'S STUDY (STABLE SLOPE LINE)

D. PROPERTY INFORMATION

Present official plan designation(s):

Hazard Land Designation (MF)

Present zoning:

R1-A + HL (MF)

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:

108 m² ONE STOREY COTTAGE TO BE DEMOLISHED.

PENDING APPROVAL BKR

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:

1 RAISED RANCH WITH REAR WALK-OUT 109m² PER FLOOR. 12% ^{TOTAL} LOT COVERAGE
HEIGHT - F.G. TO PEAK - 6.8m. BKN 14% (EXCLUDING SLOPE TO LAKE)

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

PENDING APPROVAL BKN

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:

SEPT. 28, 1985

Present use of the subject lands:

COTTAGE

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

Existing use of abutting properties:

PERMANENT HOMES AND COTTAGES (6 PERMANENT, 3 COTTAGES)

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:

HAS BEEN COTTAGE SINCE IT WAS BUILT

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:

STORM WATER MANAGEMENT INCLUDED IN OUR BUILDING PLAN.

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:

12 KIWANIS PORT DOVER

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

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 # 12

ROLL No. 3310334010046000000

LEGAL DESCRIPTION:
PDOV PLAN 120 LOT 9 CON 1 PT,
LOT 9, IRREG 0.31AC 52.22FR 0

UNIT #

TOWNSHIP Nanticoke - Port Dover

STREET NAME KIWANIS AVE

ZONING R1-A

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	450	4843.75	1254	13497.94		
LOT FRONTAGE	15	49.2	15.9	52.17		
FRONT YARD SETBACK	6	19.68	2.1	6.89	3.9	12.79
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	3	9.84	3.72	12.2		
INTERIOR SIDE YARD (LEFT)	1.2	3.94	1.26	4.14		
REAR YARD SETBACK	7.5	24.6	52.52	172.3		
DWELLING UNIT AREA	80	262.47	100	328.08		
% LOT COVERAGE						
BUILDING HEIGHT	11	36.0	6.4	21.		
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		2		2	

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:

AS PER:

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

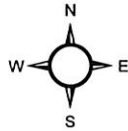
Signature of building inspector

Date

MAP 1

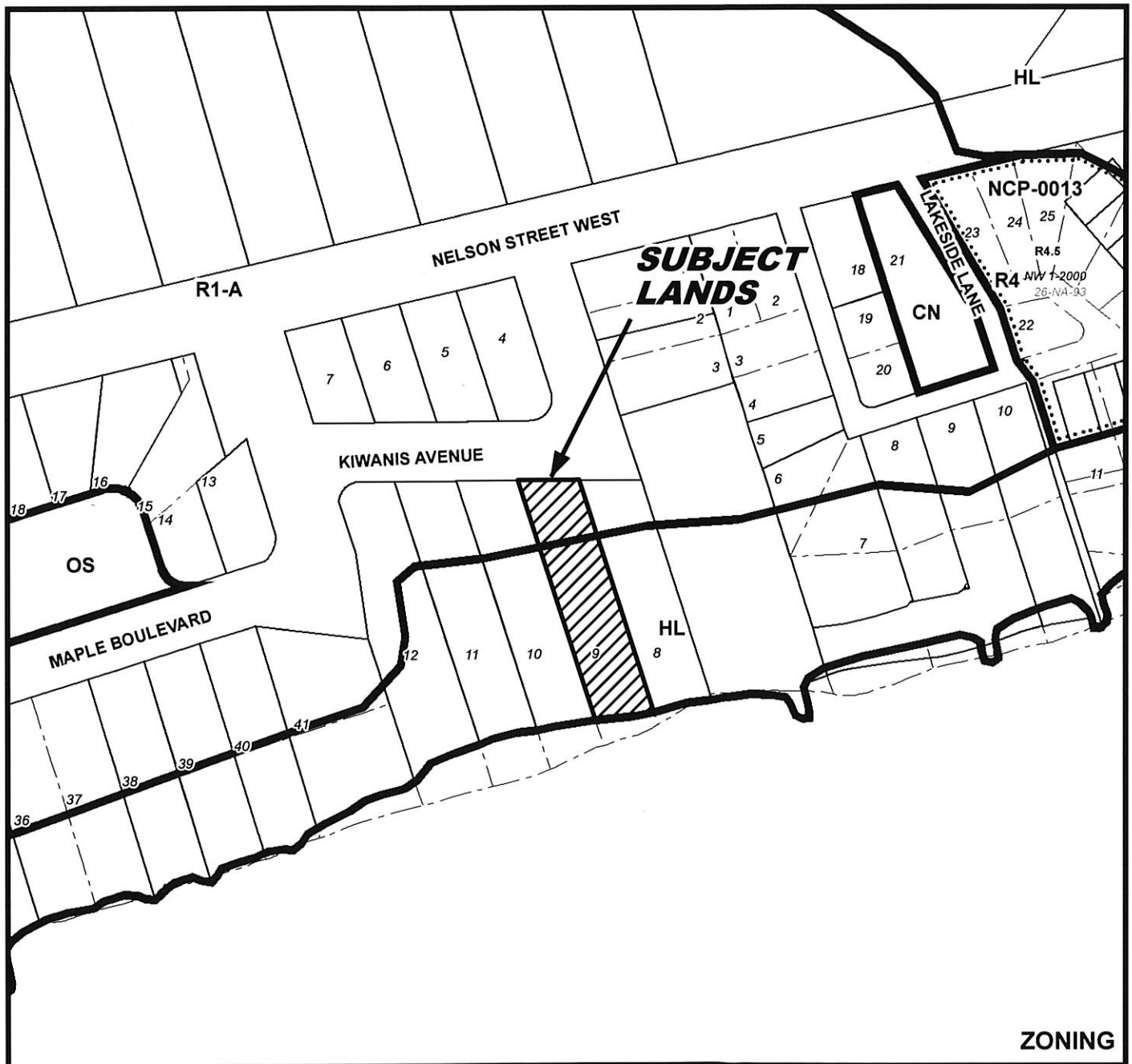
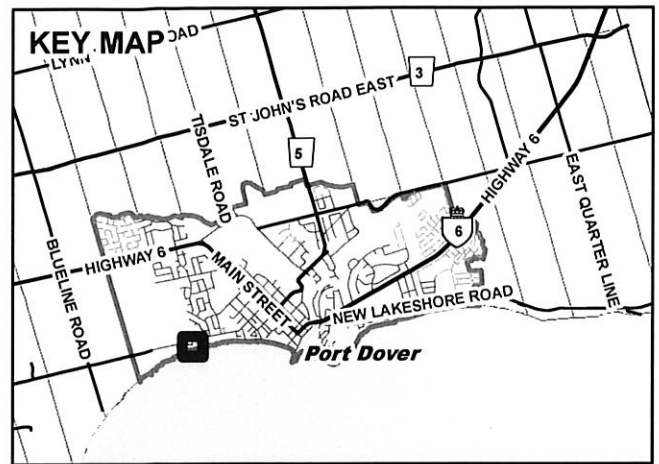
File Number: ANPL2012209

Urban Area of
PORT DOVER



1:1,500

10 5 0 10 20 30 40 Meters

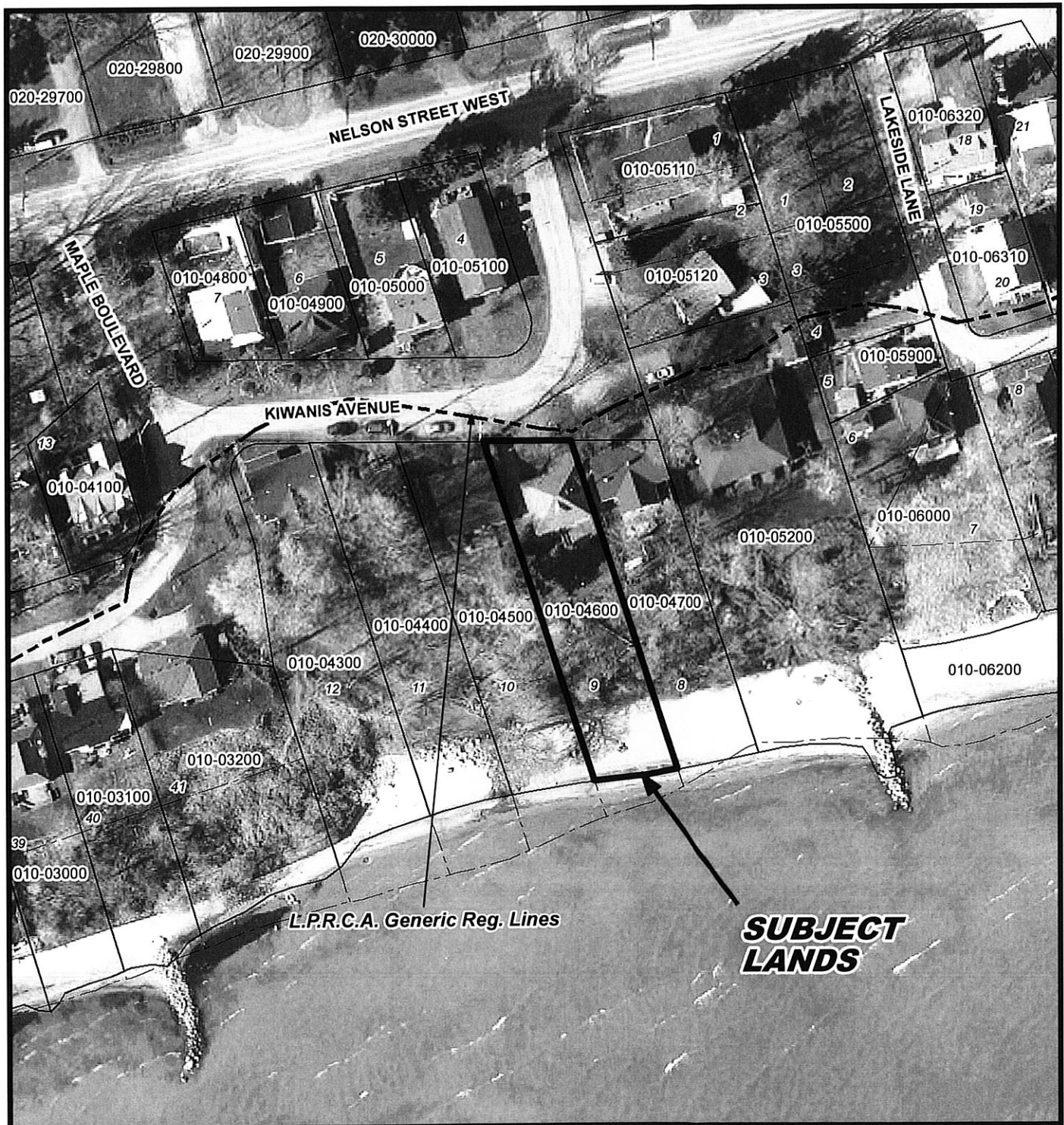
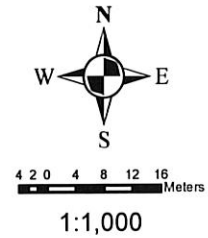


ZONING

MAP 2

File Number: ANPL2012209

Urban Area of PORT DOVER



MAP 3

File Number: ANPL2012209

Urban Area of PORT DOVER



2 1 0 2 4 6 8 Meters

1:500

