

MINOR VARIANCE

File Number ANPL2014080 Application Fee ✓  
 Related File Number BNPL2014079 Conservation Authority Fee N/A  
 Pre-consultation Meeting On \_\_\_\_\_ OSSD Form Provided N/A  
 Application Submitted On May 6/2014 Sign Issued ✓  
 Complete Application On May 6/2014 KR.

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: 3310-334 030 61400

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. NW1-2000

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> Cathy McCleary Phone # 519-429-2030  
 Address 646 CON 6 WOODHOUSE RRS Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail mccleary.cathy@gmail.com  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent of MICHAEL HIGGINS Phone # 519-426-6220  
10 G DOUGLAS VALLEE LIMITED Fax # 519-426-6277  
 Address 2 TALBOT ST. W.  
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner<sup>2</sup> Cathy McCleary Phone # 519-429-2030  
 Address 646 CON 6 WOODHOUSE RRS Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE, ON N3Y 4K4 E-mail mccleary.cathy@gmail.com  
<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:

NONE

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

|                         |                                 |                                                               |                                                    |
|-------------------------|---------------------------------|---------------------------------------------------------------|----------------------------------------------------|
| Geographic Township     | <u>WOODHOUSE</u>                | Urban Area or Hamlet                                          | <u>PORT DOVER</u>                                  |
| Concession Number       |                                 | Lot Number(s)                                                 |                                                    |
| Registered Plan Number  | <u>207</u>                      | Lot(s) or Block Number(s)                                     | <u>LOT 1 BLOCK 101B</u><br><u>LOT 8 BLOCK 102A</u> |
| Reference Plan Number   |                                 | Part Number(s)                                                |                                                    |
| Frontage (metres/feet)  | <u>27.7</u>                     | Depth (metres/feet)                                           | <u>IRREGULAR</u>                                   |
| Width (metres/feet)     | <u>IRREGULAR</u>                | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>IRREGULAR</u><br><u>1530.5 SQM</u>              |
| Municipal Civic Address | <u>50 BROWN ST PT DOVER, ON</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):

PROPOSE A CONCURRENT SEVERANCE TO ADD A PARCEL OF LAND  
CONTAINING A EXISTING GARAGE TO A LOT CONTAINING A  
HOUSE AND GARAGE

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

ONCE THE LANDS ARE AMALGAMATED THE NEW  
LOT WILL CONTAIN TWO GARAGES WHICH ARE MORE  
THAN 50 SQ M IN SIZE. NEED RELIEF OF SECTION  
3.3(9) OF BY-LAW NW 1-2000

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

THE SUBJECT GARAGES ARE EXISTING BUILDINGS

**D. PROPERTY INFORMATION**

Present official plan designation(s):

RESIDENTIAL AND HAZARD LAND

Present zoning:

RI-A AND HAZARD

Is there a site specific zone on the subject lands?

NO

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:

HOUSE AND GARAGE AND ONCE THE CONCURRENT  
SEVERANCE IS COMPLETE THERE WILL BE AN  
ADDITIONAL GARAGE ON THE SITE 50 BROWN STREET

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

NOT KNOWN

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.

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

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:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

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

NOT KNOWN

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:

NOT KNOWN

Present use of the subject lands:

RESIDENTIAL.

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

NOT KNOWN

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

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

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Provide the information you used to determine the answers to the above questions:

OWNER.

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☒ Yes ☐ No ☐ Unknown

If yes, indicate the following information about **each** application:

File number:

CONCURRENT SEVERANCE APPLICATION

Land it affects:

Purpose:

Status/decision:

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

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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 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 |

## 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

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

If other, describe:

Name of road/street:

BROWN STREET

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 FORM ATTACHED.