

MINOR VARIANCE

File Number ANPL2016299
 Related File Number BNPL2016
 Pre-consultation Meeting On _____
 Application Submitted On Oct 5 2016
 Complete Application On Oct 5 2016

Application Fee _____
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

Alisha + Mar

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 - 010 - 32400

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. _____

OWNER
A. APPLICANT INFORMATION

OWNER
 Name of Applicant¹ RYAN CURTIS Phone # 905-630-3551
 Address 301 ST GEORGE ST Fax # _____
 Town / Postal Code PORT DUFFER NOA 1N0 E-mail RYANCURTIS@HOTMAIL.COM

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent DAVID MCPHERSON Phone # 519-426-7295
 Address 8 CULVER LANE Fax # _____
 Town / Postal Code SIMCOE N3Y5C8 E-mail DAVID-A-MCPHERSON@HOTMAIL.COM

Name of Owner² _____ 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:

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>18 & PT 19</u>
Registered Plan Number	Lot(s) or Block Number(s)	<u>BLK 39</u>
Reference Plan Number	Part Number(s)	<u>207</u>
Frontage (metres/feet)	Depth (metres/feet)	<u>20.37 m</u> <u>26.356</u>
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	<u>601.3 SQ M</u>
Municipal Civic Address		<u>301 ST GEORGE ST, PORT DOVER</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):

THIS APPLICATION IS RESULTING FROM A PROPOSED CREATION OF
NEW LOT & RECOGNIZES EXISTING DEFICIENT SIDE & EXTERIOR
SIDE YARDS & A NEW REAR YARD.

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

EXTERIOR SIDE YD REDUCED FROM REQ'D 6M TO EXISTING 3.45M.
~~EXISTING SIDE YARD~~ REAR ~~SIDE~~ YD REDUCED FROM REQ'D 7.5M TO
3M. BECAUSE OF SEVERANCE

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

EXISTING 2 STOREY HOUSE, SEVERANCE OF NEW LOT
~~LEAVES~~ CREATE DEFICIENT REAR YARD, DEFICIENT SIDE YD
& EXTERIOR YD EXISTING.

MINOR VARIANCE

D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:

_____ R2 _____

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:

- 2 STOREY SINGLE FAMILY DWELLING. 5.63M HIGH

- SEE ATTACHED SKETCH TO SHOW SETBACKS

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:

NO PROPOSED WORK, EXISTING BUILDING TO BE RETAINED

MINOR VARIANCE

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:

IN EXCESS OF 50 YEARS

Existing use of abutting properties:

RESIDENTIAL & MULTI 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

MINOR VARIANCE

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

ACCORDING TO CURRENT 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:

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

MINOR VARIANCE

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 Land:	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 checked="" 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)
CURBSIDE CATCHBASINS

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☒ Yes ☐ No

MINOR VARIANCE

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:

MARKET ST

\$

ST. GEORGE ST.

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.


K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

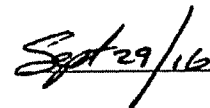
1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



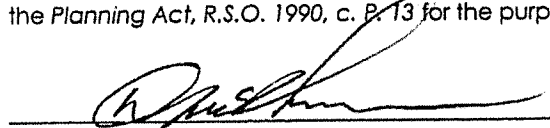
Owner/Applicant/Agent Signature



Date

M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.



Owner/Applicant/Agent Signature



Date



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

301 ST GEORGE ST. PORT DOVER

PDOV PLAN 207 BLK 39 LOT 18 PT LOT 19

ASSESSMENT # 331033401032400

Application #:

RYAN CURTIS

EXISTING LOT WITH THE SFD REMAINING

Urban Residential Type 1 Zone (R1)

	Zoning REQUIRED	R1-B PROPOSED	DEFICIENCY	UNITS
Main Building				
5.1.2 a) minimum lot area				
i) interior lot	360.00		N/A	m.sq
ii) corner lot	450.00	601.30	N/A	m.sq
iii) lot of record - interior lot	0.00		N/A	m.sq
iv) lot of record - corner lot	0.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	12.00		N/A	m
ii) corner lot	15.00	20.37	N/A	m
iii) lot of record - interior lot	0.00		N/A	m
iv) lot of record - corner lot	0.00		N/A	m
c) minimum front yard	6.00		N/A	m
i) detached garage with rear lane	3.00		N/A	m
d) minimum exterior side yard	6.00	3.45	2.55	m
e) minimum interior side yard				
i) detached garage (3.0m)	3.00		N/A	m
detached garage (1.2m)	1.20	4.97	N/A	m
ii) detached garage with a rear lane ;	1.20		N/A	m
attached garage	1.20	0.61	0.59	m
f) minimum rear yard	7.50	3.00	4.50	m
g) maximum building height	9.20	5.63	N/A	m

Comments

Accessory Structure

3.2.1 a) building height	5.00	4.00	N/A	m
b) minimum front yard	6.00		6.00 ?	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	0.73	0.47	m
e) minimum rear yard	1.20	11.27	N/A	m
f) through lot distance to street line	6.00		6.00 ?	m
g) Lot coverage				
i) lot coverage	10.00	1.40	N/A	%
ii) usable floor area	55.00	8.07	N/A	m.sq

Comments



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

301 ST GEORGE ST. PORT DOVER

PDOV PLAN 207 BLK 39 LOT 18 PT LOT 19

ASSESSMENT # 331033401032400

Application #:

RYAN CURTIS

EXISTING LOT WITH THE SFD REMAINING

Urban Residential Type 1 Zone (R1)

Zoning

R1-B

Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments

Parking

4.1 number of parking spaces

N/A

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:

Laurel Lee Sowden

September 28, 2016

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

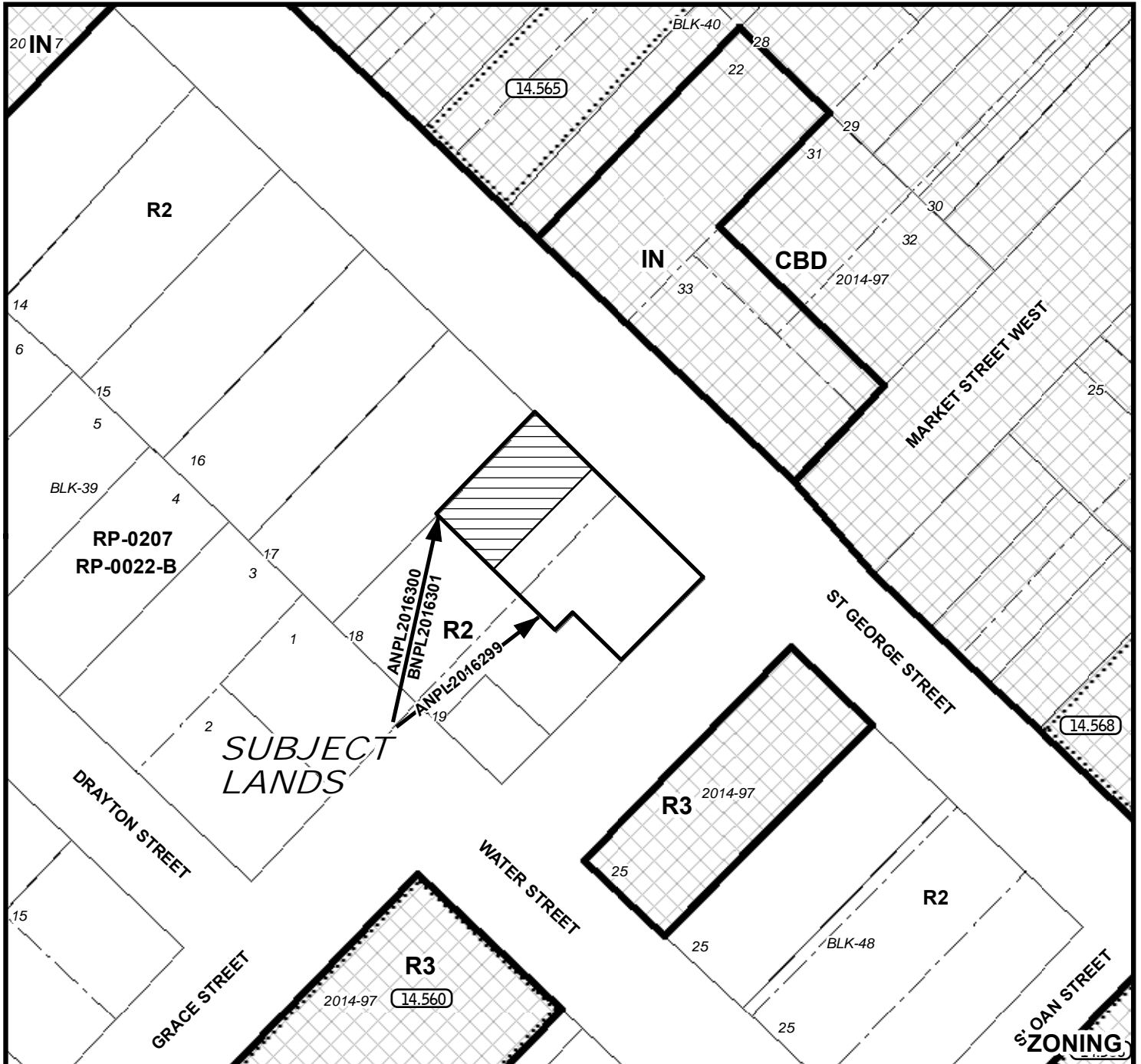
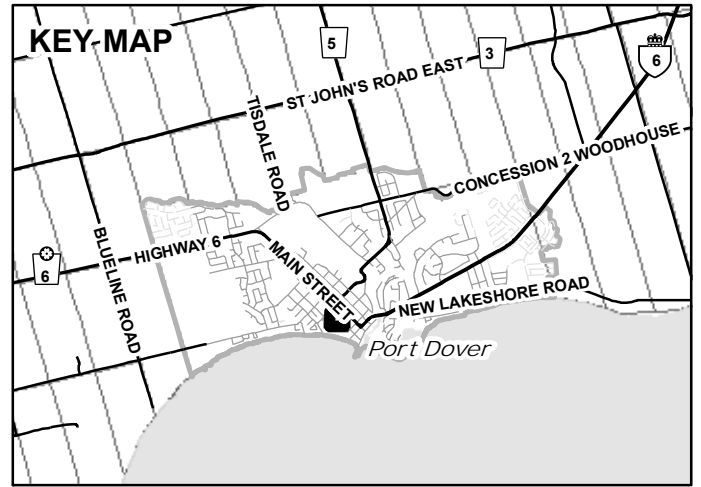
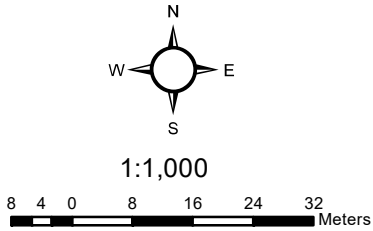
Signature of Building Inspector

date

MAP 1

File Number: ANPL2016299, ANPL2016300 & BNPL2016301

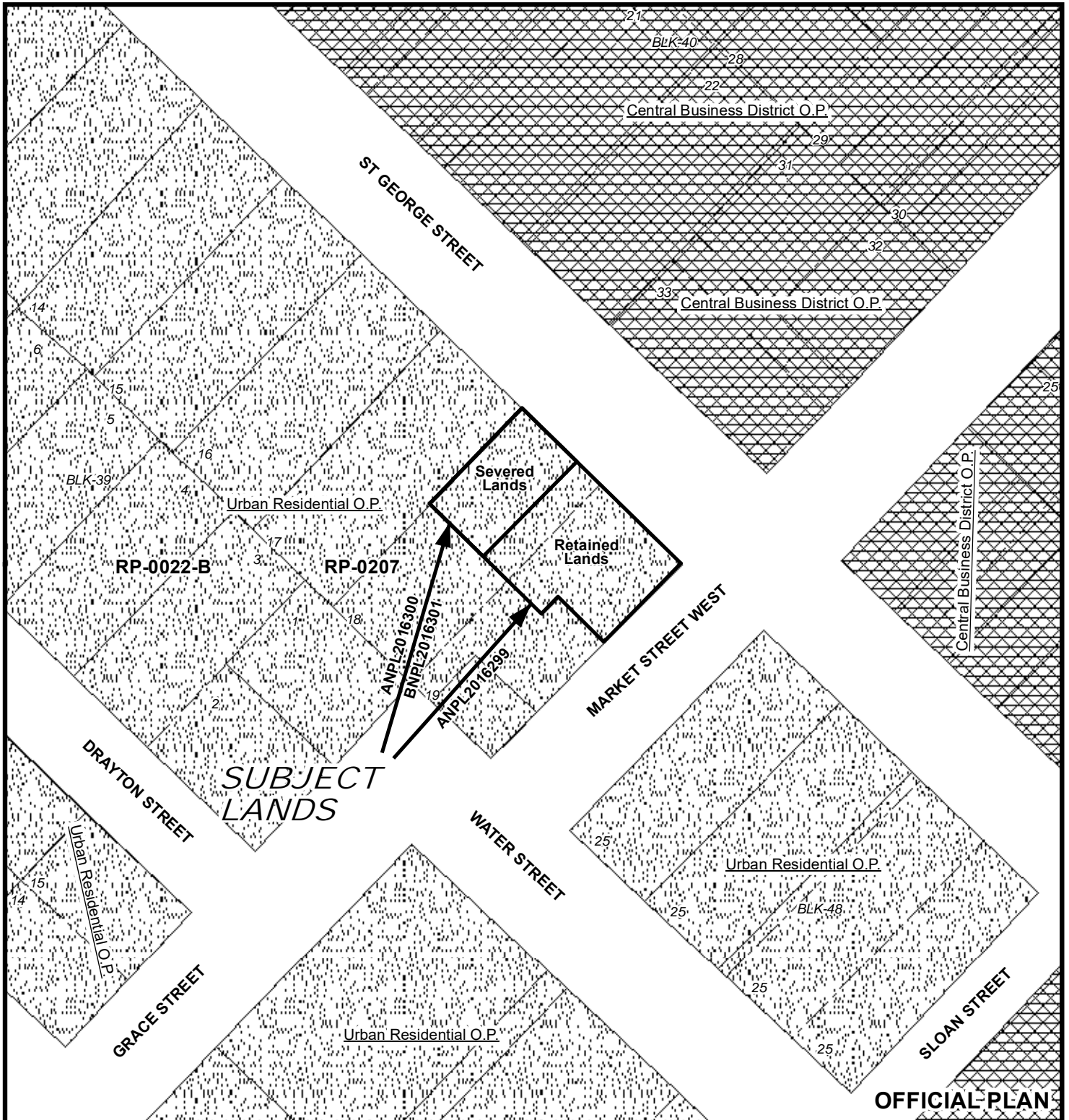
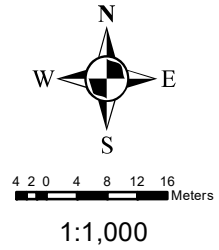
Urban Area of
PORT DOVER



MAP 2

File Number: ANPL2019299, ANPL2016300 &
BNPL2016301

Urban Area of PORT DOVER

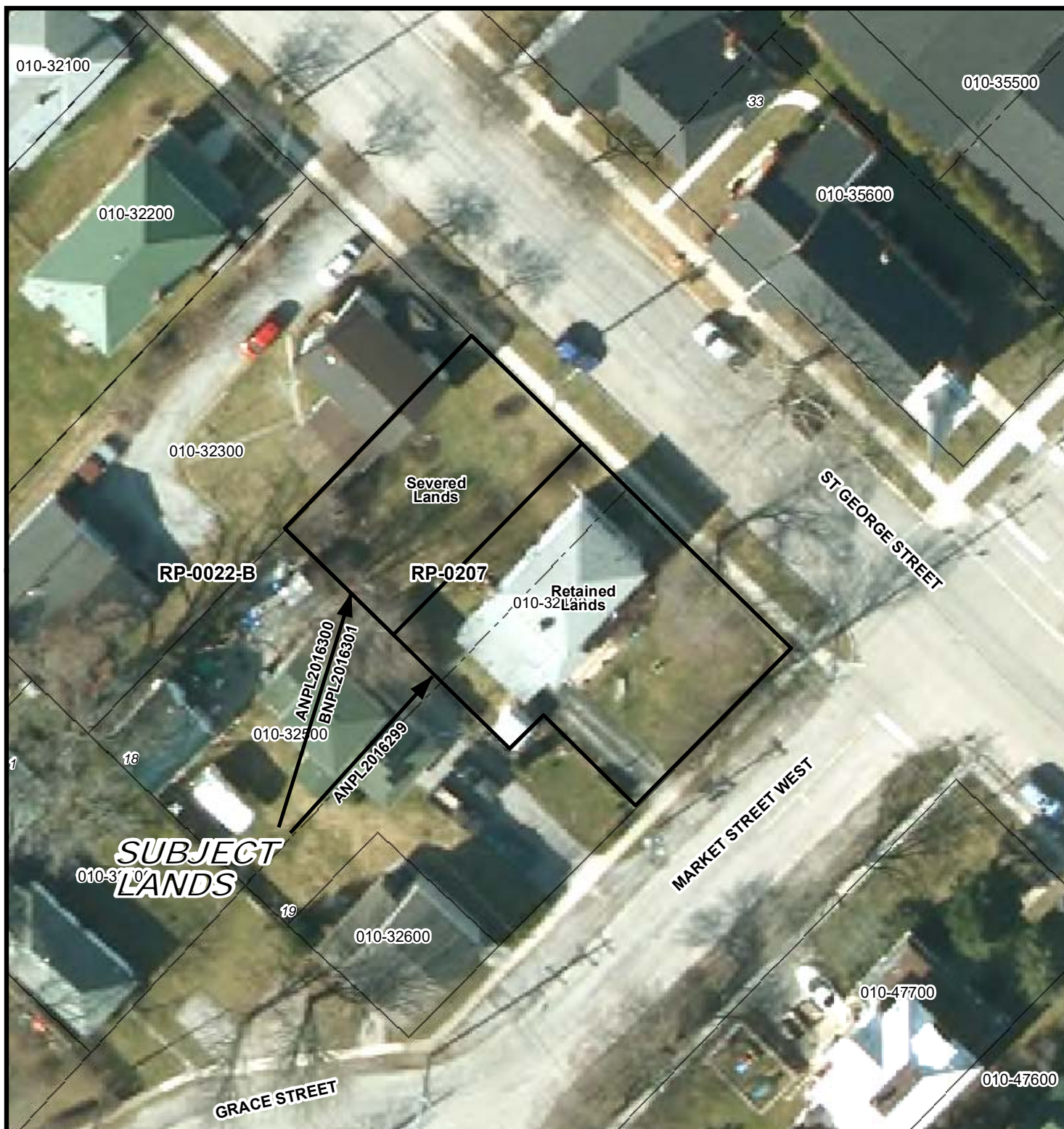
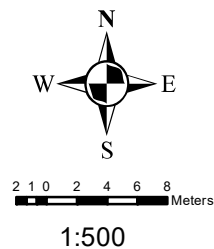


OFFICIAL PLAN

MAP 3

File Number: ANPL2016299, ANPL2016300 &
BNPL2016301

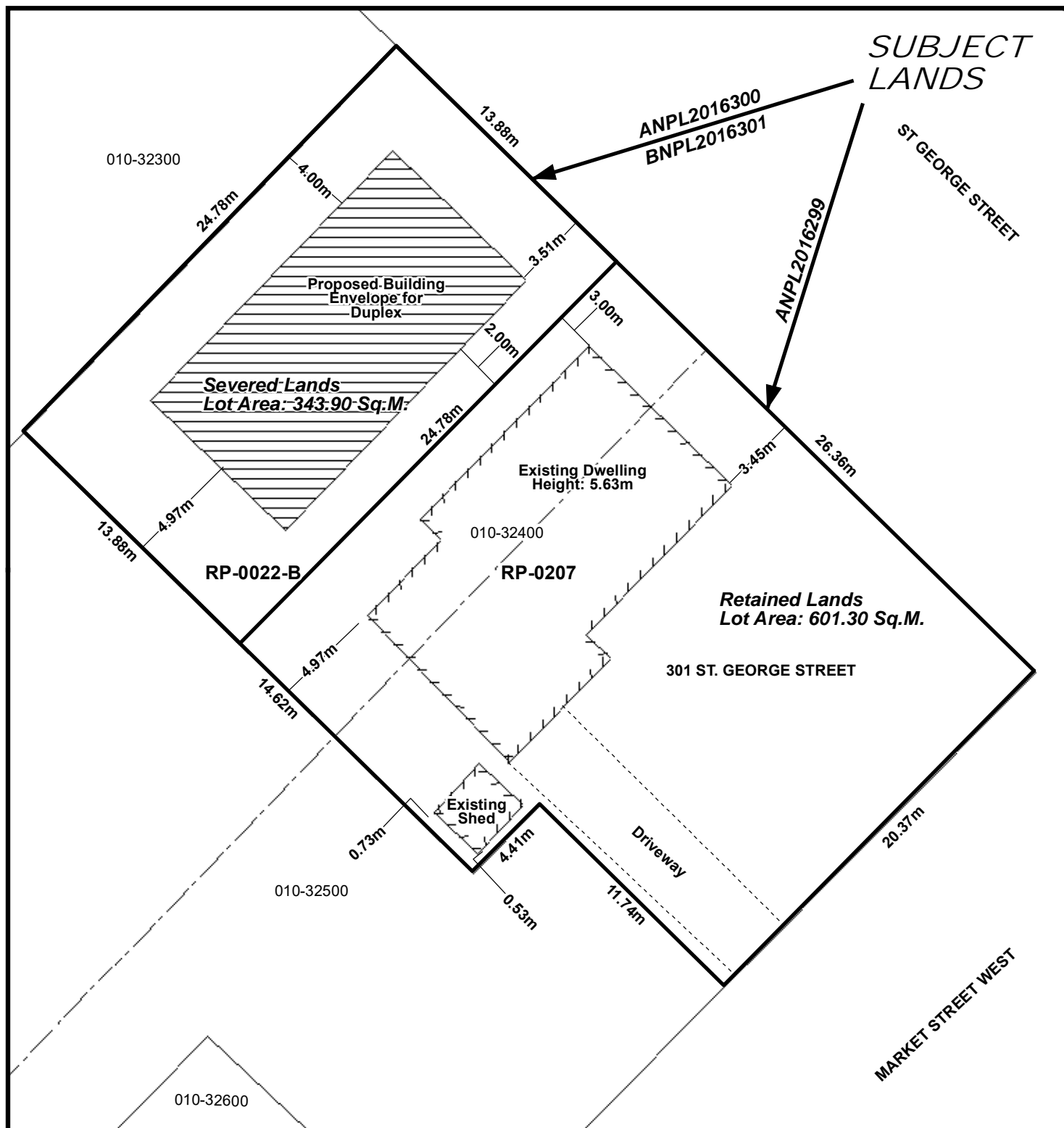
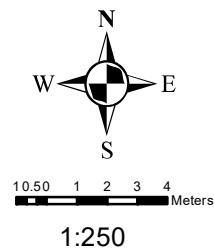
Urban Area of PORT DOVER



MAP 4

File Number: ANPL2016299, ANPL2016300 &
BNPL2016301

Urban Area of PORT DOVER



LOCATION OF LANDS AFFECTED

File Number: ANPL2016299, ANPL2016300 & BNPL2016301

Urban Area of PORT DOVER

