

MINOR VARIANCE

File Number ANPL2016300
 Related File Number BNPL2016
 Pre-consultation Meeting On Oct 5 2016
 Application Submitted On Oct 5 2016
 Complete Application On Oct 5 2016

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

Alisha + MAT

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.

From
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. _____

A. APPLICANT INFORMATION

Name of Applicant ¹ _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

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 N3Y 5C2 E-mail DAVID-A-MCPHERSON@HOTMAIL.COM

Name of Owner ² RYAN CURTIS Phone # 905-630-3551
 Address 301 ST GEORGE ST Fax # _____
 Town / Postal Code FORT DUFFER N3A 1N2 E-mail RYANCURTIS@HOTMAIL.COM

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 mortgages, charges or other encumbrances on the subject lands:

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	<u>PORT DUFFERIN</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>13.878</u> <u>24.78</u>
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	<u>343.9 SQ M</u>
Municipal Civic Address	<u>FROM 301 ST GEORGE ST, PORT DUFFERIN</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):

- CREATE AN IN FILL LOT ON WHICH A DUPLEX WILL BE BUILT
- THE LOT WILL BE marginally undersized
- FRONT YD SETBACK PROPOSED TO BE SAME AS ESTABLISHED BUILDING LINE ON THIS BLOCK

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

RELIEF OF 106.10 SQ M OF REQ'D LOT AREA

RELIEF OF 1.12³ m OF REQ'D LOT FRONTAGE

RELIEF OF 2.99 m OF REQ'D FRONT YD SETBACK

RELIEF OF 2.53 m OF REQ'D REAR YD SETBACK

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

- NEWLY CREATED LOT WILL BE marginally undersized IN BOTH LOT FRONTAGE & LOT AREA
- WANT TO MAINTAIN EXISTING ESTABLISHED BUILDING LINES BOTH FRONT & REAR



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D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:

R2

Is there a site specific zone on the subject lands?

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:

EXISTING SHED 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.

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:

DUPLEX DWELLING PROPOSED. 2 STOREYS, 9.2 M HIGH,

FLOOR AREA 129.1 SQM

SET BACKS FRONT 3.51M, REAR 4.97M, L SIDE 2M R SIDE 4M

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

PROPOSED START DATE NOVEMBER 2016

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:

VACANT

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

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

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

ACCORDING TO 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

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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)) <i>1 BLK TO COMMERCIAL CORE</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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
CATCH BASIN*

If other, describe:

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:

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.



Zoning Deficiency

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

Revised Sept 29/16

PROPERTY INFORMATION

310 ST. GEORGE ST.

Legal Description: PDOV PLAN 207 BLK 39 LOT 18 PT LOT 19

ASSESSMENT # 331033401032400

Application #:

RYAN CURTIS PROPOSED LOT FOR A DUPLEX

Urban Residential Type 2 Zone (R2)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.2.2 a) minimum lot area				
i) interior lot	450.00	343.9	106.10	m.sq
ii) corner lot	540.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00	13.87	1.13	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00	3.51	2.49	m
	3.00		N/A	m
i) except where detached private garage or parking space is accessed via a rear lane				
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) detached private garage or parking space accessed via front yard	3.00	4.00	N/A	m
ii) detached private garage or parking space accessed via a rear lane	1.20	1.99	N/A	m
iii) attached Private Garage	1.20		N/A	m
	1.20			
f) minimum rear yard	7.50	4.97	2.53	m
g) maximum building height	9.20		N/A	m
Comments				

Accessory Structure

3.2.1 a) building height	5.00	N/A	m
b) minimum front yard	6.00	N/A	m
c) minimum exterior side yard	3.00	N/A	m
d) minimum interior side yard	1.20	N/A	m
e) minimum rear yard	1.20	N/A	m
f) through lot distance to street line	6.00	N/A	m
g) Lot coverage			
i) lot coverage	10.00	N/A	%
ii) usable floor area	55.00	N/A	m.sq

Comments

Decks and Porches



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RYAN CURTIS PROPOSED LOT FOR A DUPLEX

Urban Residential Type 2 Zone (R2)

	Zoning	Duplex Dwelling	
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

Comments

4

4

N/A

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:

Laurel Lee Sowden

Signature of Building Inspector

date

date

AS PER:

Fritz R. Enzlin, CBCO, CRBO

Chief Building Official

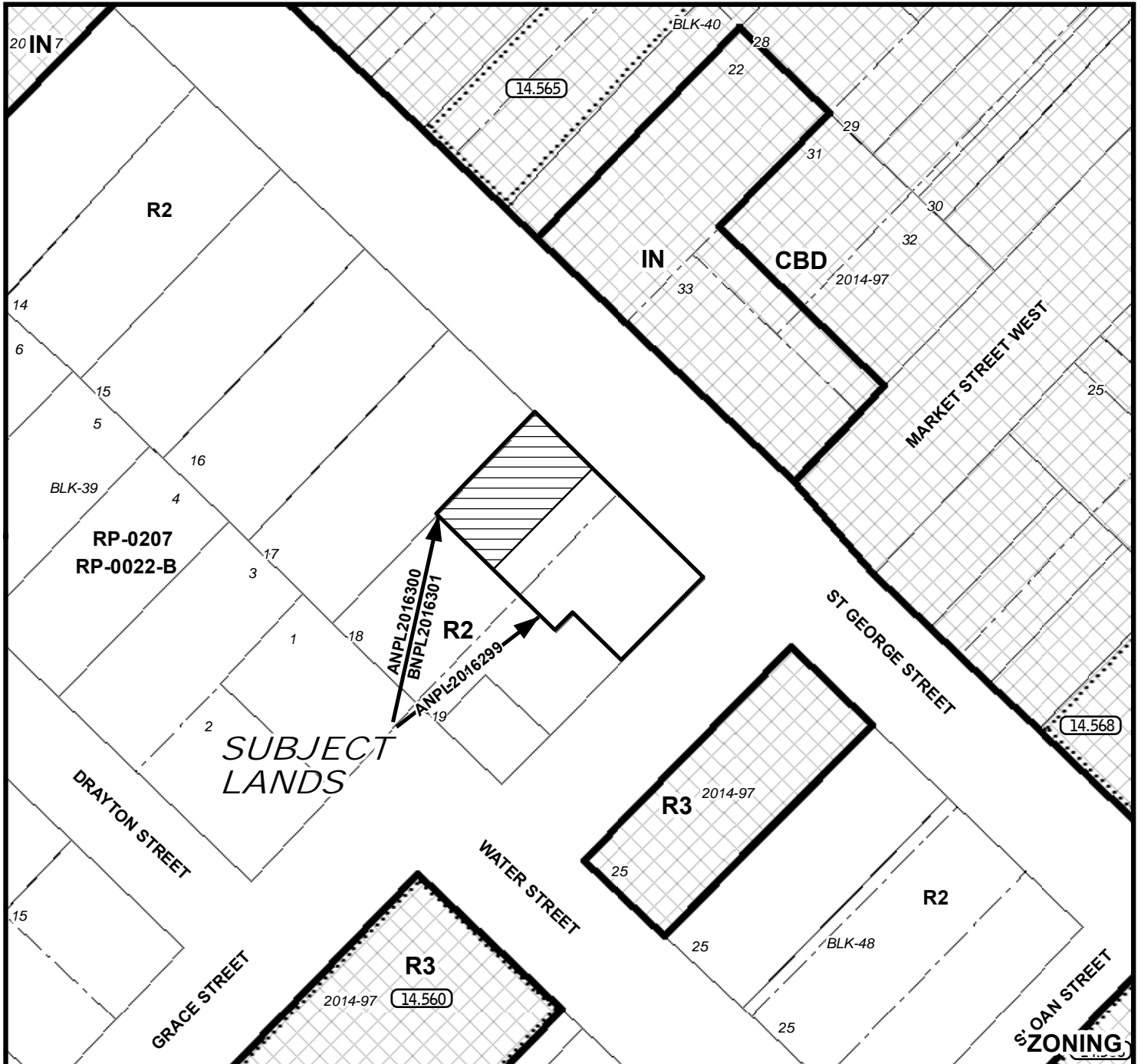
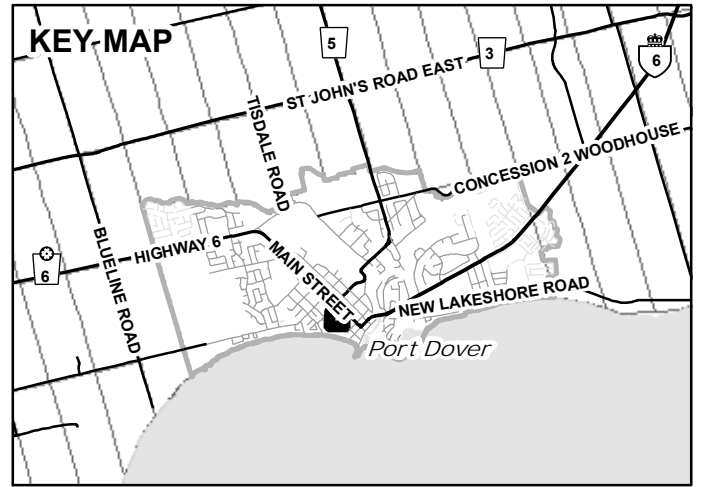
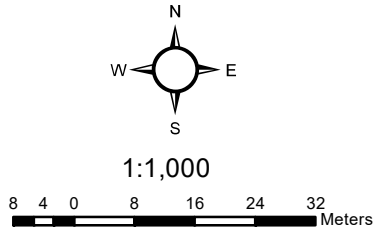
Manager, Building & Bylaw Division

Norfolk County

MAP 1

File Number: ANPL2016299, ANPL2016300 & BNPL2016301

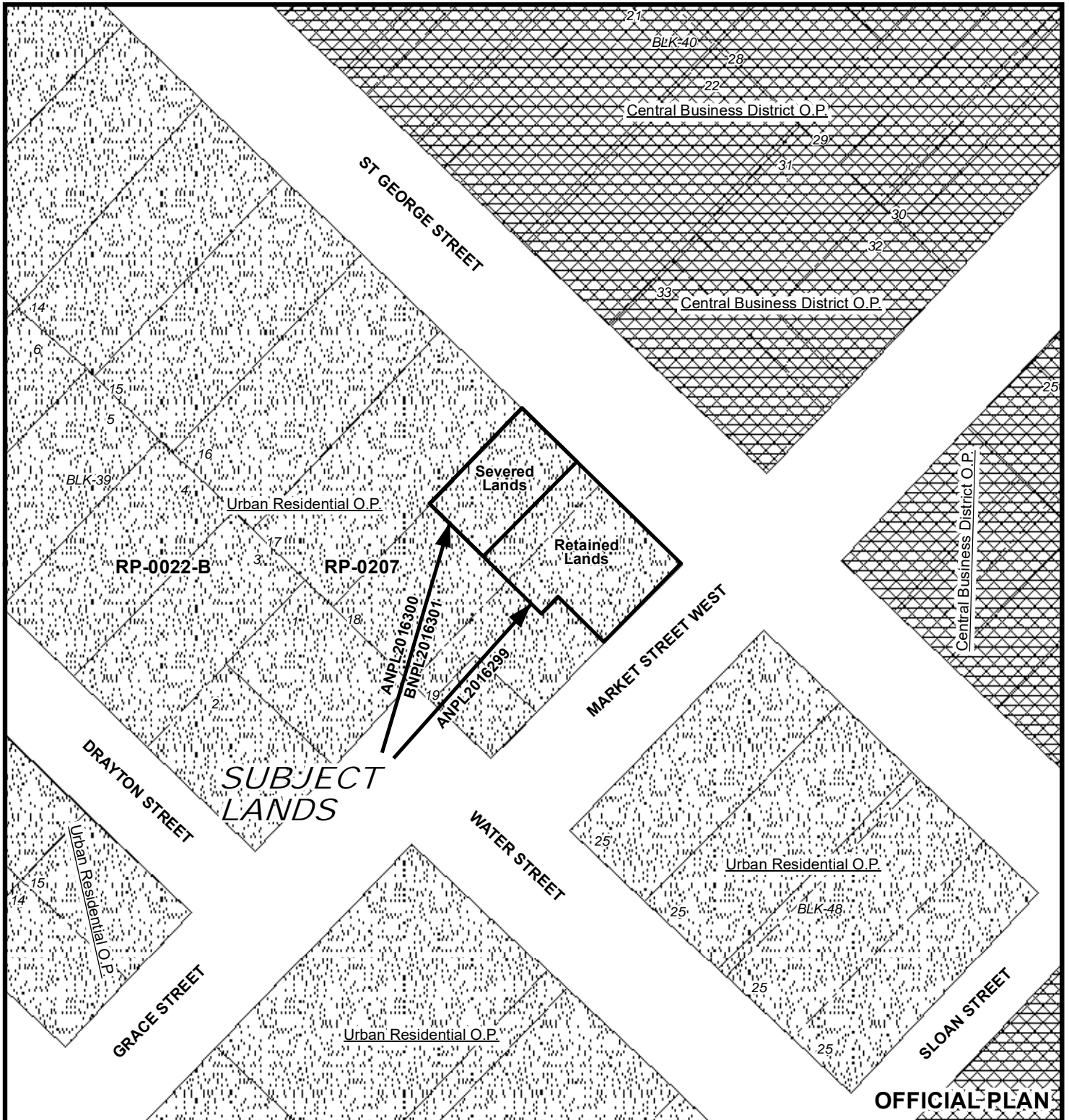
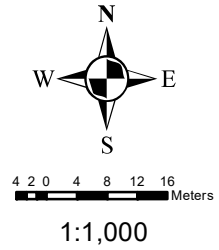
Urban Area of
PORT DOVER



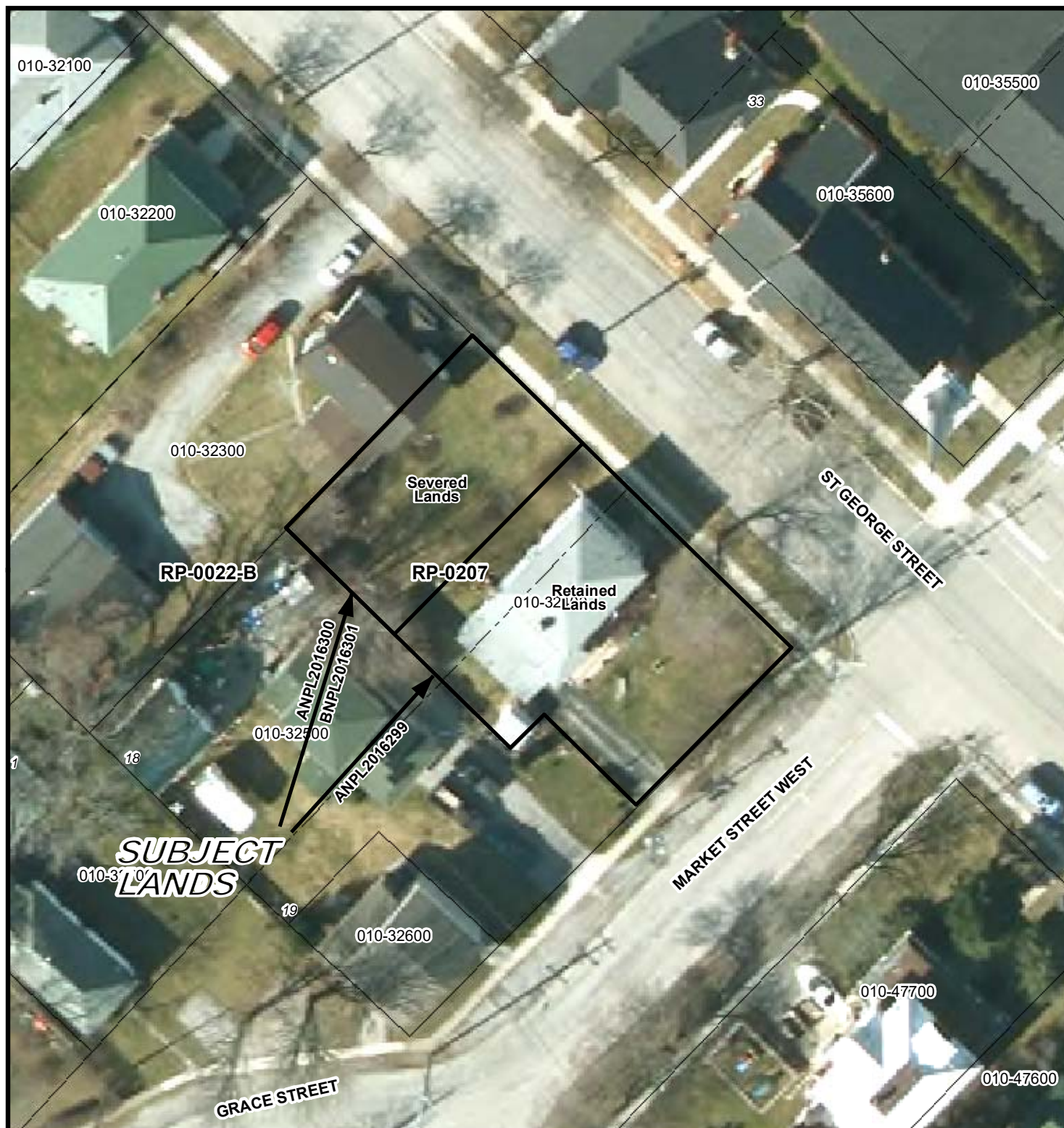
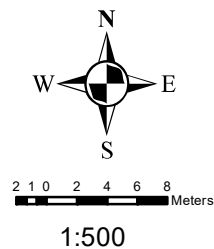
MAP 2

File Number: ANPL2019299, ANPL2016300 &
BNPL2016301

Urban Area of PORT DOVER



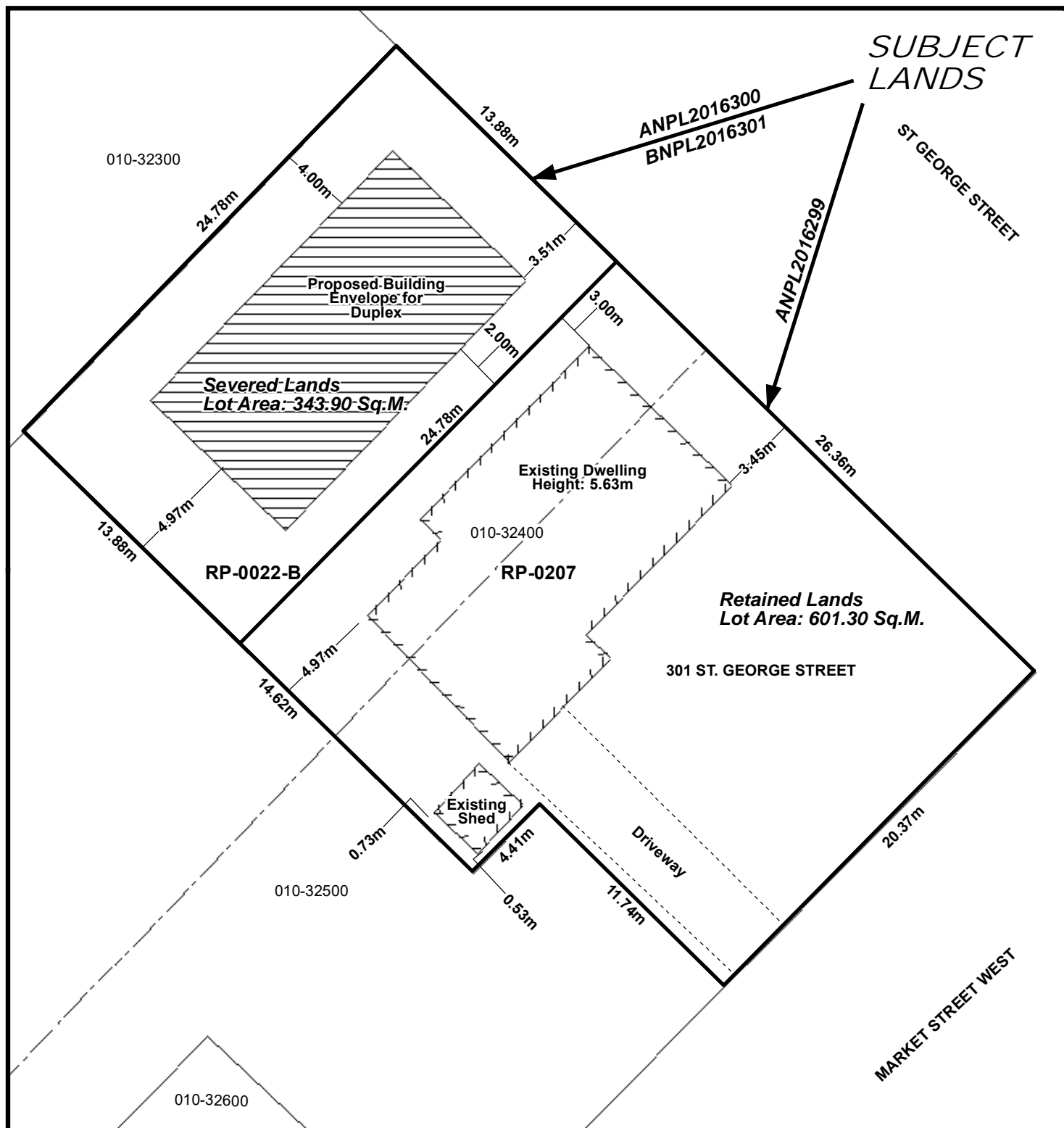
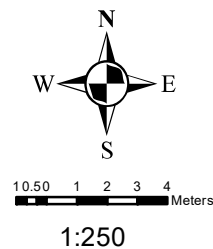
MAP 3
**File Number: ANPL2016299, ANPL2016300 &
BNPL2016301**
Urban Area of PORT DOVER



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

