

MINOR VARIANCE

File Number ANPL2016323
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On Oct 21/16
 Complete Application On Oct 24/16

Application Fee \$977
 Conservation Authority Fee N/A
 OSSD Form Provided N/A
 Sign Issued _____

Aisha

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: 3310-33401016200

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. 1-Z-2014

A. APPLICANT INFORMATION

Name of Applicant ¹ SUGREY MCKAY Phone # 416-710-5834
 Address 109 ROSEBATH AVE Fax # N/A
 Town / Postal Code TORONTO, ON M4C3P6 E-mail Smckaycester.ca

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 _____ 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 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:

N/A

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>PORT DORCE</u>	Urban Area or Hamlet	_____
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	<u>PLAN 207</u>	Lot(s) or Block Number(s)	<u>BLOCK 30, PORT LOT 13 + ROW</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>10.061 M</u>	Depth (metres/feet)	<u>26.021 M</u>
Width (metres/feet)	<u>10.132 M</u>	Lot area (m ² / ft ² or hectares/acres)	<u>263.64 m²</u>
Municipal Civic Address	<u>6 BALMORAL LAKE, PORT DORCE, NOANNO</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):

BUILD HOUSE

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

RELIEF OF 76.72 m² FROM MIN. LOT SIZE TO PERMIT AN AREA OF 283.28 m²; 1.94 m FROM MIN LOT FRONTAGE TO PERMIT 10.06 m; 3.0 m FROM MIN FRONT YARD TO PERMIT 3.0 m; 2.0 m FROM REAR YARD TO PERMIT 5.5 m; 0.2 m FROM MIN INTERIOR SIDE LOT LINE FOR PORCH TO PERMIT 1 m.

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

EXISTING UNDERSIZED LOT

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

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:

EXISTING COTTAGE - CINDER BLOCK FOUNDATION
+ VINYL SIDING (645 SQ') TO BE DEMOLISHED

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.

N/A

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:

DWELLING PROPOSED IN 5-10 YEARS

MINOR VARIANCE

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

2021-2026

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:

FEB 19, 2016

Present use of the subject lands:

COTTAGE.

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

UNKNOWN

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

MINOR VARIANCE

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

NIA

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

NIA

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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 30M 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:

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:

BALMORAL LANE

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.

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **a sketch**, in metric units, drawn to scale, must be included as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any restrictive covenant or easements affecting the subject land
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
9. Any proposed subdivision of the subject lands
10. Current uses of land that is adjacent to the subject land
11. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

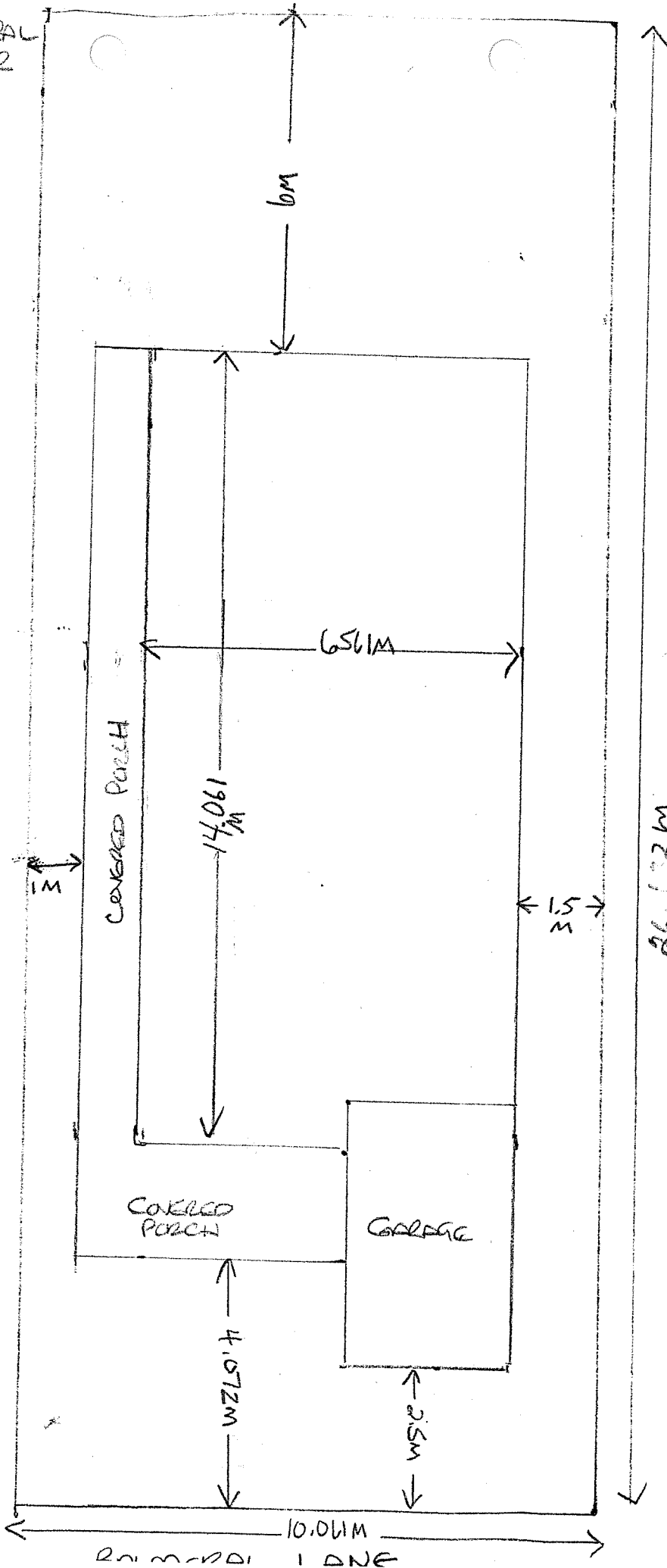
The Committee of Adjustment may require that an Ontario land surveyor sign the plan.

A **Zoning Deficiency Form** completed by the Building Inspector must accompany this application. A Zoning Deficiency Form can be obtained from Norfolk County Building Inspector at 22 Albert Street, Langton, ON or 8 Schellburg Avenue, Simcoe.

Five (5) copies of any applicable information/reports indicated in the development application form.

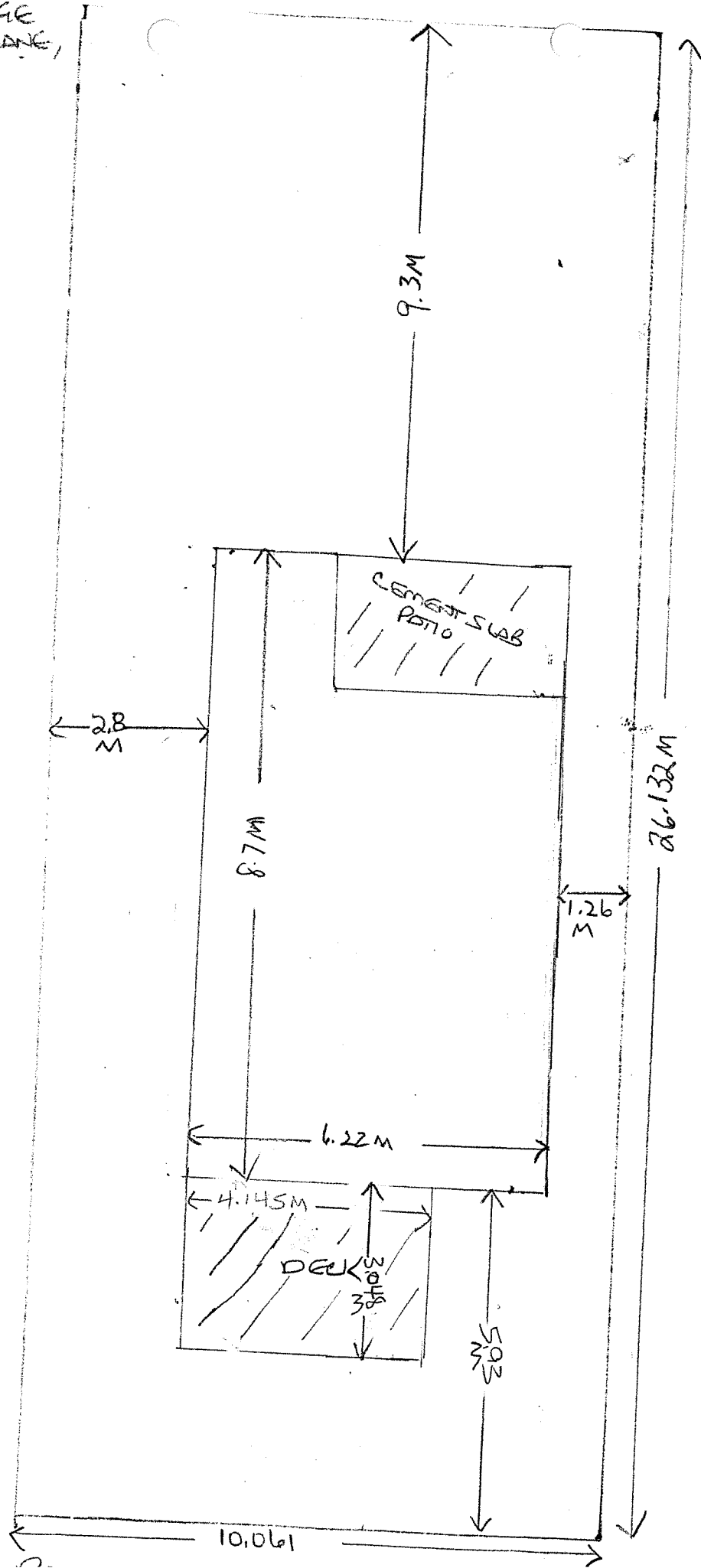
If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

PLAN FOR FUTURE
HOUSE @ 6 BALMORAL
LANE, PORT DUNE



26.12m - 10.06m = 16.06m

EXISTING COTTAGE
10 BALMOZEL LANE,
PORT DOWER
SEPT 10, 2016



1 cm = 1 m



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

6 BALMORAL LANE, PORT DOVER

Legal Description: PDOV PLAN 207 BLK 30 PT LOT 13 PLUS ROW

ASSESSMENT # 331033401016200

Application #: Zoned R2- SFD uses R1-B Provisions

SHERRY McKAY

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	283.28	76.72	m.sq
ii) corner lot	450.00		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	10.06	1.94	m
ii) corner lot	15.00		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	2.50	3.50	m
i) detached garage with rear lane	3.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) detached garage (3.0m)	3.00		N/A	m
detached garage (1.2m)	1.20		N/A	m
ii) detached garage with a rear lane ; attached garage	1.20	1.50	N/A	m
f) minimum rear yard	7.50	6.00	1.50	m
g) maximum building height	9.20	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		6.00	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		1.20	m
e) minimum rear yard	0.00		N/A	m
f) through lot distance to street line	6.00		6.00	m
g) Lot coverage				
i) lot coverage	10.00		N/A	%
ii) usable floor area	55.00		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

6 BALMORAL LANE, PORT DOVER

Legal Description: PDOV PLAN 207 BLK 30 PT LOT 13 PLUS ROW

ASSESSMENT # 331033401016200
SHERRY MCKAY

Application #: Zoned R2- SFD uses R1-B Provisions

Urban Residential Type 1 Zone (R1)

Zoning

R1-B

Decks and Porches

3.6 a) interior side lot line	1.20	1.00	0.20	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	6.00	n/a	m

Comments

When combustible construction is less than 1.2 m from a property line there need to be a 3/4 HR FRR on the entire wall face.

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

Prepared By:

Laurel Lee Sowden

date

September 14, 2016

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County


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

SEPT 10, 2016
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

SEPT 10, 2016
Date

N. DECLARATION

I, Sherry McKay of Toronto solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe, ON

In Norfolk County

This 21st day of October

A.D., 2016

[Signature]

A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County
Expires April 28, 2019.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this development application for a minor variance.

I/We authorize _____ to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

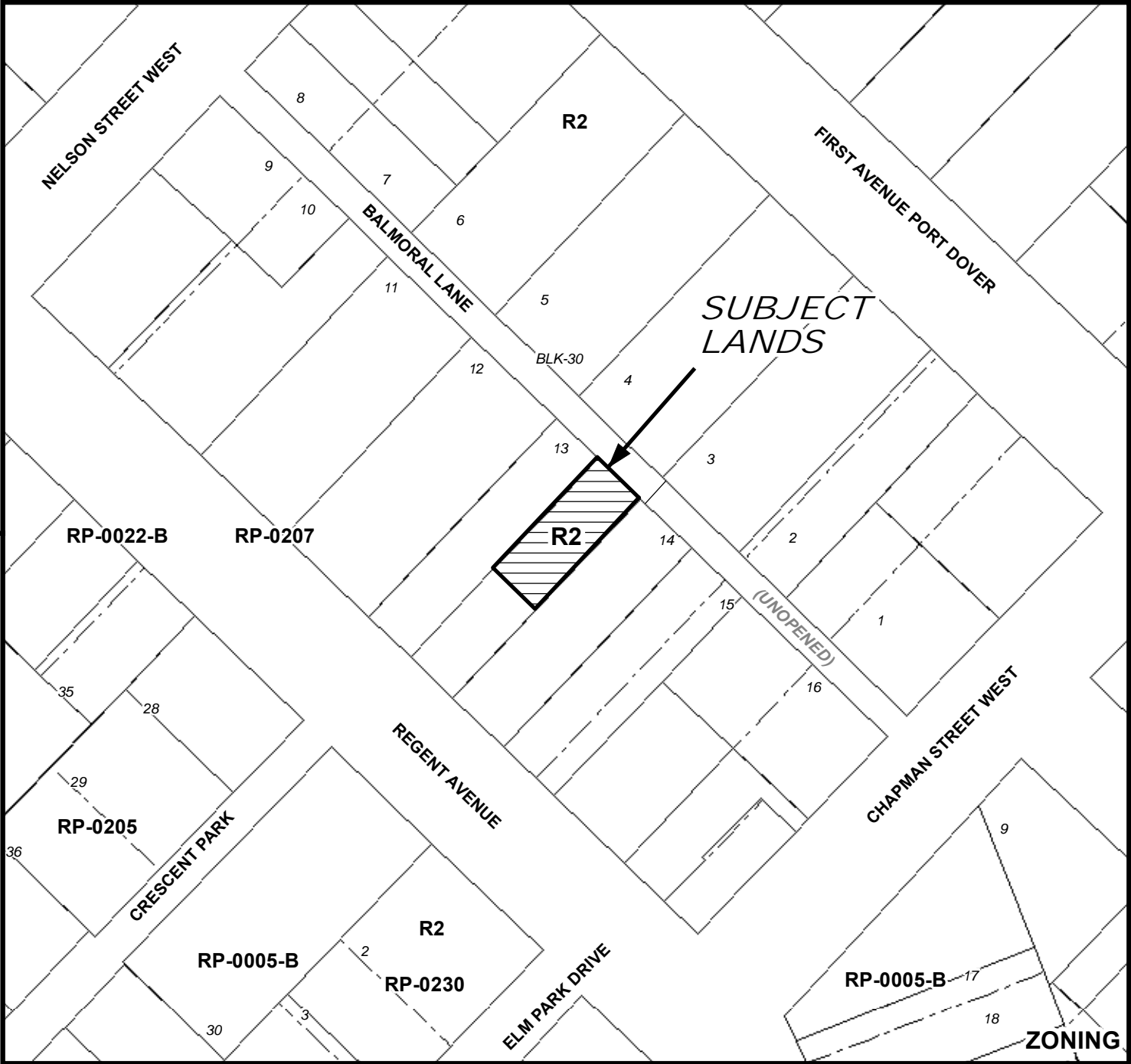
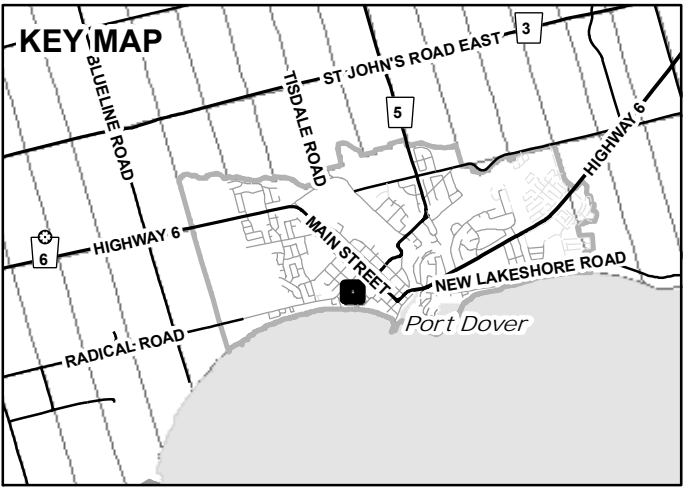
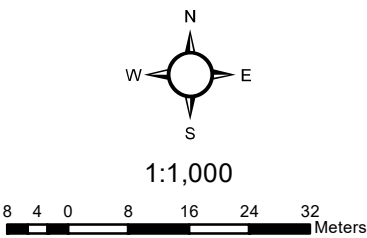
Owner

Date

MAP 1

File Number: ANPL2016323

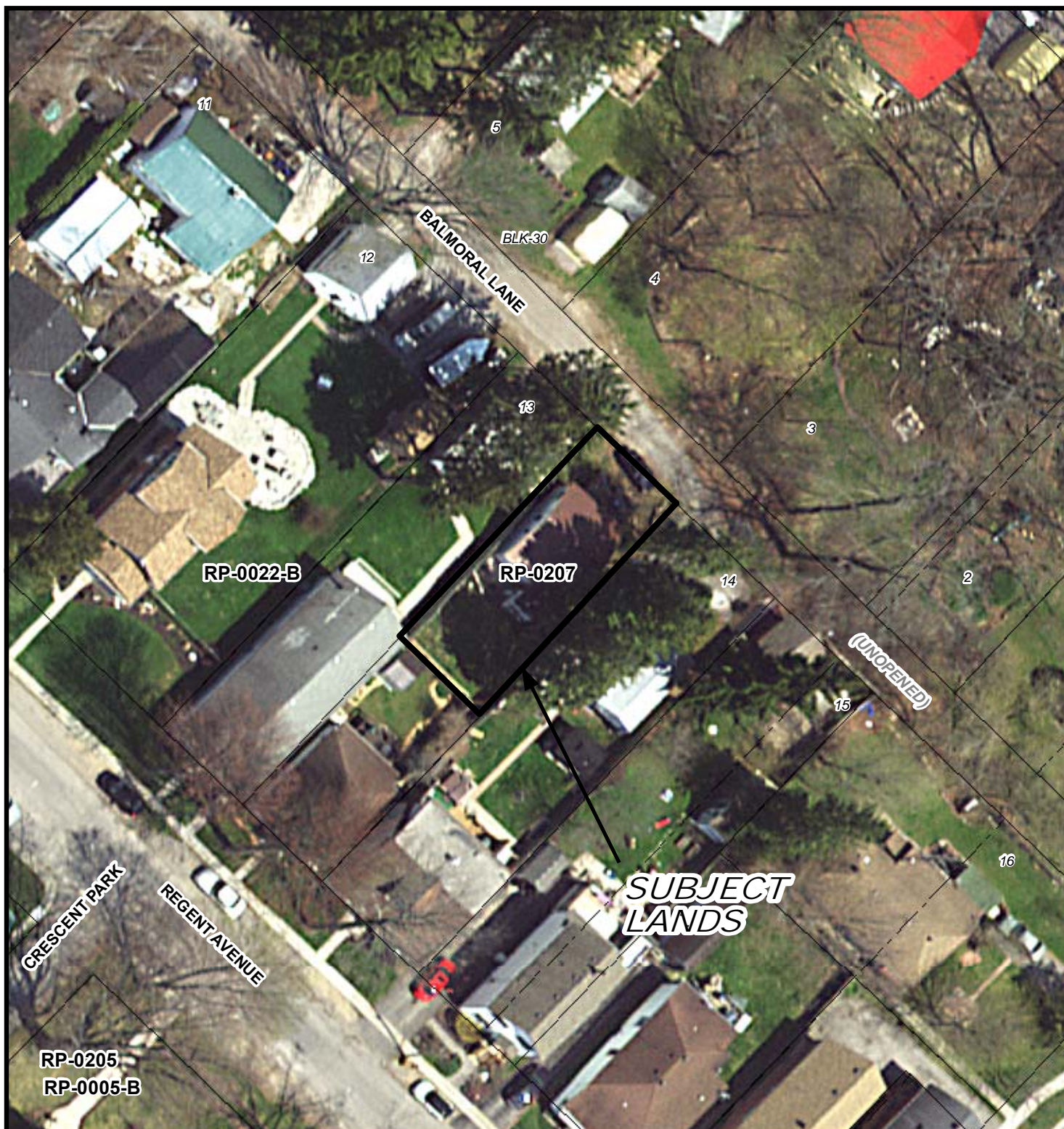
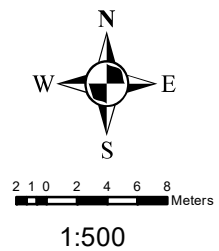
Urban Area of
PORT DOVER



MAP 2

File Number: ANPL2016323

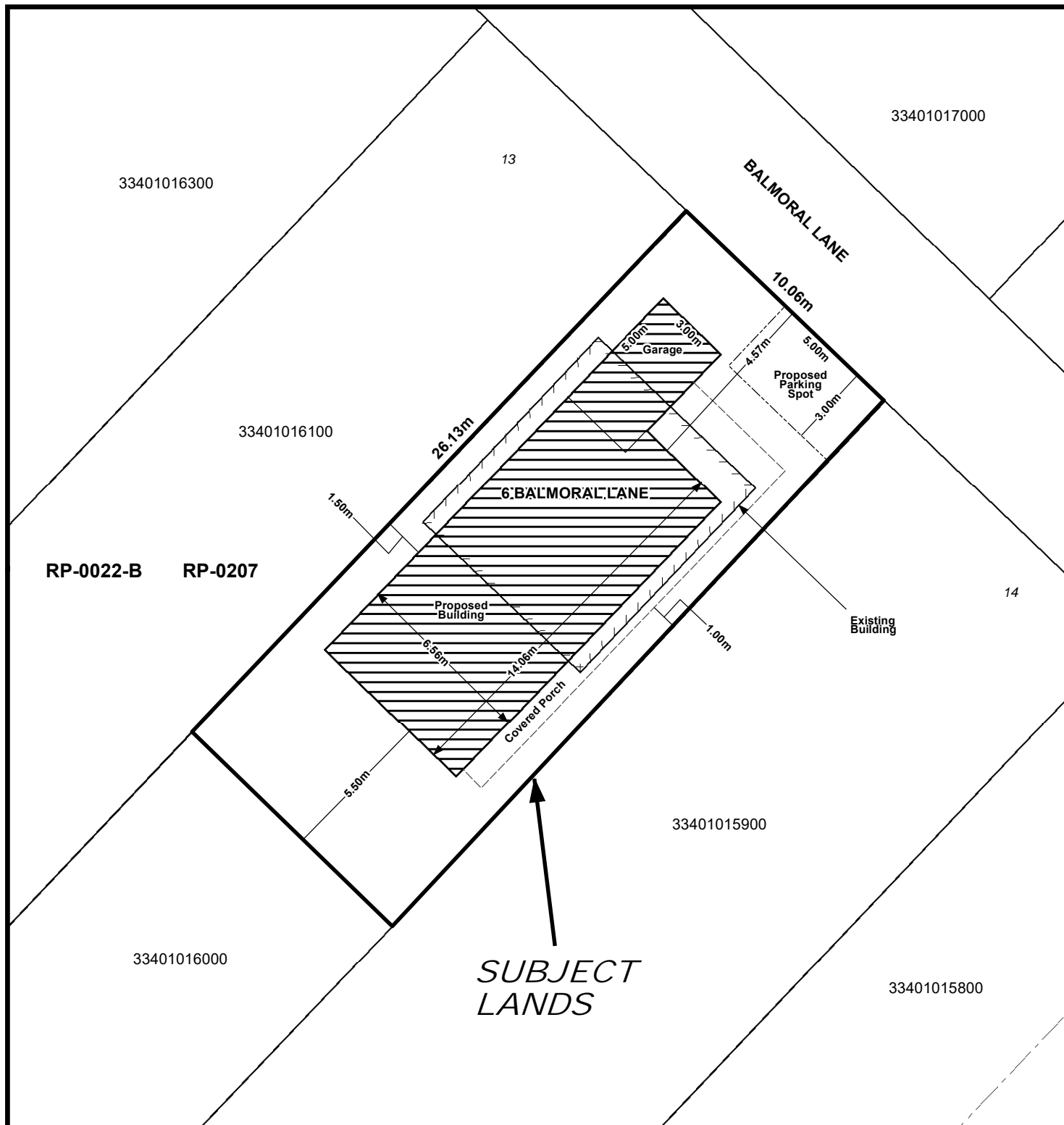
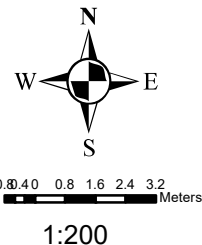
Urban Area of PORT DOVER



MAP 3

File Number: ANPL2016323

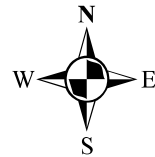
Urban Area of PORT DOVER



LOCATION OF LANDS AFFECTED

File Number: ANPL2016323

Urban Area of PORT DOVER



0.8 0.40 0.8 1.6 2.4 3.2
Meters

1:200

