

File Number ANPL20 17050
 Related File Number _____
 Pre-consultation Meeting On many emails
 Application Submitted On Mon 10/17
 Complete Application On Mon 10/17

Application Fee \$1172
 Conservation Authority Fee Permit issued - please circulate
 OSSD Form Provided _____
 Sign Issued _____

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: 3310-334-010-03100-0000

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 Kevin Shawn Holly Phone # 519-757-9345
 Address 2021 Maple Blvd Fax # _____
 Town / Postal Code Port Dover N0A1N2 E-mail hulakai@live.ca

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

Name of Agent same as above Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner ² 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 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:

Tandia Credit Union (mortgage holder), 75 James St S, Hamilton, ON

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Norfolk County	Urban Area or Hamlet	Port Dover
Concession Number	1	Lot Number(s)	40
Registered Plan Number	120	Lot(s) or Block Number(s)	40
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	15.24 m	Depth (metres/feet)	28.715 m
Width (metres/feet)	15.24 m	Lot area (m ² / ft ² or hectares/acres)	437 m ²
Municipal Civic Address	2021 Maple Blvd, Port Dover, ON N0A1N2		

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):

Cottage has irregular shape as a result of changes over ~90 years. Propose to 'square off' and simplify roof, increasing volume (prohibited) but staying within existing overall footprint with the sole exception of a 60 sq ft (6'x10') expansion of existing 'bump out' on south side of cottage.

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

Requesting a minor variance to zoning by-law 1-Z-2014 that prohibits the increase of volume for existing non-conforming buildings within hazard land boundaries.

relief from section 3.24.2

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

In July 2015, the northern boundary of the defined hazard land area was moved northward to the centre of Maple Blvd (see Schedule A-32 of Zoning Bylaw 1-Z-2014). As a result, long-planned renovations are prohibited due to the volume increase restriction on existing non-conforming buildings.

D. PROPERTY INFORMATION

Present official plan designation(s):

Hazard Lands

Present zoning:

Hazard Lands

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:

Single storey dwelling. Wood frame construction with crawlspace (no basement or foundation),
built on concrete piers. Approx 94 yrs old. Gross floor area = 104.87 m2. Lot coverage 24%

Existing 7.432 m2 utility shed in NE corner of lot (to be removed). Please see "before" drawing.

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

Approx 1923

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.

Add'l bedroom, add'l three piece bathroom, expanded main living area, laundry/mud room,
new entrances, new properly sloping roof lines. Typical fixtures associated with bathroom
and laundry facilities.

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:

Expansion/reconstruction of existing dwelling in three areas, within original footprint extremities
incl replacement of flat and low overhanging roof with properly sloped and constructed roof areas.

Removal of utility shed to create proper parking area. Please see "after" drawing.

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

Between Dec 2016 and Dec 2017

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:

Oct 2008

Present use of the subject lands:

Residential (full time)

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

Approx 94 years

Existing use of abutting properties:

Residential (seasonal)

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

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

Historical documents and personal accounts from multi-generation owners adjacent.

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

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 checked="" type="checkbox"/> Yes <input 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:

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:

Maple Blvd

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.

The wall extensions proposed will be built using the same approach as the original cottage

i.e. built on piers with a crawlspace. No excavation other than holes for piers will be done, and

no alteration of drainage will occur. No change to the height of the cottage will occur, and the

overall footprint, including setbacks will not change. The most unusual/ugliest cottage on the street will finally be complete and not look like a series of additions and modifications.

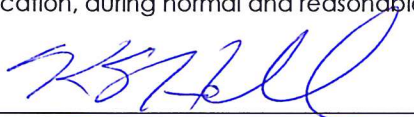
K. NOTIFICATION SIGN REQUIREMENTS

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:

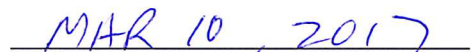
1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development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



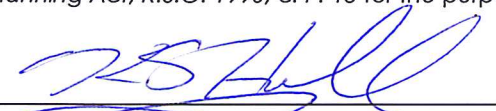
Owner/Applicant/Agent Signature



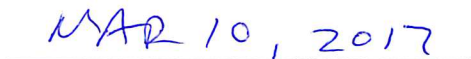
Date

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

N. DECLARATION

I, KEVIN HOLLY of NORFOLK COUNTY 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 10th day of March

A.D., 20 17

[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.

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



Long Point Region Conservation Authority

PERMIT No. LPRCA-48/16

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &
ALTERATIONS TO SHORELINES & WATERCOURSES**

(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)

4 Elm Street
Tilbury, ON
N4G 0C4

Phone (519) 842-4242
Fax (519) 842-7123

www.lprca.on.ca

Permission has been granted to:			
Owner:	<u>Kevin Holly</u>	Telephone:	<u>519-757-9345</u>
Address:	<u>2021 Maple Blvd</u>	Postal Code:	<u>N0A 1N2</u>
	<u>Port Dover, ON</u>		
Agent:	<u>Same as above</u>	Telephone:	
Address:		Postal Code:	
Location/Address of works: <u>2021 Maple Blvd, Roll #331033401003100</u>			
Lot:	<u>40</u>	Concession:	<u>1</u>
		Municipality:	<u>Norfolk</u>
		Watershed:	<u>Lake Erie</u>
Description of Works:	<u>Rebuild part of existing structure and construct a 5.6m² addition.</u>		
Type of fill:	<u>N/A</u>		

This permit is valid on the above location only for the period of:

DATE: April 14, 2016 – April 14, 2018

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS :

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated April 12, 2016 and the associated information.

GENERAL CONDITIONS:

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.



Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4
Tel: (519) 842-4242 Fax: (519) 842-7123
Email: Planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG.178/06)

Owner's Name: Kevin Holly
Mailing Address: 2021 Maple Blvd
Street Address P.O. Box Apartment/Unit #
Port Dover ON N0A 1N2
City/Town Province Postal Code
Primary Phone: 519-757-9345 Alternate Phone: _____
Email: hulakai@live.ca

Applicant's Name: same
Mailing Address: same
Street Address P.O. Box Apartment/Unit #
same same same
City/Town Province Postal Code
Primary Phone: same Alternate Phone: _____
Email: same

NOTE: If the applicant is not the same as the landowner, written authorization by the landowner is required and must be submitted with the application.

Location of Proposed Work

Lot: 40 Concession: 1 Municipality: Port Dover (Plan 120)
Municipal Address: 2021 Maple Blvd, Port Dover, ON, N0A 1N2
Street Address
Tax Assessment Roll # 334-010-03100-0000

Application to: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☐ Construct a new building or structure
- ☒ Alter or renovate an existing building or structure
- ☐ Construct erosion control or shoreline protection
- ☐ Construct a pond
- ☐ Construct new or replace existing watercourse crossing – public (eg. right-of-way)
- ☐ Construct new or replace existing watercourse crossing – private (eg. farm, foot path)
- ☐ Construct new or replace existing dam
- ☐ Storm water outfall
- ☐ Diversion of water
- ☐ Other: (please describe)

Proposed square footage: approx 960
Existing square footage: approx 900

Purpose of Proposed Works: rebuild aluminum "Florida room" to residential construction code, change roof lines, add entrance and expand entrance area by roughly 60 sq ft.

PROPOSED START DATE: May 1, 2016 PROPOSED COMPLETION DATE: Sept 30, 2016

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

NOTE: Insufficient information may delay the processing of your application. This application does not relieve the applicant of the obligation to secure any and all other necessary approvals.

Signature

Date

April 12, 2016

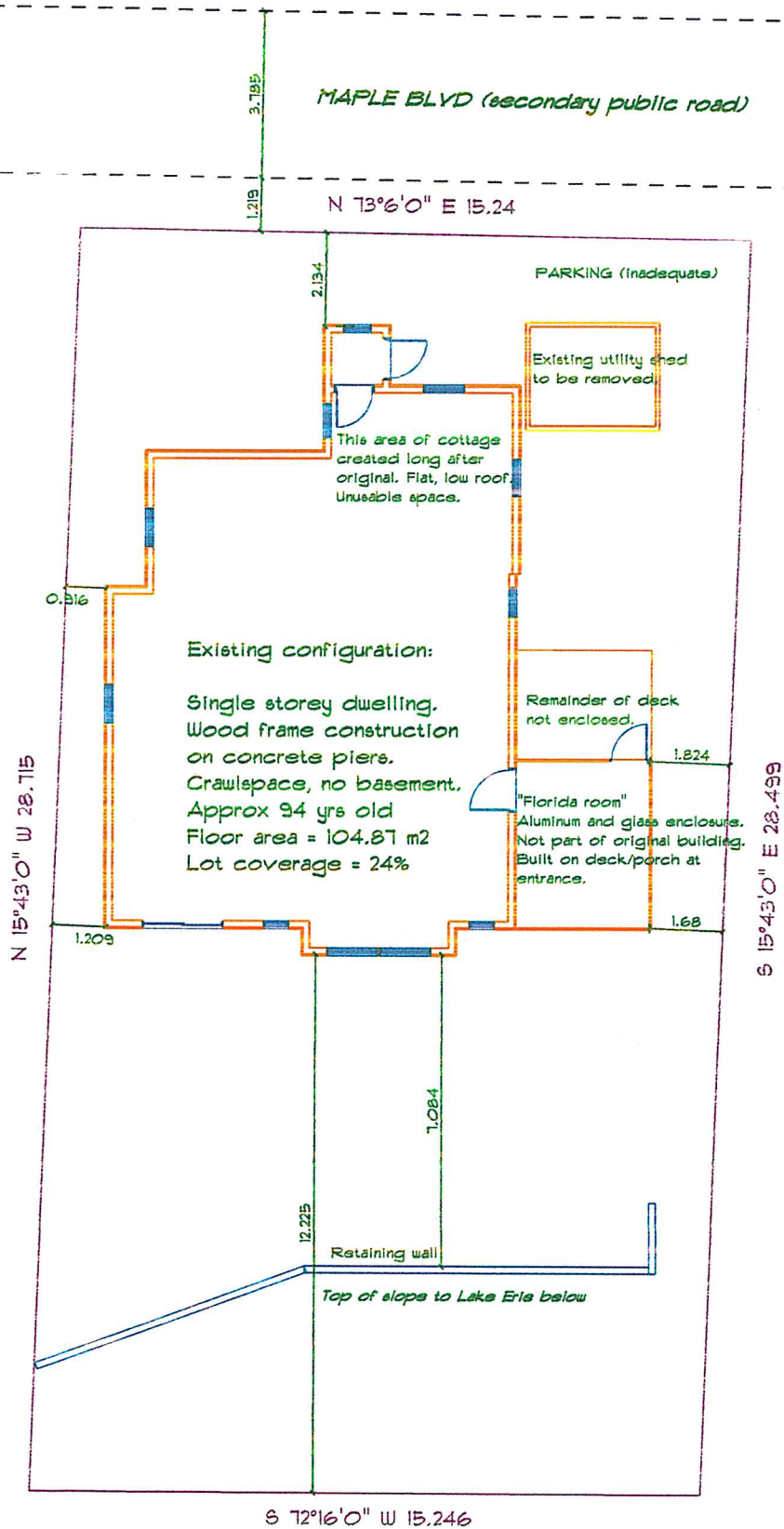
SPECIFICATIONS OF PROPOSED WORKS

This application must be accompanied by a location map, a detailed site plan, other related design drawings as required by the Conservation Authority, and payment of a processing fee as determined by the Conservation Authority (fees subject to change without notice). The detailed site plan must include:

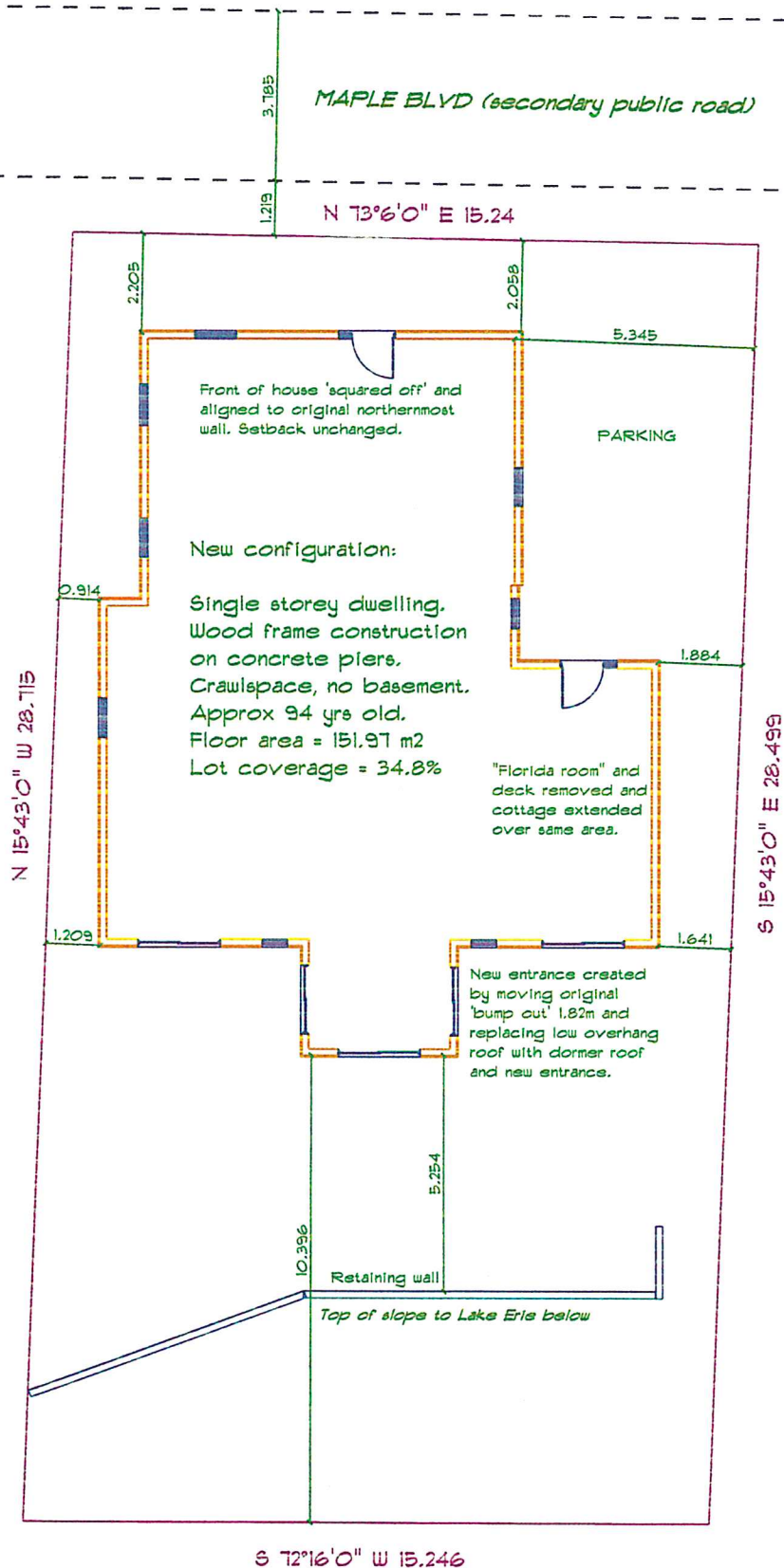
- 1. Location of property in relation to roads (ie. distance from known intersection).**
- 2. Details of the type and intended location and dimensions of proposed fill, construction or watercourse alteration.**
- 3. Location and dimensions of all existing and proposed structures on the property and a survey plan (sketch) with lot dimensions.**
- 4. The elevations of existing buildings and grades, and the proposed elevations of buildings and grades after development.**
- 5. A plan of the area showing plan view and cross section details of the proposed alteration, including a description of the methods to be used in carrying out the alteration and a statement of the purpose of the alteration.**
- 6. An additional information pertaining to the proposed works, such as sediment and erosion control plans, drainage information and other technical reports.**

NOTES

A qualified Ontario Land Surveyor may be required to provide the geodetic elevations. A qualified engineer may be required to design the proposed work. Authority staff should be contacted to provide applicant with exact requirements for the subject proposal.

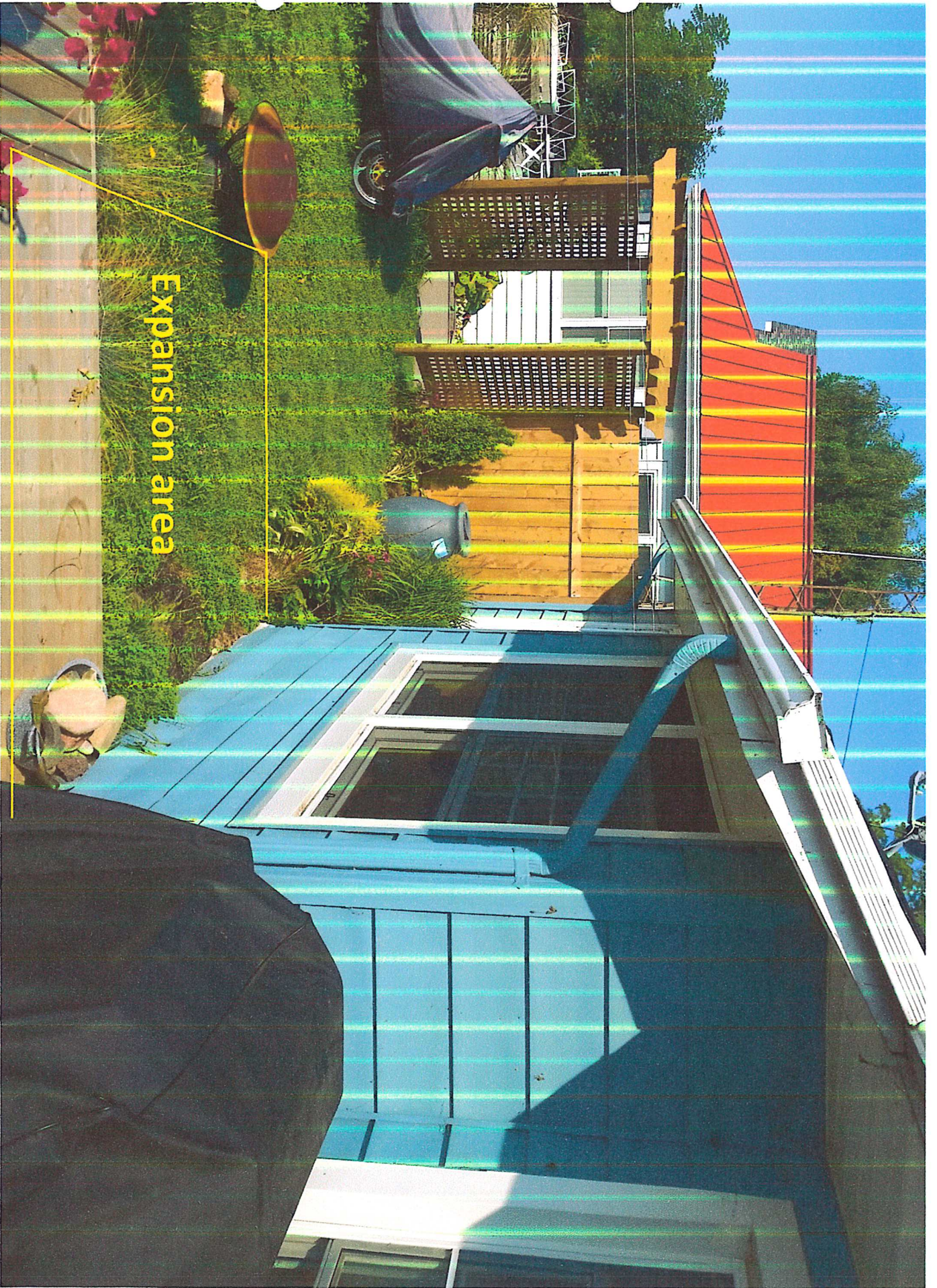


2021 Maple Blvd, Port Dover
Lot 40, Concession 1, Plan 120



2021 Maple Blvd, Port Dover
Lot 40, Concession 1, Plan 120





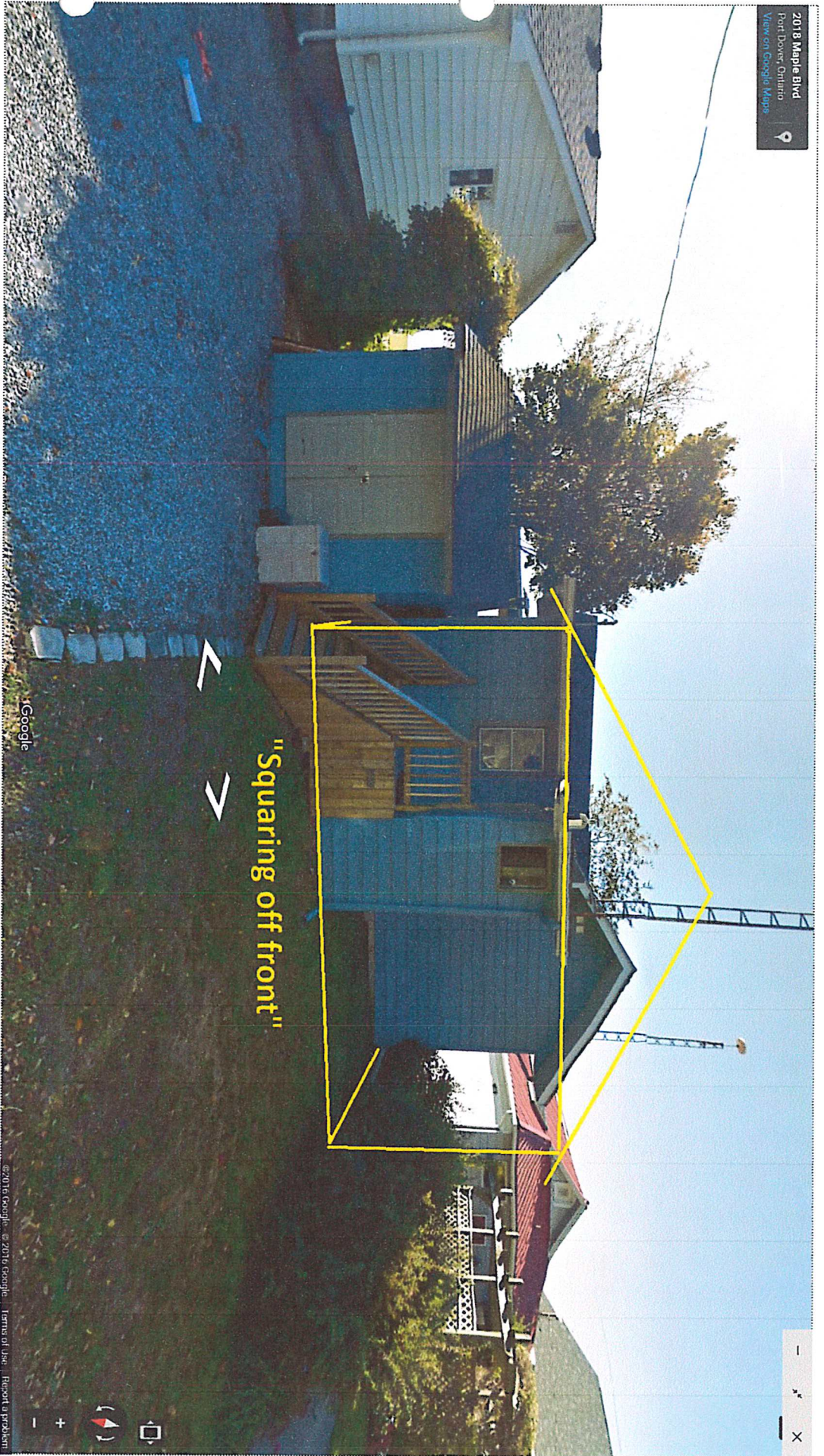
Expansion area



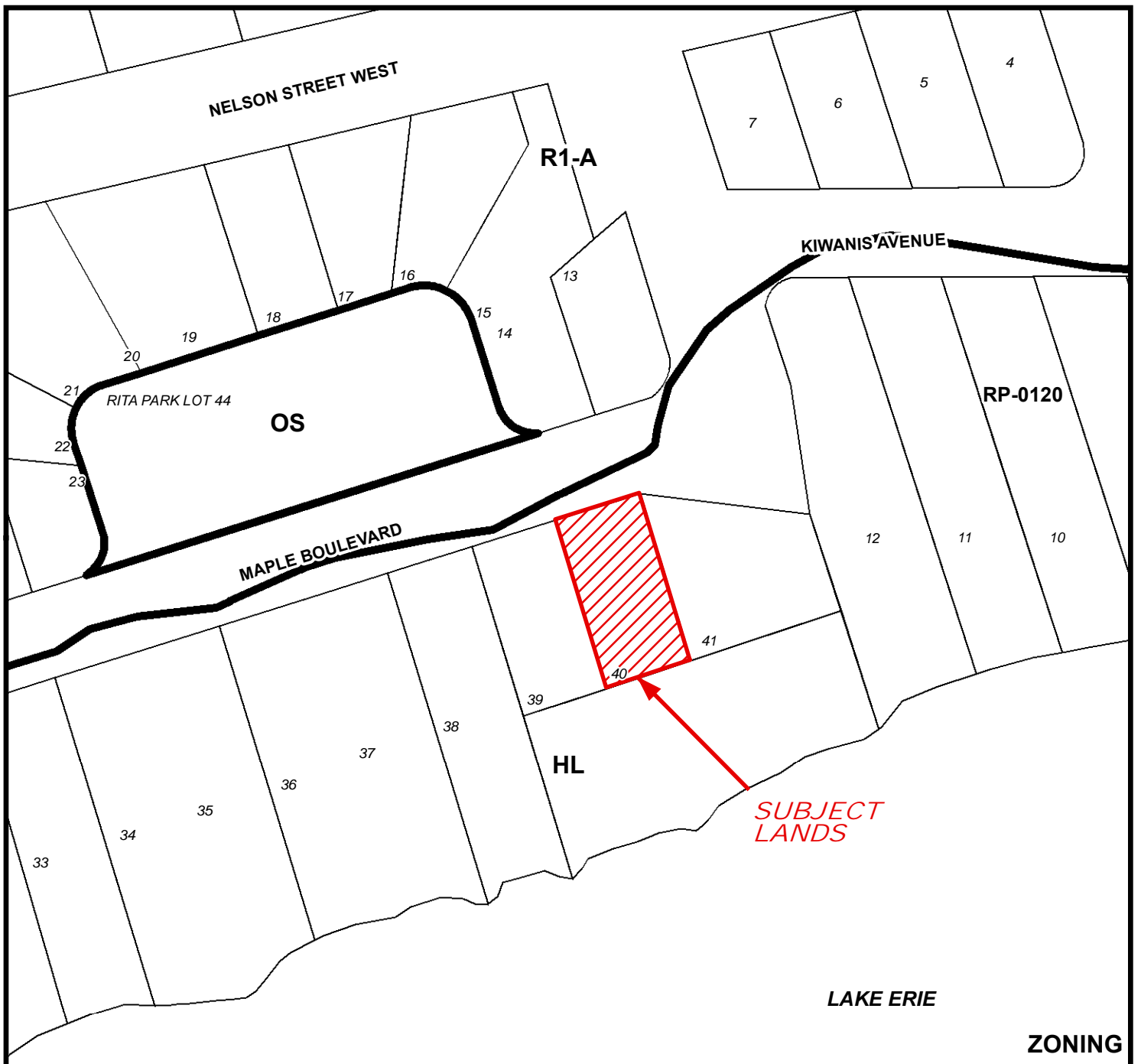
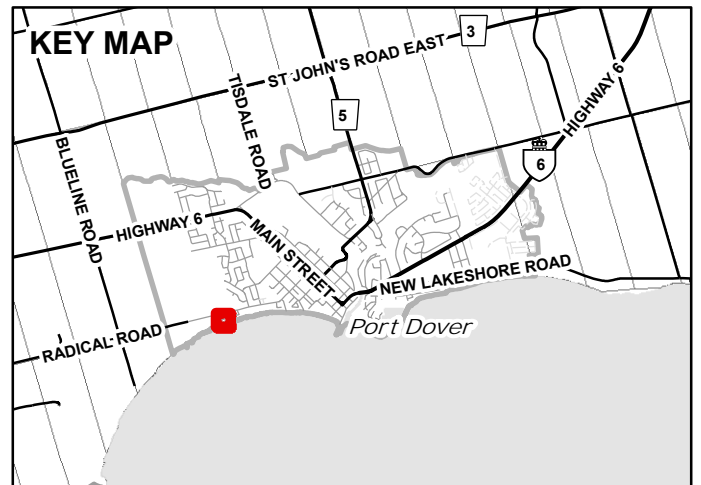
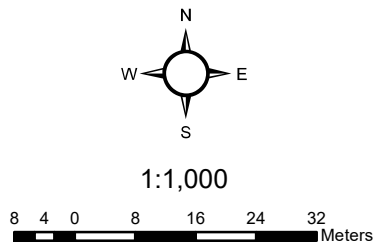
Expansion area



Google



MAP 1
File Number: ANPL2017050
Urban Area of
PORT DOVER

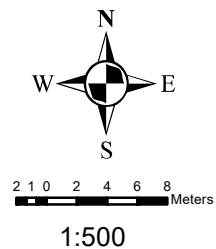


ZONING

MAP 2

File Number: ANPL2017050

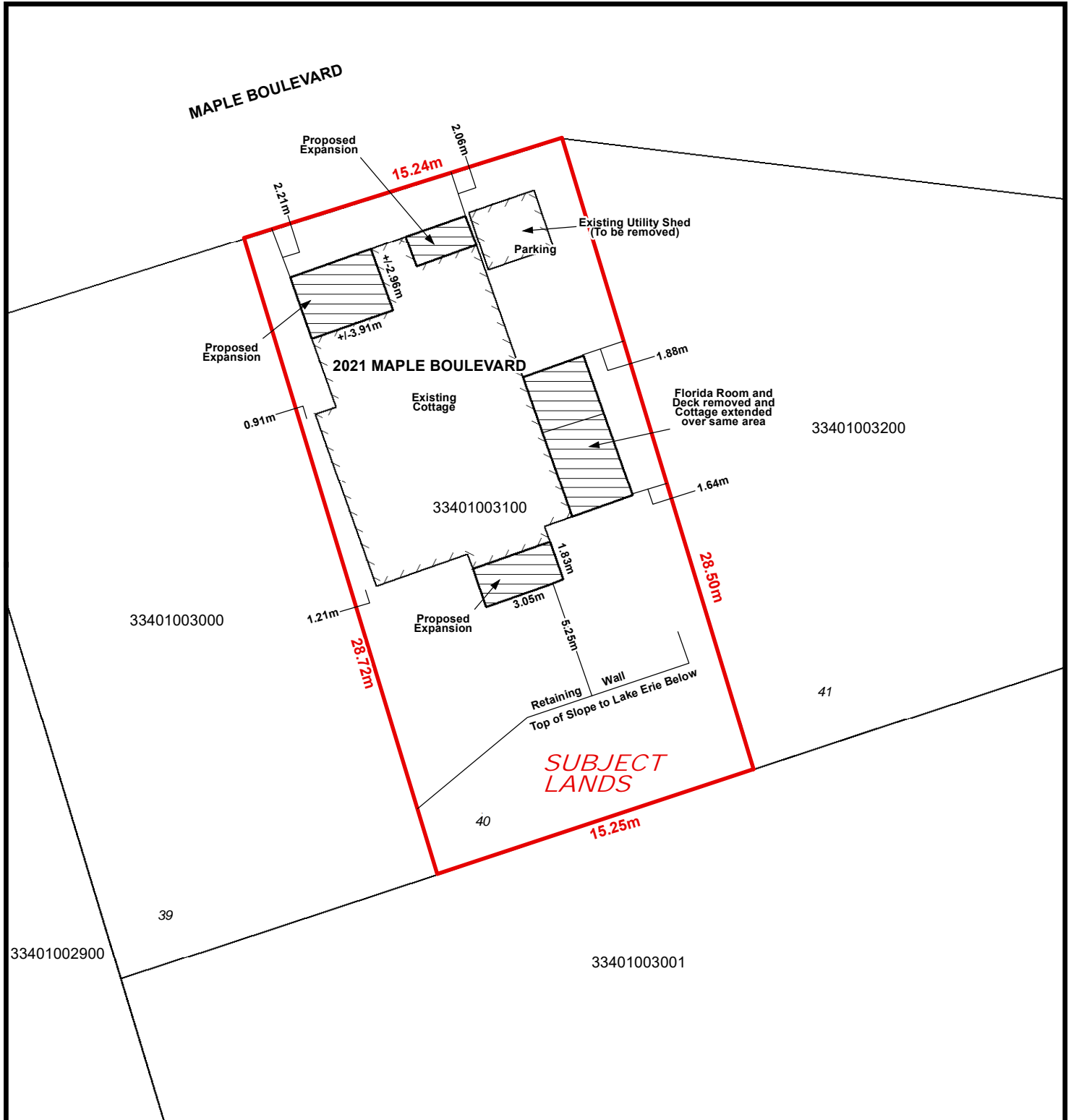
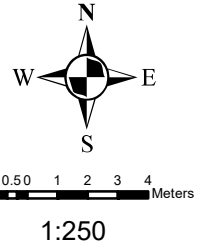
Urban Area of PORT DOVER



MAP 3

File Number: ANPL2017050

Urban Area of PORT DOVER



LOCATION OF LANDS AFFECTED

File Number: ANPL2017050

Urban Area of PORT DOVER

