

For Office Use Only:

File Number	<u>ANPL2017075</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$1172</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>\$463</u>
Application Submitted	<u>Apr 21/17</u>	OSSD Form Provided	<u>—</u>
Complete Application	<u>Apr 25/17</u>	Planner	<u>Alisha</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>—</u>

This 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.

A. Applicant Information

Name of Owner STUART A. McLAREN Amy McLAREN

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.

Address 622 OLD DUNDAS RD.

Town and Postal Code ANCASTER, ON L9G 3J7

Phone Number —

Cell Number —

Email dowamy@gmail.com

Name of Applicant STUART A. McLAREN AND Amy McLAREN

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

Address 622 OLD DUNDAS RD

Town and Postal Code ANCASTER, ON L9G 3J7

Phone Number —

Cell Number —

Email dowamy@gmail.com

Name of Agent

Michael Higgins
% G Douglas Vallee Limited

Address

2 TALBOT STREET NORTH

Town and Postal Code

SIMCOE, ON N3Y 3W4

Phone Number

519-426-6270

Cell Number

Email

michaelhiggins@gdvallee.ca

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☒ Applicant
☒ Agent
☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Not Known

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 33704011603

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

WOODHOUSE CON 1 PL 14 RP 37R9253
PARTS 3 & 4

Municipal Civic Address (911 Number): _____

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R1-A 14.5B4

2. Is there a special provision or site specific zone on the subject lands?

14.5B4

3. The date the subject lands was acquired by the current owner: NOT KNOWN

4. Present use of the subject lands:

VACANT LOT

5. 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:

VACANT LOT

6. If known, the date existing buildings or structures were constructed on the subject lands: VACANT LOT

7. 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.

8. 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:

Not Known

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

10. 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:

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

12. Existing use of abutting properties:

RESIDENTIAL

13. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

PROPOSE TO VARY THE INTERIOR SIDE (RIGHT)
YARD FROM 7.5m to 1.2m

2. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

*REQUEST THE MINOR VARIANCE TO PERMIT A
GREATER BUILDING ENVELOPE TO PROVIDE
MORE FLEXIBILITY IN THE BUILDING ENVELOPE*

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	<u>30.m</u>	<u>30.m</u>
Lot depth	<u>25.91</u>	<u>25.91</u>
Lot width	<u>25.91</u>	<u>25.91</u>
Lot area	<u>1727.6 sqm</u>	<u>1727.6 sqm</u>
Lot coverage	<u>-</u>	<u>-</u>
Front yard	<u>6.m</u>	<u>6.m</u>
Rear yard	<u>10.m</u>	<u>3.m (14.584)</u>
Left Interior side yard	<u>-</u>	<u>-</u>
Right Interior side yard	<u>7.5</u>	<u>1.2.</u>
Exterior side yard (corner lot)	<u>-</u>	<u>-</u>
Landscaped open space	<u>-</u>	<u>-</u>
Entrance access width	<u>-</u>	<u>-</u>
Exit access width	<u>-</u>	<u>-</u>
Size of fencing or screening	<u>-</u>	<u>-</u>
Type of fencing	<u>-</u>	<u>-</u>

9. Building Size

Number of storeys	<u> </u>	<u> </u>
Building height	<u> </u>	<u> </u>
Total ground floor area	<u> </u>	<u> </u>
Total gross floor area	<u> </u>	<u> </u>
Total useable floor area	<u> </u>	<u> </u>

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u> </u>	<u>2.</u>
Number of visitor parking spaces	<u> </u>	<u> </u>
Number of accessible parking spaces	<u> </u>	<u> </u>
Number of off street loading facilities	<u> </u>	<u> </u>

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☐ No ☒ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

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

REAL ESTATE AGENT

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

5. If you answered yes to any of the above questions in Section D, 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



E. Provincial Policy

1. 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:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

URBAN LOT

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. 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)
-

2. Have you consulted with Public Works & Environmental Services concerning storm water management?
- ☐ Yes ☒ No
3. Has the existing drainage on the subject lands been altered?
- ☐ Yes ☒ No
4. Does a legal and adequate outlet for storm drainage exist?
- ☒ Yes ☐ No
5. How many water meters are required? _____

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

WOODHOUSE AVENUE

G. Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

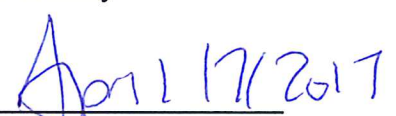
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.



Owner/Applicant Signature



Date

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



Owner/Applicant Signature



Date

L. 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 application.



Owner/Applicant Signature



Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.



Owner/Applicant Signature



Date

N. Owner's Authorization

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

I/We Arny + Stu McLaren am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

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



Owner

Owner



Date



Date

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

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

Address: Woodhouse Ave, Port Dover

Legal Description: WOODHOUSE CON 1 PT LOT 14 RP 37R9753 PARTS 3
AND 4 IRREG

Roll Number: 331033704011603

Application #:

Information Origins: Development Services GIS/Douglas Vallee Drawings

Urban Residential Type 1 Zone (R1)

		Zoning	R1-A		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00		N/A	m.sq
	ii) corner lot	560.00		N/A	m.sq
	iii) lot of record - interior lot	405.00		N/A	m.sq
	iv) lot of record - corner lot	450.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	iii) lot of record - interior lot	13.50		N/A	m
	iv) lot of record - corner lot	15.00		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	3.00		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 ;	1.20		N/A	m
	attached garage	1.20		N/A	m
	f) minimum rear yard	7.50		N/A	m
	g) maximum building height	9.20		N/A	m

Comments

1) As per By-law No. 18-Z-2007, seeking relief from minimum interior side yard (right) of 7.5m to 1.2m.

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
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Application #:

Information Origins: Development Services GIS/Douglas Vallee Drawings

Urban Residential Type 1 Zone (R1)

Zoning

R1-A

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
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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:

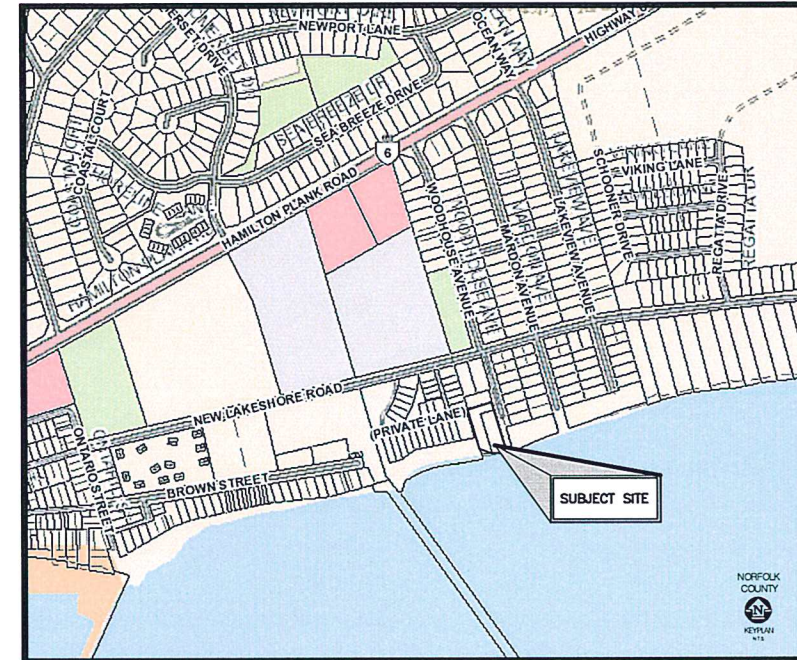
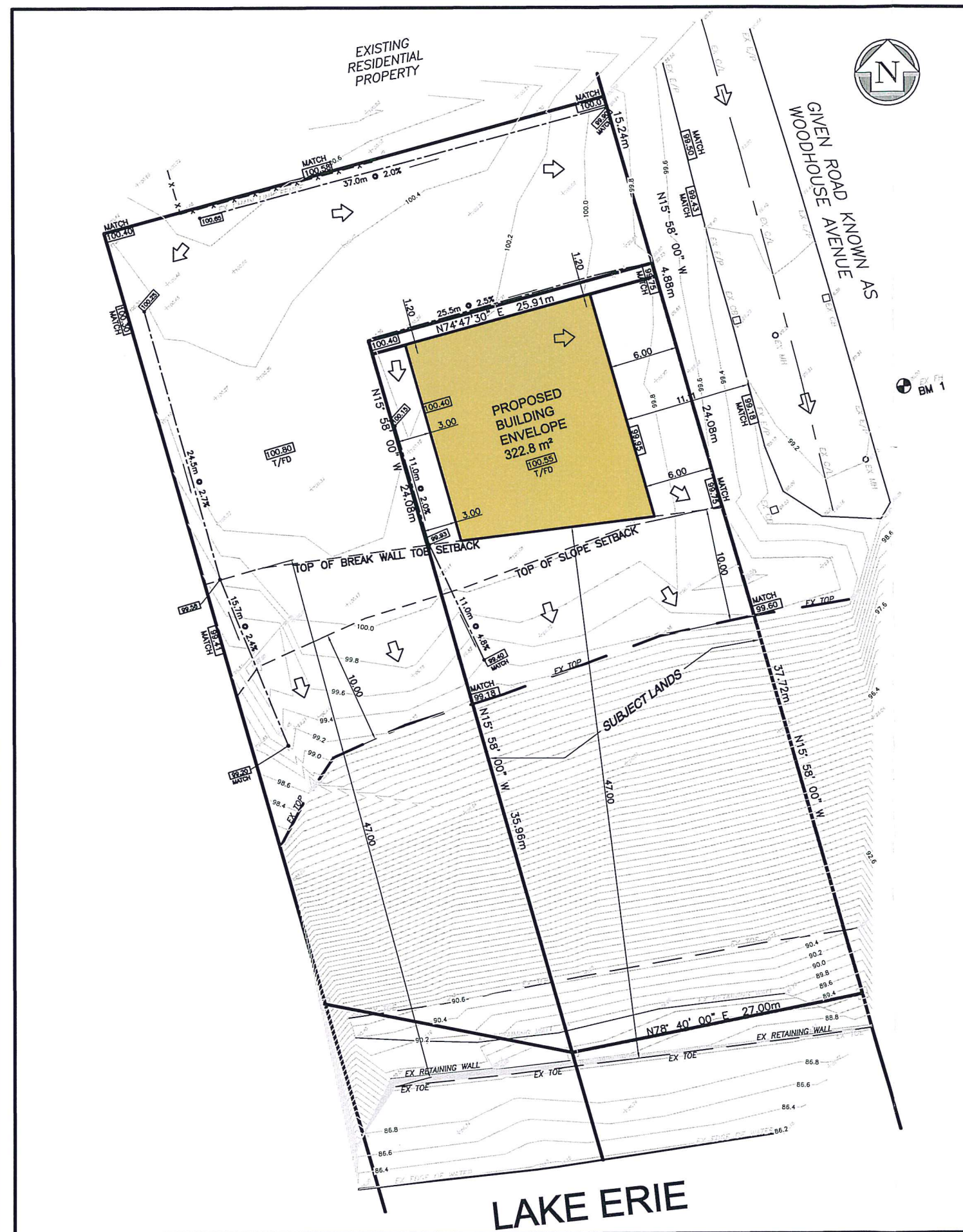

Signature of Zoning Administrator

25 Apr 17
date

AS PER:

Fritz R. Enzlin. CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

10 Apr 17
date



- NOTES:**

- 1) THIS GENERAL GRADING PLAN IS INTENDED TO BE SUBMITTED TO NORFOLK COUNTY FOR REVIEW AND PRELIMINARY APPROVAL.
- 2) THIS PLAN MAY BE MODIFIED TO SUIT THE SIZE, PLACEMENT AND TYPE OF HOUSE THAT IS ULTIMATELY TO BE BUILT ON EACH RESPECTIVE PARCEL.
- 3) THE HOMEOWNER OR THEIR BUILDER SHALL ARRANGE TO HAVE A LOT SPECIFIC GRADING PLAN COMPLETED AT THE TIME OF BUILDING PERMIT APPLICATION, IN ACCORDANCE WITH NORFOLK COUNTY BY-LAW 2017-04 "NORFOLK COUNTY LOT GRADING AND DRAINAGE BY-LAW"
- 4) DRIVEWAY LOCATIONS TO BE DETERMINED BASED ON FINAL HOUSE PLACEMENT AND GARAGE LOCATION OF FINAL HOUSE.
- 5) CONTRACTOR TO ENSURE THAT HOUSE FOUNDATION IS PLACED ON SUITABLE, DRY SOIL.
- 6) ACCORDING TO NORFOLK COUNTY REQUIREMENTS ALL FINAL GRADING MUST BE INSPECTED AND CERTIFIED BY AN ENGINEER OR ONTARIO LAND SURVEYOR. THE BUILDER SHALL ENSURE THAT THE REQUIRED INSPECTIONS ARE CARRIED OUT IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- 7) ALL DISTANCES AND ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 8) BUILDER TO CONFIRM BOTTOM OF FOOTING ELEVATION AND TOP OF FOUNDATION ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9) IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AT LEAST 0.15m OF FOUNDATION WALL MUST REMAIN EXPOSED.

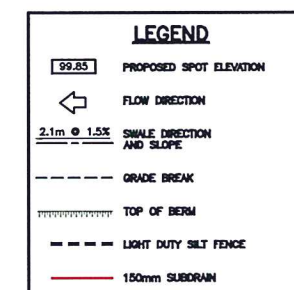
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT THE WORK SITE OR THE ADJACENT LANDS, REGARDLESS OF THE SOURCE OR ORIGIN OF EROSION OR SEDIMENTS. IF THE ENGINEER IS NOT SATISFIED WITH THE EXTENT OF THE MEASURES TAKEN, THE ENGINEER MAY DIRECT THAT ADDITIONAL CONTROLS BE PUT IN PLACE.
2. THE ENGINEER'S REQUIREMENTS FOR SEDIMENT AND EROSION CONTROL SHALL BE CONSIDERED ABSOLUTE MINIMUMS. THE ULTIMATE RESPONSIBILITY TO ENSURE THAT THE MEASURES ARE ADEQUATE SHALL LIE SOLELY ON THE CONTRACTOR. ANY DAMAGE RESULTING FROM FAILURE OF THESE MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES TO BE IN PLACE UNTIL RESTORATION IS COMPLETE.
5. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
6. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
7. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
8. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUIVALENT).
9. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
10. PREVENT WIND-BLOWN DUST.
11. THE CONTRACTOR IS TO PROVIDE MEASURES TO PREVENT MUD FROM LEAVING THE SITE ONTO NORFOLK COUNTY ROADS VIA TRUCK/MACHINE TRAFFIC. THE CONTRACTOR IS TO PROVIDE A MUD MAT OR OTHER METHODS TO REDUCE MUD MITIGATION. AT ANY TIME THE CONTRACTOR MUST PROVIDE A WATER SWEEP TO ALL ROADS WHERE THE ENGINEER OR NORFOLK COUNTY STAFF MAY DEEM NECESSARY TO KEEP ROADWAY CLEAN.

SITE BENCH MARK:

BM1 - TOP OF WEST LARGE OUTLET OF FIRE
HYDRANT #155 ON THE EAST SIDE OF WOODHOUSE
AVE. FRONT OF HOUSE #54 WOODHOUSE AVE.

ELEVATION 100.00 (ASSUME)

[illegible]

**PLAN OF SURVEY
OF PART OF
LOT 14
CONCESSION 1
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
PLAN 37R-9753
IN
NORFOLK COUNTY**

NOTE: THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE, LTD. CAN NOT BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

Project Title

McLAREN'S
WOODHOUSE AVE.
PROPERTY
PORT DOVER, NORFOLK COUNTY

Drawing Title	GRADING PLAN
---------------	--------------

Designed by :	Drawn By :
JLN	JLN

Checked by :	Date Started :
TGS	FEB 05 2017

Drawing Scale :	Drawing No.
1:200	05

GP



vallee

*Consulting Engineers,
Architects & Planners*

April 21, 2017

Corporation of Norfolk County
Planning Department
185 Robinson Street Suite 200
Simcoe, ON
N3Y 5L6

**Attention: Alisha Cull BES MCIP RPP
Planner**

**Reference: Proposed Variance
Woodhouse Avenue
Port Dover
Job# 16-132**

G. Douglas Vallee has been retained by Amy and Stu McLaren to seek approval of a minor variance from the County to permit the construction of dwelling on a lot with an interior side yard of 1.2 m.

The site is located on Woodhouse Avenue in Port Dover. The lot has a frontage of 30 meters, a depth of 25.91 meters and a lot area of 1727.6 sq. m. The lot is presently vacant.

The lot is presently zoned R1-A special exception 14.584 according to By-law 1-Z-2014. Special exception 14.584 requires an interior side yard (right)-7.5 m, a rear yard of 3 m and a minimum set back from the top of the bank of 10 m.

The special exception was placed on the property in 2007 with the passing of by-law 18-Z-2007. The special exception was carried through to the new zoning by-law with exception 14.584.

In order to achieve the maximum amount of building envelope a variance is requested from the interior side yard (right)-7.5 m to 1.2 m. The 1.2 m interior side yard is the side yard requirement in the R1-A zone. The variance will allow for a larger building envelope to supply greater flexibility in properly locating a dwelling on the lot.

It has been suggested that the exception for the larger interior side (right) yard was to provide more green space on the lot. Given that this lot has access to the lakeshore the majority of outside activity would be orientated toward the lake and there would be no need for a greater right side yard. The applicants intend to build a beach house and the lake shore will be the focus of the home and property.

The requested reduction in the side yard will also accommodate the Long Point Region Conservation Authority set back of 47 m from the toe of the retaining wall.

In summary the variance is considered minor in nature, in accordance with the permitted uses of the Official Plan and the Zoning By-law and is on a vacant lot for residential use along the lake which is a desirable use of the land and is in keeping with good planning principles.

In accordance with Section H of the application the sketch also includes the following:

- All measurements are in metric.
- A key map.
- Scale and legend and north arrow.
- Drawing title, dates.
- Notes regarding grading and drainage.

If you require anything further please contact this office.

Yours Truly,



Michael J. Higgins, MCIP, RPP
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2016\16-132 McLaren lot\Agency\Cover letter Minor Variance.docx

C: Stuart and Amy McLaren

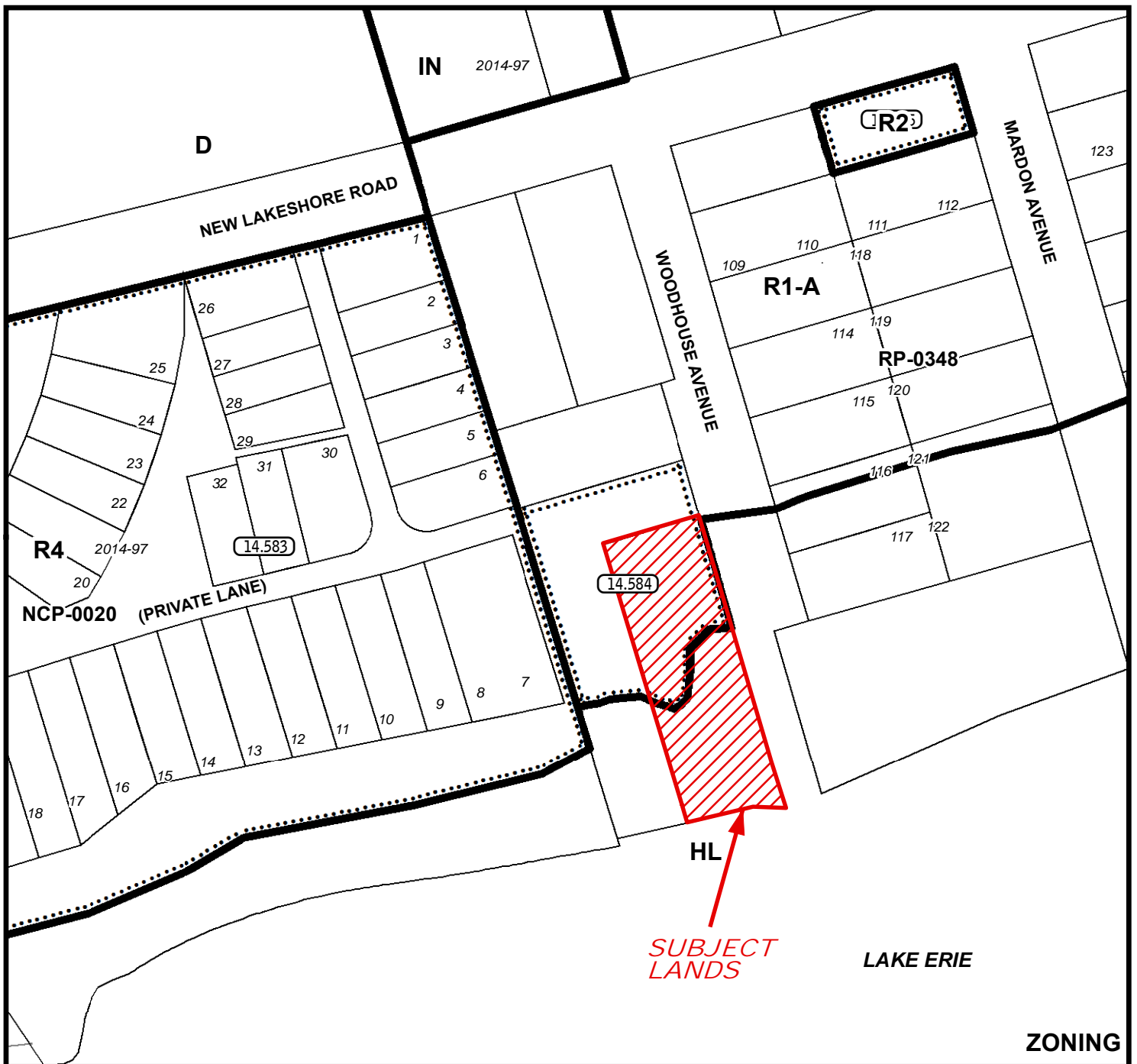
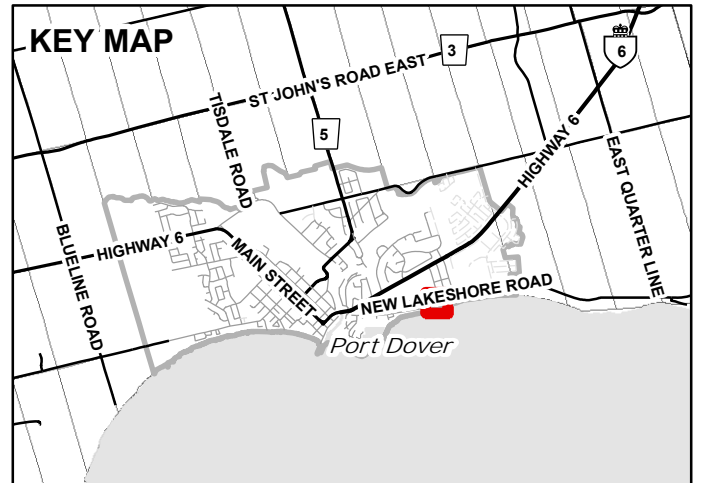
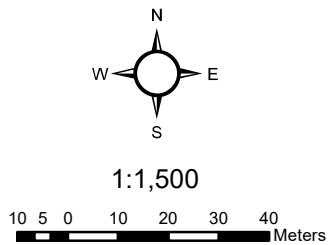
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services.

MAP 1
File Number: ANPL2017075
Geographic Township of
WOODHOUSE

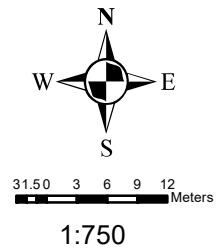


ZONING

MAP 2

File Number: ANPL2017075

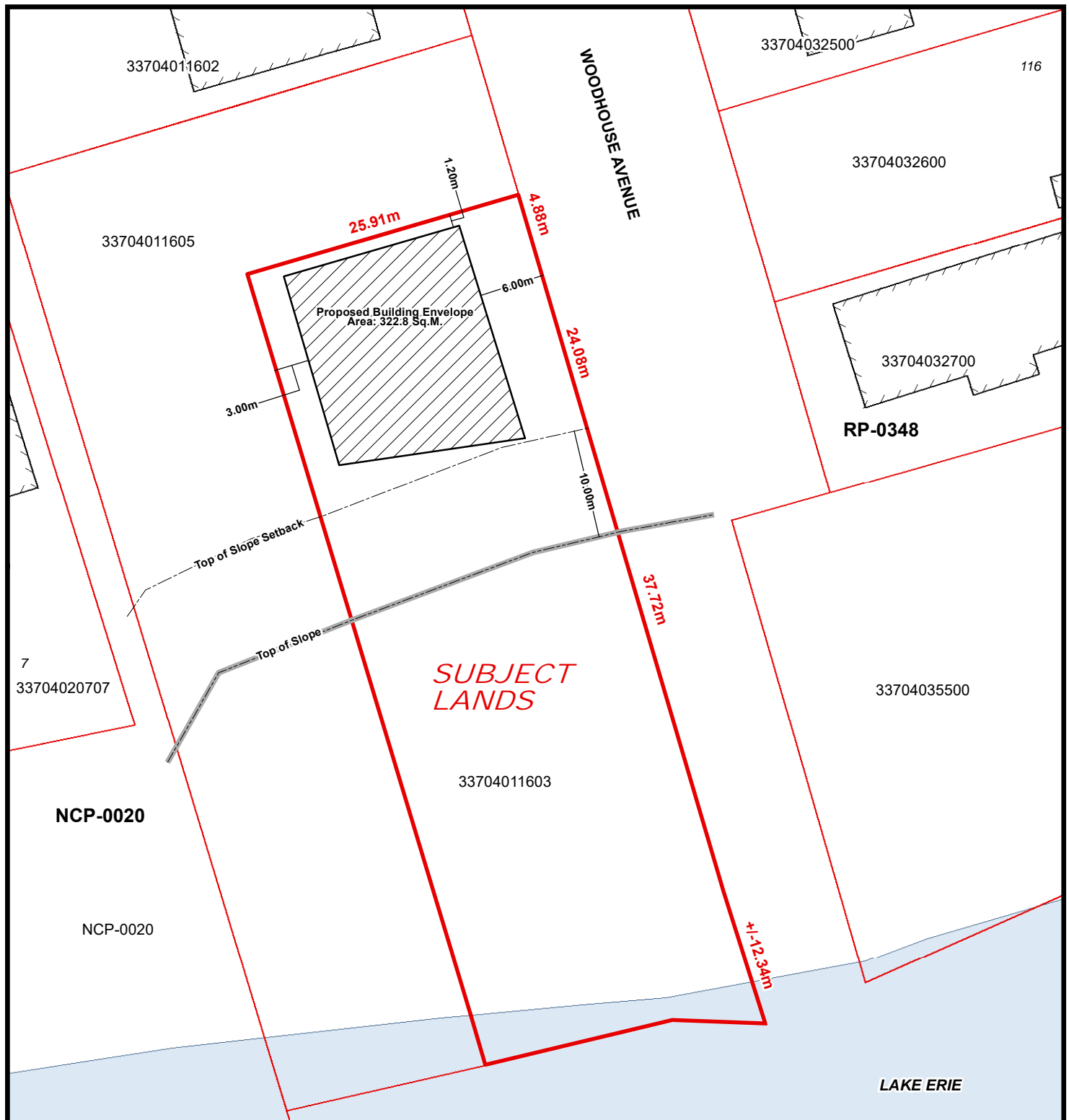
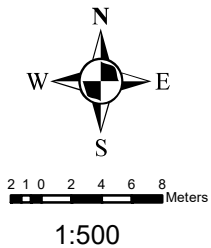
Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2017075

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED
File Number: ANPL2017075
Geographic Township of WOODHOUSE

