

For Office Use Only:

File Number ANPL2018015
Related File Number
Pre-consultation Meeting
Application Submitted Dec 12 / 2017
Complete Application Jan 15 / 2018

Application Fee Waived by Chris Baird
Conservation Authority Fee
OSSD Form Provided
Planner Kayla
Public Notice Sign

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance

Property Assessment Roll Number: 337
3310 040 19235

A. Applicant Information GARY BANNISTER

Name of Owner GARY BANNISTER

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 26 VIKING LANE

Town and Postal Code PORT DOVER, ONT. N0A 1N3

Phone Number 519-420-0575

Cell Number (same)

Email gary@bannister.ca

Name of Agent GRANT WILCOX

Address 169 NEW LAKESIDE RD.

Town and Postal Code PORT DOVER, ONT. N0A 1N3

Phone Number 519-583-2112

Cell Number 905-881-9423

Email dovertcoast@hotmail.ca

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 agent noted above

- ☐ Owner ☒ Agent

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

(none)

B. Location, Legal Description and Property Information

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

UNIT 43 VLG 28 TOWNSHIP OF WOODBOWSE
IN NORFOLK COUNTY

Municipal Civic Address: 26 Viking Lane

Present Official Plan Designation(s): Urban Res.

Present Zoning: R4 14.543

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

☒ Yes ☐ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: May 23, 2014

4. Present use of the subject lands:

Residential

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:

Single detached dwelling

6. If known, the date existing buildings or structures were constructed on the subject lands: May 2014

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:

N/A.

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

N/A.

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 / OS.

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage

Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

Relief of 0.43 m from the required 7.5m to permit a rear yard setback of 7.07m

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

CONSTRUCTION COMPLETED

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

7. 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 _____

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

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:

Builder.

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. 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, including the Endangered Species Act, 2007. 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:

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

If no, please explain:

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.

4. 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)

GOLF course. STORM WATER MANAGEMENT PONDS

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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☒ Other (describe below) Private.

Name of road/street:

Viking Lane.

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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. 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

J. 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.

X

Owner/Applicant Signature

Sept 24, 2017

Date

K. 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

Sept 24, 2017

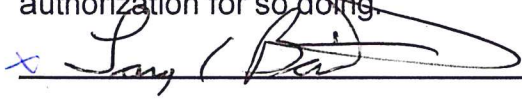
Date

* **L. 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 GARY BONNISTON am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize GRANT WEEG 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.

x 
Owner

x Sept 24, 2017 ^{JB}
Date

Owner

Date

M. Declaration of Applicant and Agent

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 site plan approval is required before a building permit can be issued.

x 
Applicant Signature

Sept 24, 2017
Date


Agent Signature

Date

N. Declaration

I, GARY BANNISTER of Port Dover

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:

X Gary Bannister

Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20 17

[Signature]

SHERRY ANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2020.

A Commissioner, etc.



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: 26 Viking Lane Port Dover

Legal Description:

Roll Number: 331033704019235

Application #:

Information Origins:

Urban Residential Type 4 Zone (R4)

Main Building	Zoning	Street Townhouse		UNITS
	REQUIRED	PROPOSED	DEFICIENCY	
5.4.2 a) minimum lot area				
i) interior lot	156.00		N/A	m.sq
ii) corner lot	264.00		N/A	m.sq
iii) detached garage	162.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	6.50		N/A	m
ii) corner lot	11.00		N/A	m
iii) corner lot accessed by a rear lane	6.50		N/A	m
c) minimum front yard				
i) attached garage	6.00		N/A	m
ii) detached garage or rear yard parking	1.50		N/A	m
d) minimum exterior side yard				
i) with a 6 metre front yard	6.00		N/A	m
ii) with a 1.5 metre front yard	1.50		N/A	m
e) minimum interior side yard	3.00		N/A	m
f) minimum rear yard				
i) attached garage	7.50	7.07	0.43	
ii) detached garage	13.00		N/A	
g) minimum separation between townhouse dwellings	2.00		N/A	m
h) maximum building height	11.00		N/A	
Comments				

Property zoned R4, but refer to special provision 14.543 c for setback of the yard in this case

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.

Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

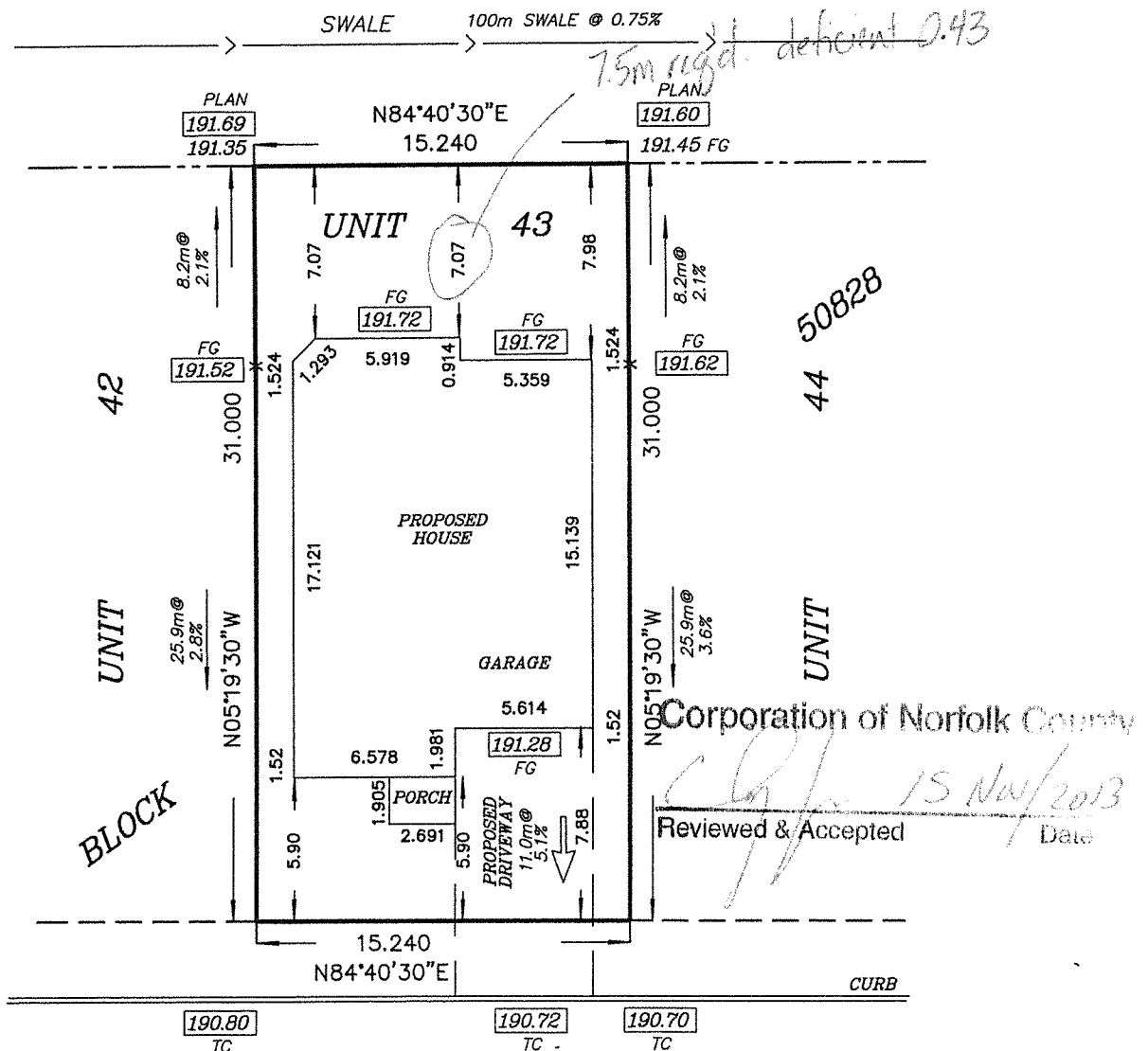
AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division. Norfolk County



SKETCH SHOWING
PROPOSED BUILDING LOCATION
OF
UNIT 43, VACANT LAND
CONDOMINIUM PLAN NO. 28
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN

NORFOLK COUNTY
SCALE: 1 : 300
JEWITT AND DIXON LTD.
NOVEMBER 13, 2013

LOT 15
CONCESSION 1
PART 13, PLAN 37R-9924



Zoned R4
Sp. 14.543 (c)
for set back
of rear yard

NOTE:

TOP FOUNDATION = 191.92
UNDERSIDE OF FOOTING = 189.28
TOP OF CURB SHOWN TC

GRADING PLAN:

DRAWING NO. 9 - GRADING PLAN BY J.D. VALLEE, P.ENG.
PROJECT NO. 07-100 (07/08)

NOTE:

THIS PLAN IS IN METRES AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

DATE: NOVEMBER 13, 2013

KIM HUSTED, O.L.S.

THIS COPY IS NOT VALID UNLESS
EMBOSSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

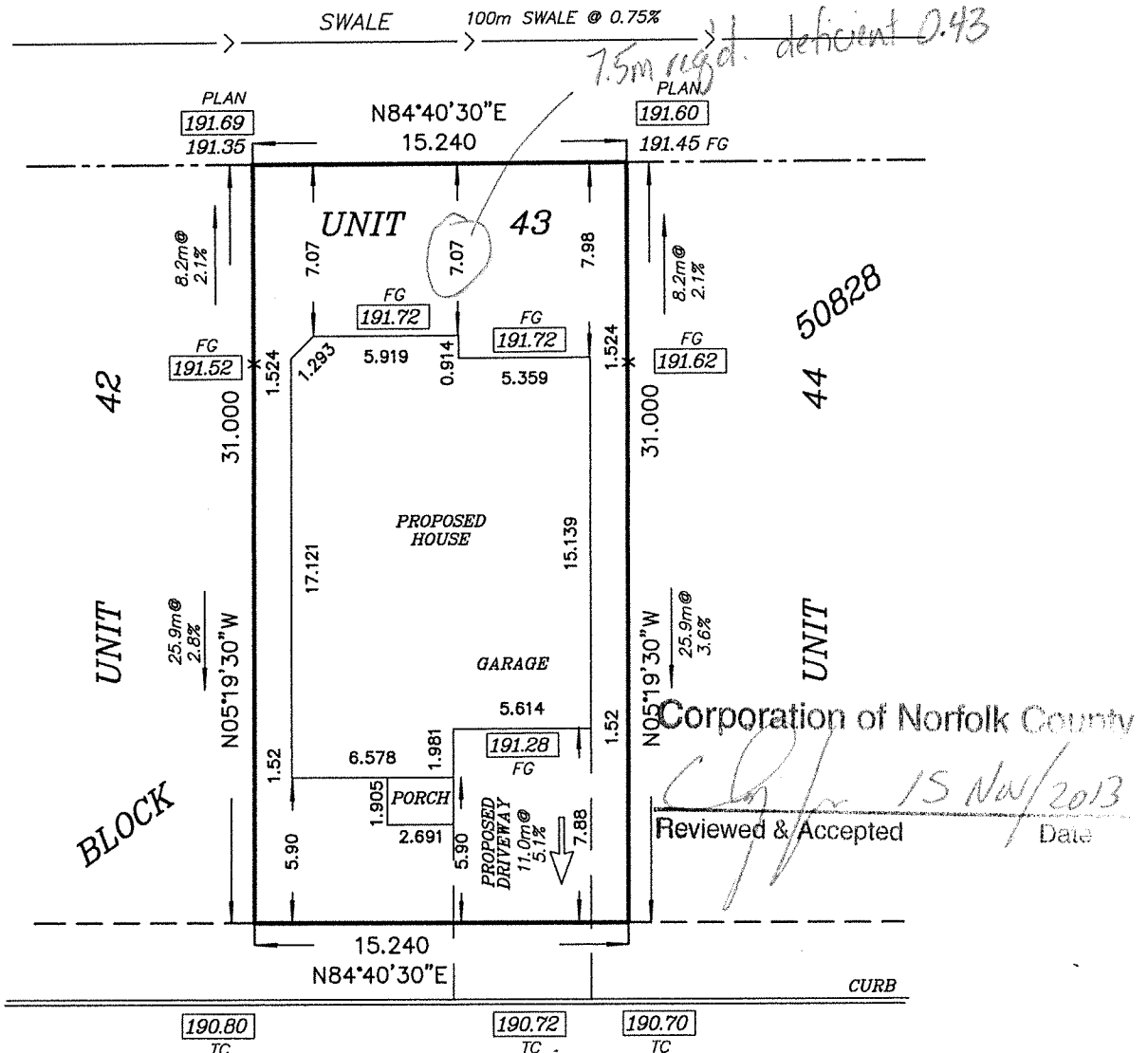
REVISION #2 JOB # 13-403 LENNOX HOMES



SKETCH SHOWING
PROPOSED BUILDING LOCATION
OF
UNIT 43, VACANT LAND
CONDOMINIUM PLAN NO. 28
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY

SCALE: 1 : 300
JEWITT AND DIXON LTD.
NOVEMBER 13, 2013

LOT 15
CONCESSION 1
PART 13, PLAN 37R-9924



Zoned R4
SP 14.543 (c)
for set back
of rear yard

VIKING LANE
(14.000 WIDE)

NOTE:

TOP FOUNDATION = 191.92
UNDERSIDE OF FOOTING = 189.28
TOP OF CURB SHOWN TC

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JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

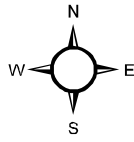
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

REVISION #2 JOB # 13-403 LENNOX HOMES

MAP 1

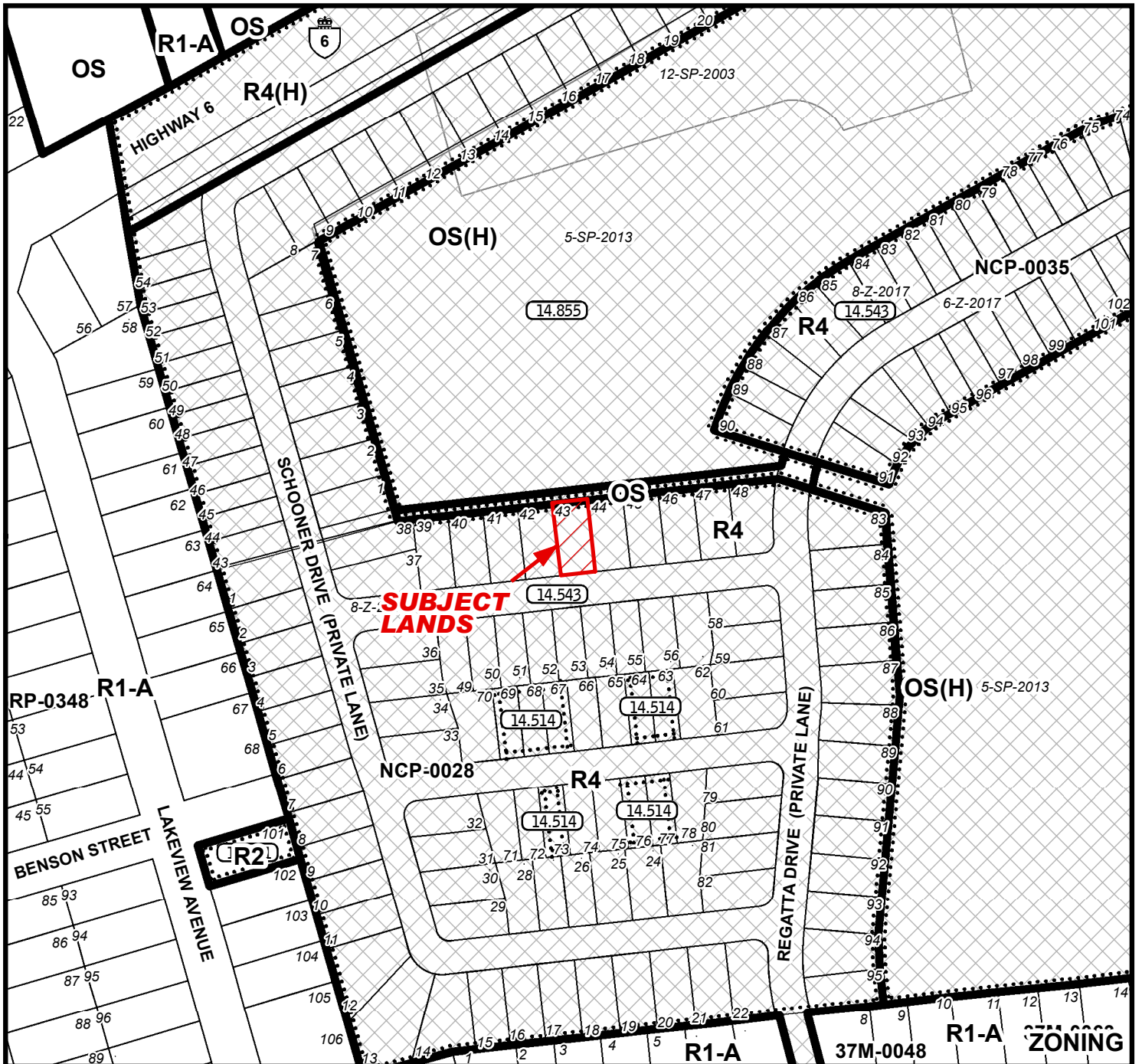
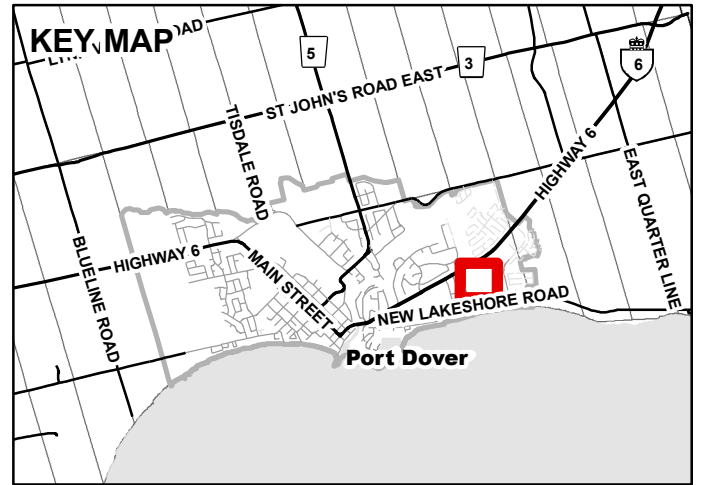
File Number: ANPL2018015

Geographic Township of
WOODHOUSE



1:2,500

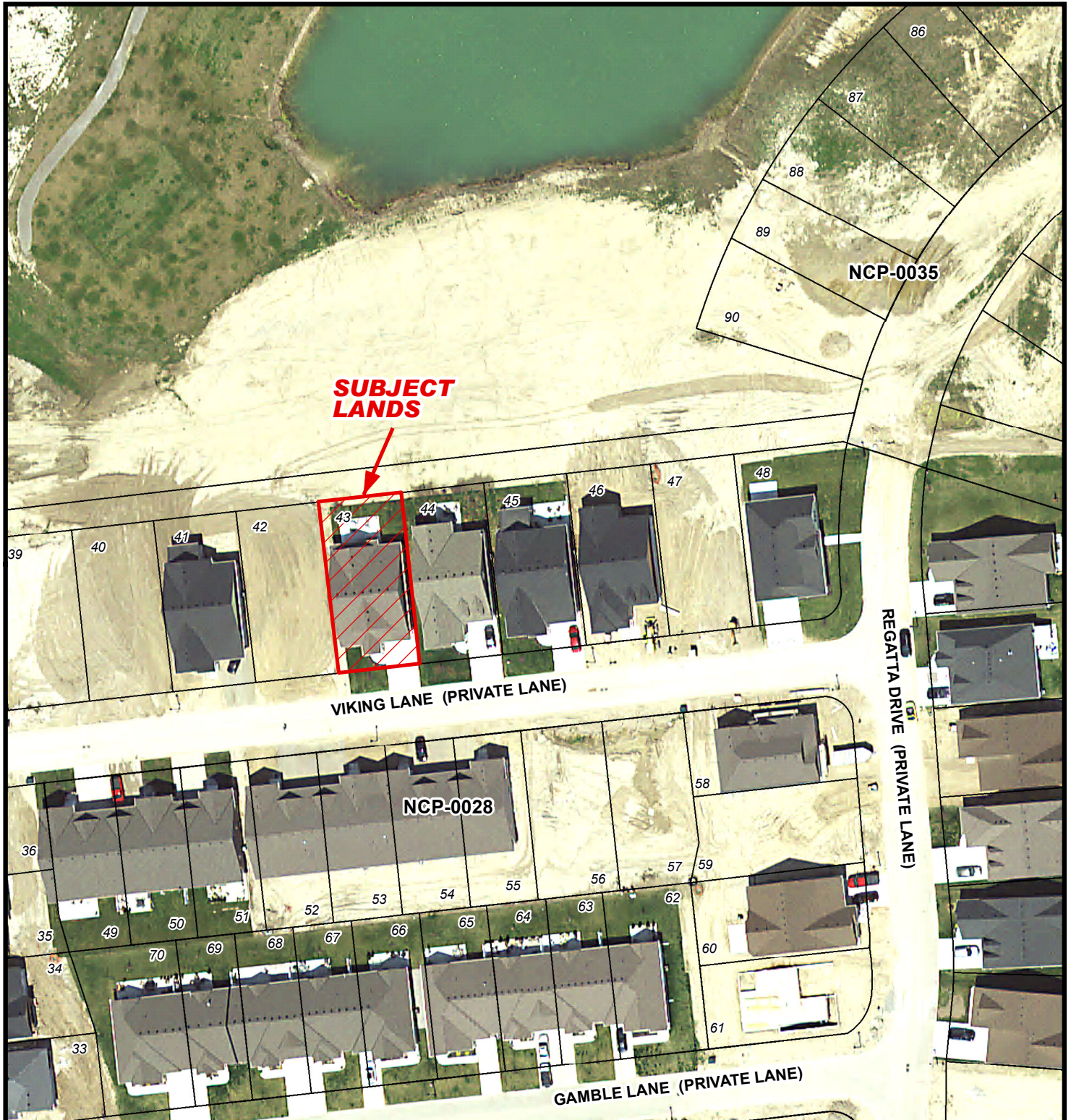
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MAP 2

File Number: ANPL2018015

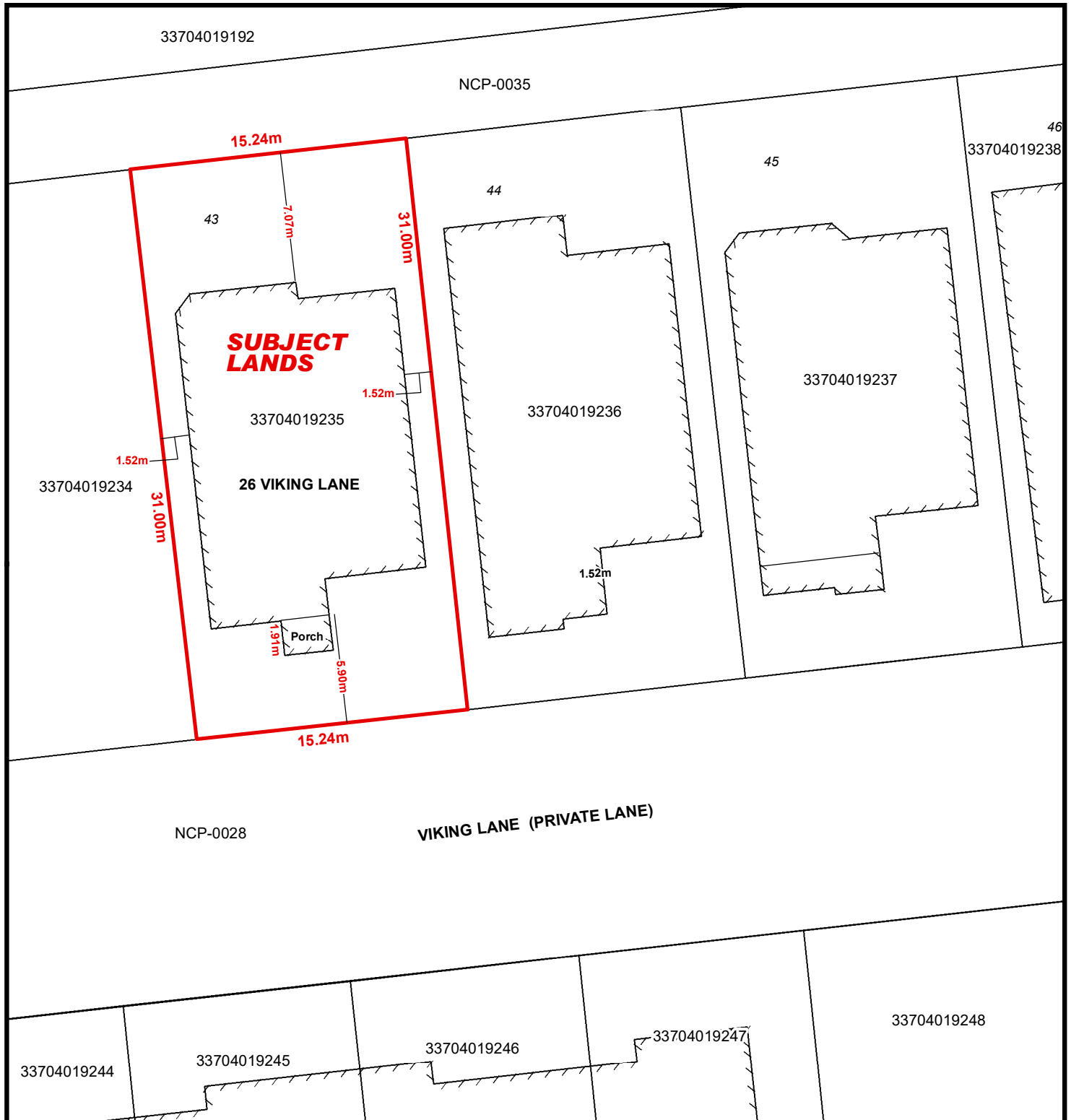
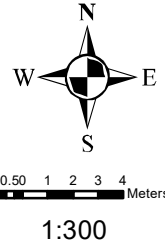
Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2018015

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: ANPL2018015

Geographic Township of WOODHOUSE



10.50 1 2 3 4 Meters

1:300

