

File Number	<u>ANPL2018035</u>	Application Fee	<u>\$1406</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u>\$474.60</u>
Pre-consultation Meeting	<u>February 28/18</u>	OSSD Form Provided	<u>n/a</u>
Application Submitted	<u>March 2/18</u>	Planner	<u>Steve</u>
Complete Application	<u>March 2/18</u>	Public Notice Sign	<u>yes</u>

<input type="checkbox"/>	Consent/Severance/Boundary Adjustment
<input type="checkbox"/>	Surplus Farm Dwelling Severance and Zoning By-law Amendment
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Easement/Right-of-Way

Email _____

Name of Agent

Cindy Pichette

Address

915 Main St. Box 1175

Town and Postal Code

Port Dover, Ont NOA 1N0

Phone Number

—

Cell Number

519-718-1428

Email

cindy@cindypichette.com

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

☐ Applicant

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):

LT 20-21 BLK 75A PL 207; LT 23-24 PL 291
Norfolk County

Municipal Civic Address: 30 Grand St. Port Dover

- Present Official Plan Designation(s):

Present Zoning: R1-B, CM

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands: Residential and Boat House.

4. 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:

House, triple boat house, 10x10 shed.
remain remain remove

5. 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

6. 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:

one 12'x20' accessory building

7. 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:

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

unknown

9. Existing use of abutting properties:

residential

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

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

ROW over 28 Grand St to access driveway

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):

→ accessory building in front yard (waterfront property)
relief of .03 meters for minimum front yard

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

→ Due to Cm Zoning and waterfront Zoning we need to build in front yard.

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):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

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

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

Personal Knowledge

4. 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:

n/A

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 _____

N/A

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. Existing or proposed access to subject lands:

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

Name of road/street:

Grand Street

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
- ☐ Agricultural Impact Assessment

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

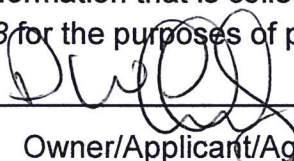
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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.

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/Agent Signature

FEB 26/18
Date

J. 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~~ David Whiffing am/~~are~~ the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/~~We~~ authorize Cindy Pichette 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

FEB 26/18
Date

Owner

Date

K. Declaration

I, Cindy Pichette of Port Dover, Ont

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:

185 ROBINSON STREET.

C. Pichette
Owner/Applicant/Agent Signature

In Simcoe, Ont

This 2 day of March

A.D., 20 18

Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires November 5, 2018.

[Signature]

A Commissioner, etc.

1. I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

PLAN 37R-10696

RECEIVED AND DEPOSITED

DATED: September 24, 2014

DATED: September 24, 2014

Michael W. Yeo

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF NORFOLK (No. 37)

PART	LOT	BLOCK	REGISTERED PLAN	PN
1	PART LOT 21	75A	207	50250-0054(L)
2	PART LOT 24	75A	207	50250-0052(L)

PART 1 COMPRISES PART OF PIN 50250-0054(L)

PART 2 COMPRISES PART OF PIN 50250-0052(L)

PLAN OF SURVEY
PART OF LOTS 21 AND 24
BLOCK 75A
REGISTERED PLAN 207
TOWN OF PORT DOVER
NORFOLK COUNTY

SCALE: 1:50

0 1.25 2.5 3.75 5 METRIC

VALLEE & YEO LIMITED



- LEGEND:
- SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - OC DENOTES CUT CROSS
 - F DENOTES FOUND
 - PL DENOTES PLANTED
 - M DENOTES MEASURED
 - SR DENOTES SURVEYED
 - GRP DENOTES OBSERVED REFERENCE POINT
 - YEO DENOTES VALLEE & YEO LIMITED
 - 700 DENOTES JEWETT AND DIXON LTD.
 - YEO DENOTES REGISTERED PLAN 207
 - P1 DENOTES PLAN 37R-7438
 - P2 DENOTES PLAN OF SURVEY BY ALV. JEWETT, D.L.S. DATED OCTOBER 31, 1985 (ATTACHED TO REG. NR556665)
 - OU DENOTES ORIGIN UNKNOWN

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CPRS) (1997).		
COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF REG 216/10.		
POINT ID	NORTHING (GRD)	EASTING (GRD)
GRP ①	4378955.32	565875.47
GRP ②	4378934.41	565669.51
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS ON MONUMENTS ① AND ②. SHOWN HEREON, HAVING A GRID BEARING OF N53°30'00"E, NAD83 (CPRS) (1997) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999834.

FOR BEARING COMPARISONS, A ROTATION OF 2°41'30" COUNTERCLOCKWISE WAS APPLIED TO P, P1 AND P2 TO CONVERT TO UTM BEARINGS.

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TILES ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF AUGUST, 2014.

DATED: SEPTEMBER 24, 2014

vallee & yeo limited

ONTARIO LAND SURVEYOR

2 TALBOT STREET NORTH, SUITE 101, N3Y 3H4

PHONE: 519 425-6270 FAX 519 425-6277

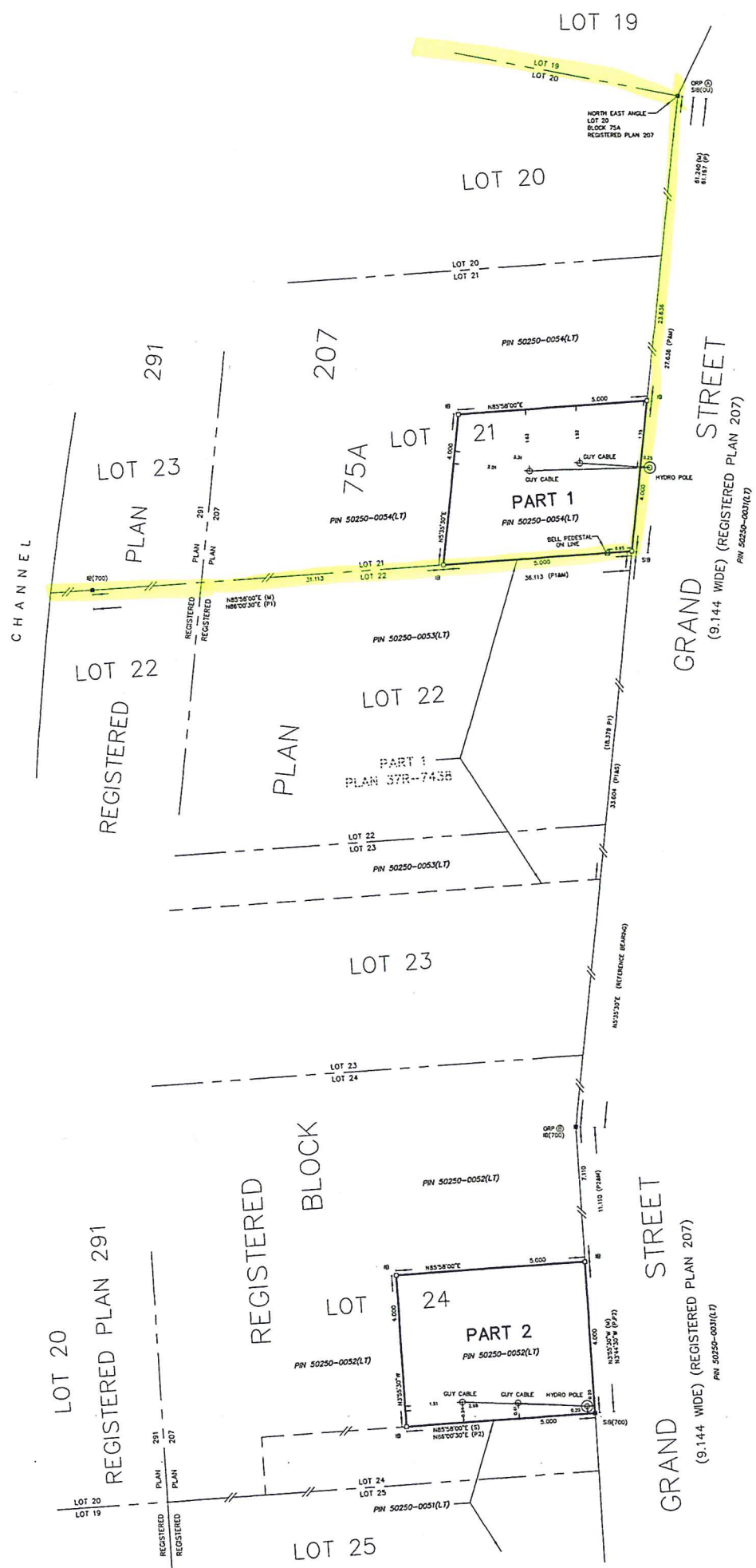
mic@valleyeo.com

DRAWN BY: M.V.L.

CHECKED BY: M.W.Y.

CLIENT: NORFOLK POWER

DWG: 14-002



MICHAEL W. YE
ONTARIO LAND

PART	L
1	PART
2	PART

PART 1 COMPRESSES
PART 2 COMPRESSES

PLAN OF SITE
PART OF
BLOCK 7
REGISTED
TOWN OF P
NORFOLK
SCALE: 1:50
0 1.25
VALLEE & YEO LIMITED





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: 30 Grand Street Port Dover

Legal Description:

Roll Number: 331033403034500

Application #:

Information Origins: aerial photo, and hand sketches of proposed shop

Urban Residential Type 1 Zone (R1)

Zoning

R1-B

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height		5.00	2.97	N/A	m
b) minimum front yard		6.00	5.97	0.03	m
3.2.1(b) accessory buildings not permitted in any front yard	22.30 sqm accessory building proposed in front yard				
c) minimum exterior side yard		6.00		N/A	m
d) minimum interior side yard		1.20	1.20	N/A	m
e) minimum rear yard		1.20	28.69	N/A	m
f) through lot distance to street line		6.00		N/A	m
g) Lot coverage					
i) lot coverage		10.00	8.90	N/A	%
ii) usable floor area		55.00	22.30	N/A	m.sq
Comments	A new shop is proposed in the front yard. Total lot area is 11326sqft. The existing boathouse has to be calculated in lot coverage but not useable floor area as all sides of boathouse are open				

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

Signature of Zoning Administrator

date

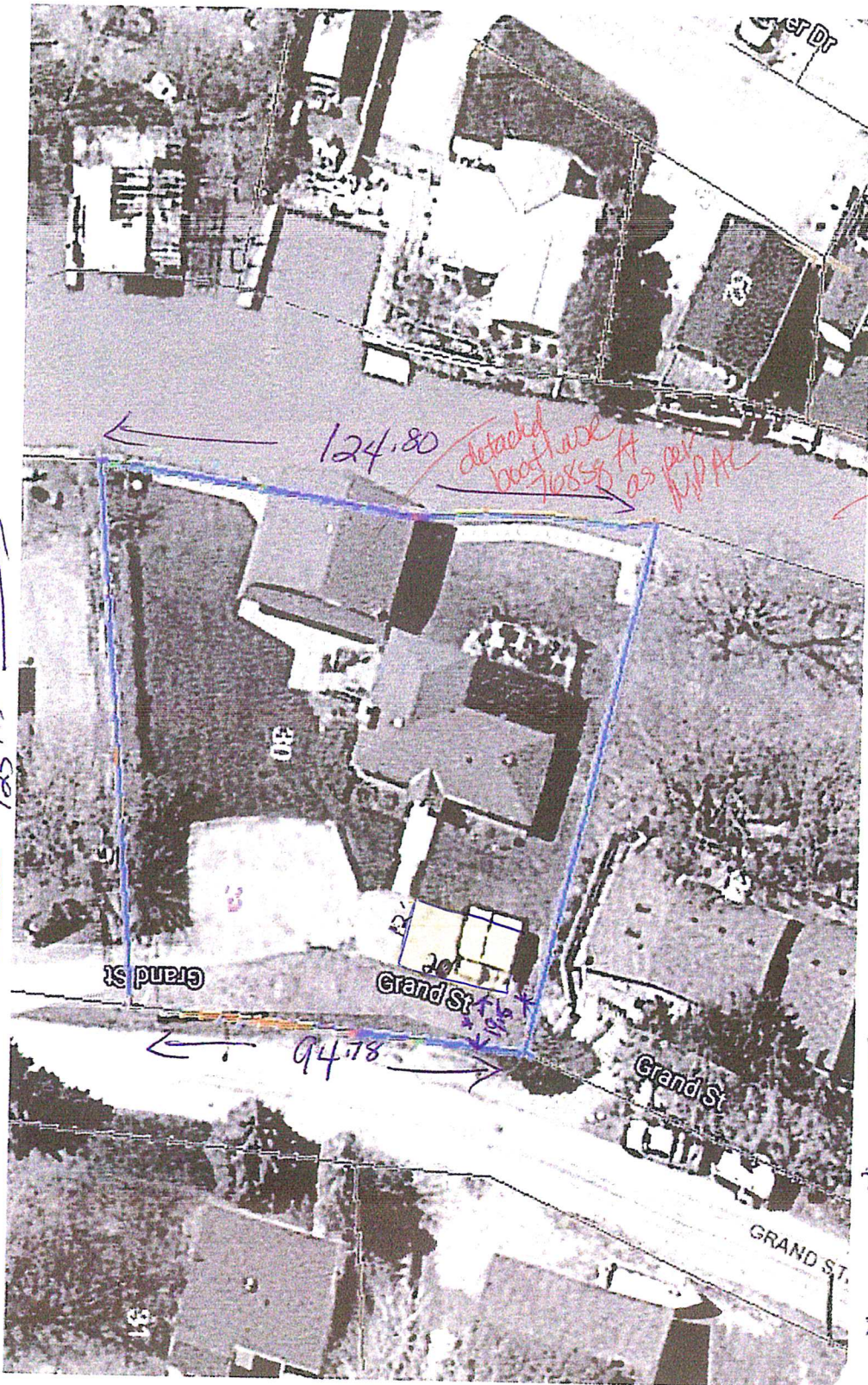
AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

$$11326 \times 10\% = 1132.6 \text{ sq ft}$$

$$\text{boathouse} = 768 \text{ sq ft}$$

$$\text{new shed} = 240 \text{ sq ft}$$

$$\underline{1008 \text{ sq ft}}$$



$$\text{Area} = 11326$$

boathouse
all open so
so do not count
in useable
floor area

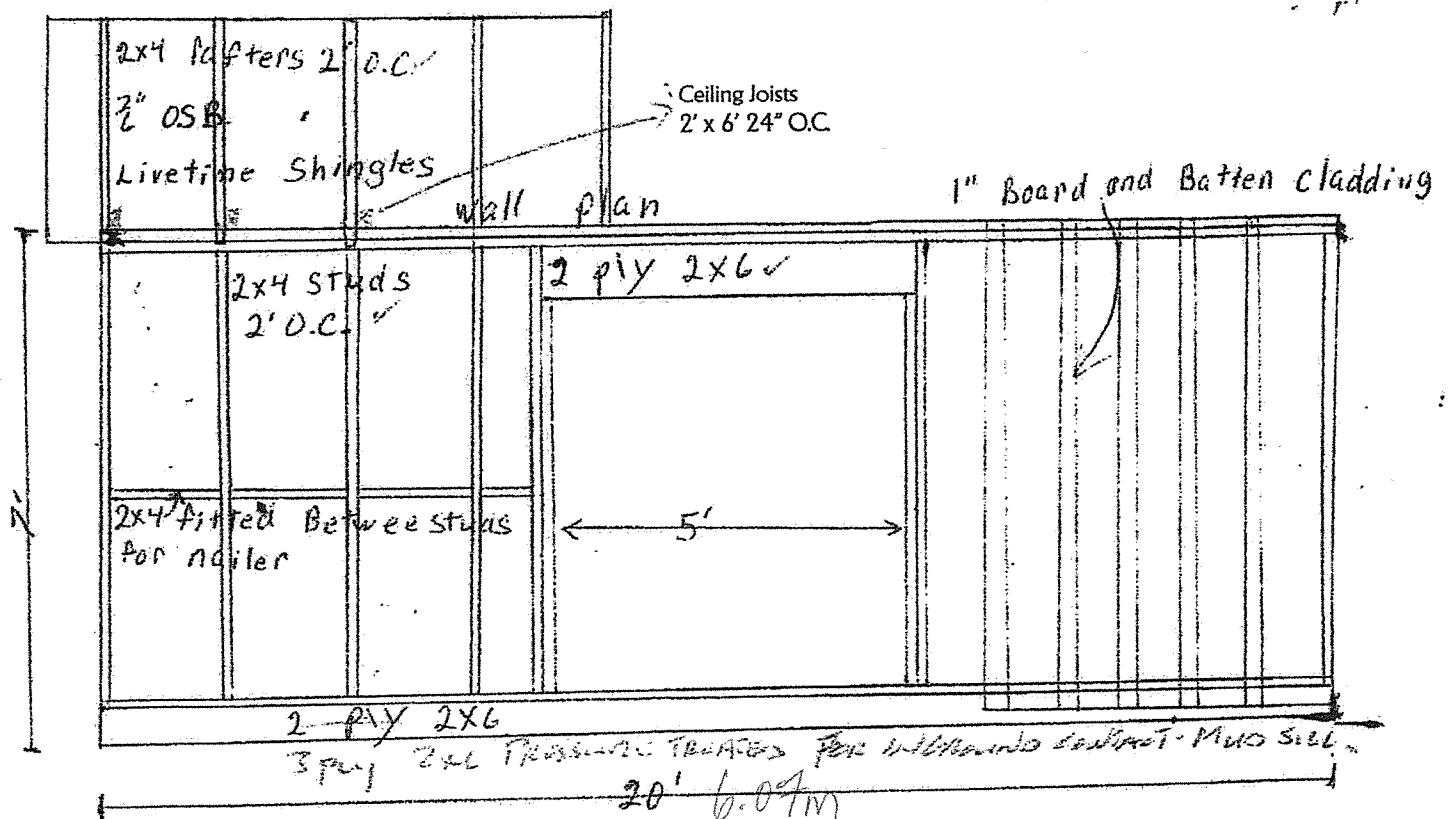
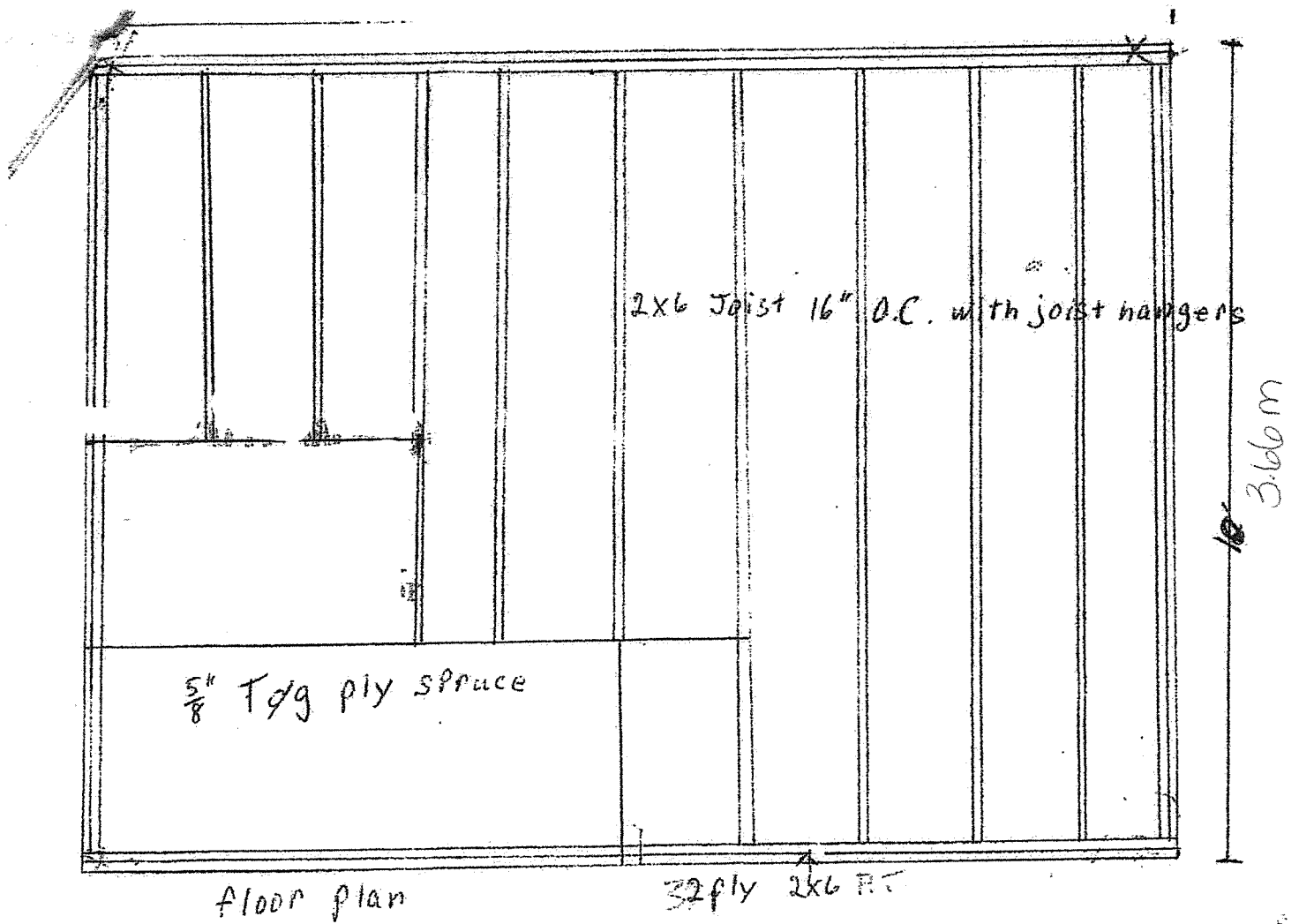
3.2.1
(b) not
occupy, not
yard

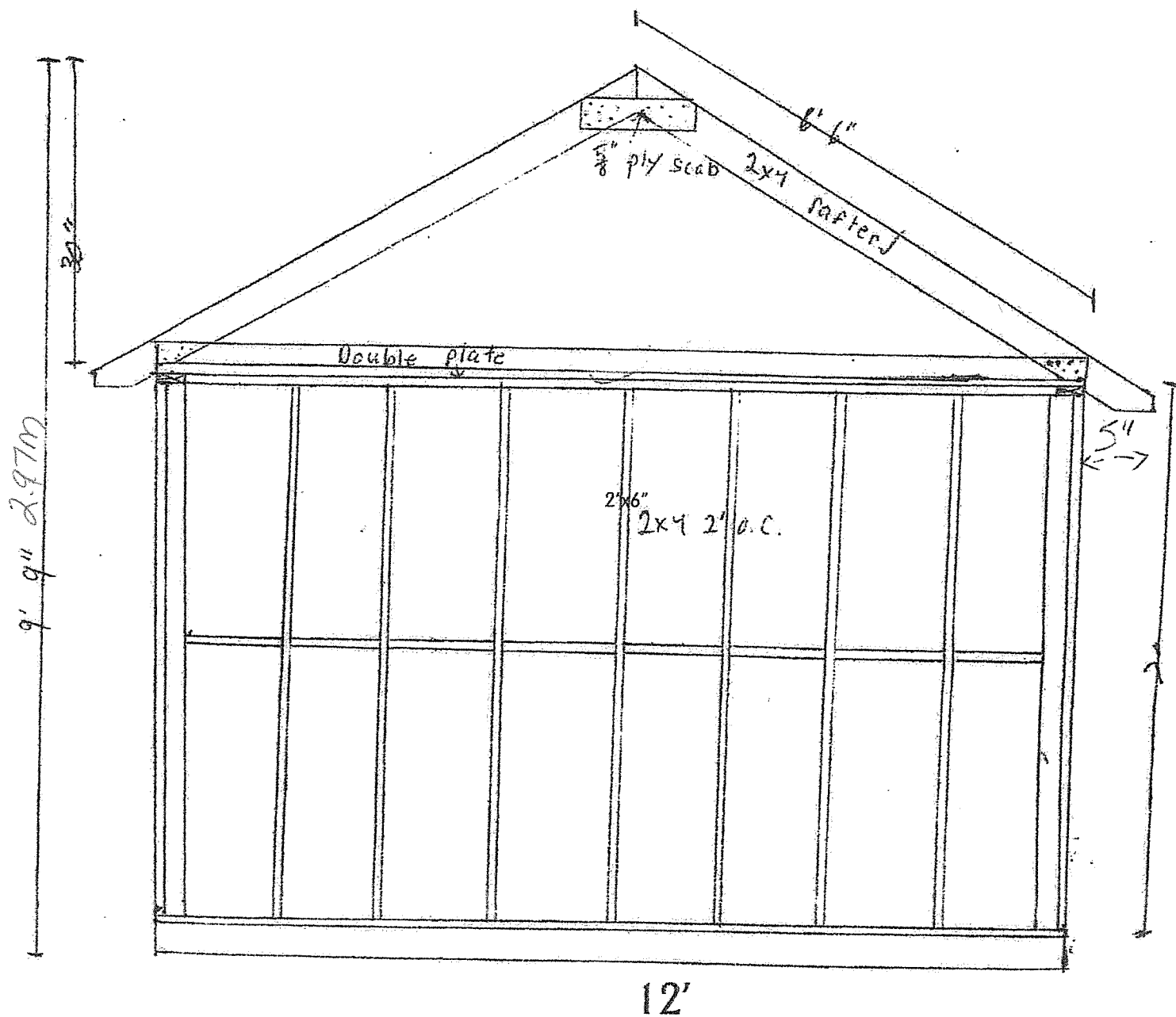
38.32
5.97
366

* 19.6" from
property
line at
Street

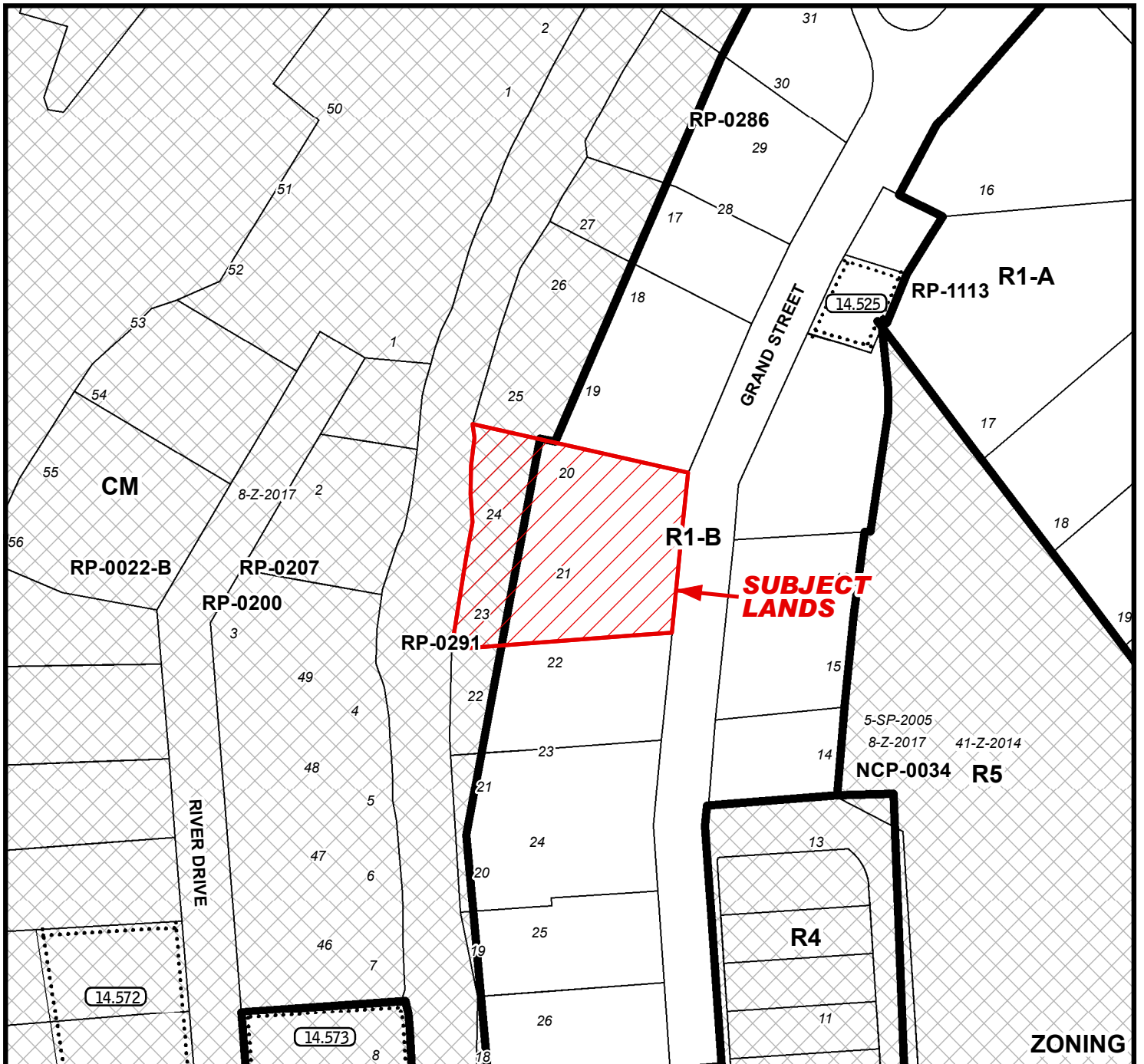
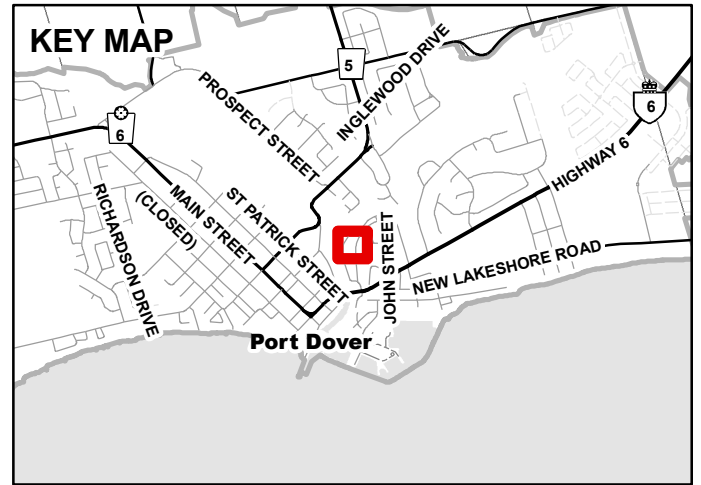
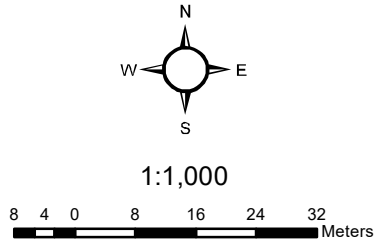
* 4 ft from
property at
34 Grand

replace 10x10 shed with 12'x20' shed.
(2' before walkway)





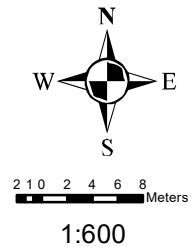
MAP 1
File Number: ANPL2018035
Urban Area of
PORT DOVER



MAP 2

File Number: ANPL2018035

Urban Area of PORT DOVER



MAP 3

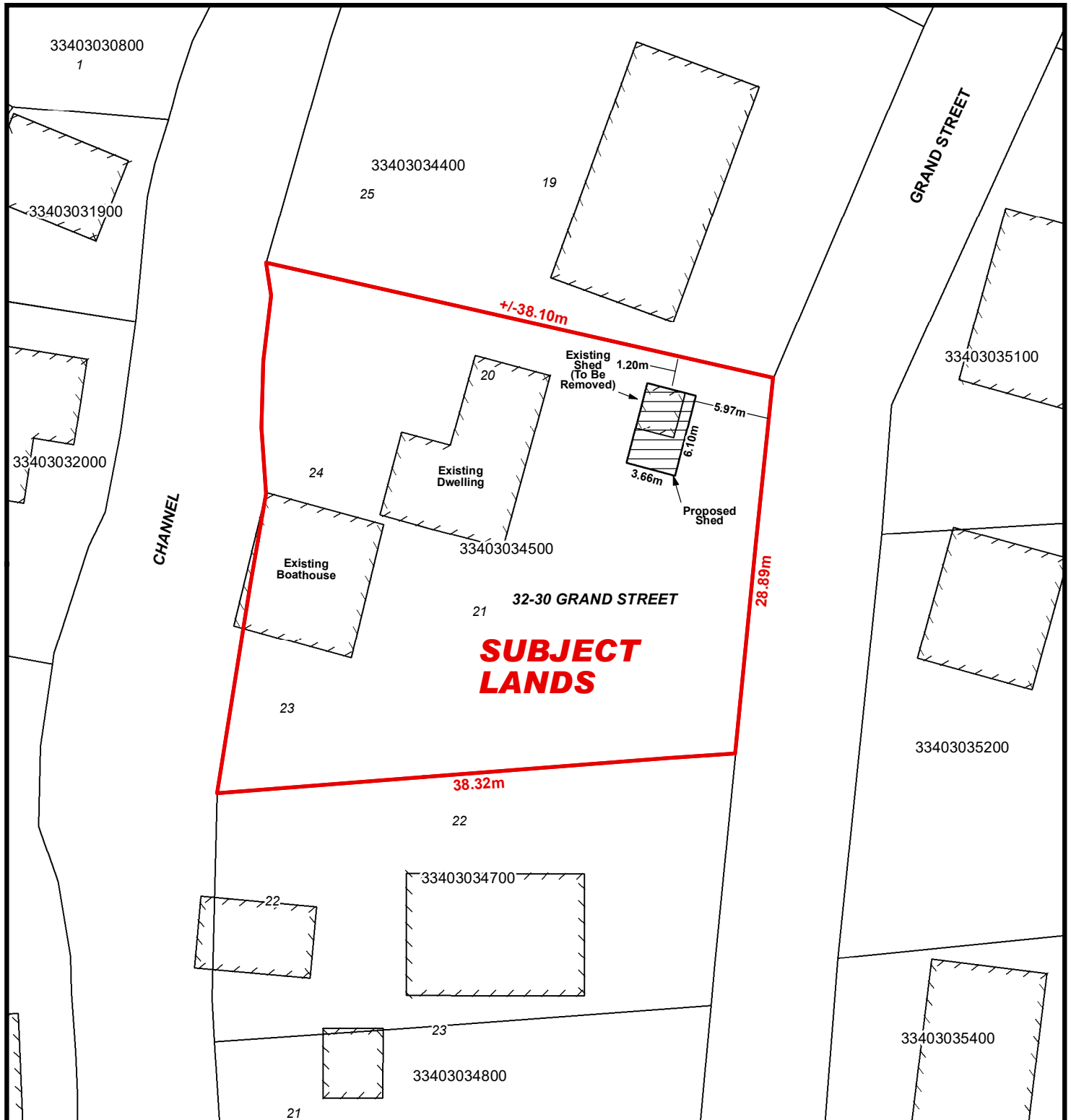
File Number: ANPL2018035

Urban Area of PORT DOVER



1 1.5 3 4.5 6 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2018035

Urban Area of PORT DOVER



1 1.5 3 4.5 6 Meters

1:400

