

For Office Use Only:
File Number
Related File Number
Pre-consultation Meeting
Application Submitted
Complete Application

ANR 2018040

Mar 7/18
Mar 7/18

Application Fee
Conservation Authority Fee
OSSD Form Provided
Planner
Public Notice Sign

\$1406

Alisha

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

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33401013300

A. Applicant Information

Name of Owner

WENDY E. COLLINS

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

6 ELM PARK DRIVE

Town and Postal Code

PORT DOVER ONT. NOA INO

Phone Number

226-534-1540

Cell Number

519-909-9463

Email

surfshop@kwic.com

Name of Applicant

SAME

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent DEAN ATKINSON
Address 1260 Unit 17 Sports Rd
Town and Postal Code Oakville L6L 5T9
Phone Number 289-260-7468
Cell Number 289-260-7468
Email dean12atkinson@yahoo.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 ☐ Applicant

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

B. Location, Legal Description and Property Information

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

6 Elm park drive
Municipal Civic Address: PROV plan 230 lot 6
Present Official Plan Designation(s): urban residential
Present Zoning: R2

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

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

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. deck

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: deck

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	14.53 m	
Lot depth	25.6 m	
Lot width	14.53 m	
Lot area	404 m	
Lot coverage		
Front yard	6.4 m	
Rear yard	5147.5 m	
Left Interior side yard	.64 m	
Right Interior side yard	2.9 m	
Exterior side yard (corner lot)		

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

relief of 1.3 m from the maximum permitted projection of a deck into required 6 m front yard of 6 m to permit a projection of 3.2 m

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

By-law:
not enough space to build deck

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:

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)
- ☐

2. Existing or proposed access to subject lands:

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

Name of road/street:

Elm Park Drive

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

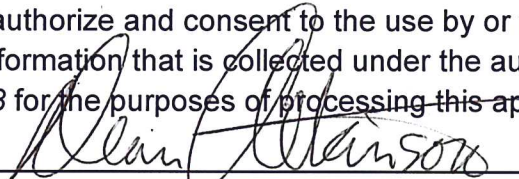
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

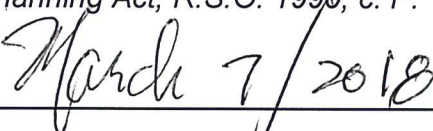
Permission to Enter Subject Lands

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

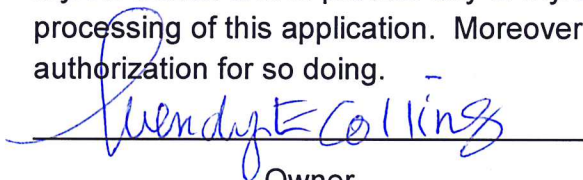

Date

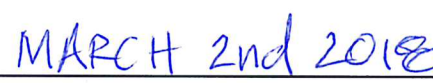
J. Owner's Authorization

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 WENDY COLLINS am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize DEAN ATKINSON 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


Date

Owner

Date

K. Declaration

I, DEAN ATKINSON of OAKVILLE

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:

175 ROBINSON ST.

In Simcoe, ON

This 7th day of MARCH

A.D., 20 18

[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



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: 6 Elm Park Drive, Port Dover

Legal Description:

Roll Number: 331033401013300

Application #:

Information Origins: site plan hand sketch on survey by contractor

Urban Residential Type 1 Zone (R1)		Zoning	R1-B		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	360.00		N/A	m.sq
	ii) corner lot	450.00		N/A	m.sq
	iii) lot of record - interior lot	0.00		N/A	m.sq
	iv) lot of record - corner lot	0.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	12.00		N/A	m
	ii) corner lot	15.00		N/A	m
	iii) lot of record - interior lot	0.00		N/A	m
	iv) lot of record - corner lot	0.00		N/A	m
	c) minimum front yard	6.00		N/A	m
	i) detached garage with rear lane	3.00		N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00		N/A	m
	detached garage (1.2m)	1.20		N/A	m
	ii) detached garage with a rear lane ;	1.20		N/A	m
	attached garage	1.20	0.64	0.56	m
	f) minimum rear yard	7.50	5.64	1.86	m
	g) maximum building height	11.00		N/A	m
Comments		since a single family dwelling is located on this R2 zone, the R1-B zone provisions are to be used. (5.2.3 zoning bylaw) for the purpose of the by-law we should recognize existing deficiencies in interior side yard and rear yard			

legal
non-conforming

Decks and Porches		REQUIRED	PROPOSED	DEFICIENCY	UNITS
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 of 6m	4.50	3.20	1.3	m
	e) sloping rear yard.				
	i) interior lot line	3.00		N/A	m



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 6 Elm Park Drive, Port Dover Legal Description:

Roll Number: 331033401013300 Application #:

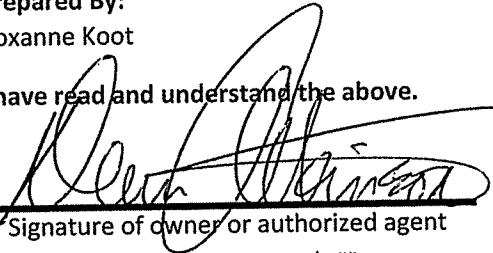
Information Origins: site plan hand sketch on survey by contractor

Urban Residential Type 1 Zone (R1)	Zoning	R1-B
ii) rear lot line	6.00	N/A m
Comments	adding front deck to house with an existing front yard setback of 6.4m from property line to wall of dwelling, allow a 1.5m projection for a deck	

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

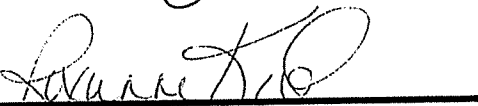
I have read and understand the above.



Signature of owner or authorized agent

March 7/2018
date

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


Signature of Zoning Administrator

Feb 20/2018
date

6 Elm Park Drive

dean1atkinson@yahoo.ca
289-260-7468

Debra Atkinson
1260 Unit 17 Spears Rd
Orkville L6L 5T9

PLAN SHOWING HOUSE LOCATION
ON

LOT 6, REGISTERED PLAN 230

FORMERLY IN THE
TOWN OF PORT DOVER

IN THE
COUNTY OF NORFOLK

NOW IN THE

CITY OF NANTICOKE

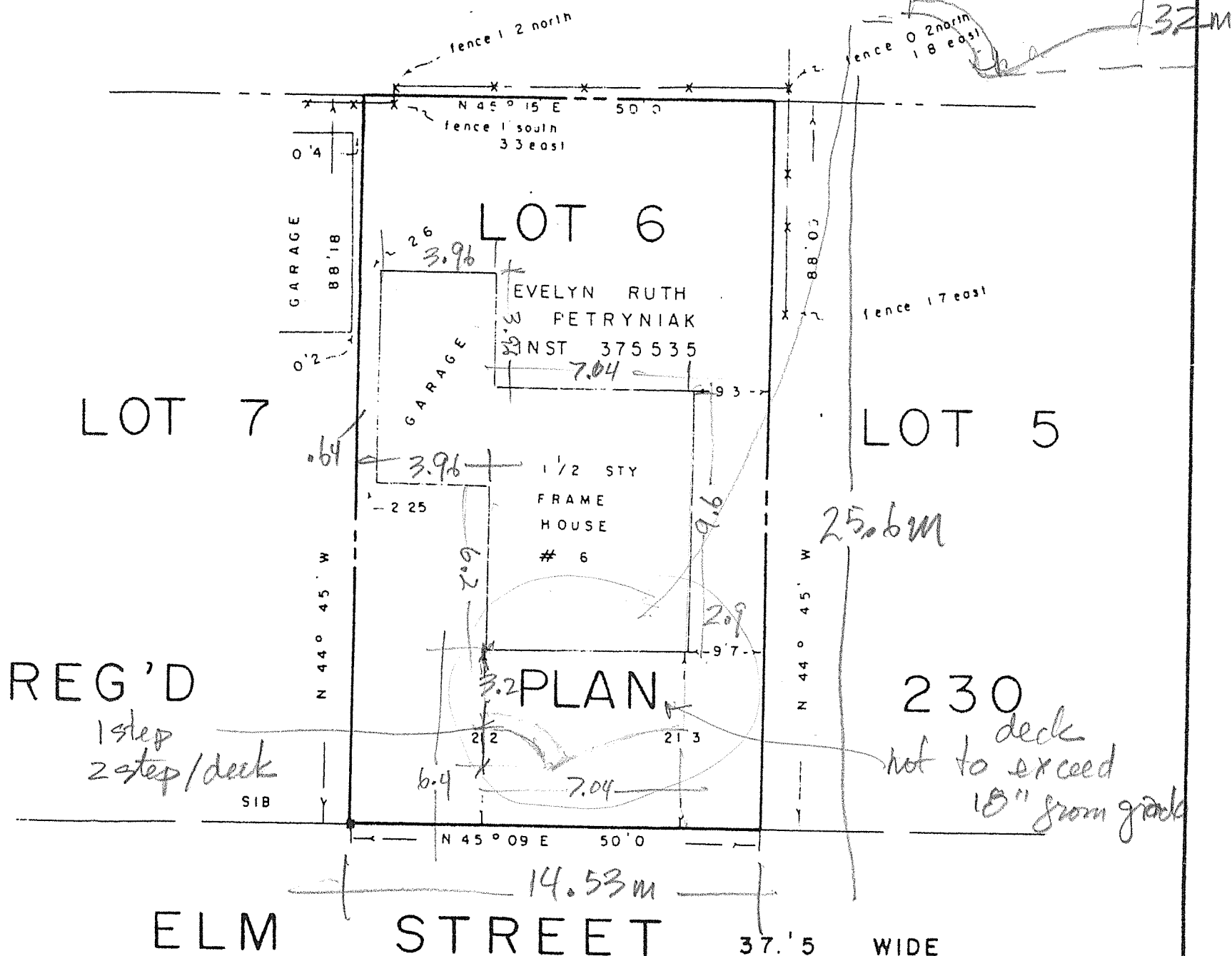
IN THE REGIONAL MUNICIPALITY OF

HALDIMAND - NORFOLK

SCALE 1" = 20'

JEWITT AND DIXON LTD.

1983



LEGEND

- 1" x 1" x 48" STANDARD IRON BARS SHOWN
- 3/4" x 3/4" x 24" IRON BARS SHOWN
- 5/8" x 5/8" x 24" ROUND IRON BARS SHOWN
- LOT LINES SHOWN
- HALF LOT LINES SHOWN
- DEED LINES SHOWN
- FENCE SHOWN
- FOUND IRON BARS SHOWN
- PLANTED IRON BARS SHOWN



I HEREBY CERTIFY THAT:

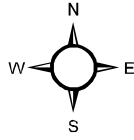
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 23 DAY OF FEBRUARY, 1983.

2 / 03 / 83
D M Y

H. V. JEWITT O.L.S.
JEWITT AND DIXON LTD
ONTARIO LAND SURVEYORS,
90 KENT ST. S., SIMCOE, ONTARIO.

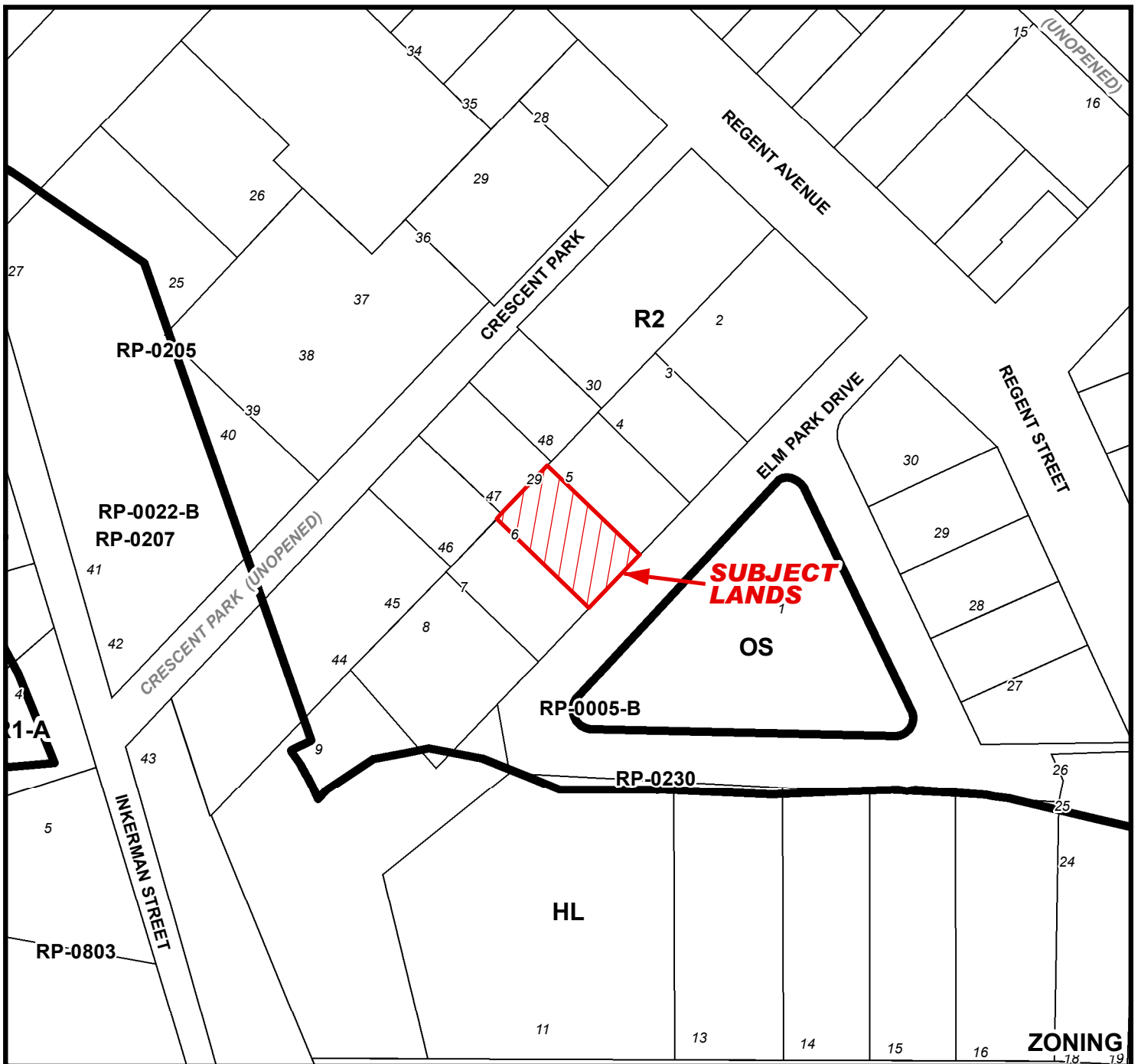
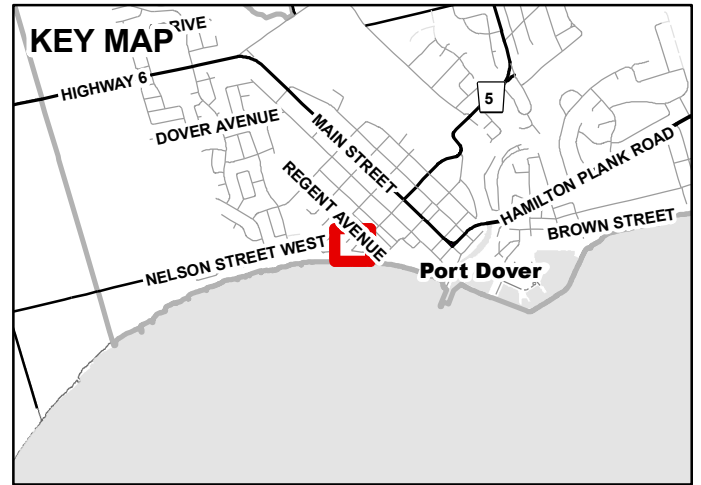
REPRODUCTIONS OF THIS PLAN ARE NOT VALID UNLESS BEARING THE SURVEYORS SEAL.

MAP 1
File Number: ANPL2018040
Urban Area of
PORT DOVER



1:1,200

9.5 4.75 0 9.5 19 28.5 38 Meters



ZONING

2018-03-12

MAP 2

File Number: ANPL2018040

Urban Area of PORT DOVER



MAP 3

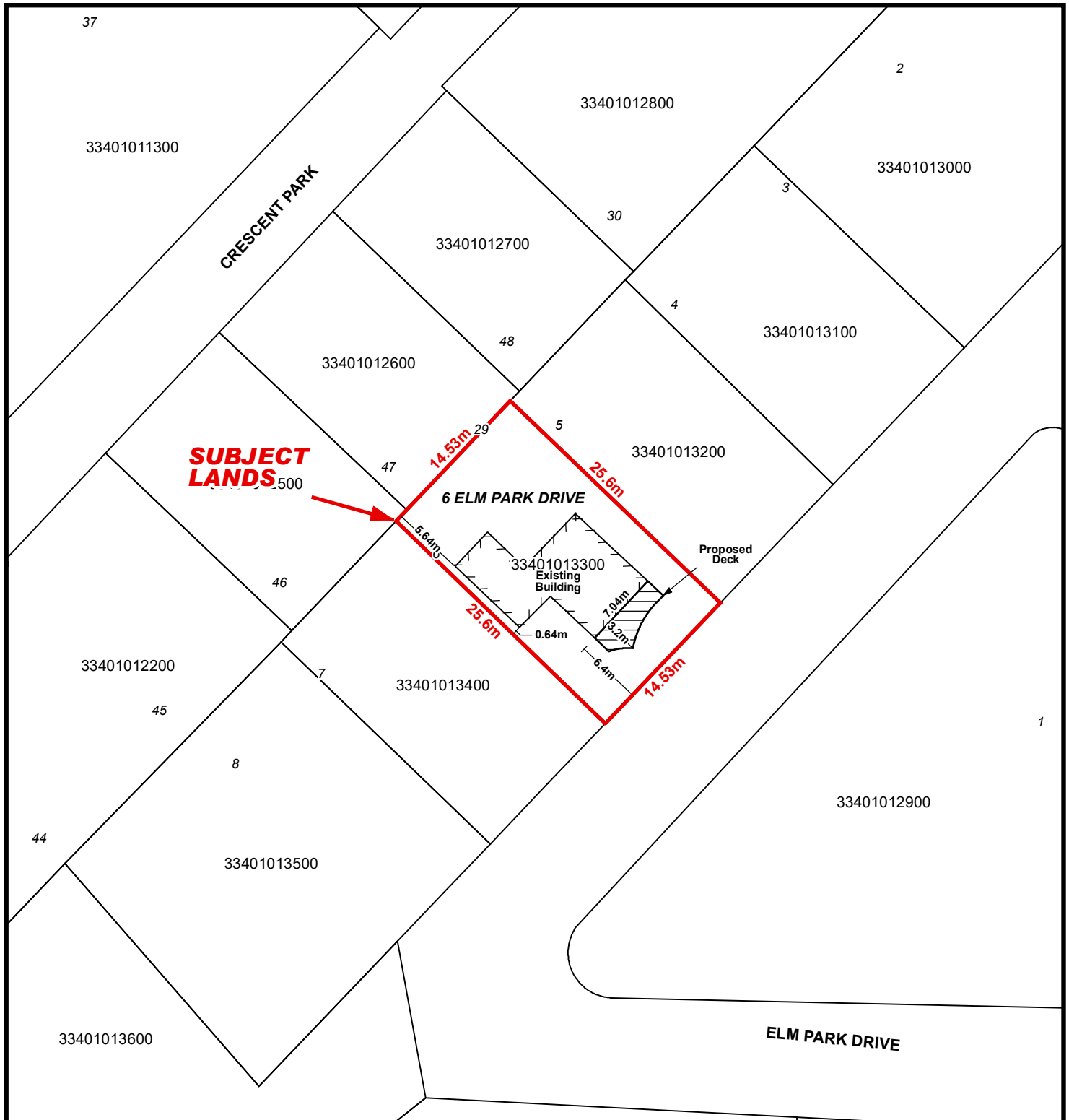
File Number: ANPL2018040

Urban Area of PORT DOVER



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2018040

Urban Area of PORT DOVER

