

**For Office Use Only:**

File Number	<u>ANPL2018203</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Aug 16/18</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>Aug 28/18</u>	Planner	<u>Steve</u>
Complete Application	<u>—</u>	Public Notice Sign	<u>Yes</u>

**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: 33704040400

**A. Applicant Information**

Name of Owner JENNIFER HART

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 386 NEW LAKESHORE RD.

Town and Postal Code PORT DOVER, NOA 1N3

Phone Number (905) 719 5724

Cell Number N/A. (same as above)

Email jenhart@live.ca

Name of Applicant JENNIFER HART

Address 386 NEW LAKESHORE RD.

Town and Postal Code PORT DOVER, NOA 1N3

Phone Number (905) 719 5724

Cell Number N/A.

Email jenhart@live.ca



Name of Agent \_\_\_\_\_

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 agent noted above.

☒ Owner

☐ Agent

☐ Applicant

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

Alexander Herbolic

**B. Location, Legal Description and Property Information**

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

WOODHOUSE TOWNSHIP, CONCESSION 1, LOT 17

Municipal Civic Address: 386 NEW LAKESHORE RD. PORT DOVER. NOA 1N3

Present Official Plan Designation(s): AGRICULTURAL, HAZARD LANDS.

Present Zoning: RESORT RESIDENTIAL, HAZARD LANDS.

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

☒ Yes ☐ No If yes, please specify:

14.588

3. Present use of the subject lands:

RESIDENTIAL PROPERTY.



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:

SINGLE RESIDENTIAL DWELLING - TO BE RETAINED.

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:

ACCESSORY BUILDING - DETACHED GARAGE

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:

N/A.

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:

HYDRO EASEMENT - SEE SKETCH. LOCATED AT REAR OF  
PROPERTY BEHIND RESIDENTIAL DWELLING.



### 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<sup>2</sup> 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)

See sketch for measurements

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

REQUESTING RELIEF TO ALLOW AN ACCESSORY BUILDING IN THE FRONT YARD, REQUESTING RELIEF ON THE BUILDING HEIGHT TO ALLOW A HEIGHT OF 5.3 m, AND REQUESTING RELIEF TO ALLOW A USEABLE FLOOR AREA OF 113.67 m<sup>2</sup>.

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

THE LAKE IS AT THE REAR OF PROPERTY, PREVENTING BUILDING CONSTRUCTION. PERSONAL STORAGE OF VEHICLES AND EQUIPMENT REQUIRES ADDITIONAL SPACE PERMITTED BY THE BY-LAW.

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

Frontage:

N/A.

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



NORFOLK COUNTY  
PLANNING  
DEVELOPMENT AND CULTURAL SERVICES

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:

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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:

The site does not affect species at risk. There are no species or plants that would be affected by this construction.

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:

Using the Policy Mapping Tool for the Lake Erie Source Protection I identified that there are no Source Protection policies in place.

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

- |  |  |
|--|--|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells                    |
| <input type="checkbox"/> Individual wells      | <input checked="" type="checkbox"/> Other (describe below) |

CISTERN

### Sewage Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

### Storm Drainage

- |   |  |
|---|--|
| <input type="checkbox"/> Storm sewers           | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |  |

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

NEW LAKESHORE RD.

## 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.

PLEASE SEE ATTACHED.



## **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.

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

I/We authorize \_\_\_\_\_ 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, Jon Hawk 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:

Simcoe

[Signature]  
Owner/Applicant/Agent Signature

In Norfolk County

This 28<sup>th</sup> day of August

A.D., 20 18

[Signature]  
A Commissioner, etc.

Steven James Collyer,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expiry: April 4, 2021.





## 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: 386 new lakeshore Road

Legal Description:

Roll Number: 33704040400

Application #:

Information Origins: site plan and preliminary sketches from owner

### Resort Residential Zone (RR)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a)	building height	5.00	5.30	0.30	m
b)	minimum front yard	6.00	17.00	N/A	m
c)	minimum exterior side yard	6.00		N/A	m
d)	minimum interior side yard	1.20	1.25	N/A	m
e)	minimum rear yard	1.20		N/A	m
f)	through lot distance to street line	6.00		N/A	m
g)	Lot coverage (Note:Proposed Area)				m.sq
i)	lot coverage	10.00		N/A	%
ii)	usable floor area	100.00	114.00	14.00	m.sq

Comments

Accessory being constructed in front yard, therefore, also requires zoning relief from 3.2 b)

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

Signature of Zoning Administrator

date

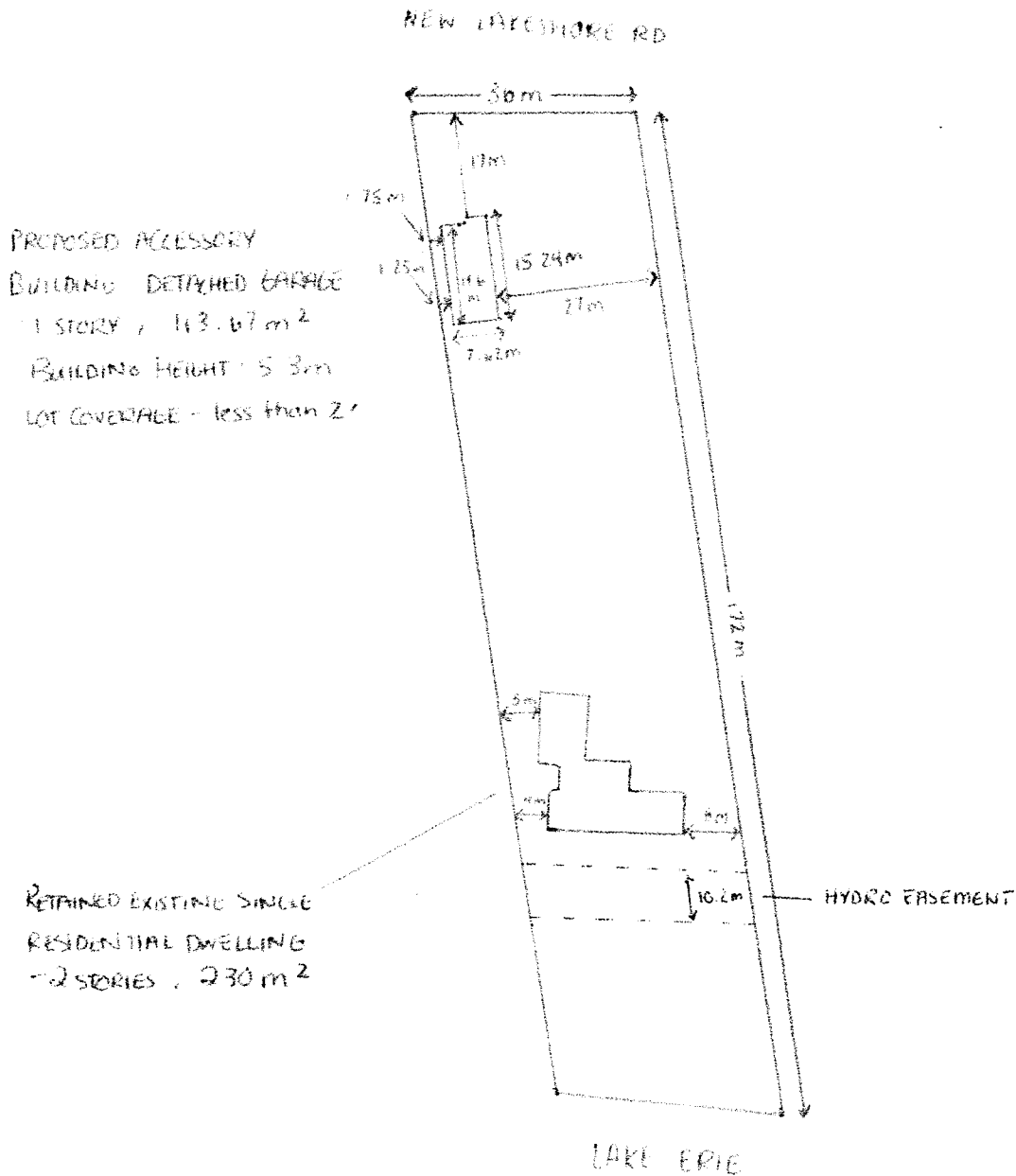
AUG 29 / 2018

date

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

MINOR VARIANCE SKETCH - PROPERTY NO. 33704040400

WOODHOUSE TOWNSHIP, CONCESSION 1, LOT 17 (366 NEW LAKESHORE RD. PORT DOVER)



- allow accessory in front yard.
- 116 sqm proposed.
- 5.3m height proposed.
- other setbacks OK.

\* not to scale \*





Notes



MINOR VARIANCE SKETCH - PROPERTY NO: 3370401400

WOODHOUSE TOWNSHIP, CONCESSION 1, LOT 17 (386 NEW LAKESHORE RD. PORT DOVER)

NEW LAKESHORE RD.

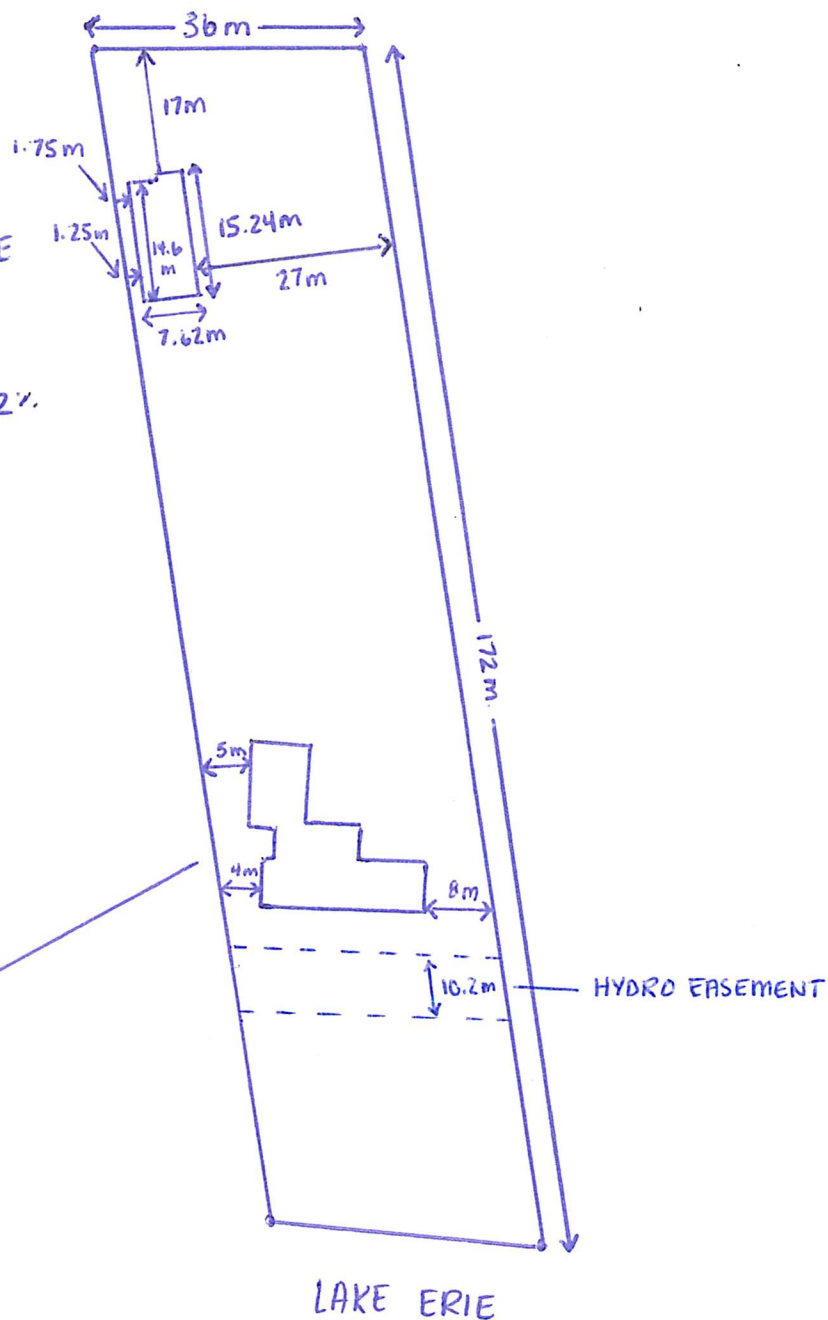
PROPOSED ACCESSORY

BUILDING - DETACHED GARAGE

- 1 STORY, 113.67 m<sup>2</sup>

- BUILDING HEIGHT: 5.3m

- LOT COVERAGE - less than 2%



RETAINED EXISTING SINGLE

RESIDENTIAL DWELLING

- 2 STORIES, 230 m<sup>2</sup>

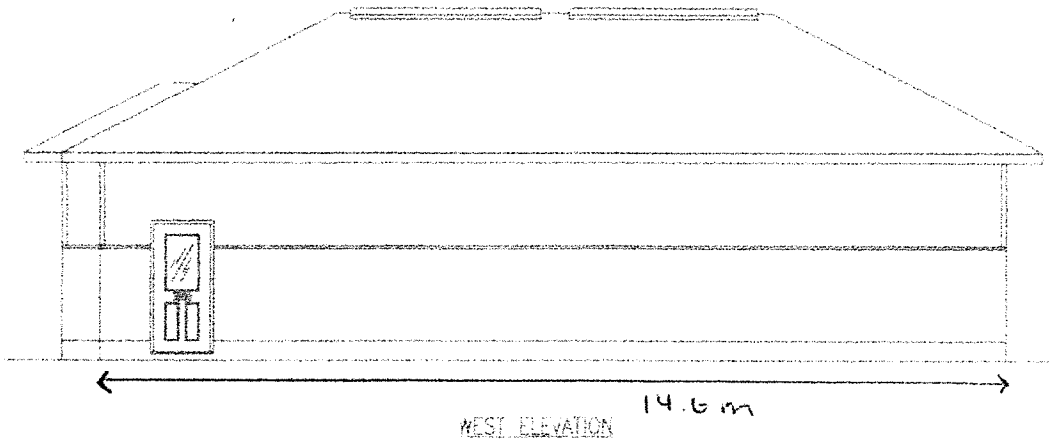
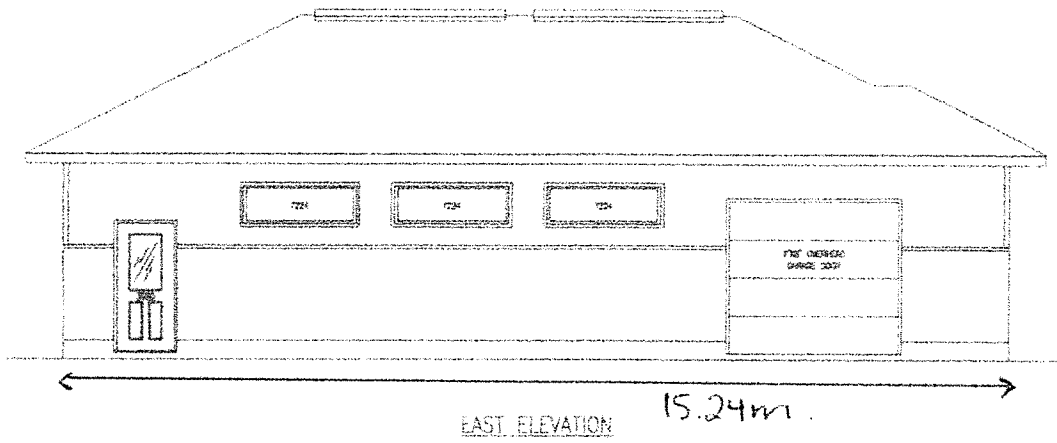
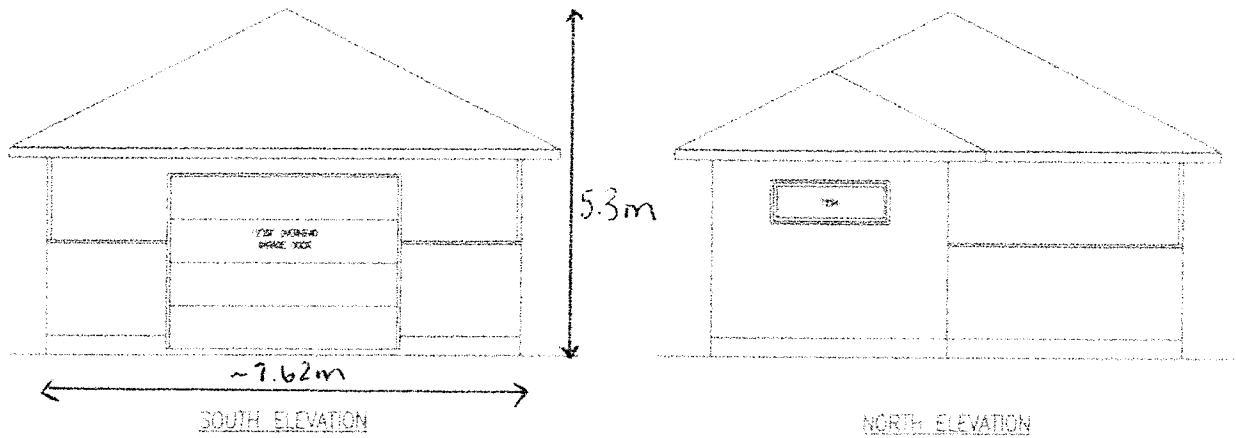
HYDRO EASEMENT

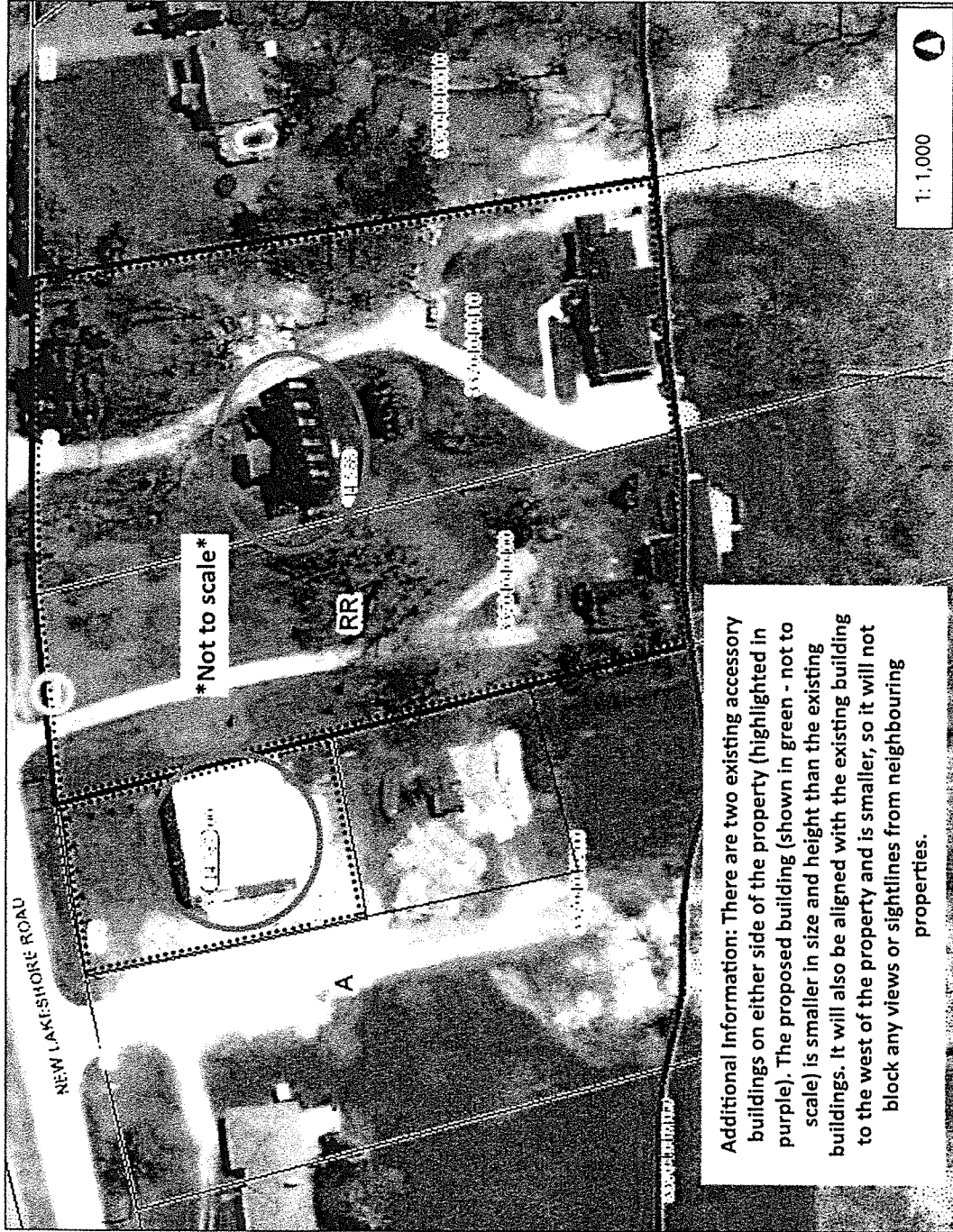
LAKE ERIE

\* not to scale \*



PROPOSED ACCESSORY BUILDING - DETACHED GARAGE  
386 NEW LAKESHORE RD, PORT DOVER.





\*Not to scale\*

Additional Information: There are two existing accessory buildings on either side of the property (highlighted in purple). The proposed building (shown in green - not to scale) is smaller in size and height than the existing buildings. It will also be aligned with the existing building to the west of the property and is smaller, so it will not block any views or sightlines from neighbouring properties.

- Legend**
- GRCA Generic Reg Lines
  - LPRCA Generic Reg Lines
  - Zones 1-Z-2014
  - Zone
  - Zone with Holding Provision
  - Special Provisions
  - Site Plan Control
  - Zoning Amendments
  - Lakeshore Erosion Prone Area
  - Temp Use Bylaws - Expired
  - Temp Use Bylaws - Active
  - Heritage Designations
  - Property Lines
  - Roll Numbers
  - Civic Address
  - Plan Lines
  - Draft Plan
  - Reg Plan Lot Numbers
  - Roads
  - Norfolk\_10000-500

**Notes**

Proposed final lot size (if boundary adjustment): N/A.

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

Description of land intended to be retained in metric units:

Frontage: N/A.

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Frontage: N/A.

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: N/A.

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: N/A.

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: N/A

Roll Number: \_\_\_\_\_

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Workable Acreage: \_\_\_\_\_

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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:

\_\_\_\_\_  
\_\_\_\_\_





## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-0870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

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e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				m.sq
i) lot coverage	10.00		N/A	%
ii) usable floor area	100.00	114.00	14.00	m.sq

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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

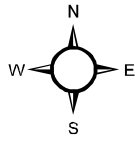
Signature of Zoning Administrator

date

# MAP 1

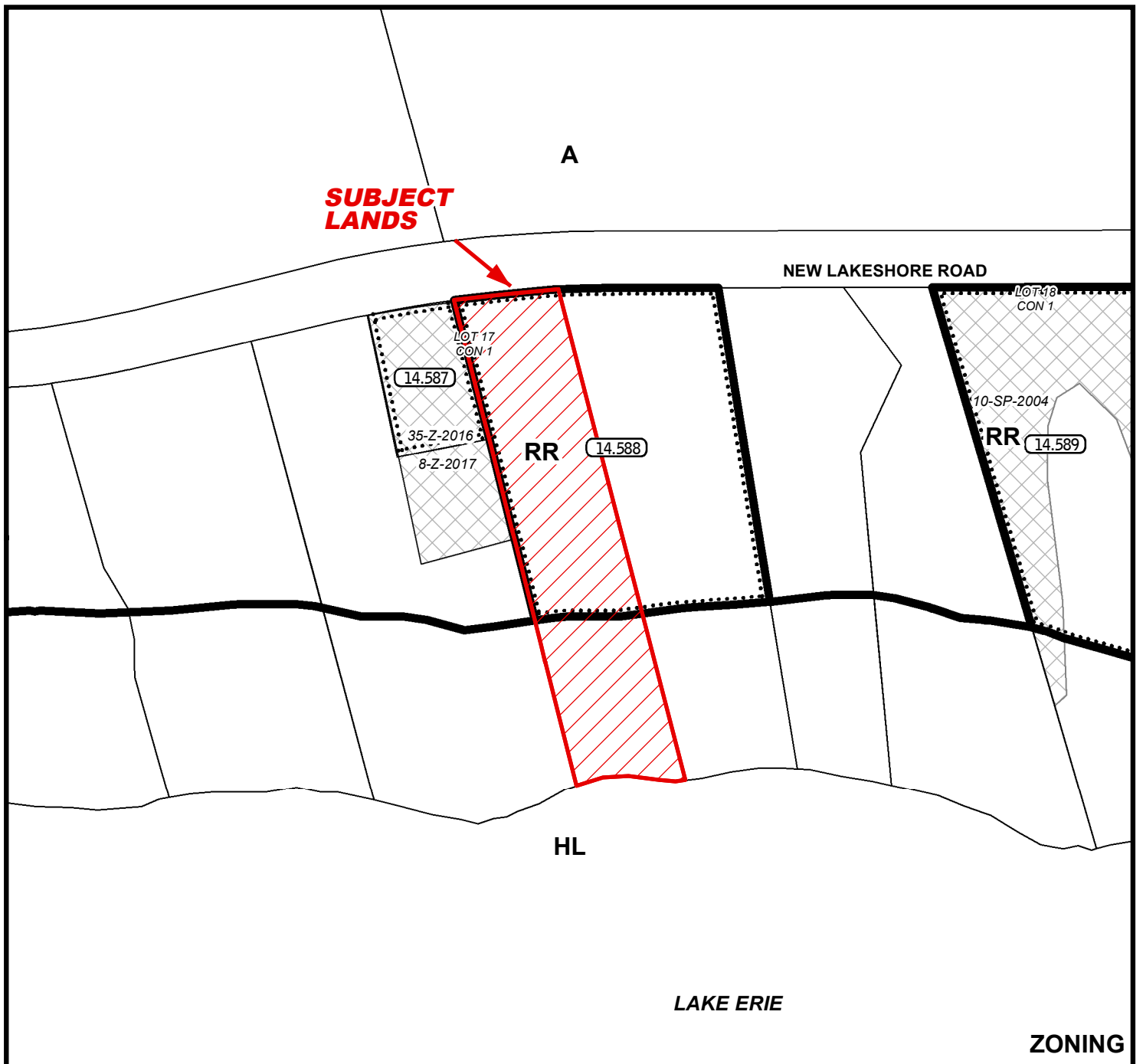
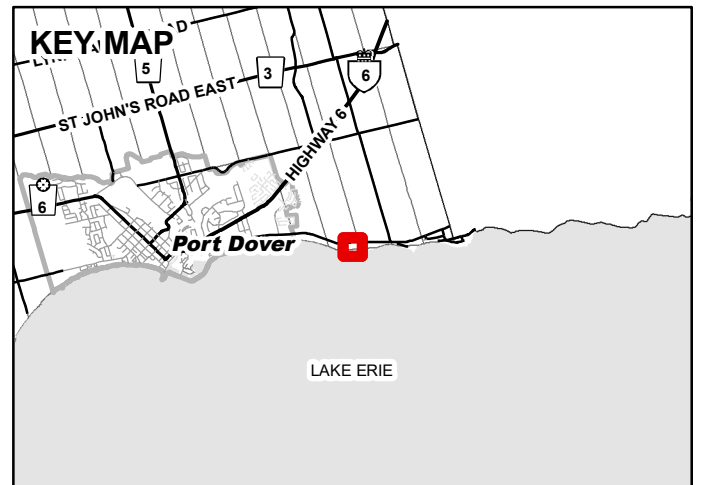
## File Number: ANPL2018203

Geographic Township of  
**WOODHOUSE**



1:2,000

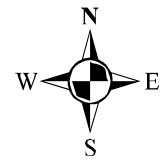
10 5 0 10 20 30 40  
Meters



# MAP 2

File Number: ANPL2018203

Geographic Township of WOODHOUSE



5.8 7.50 5.5 11 16.5 22 Meters

1:1,400



# MAP 3

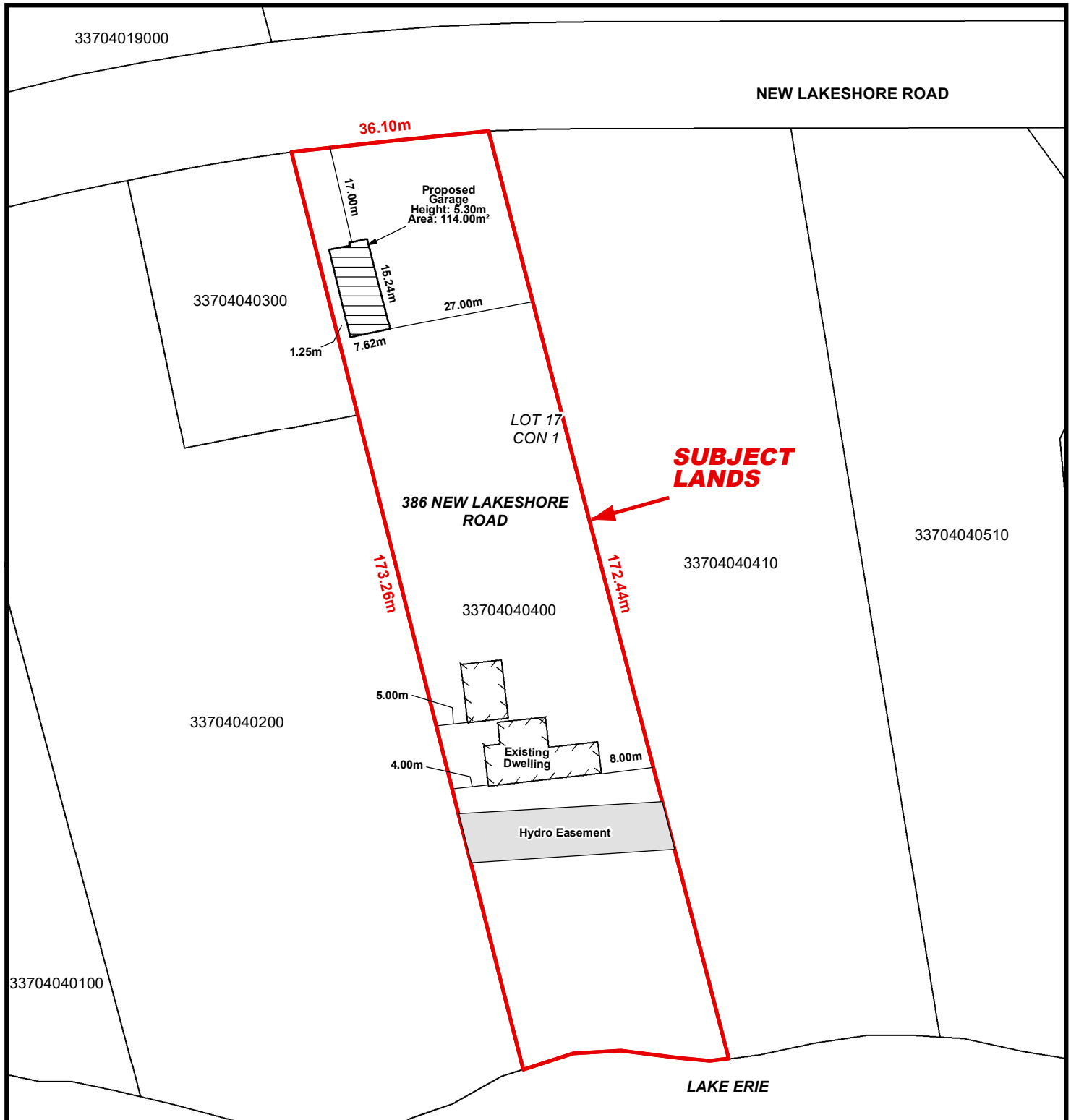
File Number: ANPL2018203

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:1,000



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018203

Geographic Township of WOODHOUSE

