

For Office Use Only:

File Number	<u>ANPL 2 of 122</u>	Application Fee	<u>\$1406.00</u>
Related File Number		Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>March 19</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>April 3</u>	Planner	<u>Neil</u>
Complete Application	<u>April 3</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: 33704018552**A. Applicant Information****Name of Owner** Andrew Taylor

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 7 Shore Acres Court

Town and Postal Code Port dover Ontario

Phone Number _____

Cell Number 1- (226) 931-2694

Email tayfarm5@aol.com

Name of Applicant Andrew Taylor

Address Same as above

Town and Postal Code Port Dover Ontario

Phone Number same

Cell Number same

Email same

Name of Agent	Engaged Custom Home Design
Address	22 Walpole Drive
Town and Postal Code	Jarvis Ontario
Phone Number	1-519-587-3966
Cell Number	1-519-909-9246
Email	dave@engageddesign.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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):
WDH PLAN 1210 LOT 24

Municipal Civic Address: 7 Shore Acres Crescent Port Dover
 Present Official Plan Designation(s): Court
 Present Zoning: Urban residential
R1-A

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:

Family Home.

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, and height on your attached sketch which must be included with your application:

Existing 2 storey home and attached garage to remain. Existing deck at northeast corner to be removed and replaced as part of proposed project. 

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe. *KITCHEN RENOVATION, NEW DECK AND NEW GREAT ROOM (PLEASE SEE DRAWINGS ATTACHED)*

There will be a 17'-0"x32'-2" addition constructed along the rear of the home. The kitchen will be altered in it's current location in the existing portion of the home. 

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, and height on your attached sketch which must be included with your application:

The addition is to be a new living room and family space on the rear of the home.

There will be a new exterior deck with stairs and ramp to provide access to the *YARD* 

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:
18 years. (original construction was completed around 2001)

9. Existing use of abutting properties:
Single family residential homes.

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, for example: m, m ² or %		
Lot frontage	12.22m	12.2m
Lot depth	irregular	irregaular
Lot width	iregular	irregaular
Lot area	1288 m2	1288m2
Lot coverage	15%	19%
Front yard	11.24	11.24
Rear yard	10.43m	6.18m
Left Interior side yard	3.03m	3.03m
Right Interior side yard		
Exterior side yard (corner lot)		

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

- Relief of 1.32m is requested of the 7.5m required rear setback to allow for a revised setback of 6.18m.
- Relief of 1.04m is requested of the 3.0m required deck setback to allow for a revised deck setback to the rear property line of 1.96m.

2BL 3.6(C) requested relief of 2.54 m

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

The home owner has a growing family that has out grown the current living space and requires more communal space for gathering and enjoying the home. If the addition were reduced to meet the bylaw than it's viability for the family is greatly reduced. the expanded rear deck will allow for family gatherings in the rear 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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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

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

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:

Established neighbourhood with many homes around it. No study is necessary as it was already done years ago.

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:

~~Established neighbourhood with many homes around it. No study is necessary as it was already done years ago.~~

Note: If in an area of source water Wellhead Protection Area (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 checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

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

Storm Drainage

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input 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:

Shoreacres Court

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 Conservation and Parks, 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.

A Taylor
Owner/Applicant/Agent Signature

April 3rd 2019
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 Andrew Taylor am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Engaged Custom Home Design. 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.

A Taylor
Owner
RTaylor
Owner

April 3rd 2019
Date
April 3 2019
Date

K. Declaration

I, Andrew Taylor 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:

185 Robinson St Simcoe

A. Jans

Owner/Applicant/Agent Signature

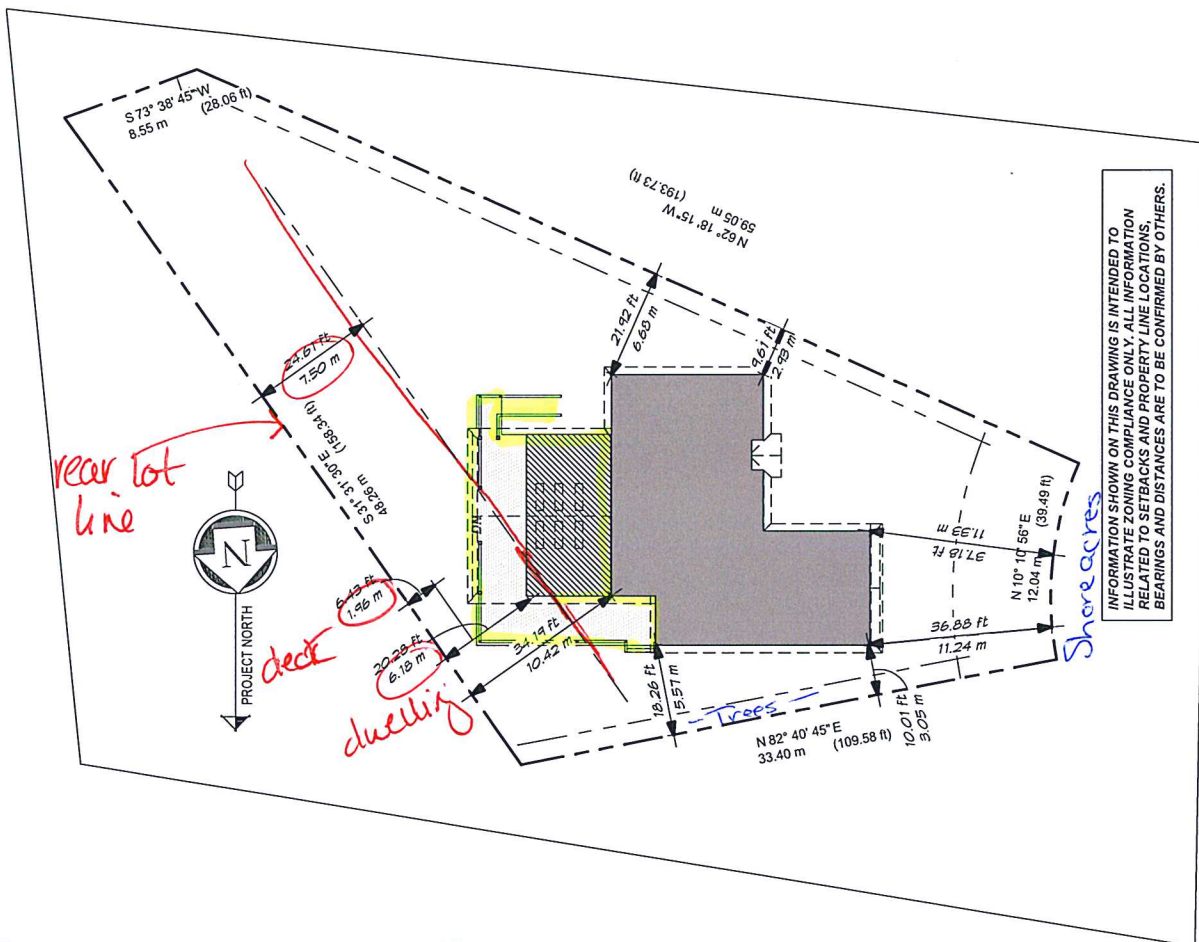
In Norfolk County

This 3rd day of April

A.D., 2019

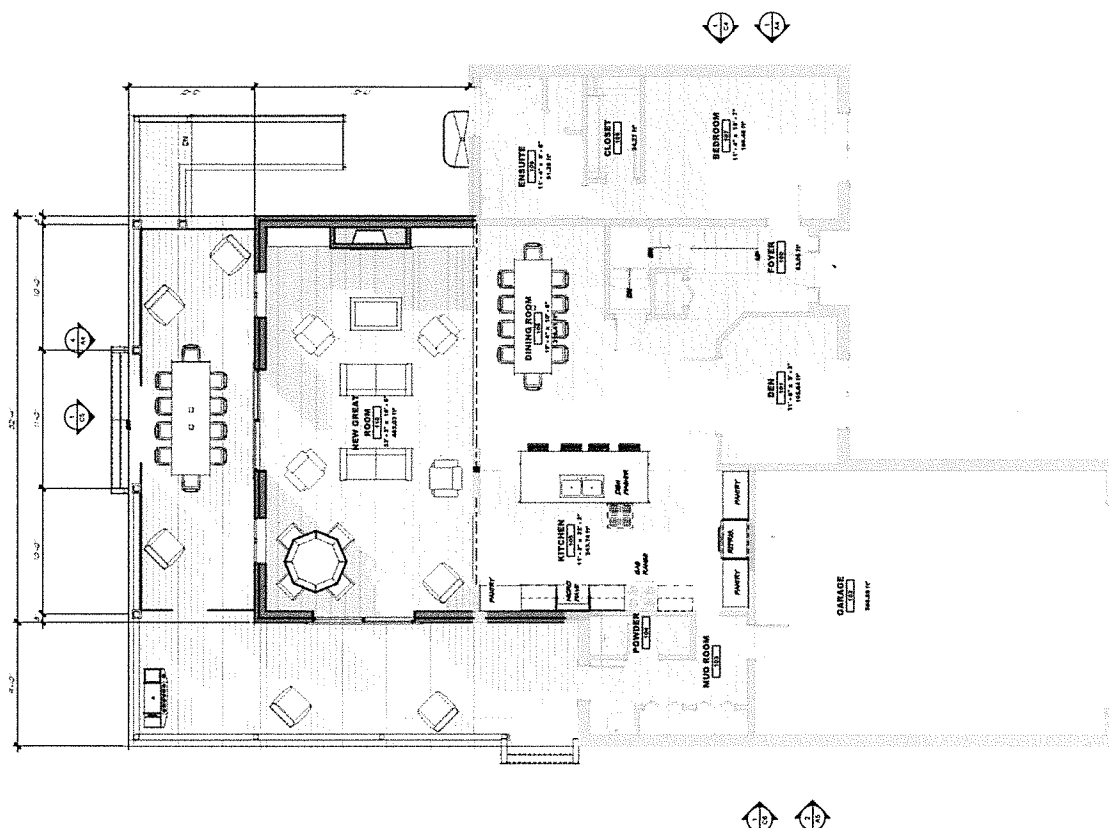
Susan Waking
A Commissioner, etc.

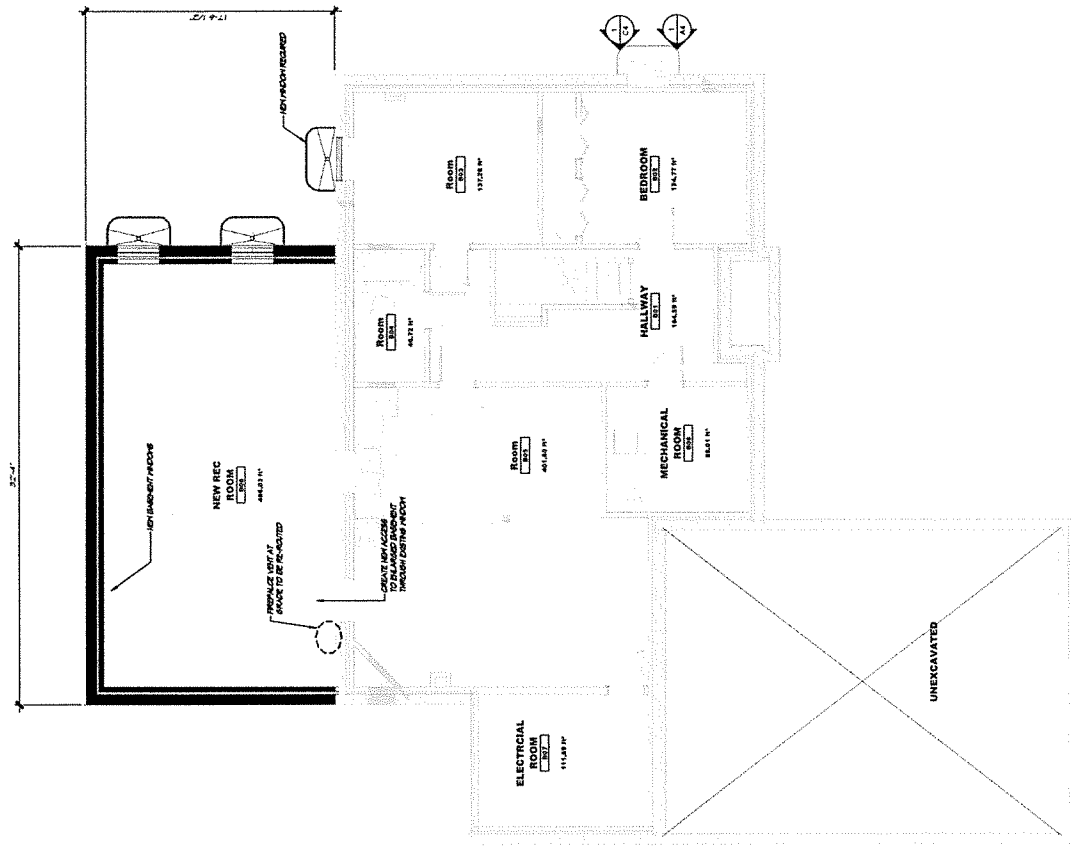
Susan Waking, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.

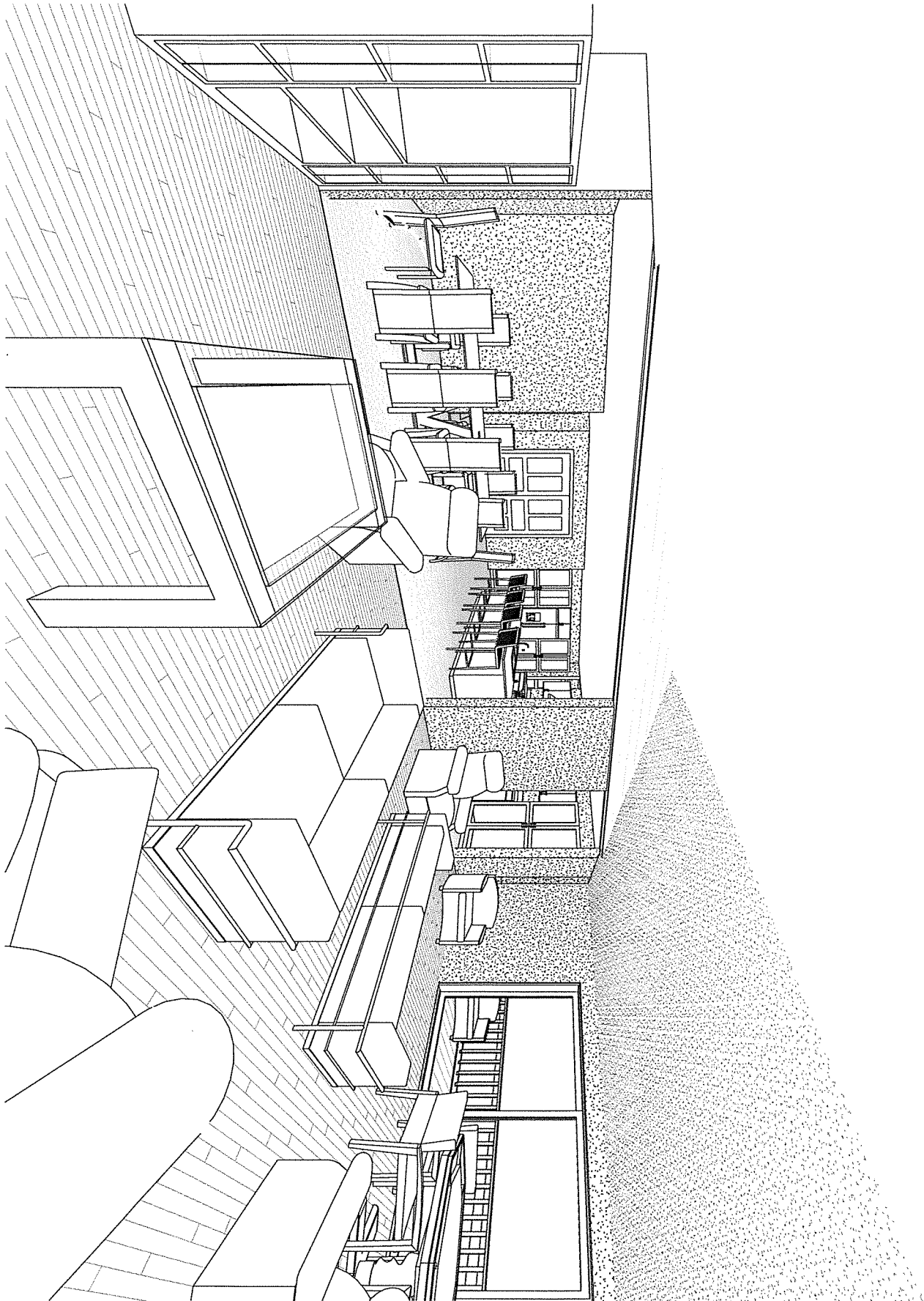


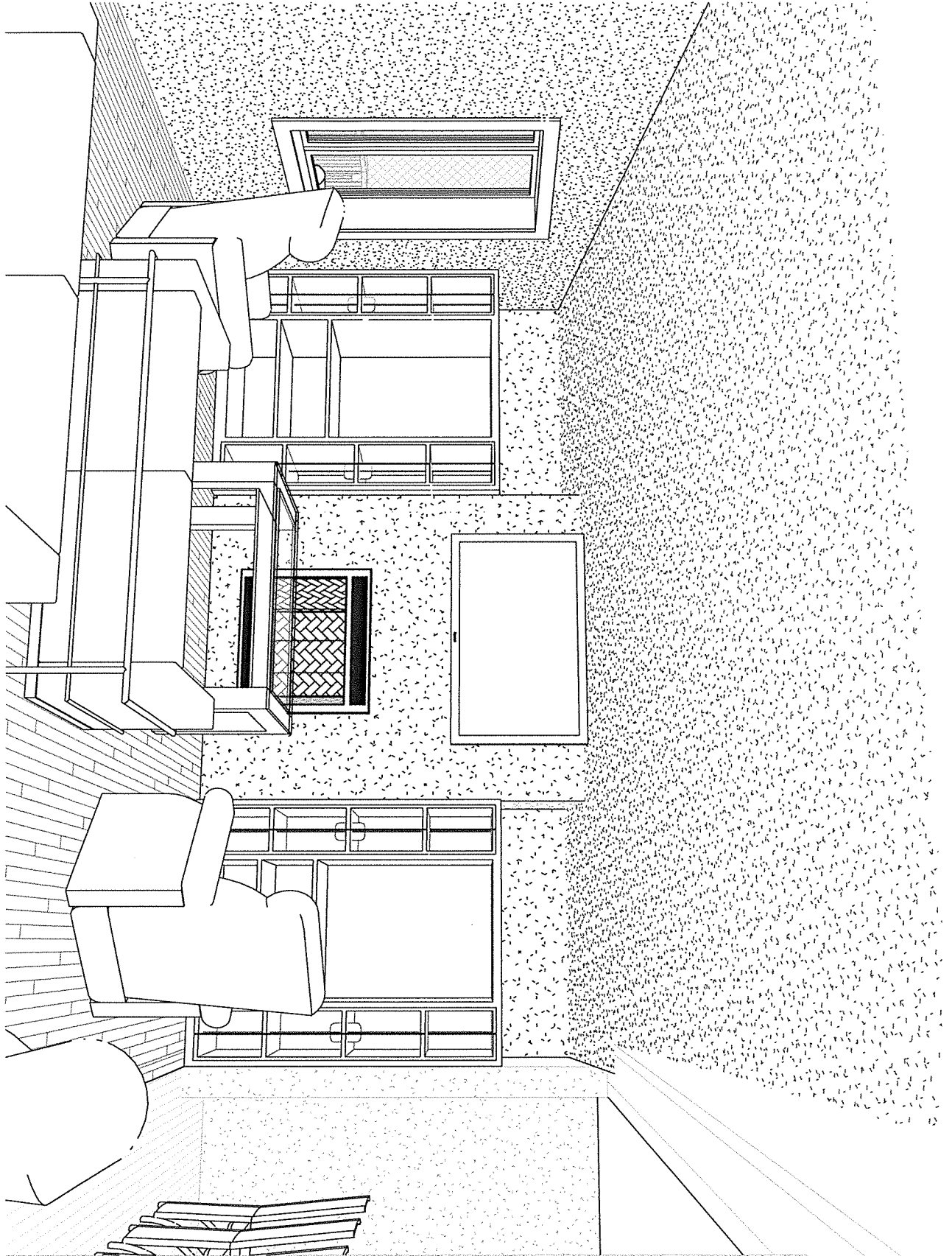
req'd rear yard setback for SFD = 7.5m
 they are requesting 6.18m
 ∴ deficient 1.32m

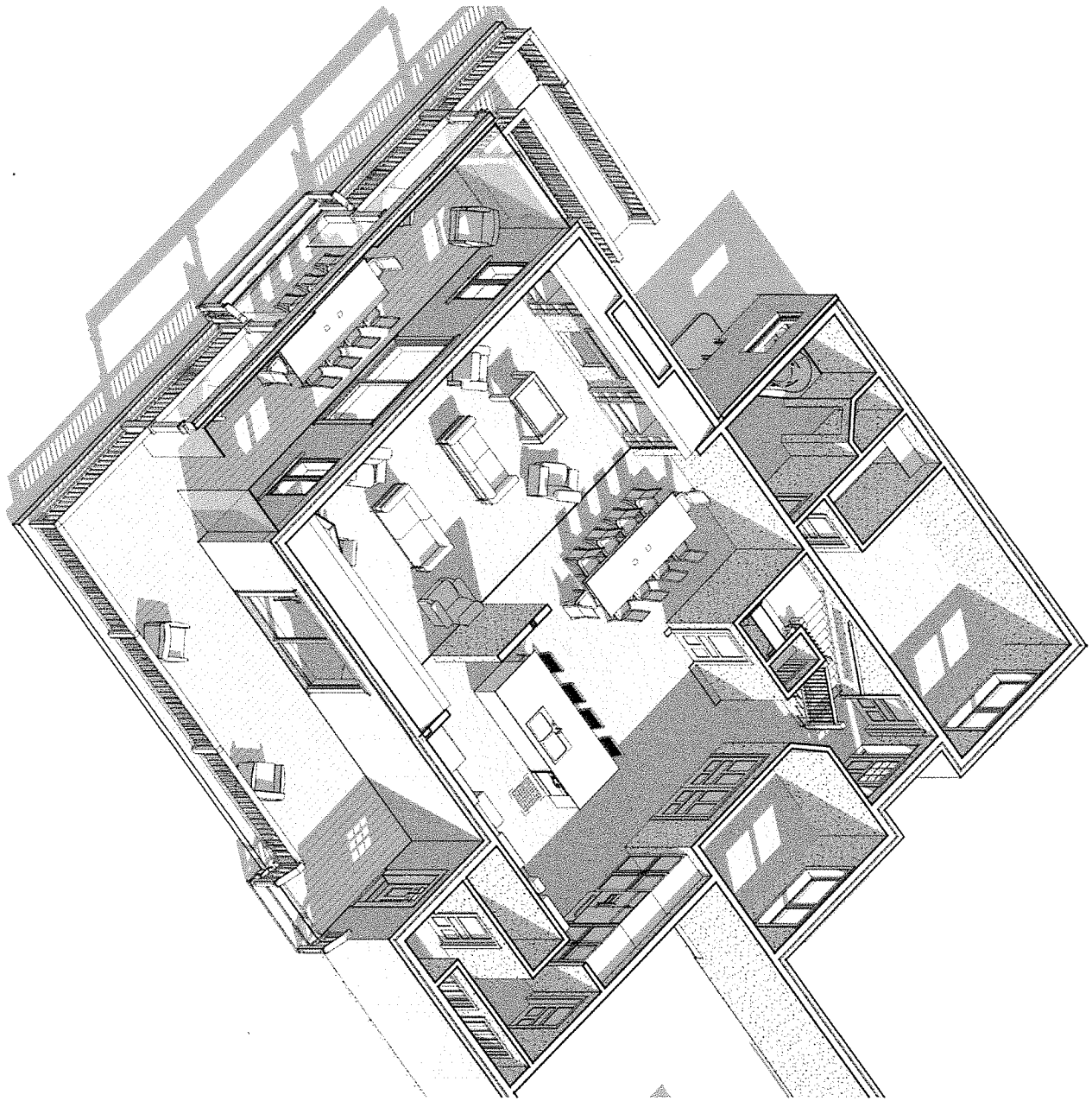
deck $(7.5 - 1.96) = 5.54 - 3m = 2.54m$
 2.54m extra into rear yard - 3.6(c)
 only 1.96m to rear property line 3.6(c)

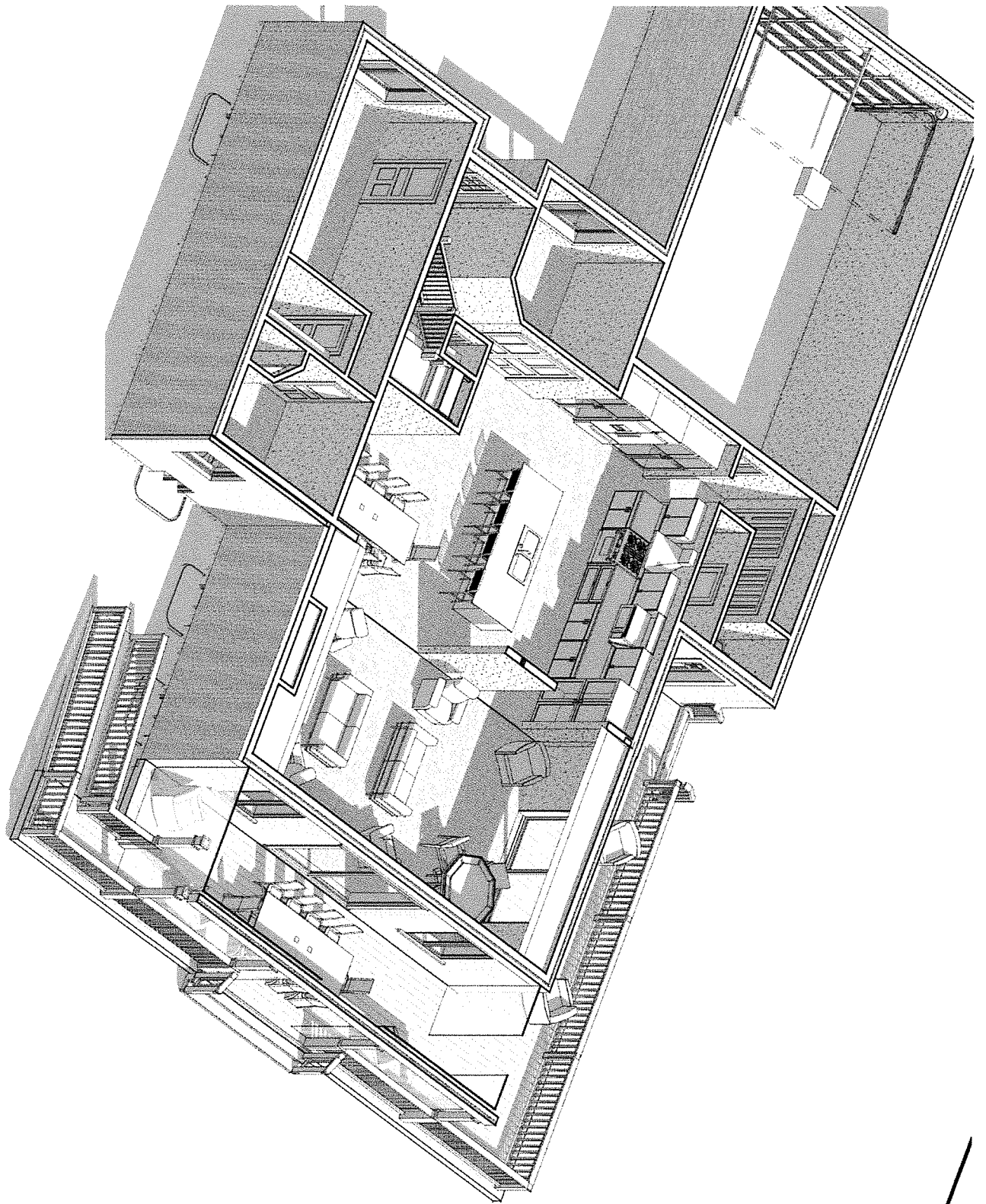


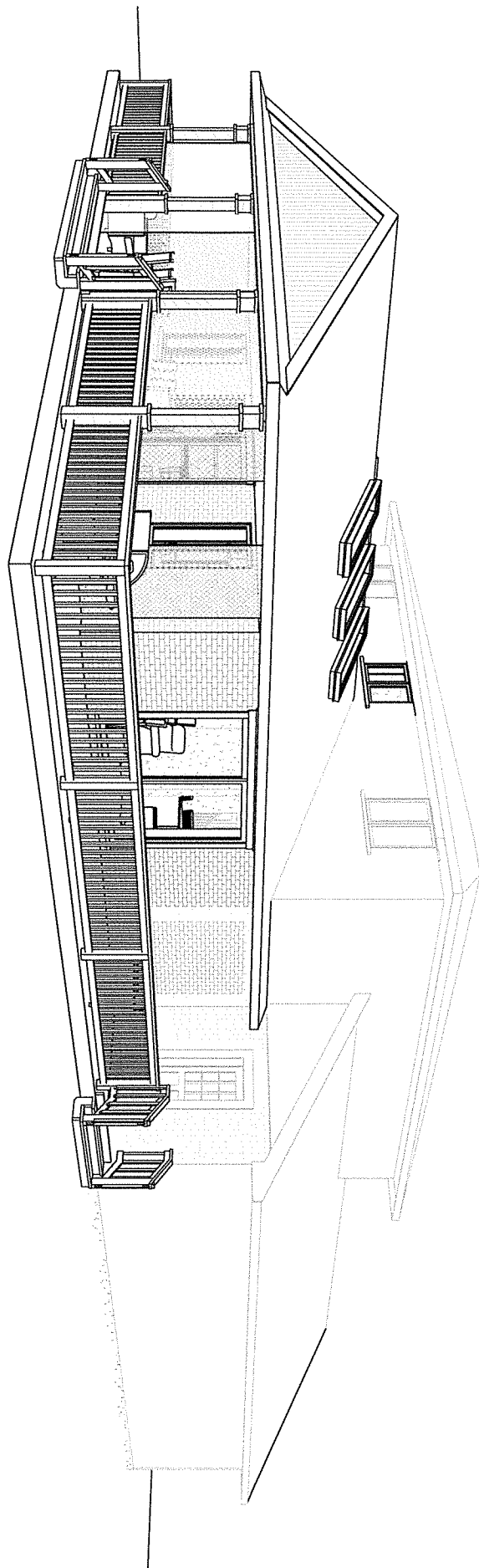


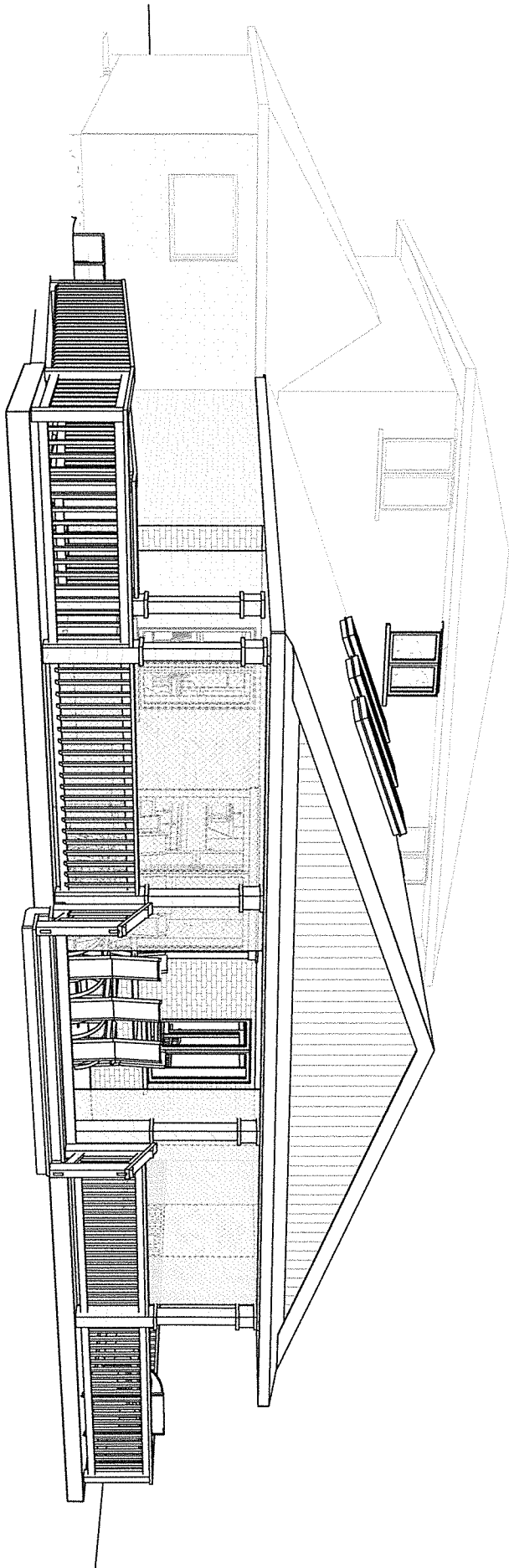


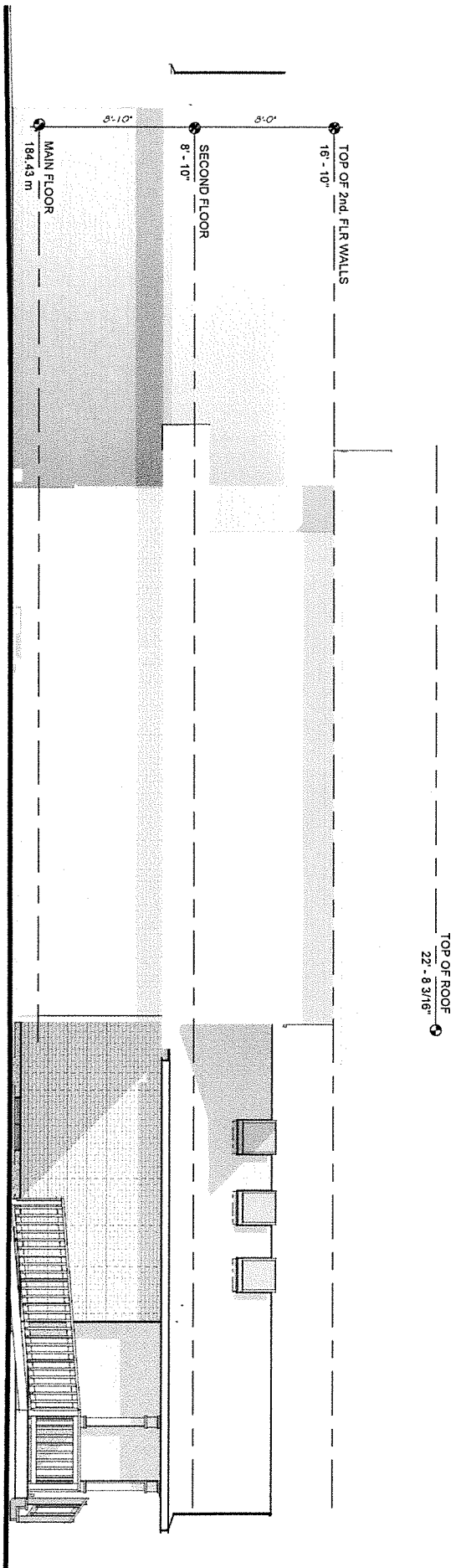




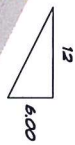
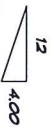
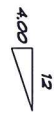








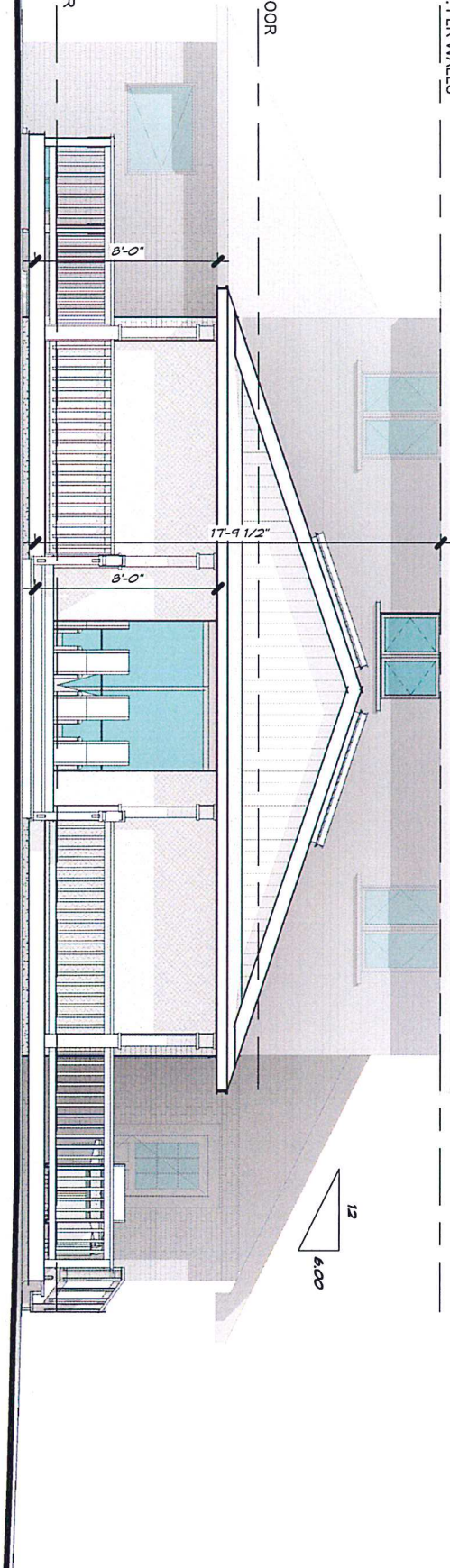
TOP OF ROOF
22' - 8 3/16"
(6.9 m)



TOP OF 2nd. FLR WALLS
16' - 10"

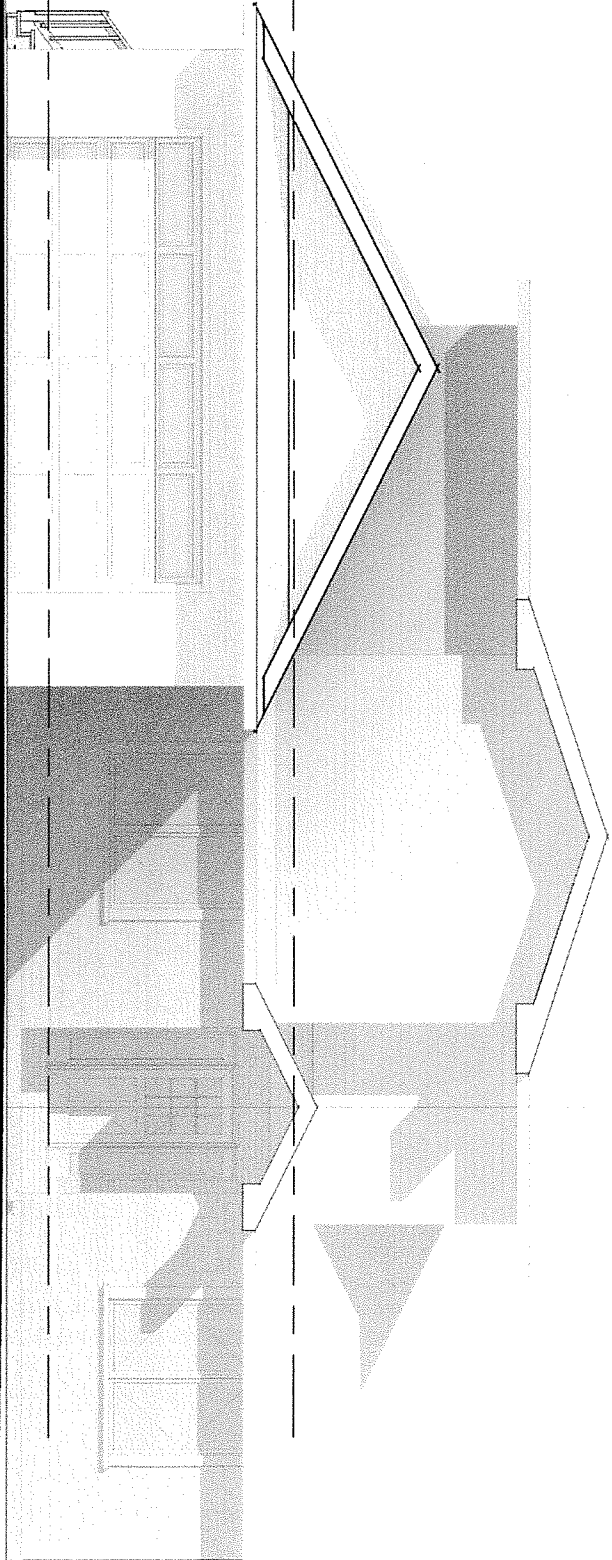
SECOND FLOOR
8' - 10"

MAIN FLOOR
184.43 m



● SECOND FLOOR
8' - 10"

● MAIN FLOOR
184.43 m

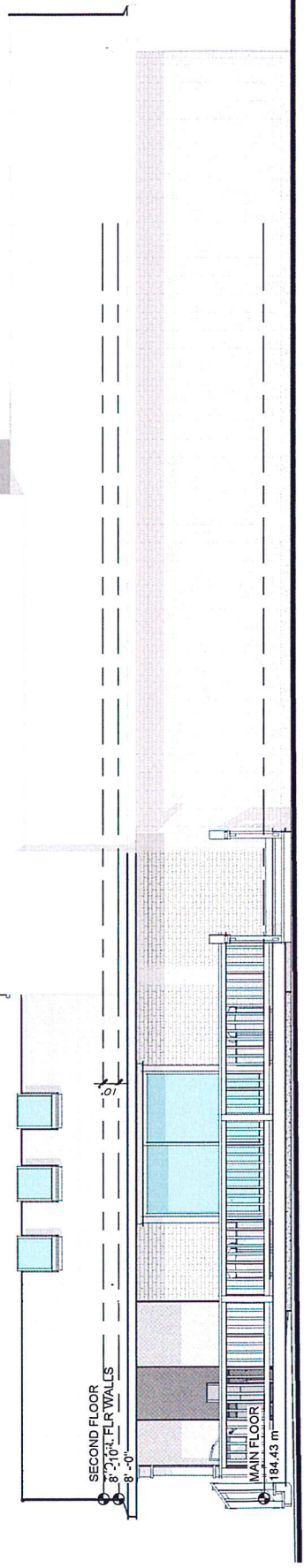


TOP OF ROOF
22' - 8 3/16"

TOP OF 2nd FLR WALLS
16' - 10"

SECOND FLOOR
8' - 10 1/4" FLR WALLS
8' - 0"

MAIN FLOOR
184.43 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: 7 shore acres court

Legal Description:

Roll Number: 33704018552

Application #:

Information Origins: site plan sketch from owners

Urban Residential Type 1 Zone (R1)

Main Building	Zoning	R1-A	DEFICIENCY	UNITS
	REQUIRED	PROPOSED		
5.1.2 a) minimum lot area				
i) interior lot	450.00			m.sq
ii) corner lot	560.00			m.sq
iii) lot of record - interior lot	405.00			m.sq
iv) lot of record - corner lot	450.00			m.sq
b) minimum lot frontage				
i) interior lot	15.00			m
ii) corner lot	18.00			m
iii) lot of record - interior lot	13.50			m
iv) lot of record - corner lot	15.00			m
c) minimum front yard	6.00			m
i) detached garage with rear lane	3.00			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		N/A	m
f) minimum rear yard	7.50	6.18	1.32	m
g) maximum building height	11.00		N/A	m

Comments

SFD rear yard setback is deficient.

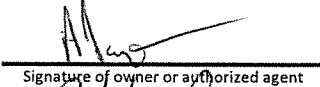
Decks and Porches

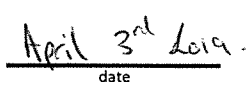
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6 a) interior side lot line	1.20	>1.2		m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.			N/A	m
c) project more than 3 m into a required rear yard	3.00	5.54	2.54	m
c) no closer than 3m to rear lot line	3.00	1.96	1.04	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.			N/A	m

Comments

rear yard setback for a deck is deficient

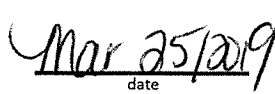
I have read and understand the above.


Signature of owner or authorized agent

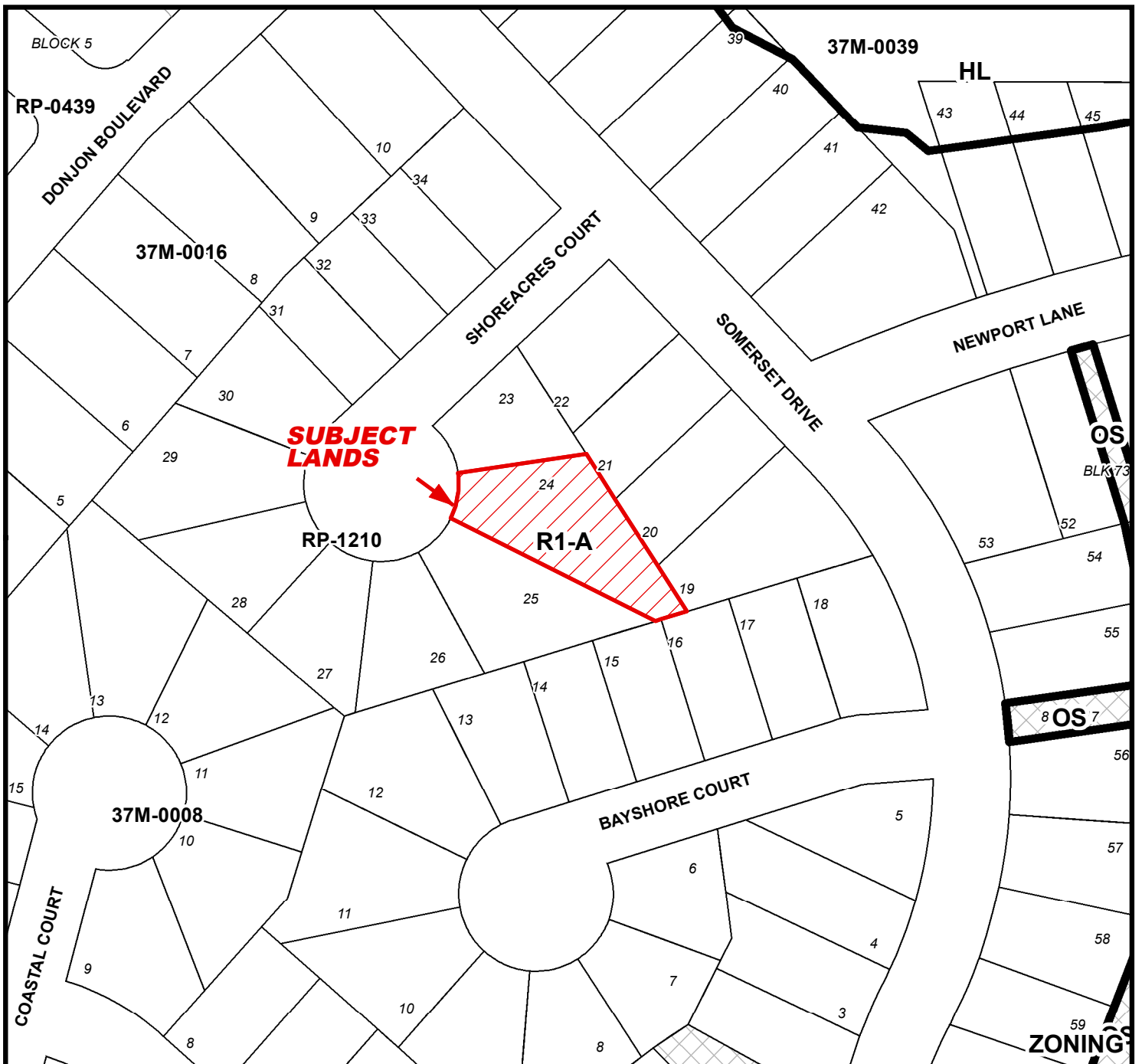
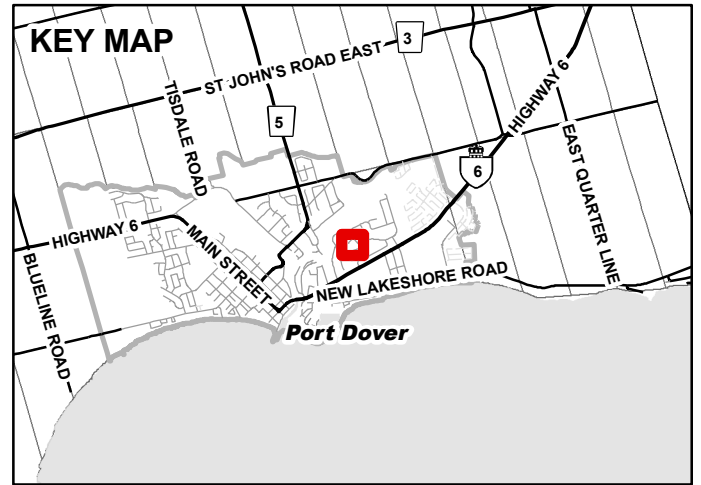
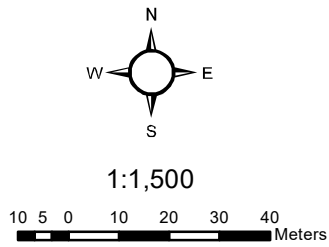

date

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


Signature of Zoning Administrator


date

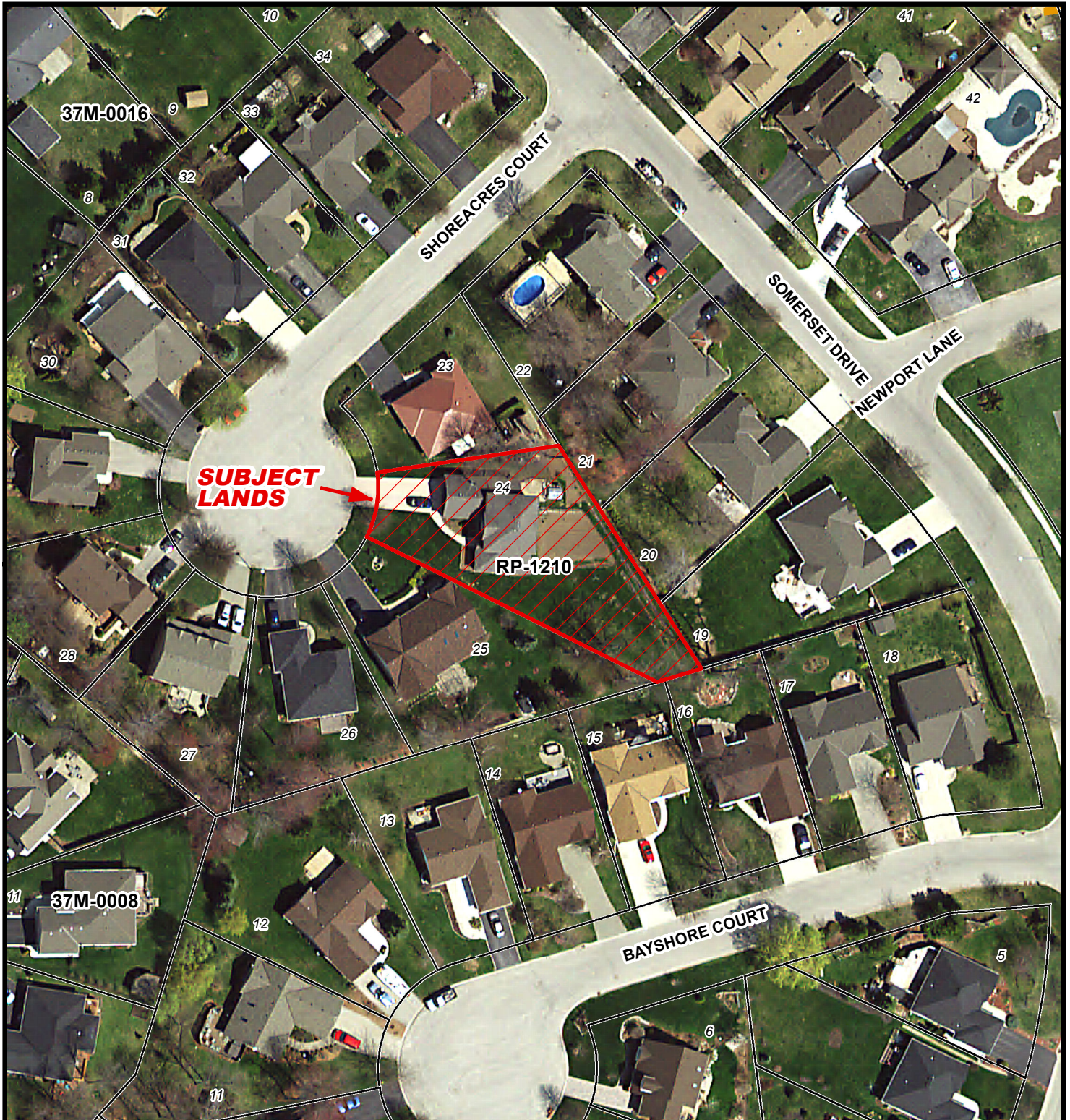
MAP 1
File Number: ANPL2019122
Geographic Township of
WOODHOUSE



MAP 2

File Number: ANPL2019122

Geographic Township of WOODHOUSE



MAP 3

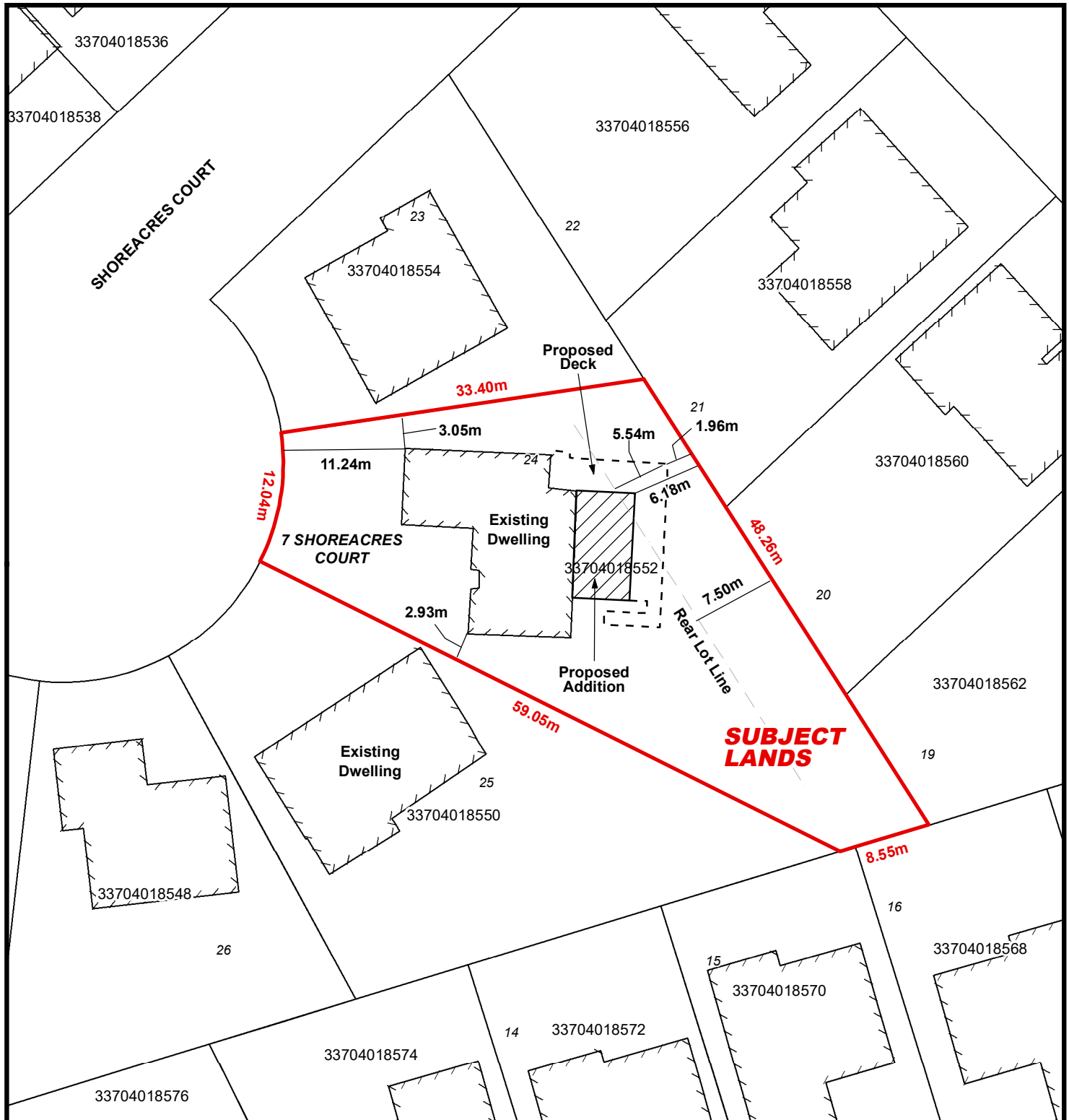
File Number: ANPL2019122

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2019122

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:500

