

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANR2019192

May 28/19

May 28/19

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$1406

new proposed

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: 33705007600**A. Applicant Information****Name of Owner**

BRIAN OLAH & BRENDA EDWARDS

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

35 VAUGHAN DRIVE

Town and Postal Code

PORT DOVER NOA IN3

Phone Number

519-532-7785 or 519-536-6014

Cell Number

|| ||

Email

brianolah@hotmail.ca

brendaedwards@hotmail.ca

Name of Applicant

SAME AS ABOVE

Address**Town and Postal Code****Phone Number****Cell Number****Email**

Name of Agent PAUL VEHOE
Address 825 CHARLOTTEVILLE ROAD S
Town and Postal Code SIMCOE N3Y 4K5
Phone Number 519-428-2997
Cell Number _____
Email pvehof@me.com

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 mortgagees, 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):

Municipal Civic Address: 35 Vaughan Drive, PortDover

Present Official Plan Designation(s): _____

Present Zoning: Agricultural

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

Existing Dwelling to be removed and new Dwelling to be erected. Refer to attached drawing A1.1

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.

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

Refer to attached drawing A1.1

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:

COTTAGE ERECTED 1955 - 64 YEARS

9. Existing use of abutting properties:

dwelling

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 | 60' (18.288m) | |
| Lot depth | 125.03' (38.106m) | |
| Lot width | 119.98' (36.57m) | |
| Lot area | 11,699sf(1087.3sm) | |
| Lot coverage | 4.3% | 20.26% |
| Front yard | 13m | 13m |
| Rear yard | 9m | 9m |
| Left Interior side yard | n.a. | n.a. |
| Right Interior side yard | 3m | 3m |
| Exterior side yard (corner lot) | 5.8m | 4.2m |

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

Exterior side yard in zoning is 13m however the existing building is currently only 5.8m. The applicant is requesting a proposed exterior side yard setback of 4.2m

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

The existing condition is not in conformance with the zoning bylaw and impossible to comply with. Refer to attached drawing A1.1

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

Frontage: no severance is proposed

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: 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: (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:

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:

The proposed use of the land will remain the same.

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:

The proposed use of the land will remain the same.

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 395

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
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

CISTERN

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches

2. Existing or proposed access to subject lands

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

Name of road/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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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.

Brian Olah Brenda Edwards MAY 28 /19.
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 Brian Olah Brenda Edwards am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Paul Vehof 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.

Brian Olah MAY 28 /19.
Owner Date
Brenda Edwards MAY 28 /19
Owner Date

K. Declaration

I, BRIAN OLAH, BRENDA EDWARDS of 35 VAUGHAN DRIVE, 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.

Brian Olah, Brenda Edwards

Owner/Applicant/Agent Signature

In Simcoe, ON

This 28th day of May

A.D., 2019

[Signature]

A Commissioner, etc.

Alisha Kathleen Cull, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 28 2022



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 35 Vaughan Drive Port Dover

Legal Description:

Roll Number: 331033705007600

Application #:

Information Origins: site plan and initial drawings from designer

Agricultural Zone (A)

| Main Building | REQUIRED | PROPOSED | DEFICIENCY | UNITS |
|--|----------|----------|------------|-------|
| 12.1 a) minimum lot area | | | | |
| i) new lot | 40.00 | | N/A | ha |
| ii) lot of record | 1390.00 | | N/A | m.sq |
| iii) residential lot surplus to a farm operation | 2000.00 | | N/A | m.sq |
| b) minimum lot frontage | | | | |
| i) interior corner lot s | 30.00 | | N/A | m |
| ii) lot of record | 18.00 | | N/A | m |
| c) minimum front yard | 13.00 | 13.00 | N/A | m |
| d) minimum exterior side yard | 13.00 | 4.26 | 8.74 | m |
| e) minimum interior side yard | 3.00 | 3.00 | N/A | m |
| | 3.00 | 3.00 | N/A | m |
| f) minimum rear yard | 9.00 | 13.00 | N/A | m |
| g) Minimum separation between a farm | 30.00 | | N/A | m |
| h) maximum building height | 11.00 | | N/A | m |

Comments

existing lot existing dwelling to be demolished

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

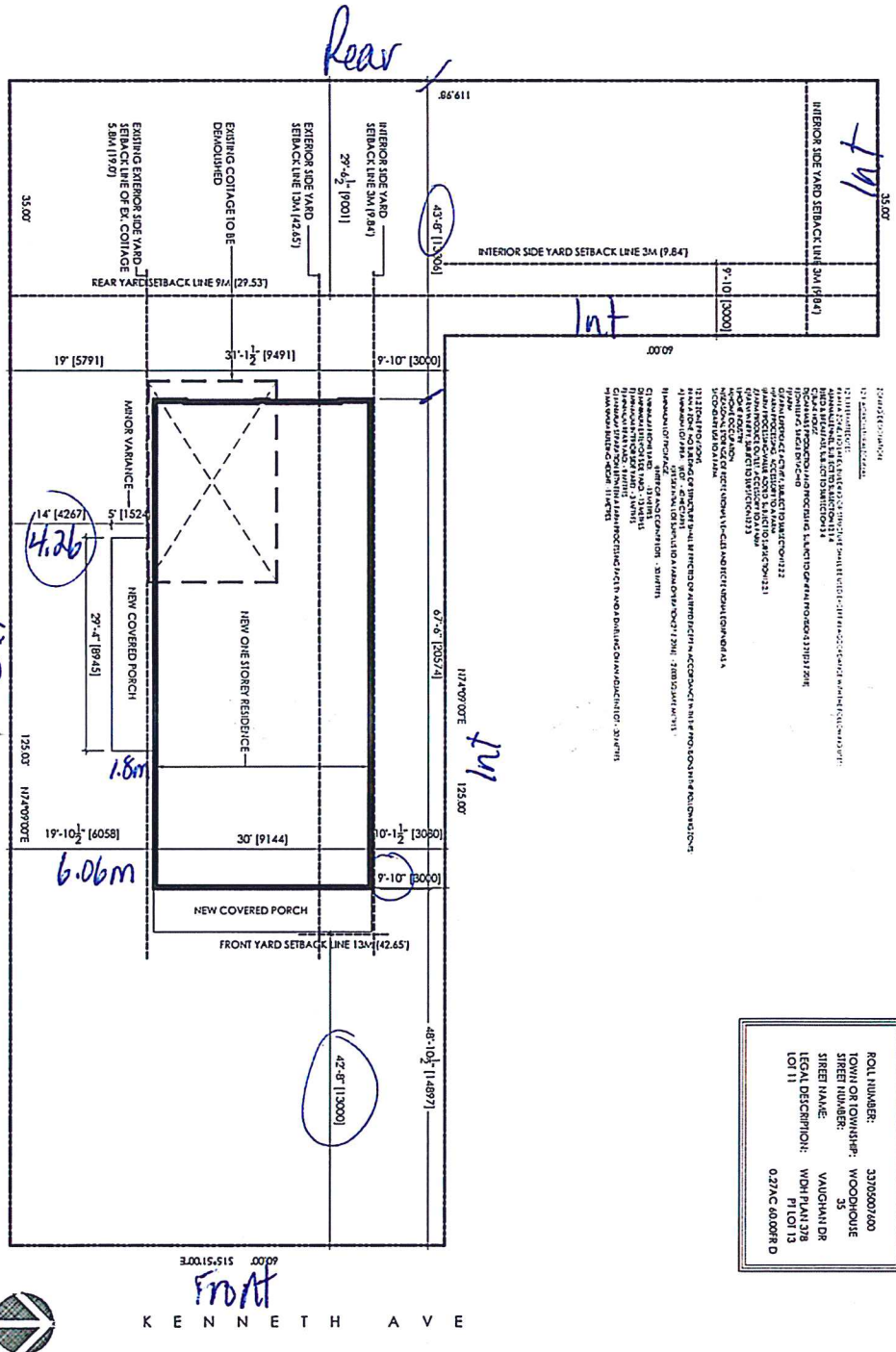
I have read and understand the above.

Brian A. Branda MAY 28/19
Signature of owner or authorized agent date

R. Koot
Signature of Zoning Administrator

May 24/2019
date

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



ext. min 13m
 -1.5m for porch or
 decks = 11.5m
 only 4.26m
 w/ 7.24m
 deficient

| | |
|--------------------|------------------|
| ROLL NUMBER: | 3370500/600 |
| TOWN OR TOWNSHIP: | WOODHOUSE |
| STREET NUMBER: | 35 |
| STREET NAME: | VAUGHAN DR |
| LEGAL DESCRIPTION: | PT LOT 13 |
| | 0.27AC (0.009R D |



NAME Edwards/Olah Res.
PLACE 35 Vaughan Drive, Port
Dover, Ontario
DATE May, 2019



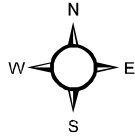
Paul D. Vehof
625 Charlottesville Road S.
Simcoe, Ontario, N3Y 4Y5
Tel: 519-426-1111
E-mail: paul@vehof.com

Tel: 519.426.2396
E-mail: psw@tdma.ca

MAP 1

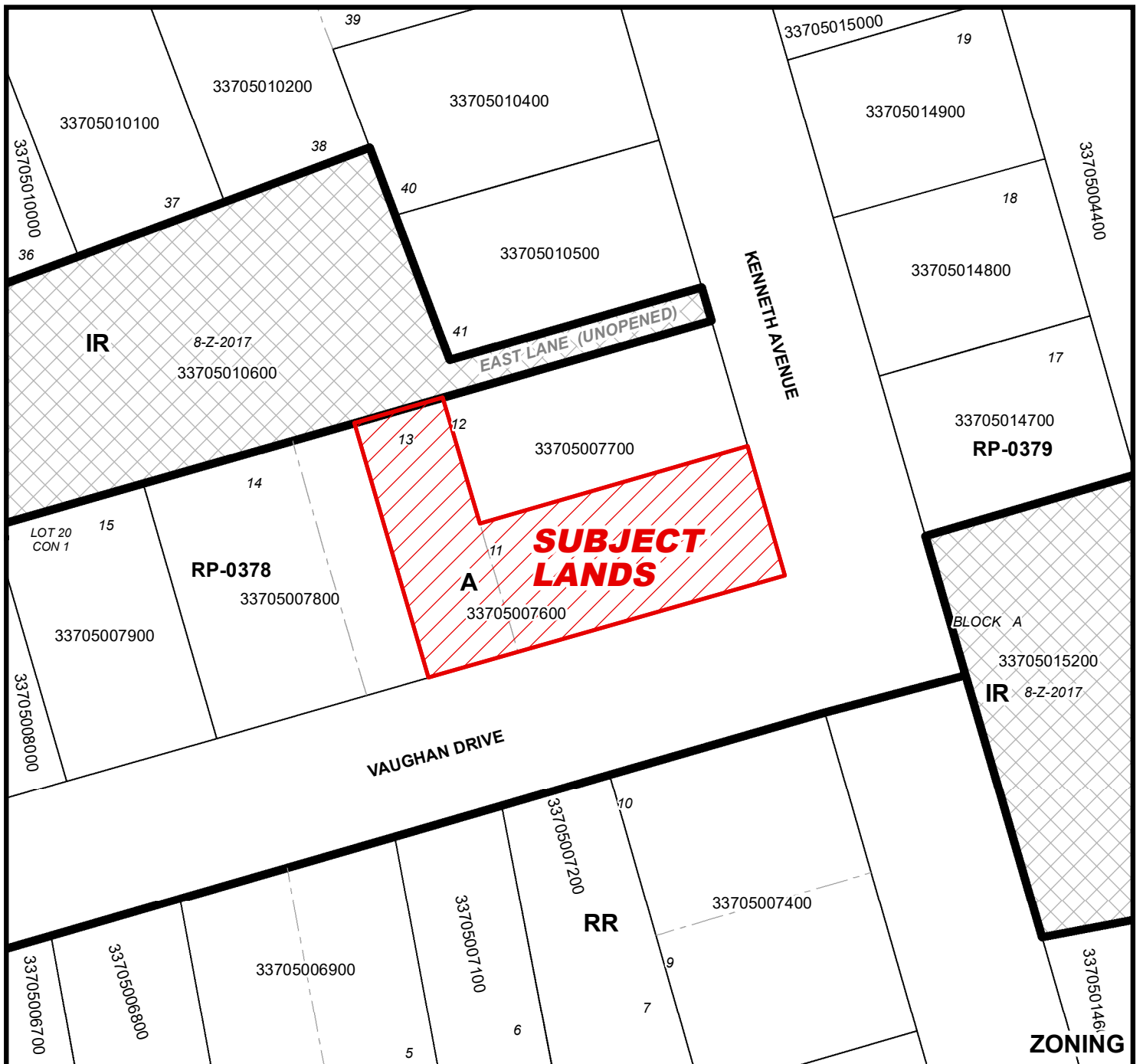
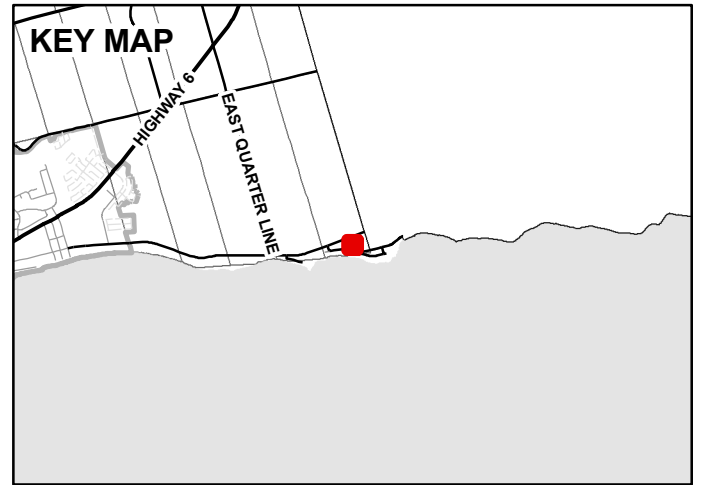
File Number: ANPL2019192

Geographic Township of
WOODHOUSE



1:800

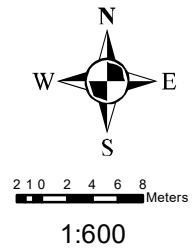
6.5 3.25 0 6.5 13 19.5 26 Meters



MAP 2

File Number: ANPL2019192

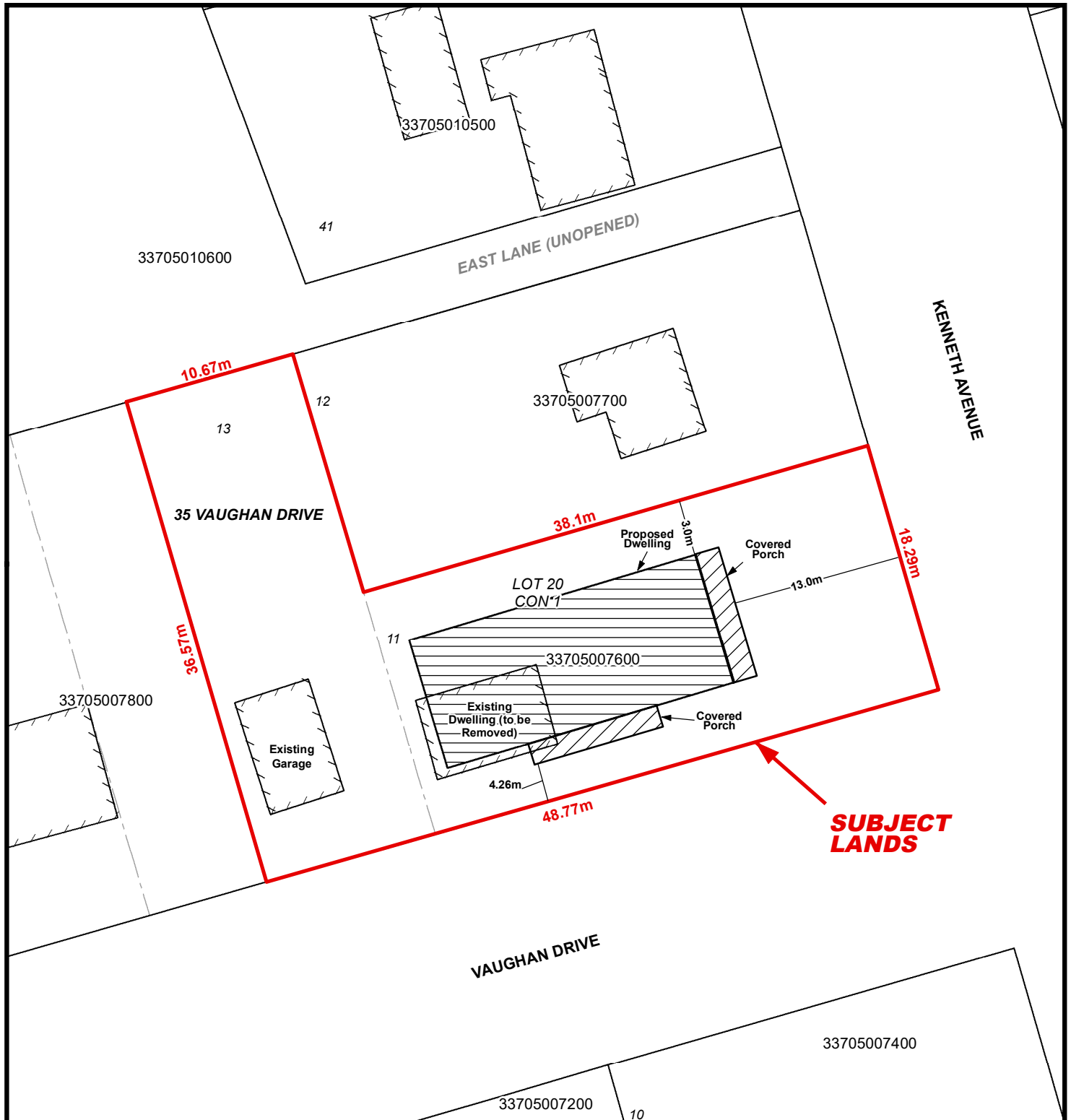
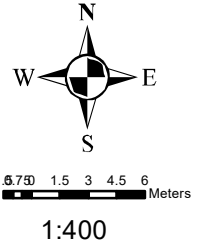
Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2019192

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: ANPL2019192

Geographic Township of WOODHOUSE



1 1.5 3 4.5 6 Meters

1:400

