



<b>Name of Agent</b>	<u>IBI Group - Douglas W. Stewart</u>
<b>Address</b>	<u>101- 410 Albert Street</u>
<b>Town and Postal Code</b>	<u>Waterloo, ON N2L 3V3</u>
<b>Phone Number</b>	<u>(519) 585-2255 Extension 63212</u>
<b>Cell Number</b>	<u>(519) 577-5710</u>
<b>Email</b>	<u>douglas.stewart@ibigroup.com</u>

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:

TD Canada Trust mortgage

## B. Location, Legal Description and Property Information

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

PT Lt 9, Conc.1, Woodhouse, PT 1 37R-9506, Except PT 1 & 2, Except PT 1 37R-9704, Port Dover

Municipal Civic Address: 511 Nelson Street West, Port Dover, ON

Present Official Plan Designation(s): Urban Residential and Hazard Lands

Present Zoning: Urban Residential Type 1 (RA-1) Zone and Hazard Lands (HL) Zone

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:

Single detached residential and 4 cottages (tourist cabins)

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:

Please see attached sketch. All buildings are single storey.

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.

No addition to an existing building proposed.

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:

Please see attached sketch.

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:  
Since the 1950's

9. Existing use of abutting properties:

Residential to the west, north and east. Lake Erie to the south.

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<sup>2</sup> or %

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):

Please review the Letter Report attached to this application. The Zoning By-law limits the area of the garage to 55 metres and the proposed garage is 66.89 square metres in area and the request to increase the area is to provide for and support personal and existing business related uses.

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

Please review Letter Report attached to the application.

#### 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:  
review of previous land uses and owners 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:

Please review Letter Report attached to application.

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:

Please review Letter Report attached to this application.

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:

Please review Letter Report attached to this application.

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

- ☒ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

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:

Nelson Street West

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## G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

None

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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 review Letter Report attached to application.

## **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.

Douglas W. Sturmf  
Owner/Applicant/Agent Signature

July 30, 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 Mary Elgersma & Tony Mendolia am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize IBI Group 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.

Mary Elgersma  
Owner  
Tony Mendolia  
Owner

July 29, 2019  
Date  
July 29, 2019  
Date

## I. Transfers, Easements and Postponement of Interest

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Mary Elgersma  
Owner/Applicant/Agent Signature

July 31, 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 Mary Elgersma & Tony Mendolia am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize IBI Group 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.

Mary Elgersma  
Owner  
Tony Mendolia  
Owner

July 29, 2019  
Date  
July 29, 2019  
Date



**IBI GROUP**  
101 – 410 Albert Street  
Waterloo ON N2L 3V3 Canada  
tel 519 585 2255  
ibigroup.com

July 30, 2019

Ms. Alicia Cull, BES, MCIP, RPP  
Senior Planner  
Planning, Development and Cultural Services Division  
Norfolk County  
185 Robinson Street  
Suite 200  
Simcoe, ON N3Y 4N5

Dear Ms. Cull:

**SUBMISSION OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
APPLICATION**

**MARY ELGERSMA AND TONY MENDOLIA  
511 NELSON STREET WEST, PORT DOVER, NORFOLK COUNTY**

On behalf of our clients, Mary Elgersma and Tony Mendolia, please accept this letter and the attachments as a complete application for a Minor Variance for the proposed garage to be located on the property known municipally as 511 Nelson Street West, Port Dover.

In support of their request please consider the following:

- This letter Report dated July 30, 2019;
- Completed Municipal Application Form;
- Proposed Building Plans and Elevations for the Garage; and
- Digital Copies of the above.

**NOTE: The Municipal Application fee of \$1,400.00 is to be delivered directly to the municipality by our clients following the submission of this application request.**

It is our opinion that the above noted information appropriately addresses the application requirements of the municipality and it be "deemed as a complete application" and therefore be processed to be considered at the next Committee of Adjustment Meeting.

**PLANNING REVIEW**

**SUBJECT PROPERTY**

The subject property is municipally known as 511 Nelson Street West, Port Dover. The property is located on the south side of Nelson Street and is surrounded by residential to the west, north and east. Lake Erie forms the southern boundary of the property. The property is developed with a single detached residential dwelling and four (4) cottages that were initially developed in the 1950's. The cottages are rented out through the name "Lilac Shores Cottages." The location of the subject property is shown on Figure 1 attached to this letter report.

**PROPOSED GARAGE**

The property owners are proposing to construct a one-storey garage to be located to the north of their existing residence.

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The location of the garage is illustrated on the:

- Minor Variance Application Figure attached to this letter report.
- Proposed Garage Figure attached to this report which shows the location of the proposed garage and all other buildings and their respective setbacks from property boundaries.
- The proposed building plans and elevation plans are attached to this letter report for information and to assist with the understanding of the request.

The location of the garage was selected for several reasons including proximity to the house and existing driveway, limiting the number of existing trees to be removed and to generally not be located within the hazard area as defined by the Official Plan and the Zoning By-Law.

### **EXISTING PLANNING CONTROLS**

The subject property is designated within the approved Official Plan as follows:

- Schedule A-1 - Community Structure as "Urban Area" and "Lakeshore Special Policy Area"; and
- Schedule B-16 - Land Use as "Urban Residential" and "Hazard Lands".

The subject property is designated with the Lakeshore Special Policy Area Secondary Plan as:

- Schedule F - "Urban Boundary"

The approved Zoning By-Law zones the subject property:

- Urban Residential Type 1 Zone (R-1);
- Hazard Land Zone (HL); and
- Section 3.2 Accessory Buildings to Residential Uses (g) applies.

### **PROPOSED MINOR VARIANCE APPLICATION**

Within the approved Zoning By-Law Section 3.2 Accessory Uses to Residential uses (g) states:

"occupy more than 10 per cent of the lot area, for all accessory buildings together, to a maximum of 55 square metres useable floor area in an Urban Residential Zone...."

The applicant is proposing to construct a single storey garage with a floor area of 66.84 square metres. Therefore, the request for the Minor Variance is to increase the floor area for an accessory building from 55 square metres to 67 square metres. This is an increase in floor area of 12 square metres. It should be noted that the property is approximately 7,278 square metres in lot area. If the 10% approach was considered the maximum area for an accessory building could be 727.8 square metres notwithstanding the maximum limit of 55 square metres.

The request for the Minor Variance is to approve an increase in the floor area for an accessory building for 511 Nelson Street West, Port Dover of 67 square metres.

### **PLANNING RATIONALE – FOUR TESTS OF A MINOR VARIANCE**

We note that Planning Act decisions are to be considered where the application is determined to be "consistent with" the Provincial Policy Statements (2014). In our opinion, the Provincial Policy Statements relate more to the Official Plan and Zoning By-Law to meet 20-year planning horizons, growth targets and density, guiding development to settlement areas and the efficient use of infrastructure rather than the size of Accessory Buildings. It is our opinion that the proposed Minor Variance is "consistent with" the Provincial Policy Statements.

The Planning Act establishes four tests which are used as criteria to assess whether a Minor Variance should be approved, which are:

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- Does the application conform to the Official Plan of the County of Norfolk?
- Does the application maintain the general intent and purpose of the County of Norfolk Zoning By-Law for the Simcoe Settlement Area?
- Is the application minor in nature?
- Is the application desirable for the use of the property?

Our evaluation of these “tests and my planning opinion is as follows:

**1. Does the application conform to the Official Plan of the County of Norfolk?**

It is my opinion the proposed Minor Variance application conforms to the County of Norfolk Official Plan as:

- The Official Plan contemplates the use and development of the subject property for Urban Residential purposes, which allows for the development of various housing types. The existing single detached residential dwelling is permitted. The existing residential unit does not have a garage. The four (4) cottages existing since the 1950's and predates the Official Plan designation.
- The Official Plan is silent on matters relating to accessory buildings, floor space area and yard setbacks and defers appropriately to the Zoning By-Law.
- It is the practice that accessory buildings are provided for and permitted for various residential dwelling types. Accessory buildings within older areas of the community are more often associated with a garage and shed. Where in newer residential areas where garages are attached to the dwelling are more associated with a shed.
- Since the 1950's the subject property has been utilized and developed with cottages for rent which was prior to the determination of the land use designation and for business reasons these cottages require additional facilities for maintenance for repair and laundry.

**2. Does the application maintain the general intent and purpose of the County of Norfolk Zoning By-Law for Port Dover?**

It is my opinion that the proposed Minor Variance application maintains the general purpose and intent of the County of Norfolk Zoning By-Law for Port Dover.

- The Zoning By-Law permits Accessory Buildings associated with permitted residential units which the existing single detached residential building is permitted.
- The proposed garage meets the definition of the Zoning By-Law (Section 2.0 Definition - Accessory Building or Structure).
- A residential unit within the proposed garage is not being requested and would not be permitted.
- There are no other Accessory Buildings located on the subject lands.
- The existing residential dwelling does not have an attached garage.
- Based on the above, the applicant has demonstrated the need for an Accessory Building and the size of the building is required to meet their needs of parking personal vehicles, storing of maintenance equipment and to provide for separate laundry facilities in support the cottage rentals.
- The increase in the floor area from 55 square metres to 67 metres in my opinion is a minimal increase given the purpose for the Accessory Building.

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- Through the approval of the Minor Variance the size of the Accessory Building will be restricted and the request for an increase does not conflict with the general intent and/or purpose of the Zoning By-Law.

**3. *Is the application minor in nature?***

It is my opinion that the proposed Minor Variance application should be considered minor in nature for the reasons set out as follows:

- The Zoning By-Law permits Accessory Buildings as a permitted use acknowledging that the limitation of maximum size is a number chosen at the time of determination of a standard for the Zoning By-Law.
- Not all circumstances of why a larger Accessory Building size could be justified may have been considered as it relates to the subject property in that determination.
  - This consideration would not have included that the subject property (7,278 square metres) is significantly larger than the traditional lot zoned the same zone (minimum interior lot - 450 square metres).
  - The proposed use of the Accessory Building as a garage versus a storage shed use.
  - The Accessory Building in addition to meeting the personal needs of the applicant is to provide support facilities for the existing cottage rental business.
  - If the 10% rule of the Zoning By-Law was applied, the Accessory Building could have been larger if the maximum size limitation was not provided. For example, the 10% rule of the Zoning By-Law and the maximum size of an Accessory Building really relate to a lot size of 550 square metres (noting the subject property lot size is 7,278 square metres).

**4. *Is the application desirable for the use and development of the property?***

It is my opinion that the proposed Minor Variance is desirable for the use and development of the property as it:

- Will meet the needs of the applicant and support the existing cottage rental business;
- Will not result in any negative land use compatibility issues with the surrounding Neighbourhood given the size of the subject property, the location of the proposed building, the preservation of existing trees where feasible and the location outside of the hazard as defined by the Official Plan and the Zoning By-Law; and
- In my opinion, is in conformity with the general purpose and intent of the Official Plan and the Zoning By-Law.

**MUNICIPAL APPLICATION FORM**

In completing the Municipal Application Form as attached there are a number of matters to clarify.

**Section B - No. 6**

We enclose two Figures which show the relationship of all existing and proposed buildings located on the subject lands and their approximate dimensions and setbacks. In addition, we enclose the proposed building plans and elevations for the proposed garage.

**Section C - No. 1**

We enclose two Figures which show the relationship of all existing and proposed buildings located on the subject lands and their approximate dimensions and setbacks. In addition, we enclose the proposed building plans and elevations for the proposed garage.



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**Section C - No. 4 to 6 inclusive**

Not applicable to the Minor Variance Application.

**Section E - No. 3**

Based upon the Official Plan, the subject lands are located outside of areas related to Source Water Protection.

**Section E - No. 4**

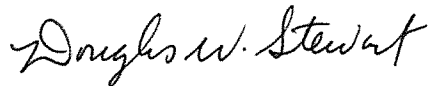
Not applicable to the Minor Variance Application.

On behalf of our clients, we request the Municipality accept their Minor Variance Application and determine it as a "complete application" and schedule the application for the next Committee of Adjustment Meeting.

Should you have any questions or clarifications, do not hesitate to contact our office,

Yours truly,

**IBI GROUP**

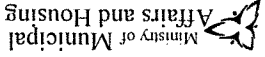


Douglas W. Stewart, MCIP, RPP  
Associate, Manager of Urban and Regional Planning

DWS/baw  
Encl.

cc: Mary Elgersma and Tony Mendolia

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OMT. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN

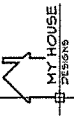
BCIN 37240

MY HOUSE DESIGNS

113120


5	07/30/19	GAR. ISSUED FOR MINOR VARIANCE	
4	05/30/19	ISSUED FOR TRUSSES & ENG.	
3	05/27/19	ISSUED FOR REVIEW	
2	05/19/19	RE-ISSUED FOR DESIGNS	
1	05/04/19	ISSUED FOR DESIGNS	
REF. DATE:		DESCRIPTION:	

1	05/04/19	ISSUED FOR DESIGNS
2	05/19/19	RE-ISSUED FOR DESIGNS
3	05/27/19	ISSUED FOR REVIEW
4	05/30/19	ISSUED FOR TRUSSES & ENG.
5	07/30/19	GAR. ISSUED FOR MINOR VARIANCE



MY HOUSE  
DESIGNS

RESIDENTIAL DESIGN  
AND DRAFTING  
SERVICES



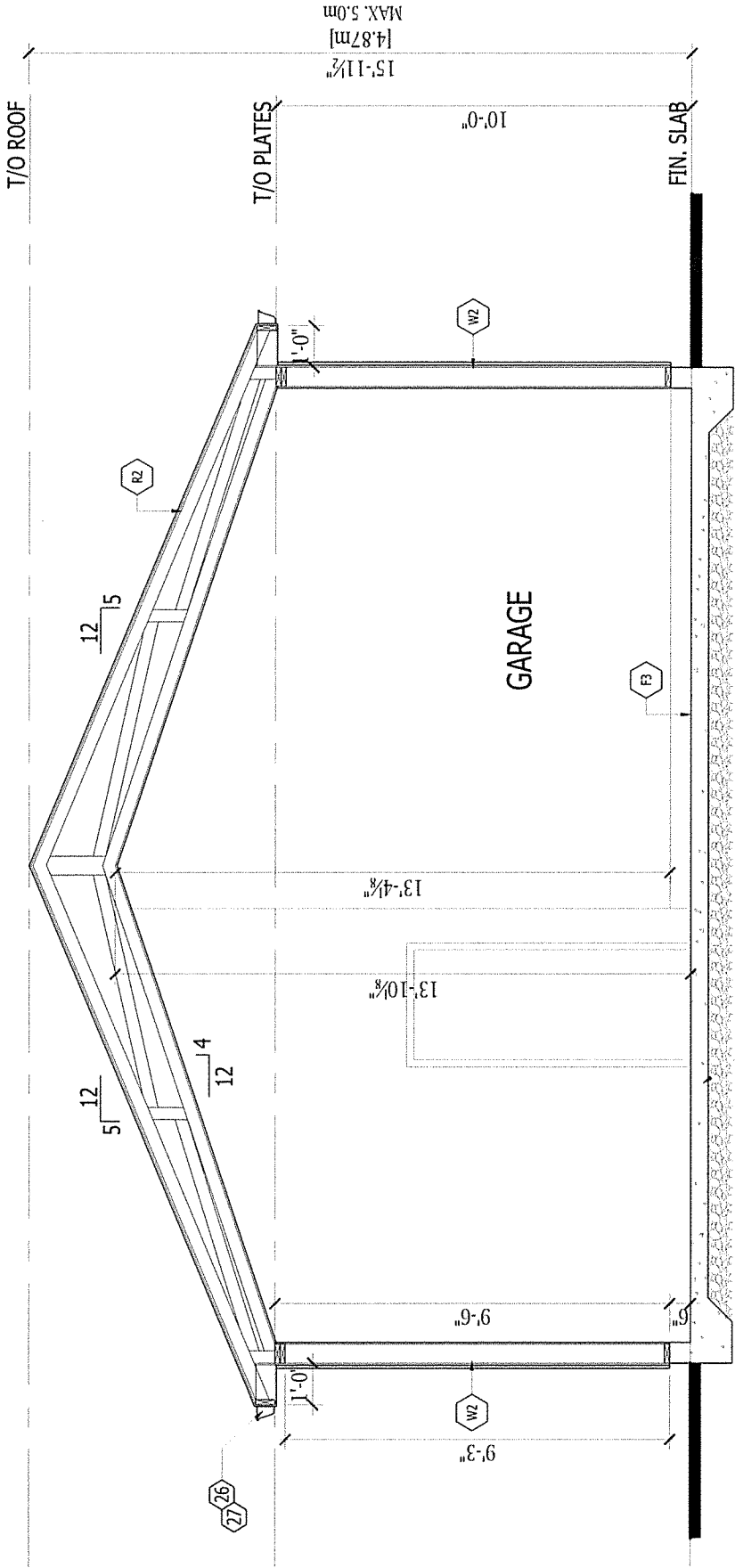
CHRISTINE BROWN  
905.802.5572  
441 Upper Gage Avenue  
Hamilton, ON L8V 4P9  
cbrown@freelanceadmonkey.com

CLIENT:  
511 NELSON ST. W.

ADDRESS: 511 NELSON STREET WEST  
CITY: PORT DOVER, ON, N0A 1N8

DRAWING TITLE:  
GARAGE:  
CROSS-SECTIONS

DRAWN: CB	SCALE:
DATE: Jul 30, 19	AS NOTED
JOB NO: 19-065	SHEET: A3.1

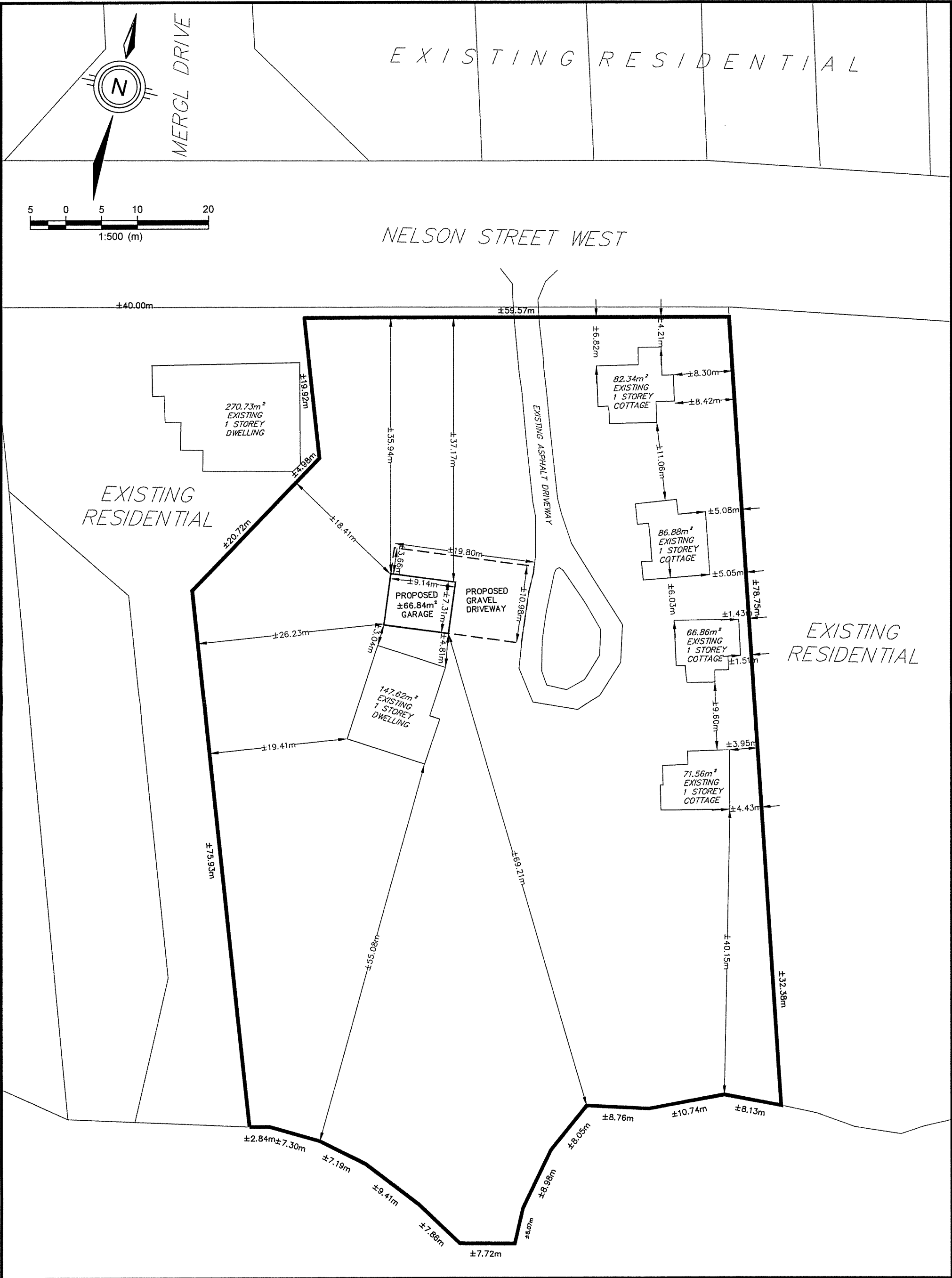


MINIMUM SOLID BEARING REQ'D:	
BEAM BEARING	= MIN. 3-1/2"
LINTEL BEARING	= MIN. 3-1/2"
RAFTER BEARING	= MIN. 1-1/2"
JOIST BEARING	= MIN. 1-1/2"

1 CROSS-SECTION 1

A3.1 1/4" = 1'-0"

THICKENED SLAB.  
SEE NOTE #3 & S1



<div><div><div></div><div></div><div></div><div></div></div><div>IBI</div></div> <div><div>IBI GROUP</div><div>101 - 410 Albert Street</div><div>Waterloo ON N2L 3V3 Canada</div><div>tel 519 585 2255</div><div>ibigroup.com</div></div>	<div><div>SCALE1:500</div><div>DATE2019-07-29</div><div>DRAWN BYJS</div></div>	MINOR VARIANCE APPLICATION	PROPOSED GARAGE
	<div>PART LOT 9, CONCESSION 1, WOODHOUSE, PART 1 PLAN 37R-9506, EXCEPT PARTS 1 AND 2 PLAN 37R-1174, EXCEPT PART 1 PLAN 37R-9704, EXCEPT PART 2 PLAN 37R-9932, EXCEPT PART 1 PLAN 37R-10928 TOGETHER WITH AN EASEMENT OVER PARTS 1 AND 2 ON 37R-1174 AS IN NK11130, PORT DOVER, NORFOLK COUNTY</div>	<div>511 NELSON STREET WEST</div> <div>PORT DOVER, NORFOLK COUNTY</div>	<div>FILE No.</div> <div>120317</div>



## 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: 511 Nelson

Legal Description:

Roll Number: 33401008300

Application #:

Information Origins: site plan and drawings from IBI group

### Urban Residential Type 1 Zone (R1)

		Zoning	R1-A		
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00		N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		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	55.00	66.84	12.00	m.sq
Comments		relief from 3.2.1 will be required for location of accessory in the "front yard"			
Parking		REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1	number of parking spaces			N/A	
Comments					

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.

Douglas W. Stewart  
Signature of owner or authorized agent

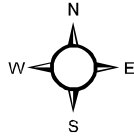
2019-08-08  
date

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

\_\_\_\_\_  
Signature of Zoning Administrator

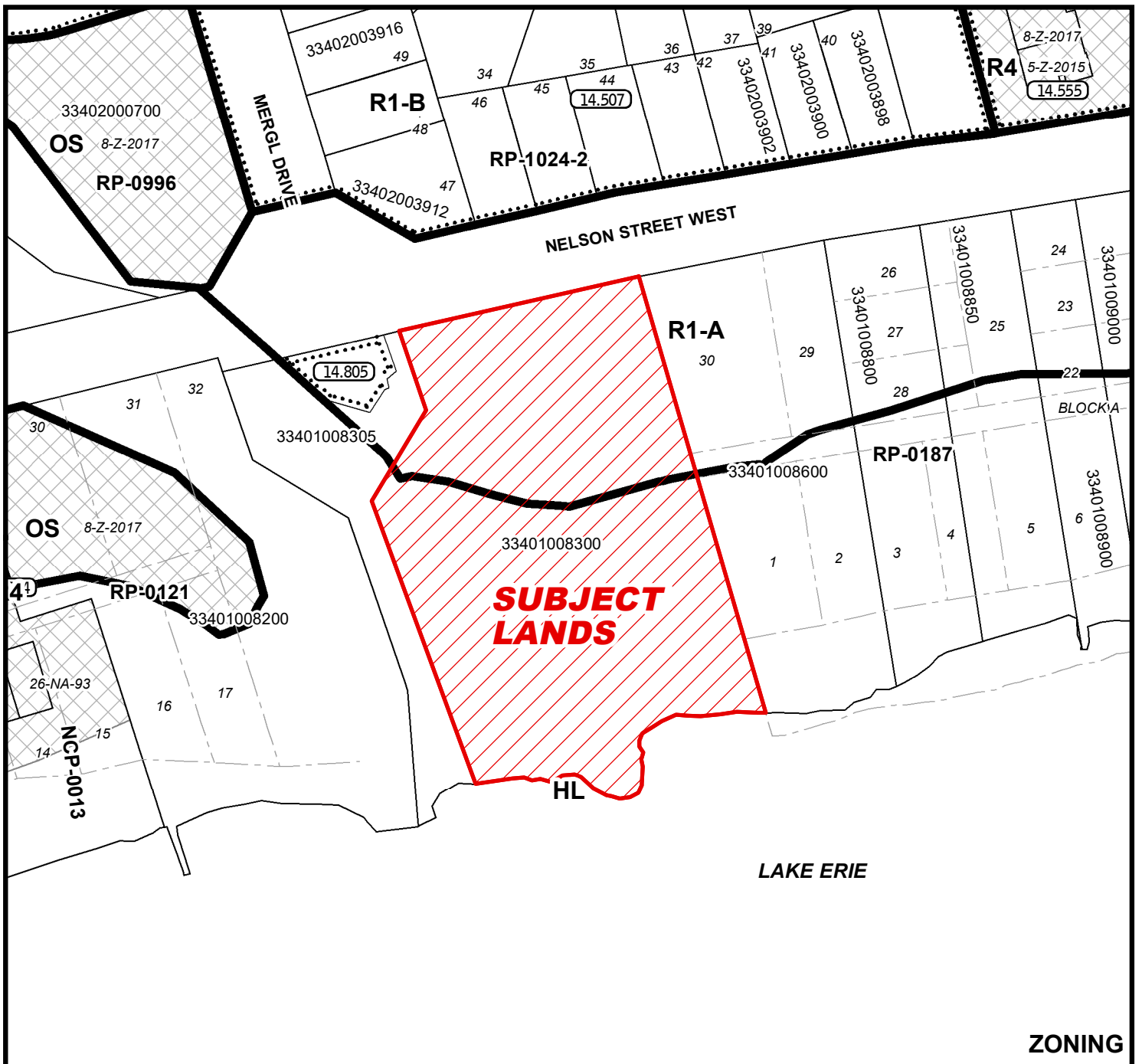
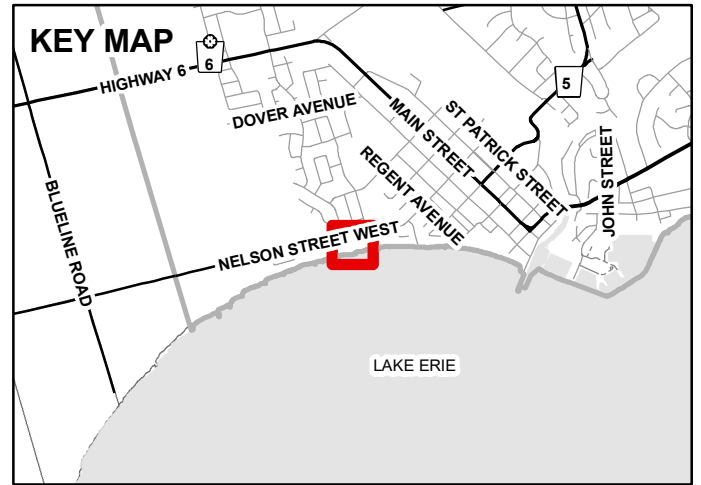
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date

**MAP 1**  
**File Number: ANPL2019277**  
Urban Area of  
**PORT DOVER**



1:1,400

20 10 0 20 40 60 80 Meters

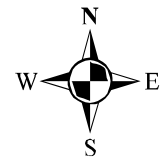




## MAP 2

File Number: ANPL2019277

Urban Area of PORT DOVER



8 4 0 8 16 24 32 Meters

1:1,100

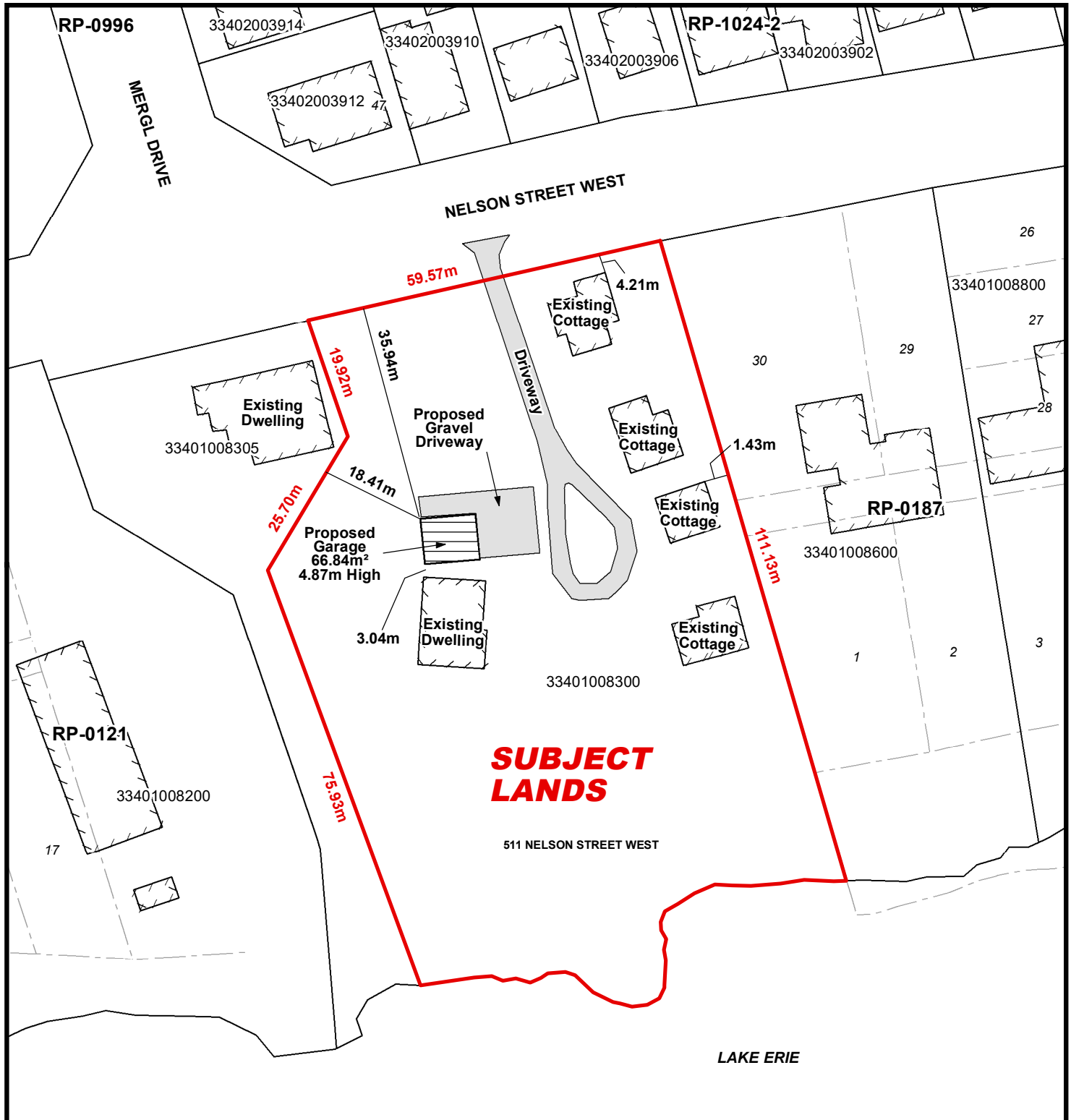
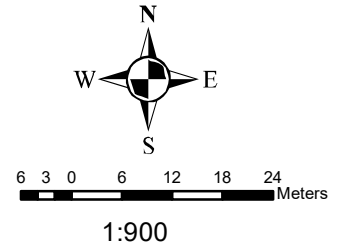




# MAP 3

File Number: ANPL2019277

Urban Area of PORT DOVER



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019277

Urban Area of PORT DOVER

