

For Office Use Only:

File Number ANPL2021090
Related File Number _____
Pre-consultation Meeting _____
Application Submitted March 17/21
Complete Application April 13/21

Application Fee \$1560⁰⁰/pd
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner N. Goodbrand
Public Notice Sign _____

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: 33704000600

A. Applicant Information

Name of Owner Justin and Emily Kruck

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 878 Saint John's Road East
Town and Postal Code Port Dover N0A 1N2
Phone Number _____
Cell Number 519-770-6321
Email justinkruck@gmail.com

Name of Applicant Art Post / Guildwood General Contracting
Address 6251 Walkers Road
Town and Postal Code Mount Hope L0R 1W0
Phone Number _____
Cell Number 905-869-0142P
Email guildwoodgencon@gmail.com

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 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):

Part Lot 11 Concession 2 Geographic Township of Woodhouse
County of Norfolk

Municipal Civic Address: 878 Saint John's Road East

Present Official Plan Designation(s): _____

Present Zoning: Residential

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

☒ Yes ☐ No If yes, please specify:
Residential

3. Present use of the subject lands:

Residential use/ single family dwelling

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:

Single family 1 1/2 storey home to remain 590.5 square feet 25'4" x 25'4" all measurements shown on attached architectural plans. There is also a double

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.

The addition will be a bedroom, kitchen, living room, and dining room on main floor and two bedrooms, bathroom, and walk-in closet on second floor

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:

All measurements are on attached architectural drawings

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
Unknown

9. Existing use of abutting properties:
Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
Long Point Conservation Flood Plain

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	75.48 m	same
Lot depth	153.31 m irregular	same
Lot width	75.48 m irregular	same
Lot area	2.209 acres	same
Lot coverage		
Front yard	.23 m	0.05 m
Rear yard	unknown	same
Left Interior side yard	8.84 m	3.12 m
Right Interior side yard	32.51 m	32.51 m Permission to construct proposed Garage, addition and carport all attached to existing home. Existing home does not conform to the current zoning setback
Exterior side yard (corner lot)		

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

Permission to construct a proposed garage, addition, and carport all attached to the existing home. Existing home does not conform to the current zoning setback requirements from the front lot line. Also, requesting permission to construct a new detached workshop on the property where the old existing was because the existing workshop on the property burned down on March 1, 2021.

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

By-law:

Front lot line is too close to existing home.

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:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Note: If in an area of source water 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
Creek running on property along west side of property
-

2. Existing or proposed access to subject lands

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

Name of road/street:
Saint John's Road East

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.

Many years ago the roadway was much closer to the existing home, but the roadway has since been relocated much further away. However, the front lot line has not been relocated. Also, the existing workshop on the property burned down in a fire on March 1, 2021.

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.

February 23, 2021

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 Justin and Emily Kruck am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Justin and Emily Kruck 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.

Emily Kruck

Owner

JA

Owner

March 9 2021

Date

March 9 / 2021

Date

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Owner

Date

Owner

Date

K. Declaration

I, Art Post of February 23, 2021

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:

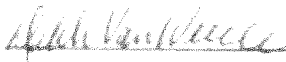
City of Burlington


Owner Applicant Agent Signature

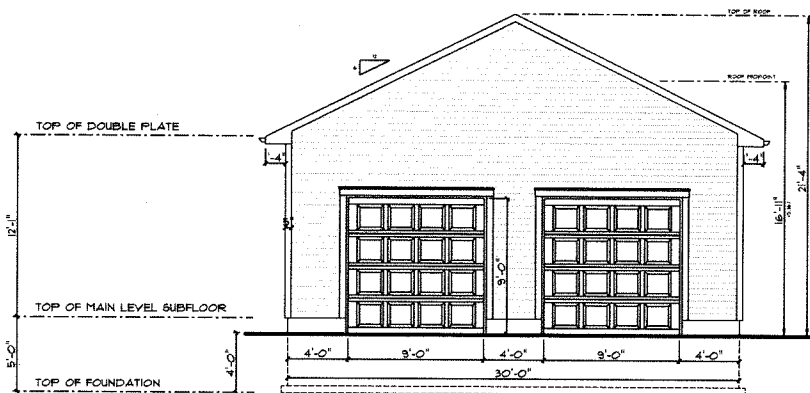
In Region of Halton

This 9th day of MARCH

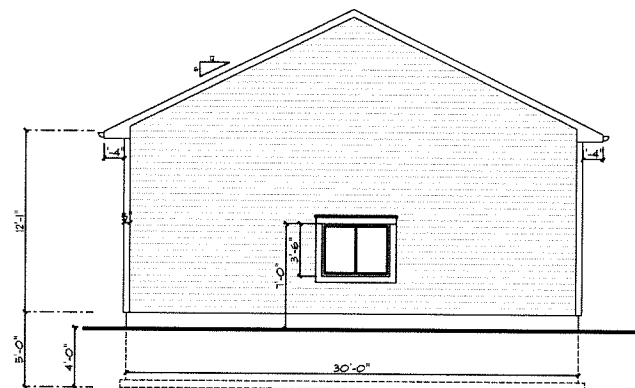
A.D. 2021


A Commissioner, etc

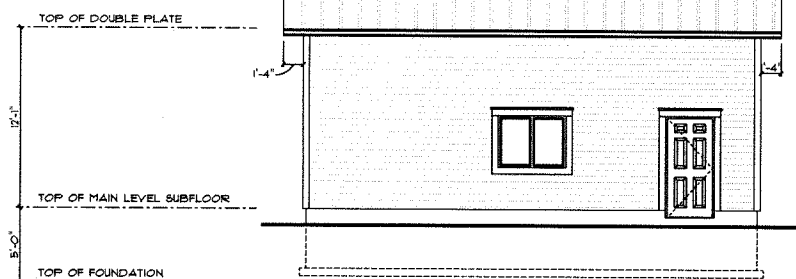
Deborah Ann Van Wierden
a Commissioner, etc., Province of Ontario, for
Sean Cassidy Professional Corporation, Barristers
and Solicitors. Expires February 18, 2022



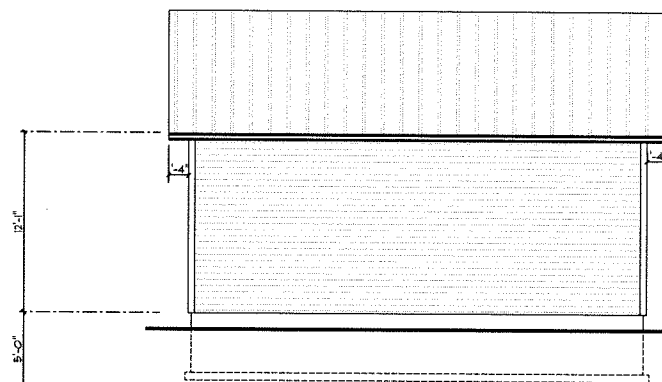
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NO.	DATE	ISSUE / REVISION
1	03-12-21	FOR C.O.A.
2		
3		
4		
5		

GENERAL NOTES:

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF DETAILS MATTER.

USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 O.B.C.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

SHANE K WILSON

FIRM NAME: DETAILS MATTER

39141

Details Matter

M. 905.870.8445
SHANE@DETAILSMATTER.CA WWW.DETAILSMATTER.CA

FACEBOOK.COM/DETAILSMATTER2007
@DETAILSMATTER07

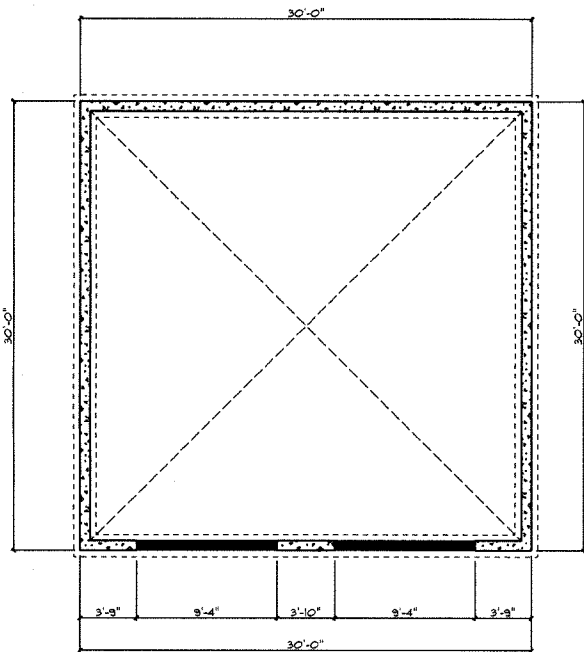
PROJECT:
878 SAINT JOHNS ROAD E
PORT DOVER, ONTARIO

SHEET TITLE:
**GARAGE
ELEVATIONS**

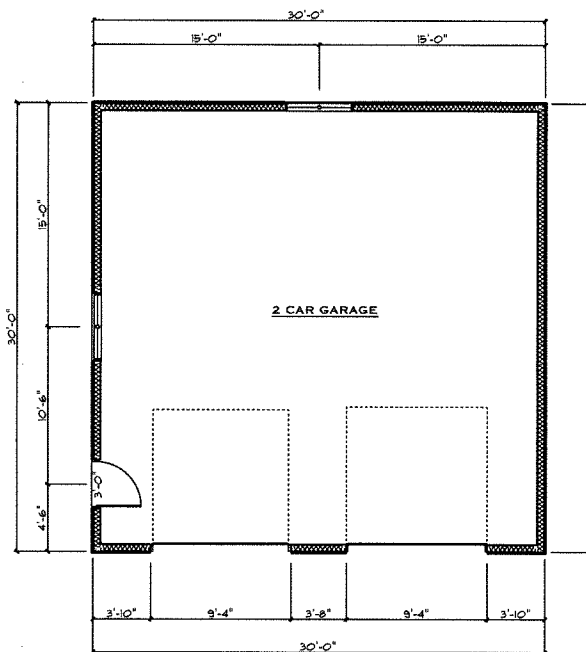
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SCALE: 1/8" = 1'-0"	DATE: MAR 21	PROJECT NO:

DRAWING NO:

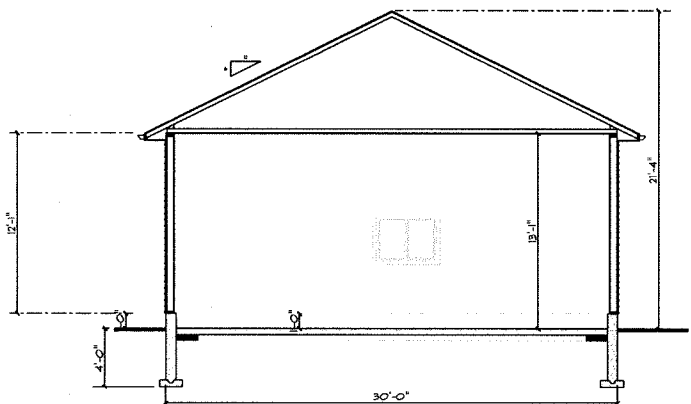
A1



FOUNDATION PLAN



MAIN FLOOR PLAN



CROSS SECTION A-A

NO.	DATE:	ISSUE / REVISION
1	03-12-21	FOR C.O.A.
2		
3		
4		
5		

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SHANE K WILSON
FIRM NAME: DETAILS MATTER 39141

Details Matter

M. 905.870.8445
SHANE@DETAILSMATTER.CA WWW.DETAILSMATTER.CA

  FACEBOOK.COM/DETAILSMATTER2007
 @DETAILSMATTER07

PROJECT:
878 SAINT JOHNS ROAD E
PORT DOVER, ONTARIO

SHEET TITLE:
**PLANS AND
CROSS SECTION**

DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	
SCALE: 1/8" = 1'-0"	DATE: MAR 21	PROJECT NO.:

DRAWING NO. **A2**



SKETCH PREPARED FOR MINOR
VARIANCE APPLICATION

FOR: JUSTIN & EMILY KRUCK
878 ST. JOHN'S ROAD EAST
PORT DOVER

PIN 50239 - 0032 (LT)

SCALE: 1 : 200

2 0 8 METRES

JEWITT AND DIXON LTD.

ST. JOHN'S ROAD

ST. JOHN'S ROAD

LOT

CONCESSION

TOWNSHIP

OF

WOODHOUSE

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	△
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
HAZARD LAND LIMIT	SHOWN		

PROPERTY DESCRIPTION:

PART LOT 11
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED
FOR TRANSACTION OR FINANCING PURPOSES

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FEBRUARY 8, 2021

JEWITT

KIM HUSTON
DESIGN



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 878 St John's Road East

Legal Description:

Roll Number: 337-040-00600

Application #:

Information Origins: survey showing additions to house, and drawings of new detached garage

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 lots	30.00		N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00	0.05	12.95	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00		N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30.00		N/A	m
h) maximum building height	11.00		N/A	m
Comments	The existing dwelling is already non complying at 0.23m front yard setback, requesting an addition to dwelling with attached carport			

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height	8.00	6.50		m
b) minimum front yard	13.00	0.10	12.90	m
c) minimum exterior side yard	6.00	N/A		m
d) minimum interior side yard	Right 1.20 Left 1.20	>1.2 >1.2		m
e) minimum rear yard	1.20	>1.2		m
f) through lot distance to street line	6.00	N/A		m
g) Lot coverage (Note: Proposed Area)				
i) lot coverage	10.00	< 10.0		%
ii) usable floor area	200.00	84.00		m.sq
3.36 Surplus Farm Dwelling Severance	200.00	N/A		m.sq

b) existing accessory buildings/structures

Comments

replacing detached garage destroyed by fire. Existing garage non complying at 0.10m setback to now be recognized with replacement

Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1 number of parking spaces	2	2.00		
Comments	garages and carport accommodate required parking spaces			

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 Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

8-Apr-21

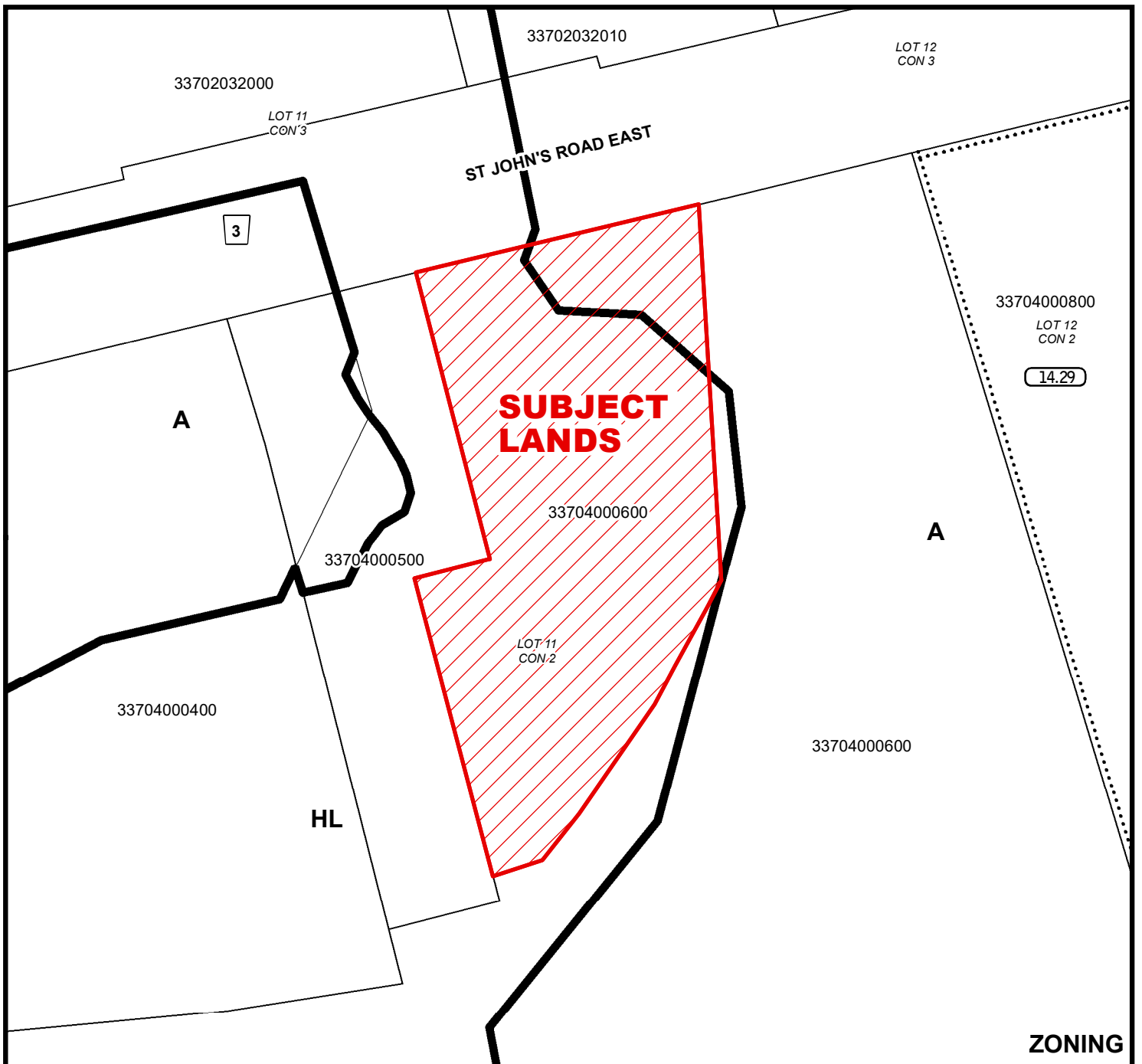
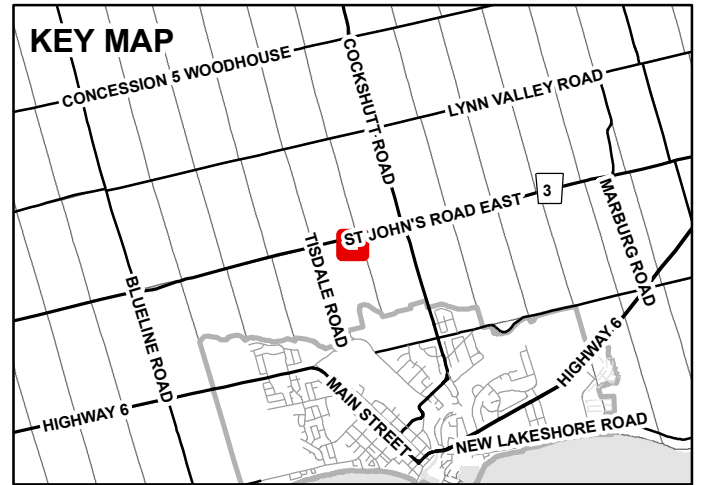
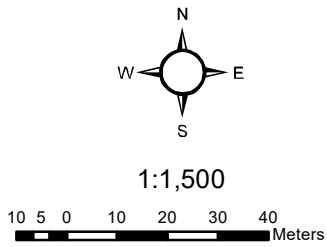
date

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

MAP 1

File Number: ANPL2021090

Geographic Township of
WOODHOUSE

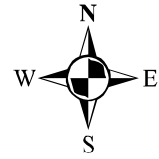


ZONING

MAP 2

File Number: ANPL2021090

Geographic Township of WOODHOUSE



6 3 0 6 12 18 24 Meters

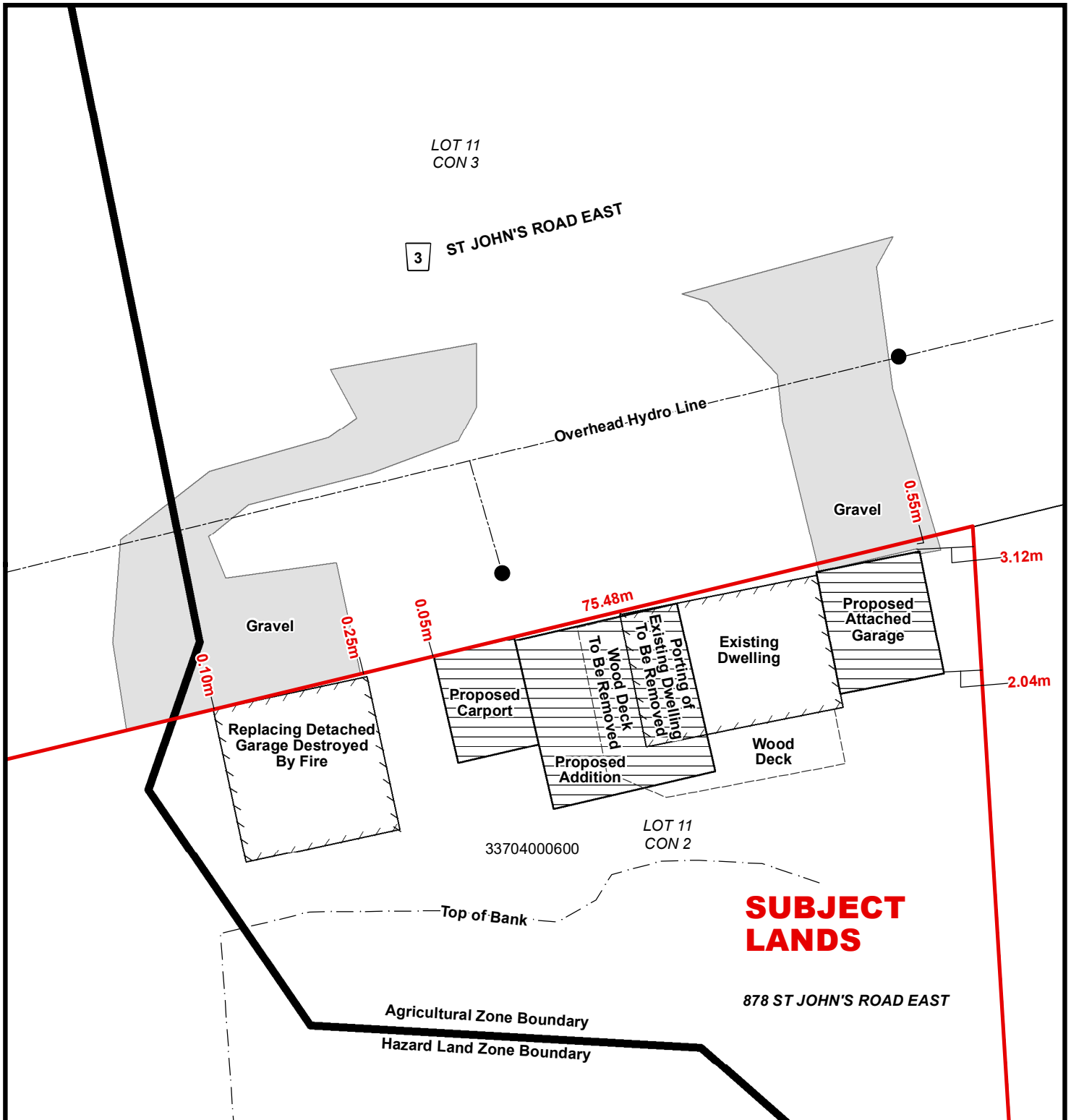
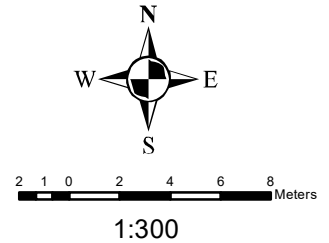
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MAP 3

File Number: ANPL2021090

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

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