

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2021137APRIL 21, 2021MAY 28/21

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$ 1560.00SCOTT WILSON**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: 33403074100**A. Applicant Information****Name of Owner**Brad Vollmershausen

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

102 Brown Street

Town and Postal Code

Port Dover, N0A 1N7

Phone Number

Cell Number

519-536-0102

Email

bradandkellyvoll@gmail.com**Name of Applicant**Brad Vollmershausen

Address

102 Brown Street

Town and Postal Code

Port Dover, N0A 1N7

Phone Number

Cell Number

519-536-0102

Email

bradandkellyvoll@gmail.com

Name of Agent Bill Klyn Carpentry Inc. - Mark
Address 2 Palmer Street East
Town and Postal Code Norwich, N0J 1P0
Phone Number 519-424-2816
Cell Number 519-532-4494
Email mark@bklcarpentry.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 mortgagees, charges or other encumbrances on the subject lands:

*

NONE, NOT APPLICABLE.

B. Location, Legal Description and Property Information

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

PLAN 118 LOT 13 PT LOT 12

Municipal Civic Address: 102 Brown Street

Present Official Plan Designation(s): Hazard Land

Present Zoning: R1-A

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

☒ Yes ☐ No If yes, please specify:

Hazard Land

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 Home with a deck. Deck to remain with sunroom being installed on top of the existing deck

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.

Sunroom to be used as a outdoor space (protection from bugs/sun etc.)

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:

Sunroom being used as a outdoor space (see 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:
2006-2021

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:

~~Hazard Land zoning does not allow the construction of any buildings~~

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	19.2m	
Lot depth	45.11m	
Lot width	23.77m	
Lot area	849.84 sq m	
Lot coverage	230 sq m	255 sq m
Front yard	7.62	
Rear yard	13.1	7.9m
Left Interior side yard	1.82	
Right Interior side yard	1.98	
Exterior side yard (corner lot)		

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

Relief from hazard land zoning by-law.

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

Hazard land zoning does not allow any building without consultation

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:

The plan has received approval from the LPRCA

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:

Not in a source water protection area

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:

Brown 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.

Clark R

Owner/Applicant/Agent Signature

April 13, 2021

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 BRAD & KELLY VOLLMERSTADSEN am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize MARLO & BILL KLYN CARPENTRY 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.

Paul Braden Vollmerstadsen

Owner

PAUL BRADEN VOLLMERSTADSEN

Date

13 APRIL 2021

Kelly Vollmerstadsen

Owner

13 APR 2021

Date

K. Declaration

I, Mark Klyn of Norfolk County
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:

X Mark Klyn
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

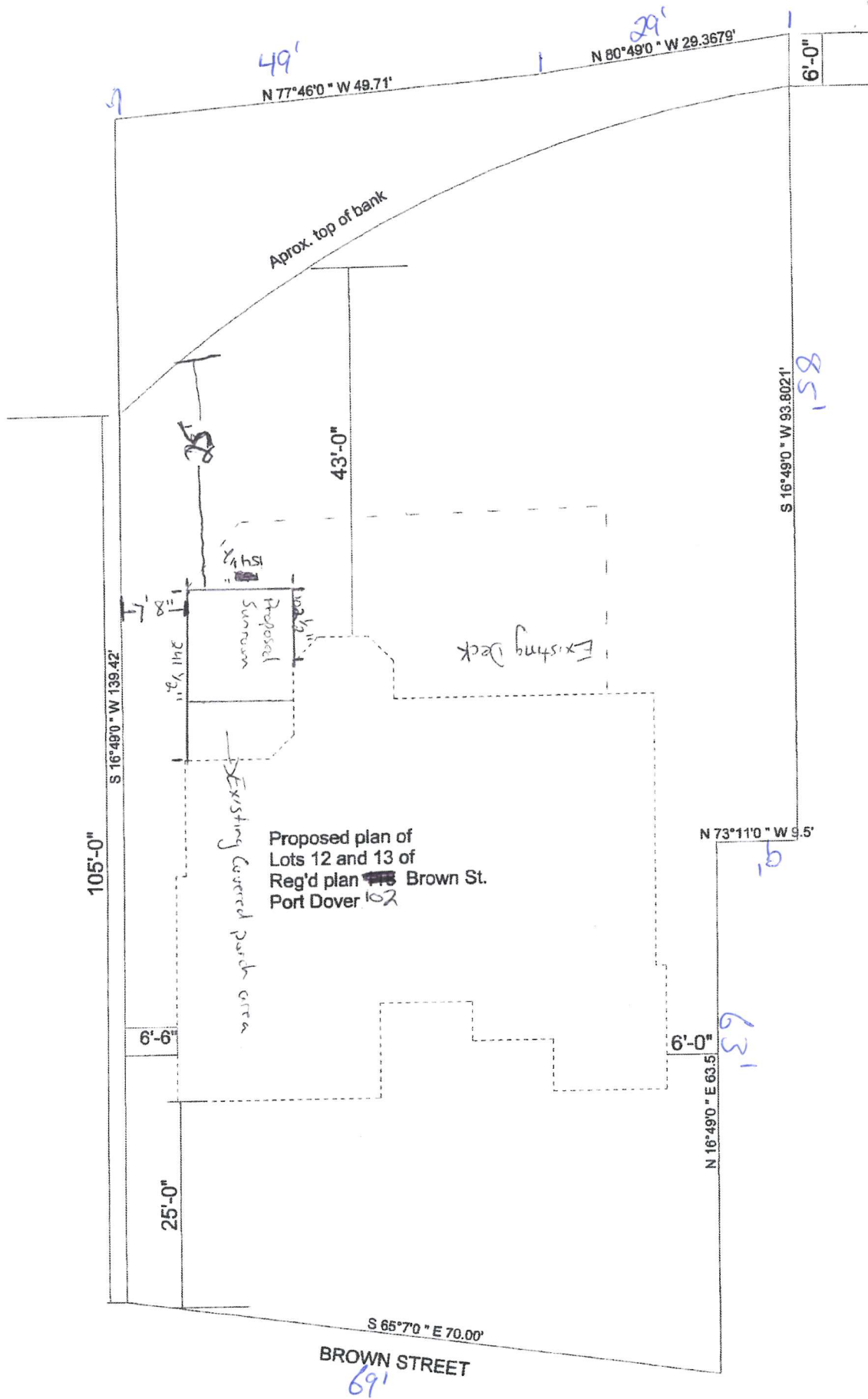
This 27th day of APRIL 2021

A.D., 20____

Sherry Ann Mott

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

A Commissioner, etc.



SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Bill Klyn Carpentry
Tag Name: Vollmershausen Page 1 of 2

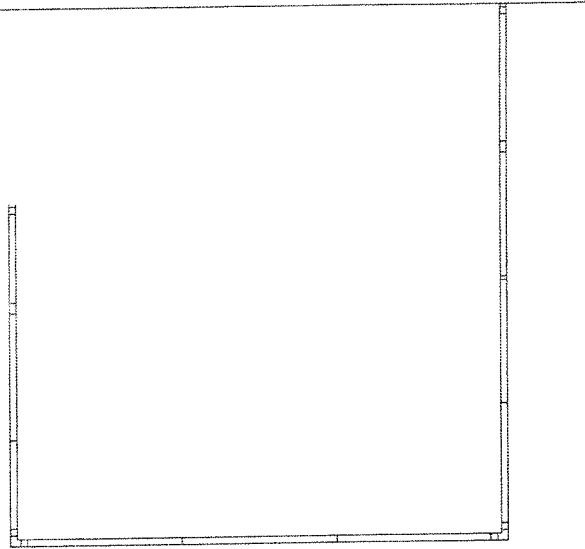
Order Date: Sep 14, 2020

Room Specifications

13' 4-1/2" Projection x 12' 8" Width

Room Style: Studio
Wall Type: Model 200
Backwall Height: 106" Incl. Roof
Frontwall Height: 98" Incl. Roof
Framing Colour: Driftwood
Ext. Panel Skin: Driftwood Alum. Stucco
Int. Panel Skin: Driftwood Alum. Stucco
Kneewall: 7-3/8" Solid Panel
Transom Style: Clear Vinyl
Cut Pitch: Yes

Room Layout



Floor Specifications

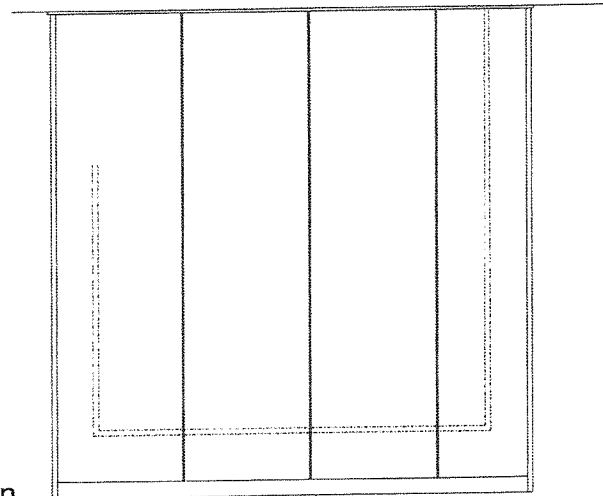
Use Existing Floor

Roof Specifications

14' 10" Projection x 15' Width

Roof Type: Pressure Cap OSB
6" x 48" O.C. x 2 lb
Foam Density: Two Pound (2 LB)
Roof Pitch: 0.6 / 12 (2.85°)
Int. Panel Color: White
Ext. Skin: O.S.B.
Gutter Color: Driftwood
Downspout Kits: 1
Downspout Color: Driftwood

Roof Layout



Windows and Doors

Window Type: Vertical 4 Track
Window Color: Driftwood
Vinyl Tint: Clear
Screen Type: Better Vue Insect Screen
Total of 2 Doors:

Left Wall: V4T Entry Door
36" x 80", LHH, Outswing, 7" Kneewall,
Clear, Silver Satin Hardware, Clear Vinyl
Trapezoid Transom

Right Wall: V4T Entry Door
36" x 80", LHH, Outswing, 7-1/2"
Kneewall, Clear, Antique Brass Hardware,
Clear Vinyl Trapezoid Transom

Sun-Shades

3% Openness

SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Bill Klyn Carpentry
Tag Name: Vollmershausen

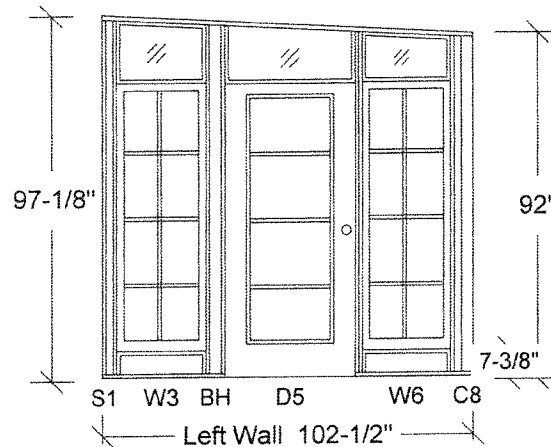
Order Date: Sep 14, 2020

Page 2 of 2

Wall Specifications

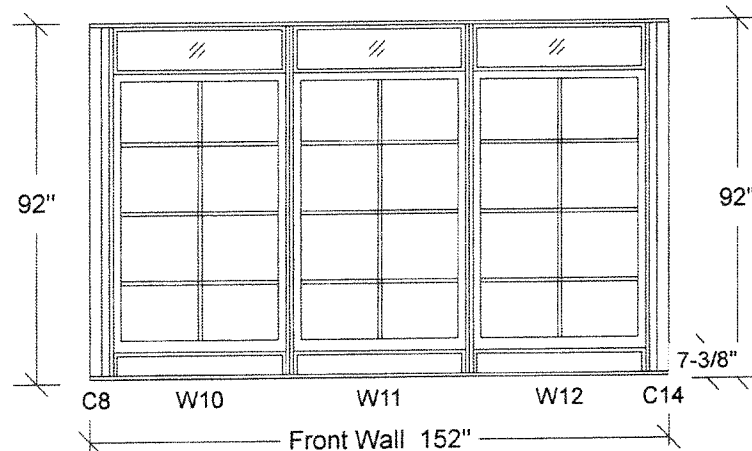
Left Wall

- S1 Starter
- F2 2" Solid Wall
- W3 24-1/2" x 72" Vertical 4 Track
Clear Vinyl Trapezoid
- BH4 Box Header
- D5 Vinyl 4 Track Entry Door
Clear Vinyl Trapezoid Transom
- W6 24-1/2" x 72" Vertical 4 Track
Clear Vinyl Trapezoid
- F7 2" Solid Wall
- C8 90° Corner



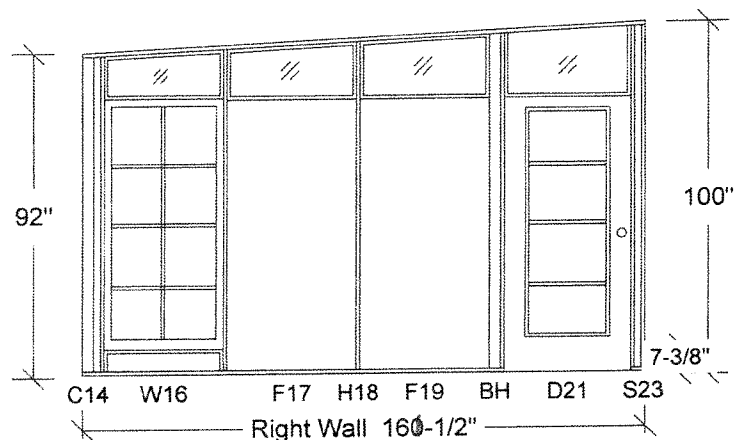
Front Wall

- C8 90° Corner
- F9 2" Solid Wall
- W10 45-1/4" x 72" Vertical 4 Track
Clear Vinyl Transom
- W11 45-1/4" x 72" Vertical 4 Track
Clear Vinyl Transom
- W12 45-1/4" x 72" Vertical 4 Track
Clear Vinyl Transom
- F13 2" Solid Wall
- C14 90° Corner



Right Wall

- C14 90° Corner
- F15 2" Solid Wall
- W16 34" x 72" Vertical 4 Track
Clear Vinyl Trapezoid
- F17 37" Solid Wall
Vinyl Transom
- H18 H-Channel
- F19 37" Solid Wall
Vinyl Transom
- BH20 Box Header
- D21 Vinyl 4 Track Entry Door
Clear Vinyl Trapezoid Transom
- F22 2" Solid Wall
- S23 Starter



SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Bill Klyn Carpentry
Tag Name: Vollmershausen Page 1 of 2

Order Date: Sep 8, 2020

Wall Specifications

Wall Type: Model 200
Wall 1 Width: 73" Height: 100"
Framing Colour: Driftwood
Ext. Panel Skin: Driftwood Alum. Stucco
Int. Panel Skin: Driftwood Alum. Stucco
Kneewall: 6-3/4" Solid Panel
Transom Style: Clear Vinyl
Cut Pitch: No

Windows and Doors

Window Type: Vertical 4 Track
Window Color: Driftwood
Vinyl Tint: Clear
Screen Type: Better Vue Insect Screen
No Doors

SUNSPACE SPECIFICATION SHEET

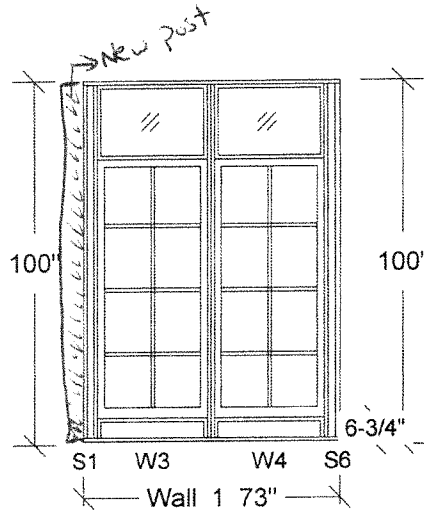
Customer: Sunspace by Bill Klyn Carpentry
Tag Name: Vollmershausen Page 2 of 2

Order Date: Sep 8, 2020

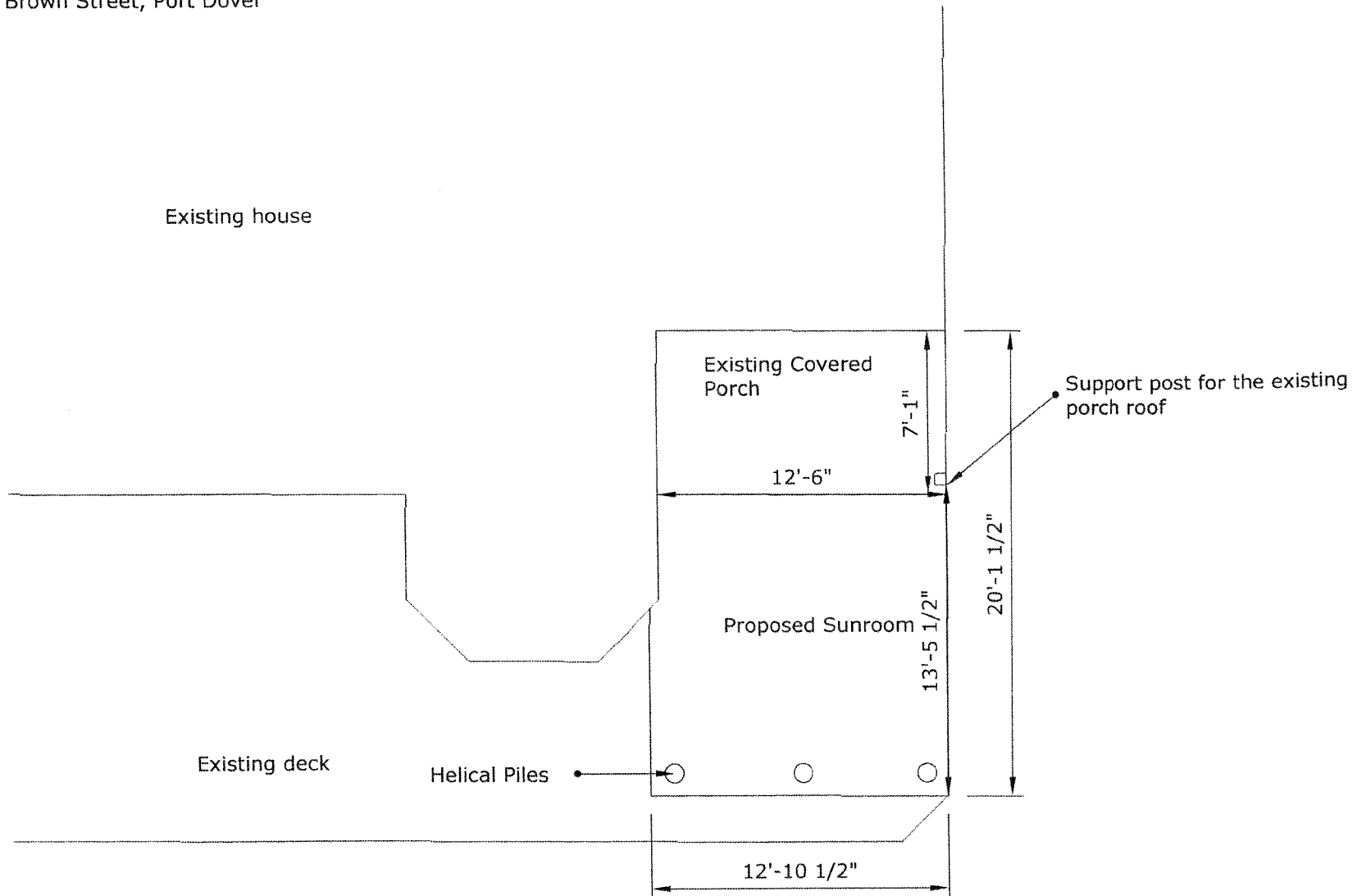
Wall Specifications

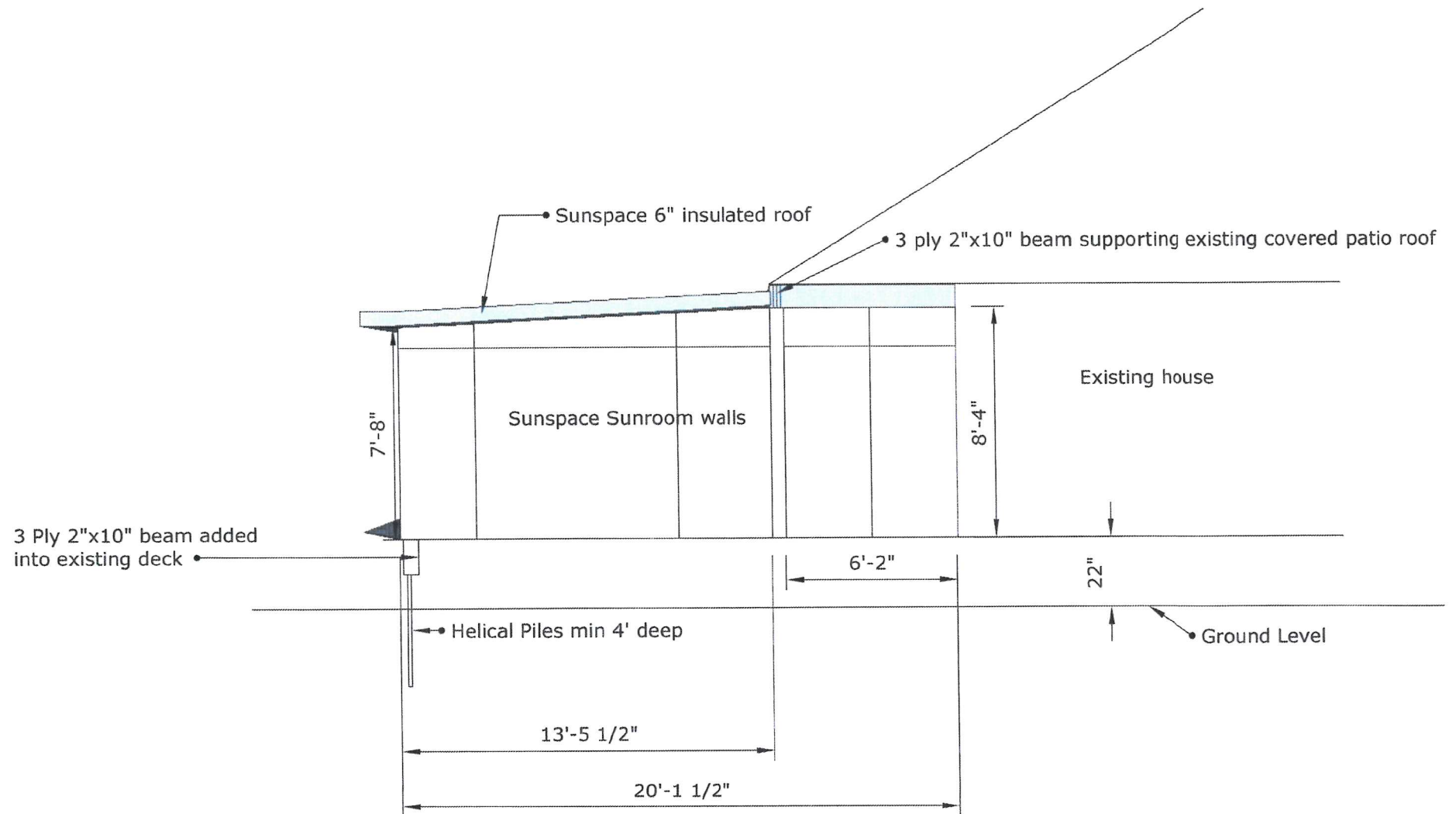
Wall 1

- | | |
|----|---|
| S1 | Starter |
| F2 | 2" Solid Wall |
| W3 | 31-1/4" x 72" Vertical 4 Track
Clear Vinyl Transom |
| W4 | 31-1/4" x 72" Vertical 4 Track
Clear Vinyl Transom |
| F5 | 2-1/8" Solid Wall |
| S6 | Two Piece Starter |

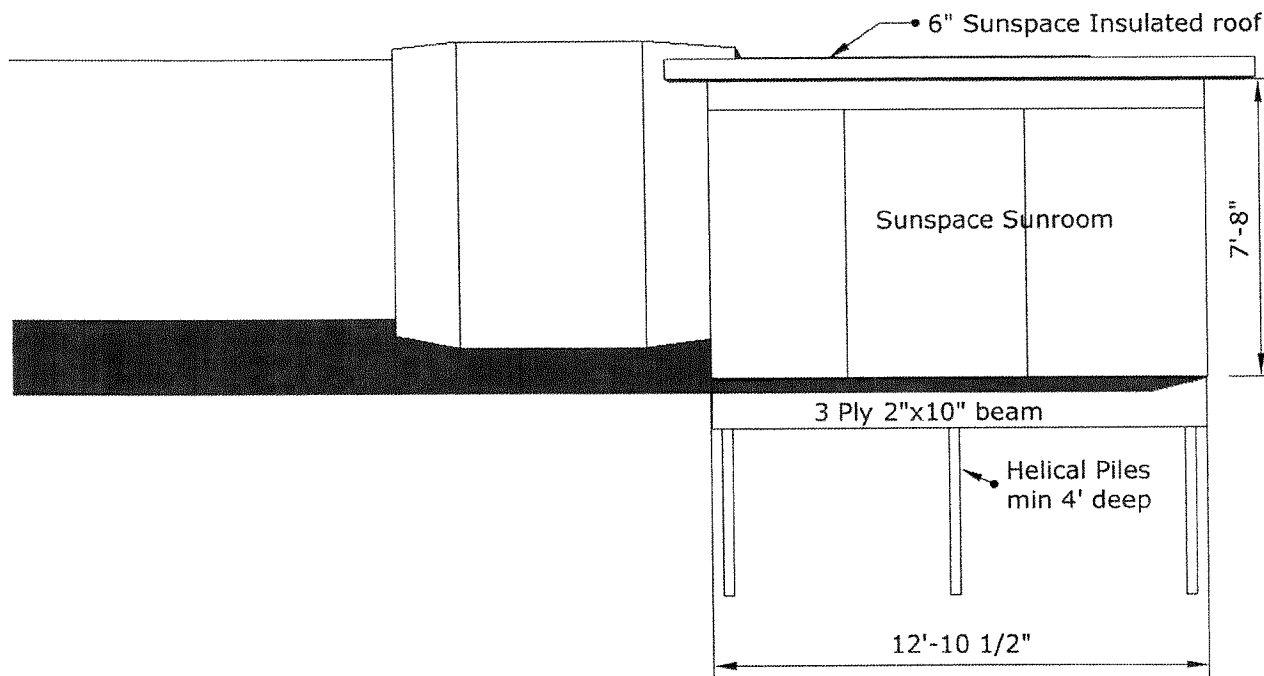


Brad Vollmershausen
102 Brown Street, Port Dover





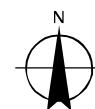
Brad Vollmershausen
102 Brown Street Port Dover





☐ Subject Lands

2021-06-01



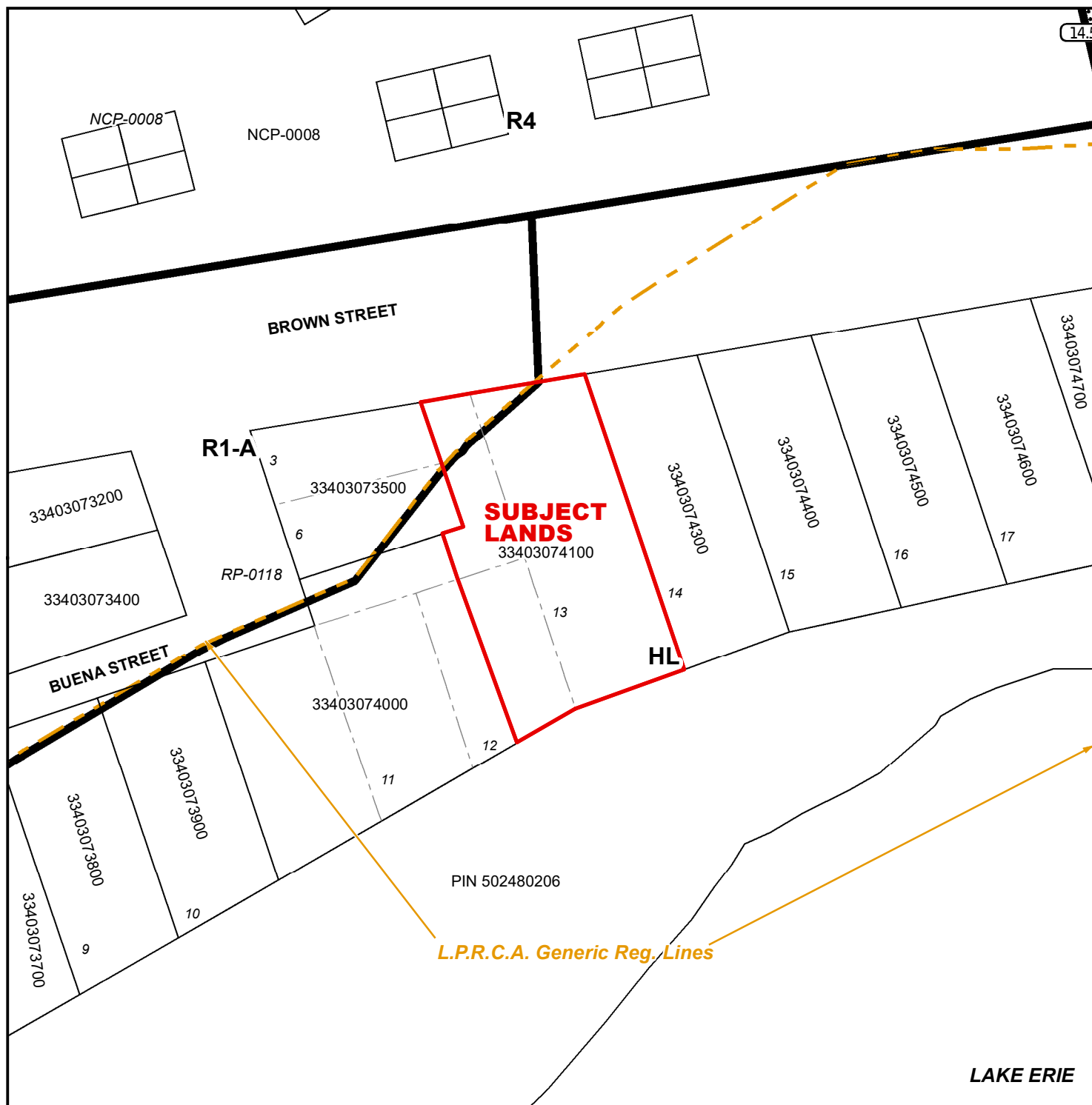
A scale bar labeled "Meters" with markings at 4, 2, 0, 4, 8, 12, and 16.

MAP B

ZONING BY-LAW MAP

Urban Area of PORT DOVER

ANPL2021137



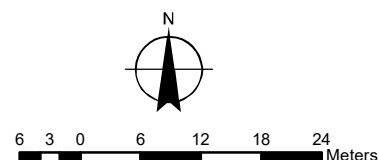
2021-06-01

LEGEND

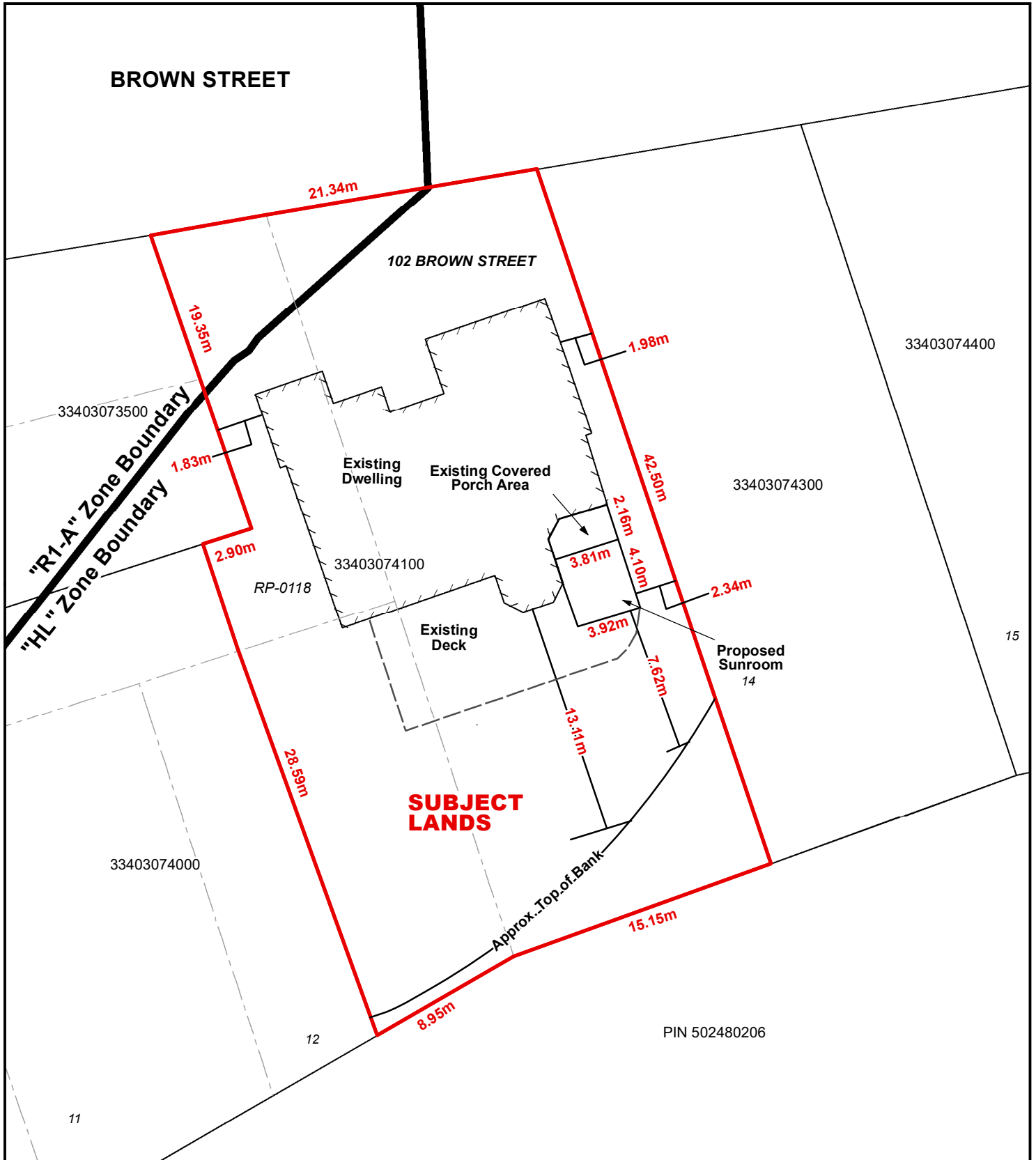
- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R4 - Residential R4 Zone



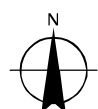
CONCEPTUAL PLAN
Urban Area of PORT DOVER



Legend

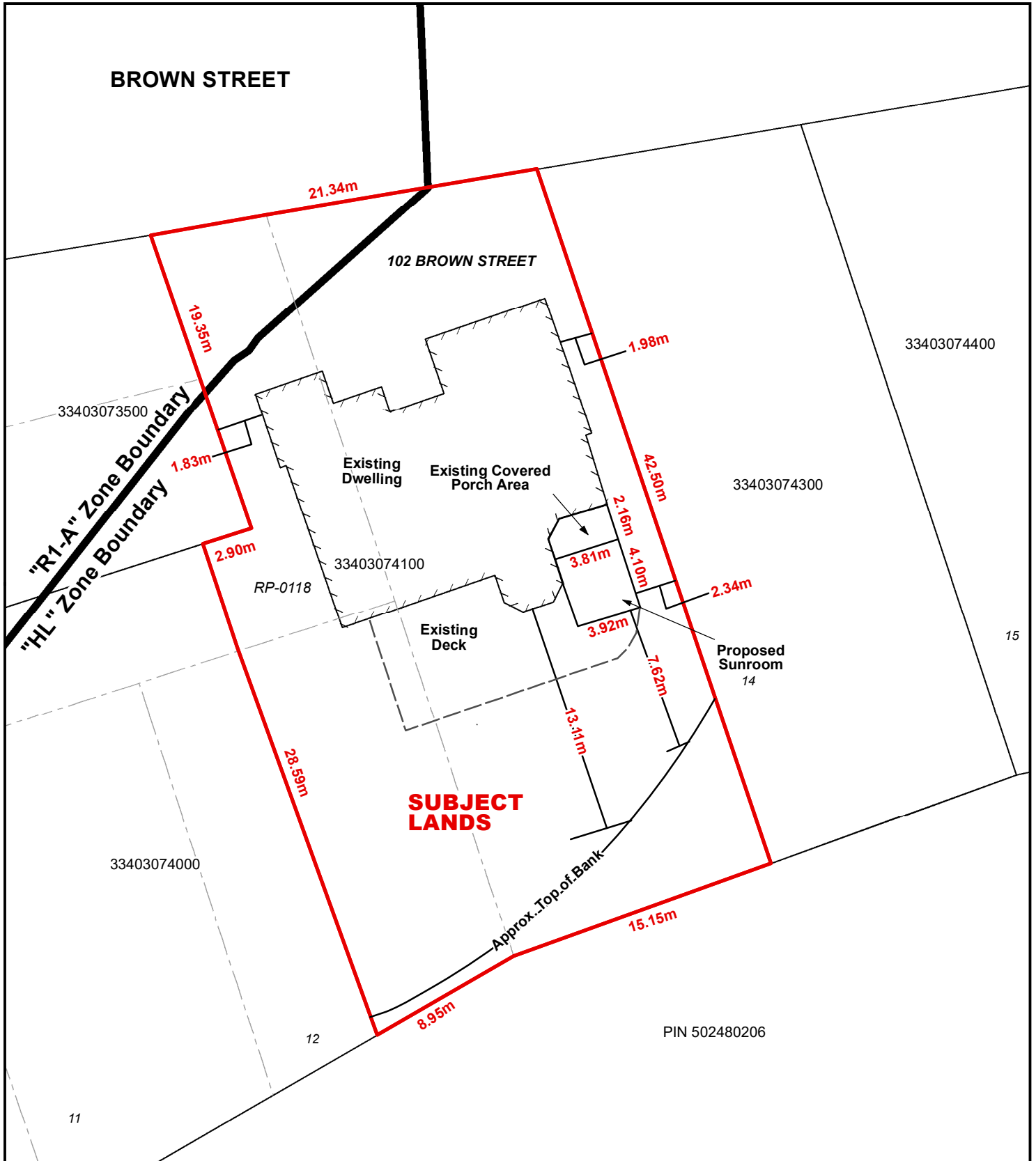
Subject Lands

2021-06-01



2 1 0 2 4 6 8 Meters

CONCEPTUAL PLAN Urban Area of PORT DOVER



Legend

Subject Lands



2 1 0 2 4 6 8 Meters