

For Office Use Only:

File Number	<u>ANPL2021265</u>	Application Fee	<u>Paid - 1560</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>payment received</u>	Well & Septic Info Provided	<u></u>
Application Submitted	<u>August 25/21</u>	Planner	<u>N. Goodbrand</u>
Complete Application	<u>August 26/21</u>	Public Notice Sign	<u></u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33402021010**A. Applicant Information****Name of Owner** Laura Rodger

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 627 St George St
Town and Postal Code Port Dover N0A1N0
Phone Number
Cell Number 519-427-4875
Email timrodger@timrodger.com

Name of Applicant Laura Rodger
Address 627 St. George St P.O. Box 793
Town and Postal Code Port Dover N0A1N0
Phone Number
Cell Number 519-427-4875
Email timrodger@timrodger.com

Name of Agent Caroline Jager
Address 524 St. Johns Rd E
Town and Postal Code Port Dover N0A1N2
Phone Number _____
Cell Number 519-909-9851
Email cjagerdesign@gmail.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:

none

B. Location, Legal Description and Property Information

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

PDOV PLAN 207 BLK 14 LOT 51
AND PT LOT 50 RP 37R8613 Part 2

Municipal Civic Address: 627 St. George St, Port Dover ON

Present Official Plan Designation(s): Urban Residential OP

Present Zoning: Residential R2

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 dwelling 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 single detached home to remain. Refer to attached drawings.

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.

Refer to attached drawings

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 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:

9. Existing use of abutting properties:

Residential, Elementary School

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, m² or %

Lot frontage	23.4m	23.4m
Lot depth	47.4m	47.4m
Lot width	23.4m	23.4m
Lot area	1,109m ²	1,109m ²
Lot coverage	10%, 55m ²	90m ² , 8%
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):

Relief requested from 55m² to 90m² Accessory Building lot coverage.

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

The overall lot coverage will remain under 10%, however to allow for additional covered parking, a relief is requested up to 90m²

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:
Property has always been residential, single family dwelling.

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
-

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.

The intent of the proposed garage is to replace the existing garage with a building up to today's codes, and allow for additional enclosed parking.

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.

L. Rodger

Owner/Applicant/Agent Signature

July 5, 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 Laura Rodger am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Caroline Jager 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.

L. Rodger

Owner

July 5, 2021

Date

Owner

Date

K. Declaration

I, Laura Rodger of Port Dover

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Port Dover

L Rodger

Owner/Applicant/Agent Signature

In County of Norfolk

This 6th day of July

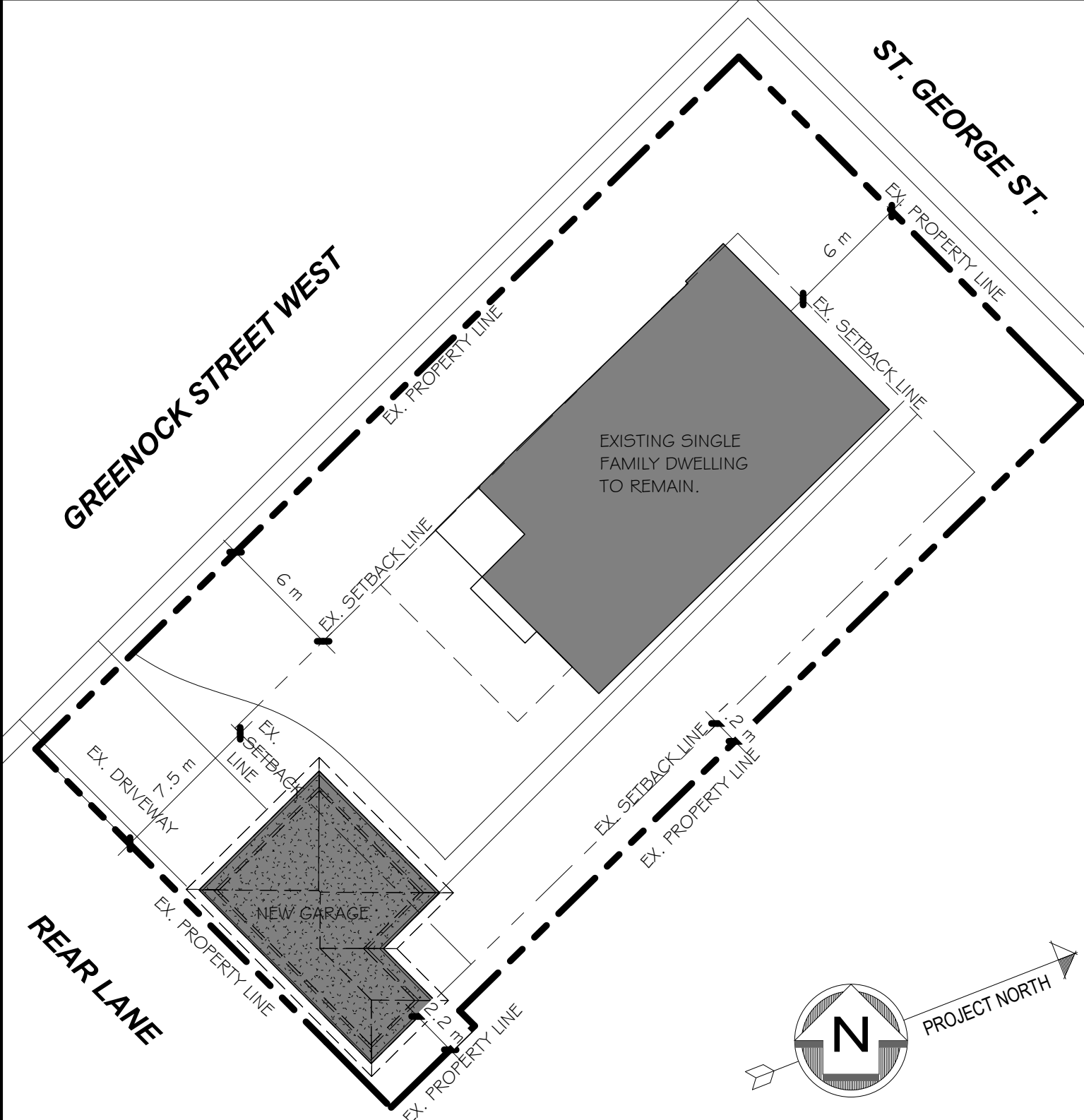
A.D., 2021



A Commissioner, etc.

G. Shawn Swerts
Notary Public

PLOT DATE: 2021-07-06 11:15:49 AM THIS DRAWING IS THE SOLE PROPERTY OF C. JAGER DESIGN (CID) FOR THE PURPOSE OF MINOR VARIANCE APPLICATION AND AS SUCH IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CID.



ZONING INFORMATION:

URBAN RESIDENTIAL ZONE R2
SINGLE DETACHED = 5.2.3 R1B
SEBACKS:
REAR: 7.5M
FRONT: 6M
INTERIOR SIDE: 1.2M
EXTERIOR SIDE: 6M

LOT COVERAGE: 7.3% (82m²)
REQUEST FOR RELIEF (90m²)

ACCESSORY USE TO RESIDENTIAL USE:
3.2 MAXIMUM HEIGHT 5M
3.2.1 E)II) IN THE CASE OF A REAR LOT LINE ADJJOING A PRIVATE OR PUBLIC LANE, NO SETBACK IS REQUIRED



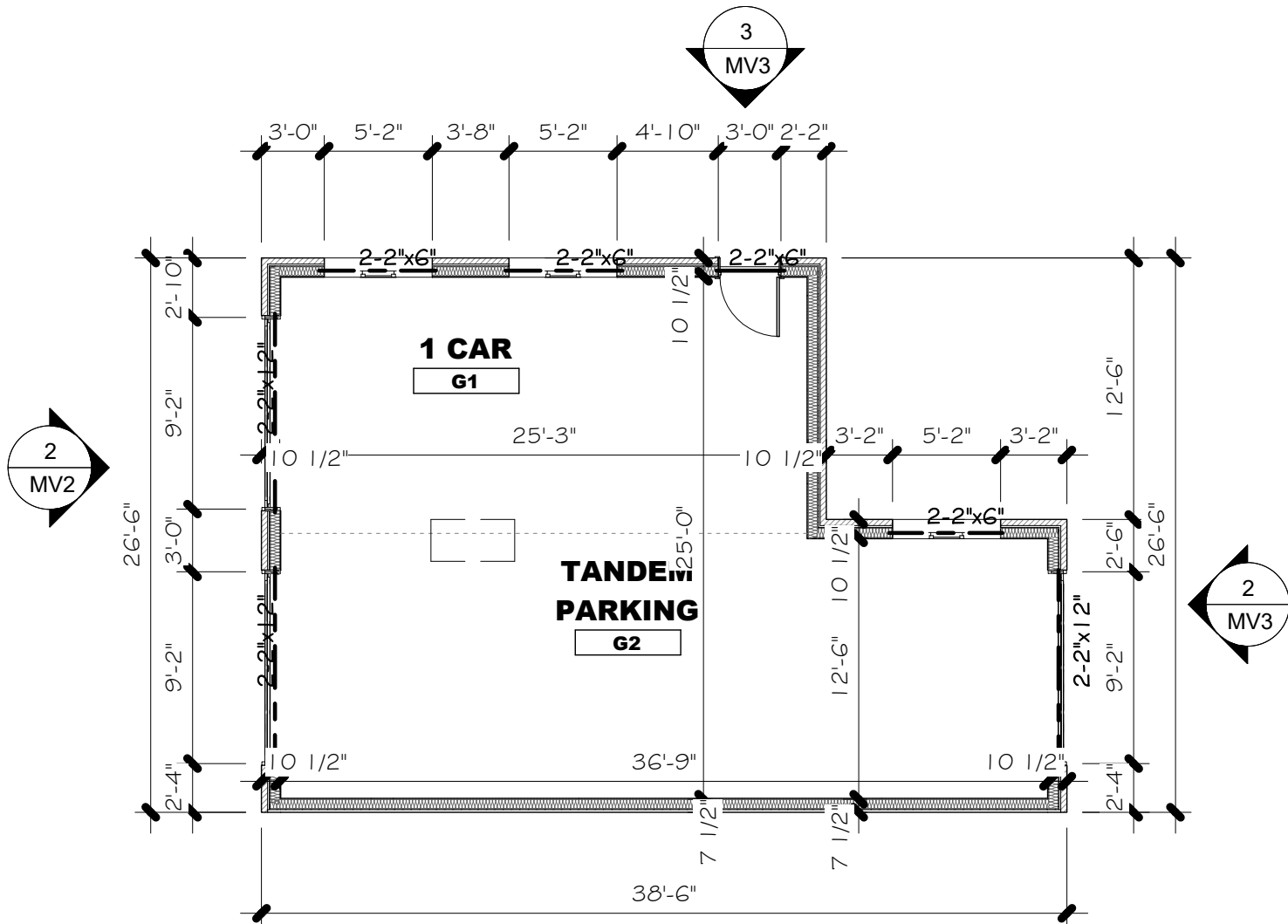
C. Jager Design
524 St. Johns Rd. E
Port Dover ON
t: (519) 909-9851
e: cjagerdesign@gmail.com

Project Title / Client:
**NEW ACCESSORY BUILDING
627 ST. GEORGE ST**

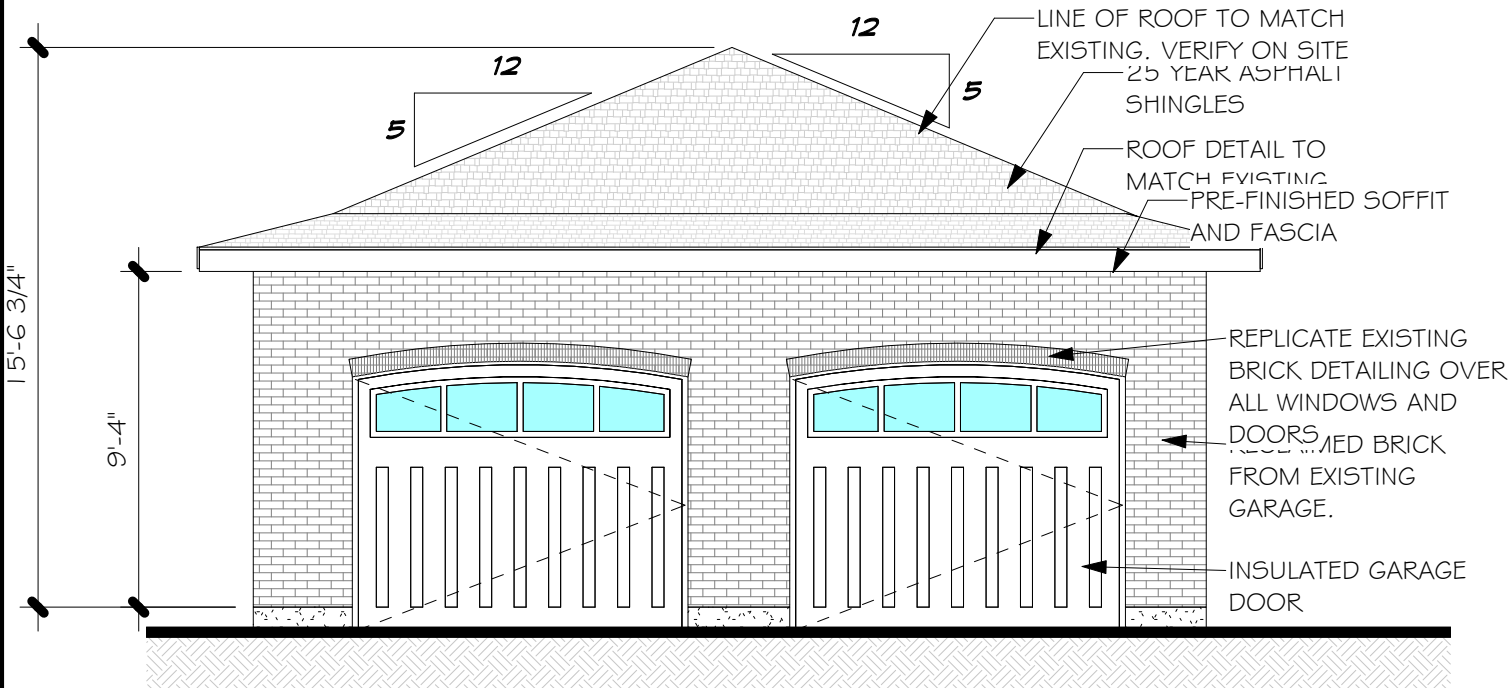
Drawing Title:
PROPOSED SITE

Drawn By: CDJ	Date: 06/25/21
Designed By : C JAGER	Drawing No.
Checked By : C JAGER	MV1
Project No. 21-02	

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1 **GARAGE FLOOR PLAN Minor Variance**
SCALE: 1/8" = 1'-0"



2 **FRONT ELEVATION Minor Variance**
SCALE: 3/16" = 1'-0"



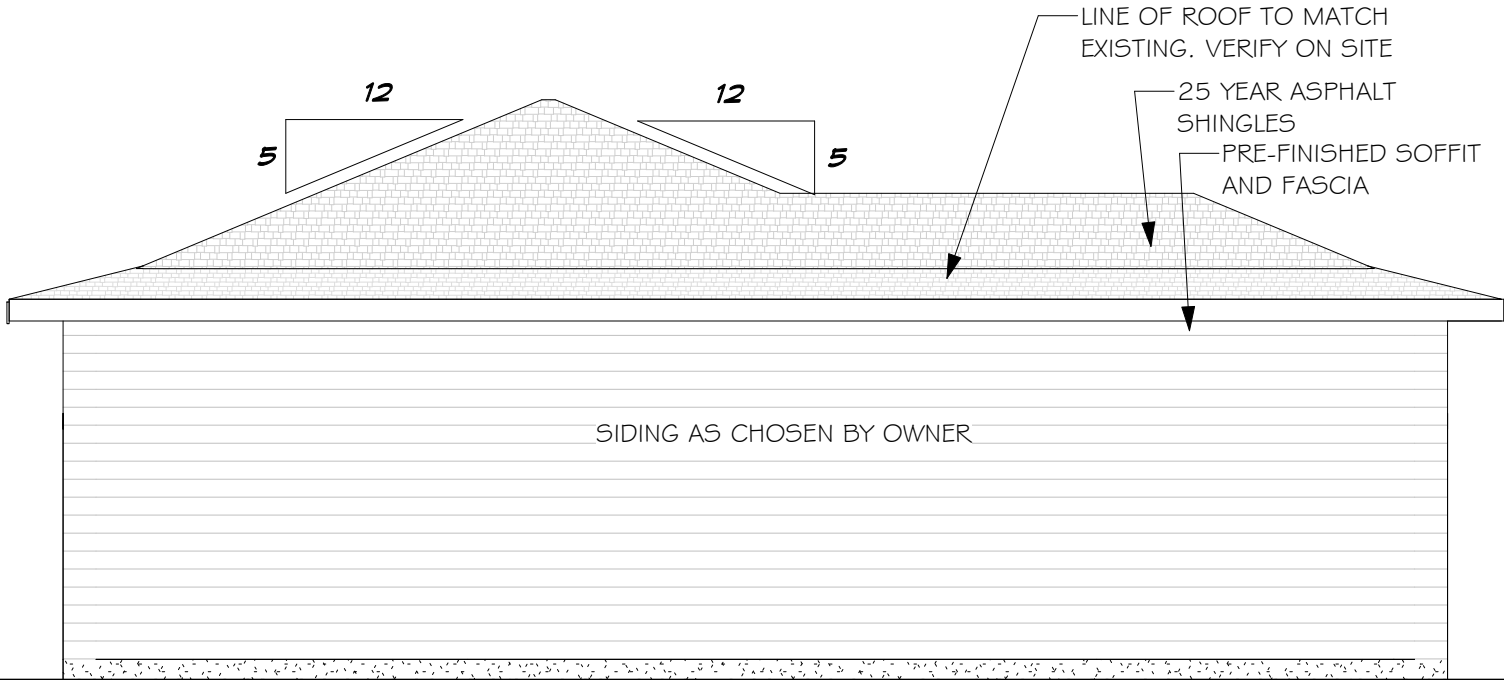
C. Jager Design
524 St. Johns Rd. E
Port Dover ON
t: (519) 909-9851
e: cjagerdesign@gmail.com

Project Title / Client:
**NEW ACCESSORY BUILDING
627 ST. GEORGE ST**

Drawing Title:
PROPOSED PLAN & FRONT ELEVATION

Drawn By:	CDJ	Date:	06/25/21
Designed By :	C JAGER	Drawing No.	MV2
Checked By :	C JAGER		
Project No.	21-02		

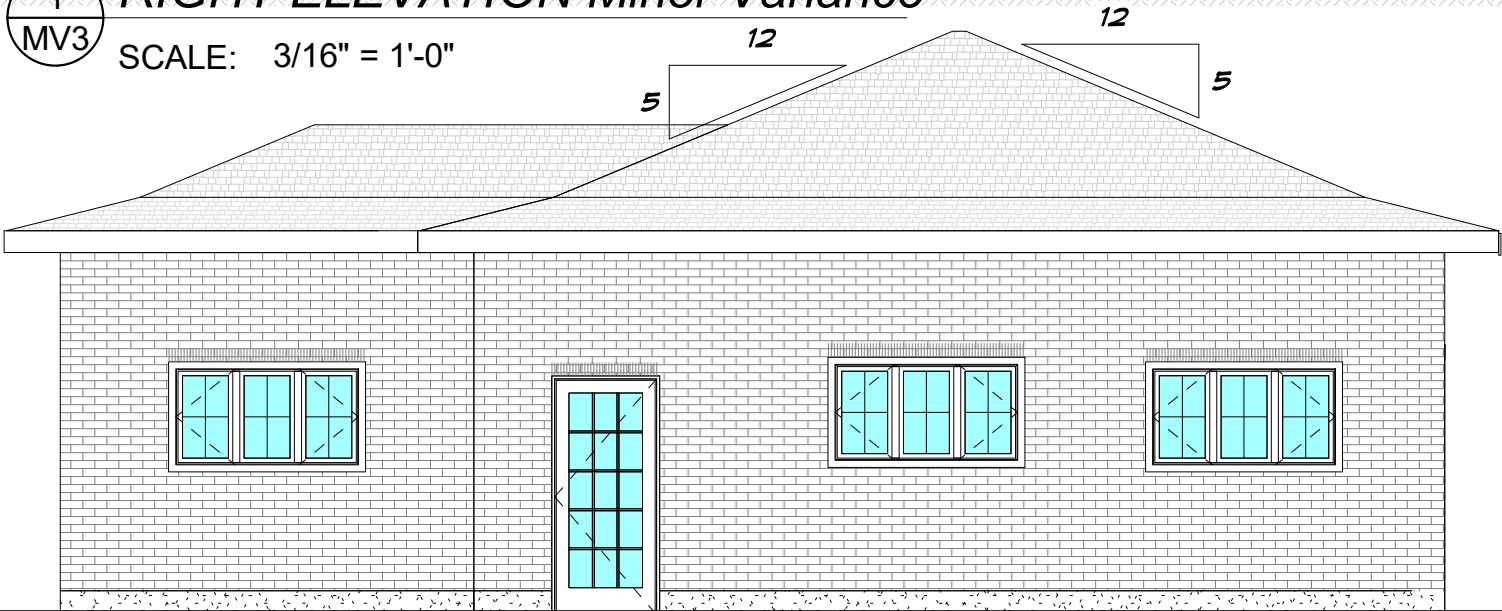
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1
MV3

RIGHT ELEVATION Minor Variance

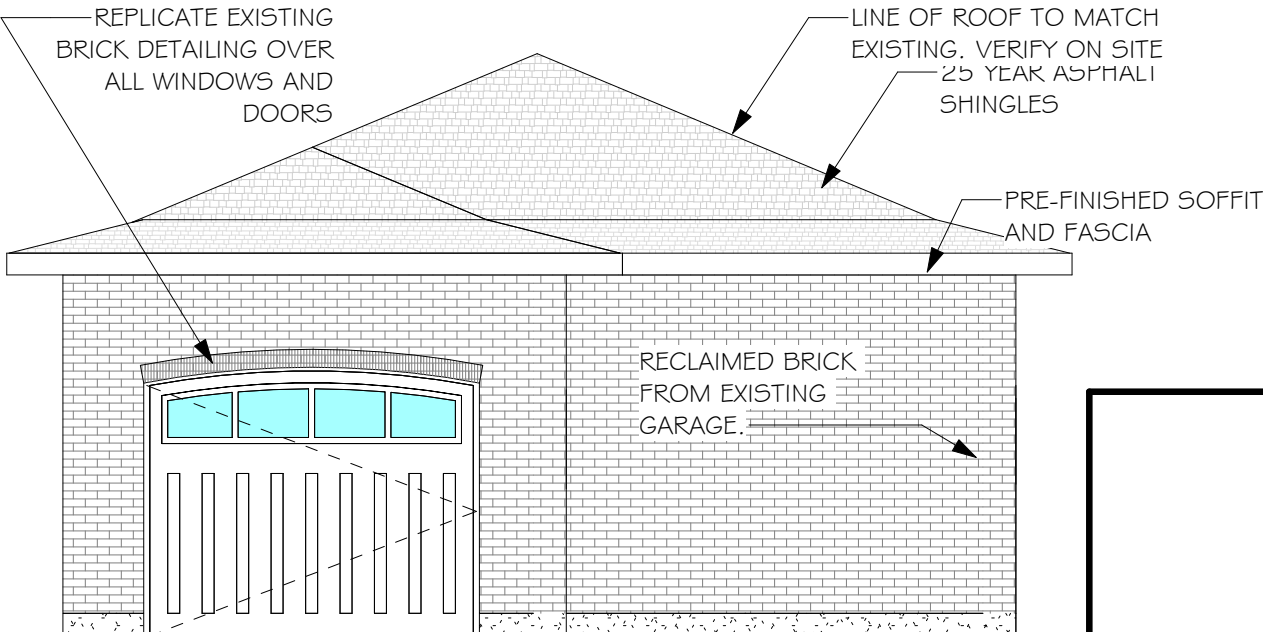
SCALE: 3/16" = 1'-0"



3
MV3

LEFT ELEVATION Minor Variance

SCALE: 3/16" = 1'-0"



2
MV3

REAR ELEVATION Minor Variance

SCALE: 3/16" = 1'-0"



C. Jager Design
524 St. Johns Rd. E
Port Dover ON
t: (519) 909-9851
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Project Title / Client:
**NEW ACCESSORY BUILDING
627 ST. GEORGE ST**

Drawing Title:
ELEVATIONS

Drawn By: C JAGER	Date: 06/25/21
Designed By : CDJ	Drawing No.
Checked By : CDJ	MV3
Project No. 21-02	



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: 627 St. George Street

Legal Description:

Roll Number: 33402021010

Application #:

Information Origins: site plan and drawings from designer

Urban Residential Type 2 Zone (R2)

Zoning

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	5.00	4.72		m
	b) <i>minimum front yard</i>	6.00	>6.0		m
	c) <i>minimum exterior side yard</i>	6.00	7.50		m
	d) <i>minimum interior side yard</i>	1.20	1.20		m
	e) <i>minimum rear yard</i>	0.00	??		m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note:Proposed Area)</i>				m.sq
	i) <i>lot coverage</i>	10.00	7.30		%
	ii) <i>usable floor area</i>	55.00	90.00	35.00	m.sq

Comments

since rear yard abuts a private lane, no setback is required. (3.2.1)(e)The drawings show that there is room between building and rear lot line, but applicant has not indicated a measurement. Detached garage approved for accessory storage and parking only

Parking

4.1 number of parking spaces

REQUIRED	PROPOSED	DEFICIENCY	UNITS
2	2.00		

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:

I have read and understand the above.

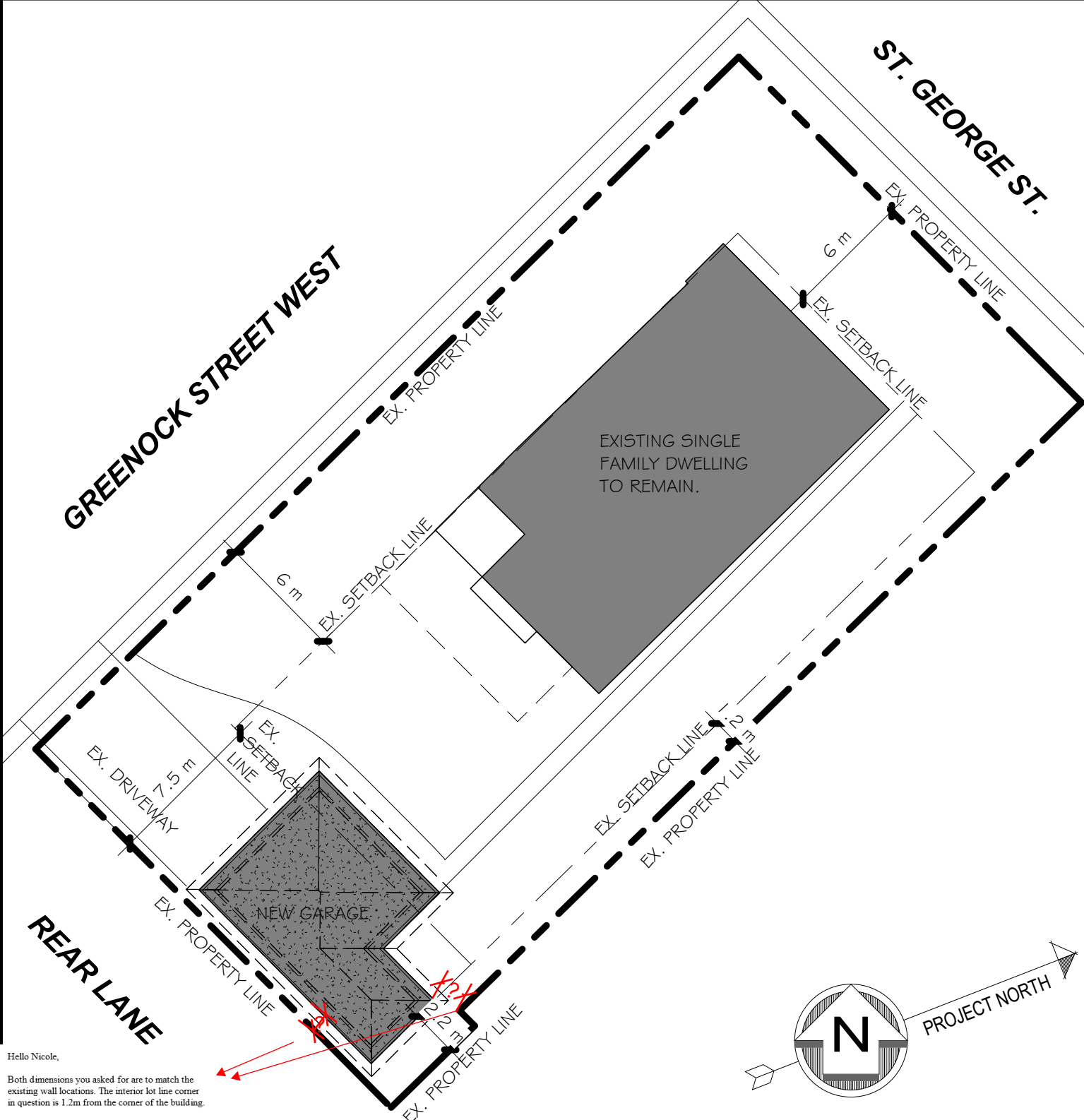
Signature of owner or authorized agent

date

Aug/24/2021

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

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Hello Nicole,

Both dimensions you asked for are to match the existing wall locations. The interior lot line corner in question is 1.2m from the corner of the building.

Please let me know if you have any other questions.

Caroline Jager
C Jager Design
519-909-9851

site table missing
actual setbacks

ZONING INFORMATION:

URBAN RESIDENTIAL ZONE R2
SINGLE DETACHED = 5.2.3 R1B
SEBACKS:

REAR:	7.5M
FRONT:	6M
INTERIOR SIDE:	1.2M
EXTERIOR SIDE:	6M

LOT COVERAGE: 7.3% (82m²)
REQUEST FOR RELIEF (90m²)

ACCESSORY USE TO RESIDENTIAL USE:

3.2 MAXIMUM HEIGHT	5M	4.72m as indicated on drawings
3.2.1 E)II) IN THE CASE OF A REAR LOT LINE ADJJOING A PRIVATE OR PUBLIC LANE, NO SETBACK IS REQUIRED		

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	23.4m	23.4m
Lot depth	47.4m	47.4m
Lot width	23.4m	23.4m
Lot area	1,109m ²	1,109m ²
Lot coverage	10% 55m ²	90m ² 8%
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):		
Relief requested from 55m2 to 90m2 Accessory Building lot coverage.		

G

design

C. Jager Design

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Port Dover ON

t: (519) 909-9851

e: cjagerdesign@gmail.com

Project Title / Client:

NEW ACCESSORY BUILDING

627 ST. GEORGE ST

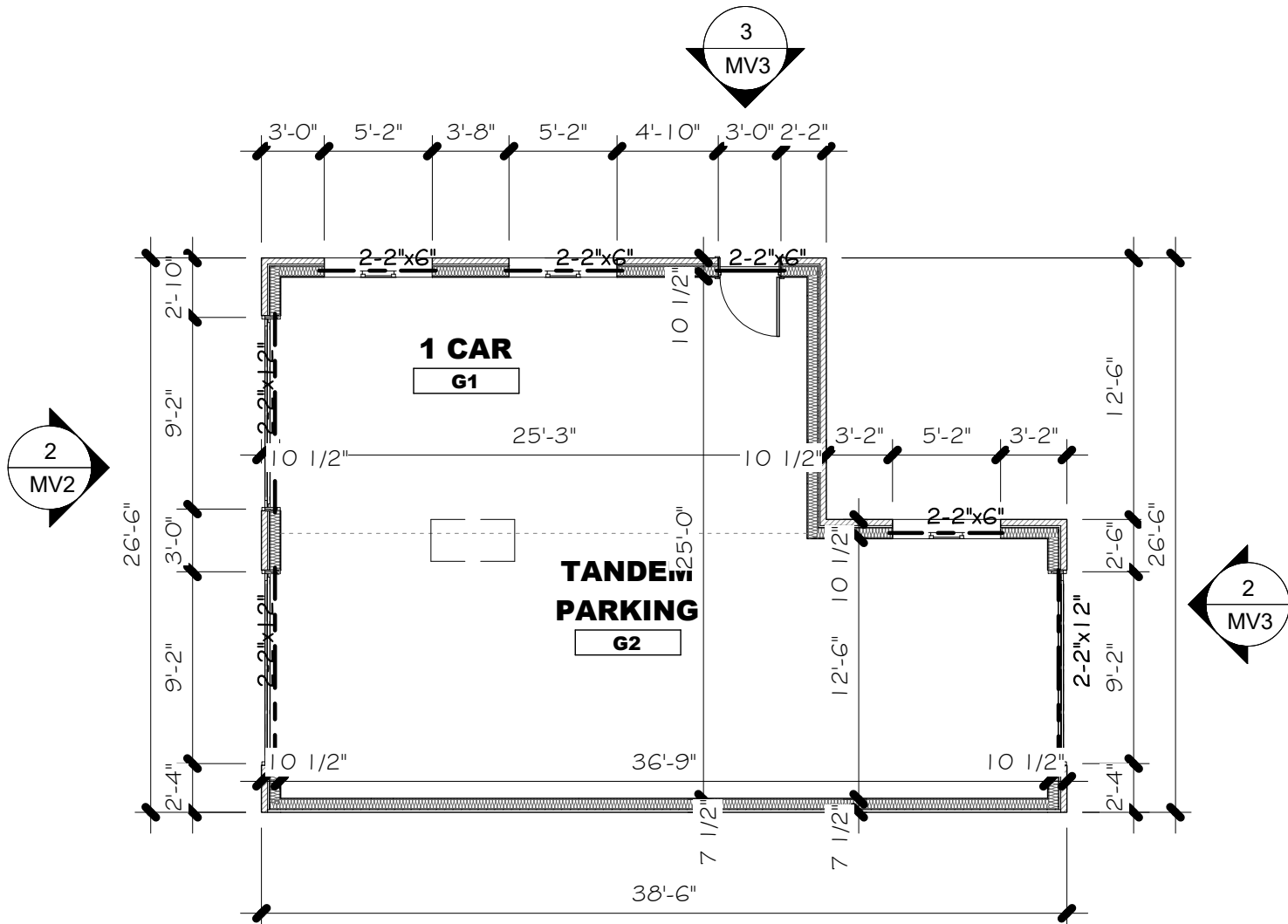
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PROPOSED SITE

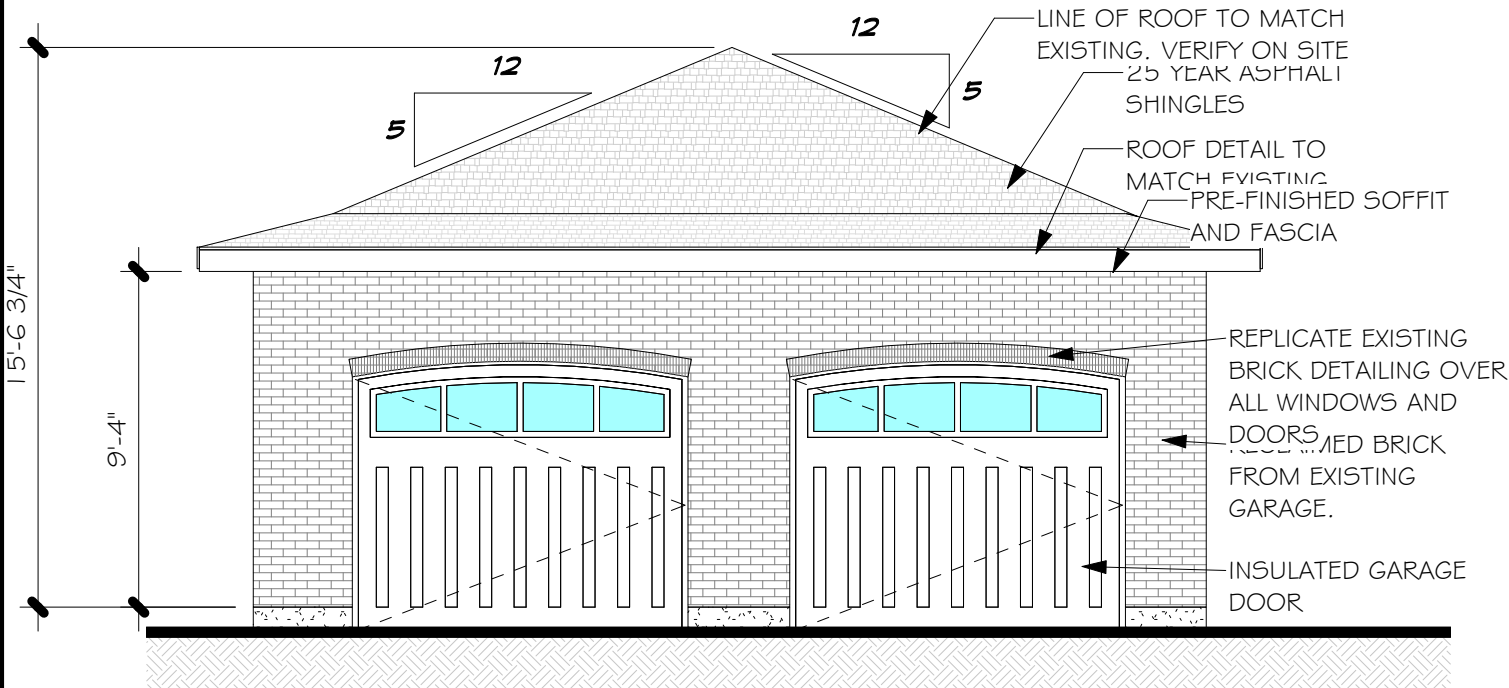
Drawn By:	CDJ	Date:	06/25/21
Designed By :	C JAGER	Drawing No.	
Checked By :	C JAGER		
Project No.	21-02		

MV1

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1 **GARAGE FLOOR PLAN Minor Variance**
SCALE: 1/8" = 1'-0"



2 **FRONT ELEVATION Minor Variance**
SCALE: 3/16" = 1'-0"



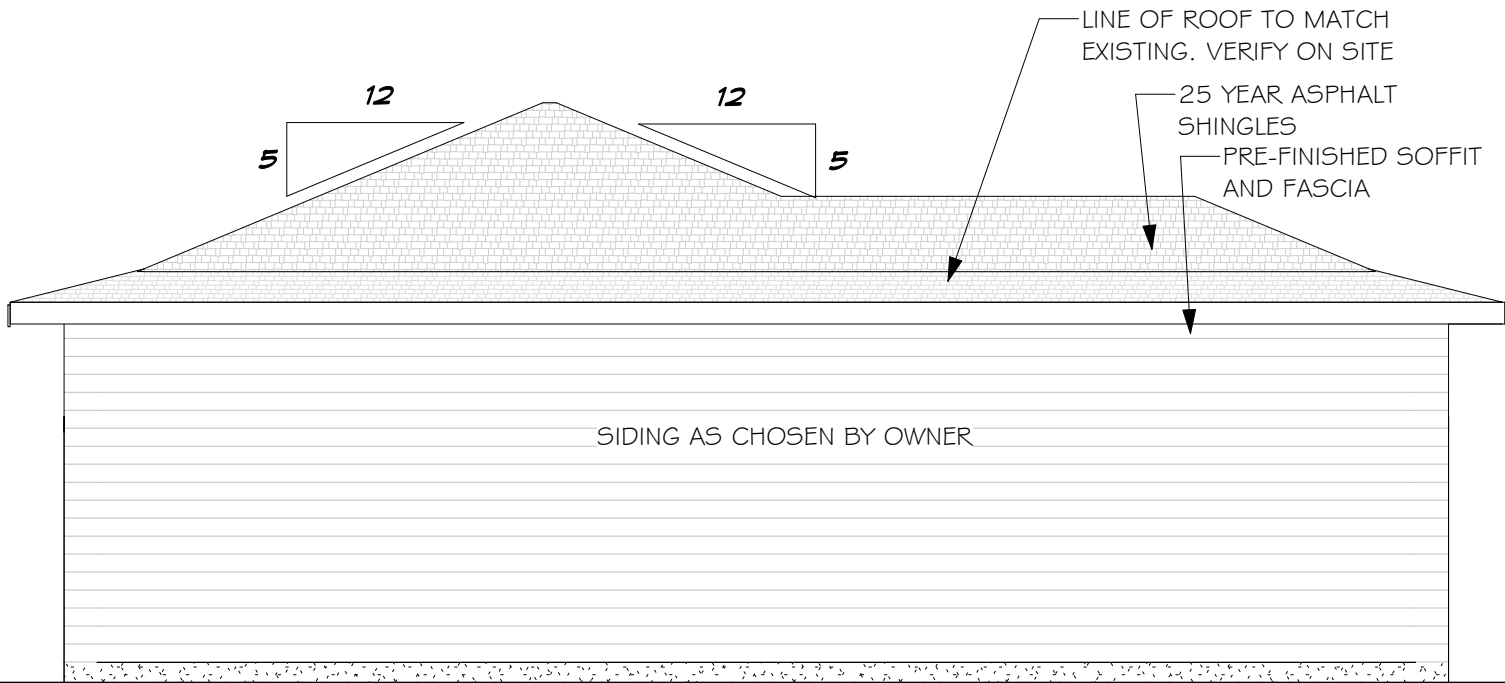
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Project Title / Client:
**NEW ACCESSORY BUILDING
627 ST. GEORGE ST**

Drawing Title:
PROPOSED PLAN & FRONT ELEVATION

Drawn By:	CDJ	Date:	06/25/21
Designed By :	C JAGER	Drawing No.	MV2
Checked By :	C JAGER		
Project No.	21-02		

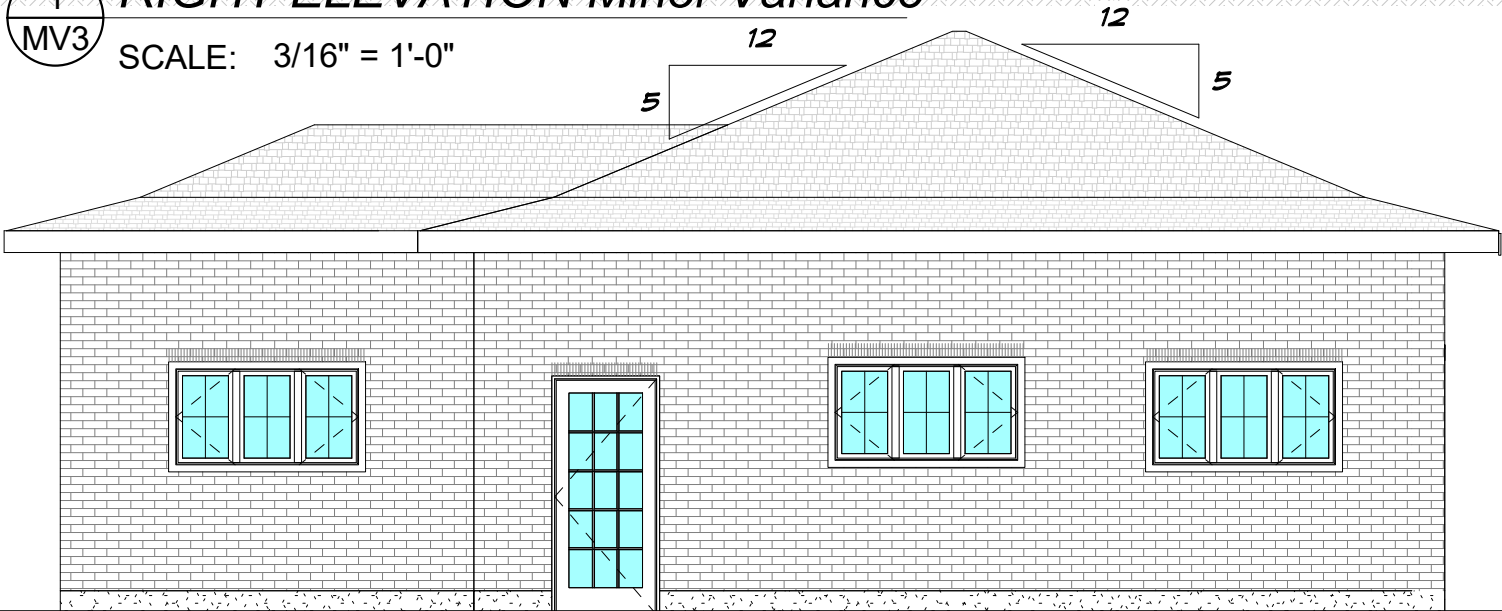
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1
MV3

RIGHT ELEVATION Minor Variance

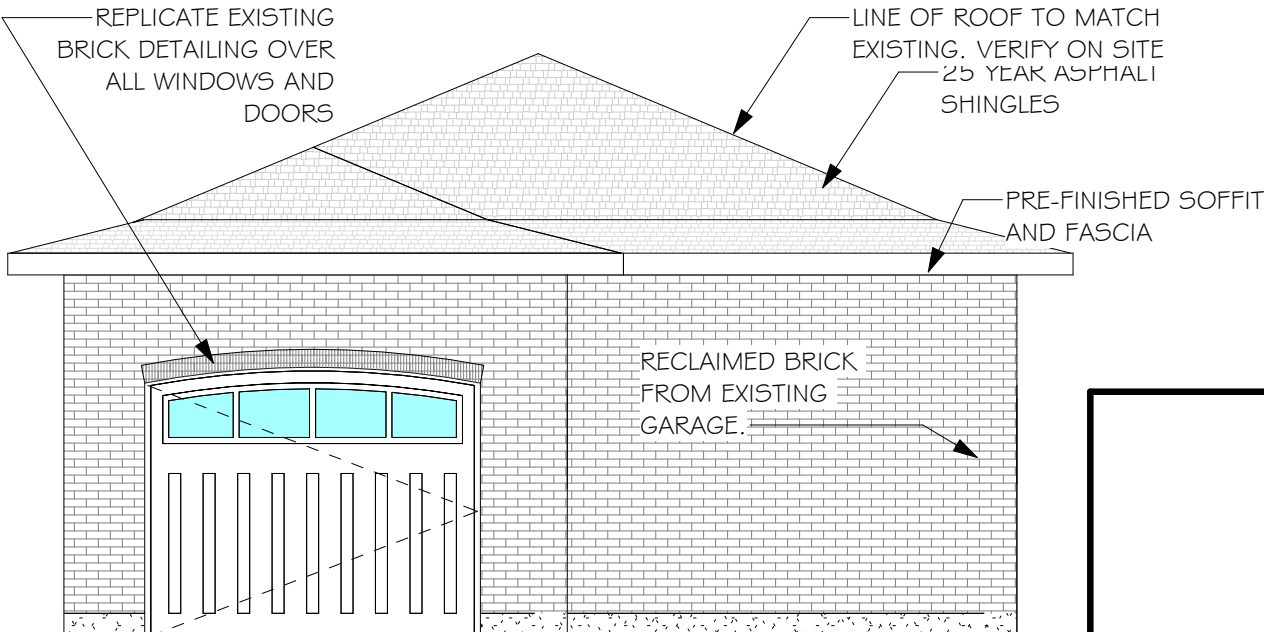
SCALE: 3/16" = 1'-0"



3
MV3

LEFT ELEVATION Minor Variance

SCALE: 3/16" = 1'-0"



2
MV3

REAR ELEVATION Minor Variance

SCALE: 3/16" = 1'-0"

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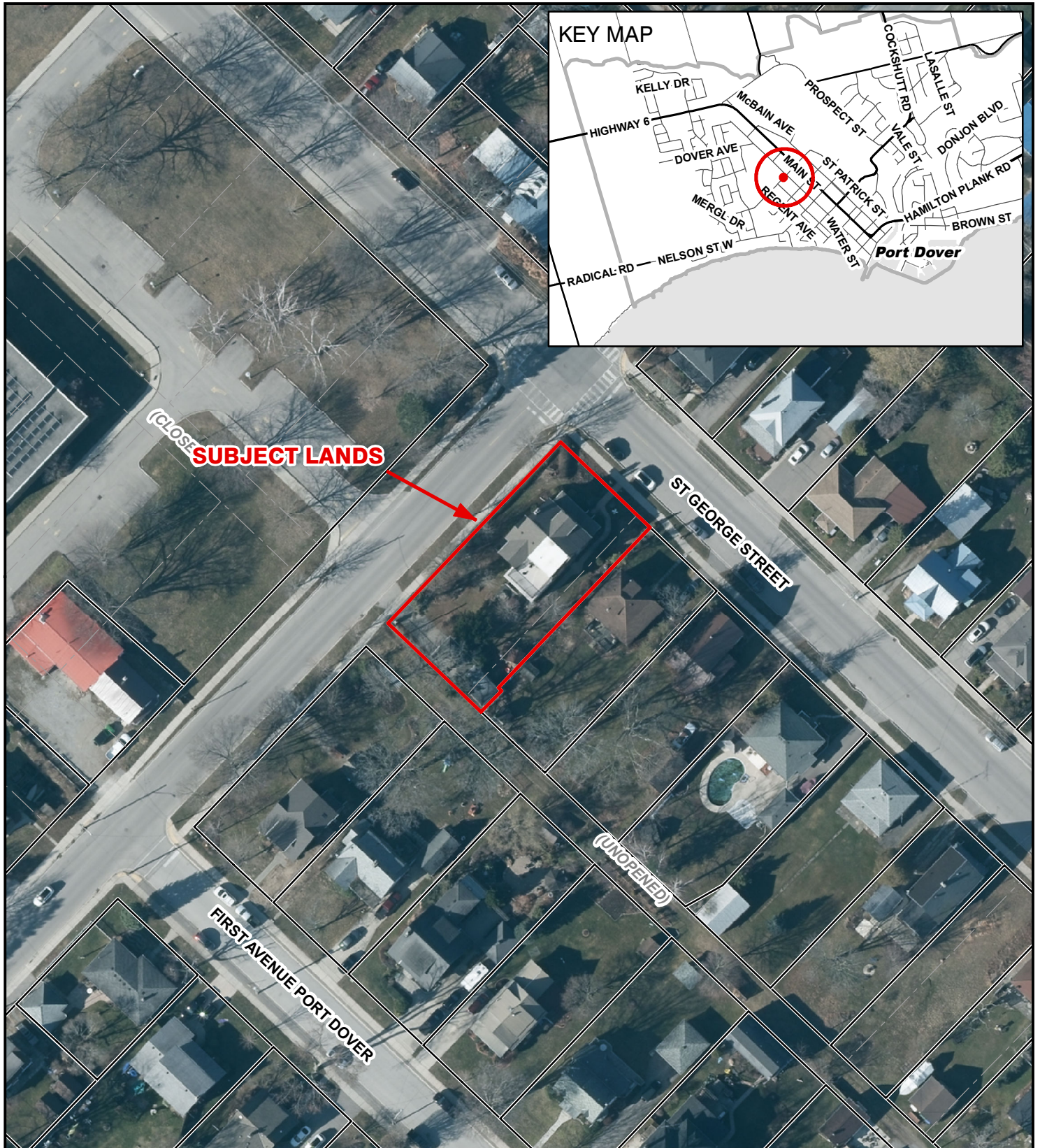
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**NEW ACCESSORY BUILDING
627 ST. GEORGE ST**

Drawing Title:
ELEVATIONS


Drawn By: C JAGER	Date: 06/25/21
Designed By : CDJ	Drawing No.
Checked By : CDJ	MV3
Project No. 21-02	

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

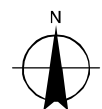
ANPL2021265



Legend

-  Subject Lands
- 2020 Air Photo

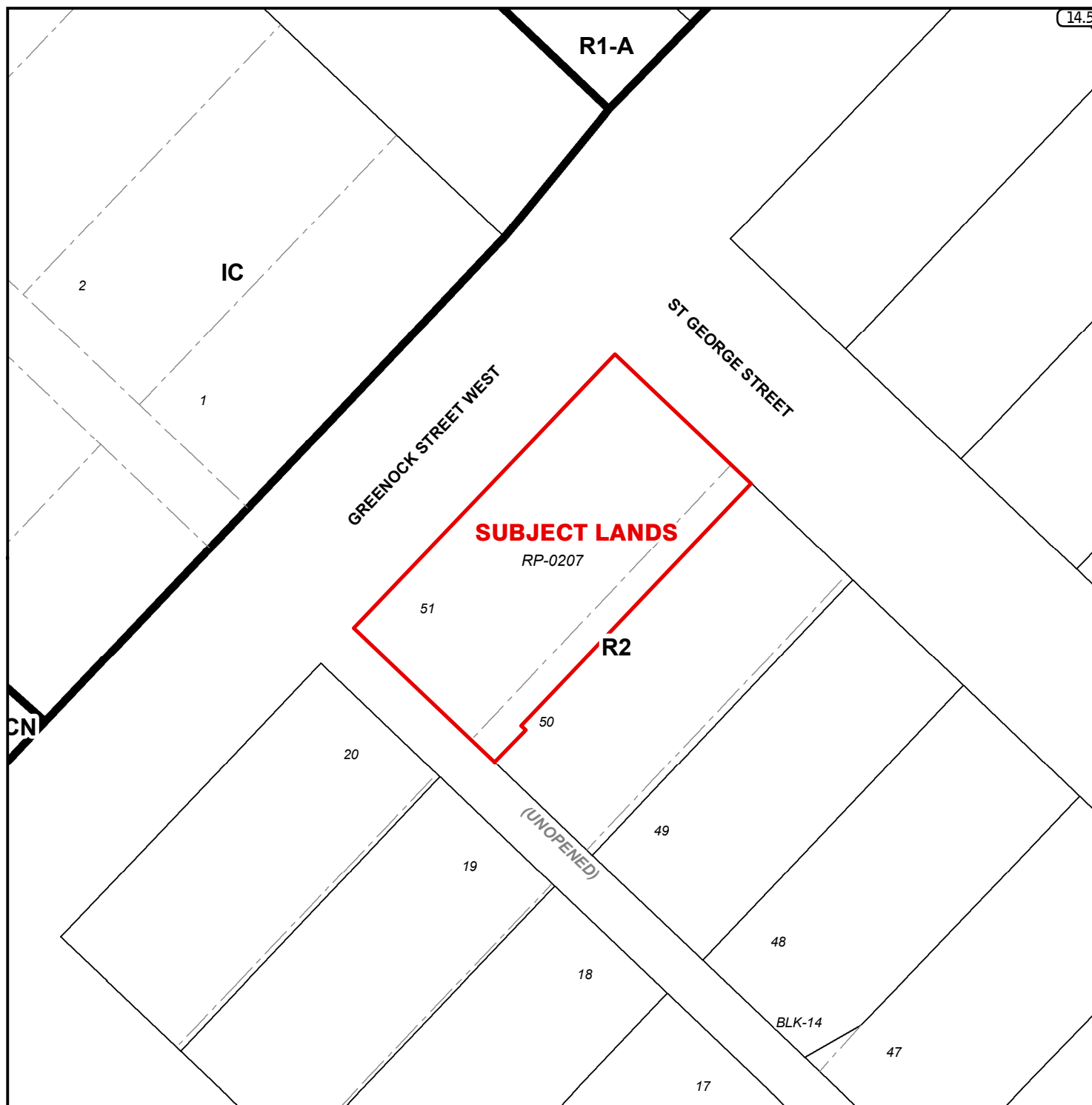
2021-08-30



8 4 0 8 16 24 32 Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of PORT DOVER

ANPL2021265



2021-08-30

LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

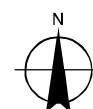
(H) - Holding

CN - Neighbourhood Commercial Zone

IC - Community Institutional Zone

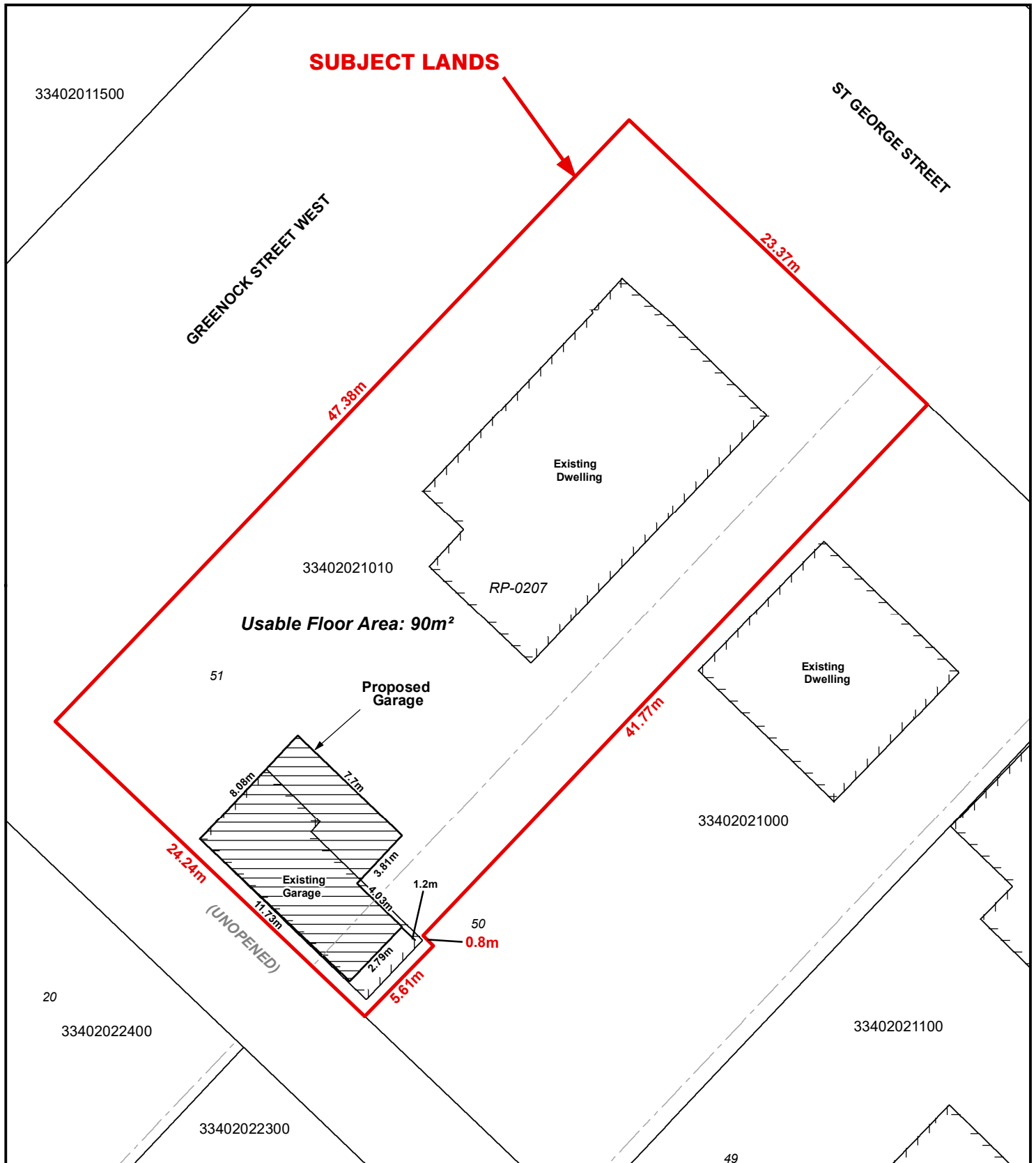
R1-A - Residential R1-A Zone

R2 - Residential R2 Zone



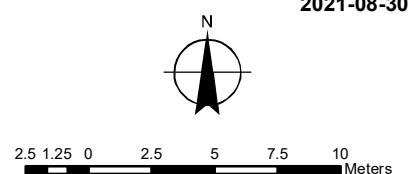
5.5 2.75 0 5.5 11 16.5 22 Meters

CONCEPTUAL PLAN
Urban Area of PORT DOVER

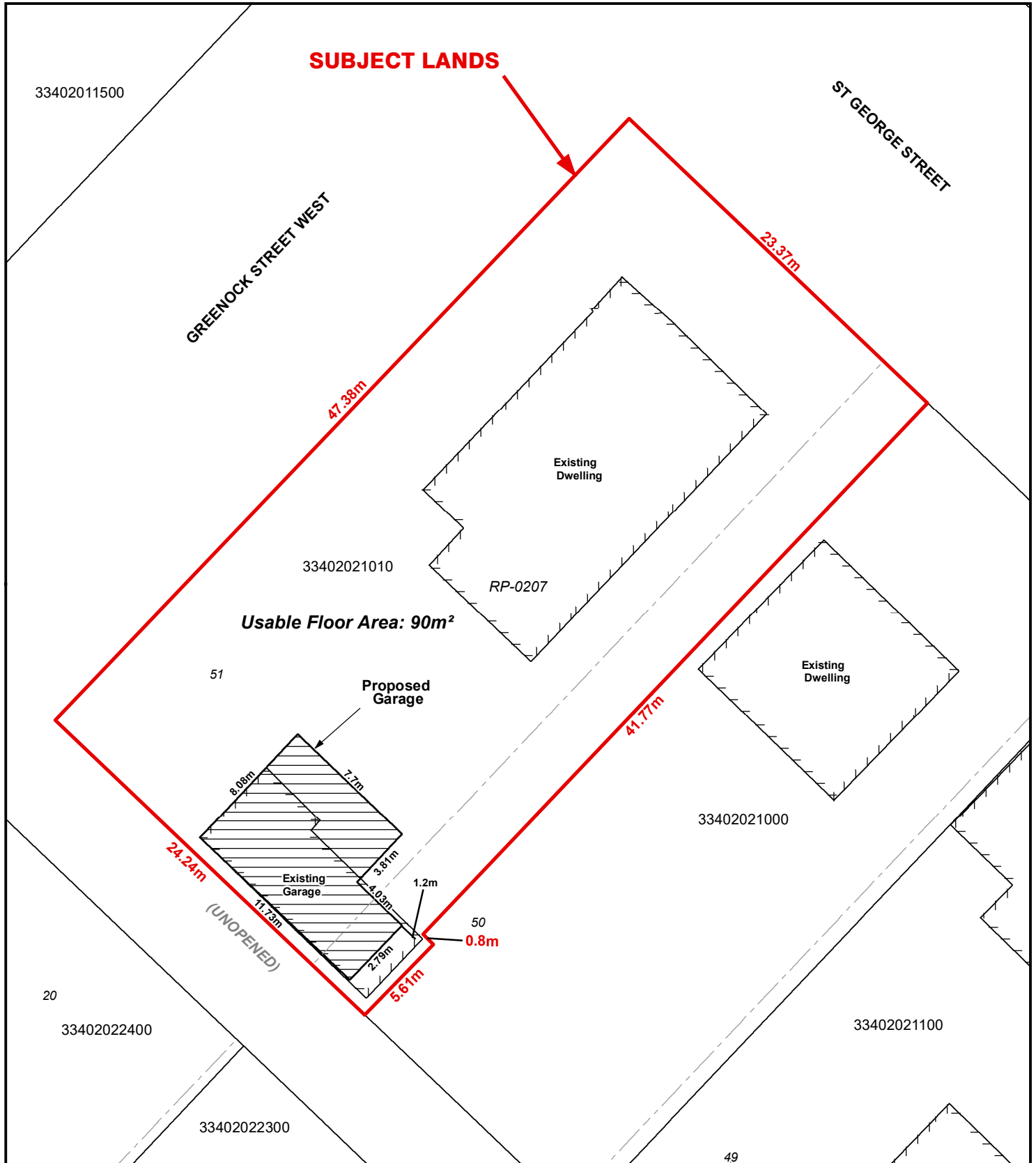


Legend

- Subject Lands
- Lands Owned

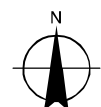


CONCEPTUAL PLAN Urban Area of PORT DOVER



Legend

- Subject Lands
- Lands Owned



2021-08-30

