

**For Office Use Only:**

File Number	<u>ANPL2023052</u>	Application Fee	<u>1711.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>514.15</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Feb. 16, 2023</u>	Planner	<u>Andrew Wallace</u>
Complete Application	<u>Feb. 15, 2023</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:** 3310-334-010-09800**A. Applicant Information****Name of Owner** Diane and Grant Rombough

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 762 Ireland Road

Town and Postal Code Simcoe N3Y 4K2

Phone Number 519-428-0752

Cell Number \_\_\_\_\_

Email grombough@amtelecom.net

**Name of Applicant** Agent

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Agent** David McPherson  
**Address** 8 Culver Lane  
**Town and Postal Code** Simcoe N3Y 5C8  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

n/a  
\_\_\_\_\_  
\_\_\_\_\_

## **B. Location, Legal Description and Property Information**

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

Lot 5 Plan 803  
\_\_\_\_\_

Port Dover  
\_\_\_\_\_

**Municipal Civic Address:** 2 Kandrats Crescent, Port Dover  
\_\_\_\_\_

**Present Official Plan Designation(s):** Hazard Land  
\_\_\_\_\_

**Present Zoning:** Hazard Land  
\_\_\_\_\_

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

☐ Yes ☒ No If yes, please specify:  
\_\_\_\_\_  
\_\_\_\_\_

3. Present use of the subject lands:

Residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Existing on site is a single storey 73.61 sq.m. single family dwelling and an accessory utility shed all shown on the attached survey.

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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.

Proposal is to enclosed the existing front porch (14.86 sq.m.) and to add a second storey over the existing space of 49.98 sq.m., all without increasing the existing footprint. Total of 64.84 sq.m.

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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:

Second floor addition will be on the same footprint as existing. No change in setbacks from existing. All of this is shown on the attached survey and attached architectural plans.

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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:

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

9. Existing use of abutting properties:
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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:

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### C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	21.5m			21.5m	
Lot depth	31.9m			31.9m	
Lot width	21.5m			21.5m	
Lot area	1373.5 sqm			1373.5 sqm	
Lot coverage	6%			6%	
Front yard	7.24m			7.24m	
Rear yard	12.71m			12.71m	
Height	4.2m			7.0m	
Left Interior side yard	1.74m			1.74m	
Right Interior side yard	17.57m			17.57m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



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

Current zoning is Hazard Land. Up until 2014 the property was zoned R-1

3. **Consent/Severance/Boundary Adjustment:** 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: \_\_\_\_\_

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** 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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: 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:  
Historical use of property has been residential since 1925

\_\_\_\_\_  
\_\_\_\_\_

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. All Applications: 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:

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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:

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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:

n/a

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This property is not part of a WHPA

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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. All Applications: 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 \_\_\_\_\_ 50m to Lake Erie

**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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells                 | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below)  |                                       |
- 

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Kandracs Crescent

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## G. All Applications: Other Information

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

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

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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.

See attached Premise and Justification report.

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## 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.

x Diane Rombough Grant Rombough  
Owner/Applicant/Agent Signature

Jan 13/23  
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.

x I/We Diane & Grant Rombough am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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.

x Diane Rombough  
Owner

Jan 13/23  
Date

x Grant Rombough  
Owner

Jan 13/23  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

I, David McPherson of Simcoe

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:

RAB



Owner/Applicant/Agent Signature

In Simcoe

This 6th day of February

A.D., 2023

Hannelore Tenley Yager, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 21, 2025.



A Commissioner, etc.



SURVEYOR'S REAL PROPERTY REPORT  
PART 1 ) PLAN

OF ALL OF  
**LOT 5**  
**REGISTERED PLAN 803(PORT DOVER)**  
IN THE GEOGRAPHIC  
TOWNSHIP OF WOODHOUSE  
IN  
**NORFOLK COUNTY**  
SCALE: 1 : 300

JEWITT AND DIXON LTD.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V - 3 0 5 2 5



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with Registration 1026, Section 29(3)

**METRIC NOTE:**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S REAL PROPERTY REPORT  
PART 2 ) REPORT SUMMARY**

**DESCRIPTION OF LAND**

BEING ALL OF LOT 5, REGISTERED PLAN 308, IN THE GEOGRAPHIC TOWNSHIP OF WOODHOUSE, BEING ALL OF PIN 50247-0101  
MUNICIPAL ADDRESS: 2 KANDRACS CRESCENT, PORT DOVER

**REGISTERED EASEMENTS AND / OR RIGHTS OF WAY**

TOGETHER WITH A RIGHT-OF-WAY AS SET OUT IN INSTRUMENT NR418102

**NOTES OF CONCERN**

NONE

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

NOT CERTIFIED BY THIS REPORT.

**COVERAGE**

LOT AREA = 1373.5 SQ.M  
BLDGs. AREA = 81.9 SQ.M  
LOT COVERAGE = 6.0 %

**ADDITIONAL REMARKS**

BUILDING TIES ARE TO THE EXTERIOR CORNERS AND PERPENDICULAR TO PROPERTY LINES  
PROPERTY LINES ARE UNFENCED

THIS REPORT WAS PREPARED FOR **MARK COOK**  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
FOR THE USE BY OTHER PARTIES.

**NOTE:**

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER **NO ADDITIONAL PRINTS**  
OF THIS **ORIGINAL REPORT** WILL BE ISSUED, SUBSEQUENT TO THE **DATE OF**  
**CERTIFICATION.**

**© COPYRIGHT JEWITT AND DIXON LTD. 2022**

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE  
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

**BEARING REFERENCE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT  
OF INKERMEN STREET AS SHOWN ON REGISTERED PLAN 803 HAVING A  
BEARING OF N16° 25' 00" W

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS  
MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER, 2022.

DATED: NOVEMBER 16, 2022

K. S. HUSTED  
ONTARIO LAND SURVEYOR

**LEGEND**

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	-□-	SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	-□-	IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	-□-	IB Ø
LOT LINES	SHOWN	---	---	---
DEED LINES	SHOWN	---	---	---
FENCE LINES	SHOWN	-x-	-x-	-x-
CENTRE LINES	SHOWN	---	---	---
ROAD LINES	SHOWN	---	---	---
FOUND IRON BARS	SHOWN	-■-	-■-	PLANTED IRON BARS SHOWN -□-

JEWITT AND DIXON LTD. SHOWN (700)  
WITNESS MONUMENT SHOWN (WIT)  
REGISTERED PLAN 308 SHOWN (P1)  
DEPOSITED PLAN 37R-3472 SHOWN (P2)  
PLAN OF SURVEY BY JEWITT & DIXON SHOWN (P3)  
FILE: P.D. 18-61, DATED: NOVEMBER 8, 1983  
SURVEYOR'S REAL PROPERTY REPORT BY SHOWN (P4)  
JEWITT & DIXON LTD., JOB: 94-042, DATED: FEBRUARY 22, 1994

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

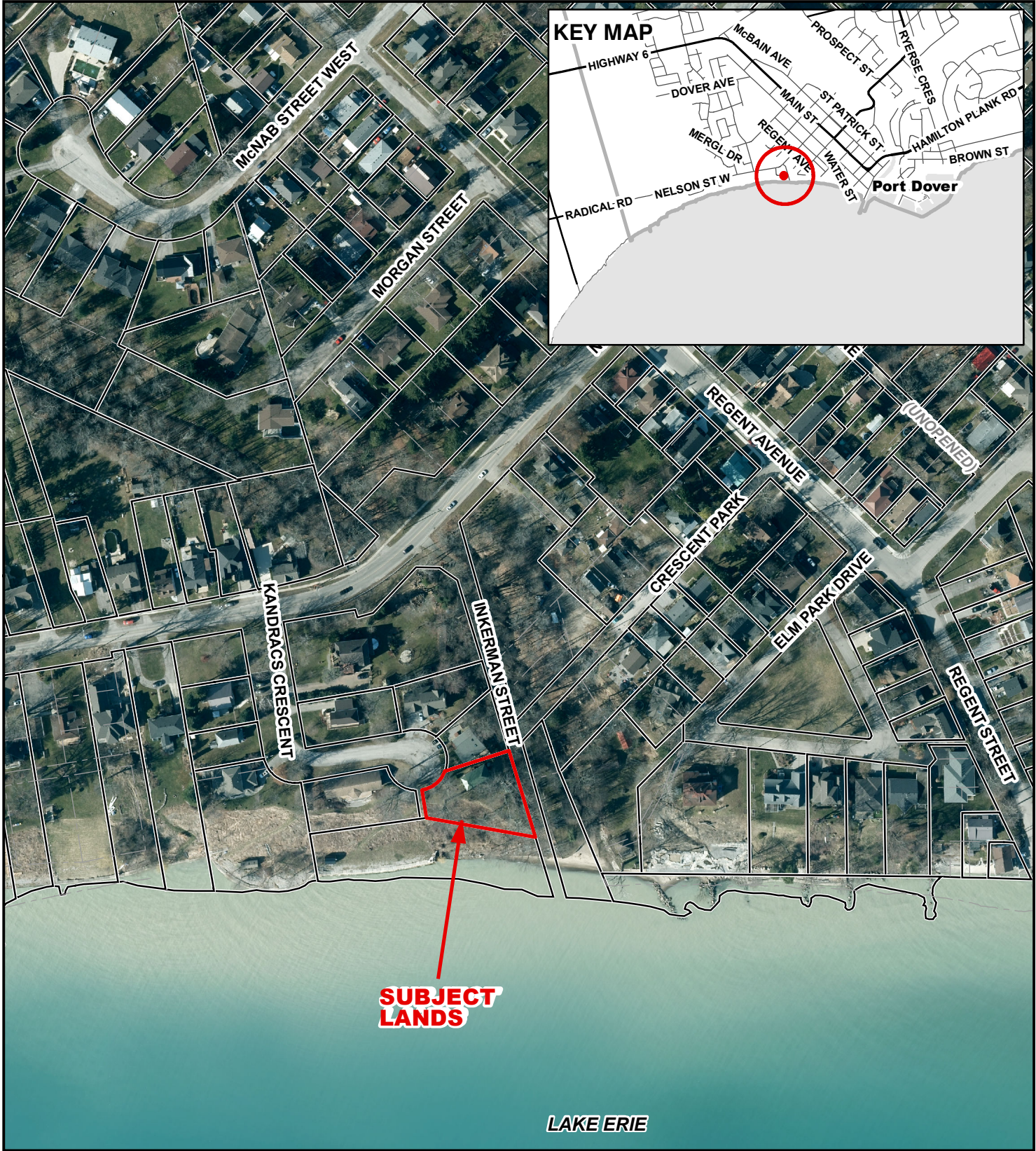
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

F.W. - C.M. & J.L.  
BOOK - LL  
CALC. - W.L.P.  
PLAN - W.L.P.  
CHECK - K.H.

JOB No. - 22-3615

22-3615-SRPR





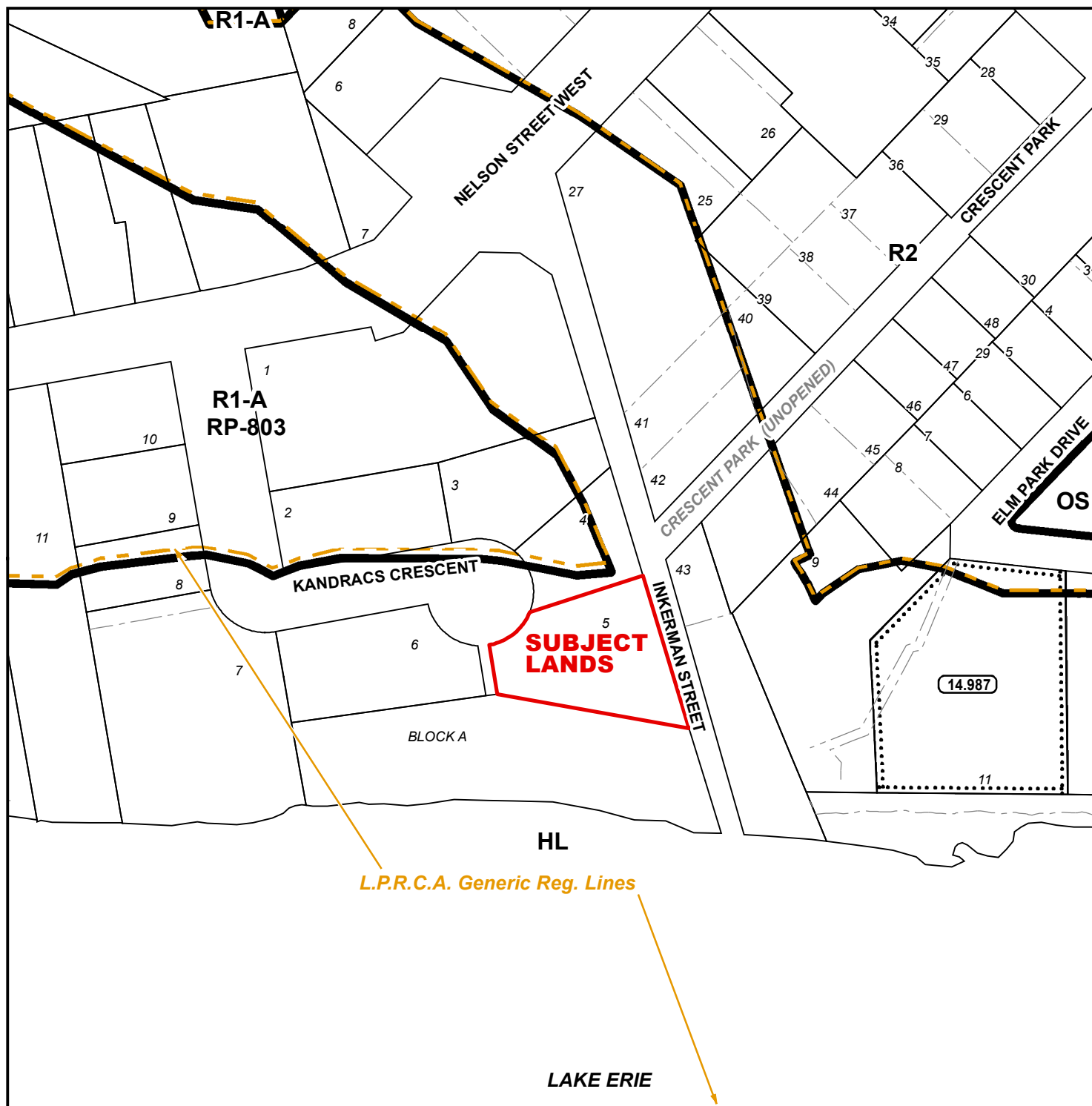


# MAP B

## ZONING BY-LAW MAP

Urban Area of PORT DOVER

ANPL2023052



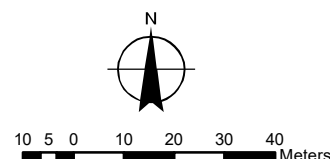
### LEGEND

- Subject Lands
- LPRCA Generic RegLines

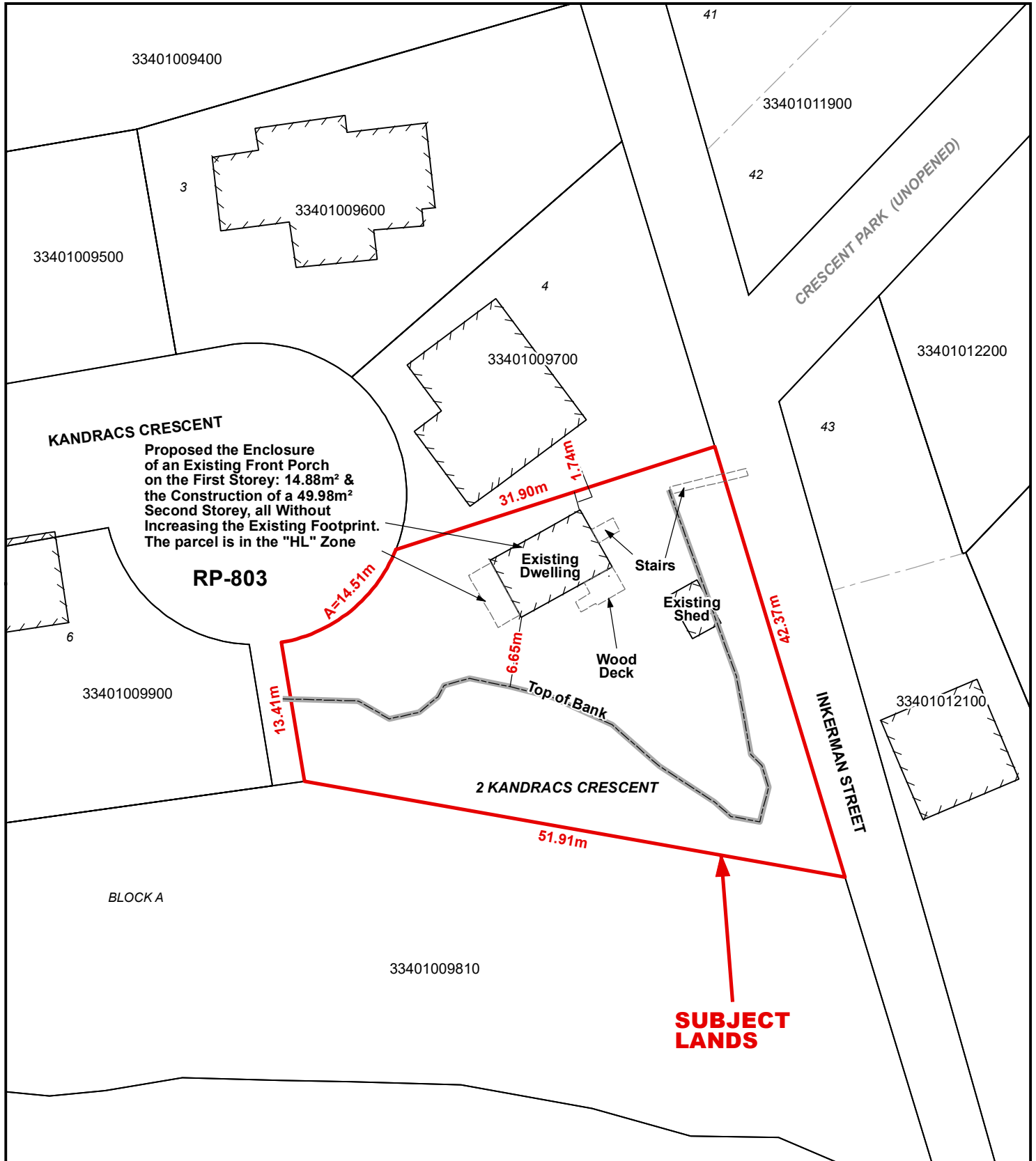
ZONING BY-LAW 1-Z-2014

3/2/2023

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone



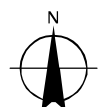
**CONCEPTUAL PLAN**  
Urban Area of PORT DOVER



**Legend**

Subject Lands

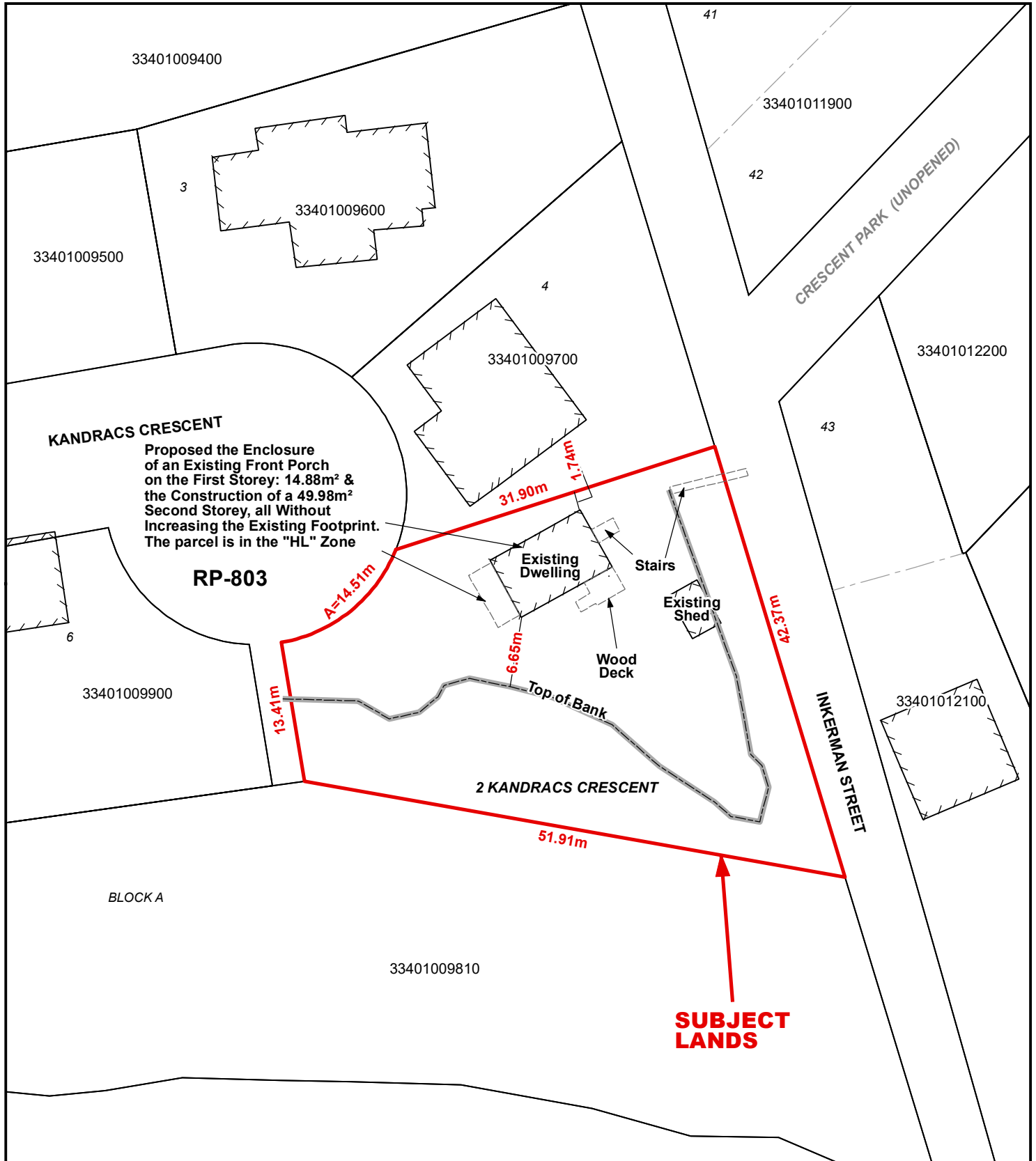
3/2/2023



4 2 0 4 8 12 16 Meters



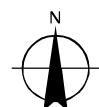
## CONCEPTUAL PLAN Urban Area of PORT DOVER



### Legend

Subject Lands

3/2/2023



4 2 0 4 8 12 16 Meters