

**For Office Use Only:**

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

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

- ☒ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☐ Routine Minor Variance

Property Assessment Roll Number: 544-001-02400-0000

A. Applicant Information

Name of Owner JORDAN HUYGE

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 98 Front Road
Town and Postal Code Port Rowan NOE IMO
Phone Number 519 550 0949
Cell Number 519 550 0949
Email jorrdanhuyge@hotmail.ca

Name of Authorized Applicant JORDAN HUYGE
Address 98 Front Road
Town and Postal Code Port Rowan NOE IMO
Phone Number 519 550 0949
Cell Number 519 550 0949
Email jorrdanhuyge@hotmail.ca



Name of Authorized Agent

JORDAN HUYGE

Address

98 Front Road

Town and Postal Code

Port Rowan NOE 1M0

Phone Number

519 550 0949

Cell Number

519 550 0949

Email

jordanhuyge@hotmail.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 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:

Shentel Renton/Wife

B. Location, Legal Description and Property Information

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

98 Front Road Port Rowan Plan 16 B BLK 4
PT LOT 1

Municipal Civic Address: 98 Front Road Port Rowan ONT

Land acquisition date (if known): June 22 2018

Present Official Plan Designation(s): RESIDENTIAL

Present Zoning: R1-A Zone

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

☐ Yes ☒ No


If yes, please specify:

3. Present use of the subject lands:

Residential

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

To be removed

Type of Building	Existing 		Proposed	
	House	Garage	Accessory	Structure
Number of Storey(s)	1	1	1	
Number of Dwelling Units per lot	1			
Buildings/Structures/ADU Width (m)	12m	4.8m	8.5m	
Building/ Structures /ADU Length (m)	11.5m	7.3m	15.2m	
Building/ Structures /ADU Height (m)	4.4m	3.6m	4.8m	
Usable Floor Area (sq.m)	116.5 sq.m	26.3 sq.m	108.27 sq.m	
Lot coverage			13.2%	

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.

6. 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:

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

50 years

8. Existing use of abutting properties:

Road out front / Field on Side & Back / Side neighbour

9. 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. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
092.6m ² Lot area (m ²) 0.27 acre			
14.3m Lot frontage (m) 79.87'			
18.7m Lot depth (m) 160'			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m) 16'			
4 Lot coverage (%)	10%	13.2%	3.2%
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU)	Accessory Structure		
i) Usable floor area (m ²)	55 m ²	108.27 m ²	53.27 m ²
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces 2			

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:

It is a lot in a residential area. There is no documents stating it has ever been anything but residential.

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 Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the 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 Planning Statement ?

☒ 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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres: ?

☐ Yes ☒ No

If yes, indicate: ☐ Significant Woodland ☐ Provincially Significant Wetland ☐ Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

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 ☐ Communal system
☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers ☒ Open ditches
☒ Other (describe below)

Sewer @ ~~road~~ road, ditch & field on other 2 sides

2. Existing or proposed access to subject lands:

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

Name of road/street:

Front Road

G. Other Information

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 and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 200/96](#).

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land. ✓
- b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land. *field?*
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



I. Transfers, Easements and Postponement of Interest

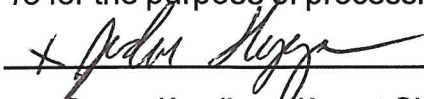
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.


Owner/Applicant/Agent Signature

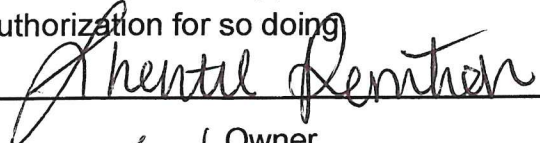
August 27, 2025
Date

J. Owner's Authorization

If the authorized 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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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


Owner

Owner

August 27, 2025
Date

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, Jordan Hnyge of Port Rowan

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:

Simcoe Ont

Jordan Hnyge
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 27th day of AUGUST 2025

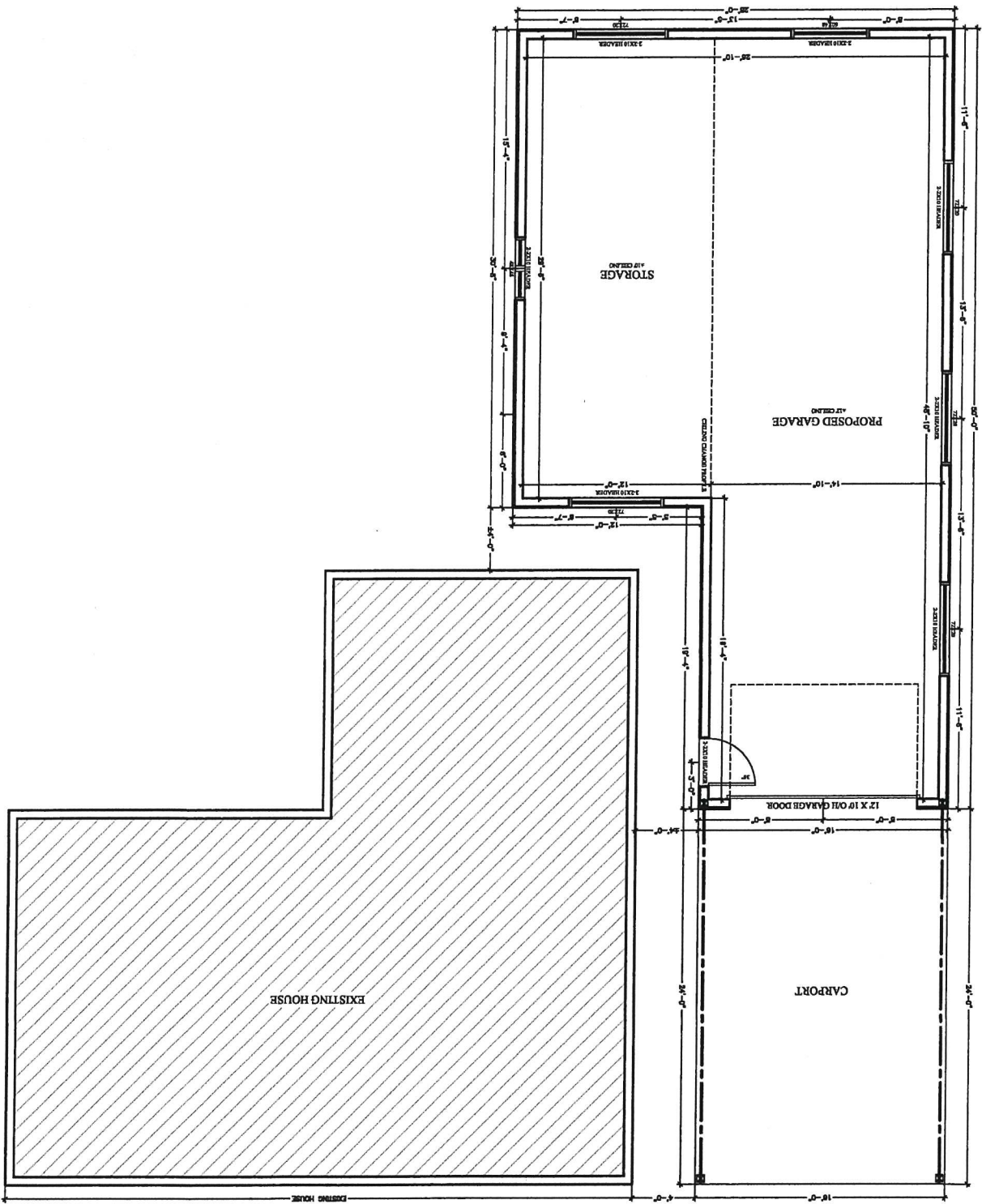
A.D., 20 25

Sherry Ann Mott
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

MAIN FLOOR PLAN

N.T.S.



Lot Frontage 24.5 m (24.5 m)

← FRONT ROAD →

21m

28.3m

4.9m

40'12m

Existing Garage
in exact location
of proposed New
car port

New CARPORT

Existing garage
to be removed
35.67sqm

House eves Drain to Field

EXISTING HOUSE

Town Utilities

5.2m

24'7.3m

20'6m

15'4.5m

20'6m

5.8m

3.6m

9.2m

PROPOSED GARAGE

STORAGE

108.27sqm

← STOP Ewestrough ←

8.5m

Lot area - 1092.6m²

Lot Depth 48.8m (48.8 m)

Farm Field

MAIN FLOOR PLAN

N.T.S.

2.4m

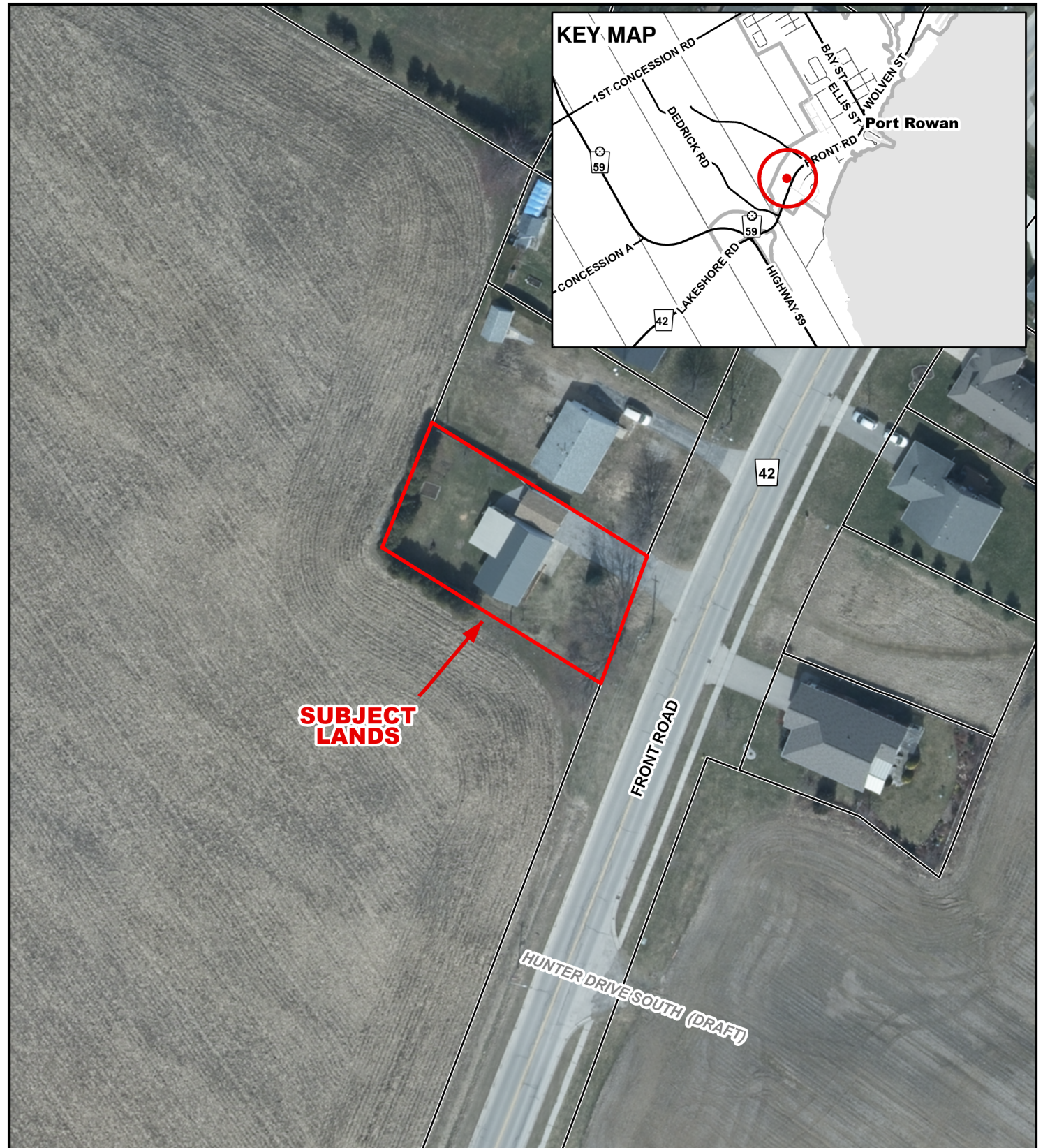
Drainage

-1.2m

Neighbouring Property

MAP A
CONTEXT MAP
Urban Area of PORT ROWAN

ANPL2025281

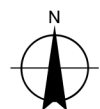


Legend

 Subject Lands

2020 Air Photo

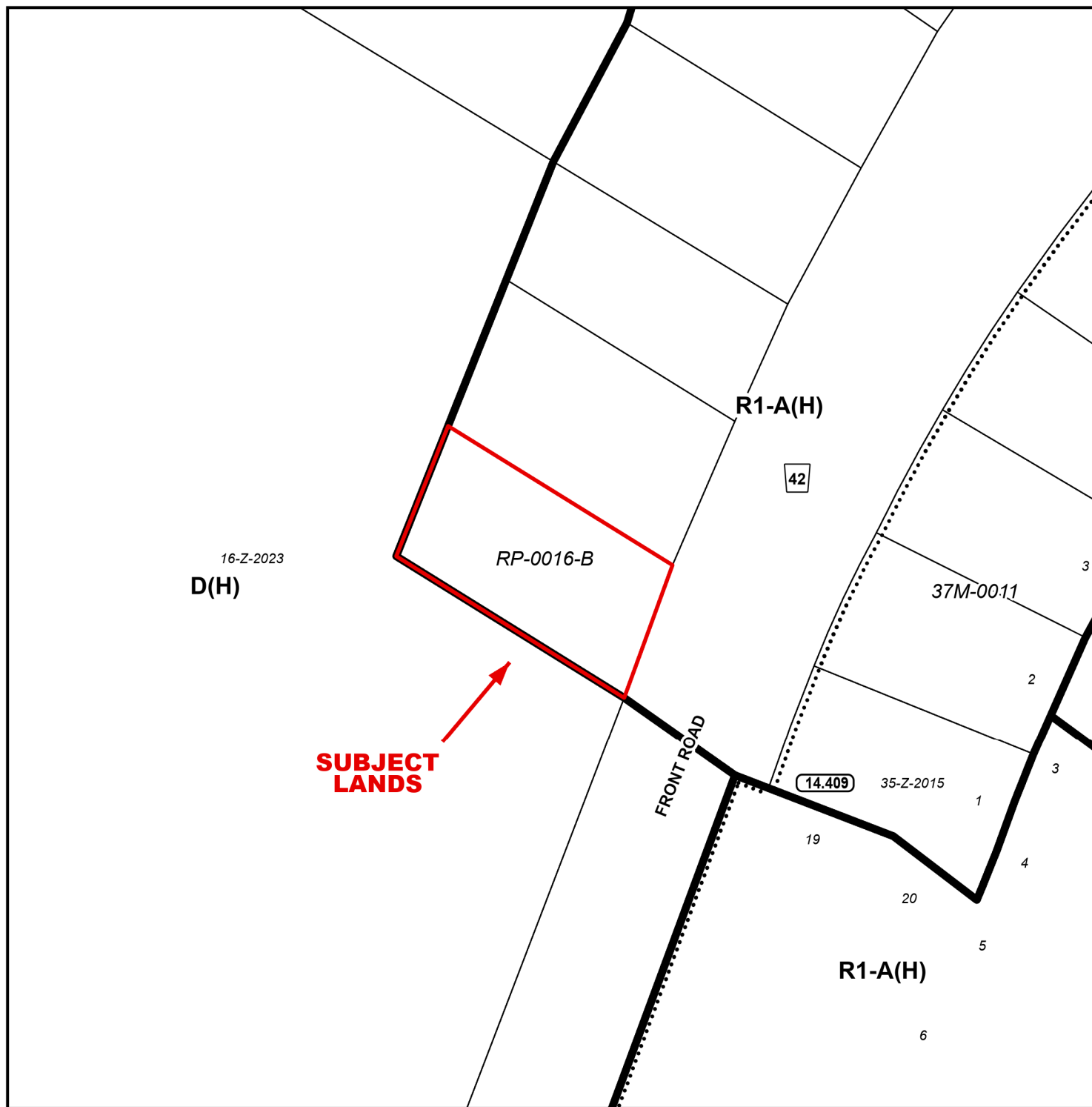
9/4/2025



7 3.5 0 7 14 21 28 Meters

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

ANPL2025281



LEGEND

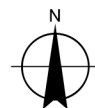
 Subject Lands

(H) - Holding

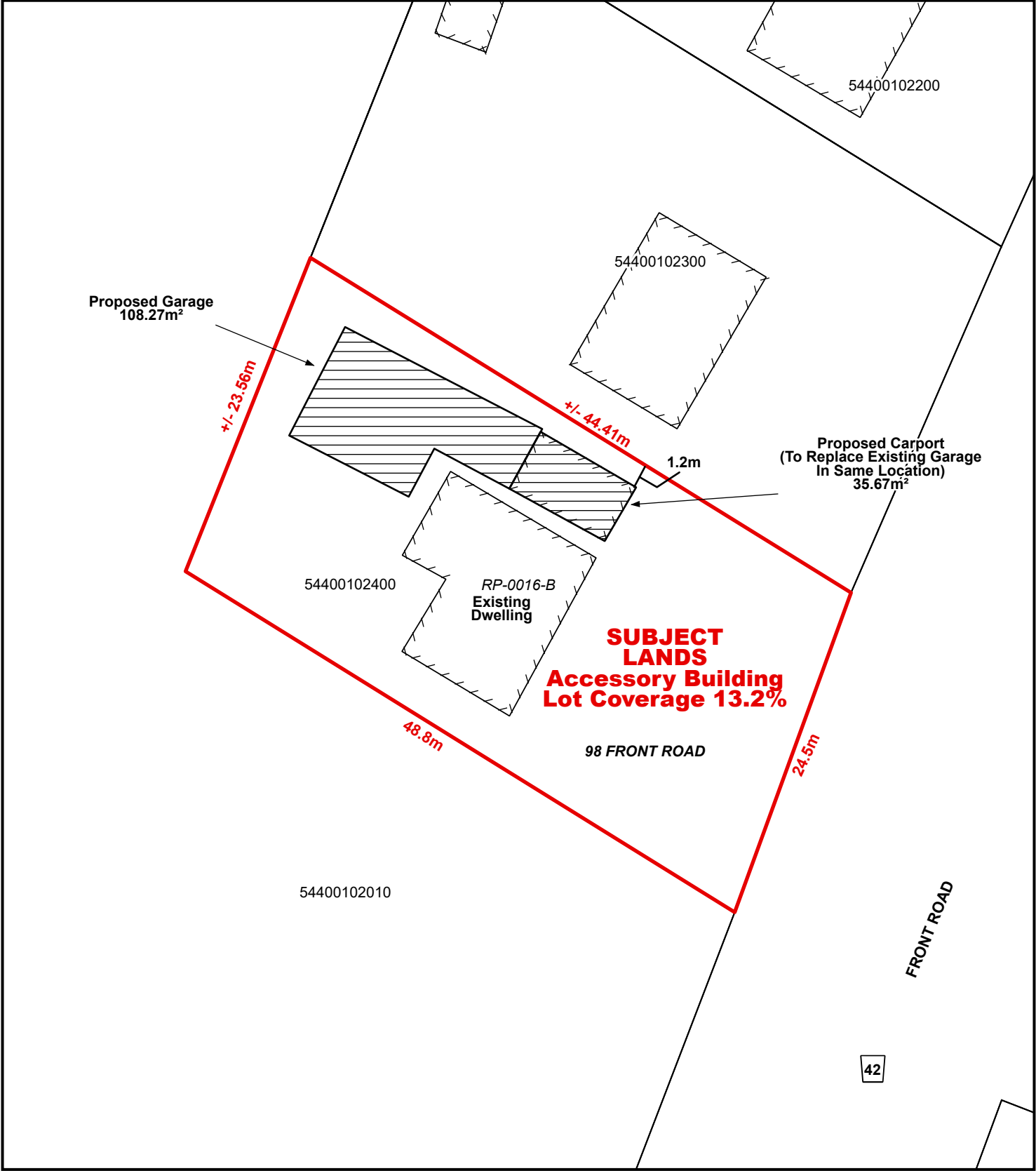
D - Development Zone

R1-A - Residential R1-A Zone


R2 - Residential R2 Zone



7 3.5 0 7 14 21 28 Meters



Legend

 Subject Lands