Pre-consultation Meeting Application Submitted	Application Fee  Conservation Authority Fee  OSSD Form Provided  Planner  Application Fee  Conservation Authority Fee  OSSD Form Provided  Planner	
Official Plan Amerizoning By-Law Ard Draft Plan of Substitution Condominium Exercised Site Plan Applicate Consent/Severand Minor Variance Extension of a Terest Lot Control Cash-in-Lieu of Part Lot Cash	mendment division/Vacant Land Condominium emption ion ce mporary Use By-law	
Property Assessment I	Roil Number:	
A. Applicant Information		
Name of Owner	2304882 Ontario Inc ( C/o Mark Bennett	
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	2298 Chiefwoods Road	
Town and Postal Code	Obsweken On NOE IMO	
Phone Number		
Cell Number	519 770.8442	
Email	mark 7 bennett @ amail.com	

**SPRT Meeting** 



For Office Use Only:

File Number

POITIOG JANA

Name of Agent	J.H. Cohoon Engineering Limited
Address	440 Hardy Road, Unit 1
Town and Postal Code	Brantford On N37 518
Phone Number	519 753-2656
Cell Number	
Email	rvanpoorlen@ cahomeng.com
all correspondence, notice agent noted above.  Owner	all communications should be sent. Unless otherwise directed, ces, etc., in respect of this application will be forwarded to the Agent f any holder of any mortgagees, charges or other bject lands:
B. Location, Legal De	escription and Property Information
	clude Geographic Township, Concession Number, Lot Number, rban Area or Hamlet): See ottocked Draft Plan
Municipal Civic Addre	ess: 1 Grand Street / 1501d Hamilton Road
	Designation(s): Urban WaterPront
Present Zoning:	5
2. Is there a special pro-	vision or site specific zone on the subject lands?
OYes    No If yes	, please specify:
<ul><li>3. The date the subject</li><li>4. Present use of the su</li></ul>	lands was acquired by the current owner:



5.	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, height, etc. on your
	attached sketch which must be included with your application:
	to this application is the apartment component of a mixed
	attached sketch which must be included with your application: The parcel subject to this application is the apartment component of a mixed density residential condominium development. No construction
	pez commences on the observant
6.	If known, the date existing buildings or structures were constructed on the subject
	lands:
7.	If an addition to an existing building is being proposed, please explain what will it be
	used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed,
	please describe.
0	Places describe all proposed buildings or structures/additions on the publicat lands
ο.	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, height, etc. on your attached sketch which must be included with your application:
	See submitted plan(s)
	200 milita bian (2)
9.	If known, the date the proposed buildings or structures will be constructed on the
	subject lands:
	sportment construction to sommence early Pall/17.
10	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:
	in yes, identify and provide details of the building.
11.	. If known, the length of time the existing uses have continued on the subject lands:
12	Existing use of abutting properties:
12	
	low density residential on east and north and marine commercial on west.
	tommere into a west.



	Are there any easements or restrictive covenants affecting the subject lands?  Yes Ono If yes, describe the easement or restrictive covenant and its effect:
C.	Purpose of Development Application
No	te: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
	from 5 storeys to 6 stories
2.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
3.	Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? Yes No If yes, describe its effect:
4.	Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe its effect:
	Does the requested amendment alter, replace, or delete a policy of the Official Plan?  Yes No If yes, identify the policy, and also include a proposed text of the

policy amendment (if additional space is required, please attach a separate sheet):



6.	Description of land inte	ended to be severed in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
	Proposed final lot size	(if boundary adjustment):
	Description of land inte	ended to be retained in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
7.	Description of propose Frontage:	d right-of-way/easement: ►>/►
	Depth:	
	Width:	
	Area:	
	Proposed use:	
8.	Name of person(s), if keep leased or charged (if keep)	nown, to whom lands or interest in lands to be transferred, nown):



9. Site Information	Existing	Proposed	
Please indicate unit of measureme	ent, i.e. m, m <sup>2</sup> or %, etc.		
Lot frontage			
Lot depth			
Lot width			
Lot area			
Lot coverage			
Front yard			
Rear yard			
Left Interior side yard			
Right Interior side yard			
Exterior side yard (corner lot)			
Landscaped open space			
Entrance access width			
Exit access width			
Size of fencing or screening			
Type of fencing			
10. Building Size			
Number of storeys	5 storey approved	6 stories applie	2 20r
Building height	<del></del>		
Total ground floor area			
Total gross floor area			
Total useable floor area			
11.Off Street Parking and Loadin	ng Facilities		
Number of off street parking space	es	11.6	
Number of visitor parking spaces		59 underground /57 s	urface
Number of accessible parking space	ces	5	
Number of off street loading facilities	es	<u>1</u>	
12. Multiple Family Residential (i	f applicable)		
Number of buildings existing: _	blogs under	construction	



Number of buildings proposed: 9 104	unhouse blogs / I apartmen
Is this a conversion or addition to an existing	building? OYes ONo
If yes, describe:	
Туре	
Number of Units of subject upa	rtment . 63 proposed units
Floor Area per Unit in m <sup>2</sup> see plans	submitted with applications - va
Bachelor	
One bedroom	
Two bedroom	
Three bedroom	
Townhouse	
Other facilities provided (e.g. play facilities, u swimming pool etc.):	nderground parking, games room,
13. Commercial/Industrial Uses (if applical	ble) w/A
Number of buildings existing:	
Number of buildings proposed:	
Is this a conversion or addition to an existing	
If yes, describe:	
Indicate the gross floor area by the type of us	se (e.g. office, retail, storage, etc.):
Seating Capacity (for assembly halls, etc.):	
Total number of fixed seats:	
Describe the type of business(es) proposed:	
NORFOLK COUNTY	Revised May 2017 Development Application
P L A N I I N G	Page 9 of 20

Total number of staff proposed initially:	
Total number of staff proposed in five years:	
Maximum number of staff on the largest shift:	2702
s open storage required: OYes No	
s a residential use proposed as part of, or acc	essory to commercial/industrial use?
Yes No If yes please describe:	
14. Institutional (if applicable)	
Describe the type of use proposed:	
Seating capacity (if applicable):	
Number of beds (if applicable):	
Total number of staff proposed initially:	
Total number of staff proposed in five years:	
Maximum number of staff on the largest shift:	
ndicate the areas floor area by the time of	
indicate the gross floor area by the type of use	e (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)



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 (example: gas station, petroleum storage, etc.):
2.	Has the grading of the subject lands been changed through excavation or the addition of earth or other material? Yes No Unknown
3.	Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No V Unknown
4.	Provide the information you used to determine the answers to the above questions:
5.	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 <i>Planning Act, R.S.O. 1990, c. P. 13?</i> 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 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 orwithin 500 meters – distance
	Wooded area On the subject lands orwithin 500 meters – distance
	Municipal Landfill On the subject lands orwithin 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 orwithin 500 meters – distance
	Non-operating mine site within one kilometre On the subject lands orwithin 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 orwithin 500 meters – distance
	Active railway line On the subject lands or within 500 meters – distance
	Seasonal wetness of lands On the subject lands orwithin 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
	Communal wells
	Individual wells
	Other (describe below)
	Sewage Treatment
	Municipal sewers
	Communal system
	Septic tank and tile bed
	Other (describe below)
	Storm Drainage
	Storm sewers
	Open ditches
	Other (describe below)
2.	Have you consulted with Public Works & Environmental Services concerning storm water management?
3.	Has the existing drainage on the subject lands been altered?
	○Yes ○No
4.	Does a legal and adequate outlet for storm drainage exist?
	<b>O</b> Yes <b>O</b> No
5.	How many water meters are required?



6.	Existing or proposed access to subje	ct lands:			
	Municipal road	Provincial highway			
	Unopened road	Other (describe below)			
	Name of road/street:				
G.	Other Information				
1.	. Does the application involve a local business? OYes ONo If yes, how many people are employed on the subject lands?				
2.	•	u think may be useful in the review of this ttach 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. Key map
- 4. Scale, legend and north arrow
- 5. Legal description and municipal address
- 6. Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number
- 9. Engineer's name, address and telephone number
- 10. Existing and proposed easements and right of ways
- 11. Zoning compliance table required versus proposed
- 12. Parking space totals required and proposed
- 13. Loading spaces, facilities and routes
- 14. All dimensions of the subject lands
- 15. Dimensions and setbacks of all buildings and structures
- 16. Gross, ground and useable floor area
- 17. Lot coverage
- 18. Floor area ratio
- 19. Building entrances and grades
- 20. Names of adjacent streets
- Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 22. Fire access and routes
- 23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- 24. Location of mechanical room
- 25. Refuse disposal and storage areas including any related screening
- 26. Winter snow storage location
- 27. Landscape areas with dimensions
- 28. Natural features, watercourses and trees
- 29. Fire hydrants and utilities location
- 30. Fencing, screening and buffering size, type and location
- 31. All hard surface materials
- 32. Light standards and wall mounted lights



33. Signs 34. Sidewalks and walkways with dimensions 35. Pedestrian access routes into site and around site 36. Bicycle parking 37. Professional engineer's stamp 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 ☐ Architectural Plan Buildings Elevation Plan ☐ Cut and Fill Plan □ Erosion and Sediment Control Plan ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed) □ Landscape Plan □ Photometric (Lighting) Plan □ Plan and Profile Drawings ☐ Site Servicing Plan ☐ Storm water Management Plan ☐ Street Sign and Traffic Plan ☐ Street Tree Planting Plan ☐ Tree Preservation Plan ☐ Archaeological Assessment □ Environmental Impact Study ☐ Functional Servicing Report

NORFOLK COUNTY
COMMUNITY
PLANNING

☐ Geotechnical Study / Hydrogeological Review

☐ Minimum Distance Separation Schedule

□ Noise or Vibration Study

□ Record of Site Condition

☐ Storm water Management Report

☐ Traffic Impact Study – please contact the Pla required	anner to verify the scope of the study
Standard condominium exemptions will require t	the following supporting materials:
$\ \square$ Plan of standard condominium (2 paper copi	es and 1 electronic copy)
☐ Draft condominium declaration	
Your development approval might also be deper Climate Change, Ministry of Transportation or of legislation, municipal by-laws or other agency ap	ther relevant federal or provincial
All final plans must include the owner's signature and seal.	ature as well as the engineer's
I. Development Agreements	
A development agreement may be required prior and condominium applications. Should this be represent the contacted by the agreement administrator will including but not limited to insurance coverage, additional fees and securities.	necessary for your development, you will the further details of the requirements
J. Transfers, Easements and Postponement	of Interest
The owner acknowledges and agrees that if requon behalf of the owner for the registration of all t transfer(s) of easement in favour of the County acknowledges and agrees that it is their solicitor for the registration of postponements of any characteristic contents of the registration of postponements of the county acknowledges.	ransfer(s) of land to the County, and/or and/or utilities. Also, the owner further 's responsibility on behalf of the owner
Owner/Applicant Signature	Date
Owner/Applicant Signature	Date
K. Permission to Enter Subject Lands	
Permission is hereby granted to Norfolk County the premises subject to this application for the pressure associated with this application, during normal at	urposes of making inspections
Ouper/Applicant Signature	- May 24/17
Owner/Applicant Signature	Date



For the purposes of the <i>Municipal Freedom of</i> I authorize and consent to the use by or the di information that is collected under the authority 13 for the purposes of processing this application.	isclosure to any person or public body any by of the <i>Planning Act, R.S.O. 1990, c.P.</i>
Owner/Applicant Signature	Dete
-Owner/Applicant Signature	Date
M. Owner's Authorization	
If the applicant/agent is not the registered own application, the owner must complete the auth	orization set out below.
I/We 2304682 Onterio Inc. lands that is the subject of this application for	am/are the registered owner(s) of the
I/We authorize T. N. Cohoon Engineer my/our behalf and to provide any of my/our performs processing of this application. Moreover, this authorization for so doing.	ersonal information necessary for the
In outhand	May 24/17
Owner	Date
Owner	Date
N. Declaration of Applicant and Agent	
I hereby apply for development approval and of and the statements contained in all of the exhitrue. I understand that site plan approval is reissued.	ibits transmitted herewith are accurate and
Applicant Signature	Date
	May 22 /17
Agent Signature	Date



L. Freedom of Information

O. Declaration	of city of Brant Pord
solemnly declare that:	
transmitted herewith are true a	the statements contained in all of the exhibits and I make this solemn declaration conscientiously ring that it is of the same force and effect as if made a Canada Evidence Act.
Declared before me at:	
Brankford	
in Prov. of Onland	Owner/Applicant Signature
This 25 day of	<del>''</del>
A.D., 20 A.Commissioner, etc.	DONALD ERNEST BEATON,  a Commissioner, etc., Province of Ontario, for J. H. Cohoon Engineering Limited.  Expires September 27, 2017

## THE RESERVE THE PARTY OF THE PA COORD TO SECOND 90 THE KINGS HWY. NO. 8 OLD PORT DOVER AND HAMILTON ROAD DEINE BINEE RESIDENTIAL ¥: DEMENT CONSOLINGE - LANS ξq 1 둘피 1 E S ş. GRAND STREET To the second 불지 RESIDENTIAL ja ja o ξn Į٦ RESIDENTIAL nğ: i şa ξ× şa: Ş= ğa' ga. 101.01.01.01 B.Didor, concountum - UNIT 1 HYTH

# COMMON ELEM DRAFT PLAN CONDOMINI

LOTS 1, 4, 5, 6, 4, 9, 10, 11, 11
AND PART OP LOTS 1, 2
AND PART OP LOTS 4, 5, all IN REGISTRED PLA
TOWN OF PORT DOVE
NORPOLK COUNTY

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HATTO OF PARAMETER STATES LACEN METERS 



## **Zoning Deficiency**

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON

N3Y 5L6 519-426-5870

22 Albert St. Langton, On.

N0E 1G0 519-875-4485

**PROPERTY INFORMATION** 

Address:1 Grand Street, Port Dover

**Legal Decription:** 

PLAN 207 BLK 75 PT LOTS 5 AND 6 BLK 75A LOTS 5 6 8

TO 13 PT LOT 4 RP 37R9949 PARTS 1 2 4 PT PARTS 3

Roll Number: 331033403035800

Application #:

Information Origins: Development Services GIS/gb Architect Inc. drawings dated 20 July 2016

	Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.2	a) minimum <i>lot frontage</i>		30.00		N/A	m
	b) minimum front yard		3.00	4.63	N/A	m
	c) mimimum exterior side yard		3.00	3.03	N/A	m
	d) minimum interior side yard	Left	3.00	6.00	N/A	m
			3.00		N/A	m
	e) minimum <i>rear yard</i>		9.00	9.05	N/A	m
	f) maximum building height g) maximum floor area ratio		3	6.00	3	storeys
	i) two (2) storey building		0.60		N/A	
	ii) three (3) storey building		0.66	1.14	0.48	
	Comments	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	- deficient 1 store ficient 0.19. relopment of 48 u	y.
	Comments	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de	e. - deficient 1 store ficient 0.19. relopment of 48 u	y.
7.1	Comments  Accessory Structure	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200 ng, currently pro	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e. - deficient 1 store ficient 0.19. relopment of 48 u cient 15 units.	y. nit apartment
2.1	Accessory Structure a) building height	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro ference 5-SP-200 ng, currently pro 5.00	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e. - deficient 1 store ficient 0.19. velopment of 48 u cient 15 units. N/A	y. nit apartment m
2.1	Accessory Structure a) building height b) minimum front yard	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200 ng, currently pro 5.00 3.00	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e.  - deficient 1 store ficient 0.19. relopment of 48 u cient 15 units.  N/A N/A	y. nit apartment m m
2.1	Accessory Structure a) building height b) minimum front yard c) minimum exterior side yard	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200 ng, currently pro 5.00 3.00 3.00	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e. - deficient 1 store ficient 0.19. relopment of 48 u cient 15 units. N/A N/A N/A	y. nit apartment m m m
2.1	Accessory Structure a) building height b) minimum front yard c) minimum exterior side yard d) minimum interior side yard	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200 ng, currently pro 5.00 3.00 3.00 1.20	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e. - deficient 1 store ficient 0.19. relopment of 48 u cient 15 units. N/A N/A N/A N/A	y. nit apartment m m m m
2.1	Accessory Structure a) building height b) minimum front yard c) minimum exterior side yard d) minimum interior side yard e) minimum rear yard	maxin • Seel • Seel 2) Ref	num floor ratio of king relief for pro- king relief for pro- erence 5-SP-200 ng, currently pro- 5.00 3.00 3.00 1.20	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e.  - deficient 1 store ficient 0.19. velopment of 48 u cient 15 units.  N/A N/A N/A N/A N/A N/A	y. nit apartment m m m
2.1	Accessory Structure a) building height b) minimum front yard c) minimum exterior side yard d) minimum interior side yard e) minimum rear yard f) through lot distance to street line	maxin • Seel • Seel 2) Ref	num floor ratio o king relief for pro king relief for pro erence 5-SP-200 ng, currently pro 5.00 3.00 3.00 1.20	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e. - deficient 1 store ficient 0.19. relopment of 48 u cient 15 units. N/A N/A N/A N/A	y. nit apartment m m m m
2.1	Accessory Structure a) building height b) minimum front yard c) minimum exterior side yard d) minimum interior side yard e) minimum rear yard	maxin • Seel • Seel 2) Ref	num floor ratio of king relief for pro- king relief for pro- erence 5-SP-200 ng, currently pro- 5.00 3.00 3.00 1.20	of 0.95 in R5 zone oposed 6 storey - oposed 1.14 – de 05, permitted dev	e.  - deficient 1 store ficient 0.19. velopment of 48 u cient 15 units.  N/A N/A N/A N/A N/A N/A	y. nit apartment m m m m m



### **Zoning Deficiency**

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON

N3Y 5L6 519-426-5870

22 Albert St. Langton, On.

NOE 1G0 519-875-4485

**PROPERTY INFORMATION** 

Address:1 Grand Street, Port Dover

**Legal Decription:** 

PLAN 207 BLK 75 PT LOTS 5 AND 6 BLK 75A LOTS 5 6 8

TO 13 PT LOT 4 RP 37R9949 PARTS 1 2 4 PT PARTS 3

Roll Number: 331033403035800

Application #:

Information Origins: Development Services GIS/gb Architect Inc. drawings dated 20 July 2016

rban Residential Type 5 Zone (R5)	•			
Decks and Porches				
3.6 a) interior side lot line	1.20		N/A	m
b) have a floor higher than the height,				
above finished grade, of the floor of the	2			m
first storey of the main building on the l	lot.		N/A	
c) project more than 3 m into a required	ď			
rear yard but in no circumstance be clos	ser			m
than 3m from the rear lot line.	3.00		N/A	
d) project more than 1.5m into the requ	uired			
front yard or required exterior side yard	d. 1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m
Comments				
4.0 Parking				
4.9 number of parking spaces	116	116.00	N/A	
4.3.3 number of accessible parking spaces				
i) Type A	2	2.00	N/A	
ii) Type B	3	3.00	N/A	
4.1.5 Minimum Driveway Width				
a) one-way traffic	6.00		N/A	m
b) two-way traffic	7.30	6.00	1.30	m
4.2 e) interior lot line abutting a residental Zone	4.50		N/A	m
Comments	1)Proposed parking aisle 1.30m	exceeds minimum	driveway wid	h - deficient



#### **Zoning Deficiency**

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON

N3Y 5L6

519-426-5870 22 Albert St.

Langton, On. NOE 1G0

NOE 1G0 519-875-4485

**PROPERTY INFORMATION** 

Address:1 Grand Street, Port Dover

**Legal Decription:** 

PLAN 207 BLK 75 PT LOTS 5 AND 6 BLK 75A LOTS 5 6 8

TO 13 PT LOT 4 RP 37R9949 PARTS 1 2 4 PT PARTS 3

Roll Number: 331033403035800

Application #:

Information Origins: Development Services GIS/gb Architect Inc. drawings dated 20 July 2016

#### **Urban Residential Type 5 Zone (R5)**

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:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

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

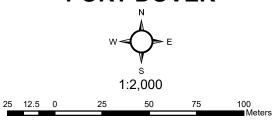
Signature of Zoning Administrator

date

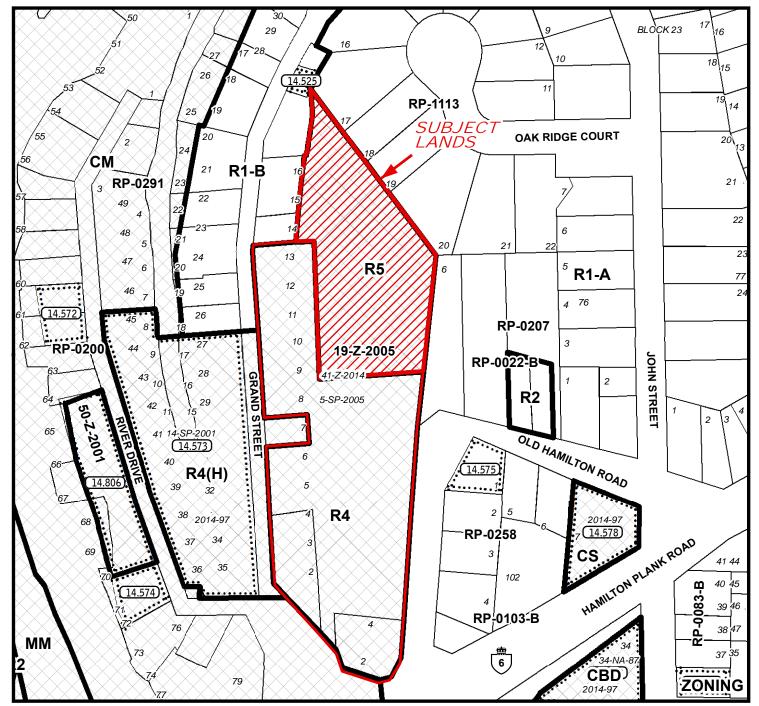
#### MAP 1 File Number: SPPL2017103 & ANPL2017104

Urban Area of

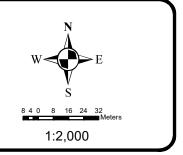
#### **PORT DOVER**

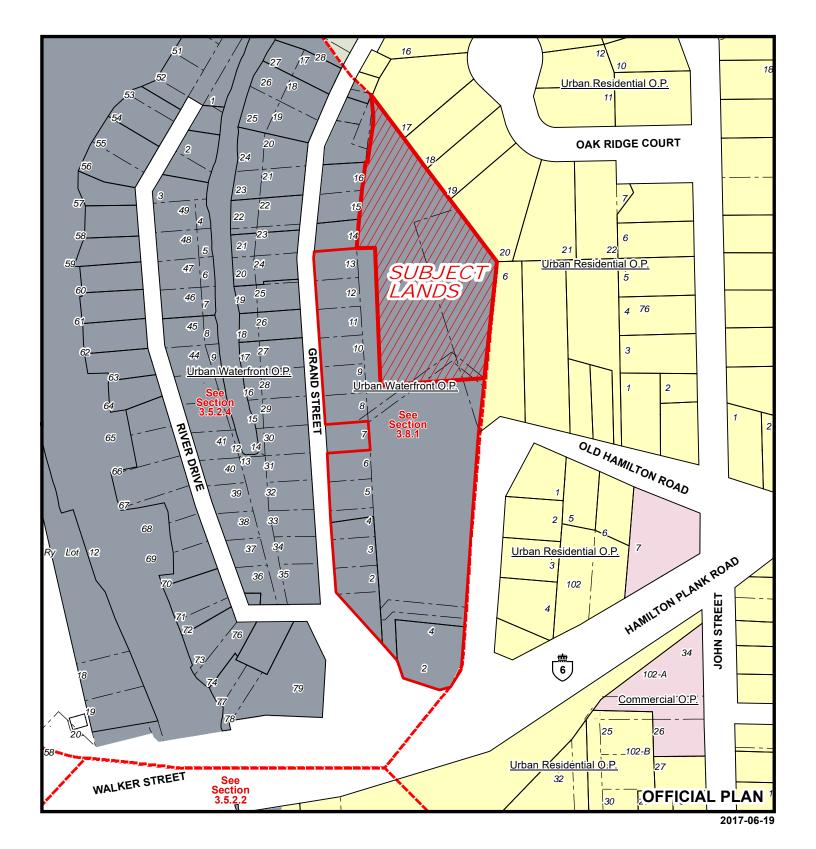




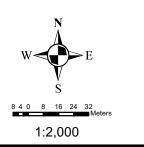


MAP 2
File Number: SPPL2017103 & ANPL2017104
Urban Area of PORT DOVER



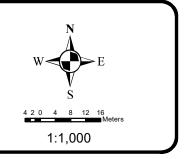


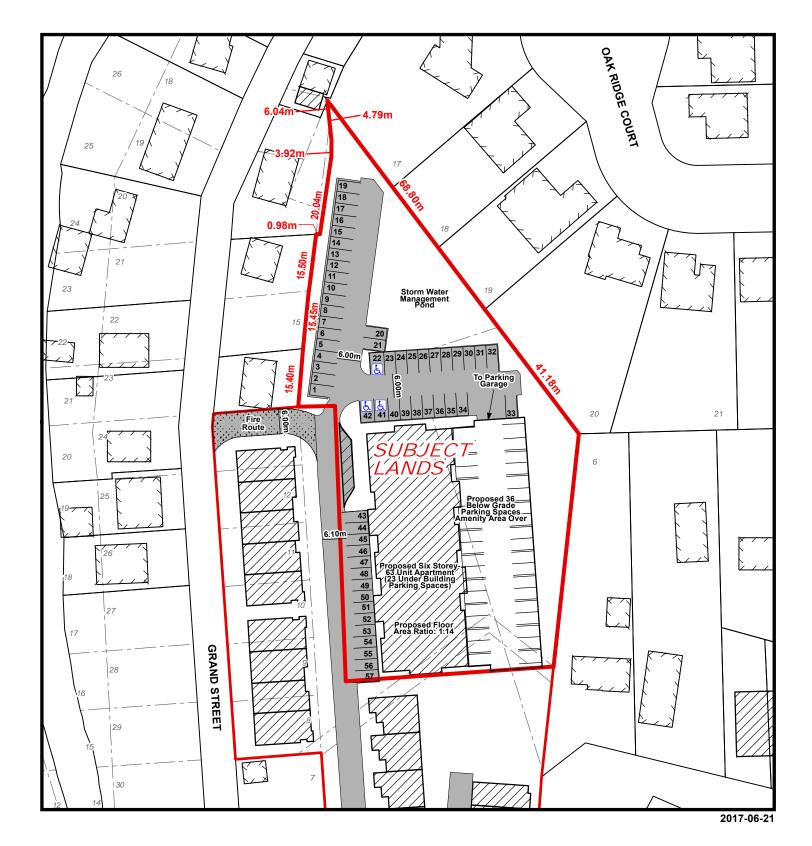
# MAP 3 File Number: SPPL2017103 & ANPL2017104 Urban Area of PORT DOVER





MAP 4
File Number: SPPL2017103 & ANPL2017104
Urban Area of PORT DOVER





# LOCATION OF LANDS AFFECTED File Number: SPPL2017103 & ANPL2017104 Urban Area of PORT DOVER

