



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

**September 12<sup>TH</sup>, 2007**

**FILE NO.: AN-047-/2007**

**ASSESSMENT ROLL NO.: 3310-334-010-027**

**APPLICANT:**

Bernice Borr, 2011 Maple Blvd, Port Dover ON N0A 1N2

**AGENT:**

N/A, ,

**LOCATION:**

Lot 34-35 Plan 37 R 2233 PTDOV (2011 Maple Blvd, Port Dover)

**PROPOSAL:**

- Relief of .1 m. (.33 ft.) from the required frontage of 15 m. (49.21) to allow a frontage of 14.9 m. (48.88 ft.)
- Relief of .1 m. (.33 ft.) from the required frontage of 15 m. (49.2 ft) to allow a frontage of 14.9m. (48.88 ft)

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

**CIRCULATION DATE: August 29<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Shirley Cater, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1290

**FAX: (519) 428-3069 EMAIL: shirley.cater@norfolkcounty.ca**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Larry Dawson, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 · Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: larry.dawson@norfolkcounty.ca

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

**MINOR VARIANCE**

**Office Use:**

File Number: AN-47107  
 Related File: BN-62107  
 Fees Submitted: Aug-17/07  
 Application Submitted: Aug-17/07  
 Sign Issued: " *SB.*  
 Complete Application: "

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

**Property assessment roll number: 3310- 334-010-027**

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the *Planning Act, R.S.O. 1990, c. P. 13*, for relief as described in this application from by-law no. \_\_\_\_\_

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> BERNILE BARR Phone # 519-583-1107  
 Address 2011 MAPLE BLVD Fax # NOA INZ  
 Town / Postal Code PORT DOVER ONT E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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.

Please specify to whom all communications should be sent <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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

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



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number	_____	Lot Number(s)	<u>34-35</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>37 R 2233</u>	Part Number(s)	_____
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	_____
Municipal Civic Address	<u>2011 MAPLE BLVD PORT DOVER</u>		

Are there any easements or restrictive covenants affecting the subject lands?

Yes       No

If yes, describe the easement or covenant and its effect:

ROW TO BEACH

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

TO SEVER A LOT WITHIN URBAN AREA  
WITH A REDUCED FRONTAGE

Please explain the nature and extent of the amendment requested (assistance is available):

Relief of 1.63 m. (5.35 ft.) from the required  
frontage of 15 m. (49.21 ft.) to allow a  
frontage of 13.37 m. (43.86 ft.)

**MINOR VARIANCE**

Please explain why it is not possible to comply with the provision of the zoning by-law:

BECAUSE OF ROW . ROW COULD BE CLOSED .

**D. PROPERTY INFORMATION**

Present official plan designation(s):

HAZARD LAND

Present zoning:

R1-A, THL

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:

2 SHEDS TO BE REMOVED

If known, the date existing buildings or structures were constructed on the subject lands:

N/A

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.

N/A

**MINOR VARIANCE**

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:

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UNKNOWN

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If known, the date the proposed buildings or structures will be constructed on the subject lands: \_\_\_\_\_

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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The date the subject lands was acquired by the current owner: \_\_\_\_\_ 1987

Present use of the subject lands: \_\_\_\_\_ RES

If known, the length of time the existing uses have continued on the subject lands: \_\_\_\_\_ OVER 80 YRS.

Existing use of abutting properties: \_\_\_\_\_ RES

**E. PREVIOUS USE OF THE PROPERTY**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

- Yes       No       Unknown

If yes, specify the uses:

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Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

- Yes       No       Unknown



**MINOR VARIANCE**

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes       No       Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

Yes       No       Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes       No       Unknown

Provide the information you used to determine the answers to the above questions:

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If you answered yes to any of the above questions, 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

**F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS**

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

Yes       No       Unknown

If yes, indicate the following information about **each application**:

File number: ~~BM 1~~ BN 67/07

Land it affects: LOTS 34-35

Purpose: TO SEVER A LOT + CREATE NEW LOT

Status/decision: SUBMITTED AT SAME TIME



**MINOR VARIANCE**

Effect on the requested amendment:

*RELATED*

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes  No

**G. PROVINCIAL POLICY**

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

Yes  No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Municipal landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance

**MINOR VARIANCE**

**H. SERVICING AND ACCESS**

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)

If other, describe:

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Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes
- No

Has the existing drainage on the subject lands been altered?

- Yes
- No

Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

Existing or proposed access to subject lands:

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

If other, describe:

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Name of road/street:

MAPLE BLVD PORT DOVER ONT.

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**MINOR VARIANCE**

**I. OTHER INFORMATION**

Is there a time limit that affects the processing of this development application?

Yes       No

If yes, describe:

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Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-334-010-027-00-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

## Property Information

Issue Date:

Owner	BORR BERNICE	Property Lot		Former Municipality	Port Dover
Civic Address	2011 MAPLE BLVD	Block		Plan	
Legal Description	RP 37R2232 PART 1 TO 10	Part		Reference Plan	
Zoning		Concession		Extension to a Non-conforming use?	
By-law		Current Use of Property		Township	
		Proposed Use of Property			

## Zoning Deficiency

**DEVELOPMENT STANDARDS**      **Required (Meters/Feet)**      **Proposed**      **Deficiency**

a) Lot Area		0.00		0.00	0.00	0.00
b) Lot Frontage	15.00	49.21	13.37	43.86	1.63	5.35
c) Front Yard Setback		0.00		0.00	0.00	0.00
d) Exterior Side Yard		0.00		0.00	0.00	0.00
e) Interior Side Yard (Rt)		0.00		0.00	0.00	0.00
f) Interior Side Yard (Lt)		0.00		0.00	0.00	0.00
g) Rear Yard		0.00		0.00	0.00	0.00
h) Dwelling Unit Area		0.00		0.00	0.00	0.00
i) % Lot Coverage					0.00	
j) Height of Building		0.00		0.00	0.00	
k) Accessory Building		0.00		0.00	0.00	0.00
Accessory Building Comments						
l) Parking		0.00		0.00	0.00	0.00
m) Other						
Other Clause:			Other Description:			

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

*Borr*

Owner/Applicant

*Samuel Lee Bowden*

Building Inspector

Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

BERNICE BORR

Name

2011 MAPLE BLVD PORT DOVER

Address

# MAP 1

File Number: BN-062/2007 & AN-047/2007

## Urban Area of PORT DOVER

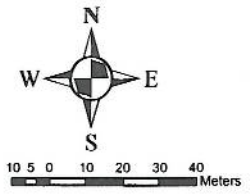


*Lake Erie*

# MAP 2

File Number: BN-062/2007 & AN-047/2007

Urban Area of Port Dover



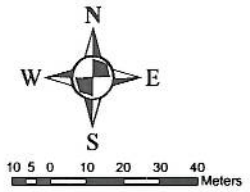
1:2,000



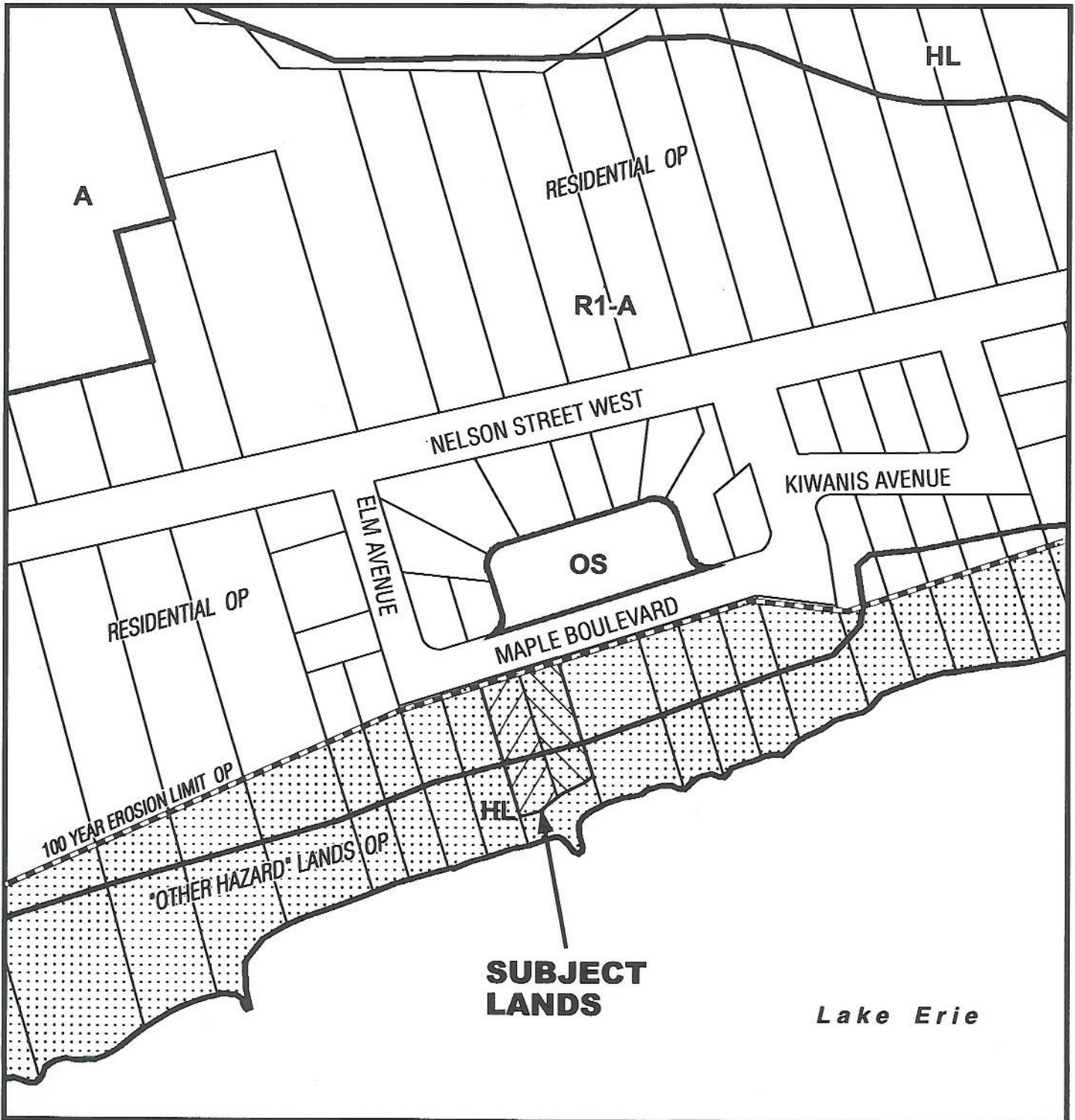
# MAP 3

File Number: BN-062/2007 & AN-047/2007

Urban Area of Port Dover



1:2,000



# MAP 4

File Number: BN-062/2007 & AN-047/2007

Urban Area of Port Dover



3 1.5 0 3 6 9 12 Meters

1:500

