THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2013047

X	Building Department		Railway
X	Health Unit	X	Norfolk Power
X	Forestry Division		Hydro One
X	GIS Section		Ministry of Transportation
X	Fire/EMS	X	Union Gas
X	Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.	X	Norfolk Heritage Committee
			Conservation Authority

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 requires your comments by**:

June 3, 2013

APPLICANT:
UNITED CHURCH OF CANADA, PO BOX 814 PORT DOVER, ON N0A 1N0

AGENT:
R.C. DIXON, O.L.S., 51 PARK ROAD, SIMCOE , ON N3Y4J9

LOCATION: PDOV PLAN 207 BLK 32 LOT 24, PT LOT 23 (404 St. George Street)

ASSESSMENT ROLL NO.: 3310334010206000000

PROPOSAL:
RECOGNIZE DEFICIENCIES CREATED THROUGH SEVERANCE APPLICATION BNPL2013046 REQUIRING RELIEF OF:
129.2 sq m (1390.00 sq ft) from the minimum permitted lot area of 450 sq m (4843.92 sq ft) to permit a lot area of 320.8 sq m (3452.00 sq ft);
2.12 m (6.96 ft) from the required lot frontage of 15 m (49.21 ft) to permit a lot frontage of 12.88 m (42.26 ft);
1.45 m (4.76 ft) from the required interior side yard setback (Right) 3.0 m (9.84 ft) to permit a setback of 1.55 m (5.09 ft);
TO RECOGNIZE EXISTING DEFICIENCIES OF:
3.39 m (11.12 ft) from the required front yard setback of 5.5 m (18.04 ft) to permit a setback of 2.11 m (6.92 ft);
0.69 m (2.26 ft) from the required interior side yard setback (Left) 3.0 m (9.84 ft) to permit a setback of 2.31 m (7.58 ft).

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D
60 Colborne Street S., Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1342
EMAIL: pam.duesling@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Meghan Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@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.

CIRCULATION DATE: May 16, 2013

MINOR VARIANCE

File Number ANPL20130447
Related File Number BNPL20130446 (joint app).
Pre-consultation Meeting On MARCH 4, 2013
Application Submitted On MARCH 5, 2013
Complete Application On _____

Application Fee 665.00 + 44.00 - 0/S
Conservation Authority Fee —
OSSD Form Provided —
Sign Issued MARCH 5, 2013

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 - 20600

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 [1] Grace United Church
Address 18 Chapman Street
Town / Postal Code Port Dover, On N0A1N0
Phone # (519) 583-0342
Fax # _____
E-mail _____

[1] If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent R. C. Dixon, O.L.S.
Address 51 Park Road
Town / Postal Code Simcoe, On N3Y4J9
Phone # (519) 426-0842
Fax # 426-1034
E-mail surveyors@amtelecom.net

Name of Owner [2] _____
Address _____
Town / Postal Code _____
Phone # _____
Fax # _____
E-mail _____

[2] 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 [3]: ☐ Applicant ☑ Agent ☐ Owner

[3] 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:

_____

_____

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township		Urban Area or Hamlet	Port Dover
Concession Number		Lot Number(s)	
Registered Plan Number	207	Lot(s) or Block Number(s)	Bl. 32 Pt. L-24
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	12.88 m / 42'.26	Depth (metres/feet)	~~7.5 m~~ 25.15 m / ~~82.5~~ 184'.8
Width (metres/feet)	variable see sketch	Lot area (m² / ft² or hectares/acres)	~~312.4 m²~~ 320.8 m / ~~3363 ft²~~ 3452
Municipal Civic Address	404 St. George St.		

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

☐ Yes ☐ No

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

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):

This severed lot has existing conditions and constraints. This application will allow for the existing deficiencies as well a new deficient frontage and interior side-yard and area.

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

The existing and long standing conditions are deficiencies of 2'.27 int. side yard left, frontage deficiency of 6'.95, front yard deficiency of 6.0, int. side yard right of 4'.74 and area deficiency of 1479 ft², porch deficiency of 11'.12.

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

Some conditions are existing, however, the severance application maintains the 10' side-yard, this leaves a side-yard on dwelling deficient but the R-O-W will allow full use of drive-way between house & church.

D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:
IN

Is there a site specific zone on the subject lands?
no

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:
see sketch for details

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

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.
—

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:
nil

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:

The date the subject lands was acquired by the current owner:
–

Present use of the subject lands:
residential

If known, the length of time the existing uses have continued on the subject lands:
50 + years

Existing use of abutting properties:
church and residential

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:

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

☐ Yes ☑ No ☐ Unknown

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:

local knowledge

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☐ Yes ☐ No ☑ Unknown

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

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

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)		
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Wooded area	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Municipal landfill	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Floodplain	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Rehabilitated mine site	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Non-operating mine site within one kilometre	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Active mine site within one kilometre	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Active railway line	☐ Yes	☑ No	☑ Yes	☐ No	____ distance
Seasonal wetness of lands	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Erosion	☐ Yes	☑ No	☐ Yes	☑ No	____ distance
Abandoned gas wells	☐ Yes	☑ No	☐ Yes	☑ No	____ distance

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:

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:

Name of road/street: St. George St

I. OTHER INFORMATION

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

☐ Yes ☑ No

If yes, describe:

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.

REVISED - April 15, 2013

ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377

Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 404 St. George

ZONIN IN

334 010206

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	450	4842	~~312.5~~ 320.8	~~3363~~ 3452	~~137.4~~ 129.2	~~1479~~ 1392 ←
LOT FRONTAGE	15	49.21	12.88	42.26	2.12	6.95 ←
FRONT YARD SETBACK	7.0	22.96	5.19	16.96	1.83	6.0 •
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	3.0	9.84	1.55	5.10	1.45	4.74 ←
INTERIOR SIDE YARD (LEFT)	3.0	9.84	2.31	7.57	0.69	2.27 v
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: Porch 5.5 18.04 2.11 6.92 3.39 11.12 •

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.

I have read and understand the above.

Signature of owner or authorized agent

March 5/13
Date

← (due to MV)

• (existing)

PREPARED BY: Ingram Loewe

AS PER:

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

Signature of Building Inspector

March 05 2013
Date

MAP 1
File Number: BNPL2013046 & ANPL2013047

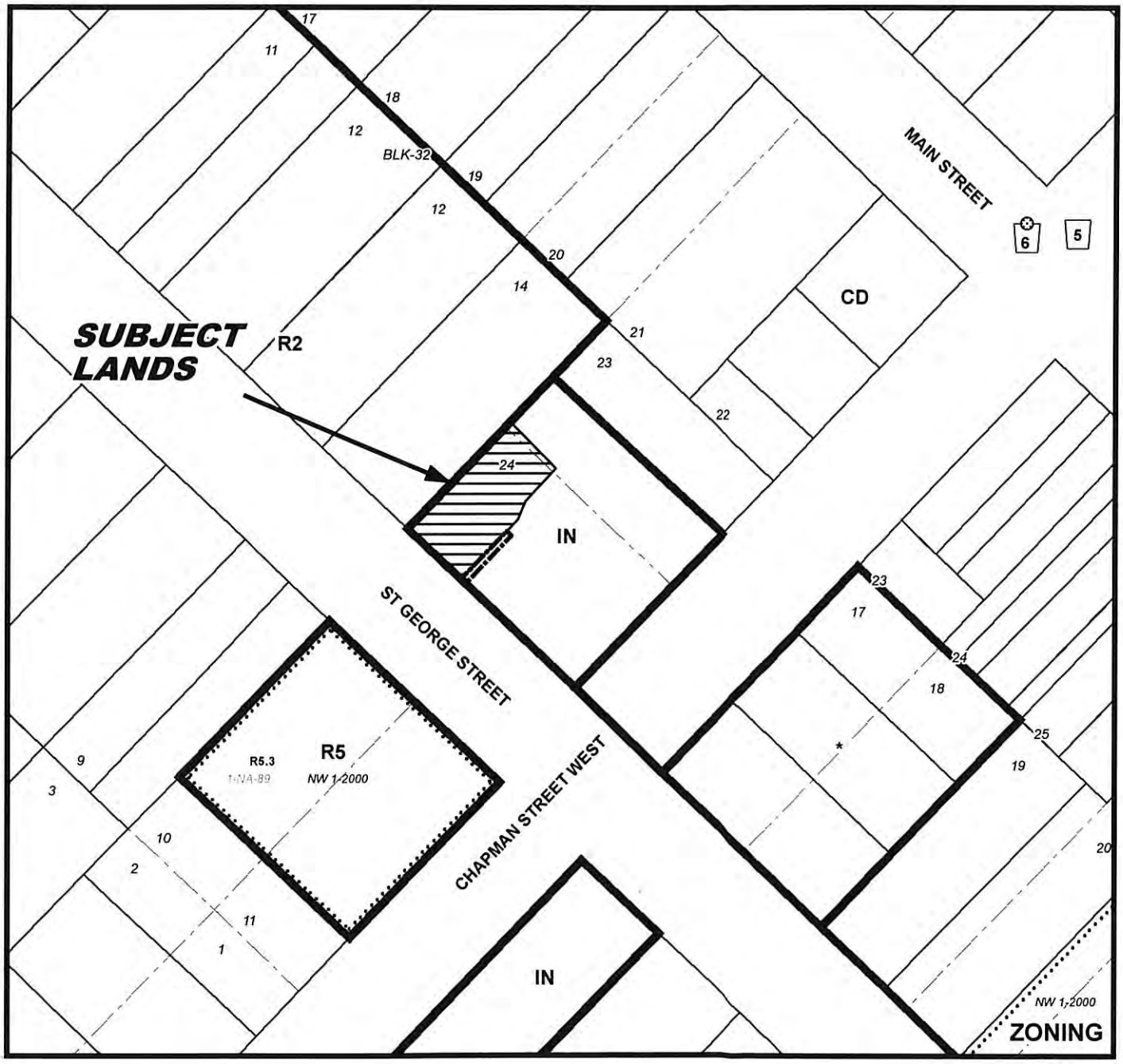
Urban Area of

PORT DOVER

N
W E
S

1:1,000

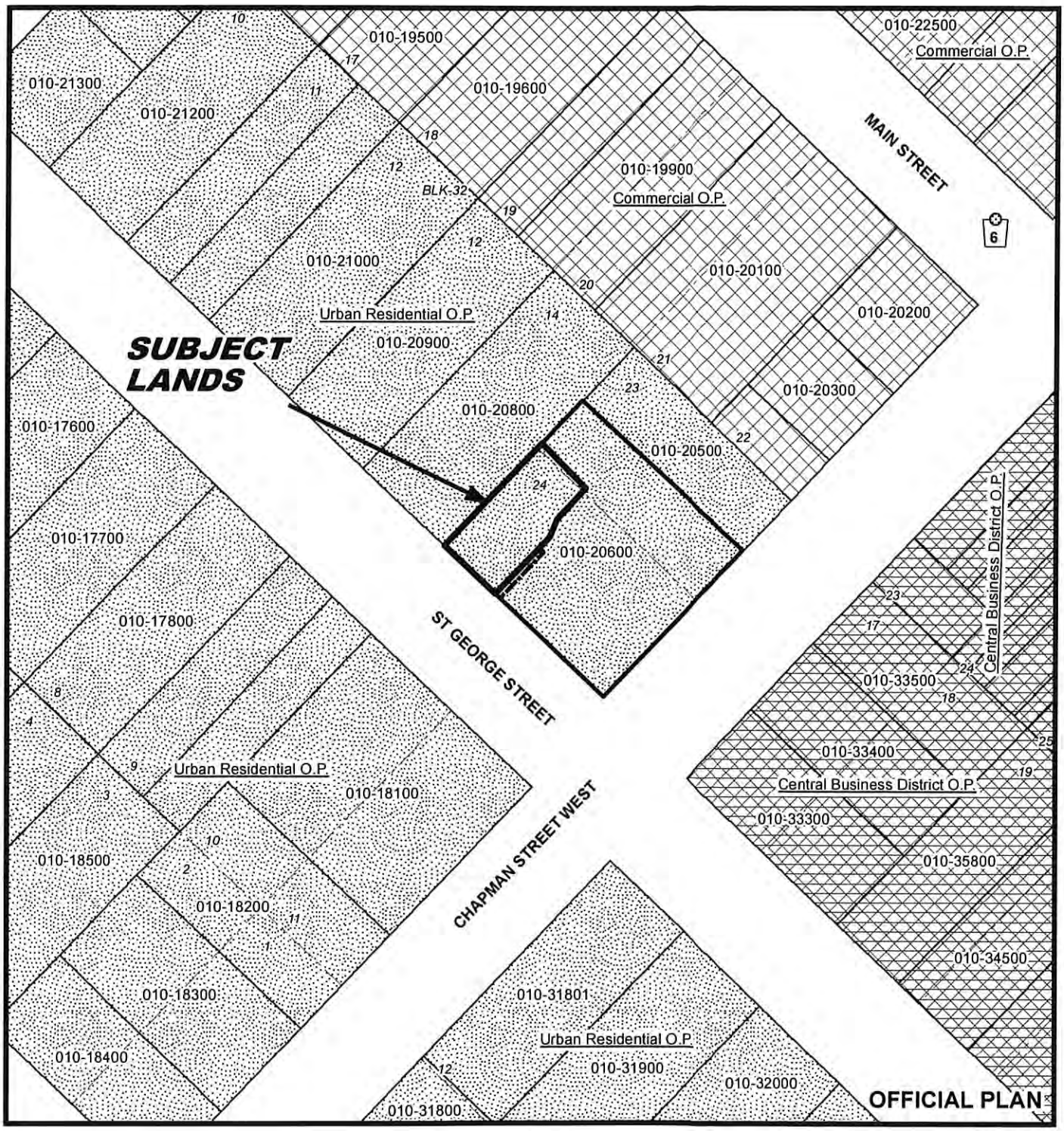
8 4 0 8 16 24 32 Meters



07/03/2013

MAP 2
File Number: BNPL2013046 & ANPL2013047
Urban Area of PORT DOVER

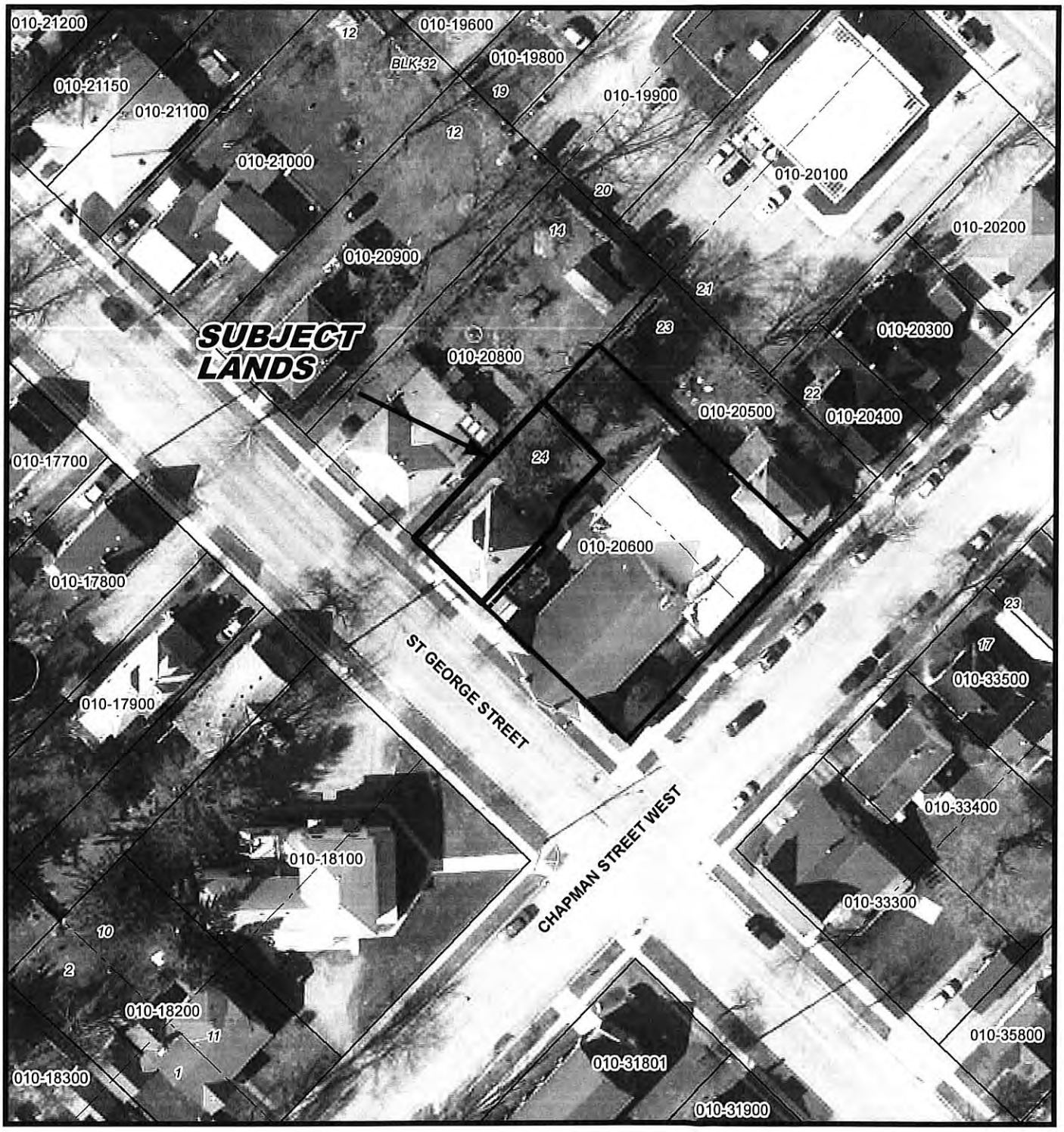
N
W E
S
4 2 0 4 8 12 16 Meters
1:1,000



07/03/2013

MAP 3
File Number: BNPL2013046 & ANPL2013047
Urban Area of PORT DOVER

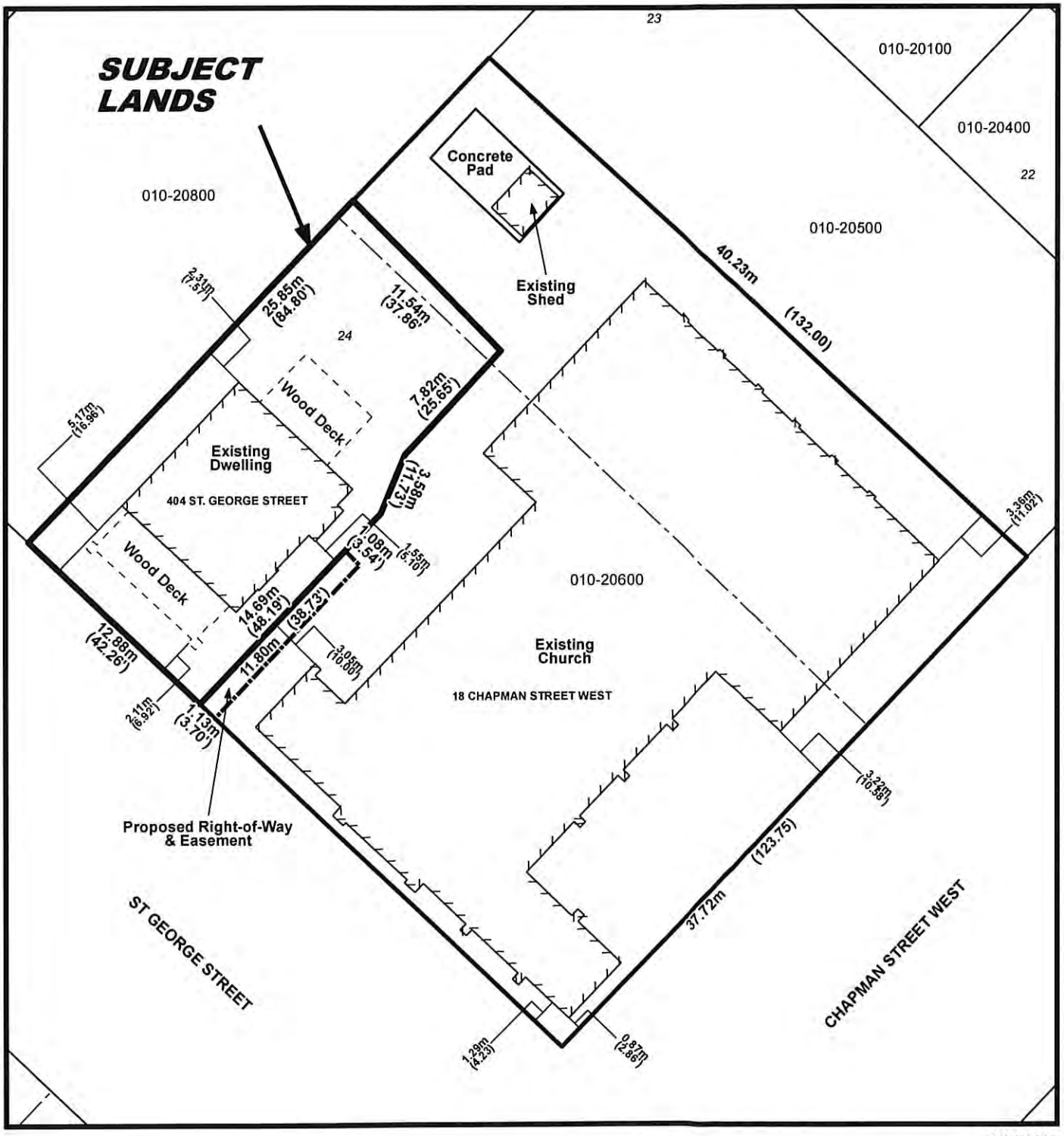
N
W E
S
31.50 3 6 9 12 Meters
1:750



07/03/2013

MAP 4
File Number: BNPL2013046 & ANPL2013047
Urban Area of PORT DOVER

N
W E
S
10.50 1 2 3 4 Meters
1:300



10/05/2013