

## MINOR VARIANCE

File Number	ANPL2015114	Application Fee	<input checked="" type="checkbox"/>
Related File Number	OPNPL2013201 + SPP2015106	Conservation Authority Fee	<input checked="" type="checkbox"/>
Pre-consultation Meeting On	Early July	OSSD Form Provided	<input checked="" type="checkbox"/>
Application Submitted On	July 9/2015	Sign Issued	<input checked="" type="checkbox"/>
Complete Application On	"		KR.

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: 3310-334-010-70900**

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>	MC ENGINEERING (Vine Mifan)	Phone #	426 6790
Address	304 1002	Fax #	
Town / Postal Code	SIMCOE	E-mail	Vine@MCENGINEERING.NET

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

Name of Agent	ABOVE	Phone #	
Address		Fax #	
Town / Postal Code		E-mail	
Name of Owner <sup>2</sup>	NICOLE DEC. (1704365	Phone #	519-427 8479 cell
Address	4282 Hwy #3 E	Fax #	
Town / Postal Code	SIMCOE	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:

\_\_\_\_\_

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Wolfeboro (Nanaimo)</u>	Urban Area or Hamlet	<u>Port Dewart</u>
Concession Number		Lot Number(s)	<u>Railway lot 7</u>
Registered Plan Number	<u>REG. PLAN 207</u>	Lot(s) or Block Number(s)	<u>PT lot 6</u>
Reference Plan Number		Part Number(1)	
Frontage (metres/feet)	<u>120</u>	Depth (metres/feet)	<u>30 (varies)</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3600 m<sup>2</sup></u>
Municipal Civic Address	<u>38 HARBOUR ST</u>		
	<u>Port Dewart</u>		

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

Yes  No

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

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## 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):

- STRUCTURAL REQUIREMENT TO HAVE SOLID BEARING WALLS ON PARKING GARAGE (total 20 spaces)
- PARKING AREA 6m - REQUIRE 7.3
- BF. PARKING - HAVE 2.4m + 3.4 m REQUIRE 3.7  
Please explain the nature and extent of the amendment requested (assistance is available):
- EXISTING PARKING SPACES ARE 3m WIDE WHICH COMPLY THE SOLID WALLS WILL RENDER 20 SPACES 0.3m DEFICIENT.
- PARKING AREA - HAVE 6 - REQUIRE 7.3
- BF. PARKING - HAVE 2.4 + 3.4 REQUIRE 3.7 - 1.3 DEFICIENT  
Please explain why it is not possible to comply with the provision of the zoning by law:

STRUCTURAL REQUIREMENTS REQUIRE SOLID BEARING WALLS IN PARKING GARAGES

- BF comply with proposed By-Law

**D. PROPERTY INFORMATION**

Present official plan designation(s):

URBAN WATERFRONT.

Present zoning:

CNT. 10 (4-2-2015.)

Is there a site specific zone on the subject lands?

YES.

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:

Existing fish plant to be demolished

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

1940 +

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.

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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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new 4 story condo (48) building with parking garage on ground floor.

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MINOR VARIANCE

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

OCT. 119.

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:

2012

Present use of the subject lands:

VACANT FISH PLANT

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

50 yrs plus

Existing use of abutting properties:

NARROW MUSEUM & ABANDONED RETAIL BUILDING

#### 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:

FISH PLANT

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

MINOR VARIANCE

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

Property has Enviro 1 & 2 on file

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

Enviro 1 & 2 submitted previously

**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:

OPN P# 2013-201

ZNP# 2013-203

Land it affects:

38 14th Boul ST Port Dover.

Purpose:

Zoning & cl. amendment to permit 48 Condo units

Status/decision:

PASSED.

Effect on the requested amendment:

REMOVED PARKING SPACES

REMOVED ASIDE WIDTH

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

REMOVED B.F. PARKING SPACES

Is the above information for other planning developments applications attached?

Yes

No

on file

**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



**MINOR VARIANCE**

If no, please explain:

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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:

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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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:

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

Yes  No



**MINOR VARIANCE**

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       Provincial highway  
 Municipal road       Other (describe below)

If other, describe:

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Name of road/street:

HARBOUR ST.

**I. OTHER INFORMATION**

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

Yes       No

If yes, describe:

MUST COINCIDE WITH SITE FROM APPROVAL

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

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 # 38  
HARBOUR STREET  
ZONING DEFICIENCY PORT DOVER

ZONING

CMT.

W SPECIAL PROVISIONS

## DEVELOPMENT STANDARD

### REQUIRED (m/ft)

### PROPOSED (m/ft)

### DEFICIENCY (m/ft)

LOT AREA

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LOT FRONTAGE

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FRONT YARD SETBACK

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EXTERIOR SIDE YARD

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INTERIOR SIDE YARD (RIGHT)

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--

INTERIOR SIDE YARD (LEFT)

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--

REAR YARD SETBACK

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DWELLING UNIT AREA

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--

% LOT COVERAGE

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--

BUILDING HEIGHT

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--

--

ACCESSORY BUILDING

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ACCESSORY BUILDING COMMENTS

PARKING SPACES

3.3m

2.854

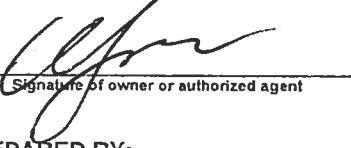
0.45m

= 20 SPACES

ADDITIONAL COMMENTS: ① RELIEF OF PARKING SPACE WITH WALL ADJACENT - WIDTH FROM 3.300N TO 2854MM - DEFICIENT BY 446MM. SECTION 4.13 NW-2000  
② RELIEF OF AISLE WIDTH ON 90 DEGREE PARKING FROM 1300MM TO 6000MM - DEFICIENT BY 1300MM. SECTION 4.14 NW-2000

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

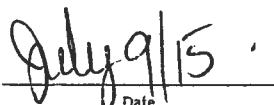
  
Date

PREPARED BY:

  
Signature of building inspector

AS PER:

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

  
Date

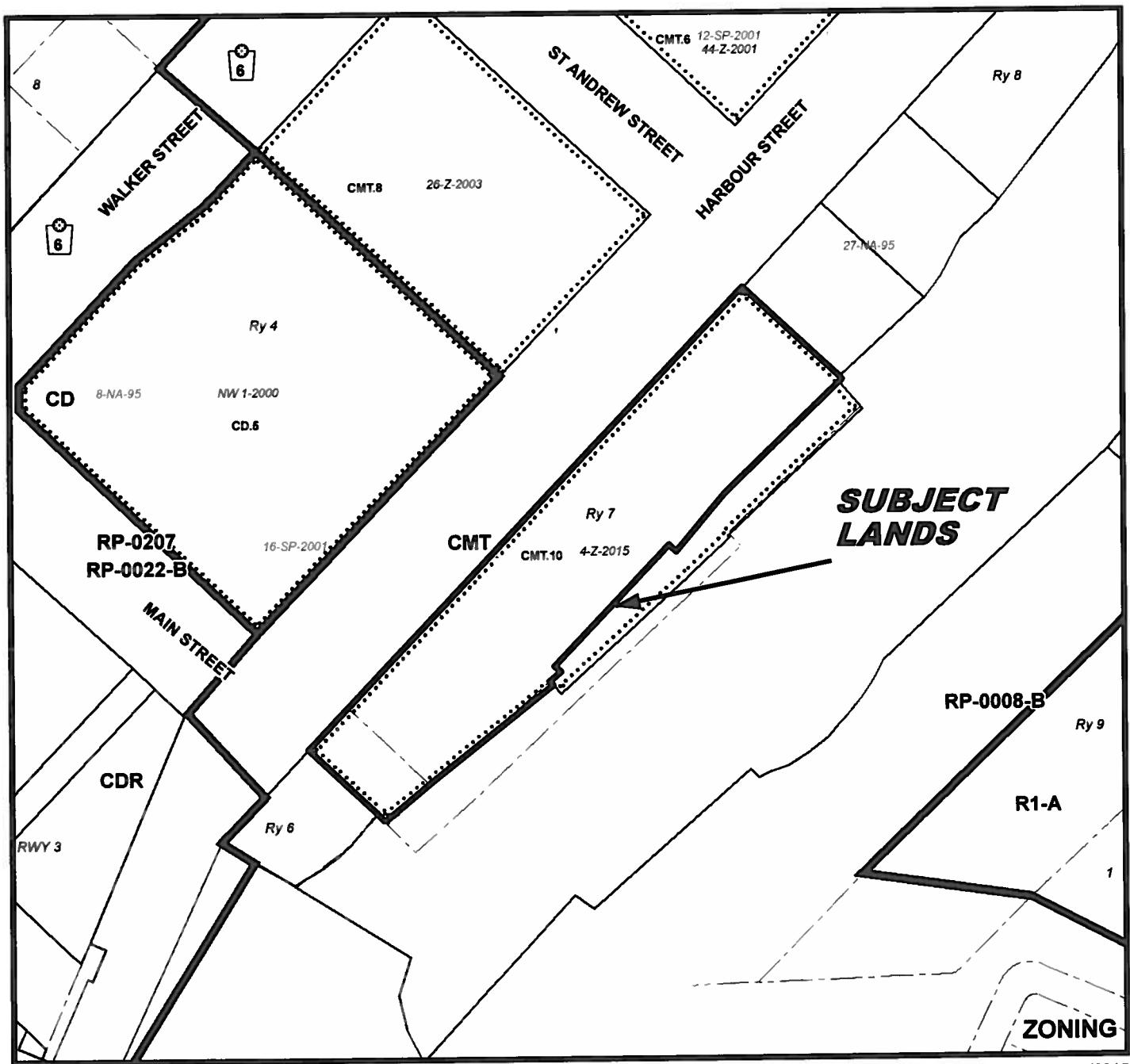
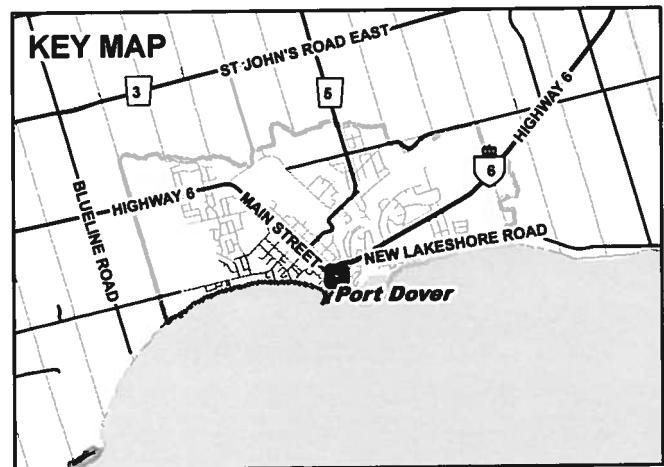
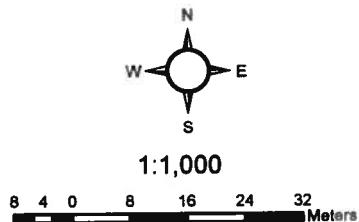
RELIEF OF PARKING SPACE WIDTH..

③ BARRIER FREE WIDTH FROM 3700MM TO 2400MM, DEFICIENT BY 1300MM ON PARKING SPOT "B" SECTION 4.3.2 NW 2000.

AND

④ BARRIER FREE WIDTH FROM 3700MM TO 3400MM, DEFICIENT BY 300MM ON PARKING SPOT "A" SECTION 4.3.2 NW 2000.

**MAP 1**  
**File Number: ANPL2015114**  
 Urban Area Of  
**PORT DOVER**



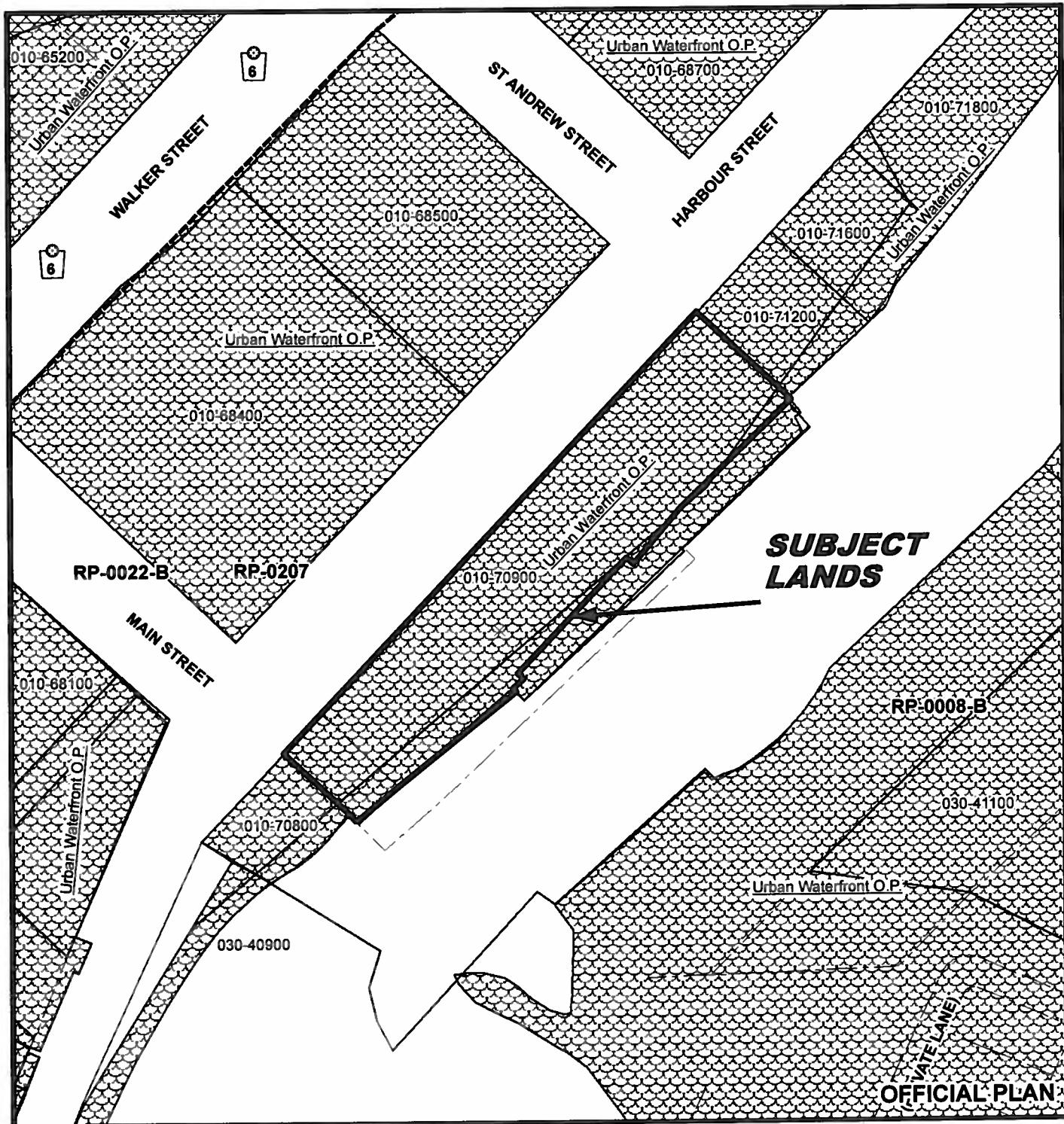
## MAP 2

File Number: ANPL2015114

Urban Area of PORT DOVER



1:1,000



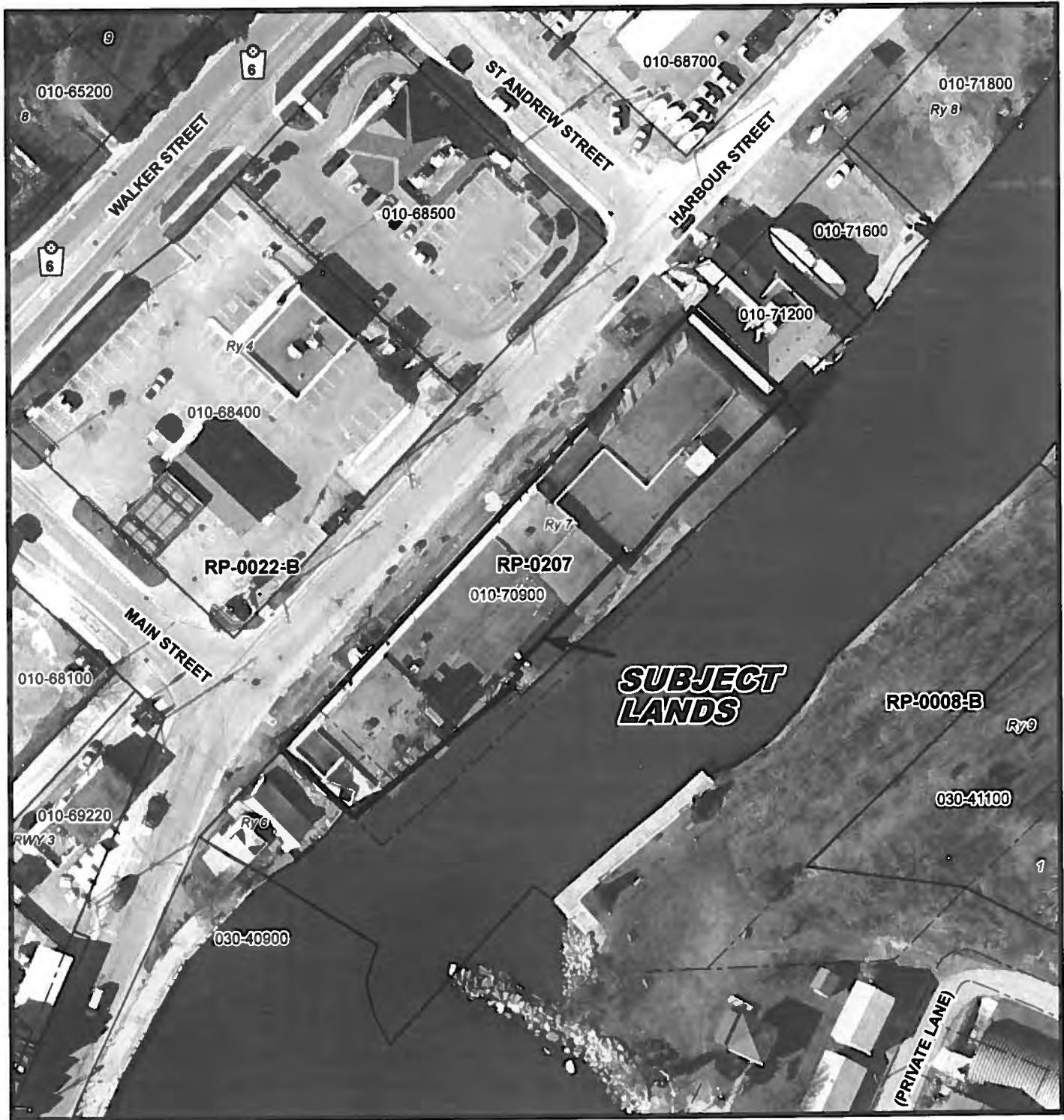
## MAP 3

File Number: ANPL2015114

Urban Area Of PORT DOVER



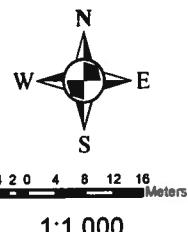
1:1,000



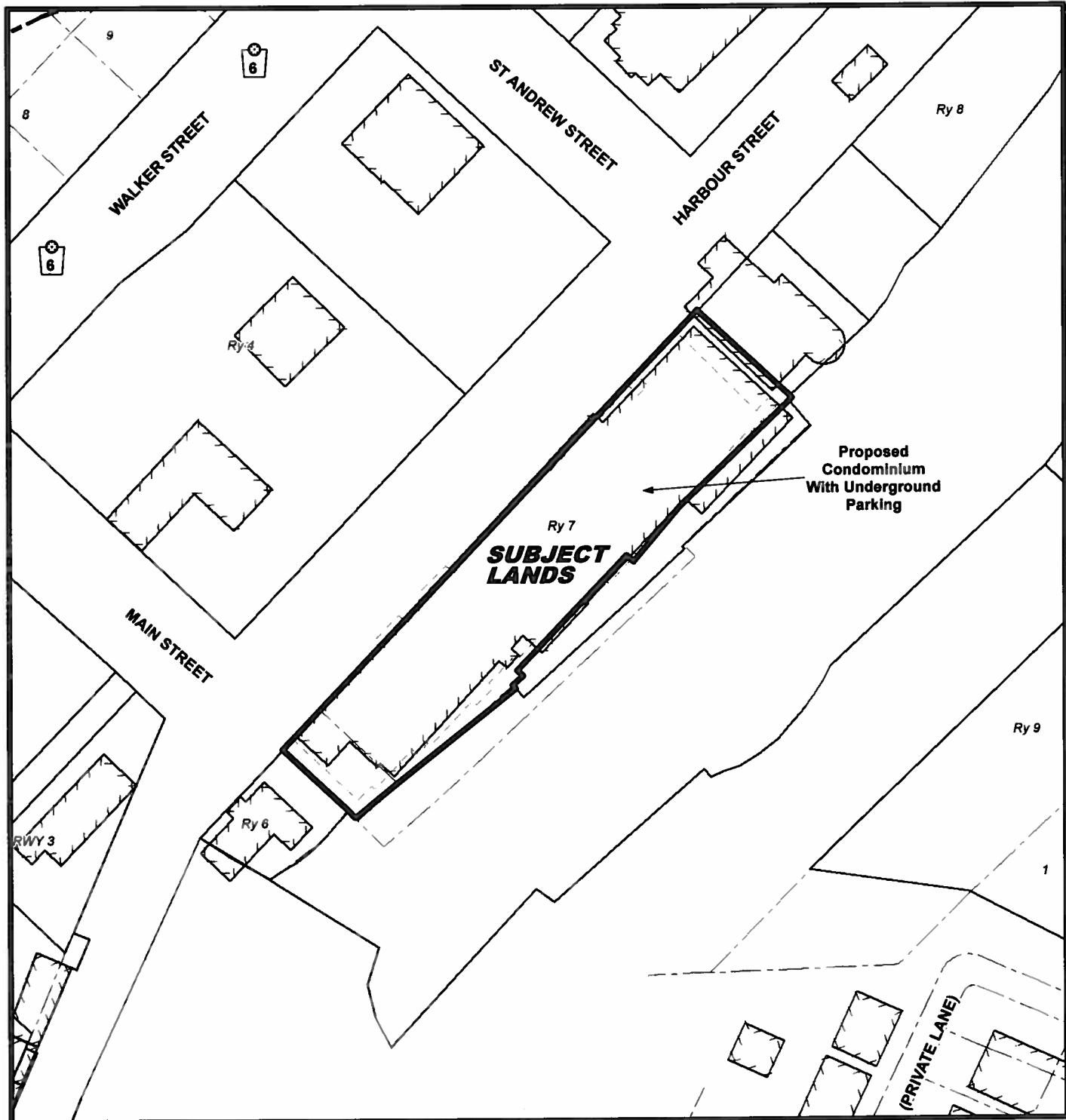
## MAP 4

File Number: ANPL2015114

Urban Area of PORT DOVER



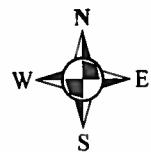
1:1,000



# MAP 5 UNDERGROUND PARKING

File Number: ANPL2015114

Urban Area of PORT DOVER



1:500

## Proposed Parking Space Widths

- ✓ 3.3m (Compliant)
- ✗ 2.85m (Deficient)
- ♿ ✗ 3.4m (Deficient)
- ♿ ✚ 2.4m (Deficient)

Proposed Condominium With Underground Parking

Proposed Bearing Walls

HARBOUR STREET

**SUBJECT LANDS**

LYNN RIVER

Ry 7

6.00m  
Proposed Lane Width

6.00m  
Proposed Lane Width