

MINOR VARIANCE

File Number	<u>ANPL2015114</u>	Application Fee	<u>✓</u>
Related File Number	<u>OPNPL2013201 + SPPL2015106</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>early July</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted On	<u>July 9/2015</u>	Sign Issued	<u> </u>
Complete Application On	<u>" "</u>		<u>KR.</u>

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 ¹ M.C. ENGINEERING (Jim Mifanant) 426 6790

Address Box 1002 Fax #

Town / Postal Code Simcoe E-mail Jim@MCEngineering.NET

¹ 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 ² NICOLE DIEC. (1704365 ont. CO.) Phone # 519-427-8479 cell

Address 4282 Hwy #3 E Fax #

Town / Postal Code Simcoe 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	<u>Norfolk (NORFOLK)</u>	Urban Area or Hamlet	<u>Port Dover</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(s)	
Frontage (metres/feet)	<u>120</u>	Depth (metres/feet)	<u>30 (VARIES)</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>3600 m²</u>
Municipal Civic Address	<u>38 HARBOUR ST PORT DOR.</u>		

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):

- STRUCTURAL REQUIREMENT TO HAVE SOLID BEARING WALLS IN PARKING GARAGE (total 20 spaces)
- PARKING ABILE 6m - REQUIRE 7.3
- B.F. PARKING - HAVE 2.4m & 3.4m REQUIRE 3.7m

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 ABILE - HAVE 6 - REQUIRE 7.3
- B.F. 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

- BUILDING WIDTH SET - 6m ABILE MEETS



Revised 10.2012

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NEW BY LAW

- B.F. COMPLY WITH PROPOSED BY-LAW

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN WATERFRONT.

Present zoning:

CMT.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 KISH 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.

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:

NEW 4 STORY CONDO (48) BUILDING WITH PARKING GARAGE ON GROUND FLOOR.

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

OCT. 1/15.

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:

HARBOR 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



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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:

OPNP 2013-201 ZNP 2013-203

Land it affects:

38 HARBOUR ST PORT AUSTIN.

Purpose:

ZONING & OP. AMENDMENT TO PERMIT 48 CONDO UNITS

Status/decision:

PASSED.

Effect on the requested amendment:

REDUCED PARKING SPACE
REDUCED ASIDE WITH
REDUCED BF. PARKING SPACES

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

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



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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)	<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:

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

☒ Yes ☐ No



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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:

Name of road/street:

HARBOR 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 PLAN 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.



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 G CMT. W SPECIAL PROVISIONS

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	3.3m		2.854		0.446m	= 20 spaces

ADDITIONAL COMMENTS: ① RELIEF OF PARKING SPACE WITH WALL ADJACENT - WIDTH FROM 3.300m TO 2.854m - 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:

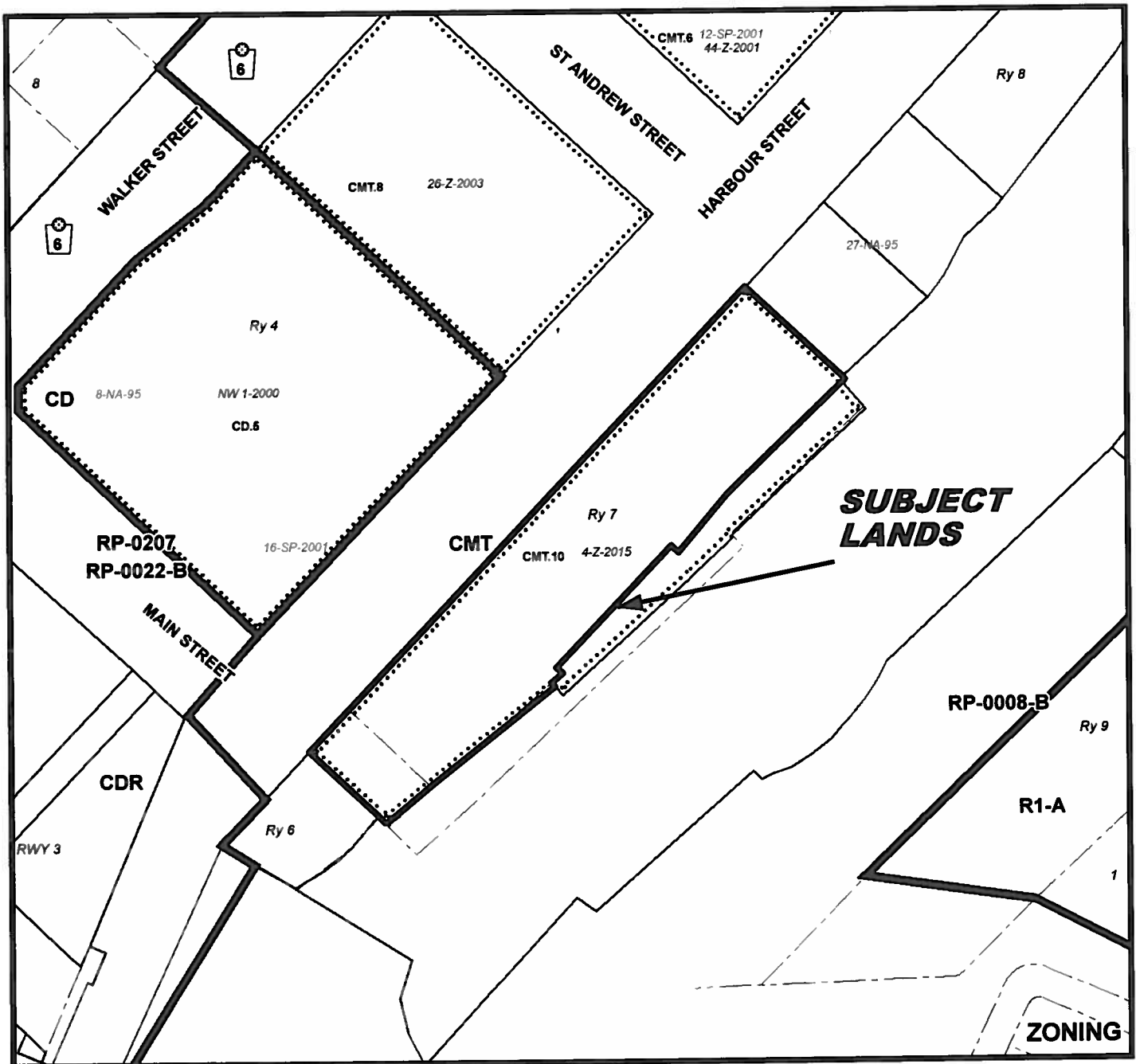
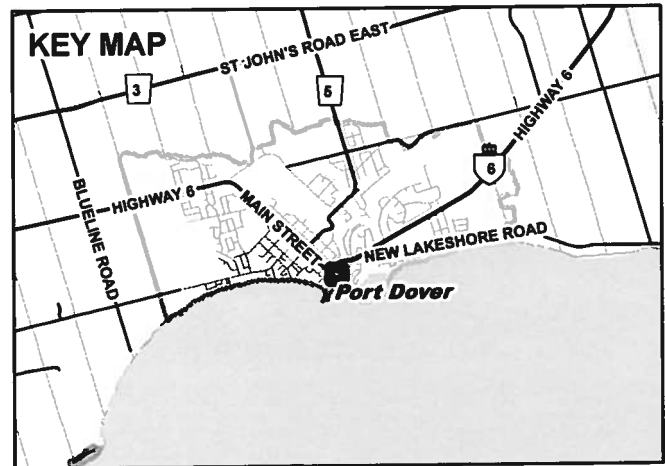
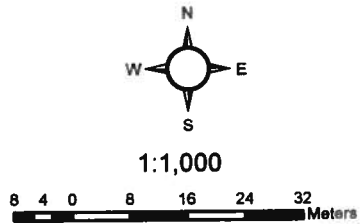
AS PER:

Signature of building inspector

Date

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

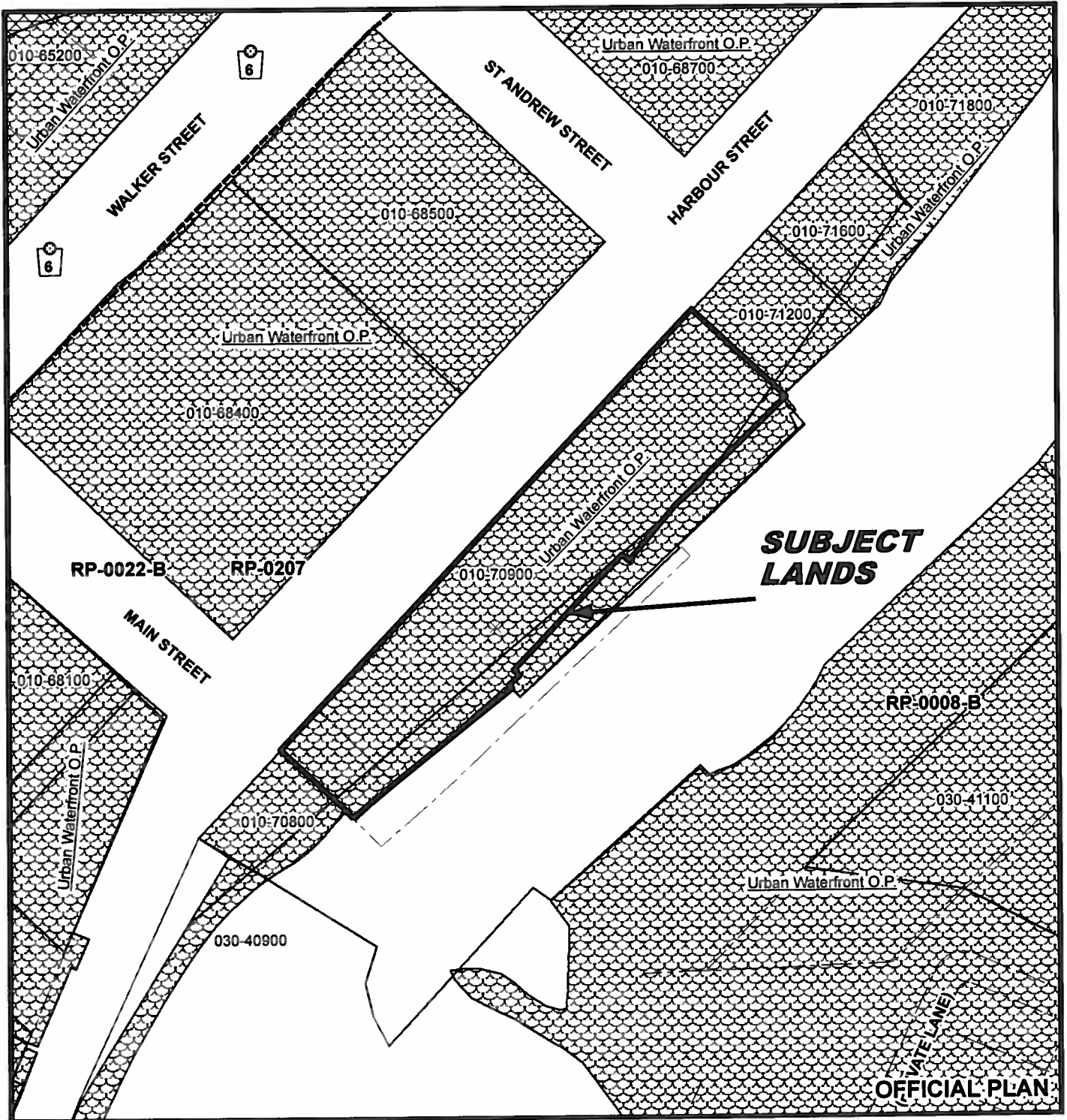
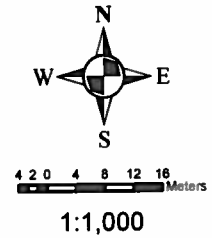
- RELIEF OF PARKING SPACE WIDTH.
- ③ BARRIER FREE WIDTH FROM 3700mm TO 2400mm, DEFICIENT BY 1300mm ON PARKING SPOT "B" SECTION 4.3.2 NW 2000.
- AND
- ④ BARRIER FREE WIDTH FROM 3700mm TO 3400mm, DEFICIENT BY 300mm ON PARKING SPOT "A" SECTION 4.3.2 NW 2000.



MAP 2

File Number: ANPL2015114

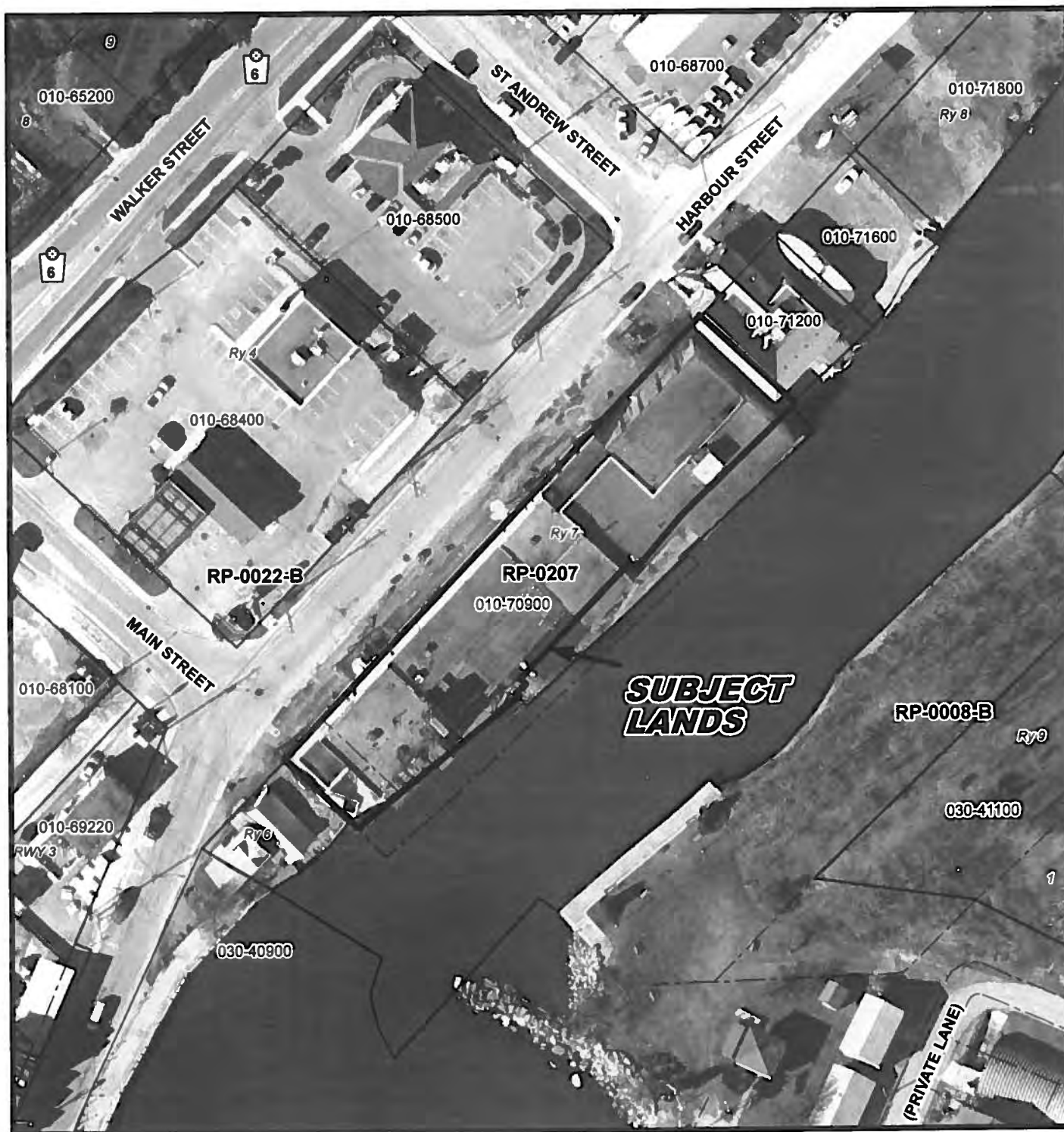
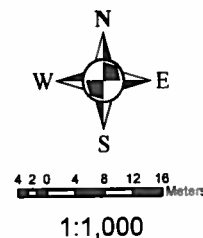
Urban Area of PORT DOVER



MAP 3

File Number: ANPL2015114

Urban Area Of PORT DOVER



MAP 4

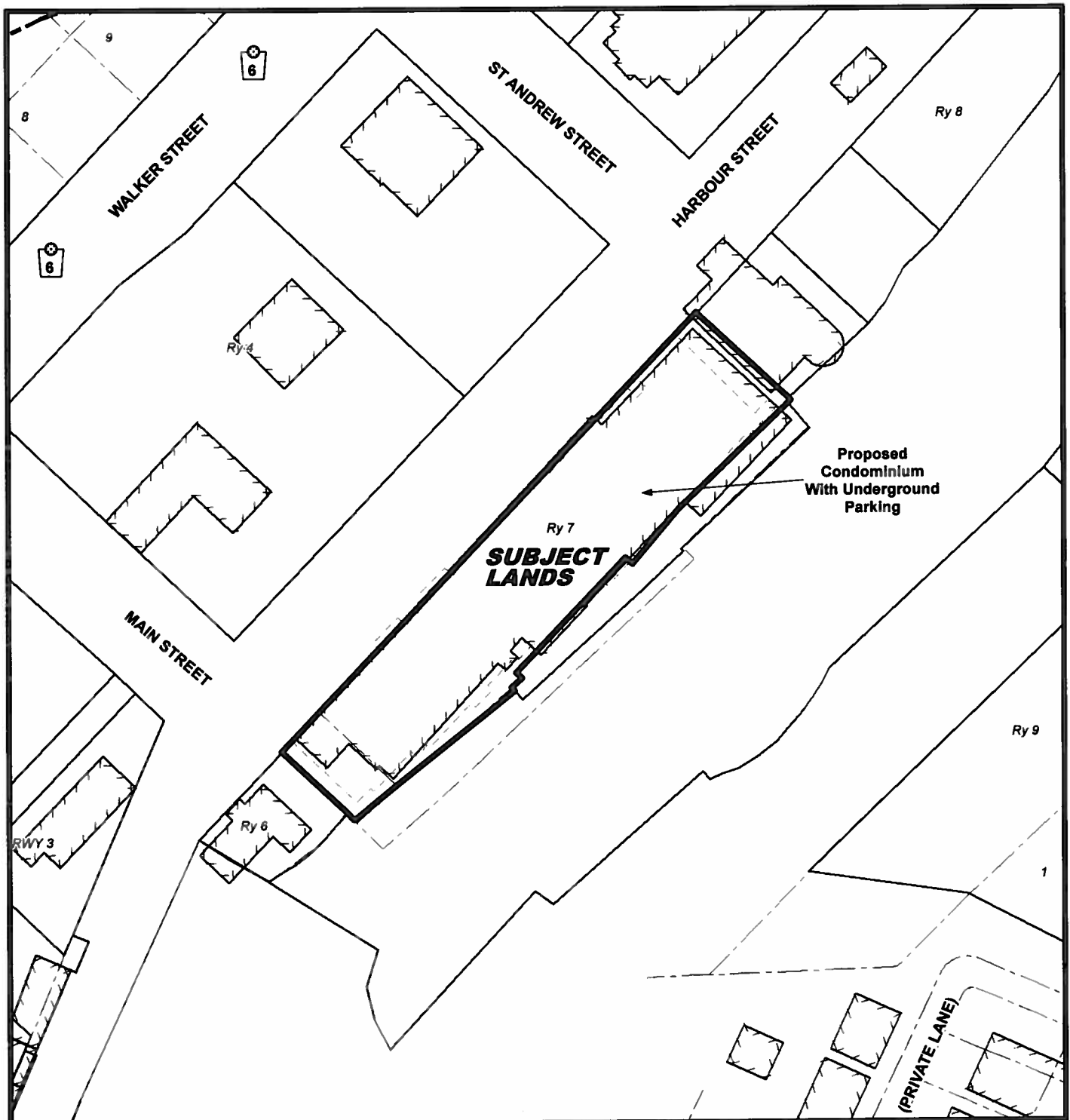
File Number: ANPL2015114

Urban Area of PORT DOVER



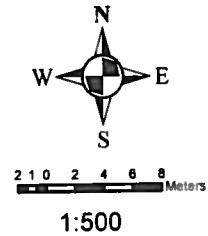
4 2 0 4 8 12 16 Meters

1:1,000



MAP 5 UNDERGROUND PARKING

File Number: ANPL2015114
Urban Area of PORT DOVER



Proposed Parking Space Widths

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

