

For Office Use Only:

File Number	<u>ANPL2018204</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>August 15/18</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>August 30/18</u>	Planner	<u>Steve</u>
Complete Application	<u>August 30/18</u>	Public Notice Sign	<u>Yes</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 334-030-66200-0000**A. Applicant Information****Name of Owner** Albert Land Thelma Payne

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 PO Box 269 Millgrove Ont**Town and Postal Code** L0R 1V0**Phone Number** _____**Cell Number** 905 978 1076**Email** aland1@cogeco.ca**Name of Applicant** Owners**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Plan 439 lot 38

Municipal Civic Address: 10 Scott Dr

Present Official Plan Designation(s): Urban residential

Present Zoning: R 1-A

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

4. 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:

there is a 12' X 8' Shed which is 3 ft from back property line, *single family dwelling*

5. 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.

6. 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:

2 car garage and workshop , small storage place above

7. 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:

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

9. Existing use of abutting properties:

residential

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	80ft	
Lot depth	196 ft	
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

2. Please outline the relief requested (assistance is available):

- 0.2 metres from max. accessory building height to allow 5.2m
- 64 square metres from max accessory building useable floor area to allow 119 square metres

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

There is no garage on the property and the zoning would be too small for our needs



4. Description of land intended to be severed in metric units:

Frontage:	
Depth:	
Width:	
Lot Area:	
Present Use:	
Proposed Use:	
Proposed final lot size (if boundary adjustment):	

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

Personal knowledge

4. 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 *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

~~the propose structure is in a already developed area~~

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:

the propose structure is in a already developed area

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:

the propose structure is in a already developed area

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 or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 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 or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 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 or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 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. Existing or proposed access to subject lands:

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

Name of road/street:

Scott Drive

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

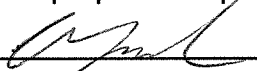
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature



Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

K. Declaration

I, ALBERT LAND of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 30th day of August

A.D., 20 18



A Commissioner, etc.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 10 Scott Drive Port Dover

Legal Description:

Roll Number: 33403066200

Application #:

Information Origins: site plan and drawings by Prominent Homes

Urban Residential Type 1 Zone (R1)

		Zoning	R1-A		
		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	5.00	5.20	0.20	m
	b) <i>minimum front yard</i>	6.00		N/A	m
	c) <i>minimum exterior side yard</i>	6.00		N/A	m
	d) <i>minimum interior side yard</i>	1.20		N/A	m
	e) <i>minimum rear yard</i>	0.00		N/A	m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage</i>				
	i) <i>lot area</i>	10.00	8.00	N/A	%
	ii) <i>usable floor area</i>	55.00	119.00	64.00	m.sq
Comments		applicant has upper attic storage proposed and an existing accessory that is being kept.			

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:

Roxanne Koot

I have read and understand the above.


Signature of owner or authorized agent

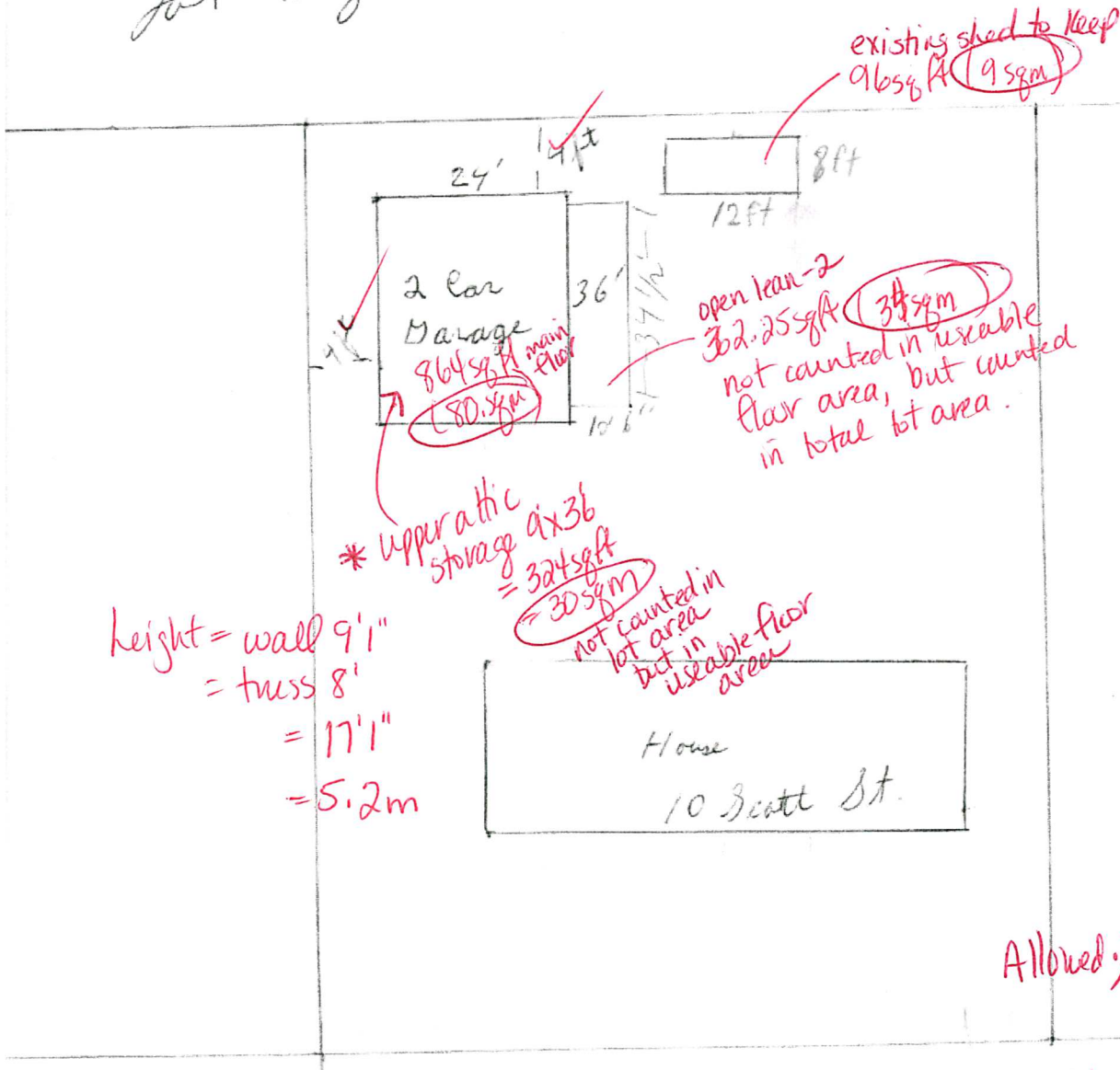

date


Signature of Zoning Administrator


date

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

Albert Land
 Thelma Payne
 10 Scott St
 Port Dover Ont
 Lot # 8



height = wall 9'1"
 = truss 8'
 = 17'1"
 = 5.2m

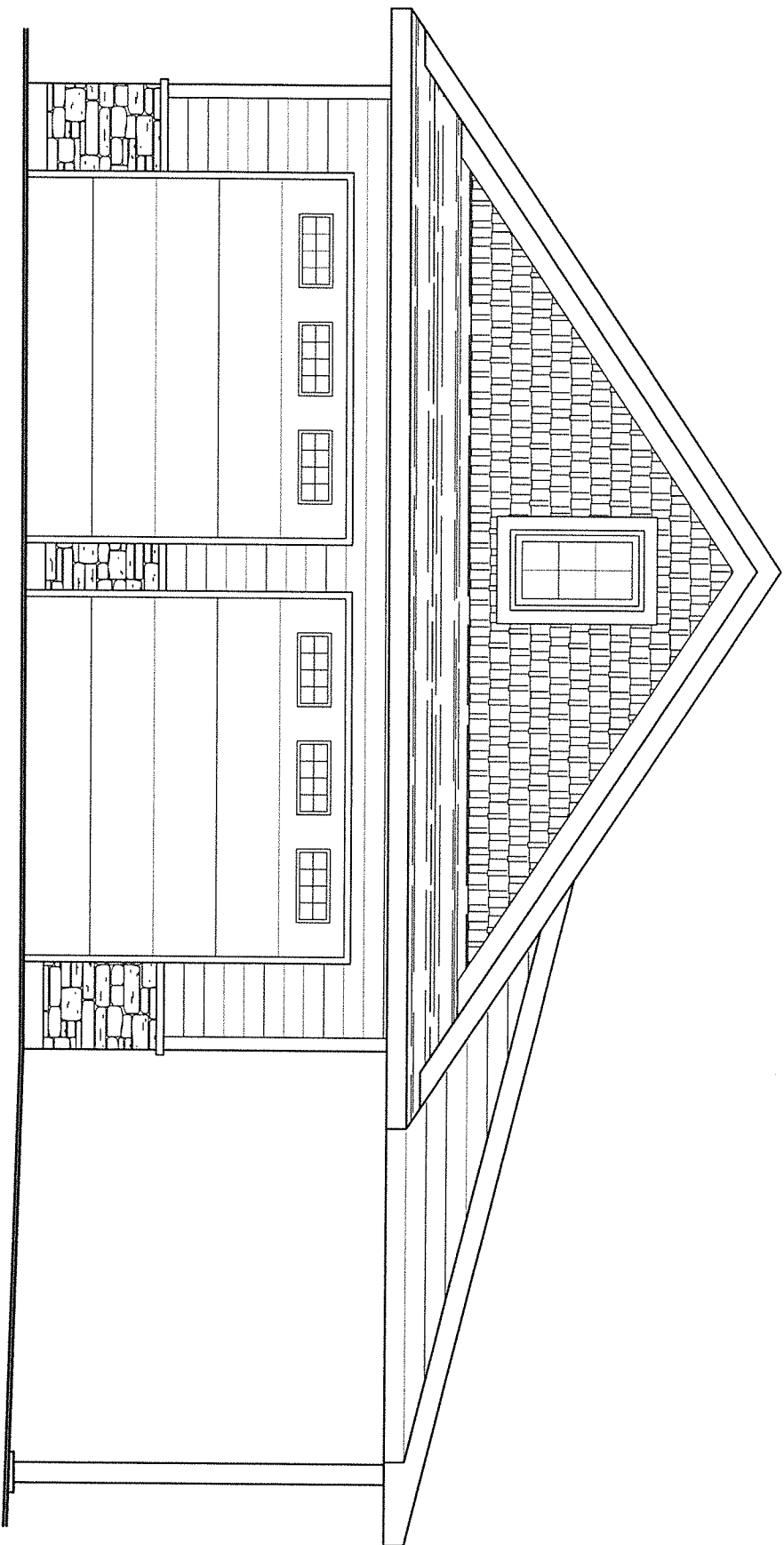
lot size = 1458 sq
 15696.80 sq ft
 x 10% = 145.8 sq ft

Allowed; 55 sq m

Scott St

80 + 34 + 9 = 8% lot area
 30 + 80 + 9 = 119 sq m
 useable floor area

Zoned: R1-A



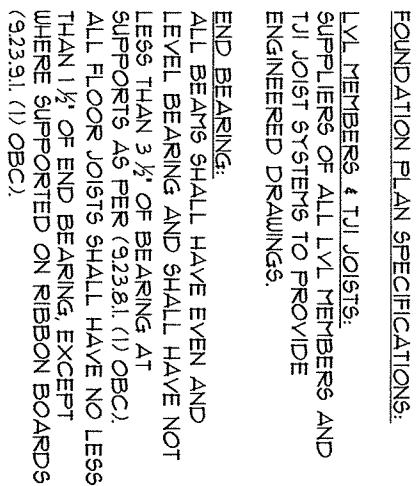
DRAWING INDEX	
SH #	DRAWING NAME
A-1	FOUNDATION PLAN
A-2	MAIN FLOOR PLAN
A-3	ELEVATIONS
A-4	BUILDING CROSS-SECTION
A-5	ROOF PLAN

CUSTOM SHOP

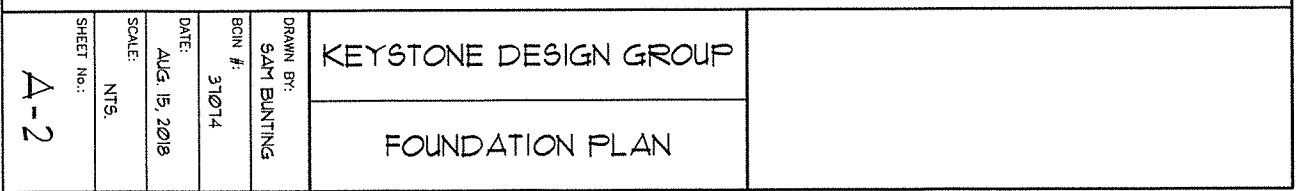
10 SCOTT DR, FORT DOVER ONTARIO

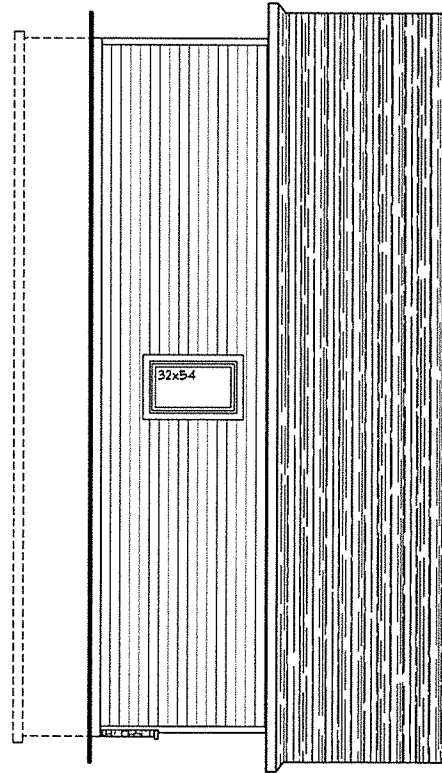
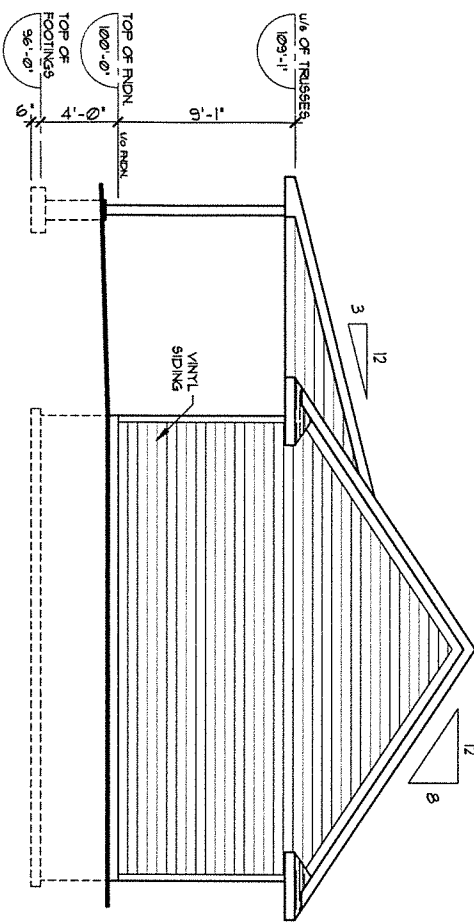
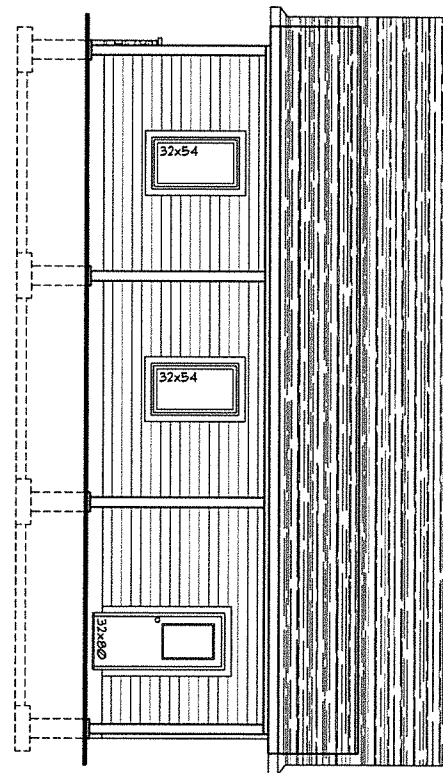
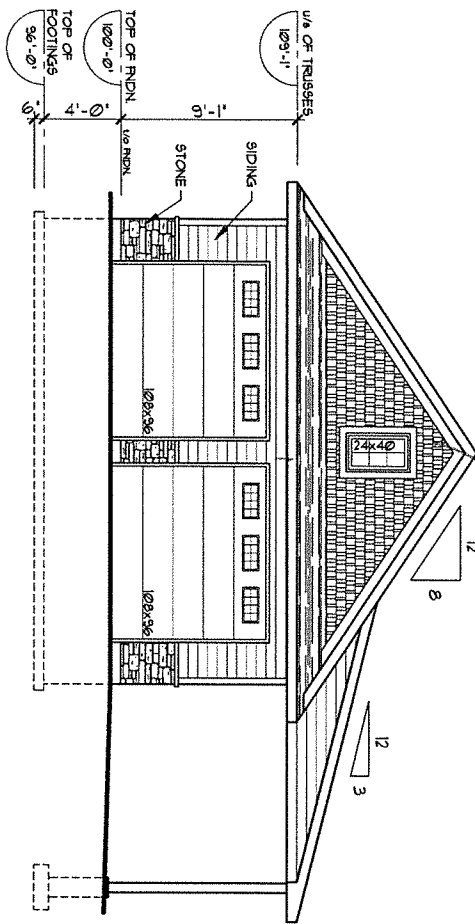
SHOP: 864 sq. ft.

KEYSTONE DESIGN GROUP			
COVER SHEET			
DRAWN BY SAM BUNTING		BCIN # 37074	SHEET No. A-0
DATE AUG. 15, 2018		SCALE NTS.	



FOUNDATION PLAN





KEYSTONE DESIGN GROUP

RICK'S SHOP

DRAWN BY:
SAM BUNTING

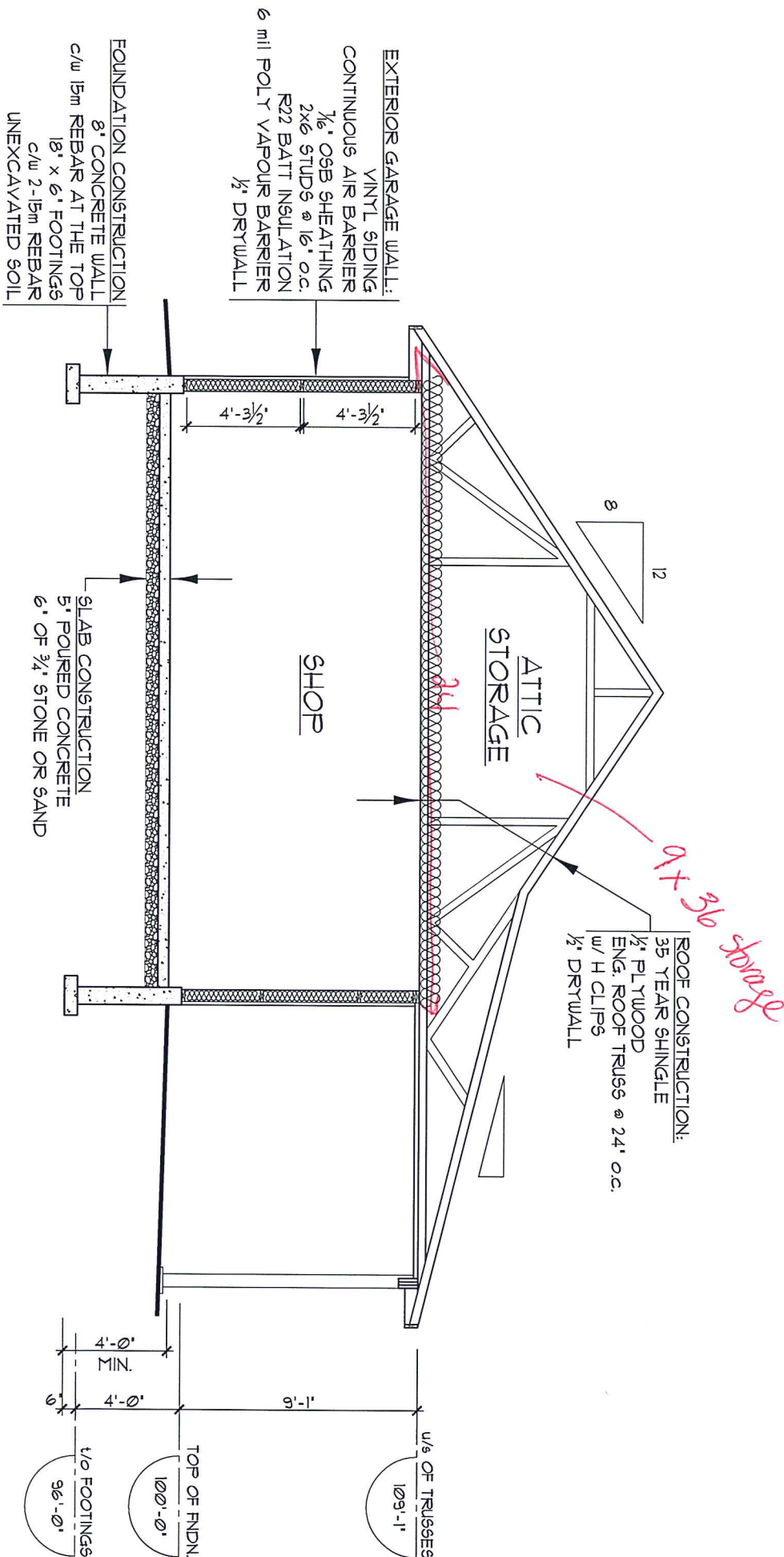
BCN #:
31074

DATE:
AUG. 15, 2018

SCALE:
NTS.

SHEET No.:

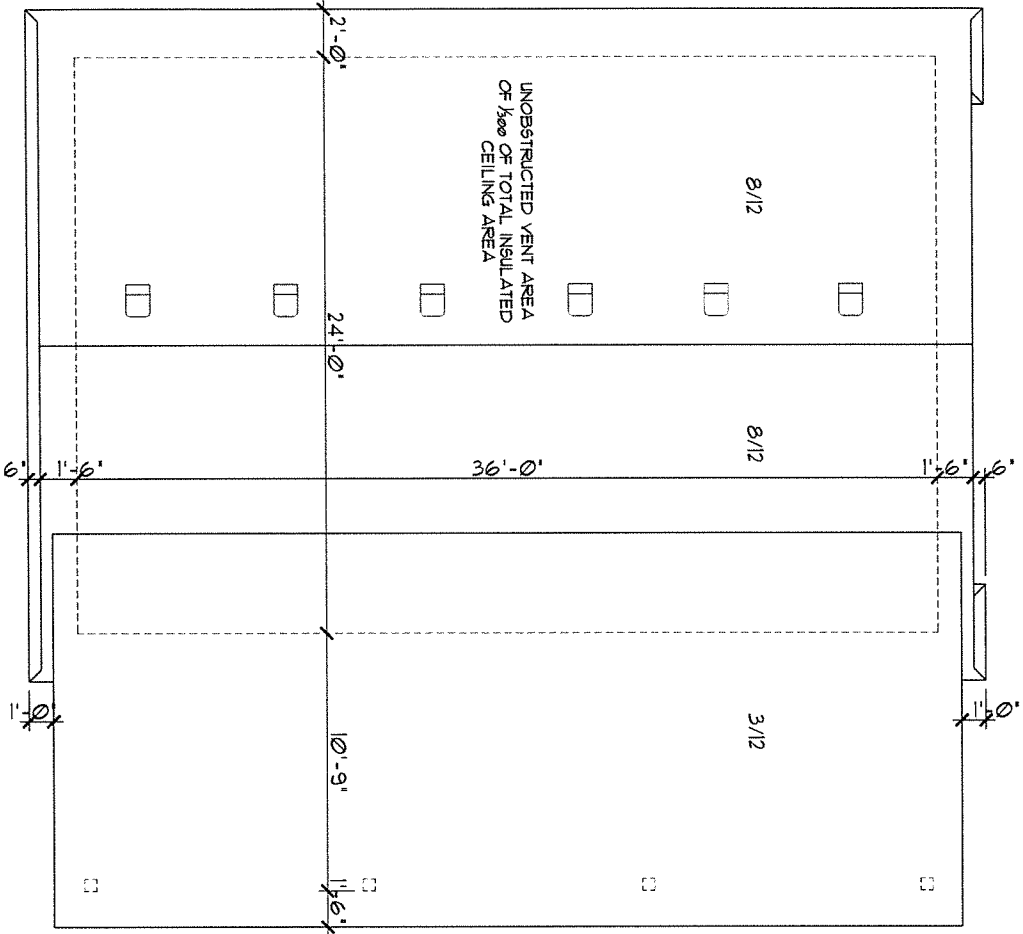
A-3



KEYSTONE DESIGN GROUP

BUILDING CROSS-SECTION

DRAWN BY	BCIN #	SHEET No.
SAM BUNTING	37074	A-4
DATE	SCALE	
AUG. 15, 2018	NTS.	



WOOD LINTEL SCHEDULE			
FORMING PART OF SENTENCE			
O.B.C. 923123			
LINTEL SIZES (IN)	MAXIMUM SPAN		
	SUPPORTING ROOF (SSL - 15 KPA) AND CEILING ONLY (S.P.F. NO. 1 & 2)		
	EXT. WALL	INT. WALL	
2 - 2x4	3'-1"	3'-0"	
2 - 2x6	5'-6"	4'-5"	
2 - 2x8	6'-1"	5'-4"	
2 - 2x10	8'-1"	6'-8"	
2 - 2x12	9'-5"	7'-8"	

SPANS ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 16'-0" AND A MAX. SUPPORTED TRUSS LENGTH OF 32'-1".

ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS

WOOD LINTEL SCHEDULE			
FORMING PART OF SENTENCE			
O.B.C. 923123			
LINTEL SIZES (IN)	MAXIMUM SPAN		
	SUPPORTING ROOF (SSL - 15 KPA) AND CEILING ON GABLE END ONLY (S.P.F. NO. 1 & 2)		
	EXT. WALL	INT. WALL	
2 - 2x4	3'-1"	3'-0"	
2 - 2x6	5'-6"	4'-5"	
2 - 2x8	6'-1"	5'-4"	
2 - 2x10	8'-1"	6'-8"	
2 - 2x12	9'-5"	7'-8"	

SPANS ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 2'-0" OF ROOF & CEILING, BUT DO NOT SUPPORT ROOF JOISTS, ROOF RAFTERS & ROOF TRUSSES

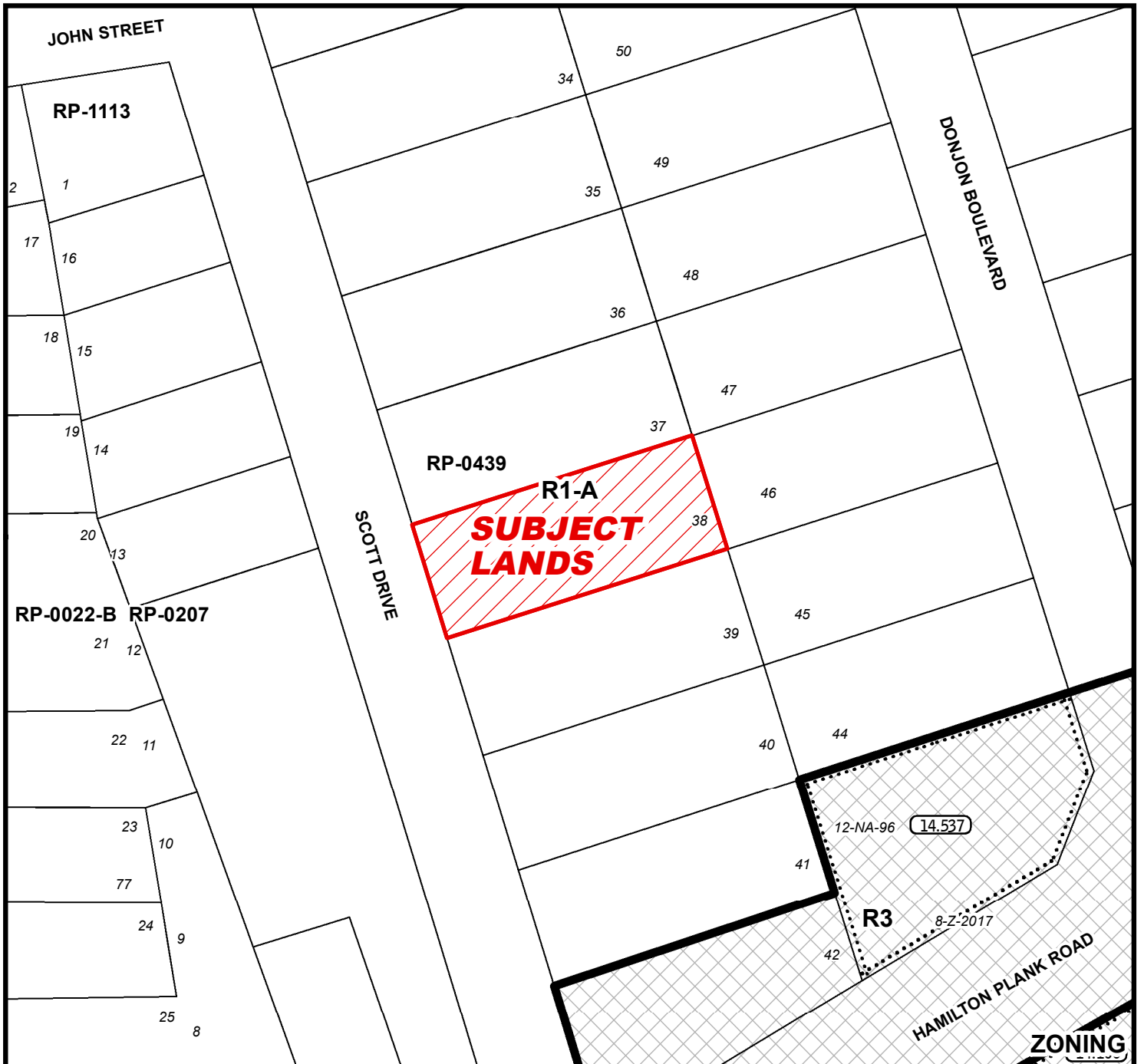
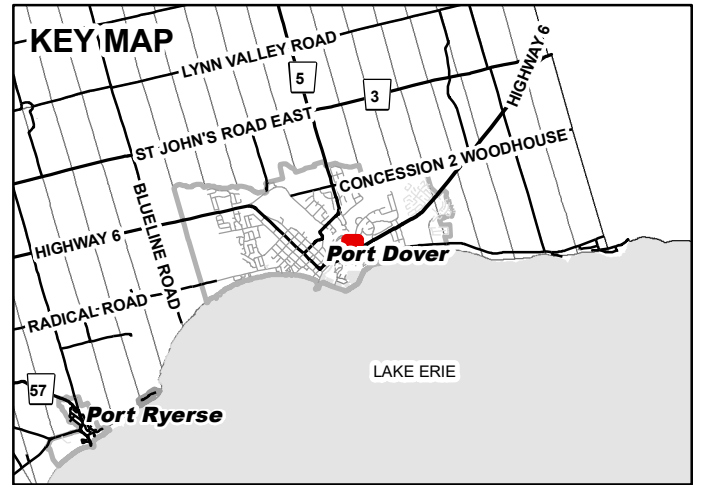
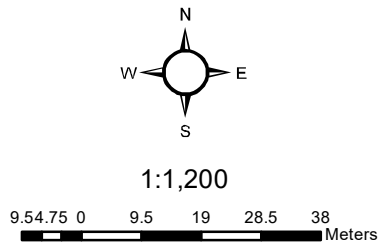
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS

KEYSTONE DESIGN GROUP

ROOF PLAN

DRAWN BY	BCN #	SHEET NO.
SAT BUNTING	37074	A-5
DATE	SCALE	
AUG. 15, 2018	NTS.	

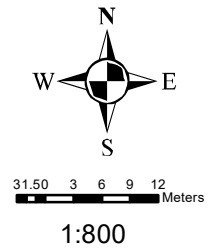
MAP 1
File Number: ANPL2018204
Urban Area of
PORT DOVER



MAP 2

File Number: ANPL2018204

Urban Area of PORT DOVER



MAP 3

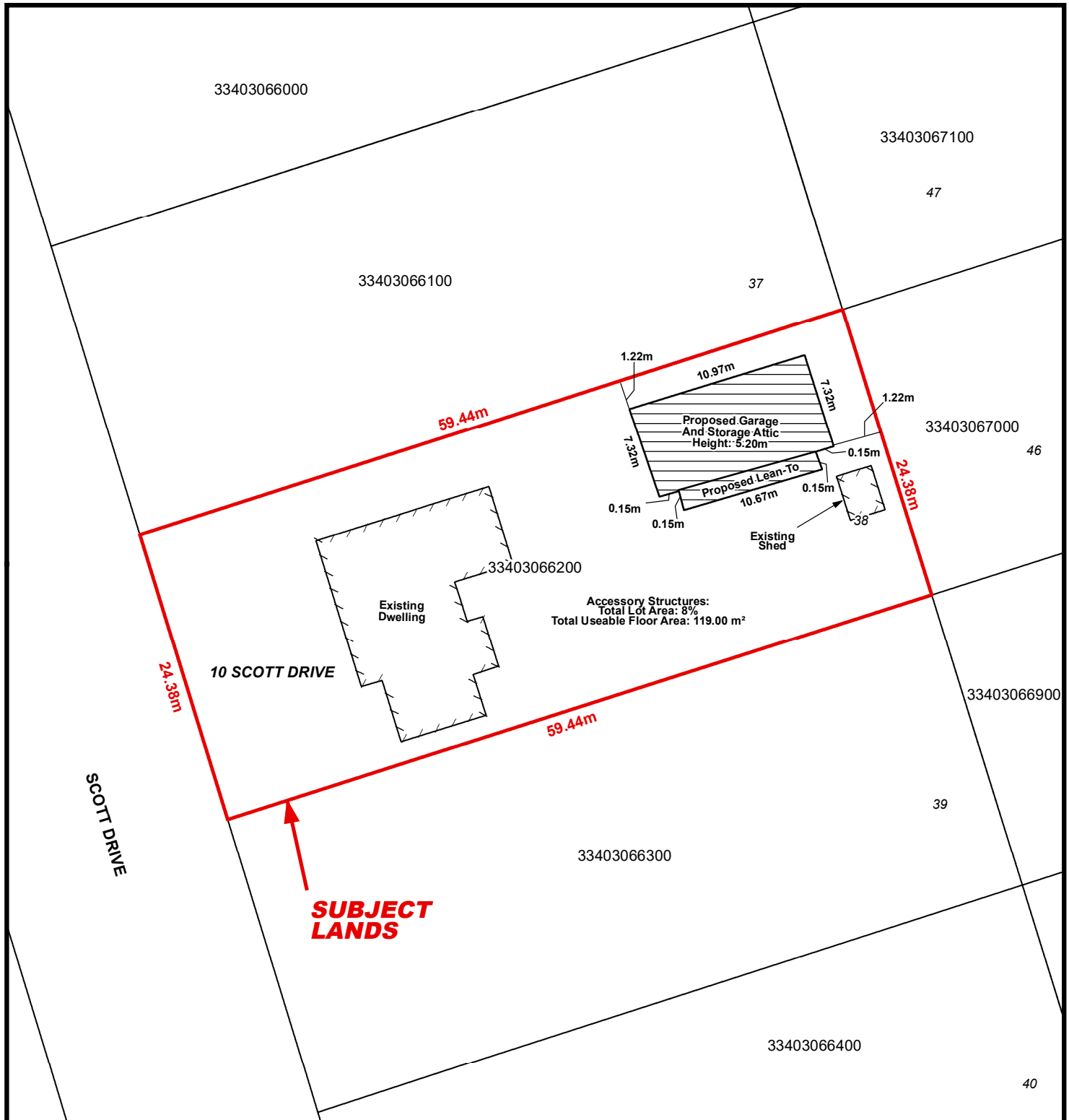
File Number: ANPL2018204

Urban Area of PORT DOVER



1 1.5 3 4.5 6 Meters

1:450



LOCATION OF LANDS AFFECTED

File Number: ANPL2018204

Urban Area of PORT DOVER

