

For Office Use Only:

File Number
Related File Number
Pre-consultation Meeting
Application Submitted
Complete Application

ANPL2021 002

JAN 6, 2021

Application Fee
Conservation Authority Fee
Well & Septic Info Provided
Planner
Public Notice Sign

Vpd. \$1529

GW

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: 337-040-07821-000

A. Applicant Information

Name of Owner Jim and Michelle Witty

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 2 Silver Shadow Way

Town and Postal Code Port Dover, Ontario N0A 1N7

Phone Number (416) 571-4527

Cell Number (289) 259-4409

Email napa@napacon.ca

Name of Applicant Jim and Michelle Witty

Address 2 Silver Shadow Way

Town and Postal Code Port Dover, Ontario N0A 1N7

Phone Number (416) 571-4527

Cell Number (289) 259-4409

Email napa@napacon.ca

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 and notices 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:

Jim and Michelle Witty

B. Location, Legal Description and Property Information

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

Lot 21 Registered Plan 37M-41

Town of Port Dover

County of Norfolk

+

Municipal Civic Address: 2 Silver Shadow Way, Port Dover, ON, N0A 1N7

Present Official Plan Designation(s): Residential

Present Zoning: R1-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 dwelling

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, and height on your attached sketch which must be included with your application:

Present site is a detached one storey dwelling. See site plan SP-1 04-10-2020

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

Proposed detached accessory building (pool house), containing equipment storage and new 3 piece washroom / change room. See Site Plan SP-1

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:
2 years

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, for example: m, m ² or %		
Lot frontage	29.44 m	29.44 m
Lot depth	192.21	192.21
Lot width	23.095	23.095
Lot area	1283.98m ²	1283.98m ²
Lot coverage	15%	16.8%
Front yard	33.73	33.73
Rear yard	20.78	7.860
Left Interior side yard		0.688
Right Interior side yard		
Exterior side yard (corner lot)		19.47

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

Proposed accessory building encroaches into 1.2m side yard requirement.
Request reduction of side yard from 1.2m to 0.688m.

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

In-ground swimming pool constructed under separate permit. distance between existing pool and the proposed pool house is very tight. in order to make pool deck width functional and enclose the equipment in the equipment room, the proposed pool house needs to shift towards the property line.

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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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 (for example: gas station, or petroleum storage):

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:
New subdivision - Developer cleared environmental conditions

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:

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:

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:

Note: If in an area of source water Wellhead Protection Area (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 in good working order 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:

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- 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 Conservation and Parks, 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

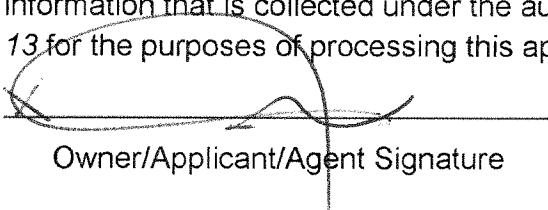
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

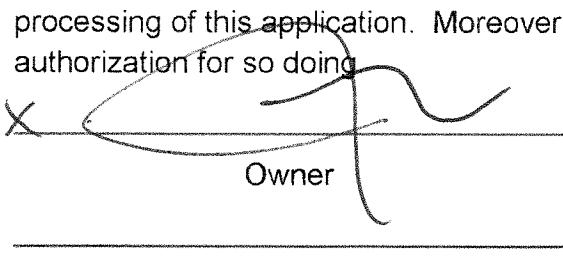
Date

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.

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

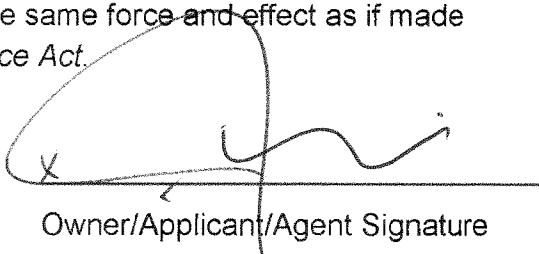
I, Jim Witty

of Port Dover, Ontario

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:

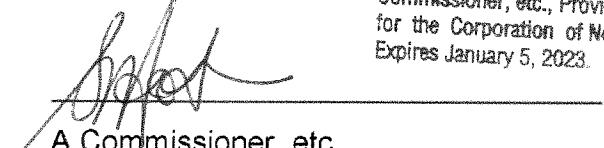


Owner/Applicant/Agent Signature

In NORFOLK County

This 21st day of December 2020

A.D., 20


Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

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: 2 Silver Shadow Way Port Dover

Legal Description:

Roll Number: 33704007821

Application #:

Information Origins: survey, site plan and drawings submitted

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
	Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	5.00	3.27		m
	b) <i>minimum front yard</i>	6.00	>10		m
	c) <i>minimum exterior side yard</i>	6.00	>10		m
	d) <i>minimum interior side yard</i>	1.20	0.69	0.52	m
	e) <i>minimum rear yard</i>	1.20	7.86		m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) Lot coverage (Note:Proposed Area)				m.sq
	i) <i>lot coverage</i>	10.00	2.00		%
	ii) <i>usable floor area</i>	55.00	26.07		m.sq

Comments

pool house for accessory building, washroom is proposed and permitted, but no other habitable rooms are permitted. Fencing must comply with fencing bylaw 2015-131 section 4.1. Relief is required for interior side yard setback for the poolhouse



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
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Zoning

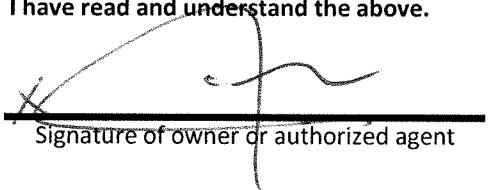
R1-A

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:

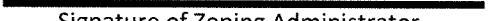
Roxanne Lambrecht

I have read and understand the above.


Signature of owner or authorized agent


date

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


Signature of Zoning Administrator

date

October 2, 2020

Norfolk County
Planning Department
185 Robinson St., Suite 100
Simcoe, ON N3Y 5L6
Phone: 519-426-5870 Ext. 0
Fax: 519-426-8573

Address: 2 Silver Shadow Way
Port Dover, Ontario

Re: Minor Variance application

Attention: Scott Wilson

The property located 2 Silver Shadow contains a single story, fully detached residential building. The building is approximately 2 years old.

A building permit was approved for the construction of an pool on May 14, 2019.(PRPO20191001). Upon completion of the pool, a pool house was designed to house the pool's mechanical system as well as a changeroom/washroom. Due to the position of the pool mechanical equipment relative to the property line and the edge of the pool, the pool house needs to be position closer to the property line to allow for safe clearance between the pool house and the edge of the pool.

The relief requested is to reduce the side yard for the accessory building from 1.2m to 0.688m. A 5'-0" high privacy fence is proposed along the property line separating the property located at 2 Silver Shadow Way from the adjoining property located at 10 Silver Shadow Way to assist the impact of the proposed structure. I have attached the following documents for the purposes of obtaining a minor variance for the required proposal:

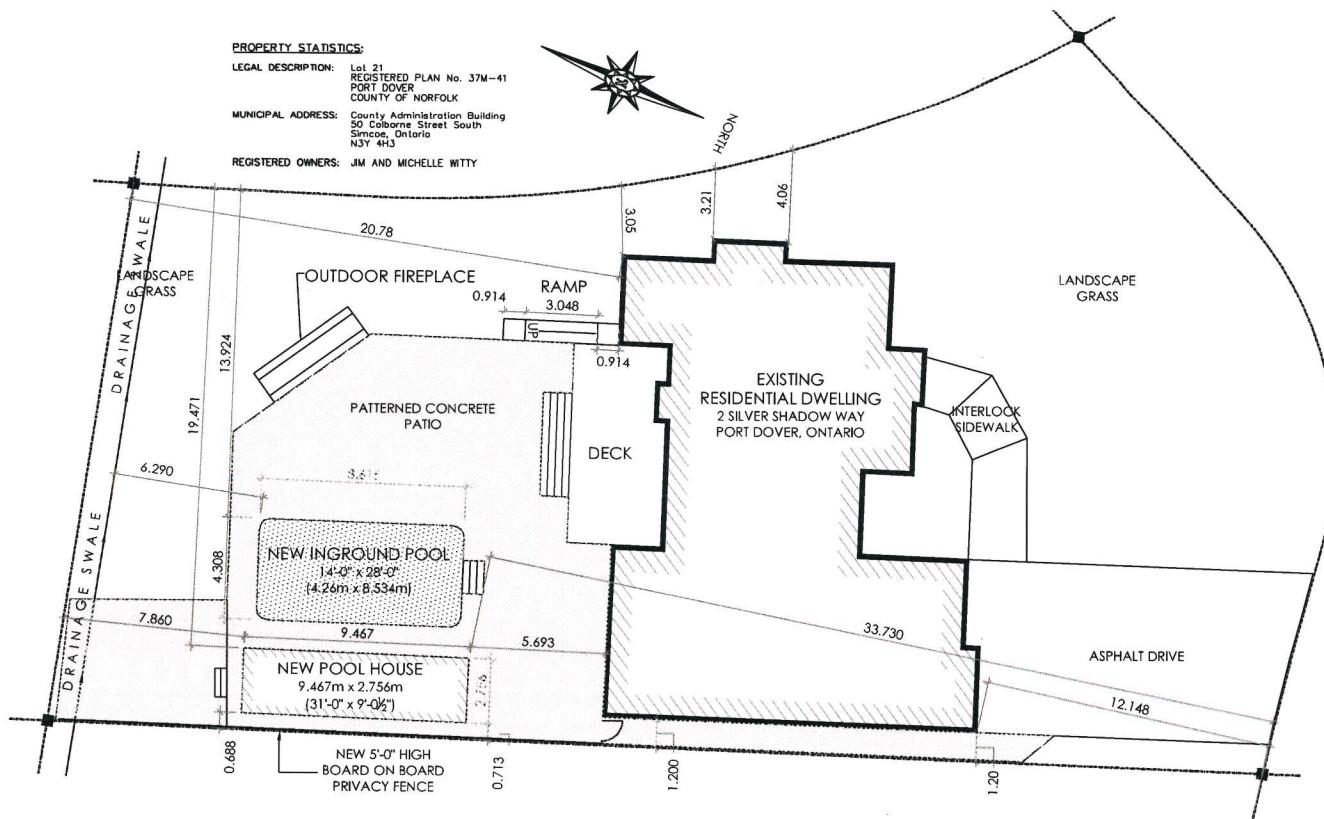
- Committee of Adjustment Application
- Full Survey / Property Report
- As-built survey showing the in ground pool and pool house.
- Drawing SP-1 Site plan c/w zoning statistics
- Drawing A-1.0 Proposed Floor Plan
- Drawing A-2.0 Proposed Elevations
- Drawing A-2.1 Proposed Elevations
- Drawing A-3.0 Building Section

The Part 'D' Declaration of the C of A form has been signed however a Commissioner of Oath has not yet witnessed the document. This will be arranged shortly and will be forwarded as soon as possible. Please review the attached documents and call me at (226) 922 7681 if you require anything else.

Regards,



Jim Witty
Owner
2 Silver Shadow Way, Port Dover



ZONING STATISTICS: EXISTING MAIN DWELLING (EXISTING TO REMAIN UNCHANGED)

	REQUIRED	EXISTING	PROPOSED
ZONING:	R1-A	R1-A	R1-A
TOTAL LOT AREA:	-	13819.69 ft ² (1283.89 m ²)	13819.69 ft ² (1283.89 m ²)
BUILDING AREA:	-	2073.02 ft ² (192.59 m ²)	2073.02 ft ² (192.59 m ²)
LOT COVERAGE:	30% MAX	15%	-
LOT FRONTAGE:	18.0m MIN	29.44m	29.44m
FRONT YARD:	6.0m MIN	12.15m	12.15m
INTERIOR SIDE YARD:	3m & 1.2m MIN	1.2m	1.2m
		3.05m	3.05m
EXTERIOR SIDE YARD:	6m MIN	-	-
REAR YARD:	7.5m MIN	20.77m	20.77m
BUILDING HEIGHT	11.0m	7.8 (UNCHANGED)	7.8 (UNCHANGED)

ZONING STATISTICS FOR NEW ACCESSORY BUILDING

EXISTING & PROPOSED BUILDING			
ZONING:	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA:	R1-A	R1-A	R1-A
BUILDING AREA:			
HOUSE:	-	2073.02 ft ² (192.59 m ²)	2073.02 ft ² (192.59 m ²)
ACCESSORY BUILDING:	55m ²		280.67 ft ² (26.07m ²)
<u>TOTAL:</u>	-	2073.02 ft ² (192.59 m ²)	2353.69 ft ² (215.66 m ²)
LOT COVERAGE: (ALL BUILDINGS)	-	15%	16.8%
LOT FRONTAGE:	18.0m MIN	29.44m	29.44m
FRONT YARD:	10.5m MIN	12.2m	12.2m
INTERIOR SIDE YARD:	1.2m MIN	0.688m	0.688m
EXTERIOR SIDE YARD:	NOT PERMITTED	-	-
REAR YARD:	7.5m MIN	7.860m	7.860m
BUILDING HEIGHT	5.0m	3.270	3.270

■ **designer**

GG+A

G.GRIFFITHS + ASSOCIATES LTD.
development • design • management

591 Main Street, Burlington, ON L7R 2G6
(905) 631-0155 e-mail: gordon@genie.ca

981

 Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE ENDOWMENT HAS BEEN USED AND
TAKEN IN CONSIDERATION IN THE DRAFT
AND IN THE REVISIONS AND AMEND-
MENTS OF THE CONSTITUTION.
THE ENDOWMENT HAS BEEN USED AND
TAKEN IN CONSIDERATION IN THE DRAFT
AND IN THE REVISIONS AND AMEND-
MENTS OF THE CONSTITUTION.

REGISTRATION INFORMATION

1. **FIRM NAME** BIRMINGHAM

Sonja Giffen

issued for
1 FOR CoA 04.10.2020

problem

WITTY RESIDENCE

POOL HOUSE

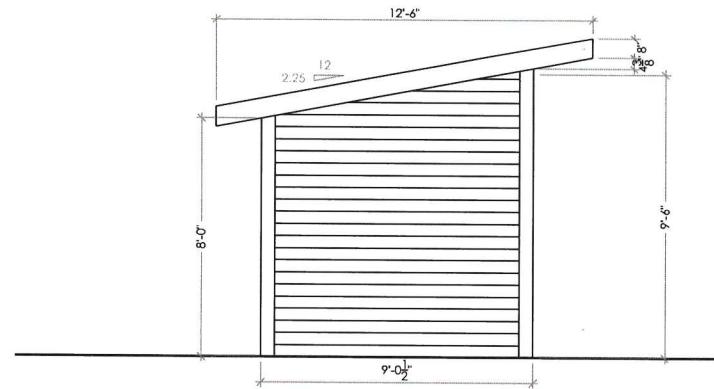
address
2 SILVER SHADOW WAY
PORT ELIZABETH, SOUTH AFRICA

drawing names

SITE PLAN

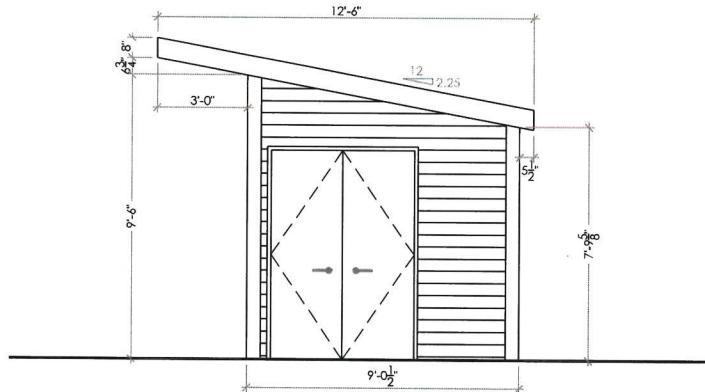
date drawn	02.10.2020
project no.	19017
drawn by	GG
checked by	gg
scale	1:20
drawing no.	

SP-1



1 EXTERIOR ELEVATION
A-2.1 SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION
A-21 SCALE: 1/4"=1'-0"

EXTERIOR
SCALE: 1/4" = 1'-0"

The logo for G.GRIGGHTHS + ASSOCIATES LTD. It features a stylized 'G' and 'A' in a bold, blocky font, with a plus sign between them. Below the letters, the text 'G.GRIGGHTHS + ASSOCIATES LTD.' is written in a smaller, sans-serif font, followed by 'development • design • management' in a smaller italicized font.

QUALIFICATION INFORMATION

Деятельность Администрации города Краснодара в сфере жилищно-коммунального хозяйства

Issued for

1996-1997: *Journal of the American Academy of Child and Adolescent Psychiatry*

project

WITTY RESIDENCE

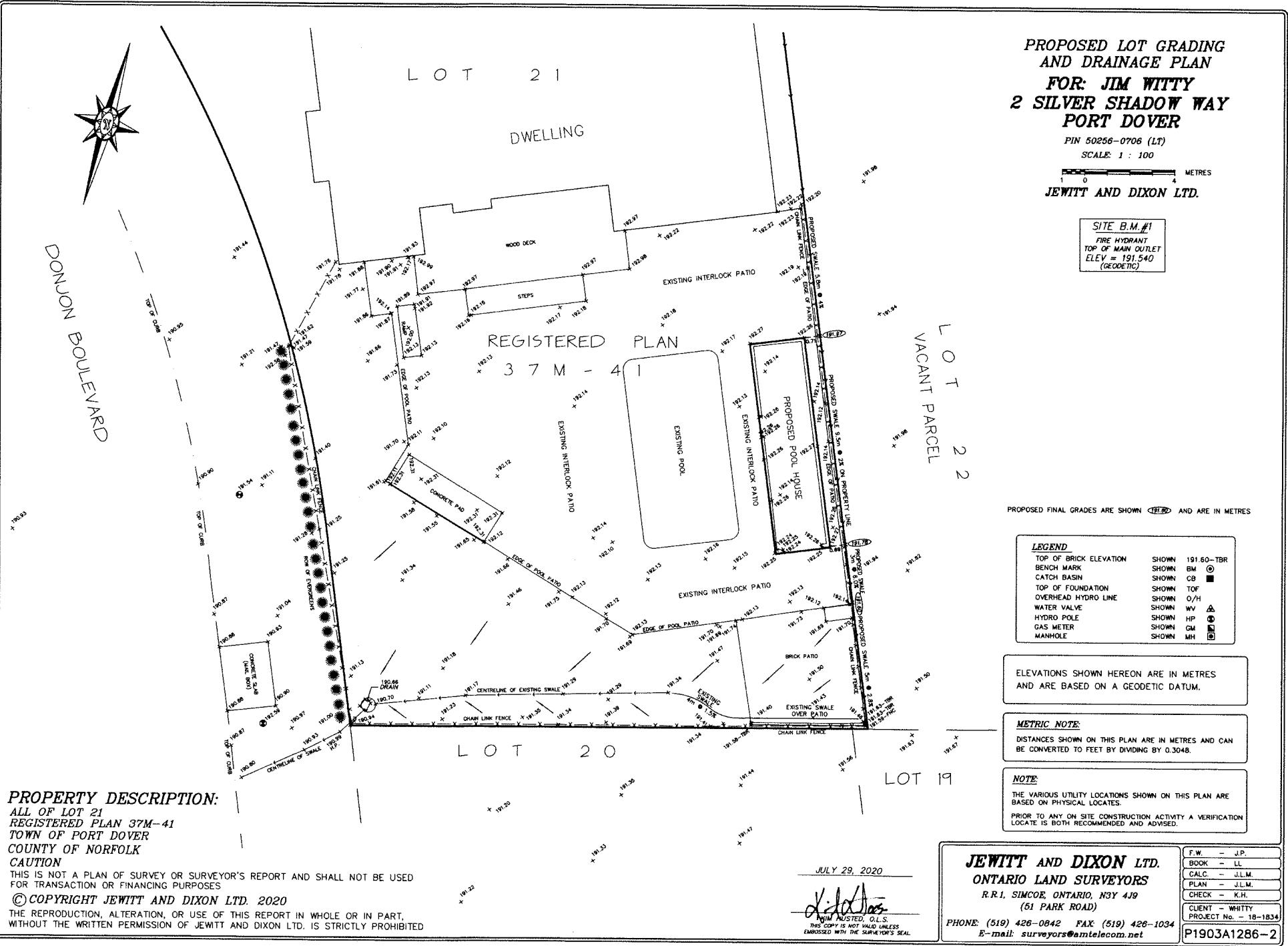
POOL HOUSE

address
2 SILVER SHADOW WAY
PORT DOVER, ONTARIO

drawing name
**POOL HOUSE
EXTERIOR
ELEVATIONS**

date drawn	02.10.2020
project no.	19017
drawn by	GG
checked by	99
scale	1:20
drawing no.	

A-2.1



PROPERTY DESCRIPTION:

ALL OF LOT 21
REGISTERED BY MR. DAVIS

REGISTERED PLAN 37M-
TOWN OF BOONE, BENTON

TOWN OF PORT DOVER
COUNTY OF NORFOLK

COUNTY

CAUTION
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED
FOR TRANSACTION OR FINANCING PURPOSES

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JULY 29, 2020

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

ONTARIO LAND SURVEYOR
P.R.I. SIMCOE, ONTARIO, N3X 4J2

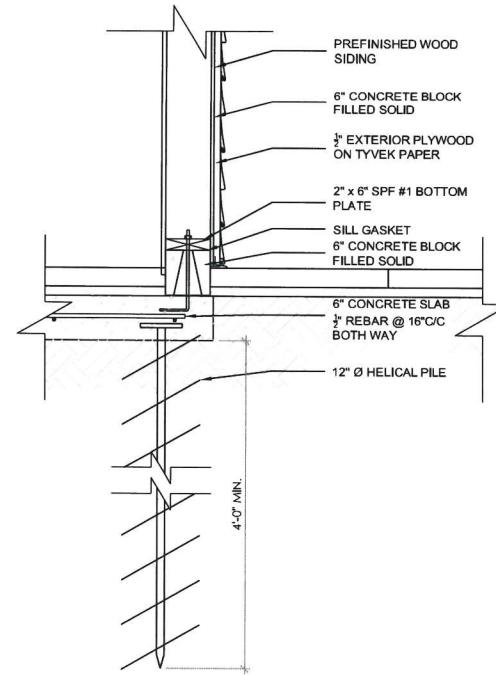
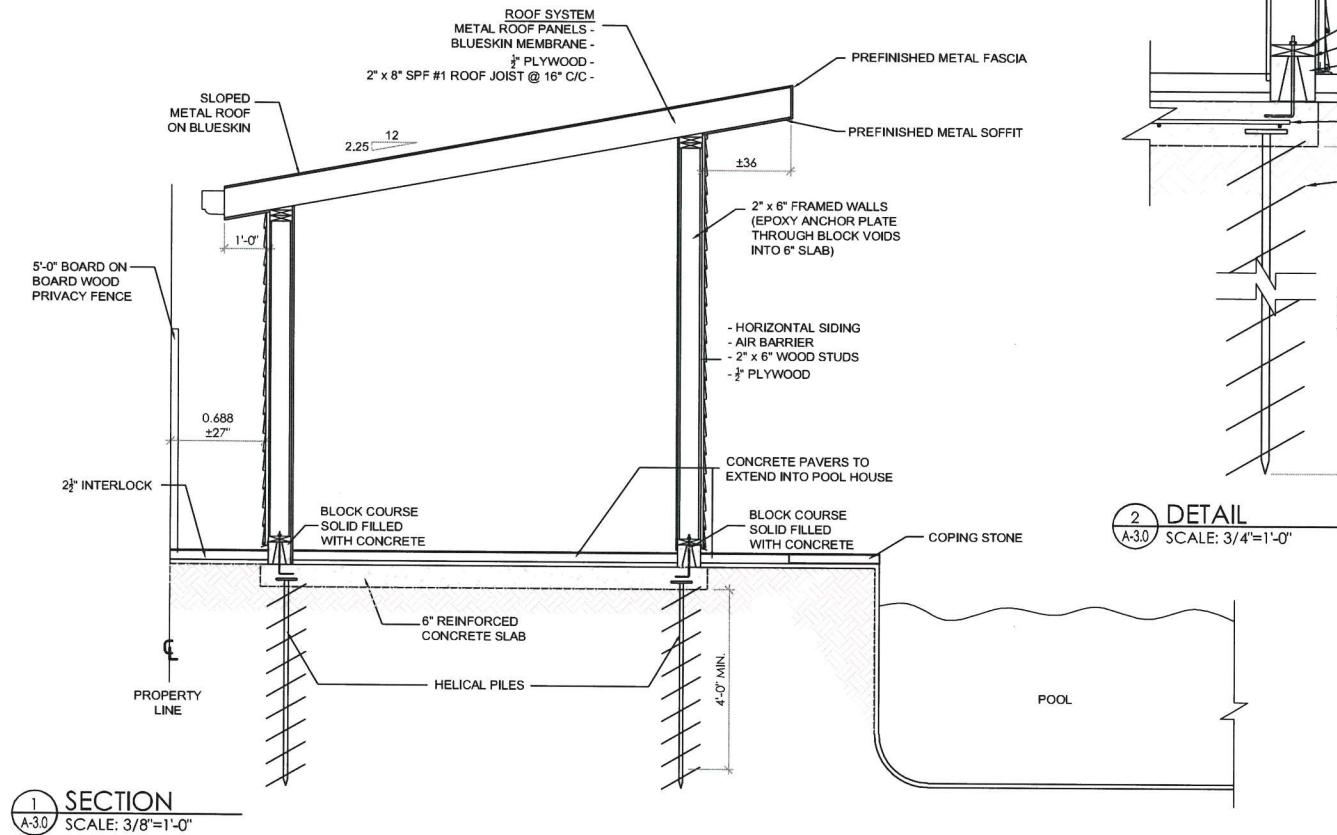
R.R. 1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

(31 PARK ROAD)

NE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W. - J.P.
BOOK - LL
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - WHITTY
PROJECT No. - 18-1834
D1007A1286 2

P1903A1286-2



designer
G G + A
 G.GRIGGITHS + ASSOCIATES LTD.
 development • design • management
 391 Main Street, Burlington, ON L7R 2G6
 1 905.631.0155 e: gegriffiths@rogers.com
 seal



QUALIFICATION INFORMATION
 DRAWN BY: G. GRIFFITHS, RA, LEED AP, OREG
 DRAWN ON: 02/10/2020
 APPROVED BY: G. GRIFFITHS, RA, LEED AP, OREG
 DATE ISSUED: 02/10/2020
 EXPIRES ON: 02/10/2021
 DRAWN FOR: G. GRIFFITHS + ASSOCIATES LTD.

REGISTRATION INFORMATION
 DRAWN BY: G. GRIFFITHS, RA, LEED AP, OREG
 DRAWN ON: 02/10/2020
 APPROVED BY: G. GRIFFITHS, RA, LEED AP, OREG
 DATE ISSUED: 02/10/2020
 EXPIRES ON: 02/10/2021
 DRAWN FOR: G. GRIFFITHS + ASSOCIATES LTD.

Sarah Griffis RA, LEED AP
 G. GRIFFITHS + ASSOCIATES LTD. 115681
 02/10/2020 02/10/2020

issued for
 1 FOR C of A 02.10.2020

project
**WITTY
RESIDENCE**

POOL HOUSE

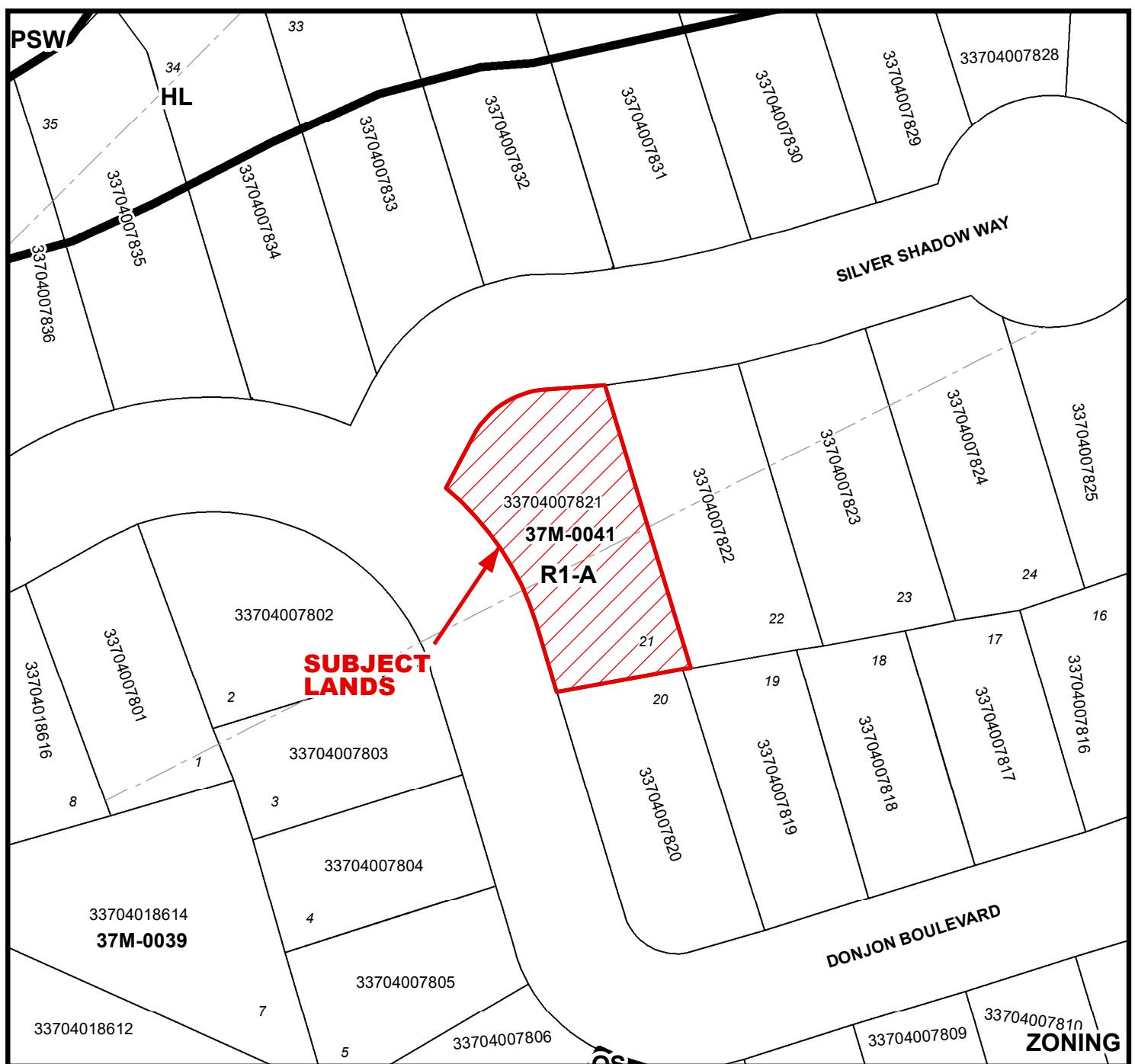
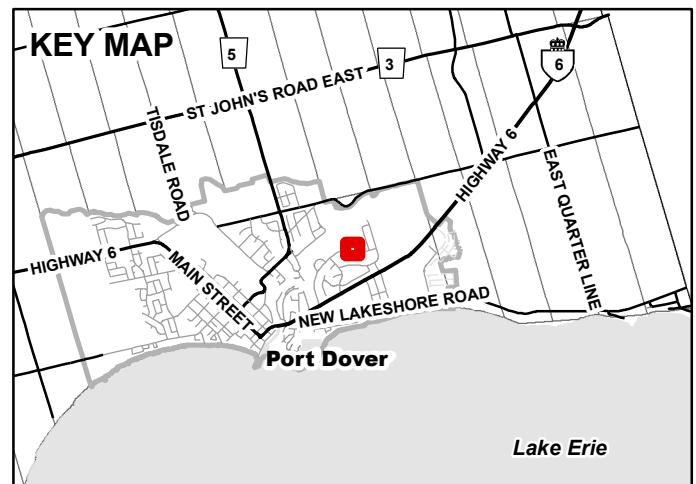
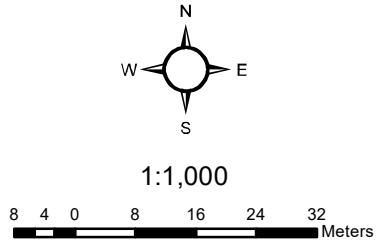
address
 2 SILVER SHADOW WAY
 PORT DOVER, ONTARIO
 drawing name

**POOL HOUSE
SECTION &
DETAILS**

date drawn 02.10.2020
 project no. 19017
 drawn by GG
 checked by gg
 scale 1:20
 drawing no.

A-3.0

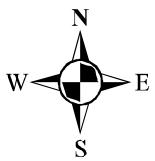
MAP 1
File Number: ANPL2021002
Geographic Township of
WOODHOUSE



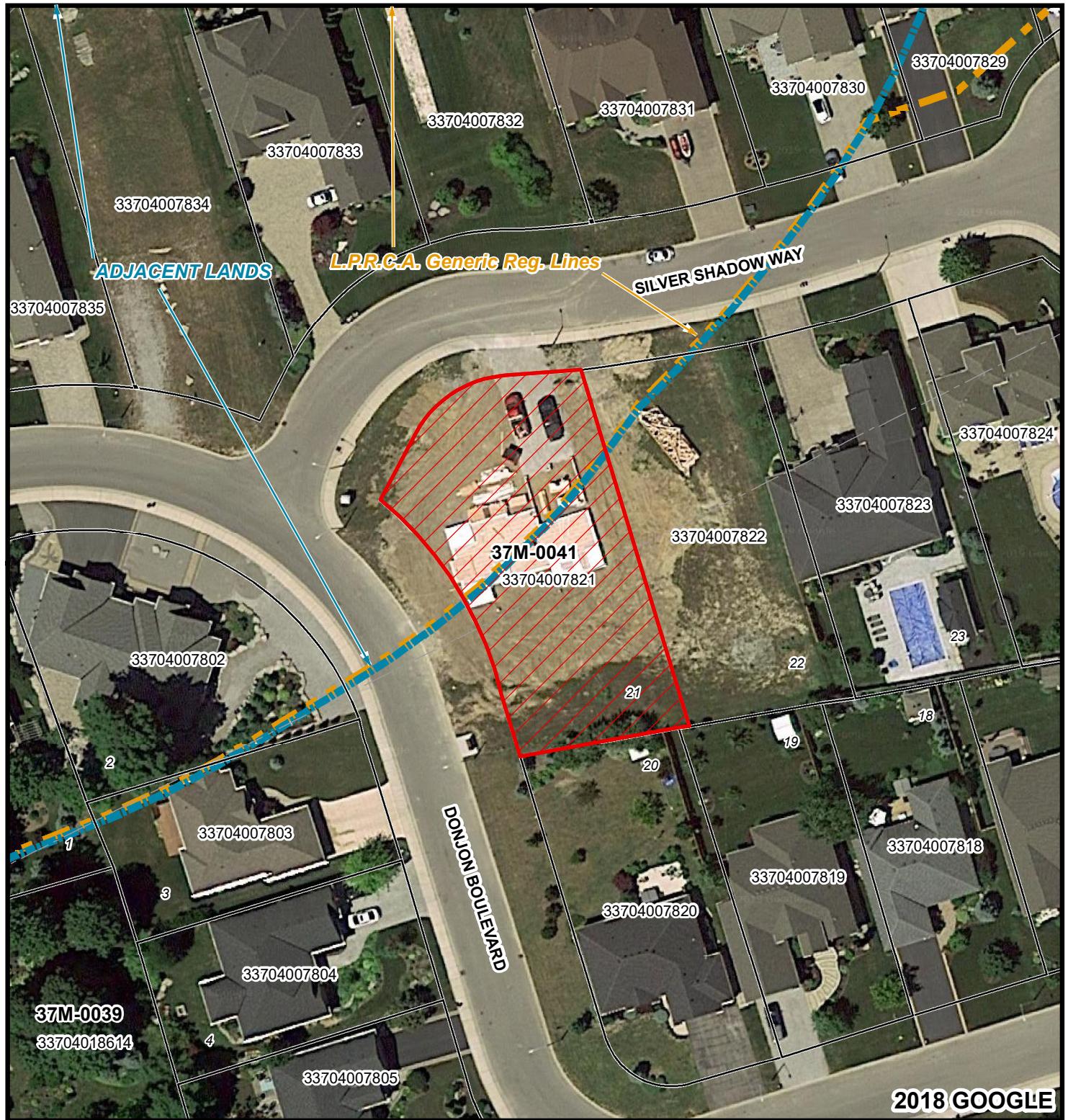
MAP 2

File Number: ANPL2021002

Geographic Township of WOODHOUSE

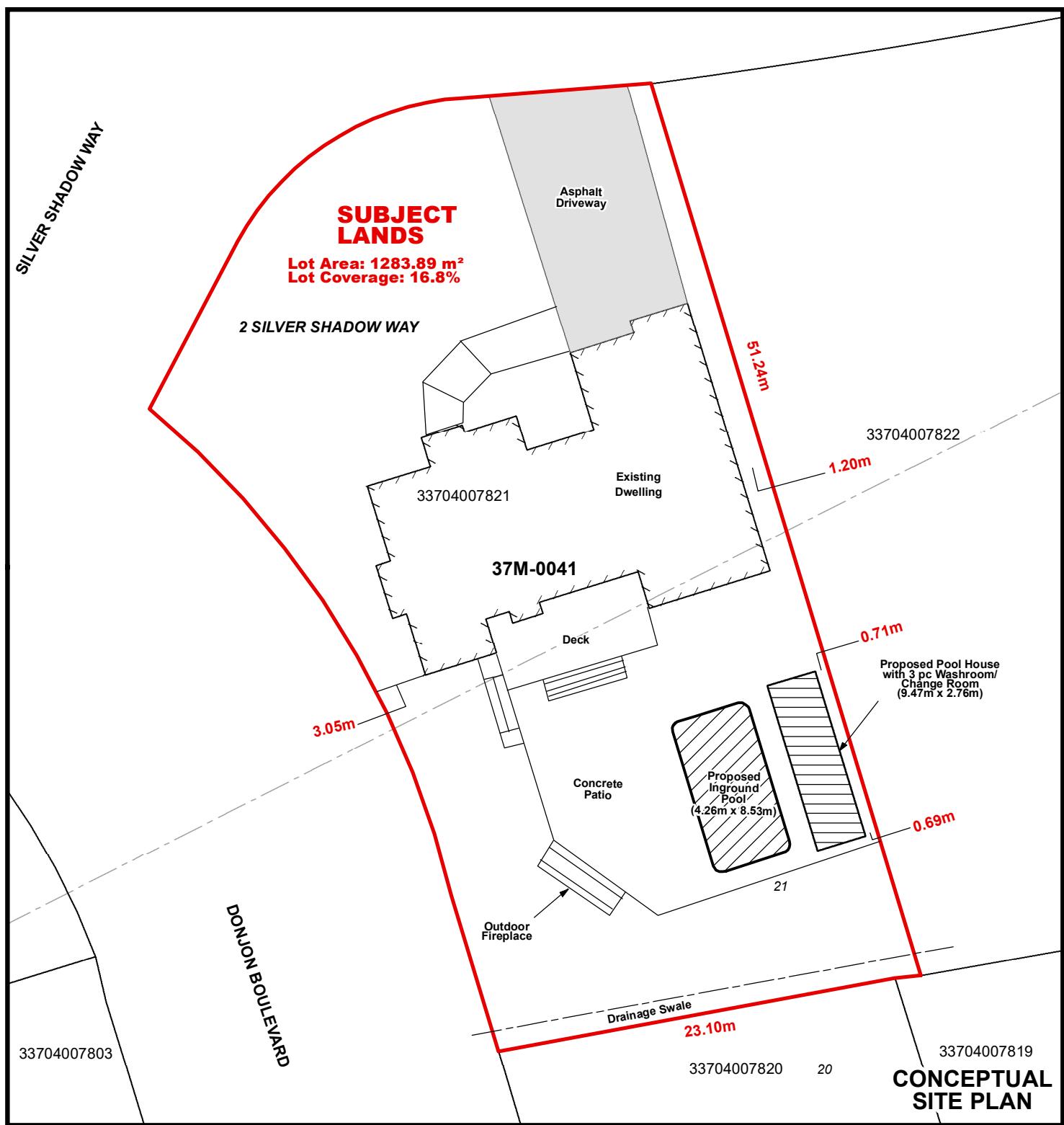
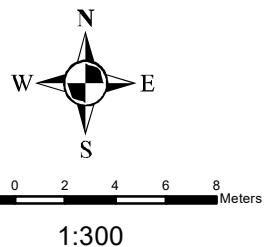


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MAP 3

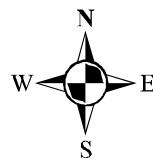
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Geographic Township of WOODHOUSE



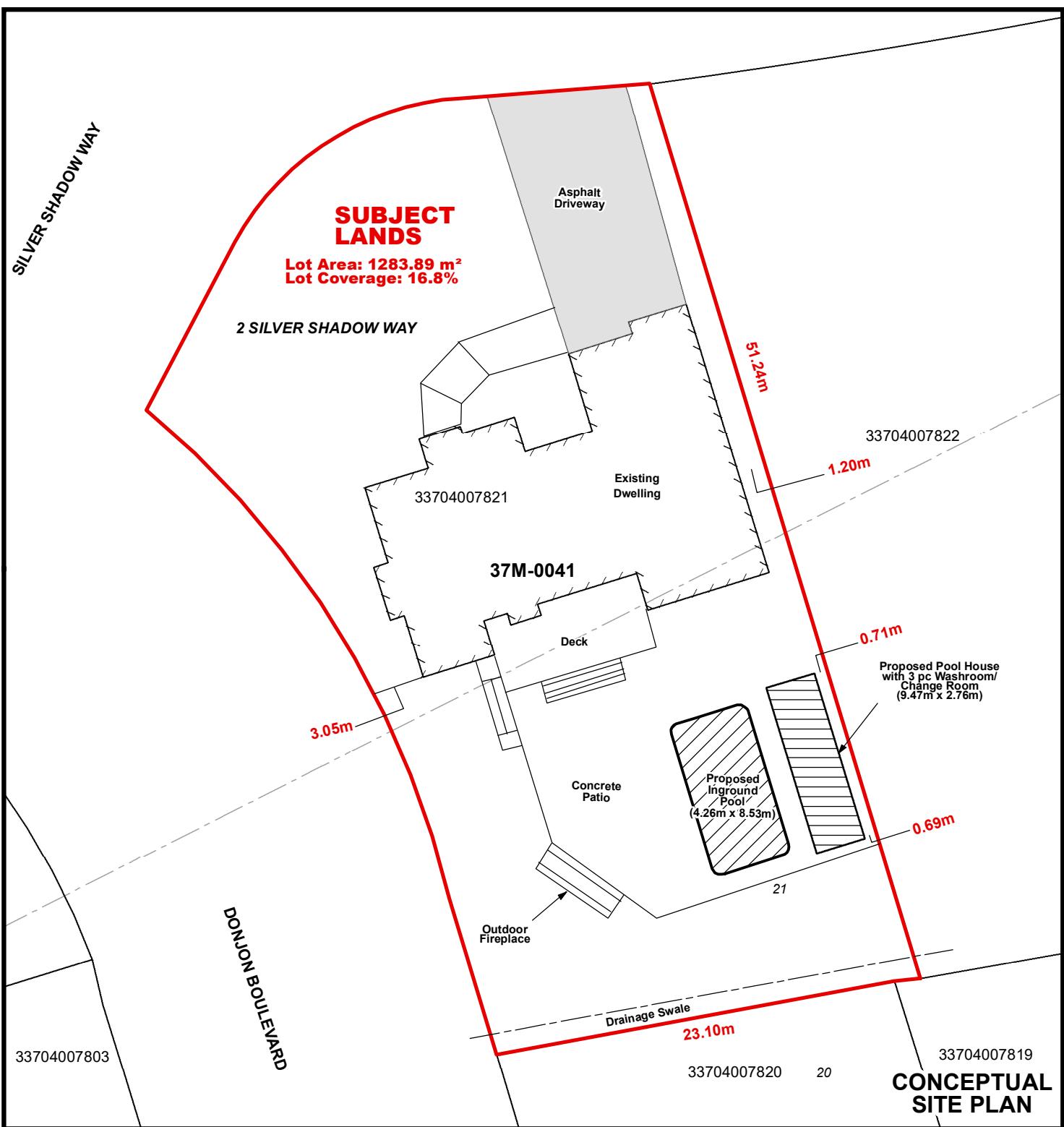
LOCATION OF LANDS AFFECTED

File Number: ANPL2021002

Geographic Township of WOODHOUSE



1:300



2021-01-11