

For Office Use Only:			
File Number	ANPL2022288	Application Fee	<u>1599 - Vpd</u>
Related File Number	<u>N/A</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>N/A</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>August 31/2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>September 22, 2022</u>	Public Notice Sign	<u>-</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: 3310-337-050-06150

A. Applicant Information

Name of Owner Matthew Taylor

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 538 New Lakeshore Road

Town and Postal Code Port Dover N0A 1N3

Phone Number _____

Cell Number 226-567-0094

Email matthew.taylor09@icloud.com

Name of Applicant agent

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent	David McPherson
Address	8 Culver Lane
Town and Postal Code	Simcoe N3Y 5C8
Phone Number	519-426-7295
Cell Number	519-427-6483
Email	david-a-mcpherson@hotmail.com

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 owner and 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):

Lot 19 Concession 1 Woodhouse

Municipal Civic Address: 538 New Lakeshore Road, Port Dover

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural and Hazard Land

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:

vacant land

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:

vacant of any buildings

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.

n/a

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:

see attached site plan and attached architectural plans

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:

n/a

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. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	38.1m				
Lot depth					
Lot width	38.1m				
Lot area	0.46ha				
Lot coverage					
Front yard		13m		13.7m	
Rear yard					
Height		11m		12.67m	1.67m
Left Interior side yard		3m		3.5m	
Right Interior side yard		3m		3m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Large 2 storey house requires extra height on main floor to accomodate boat with flying bridge

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
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Date of Land Purchase: _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

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

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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

D. All Applications: 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:
owner provided information

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. All Applications: 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:

not near source water

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. All Applications: 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. All Applications: 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:

New Lakeshore Road

G. All Applications: 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.
see attached premise and justification report

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:

- 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

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.

Matthew Taylor

Owner/Applicant/Agent Signature

Aug 30/2022

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 Matthew Taylor am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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.

Matthew Taylor

Owner

Aug 30/2022

Date

Owner

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, David McPherson of Simcoe

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



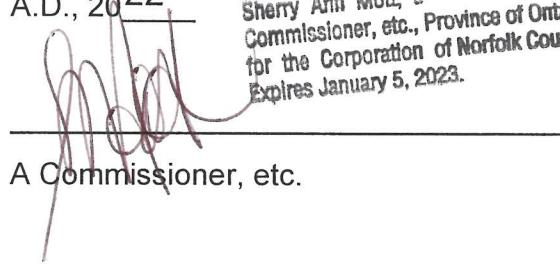
Owner/Applicant/Agent Signature

In Norfolk County

This 30th day of August

A.D., 2022

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


A Commissioner, etc.

MAP NORFOLK - Community Web Map



8/29/2022, 3:46:15 PM

Zones 1-Z-2014

- Zone
- Zone with Holding Provision



Special Provisions



Site Plan Control



Lakeshore Erosion Prone Areas

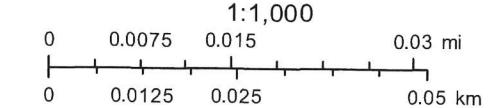


Land Parcels

Civic Address



Plan Lines



Queen's Printer for Ontario
Norfolk GIS

Premise of Minor Variance Application

At 538 New Lakeshore Rd., Port Dover

Proposed New Residence

Matthew Taylor owns a vacant property at 538 New Lakeshore Rd., Port Dover, on which he proposes the construction of a new home.

The home is designed with garage space on the ground floor and a residence on the second floor.

The property is largely zoned Agricultural, with Hazard Land along the lake bank.

The main floor is 1,760 sq.ft of garage and boat storage space (163.5 sq.m). The second floor residence comprises 1,247 sq.ft (115.85 sq.m).

This application is to construct a dwelling requiring relief of 1.67m from the maximum permitted building height of 11m, to allow a total building height of 12.67m.

The main floor level is extra high, in order to accommodate the owner's boat with a flying bridge.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

This application is consistent with the PPS.

Norfolk County Official Plan

The subject property is designated as Agricultural in the Norfolk County Official Plan. Permitted uses within this designation include single family dwellings.

Therefore, this application conforms to the general intent and purpose of the Official Plan.

Norfolk County Zoning By-law 1-Z-2014

The subject lands are zoned Agricultural and Hazard Land. The proposed dwelling is to be built on lands zoned Agricultural. Single family dwellings and associated accessory structures are permitted uses in the Agricultural zone. Large dwellings are common along the lake, and therefore the proposed construction fits within the character of the neighborhood. The requested variance will maintain the general intent and purpose of the Zoning By-law.

Is the Variance Desirable

The use of this property as a single family residence is compatible with and fits within the existing neighborhood. Large dwellings are common along the lakeshore. The application reflects the existing streetscape of New Lakeshore Road and, therefore, is desirable development of the property.

Is the Variance Minor in Nature

The application is minor in nature because it proposes a modest increase of building height of only 1.67m.

Conclusion

The requested relief in building height is minor in nature, appropriate for the neighborhood, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law.

David McPherson



EAST ELEVATION

Scale 1/4"-1'-0"



LINTEL SCHEDULE FOR MASONRY VENEERS as per 9.20.5.2B 2016 OBC

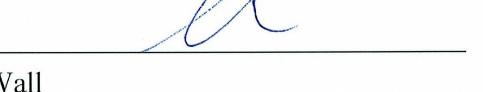
	BRICK	STONE
3 1/2"X 3 1/2" X 1/4"	8'-1"	7'-9"
4"X 3 1/2" X 1/4"	8'-9"	8'-2"
4 7/8"X 3 1/2" X 5/16"	10'-10"	10'-1"
4 7/8"X 3 1/2" X 3/8"	11'-5"	10'-8"
4 7/8"X 3 1/2" X 1/2"	11'-9"	10'-11"
5 7/8"X 3 1/2" X 3/8"	12'-7"	11'-8"
5 7/8"X 3 1/2" X 1/2"	13'-5"	12'-5"
7 1/8"X 4" X 1/2"	13'-6"	12'-7"
7 1/8"X 4" X 3/8"	14'-1"	13'-1"
7 1/8"X 4" X 1/2"	15'-1"	14'-0"

GENERAL NOTES:

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
3. APPROVED GRANULAR FILL SHALL BE COMPAKTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4"-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories


Tony Wall
BCIN : 22052

SQUARE FOOTAGE		
MAIN FLOOR	1760 SQ.FT.	
UPPER FLOOR	1247 SQ.FT.	

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	04/26	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

TAYLOR RESIDENCE
538 NEW LAKESHORE ROAD
PORT DOVER, ON

PROPOSED GARAGE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 22124
DATE: APRIL 2022	
SHEET NO. 4 OF 8	

A4



WEST ELEVATION

Scale 1/4"-1'-0"



LINTEL SCHEDULE FOR MASONRY VENEERS as per 9.20.5.2B 2016 OBC

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3 1/2"X 3 1/2" X 1/4"	8'-1"	7'-9"
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5 7/8"X 3 1/2" X 1/2"	13'-5"	12'-5"
5 7/8"X 4" X 1/2"	13'-6"	12'-7"
7 1/8"X 4" X 3/8"	14'-1"	13'-1"
7 1/8"X 4" X 1/2"	15'-1"	14'-0"

SOUTH ELEVATION

Scale 1/4"-1'-0"

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FOUNDATION PLAN NOTES:		
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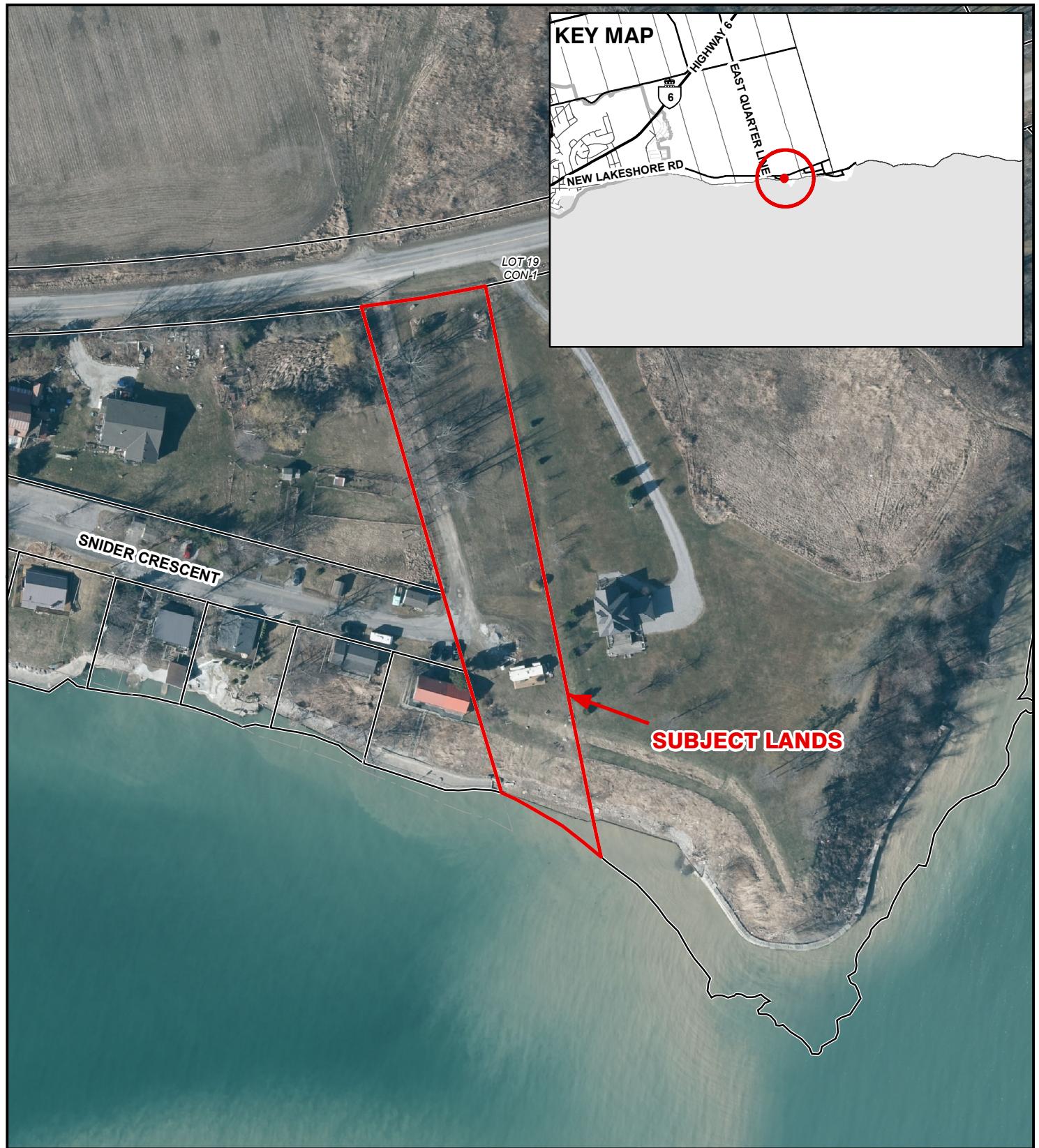
TAYLOR RESIDENCE
538 NEW LAKESHORE ROAD
PORT DOVER, ON

PROPOSED GARAGE PLANS
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 22124
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SHEET NO. 3 OF 8	A3

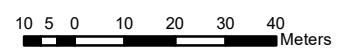
CONTEXT MAP

Geographic Township of WOODHOUSE

**Legend** **Subject Lands**

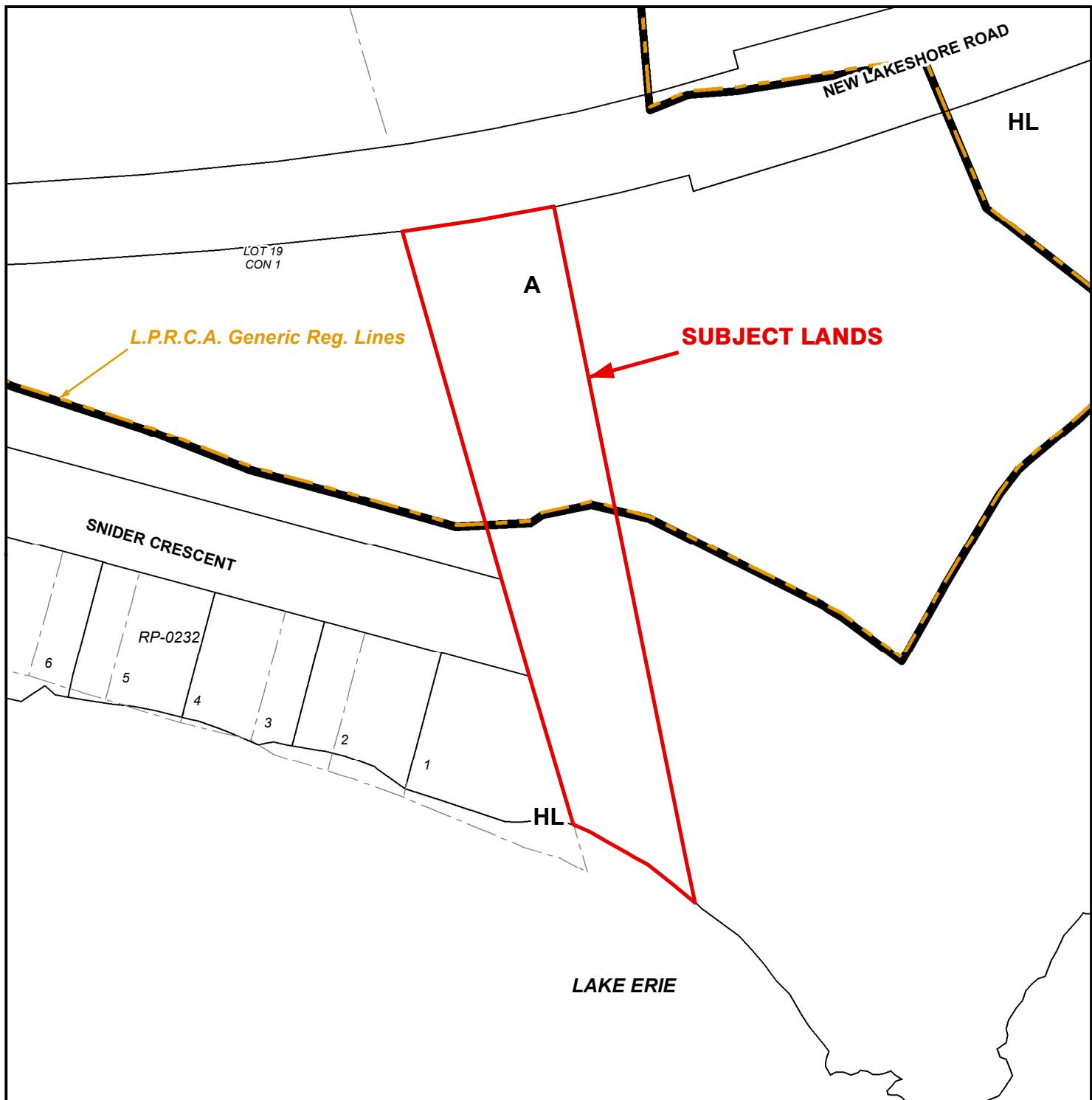
2020 Air Photo

9/27/2022

A scale bar with markings at 0, 5, 10, 20, 30, and 40 meters.

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

**LEGEND**

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

9/27/2022

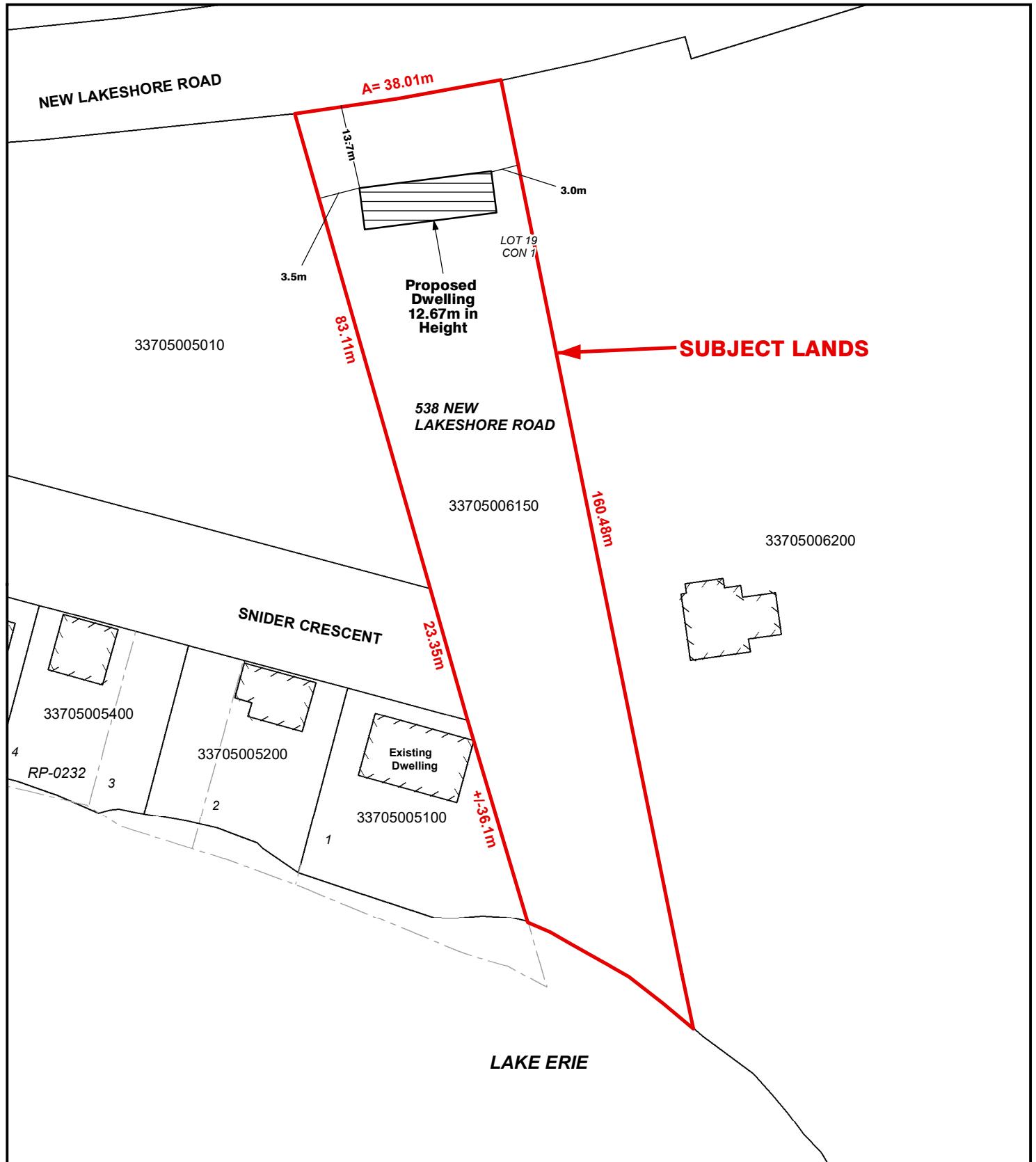
(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone



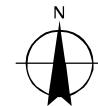
10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN
Geographic Township of WOODHOUSE

Legend

 Subject Lands

9/27/2022



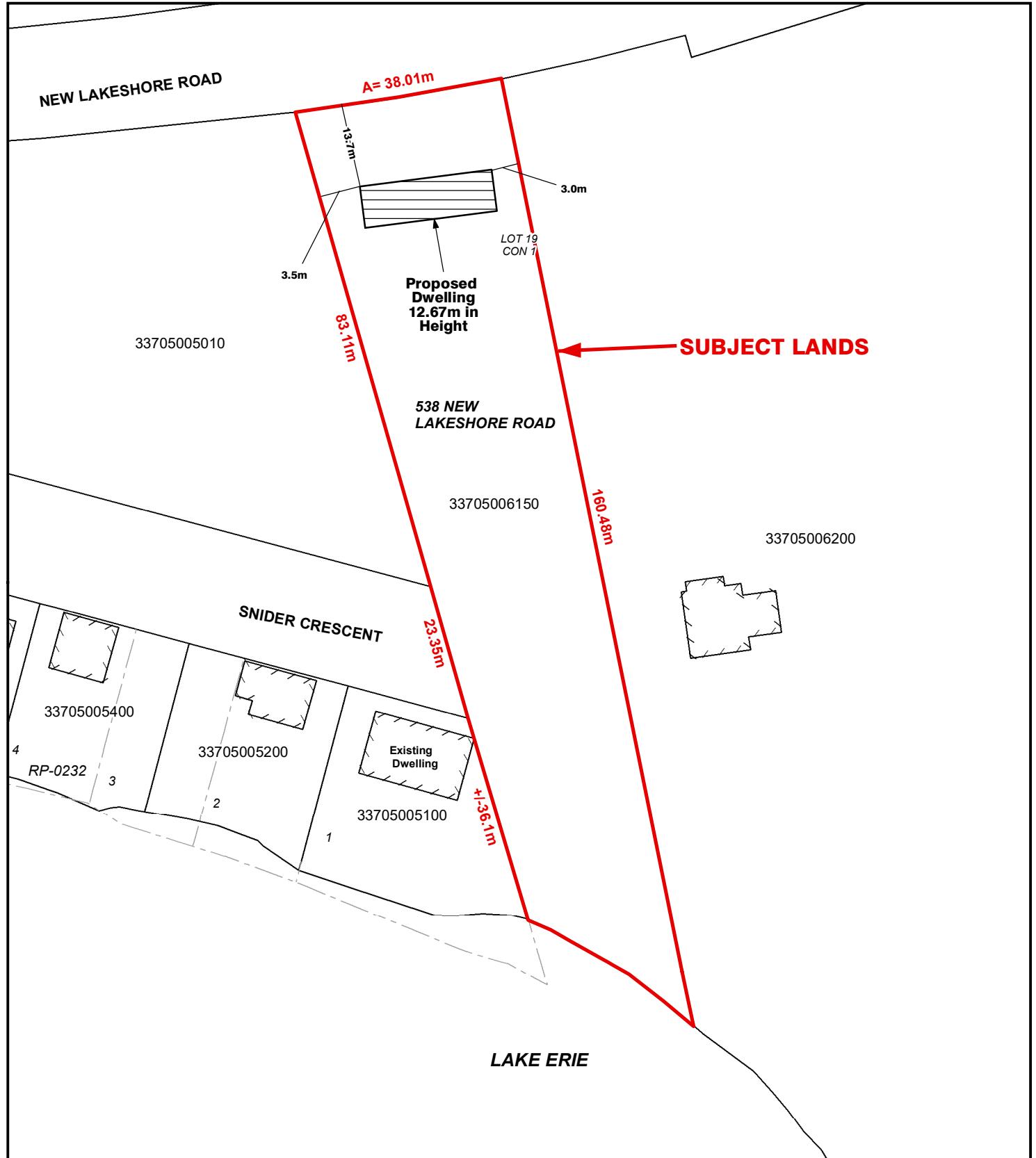
7.5 3.75 0 7.5 15 22.5 30 Meters

LOCATION OF LANDS AFFECTED

ANPL2022288

CONCEPTUAL PLAN

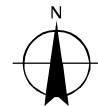
Geographic Township of WOODHOUSE



Legend

Subject Lands

9/27/2022



7.5 3.75 0 7.5 15 22.5 30 Meters