



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

December 27, 2007

FILE NO.: AN-001/2008

ASSESSMENT ROLL NO.: 3310-337-010-23700

APPLICANT:

Carrie & Jason Lingard, 347 Lynn Valley Road, Simcoe, ON N3Y 4K2

AGENT:

LOCATION:

Lot 5, Con 4 WDH (347 Lynn Valley Road)

PROPOSAL:

- Relief of 1.84 m. (6 ft) from the required 13 m. (42.6 ft.) front yard setback to permit a front yard setback of 11.16 m. (36.6 ft.);
- Relief of 2.39 m. (7.8 ft.) from the required interior side yard setback (RIGHT) of 3 m. (9.8 ft.) to permit an interior side yard setback (RIGHT) of 0.61 m. (2.0 ft.);
- Relief from Section 3.9 (b) to allow eaves to project only 0.46 m. (18 ft.) into the interior side yard (RIGHT) to reconstruct an existing garage.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: December 12, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1834

FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: karen.judd@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

MINOR VARIANCE

Office Use:

File Number: AN-001/2008
Related File: Nov. 23
Fees Submitted: Nov. 23/07
Application Submitted: Nov. 23/07
Sign Issued: Dec 3/07
Complete Application: Dec 3/07 *me*

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- 337,010,237~~00~~,0000

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. NW 1-2000

A. APPLICANT INFORMATION

Name of Applicant ¹ CARRIE & JASON LINGARD Phone # (519) 426-0095
Address 347 LYNN VALLEY RD Fax # _____
Town / Postal Code SIMCOE, N3Y4K2 E-mail FIRESC@Kwic.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner ² _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	WOODHOUSE	Urban Area or Hamlet	
Concession Number	CON. #4	Lot Number(s)	LOT #5
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	(46') 14.02m	Depth (metres/feet)	(400') 121.92m
Width (metres/feet)	75'	Lot area (m ² / ft ² or hectares/acres)	(0.69 ACRES) 0.28ha
Municipal Civic Address	347 LYNN VALLEY RD., SIMCOE, ON		

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):

REQUESTING RELIEF TO REBUILD & ATTACH EXISTING GARAGE TO HOUSE.
MAINTAINING CURRENT POSITION WITH RESPECT TO SIDE LOT. (2.6 FT)

Please explain the nature and extent of the amendment requested (assistance is available):

- ① relief of 1.84m (6 ft) front yard set back to permit a 11.16m (36.6') front yard set back from the required 13m (42.6')
- ② relief of 2.39m (7.8 ft) interior side yard (right) from the required 3m (9.8') interior side yard set back to permit a 0.61m (2' 0") interior side yard (right) set back
- ③ ~~relief from~~ ^{relax} section 3.9(b) to allow eaves to project ^{only} 0.46m (18") into the right interior side yard.

MINOR VARIANCE

Please explain why it is not possible to comply with the provision of the zoning by-law:

FOLLOWING BY-LAW REQUIREMENTS RESTRICTS SPACE & DOES NOT
ALLOW FOR ACCESS TO HOUSE FROM GARAGE.

D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

AGRICULTURAL

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:

HOUSE - RETAINED

GARAGE - DEMOLISHED / REBUILT

OUTBUILDING - RETAINED

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

Unknown

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.

HOUSE-ADDITION - APPROX. 1000 SQFT LIVINGSPACE, BEDROOM, BATHROOM,
LIVING ROOM

MINOR VARIANCE

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:

HOUSE - ADDITION - 1000 SQFT ADDITION

GARAGE - REBUILT AND ATTACH TO HOUSE

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

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:

2001

Present use of the subject lands:

Residential

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

more than 50 years

Existing use of abutting properties:

agriculture

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:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

MINOR VARIANCE

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

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

VENDOR'S PROPERTY CONDITION DISCLOSURE STATEMENT (FROM WHEN HOME PURCHASED)

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

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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

MINOR VARIANCE

Effect on the requested amendment:

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

Is the above information for other planning developments applications attached?

☐ Yes ☐ No

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

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 type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No	_____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input 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 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 type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance

MINOR VARIANCE

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

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

If other, describe:

Name of road/street:

LYNN VALLEY RD

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

PROPOSED CONSTRUCT TO START IN SPRING OF 2008

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

Norfolk CityView Web

Roll Number 33-10-337-010-237-00-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner	DAVIDSON CARRIE NICOLE LINGARD JASON ROBERT	Property Lot		Former Municipality	Woodhouse.
Civic Address	347 LYNN VALLEY RD	Block		Plan	
Legal Description	WDH CON 4 PT LOT 5	Part		Reference Plan	
Zoning	Agricultural	Concession		Extension to a Non-conforming use?	
By-law	NW-1-2000	Current Use of Property	SFD.	Township	Woodhouse.
		Proposed Use of Property	SFD.		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	930sq.m					
b) Lot Frontage	18m		22.86m	75'		
c) Front Yard Setback	13m	42.6'	11.16m	36.6'	1.84m	6.0' *
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	3m	9.8'	0.61m	2'0"	2.39	7.8' *
f) Interior Side Yard (Lt)	3m	9.8'	5.42m			
g) Rear Yard	9m					
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building	11m	36'				
k) Accessory Building						
Accessory Building Comments						
l) Parking						
m) Other	39(1) projection levels.					*
Other Clause:	0.65m (2 ft) to allow for 18" projection.		Other Description:			

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

[Signature]
Owner/Applicant
C. Lingard Jason Lingard

[Signature] Mo 27/07
Building Inspector

Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

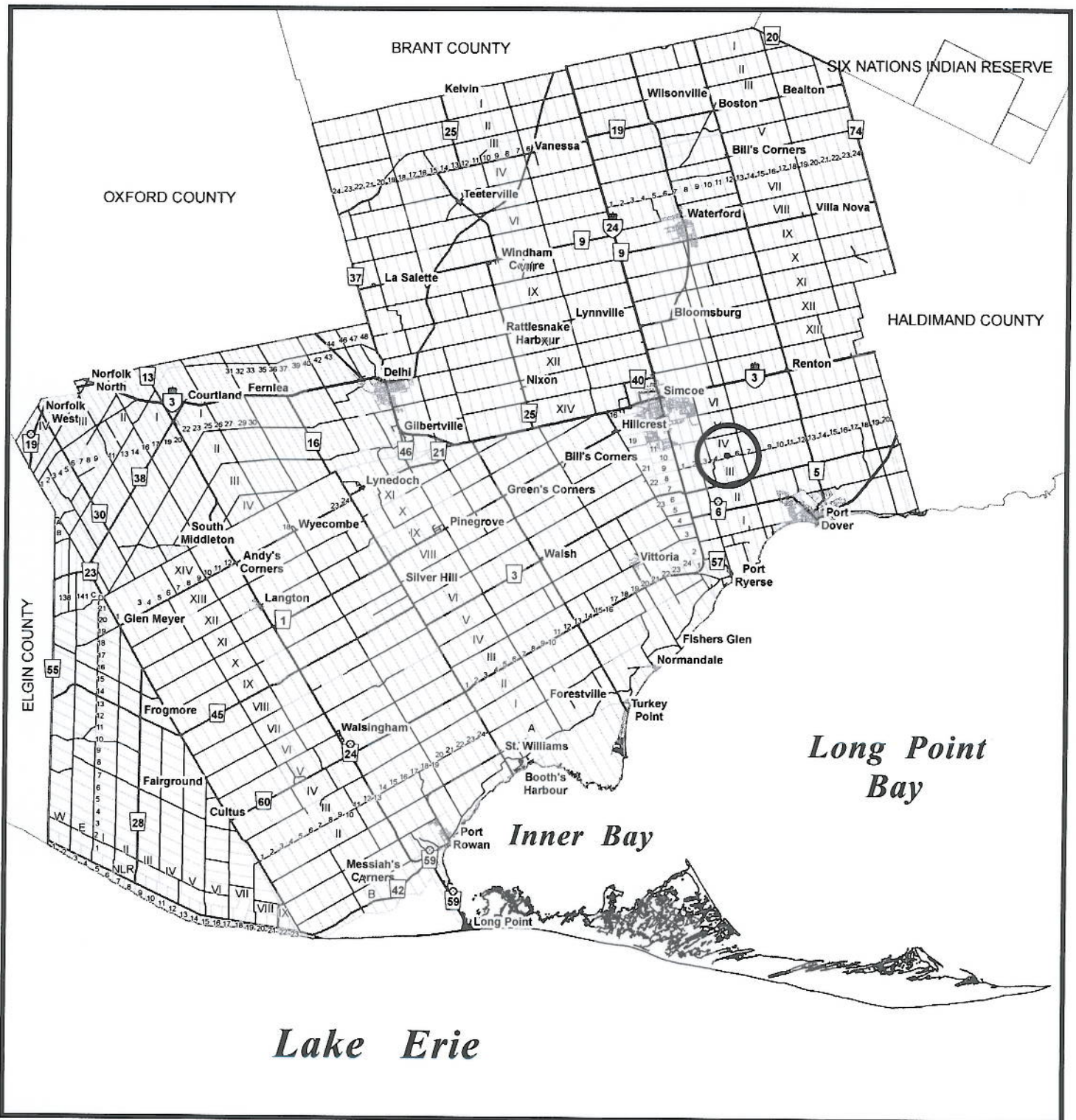
CARRIE LINGARD / JASON LINGARD
Name

347 LYNN VALLEY RD
Address
SIMCOE, ON N3Y 4K2.

MAP 1

File Number: AN-001/2008

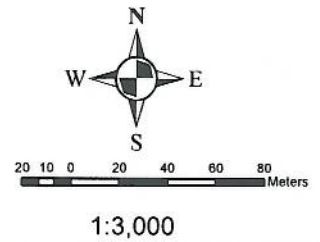
Geographic Township of WOODHOUSE



MAP 2

File Number: AN-001/2008

Geographic Township of WOODHOUSE



**SUBJECT
LANDS**

LOT 5 CON 4

LOT 6 CON 4

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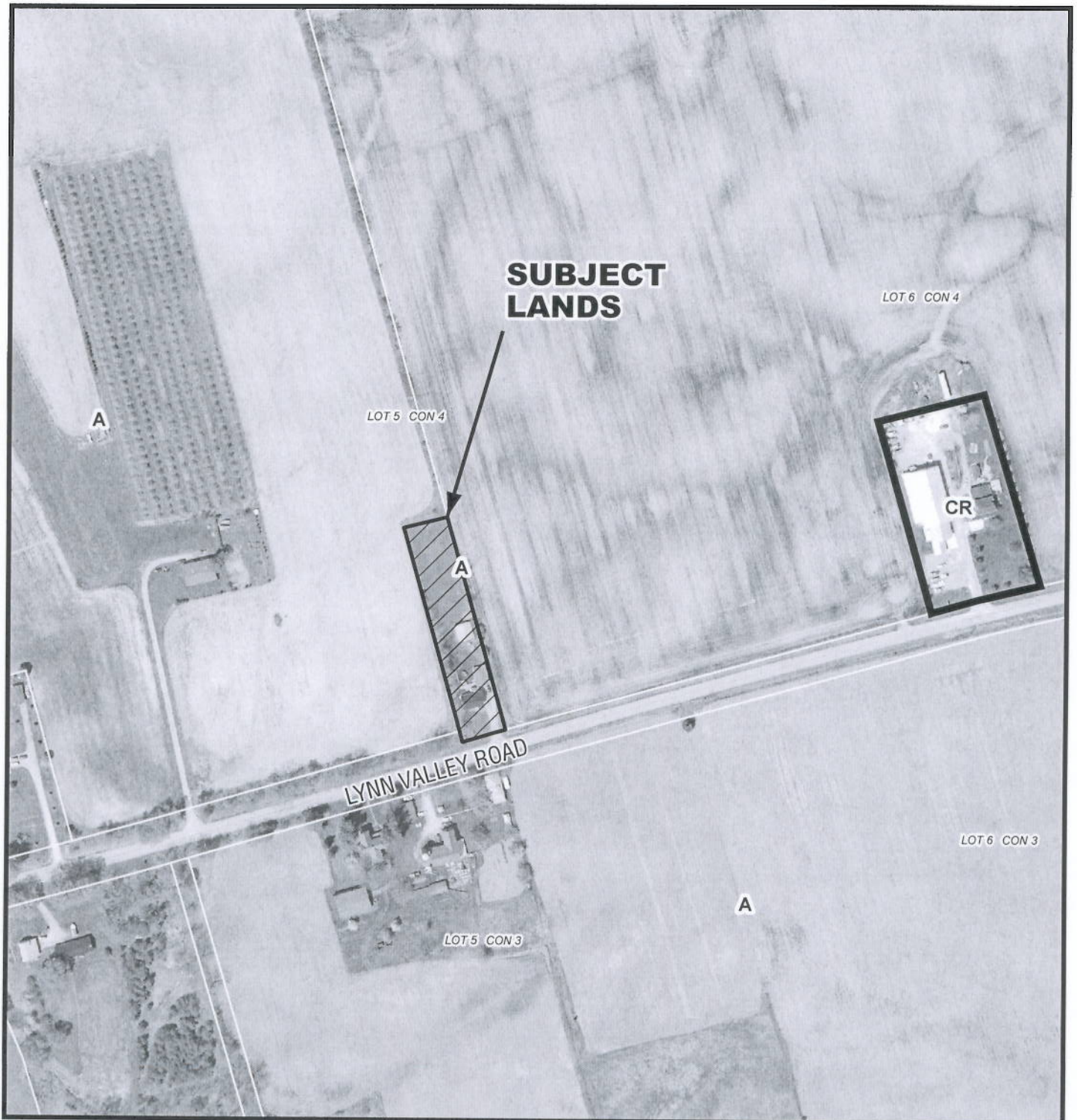
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LYNN VALLEY ROAD

LOT 6 CON 3

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LOT 5 CON 3



MAP 3

File Number: AN-001/2008

Geographic Township of WOODHOUSE

