



COMMENT REQUEST FORM

FILE NO.: AN-001/2010

ROLL NO.: 3310-337-050-16300

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☒ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ Conservation Authority
- ☒ Haldimand County

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** requires your comments by:

JANUARY 4th, 2010

APPLICANT:

Ivan Poudrette, 306 St. Patrick St. Port Dover, ON N0A 1N0

AGENT:

MC Engineering Attn: Ryan Morrison, Box 1002 Simcoe, ON N3Y 5B3

LOCATION:

Lots 8 & 9, Plan 844 WDH (54 Old Lakeshore)

PROPOSAL:

CONSTRUCTION OF A VACATION HOME REQUIRING RELIEF OF:

- 3 m. (9.84 ft.) from the required exterior side yard setback of 9 m. (29.53 ft.) to permit an exterior side yard setback of 6 m. (19.68 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SCOTT PECK, SENIOR PLANNER, MCIP, RPP

Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1234

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, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

CIRCULATION DATE: December 14th, 2009

MINOR VARIANCE

Office use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN-62/09

Nov. 19/09

"

"

"

AB.

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: 3310-337-050-163

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. NW1-2000

A. APPLICANT INFORMATION

Name of Applicant¹

IVAN POUDRETTÉ

Phone #

Address

Fax #

Town / Postal Code

E-mail

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

Name of Agent

R MORRISON / MC ENGINEERING

Phone #

519 428 6790

Address

Box 1002

Fax #

426 8960

Town / Postal Code

Simcoe N3Y 5B3

E-mail

ryan@mcengineering.net

Name of Owner²

IVAN POUDRETTÉ

Phone #

Address

306 ST. PATRICK ST.

Fax #

Town / Postal Code

PORT DURN. NOA IND

E-mail

IBPOUD@YAHOO.CA

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 sent³:

☒ 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		Lot Number(s)	LOTS 8+9
Registered Plan Number	RP 844	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	23.25 m	Depth (metres/feet)	73.15 m
Width (metres/feet)	23.25 m	Lot area (m ² / ft ² or hectares/acres)	1700 m ²
Municipal Civic Address	*54 Old Lakeshore		

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):

Construct Vacation Home, we require relief from 9m exterior side yard setback to 6m to allow for proper construction.

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

~~Require relief from 9m ext. side yard setback to 6m side yard set back.~~
Relief of 3m. (9.84 ft.) from req'd ext- side yard of 9m. (29.53 ft.) to permit a vacation home to be constructed with an exterior side yard of 6m. (19.68 ft.)

MINOR VARIANCE

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

Not enough space / to steep to
accomodate grading.

D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

R V

Residential Vacation

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:

No existing structures.

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

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.

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:

one 199m² House.

reference attached sketch.

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

Winter Spring 2010

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:

Aug. 2009

Present use of the subject lands:

vacant

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

Existing use of abutting properties:

Vacation Res

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:

Site observation / info from owner

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 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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 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

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:

Cistern

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

Old Lakeshore Rd

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

ASAP Owner wants to commence with construction.

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.

attached grading plan.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-337-050-163-00-0000

DEC 01 2009

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:

PLANNING DEPT.

Owner **POUDRETTE IVAN**

Property Lot

Former Municipality

Block

Plan

Civic Address

Part

Reference Plan

Legal Description **WDH PLAN 844 LOT 8 LOT 9 RP**

Concession

Extension to a Non-conforming use? **NO**

Zoning

Current Use of Property **Vacant Land**

Township

By-law **NW-1-2000**

Proposed Use of Property **Unknown**

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	930.00	10,010.44	0.00	0.00	930.00	10,010.44
b) Lot Frontage	18.00	59.06	0.00	0.00	18.00	59.06
c) Front Yard Setback	9.00	29.53	12.20	40.03	9.00	29.53
d) Exterior Side Yard	9.00	29.53	6.00	19.69	3.00	9.84
e) Interior Side Yard (Rt)	0.00	0.00	0.00	0.00	0.00	0.00
f) Interior Side Yard (Lt)	3.00	9.84	0.00	0.00	3.00	9.84
g) Rear Yard	9.00	29.53	0.00	0.00	9.00	29.53
h) Dwelling Unit Area	0.00	0.00	0.00	0.00	0.00	0.00
i) % Lot Coverage					0.00	
j) Height of Building	11.00	36.09	0.00	0.00	11.00	
k) Accessory Building	0.00	0.00	0.00	0.00	0.00	0.00
Accessory Building Comments						
l) Parking	0.00	0.00	0.00	0.00	0.00	0.00
m) Other						

Other Clause: **3.0M RELIEF OF EXT. SIDE YARD**

Other Description:

SETBACK REQUIRED (9.0M)

RV ZONE

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:

Owner/Applicant

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:

Name

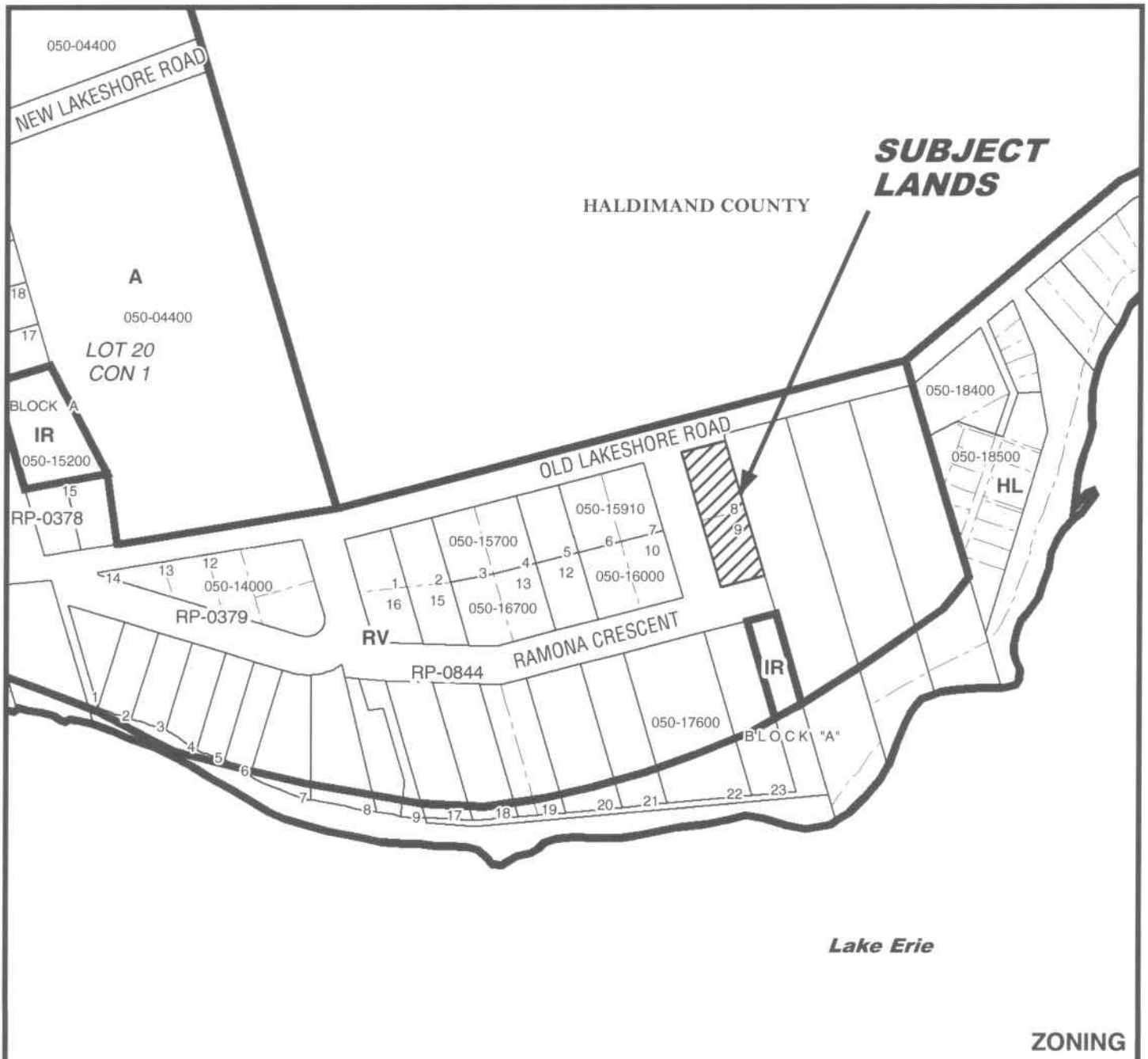
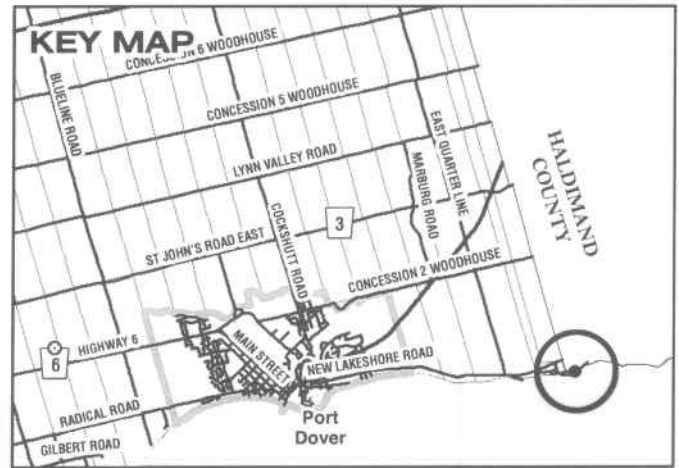
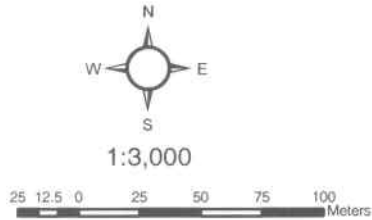
Address

MAP 1

File Number: AN-001/2010

Geographic Township of

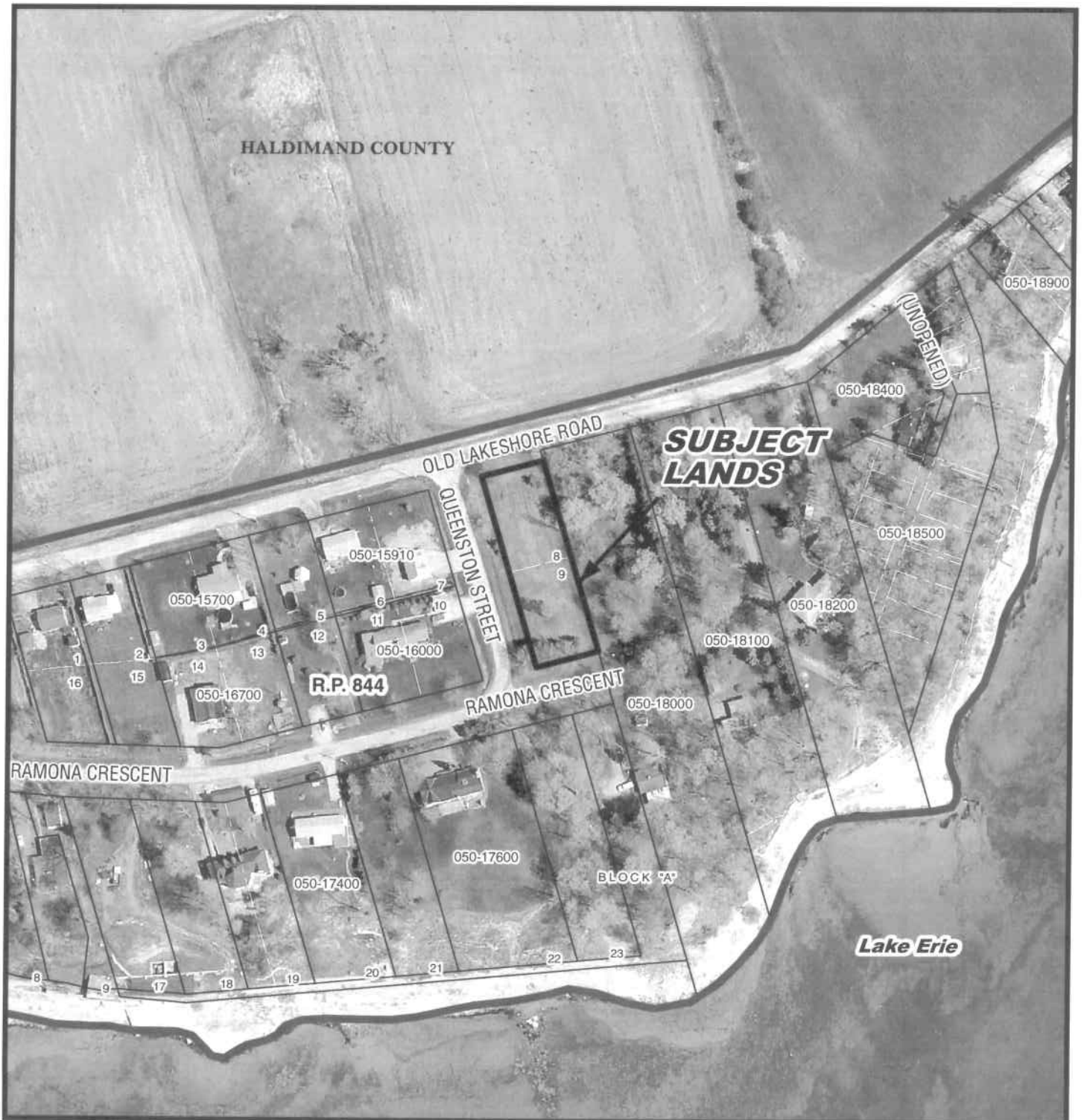
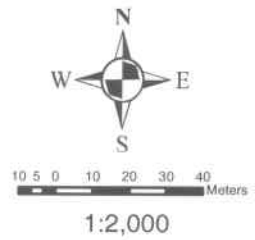
WOODHOUSE



MAP 2

File Number: AN-001/2010

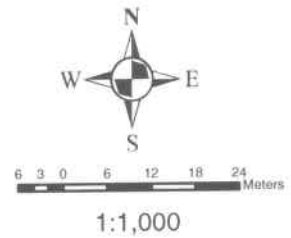
Geographic Township of WOODHOUSE



MAP 3

File Number: AN-001/2010

Geographic Township of WOODHOUSE



HALDIMAND COUNTY

