



**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:

April 11TH, 2007

FILE NO.: AN-002/2006

ASSESSMENT ROLL NO.: 3310-543-060-36800

APPLICANT:

Mark Millard, Box 1122, Ayr ON N0B 1E0

AGENT:

B. Bianca Ruge, 197 Fennel Street, Plattsville ON N0J 1S0

LOCATION:

Lot 168 Pt Lot 169 Plan 436 SWAL (150 Erie Blvd, Long Point)

PROPOSAL:

- Relief of 1.49 m (4.88 ft) from the required front yard setback of 6 m (19.68 ft) to allow for front yard setback of 4.51 m (14.80 ft); relief of 0.56 m (1.84 ft) from the required interior side yard (RIGHT) of 1.20 m (3.94 ft) to allow for interior side yard (RIGHT) setback of 0.64 m (2.1 ft); relief of 12% lot coverage from the required 15% lot coverage to allow for 27% lot coverage; exemption of section 6.21(c) to allow a front yard setback of 0.41 m (1.33 ft) to permit construction of a front deck.

- ☒ 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

CIRCULATION DATE: March 28th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 234

FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 543 066 36800
(to be provided by applicant/agent)

Office Use

File No. AN-002/2006.
Date Submitted October 7/05
Date Received November 24/05
Sign Issued November 24/05



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-DE 80.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner MARK HILLARD Phone No. 1-519-632-5195
Address BOX 1122 Fax No. 1-519-632-5173
AYR ONTARIO Postal Code N0B 1E0
E-mail _____
2. Agent (if any) B BIANCA RUGE Phone No. 1-519-572-3201
Address 197 CANNEL ST Fax No. 1-519-632-5173
PLATTSVILLE, ONTARIO Postal Code N0J 1S0
E-mail _____

Please specify to whom all communications be sent:

☒ Owner

☐ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

n/a.

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY Roll# 543.060,368 00.0000

1. Geographic Township South Walsingham
Urban Area or Hamlet LONG POINT
Concession Number _____ Lot Number #168 PT LOT 169
Registered Plan Number #436 Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 150 ERIE BLVD., LONG POINT

2. Dimensions of Land Affected:

Frontage: _____ m. Depth: _____ m.
67 ft. 165 ft.
Width: _____ m. Area: _____ m².
_____ ft. 11 055 ft².

3. Are there any easements or restrictive covenants affecting the property?

☐ Yes☒ No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF APPLICATION

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

to permit front deck and recognize existing
deficiencies.

2. Nature and extent of relief applied for: (assistance is available)

Relief of Front Yard and Interior Side Yard Setbacks
relief of lot Coverage % and Coverage for Accessory Dly
Exemption of Section 6.21(c)

3. Why is it not possible to comply with the provision of the by-law?

Size of cottage and lot.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

Date of Construction of all building and structures on the subject land: _____

2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

3. Date of acquisition of the subject land: 2004
4. Existing use of the subject property: Cottages
5. Length of time the existing uses of the subject property have continued: _____
6. Existing use of abutting properties: Cottages

7. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☐
Individual Wells ☒
Other (describe) ☐

Sewage Treatment

Sewers ☐
Communal System ☐
Septic Tank & Tile Bed ☒
Other (describe) ☐

Storm Drainage*

Storm Sewers ☐
Open Ditches ☐
Other (describe) ☐

n/a

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐No ☒

* Has the existing drainage on the subject land been altered?

Yes ☐No ☒

* Does a legal and adequate outlet for storm drainage exist?

Yes ☐No ☐Unknown ☒

8. Existing or proposed access to the subject land:

☐ Unopened Road☐ Municipal Road☐ Provincial Highway☐ Other (specify) _____Name of Road/Street ERIE BLVD**E. LAND USE**1. What is the existing Official Plan designation(s) of the subject land: Resort2. What is the existing zoning of the subject land: Long Point

(if required, assistance is available for questions 1 and 2 above)

F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?

Yes ☐

No ☒ If yes, record file number and briefly describe

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. _____

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. _____

4. Is there any other application on this property that could affect this application?

Yes ☐

No ☒ If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-060-368-00-0000

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: 06/15/2005

Owner	MILLARD MARK MILLARD MARK	Property Lot	169	Former Municipality	Norfolk
Civic Address	00150 ERIE BLVD	Block		Plan	436
Legal Description	PT LOT 169	Part		Reference Plan	
Zoning	LP	Concession		Extension to a Non-conforming use?	
By-law	1-NO-85	Current Use of Property	VACATION HOME	Township	S. WALSHINGHAM
		Proposed Use of Property	VACATION HOME		

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area		7532		11,055		
b) Lot Frontage		49.21		69.0		OK.
c) Front Yard Setback		19.68		14.8		4.88
d) Exterior Side Yard						
e) Interior Side Yard (R) (LT)		9.84		23.8		OK
f) Interior Side Yard (R) (RT)		3.94		2.1		1.84
g) Rear Yard		29.54				
h) Dwelling Unit Area						
i) % Lot Coverage	15%		26%		12%	
j) Height of Building						
k) Accessory Building		10%		12.07%		2.07% over
Accessory Building Comments	Projecting into required front yard setback by 2.5ft.					
l) Parking						
m) Other		14.76		1.47		13.29
Other Clause:	6.21(c)		Other Description:			
	EXEMPTION TO FRONT YARD				6.21(c) Deck Projection	
	SETBACK PROVISIONS.				1.5m = 15ft required	
	PROJECTION INTO YARD.				Proposed 1.33ft	
					Def = 18.67ft for front deck.	

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:

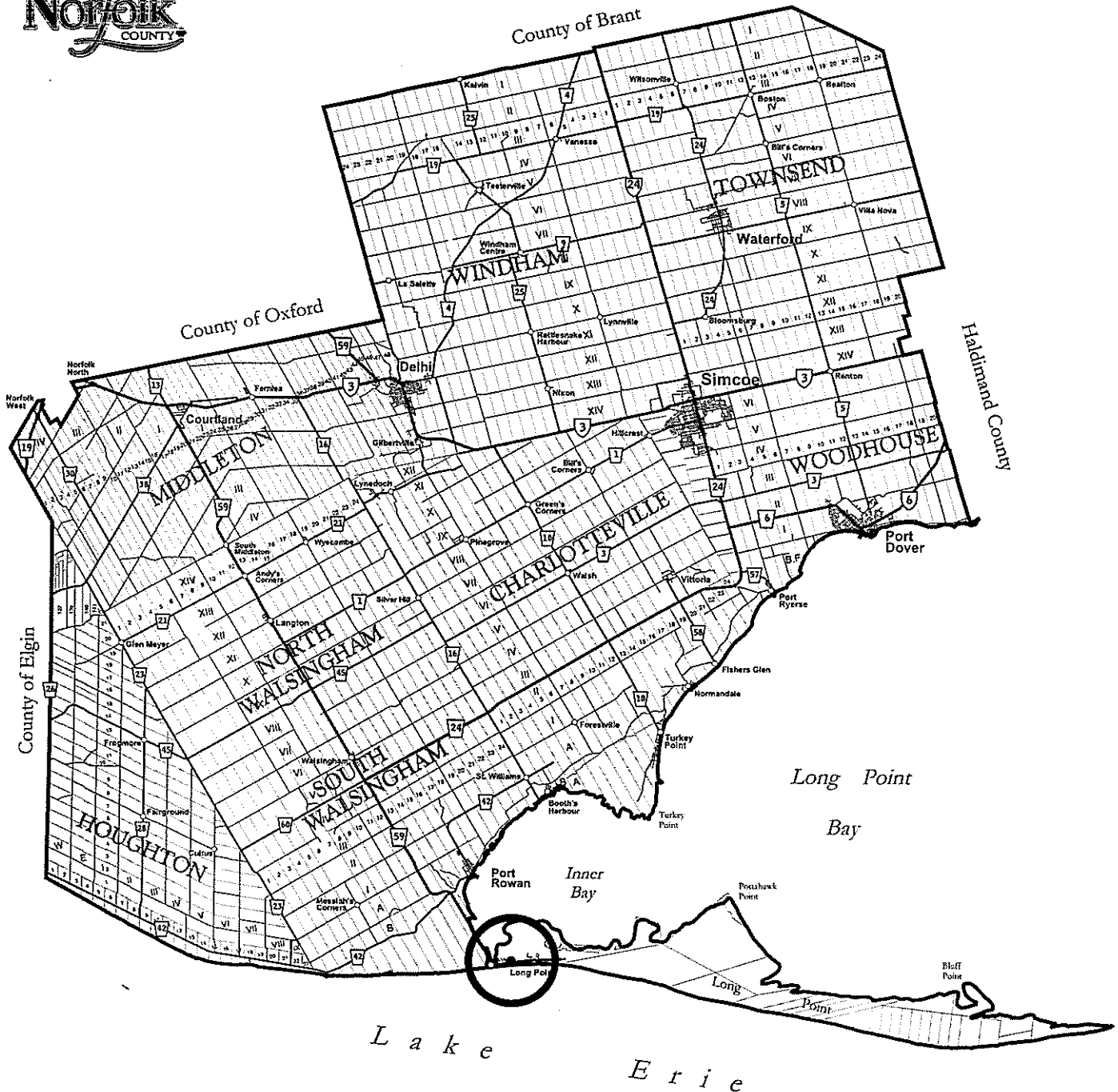
Name

Address

MAP 1

File Number: AN-002/2006

Geographic Township of SOUTH WALSINGHAM



MAP 2

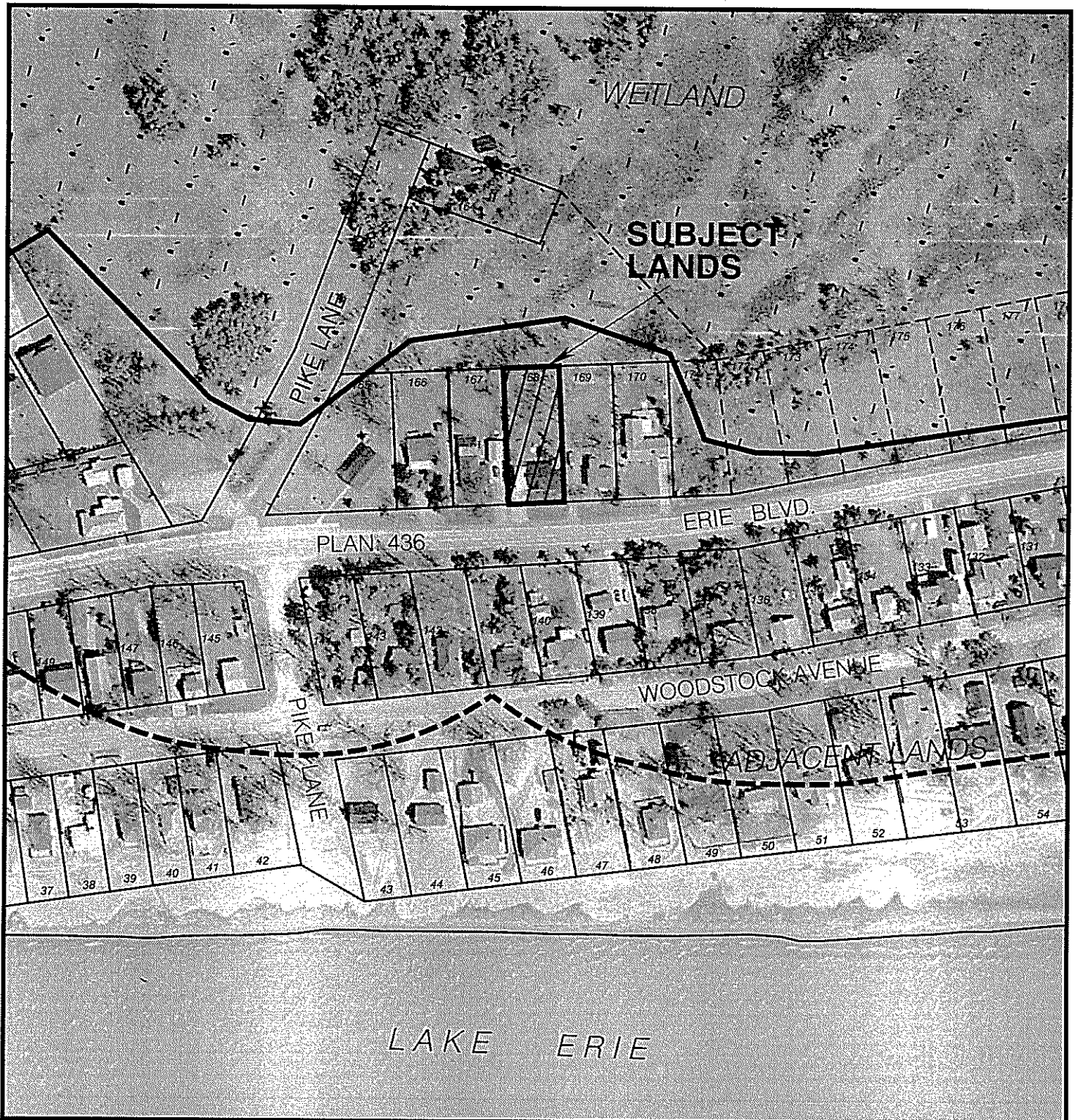
File Number: AN-002/2006

Geographic Township of SOUTH WALSHINGHAM



20 0 10 20 30 40 METERS

1 : 2000



MAP 3

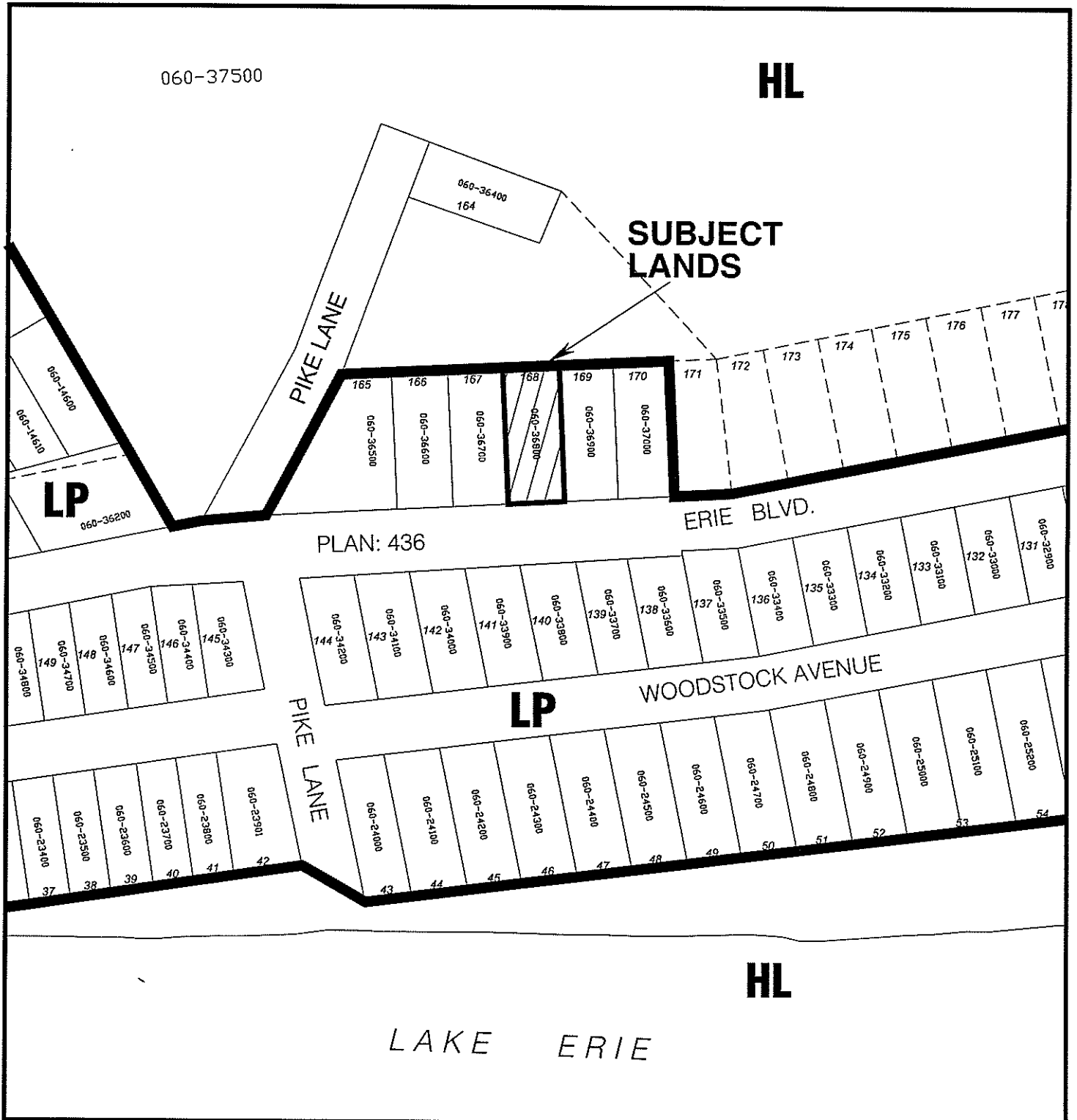
File Number: AN-002/2006

Geographic Township of SOUTH WALSLINGHAM



20 0 10 20 30 40 METERS

1 : 2000



MAP 4

File Number: AN-002/2006

Geographic Township of SOUTH WALSHINGHAM



2.5 0 2.5 5 7.5 METERS
1 : 300

PLAN: 436

