



**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:

January 10TH, 2007

FILE NO.: AN-002/2007

ASSESSMENT ROLL NO.: 3310-336-060-01810

APPLICANT:

Ralph Miller, 1308 Concession 8, RR #4, Waterford, ON N0E 1Y0

LOCATION:

Lot 17, Concession 8 TWN (1308 Concession 8, Townsend)

PROPOSAL:

- Relief of 0.2 m (8 ft) from the maximum height of an accessory building of 5 m (16.4 ft) to permit a height of 5.1 m (17 ft)
- Relief of 69.4 m² (748 ft²) from the maximum size (useable floor area) for an accessory building of 100 m² (1076 ft²) to permit an accessory building that is 169.4 m² (1824 ft²) in area

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

- | |
|---|
| <input type="checkbox"/> Norfolk Power |
| <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> GIS Section |

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@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- 336-060-018-10
(to be provided by applicant/agent)

Office Use

File No. AN-002/2007
Date Submitted Nov 20/06
Date Received " "
Sign Issued " "



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.

NW 1-2000

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 Ralph Miller Phone No. 519-443-0851
Address 1308 Can. 8. Fax No. cell 905-531-1509
RR 4 Waterton Postal Code N0E 1Y0
E-mail _____
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
Postal Code _____
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:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Townsend
Urban Area or Hamlet _____
Concession Number 8 Lot Number 17
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number 37R-8364 Part Number(s) Part 1
Civic Address 1308 Conc. 8 Townsend

2. Dimensions of Land Affected:

Frontage: 57.9 m.
190 ft

Depth: 76.2 m.
250 ft.

Width: _____ m.
_____ ft.

Area: 0.44 ha ~~m²~~
1.089 ac. ~~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.)

Would like to construct an accessory building for a two car garage & workshop area & storage for personal use - It will also have a small veranda on the front

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

Section
3.3 a

① Relief of .2m (8") from the max. height of an accessory building of 5m (16'4") to permit a height of 5.1m (17ft).

3.3g.

② Relief of 69.4m^2 (748ft^2) from the max size (usable floor area) for an accessory building of 100m^2 (1076ft^2) to permit an accessory building that is 169.4m^2 (1824ft^2) in area.

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

- The porch/veranda area requires a slightly higher roof line & the limitation on floor area for the accessory building is too small to give enough room for the garages & the workshop & storage area. The house does not have an attached garage & there is not enough room in house for storage.

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)

See diagram

Date of Construction of all building and structures on the subject land: house - dates back
to 1830-1860's

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)

See diagram - accessory building to be set back
behind house a bit with a porch on front for a
sitting area - to be sided so will fit in with the house

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

- accessory building - 2 car garage with workshop
& storage & porch

3. Date of acquisition of the subject land: Nov - 2006
4. Existing use of the subject property: residential (was the original farmhouse)
5. Length of time the existing uses of the subject property have continued: since 1800's
6. Existing use of abutting properties: agricultural

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) ☐
located south east of
house

Storm Drainage*

Storm Sewers ☐
Open Ditches ☒
Other (describe) ☐

* 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 Conc. 8 Townsend

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Agricultural
2. What is the existing zoning of the subject land: Agricultural

(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.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

H. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Notify the Planner when the sign is in place in order to avoid processing delays.
4. Maintain the sign until the application is finalized and thereafter removed.

For the purposes of this application, the Owner/Applicant/Agent grants permission to the members of the Committee of Adjustment to enter upon the said property for inspection purposes, and the owner will not be held responsible or liable if any accident or injury occurs.

I. FREEDOM OF INFORMATION

For the purposes of the 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 for the purposes of processing this application.

Ralph Miller
Owner/Applicant/Agent Signature

Nov 20, 2006
Date

J. DECLARATION

I, Ralph Miller of Norfolk County 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.

Declared before me at:

Simco

in Norfolk County

this 20th day of November, D., 20 06

Lucy Hives
A Commissioner, etc.

Ralph Miller
Owner/Applicant/Agent Signature



Zoning Deficiency

7N-002/2006

Norfolk CityView Web

Roll Number 33-10-336-060-018-10-0000

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	<u>RALPH MILLER</u>	Property Lot	<u>LA 7</u>	Former Municipality	<u>TWN</u>
Civic Address	<u>1308 CONC 8 TOWNSEND</u>	Block		Plan	
Legal Description	<u>RP 37R8364 PART 1</u>	Part	<u>1</u>	Reference Plan	<u>37R-8364</u>
Zoning	<u>A</u>	Concession	<u>8</u>	Extension to a Non-conforming use?	
By-law	<u>N121-280</u>	Current Use of Property	<u>Residential</u>	Township	<u>Town</u>
		Proposed Use of Property	<u>access-structure</u>		

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area						
b) Lot Frontage						
c) Front Yard Setback						
d) Exterior Side Yard						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage						
3.3(a) j) Height of Building <u>Access.</u>	<u>5m</u>	<u>16'-4"</u>	<u>5.1m</u>	<u>17'-0"</u>	<u>.2</u>	<u>8"</u>
3.3(g) k) Accessory Building <u>SIZE</u>	<u>100m²</u>	<u>1076sqft</u>	<u>169.4m²</u>	<u>1824sqft</u>	<u>69.4m²</u>	<u>748sqft</u>
Accessory Building Comments						
l) Parking						
m) Other						
Other Clause:			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:

Ralph Miller
Owner/Applicant

Samuel S. Bowden
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

PLAN 37R-8101
LOT 16
LOT 17

LOT CONCESSION

17

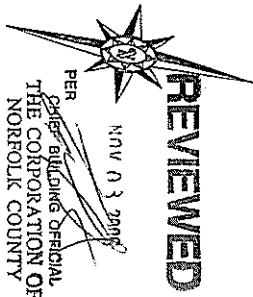
7

66.00' ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 7 AND 8

I HEREBY REQUEST THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT		PLAN 37R-8364	
DATED <u>January 1, 2001</u>		RECEIVED AND DEPOSITED DATED <u>Jan 16, 2001</u>	
SIGNED <u>[Signature]</u> R. DIXON ONTARIO LAND SURVEYOR		SIGNED <u>[Signature]</u> ASST. CLERK DIVISION OF REGISTRY DIVISION OF NORFOLK (R. 17)	

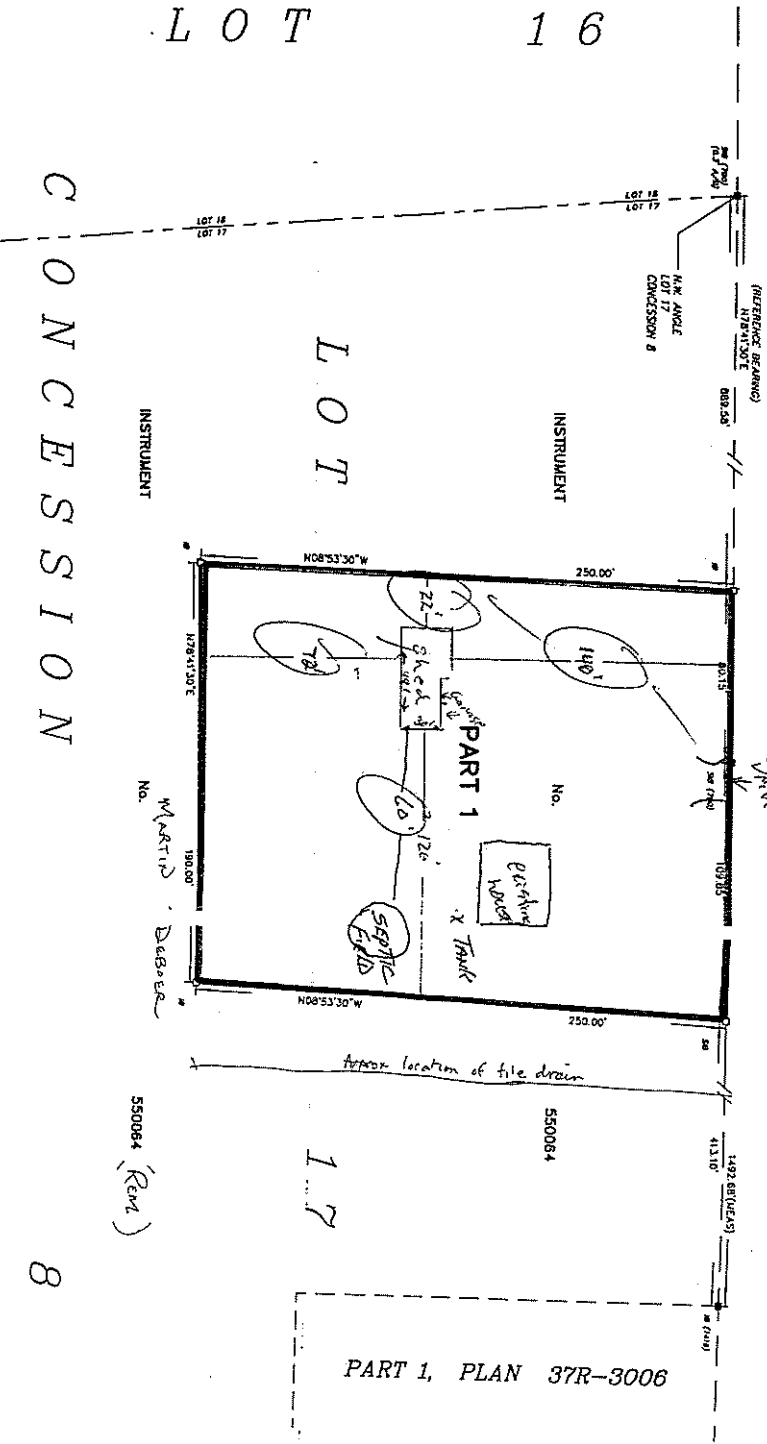
SCHEDULE

PART	PART LOT	CONCESSION	INSTRUMENT	AREA (A.C.)
1	17	8	550064	1.049



PLAN OF SURVEY
OF PART OF
LOT 17
CONCESSION 8
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
NOW IN THE
TOWN OF NORFOLK
SCALE 1" = 40'

JEWITT AND DIXON LTD.



NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL BUILDING LINES ARE PERPENDICULAR TO PROPERTY LINES.
PROPERTY LINES ARE SHOWN. DIMENSIONS ARE ON LINE. ALL HEIGHT, BUSH AND TREE DIMENSIONS ARE TO CENTRELINE.

IMPERIAL NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING REFERENCE:
BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF THE 66.00' ALLOWANCE FOR ROAD
BETWEEN CONCESSIONS 7 AND 8, AS SHOWN ON PLAN
37R-2006, BEING N18°41'30"E.

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE REGISTRY ACT.

1. X 1" X 40" STANDARD
3/16" 3/16" X 24"
LOT LINES
SHOWN

IRON BARS
IRON BARS
IRON BARS
SHOWN

IRON BARS
IRON BARS
IRON BARS
SHOWN

IRON BARS
IRON BARS
IRON BARS
SHOWN

IRON BARS
IRON BARS
IRON BARS
SHOWN

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

FW - R.C.S.
BOOK - 10-46-63
DATE - N.V.L.
PLAN - N.V.L.

MAP 1

File Number: AN-002/2007
Geographic Township of TOWNSEND



MAP 2

File Number: AN-002/2007
Geographic Township of TOWNSEND



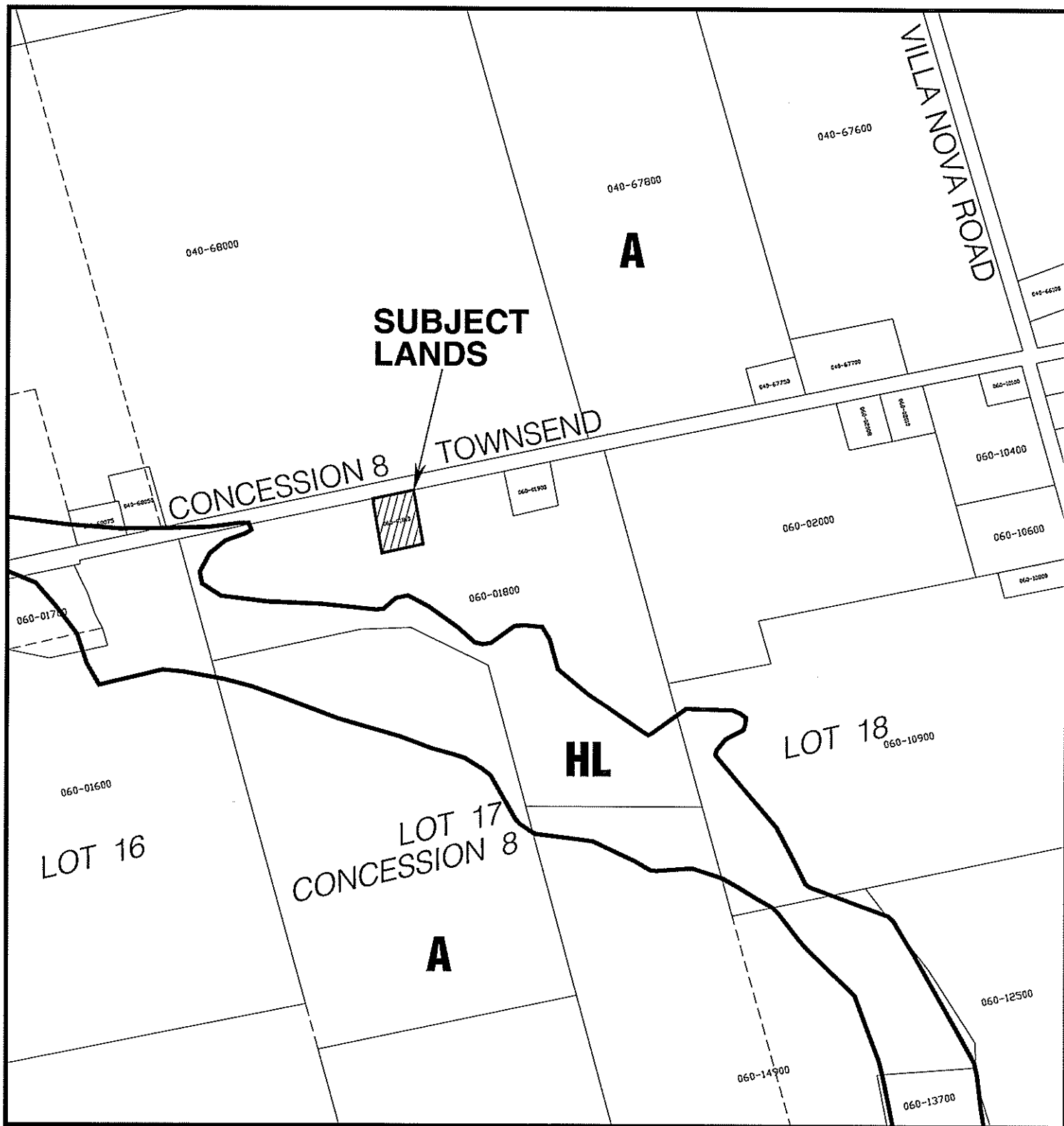
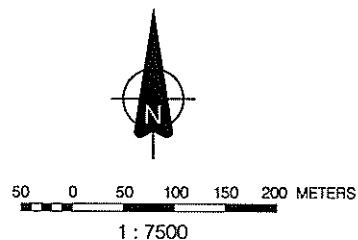
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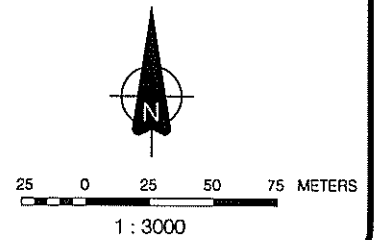
MAP 3

File Number: AN-002/2007
Geographic Township of TOWNSEND



MAP 4

File Number: AN-002/2007
Geographic Township of TOWNSEND



040-68000

**SUBJECT
LANDS**

CONCESSION 8 TOWNSEND

060-01900

060-01800

