



## COMMENT REQUEST FORM

**FILE NO.: AN-002/2010**

**ROLL NO.: 3310-543-070-32200**

- |  |  |
|--|--|
| <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 checked="" type="checkbox"/> Conservation Authority |

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 4<sup>th</sup>, 2010

**APPLICANT:**

Joe & Jane Haslinger, 21 Allen St. Tillsonburg, ON N4G 4V6

**AGENT:**

John Bamford, P.O. Box 153 Tillsonburg, ON N4G 4H5

**LOCATION:**

Lot 564, Plan 436 SWAL (30 Rogers Ave.)

**PROPOSAL:**

CONSTRUCTION OF A BOATHOUSE REQUIRING RELIEF OF:

- 270 sq.m. (2906 sq.ft.) from the required lot area of 700 sq.m. (7535 sq.ft.) to recognize a lot area of 430 sq.m. (4629 sq.ft.)
- 2.39 m. (7.84 ft.) from the required interior sideyard (LEFT) setback of 3 m. (9.84 ft.) to permit an interior sideyard (LEFT) of 0.61 m. (2.0 ft.);
- 9 m. (29.52 ft.) from the required rear yard setback of 9 m. (29.52 ft.) to permit no rear yard setback;
- 8% from the maximum permitted lot coverage of 30% to allow a lot coverage of 38%;
- 0.62 m. (2.06 ft.) from the maximum permitted height of 7.3 m. (23.94 ft.) to permit a boathouse with a height of 7.92 m. (26.0 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](mailto: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](mailto:karen.judd@norfolkcounty.ca)

**CIRCULATION DATE: December 14<sup>th</sup>, 2009**

**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

LPRCA  
see rec'd.

Office Use:

File Number: AN-00212010  
Related File: \_\_\_\_\_  
Fees Submitted: Dec 1/09  
Application Submitted: Dec 2/09  
Sign Issued: Dec 2/09  
Complete Application: Dec 1/09  
EG.

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: 3310-33 543.070.32200.0000

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. 1-2085

A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> Joe + Jane Haslinger Phone # 519-842-8708  
Address ~~RR#3~~ 30 Rogers Ave Fax # \_\_\_\_\_  
Town / Postal Code Port Rowan NOE IMO E-mail accounting@westgatehonda.com  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent John Bamford Phone # (519) 550-1182  
Address P.O. Box 153 Fax # (519) 842-2106  
Town / Postal Code TILLSONBURG N4G 4H5 E-mail bamford@kwic.com  
Mailing Address:

Name of Owner <sup>2</sup> Joe + JANE Haslinger Phone # 519-842-8708  
Address 21 Allen St Fax # \_\_\_\_\_  
Town / Postal Code Tillsonburg N4G 4H5 E-mail accounting@westgatehonda.com  
<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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 mortgages, charges or other encumbrances on the subject lands:

None

# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SOUTH WALSINGHAM</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	<u>564</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>50'</u>	Depth (metres/feet)	<u>92.5'</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>4625</u> <u>5000 ft<sup>2</sup></u>
Municipal Civic Address	<u>30 ROGERS AVE</u>		

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):

build a boathouse with storage above

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

Construction of a boathouse requiring relief of:

- ~~4.3~~ <sup>2.70</sup> m (29.06 ft<sup>2</sup>) from required 7.00m (7535 ft<sup>2</sup>) to permit lot area of 430m<sup>2</sup> (4629 ft<sup>2</sup>)
- 2.39m (7.84') from required 3m (9.84') interior side yard to permit rear yard of 0.6m (2.0')
- 9m (29.52') from required 9m (29.52') to permit rear yard of 0.6m (2.0')
- 8% from maximum permitted lot coverage of 30% to permit lot coverage of 38%
- 0.62m (2.06') from maximum permitted height of 7.3m (23.94') to permit boathouse with a height of 7.92m (26.00').

## MINOR VARIANCE

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

existing seawall is 2 feet from side property line  
new boathouse will use existing slip  
height variance + lot coverage variance due to size of boat.

## D. PROPERTY INFORMATION

Present official plan designation(s):

Seasonal Cottage

Present zoning:

LP

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:

Cottage - retained

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

Sometime in 1960s

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.

None

## 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:

New bathhouse

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

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:

SEPTEMBER 29, 2000

Present use of the subject lands:

Seasonal cottage

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

40+ years

Existing use of abutting properties:

Seasonal cottages

## 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:

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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:

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Land it affects:

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Purpose:

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Status/decision:

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## MINOR VARIANCE

Effect on the requested amendment:

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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:

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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:

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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 checked="" type="checkbox"/> Yes	<input 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 checked="" 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:

Septic Holding tank.

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:

Rogers Ave, Long Point



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

No water work can be done during bass spawning season

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.

I own a 34 ft Poral Boat - I need the boat house to be at least 35 ft to be able to get the boat in and be able to lift it. Also the boat is 14 ft tall with the radar ~~deck~~ and want to make sure there are no issues with height and water level.

I will be at max lot coverage and am unable to build a garage so I will need storage above.

Dec. 1/09



# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-070-322-00-0000

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 HASLINGER JANE ELIZABETH  
FENTON JOEANNE MARGARET

Property Lot

Former Municipality

Block

Plan

Part

Reference Plan

Concession

Extension to a Non-conforming use?

Civic Address 30 ROGERS AVE Unit 00000

Legal Description SWAL PLAN 436 LOT 564

Zoning

Current Use of Property

Township

By-law

Proposed Use of Property

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area

700

7535

430

4629

270

2906

b) Lot Frontage

c) Front Yard Setback

d) Exterior Side Yard

e) Interior Side Yard (Rt)

f) Interior Side Yard (Lt)

3

9.84

.61

2.00

2.39

7.84'

g) Rear Yard

9

29.52

0

0

9

29.52

h) Dwelling Unit Area

i) % Lot Coverage

30%

38%

8%

j) Height of Building

7.3

23.94

7.92

26.00

.62

2.06

k) Accessory Building

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:

  
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:

Joe Haslinger

Name

21 Allen St Tillsonburg Ontario N4G 4G6

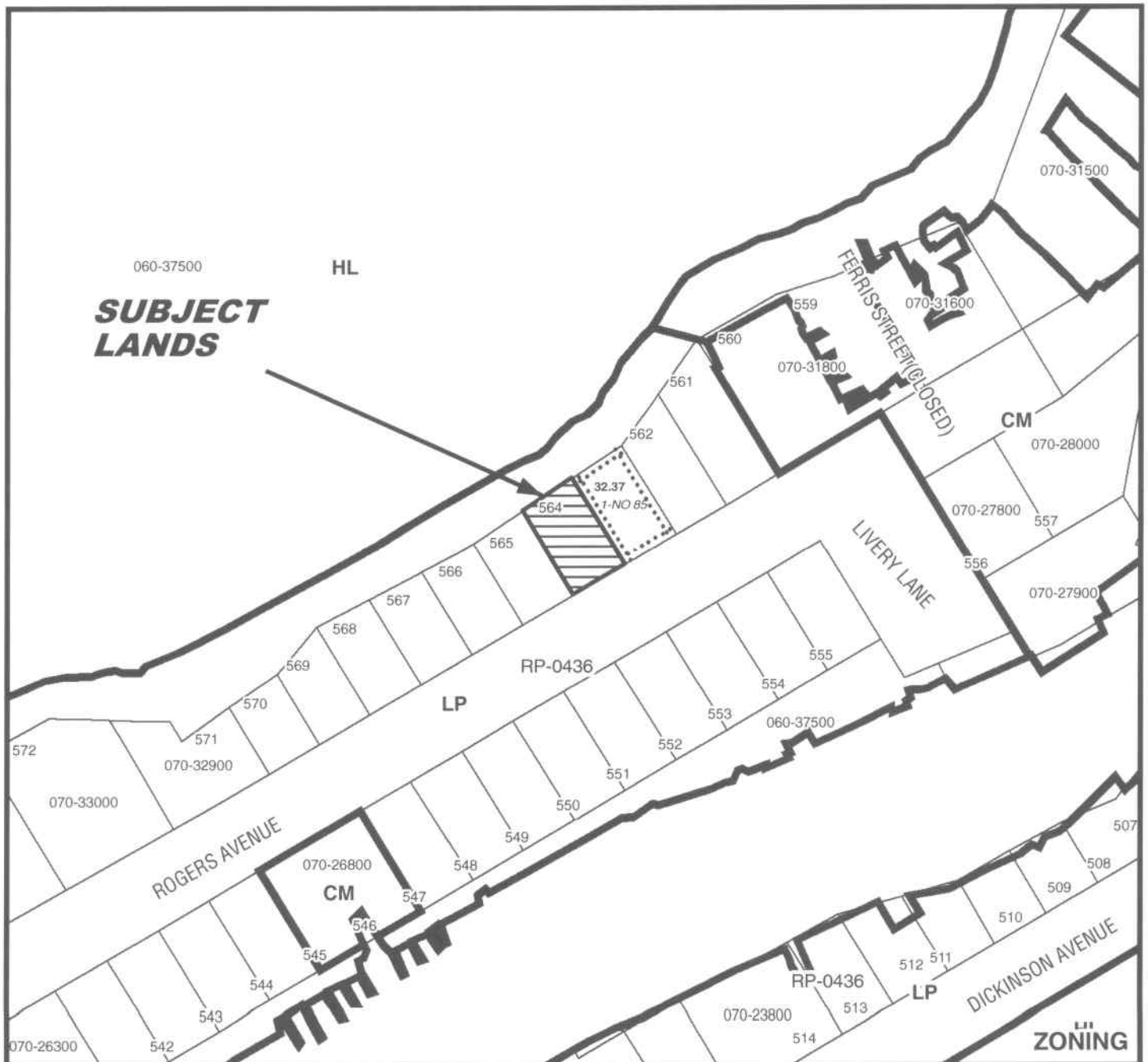
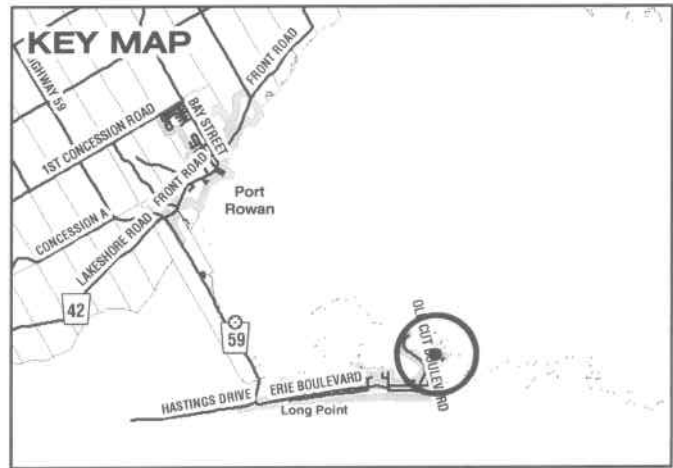
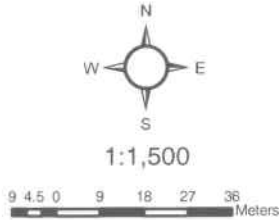
Address

# MAP 1

File Number: AN-002/2010

Geographic Township of

**SOUTH WALSINGHAM**



## MAP 2

File Number: AN-002/2010

Geographic Township of SOUTH WALSINGHAM



7 3.5 0 7 14 21 28 Meters

1:1,000



# MAP 3

File Number: AN-002/2010

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:300

