



**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-004/2007

ASSESSMENT ROLL NO.: 3310-541-020-27600

APPLICANT:

Jason Robinson, 21 James Court, Courtland, ON N0J 1E0

AGENT:

Marty Hawel, 44 Concession Street, Tillsonburg, ON N4G 4G1

LOCATION:

Lot 47, Plan 307 MID (21 James Court, Courtland)

PROPOSAL:

- Relief of 0.13 m (0.43 ft) from the required 1.20 m (3.94 ft) to permit an interior side-yard setback of 1.06 m (3.51 ft) for an accessory building.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input checked="" type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Forestry Division | <input checked="" type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Treasury Department | <input checked="" type="checkbox"/> Building Department |
| <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"/> 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- 541 020 27600

(to be provided by applicant/agent)

Office Use

File No.

AN-4107

Date Submitted

Dec 8/06

Date Received

Dec 8/06

Sign Issued

Dec 8/06



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- No 85

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 Jason Robinson Phone No. _____
Address 21 James ave. Fax No. _____
Courtland Postal Code N0S 1E0
E-mail _____
2. Agent (if any) Marty Hawel Phone No. 519 842 8310
Address 44 Concession St. Fax No. _____
Tillsonburg Postal Code N4G 4G1
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:

Royal Bank

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Middleton
Urban Area or Hamlet Courtland
Concession Number _____ Lot Number _____
Registered Plan Number 307 Lot(s)/Block(s) 47
Reference Plan Number _____ Part Number(s) _____
Civic Address 21 James Court

2. Dimensions of Land Affected:

Frontage: _____ m.
63.85 ft.

Depth: _____ m.
214.43 ft.

Width: _____ m.
_____ ft.

Area: _____ m².
_____ 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.)

an accessory building has been constructed on property six inches too close to interior lot line.

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

4 foot setback required
3'6" exists
6" deficiency.

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

building exists

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 attached

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)

See attached

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: _____
4. Existing use of the subject property: residential
5. Length of time the existing uses of the subject property have continued: 19 yrs
6. Existing use of abutting properties: Residential

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) ☐

* 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

James Court**E. LAND USE**1. What is the existing Official Plan designation(s) of the subject land: Urban2. What is the existing zoning of the subject land: Hamlet Residential

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



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-541-020-276-00-0000

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	HAWEL ANGELA NICOLE HAWEL MARTY JOHN	Property Lot		Former Municipality	
		Block		Plan	
Civic Address	21 JAMES CRT	Part		Reference Plan	
Legal Description	MID PLAN 307 LOT 47	Concession		Extension to a Non-conforming use?	
Zoning		Current Use of Property		Township	
By-law	1-NO 85	Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	800.00	8,611.13	800.00	8,611.13	0.00	0.00
b) Lot Frontage	18.00	59.06	18.00	59.06	0.00	0.00
c) Front Yard Setback	6.00	19.69	6.00	19.69	0.00	0.00
d) Exterior Side Yard	6.00	19.69	6.00	19.69	0.00	0.00
e) Interior Side Yard (Rt)	3.00	9.84	3.00	9.84	0.00	0.00
f) Interior Side Yard (Lt)	1.20	3.94	1.06	3.51	0.13	0.43
g) Rear Yard	9.00	29.53	9.00	29.53	0.00	0.00
h) Dwelling Unit Area	70.00	753.47	70.00	753.47	0.00	0.00
i) % Lot Coverage					0.00	
j) Height of Building	11.00	36.09	11.00	36.09	0.00	
k) Accessory Building	4.50	48.44	4.50	48.44	0.00	0.00

Accessory Building Comments

Side yard setback is only 3'-6".

l) Parking		0.00		0.00	0.00	0.00
m) Other						

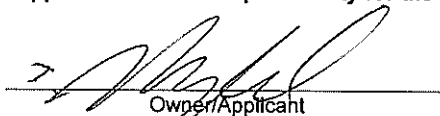
Other Clause:

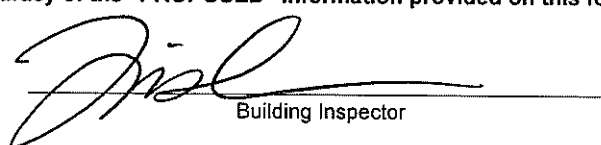
Other Description:

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:

Name

Address

JAMES STREET
(REGISTERED PLAN 307)

N 83° 24' 20" E

39/15' (MEAS.)

(N 83° 23' 40" E

391.34' PLAN)

\$1817004

N 77° 12' 40" E (REFERENCE BEAR

155.85 (PLAN 1A SET)

45.1'

PORCH

1 STOREY
DWELLING
(BRICK SIDING

INST. No. 442392
(TOGETHER WITH AND
SUBJECT TO WATER
RIGHTS AS IN 442392)

SHEA

LOT 46

REGISTERED

LOT 47

PLAN/ NO.

PART I

INST

BLOCK 3

LDI

PLANS 37 R - 2768

10/10/19

REGISTERED

INST.

No. 4

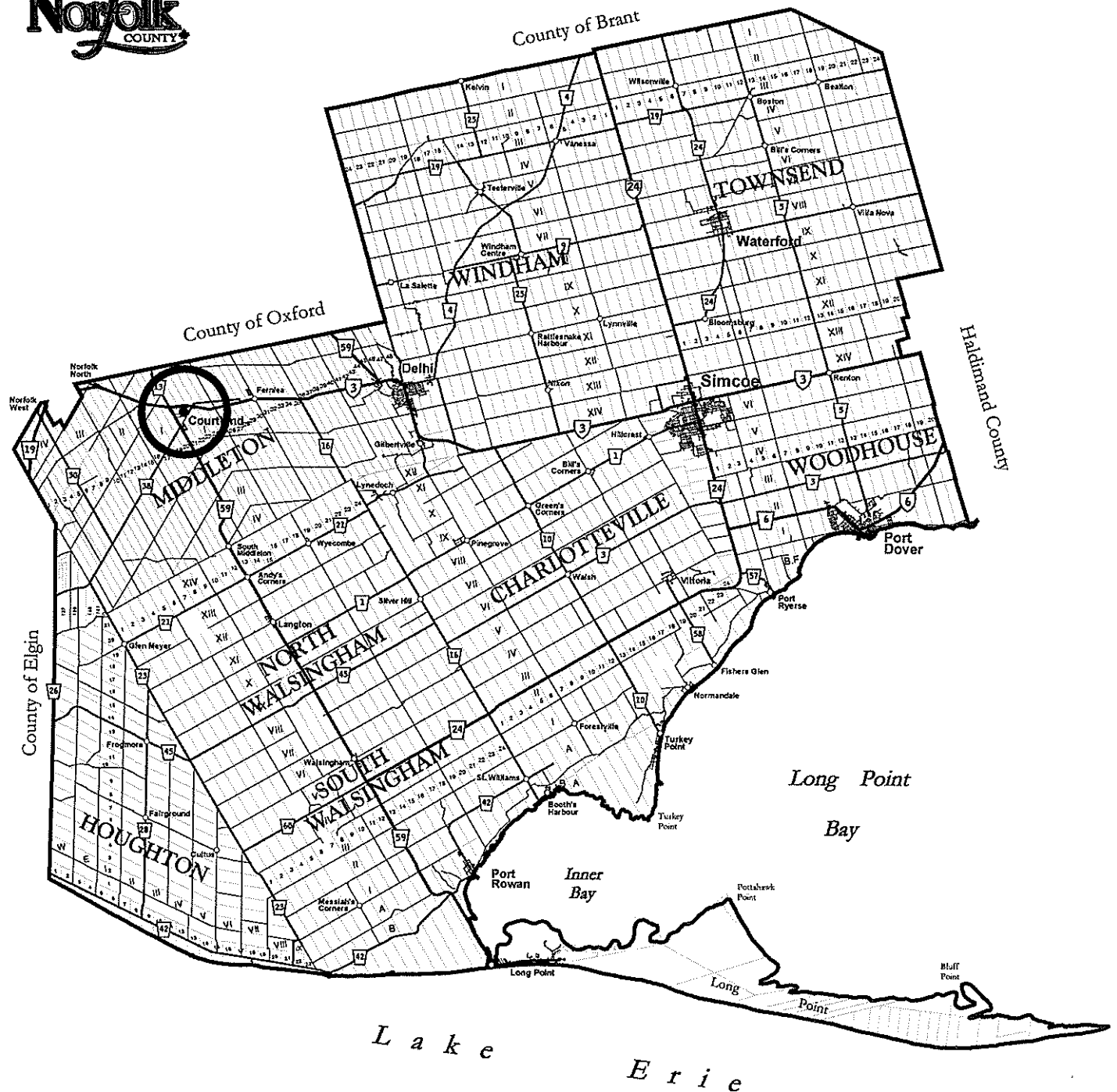
PLAN NO

TOO0 740 070 VWJ 00:07 00/07/70

MAP 1

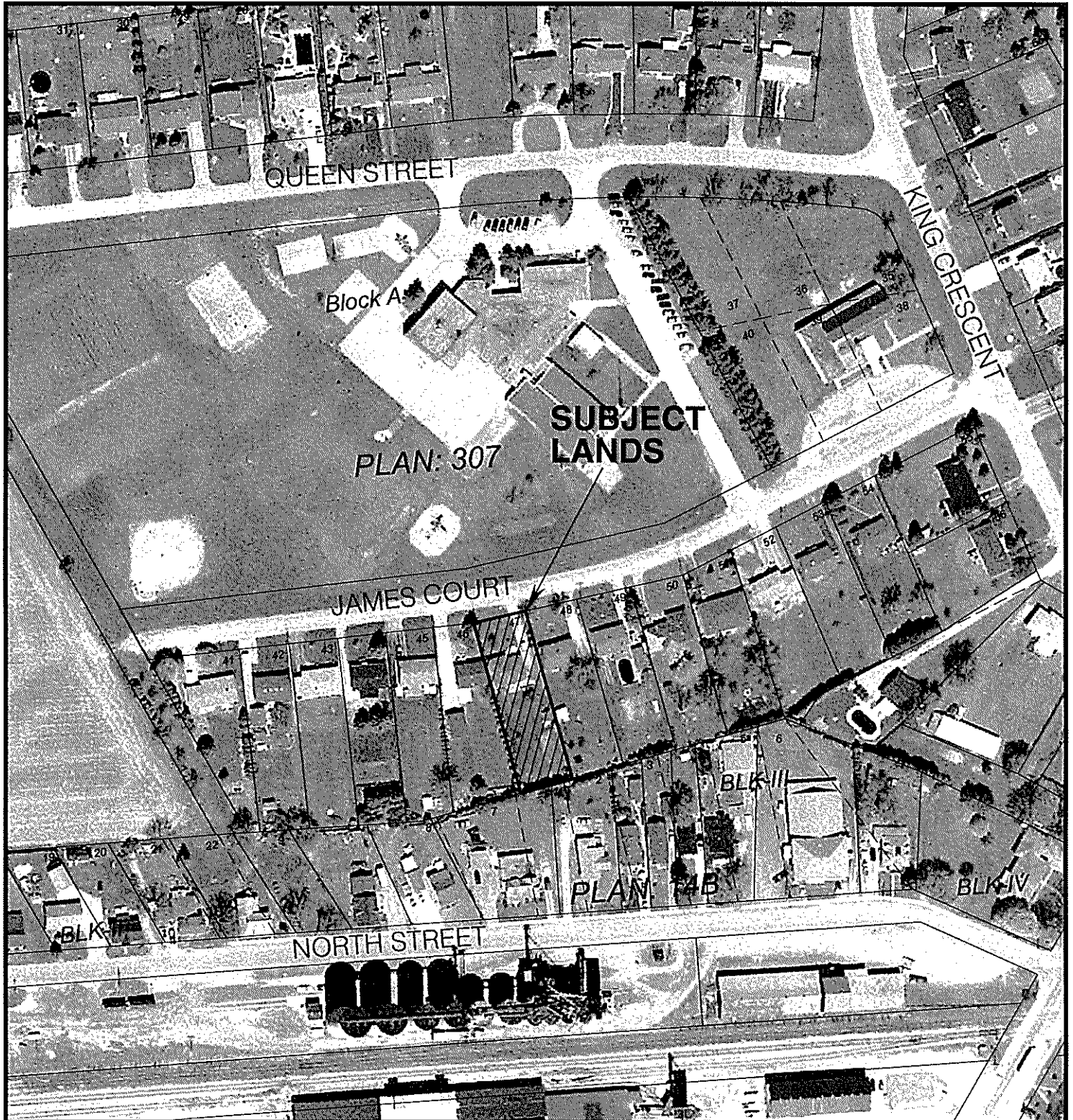
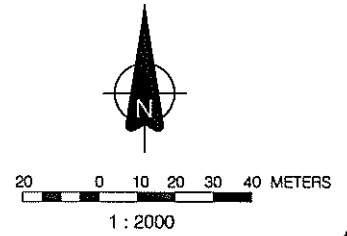
File Number: AN-004/2007

Geographic Township of MIDDLETON



MAP 2

File Number: AN-004/2007
Geographic Township of MIDDLETON



MAP 3

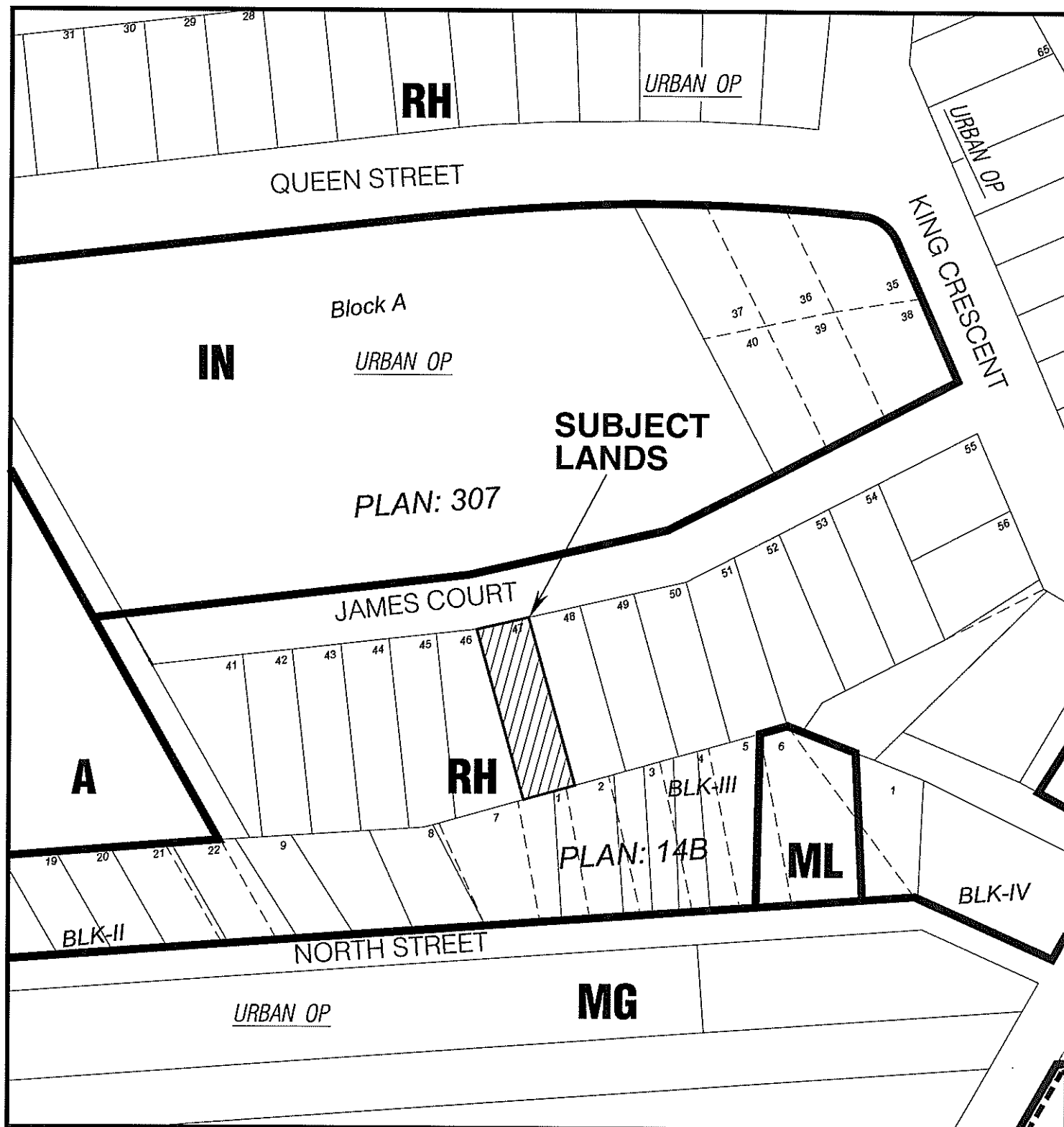
File Number: AN-004/2007

Geographic Township of MIDDLETON



20 0 10 20 30 40 METERS

1 : 2000



MAP 4

File Number: AN-004/2007
Geographic Township of MIDDLETON

