



**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:

**FEBRUARY 6<sup>th</sup>, 2008**

**FILE NO.: AN-006/2008**

**ASSESSMENT ROLL NO.: 3310-336-060-39600**

**APPLICANT:**

Glen Hannah, 9 Orchard Crescent, PO Box 929, Waterford, ON N0E 1Y0

**AGENT:**

N/A

**LOCATION:**

Lot 14, Concession 9 TWN  
(1069 Concession 10)

**PROPOSAL:**

• Relief of 1.06 m. (3.48 ft.) from the maximum building height of 5 m. (16.4 ft.) to allow a building height of 6.04 m. (19.82 ft.) to permit the construction of a shop with a second floor storage.

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

**CIRCULATION DATE: January 23<sup>rd</sup>, 2008**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Lucy Hives, MCIP, RPP  
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0  
(519) 875-4485 ext 1837

**FAX: (519) 875-4789 EMAIL: [lucy.hives@norfolkcounty.ca](mailto:lucy.hives@norfolkcounty.ca)**

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**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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: [karen.judd@norfolkcounty.ca](mailto: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.

MINOR VARIANCE

Office Use:

File Number:

AN-006/2008

Related File:

Fees Submitted:

Dec 19, 2007

Application Submitted:

Dec 19, 2007

Sign Issued:

Dec 19, 2007

Complete Application:

January 3, 2008  
me

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: 3310-336-060-39600

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 Applicant<sup>1</sup> GLEN HANNAH Phone # 519-443-7994  
Address 9 ORCHARD CRES., POBOX 929 Fax #  
Town / Postal Code WATERFORD, ONT. N0E1Y0 E-mail glen.hannah@sympatico.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner<sup>2</sup> GLEN HANNAH & Sandra Phone # 519-443-7994  
Address \_\_\_\_\_ Fax # (S cell 519-420-0175)  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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 mortgagees, charges or other encumbrances on the subject lands:

# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TOWNSEND Urban Area or Hamlet \_\_\_\_\_  
 Concession Number 9 Lot Number(s) 14  
 Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
 Reference Plan Number 37R5340 Part Number(s) 1  
 Frontage (metres/feet) 30.47m / 99.97' Depth (metres/feet) 91.44m / 300'  
 Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 0.28ha (69 ACRES)  
 Municipal Civic Address not assigned yet 1066 on the west side 1070 m South side.

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):

building a shop for hobbies with second floor storage  
to high for 2 Bc. 2H

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

relief of 1.06m (3'6") from the permitted height of 5m (16'4")  
to permit a 6.04m (19'10") accessory building height. 2H



## MINOR VARIANCE

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

CONSTRUCT A HOBBY/WORKSHOP WITH AN UPPER LEVEL  
STORAGE AREA. THIS REQUIRES A BUILDING HEIGHT 1 METRE  
IN EXCESS OF CURRENT BYLAW STANDARD

### D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

A.1 Agr

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:

NONE

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:

CONSTRUCT A SINGLE FAMILY DWELLING + A  
HOBBY/WORKSHOP

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

SPRING OF 2008

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:

APRIL 27, 2001

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:

FARMLAND

## 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>0.1</u> distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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:

HOUSE WILL HAVE A 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:

10 TH CONCESSION (TWND)



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

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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.

THIS HOME & HOBBY SHOP ARE LOCATED IN AN AGRICULTURAL AREA  
AND THE LOT IS IN THE CORNER OF A WOODED SETTING.  
THE HOUSE IS LOCATED BETWEEN THE SHOP AND THE  
MUNICIPAL ROAD AND THE HOUSE ROOF WILL BE  
APPROXIMATELY 1 METRE HIGHER THAN THE SHOP ROOF.  
ALSO THE SHOP IS LOCATED AT THE BACK OF THE  
LOT AND SURROUNDED BY TREES MINIMIZING ANY  
VISUAL IMPACT ON THE SURROUNDING AREA.



# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-336-060-396-00-0000

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	HANNAH SANDRA AARON HANNAH GLEN ALBERT	Property Lot	14	Former Municipality	Townsend
		Block		Plan	
Civic Address	Con 10 RD Townsend	Part		Reference Plan	
Legal Description	TWN CON 9 PT LOT 14	Concession		Extension to a Non-conforming use?	
Zoning	A.1 Agr.	Current Use of Property	Vacant	Township	
By-law	NW1-2000	Proposed Use of Property	SFD	Township	Townsend

## 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						
j) Height of Building	5m	16'-4"	6.04	19'-10"	1.06	3'-6"
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:

Glen Hannah  
Owner/Applicant

Don 12/07  
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:

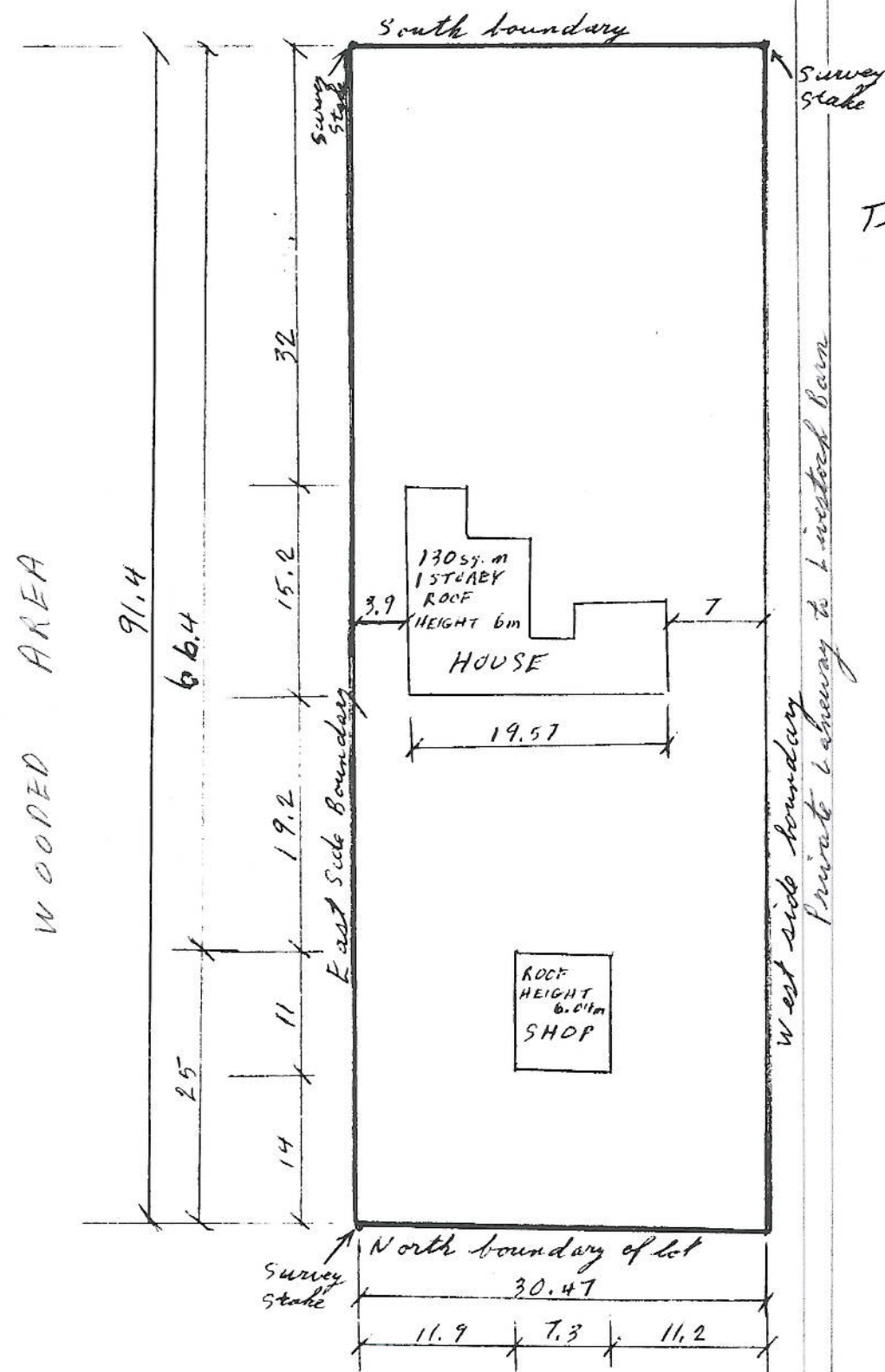
Glen Hannah  
Name

GLEN HANNAH

9 ORCHARD CRESC, WATERFORD  
NOE 1YD  
Address

Application for Minor Variance  
Submitted by GLEN HANNAH  
LOCATION: CONC 9 LOT 14  
PART 1 ON 37R5340

CONCESSION 10 TOWNSEND



The 3 survey stakes  
are iron bars

AGRICULTURAL  
LAND

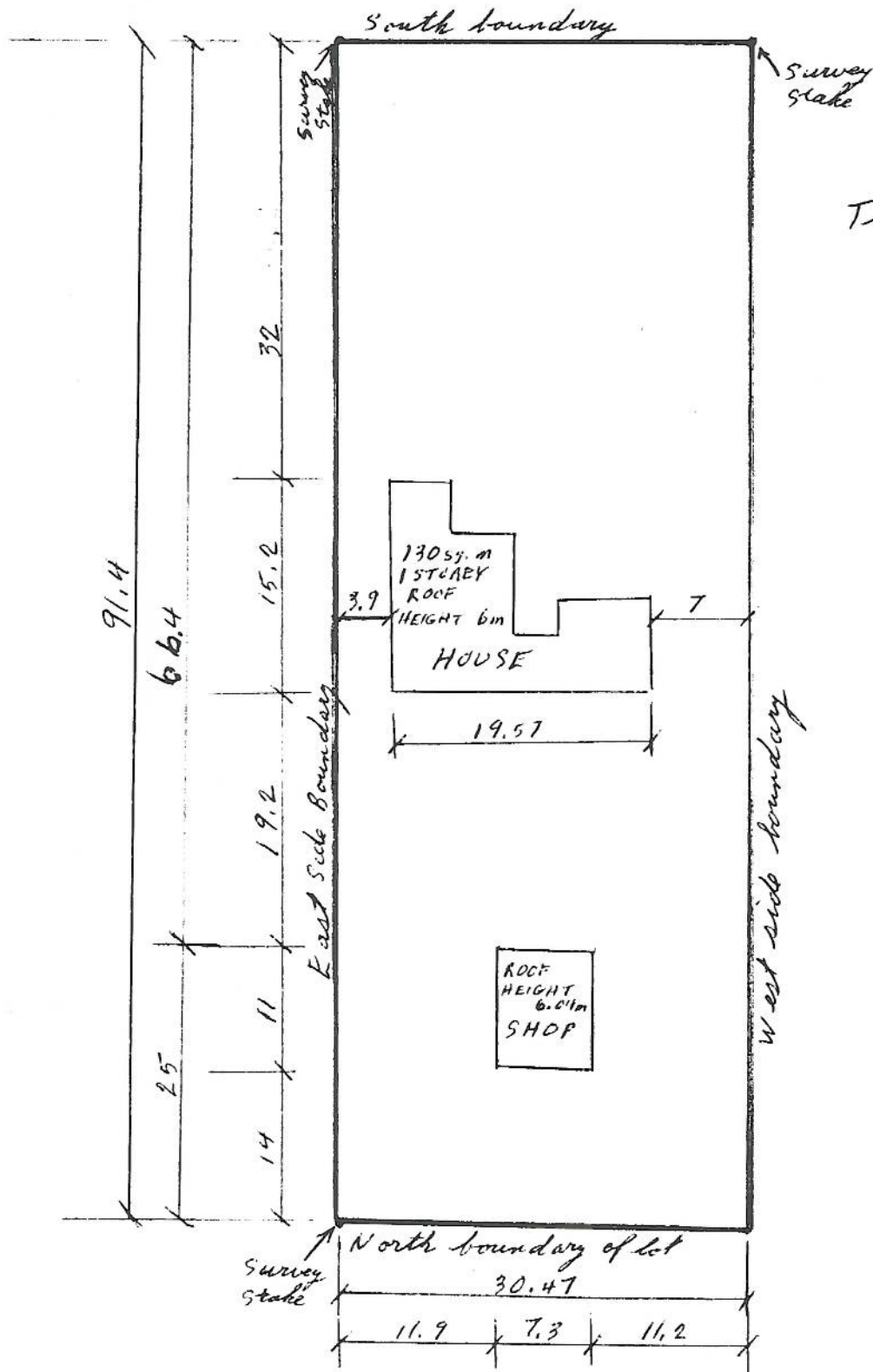
WOODED AREA





Application for Minor Variance  
Submitted by ELEN HANNAH  
LOCATION: CONC 9 LOT 14  
PART 1 ON 37R5340

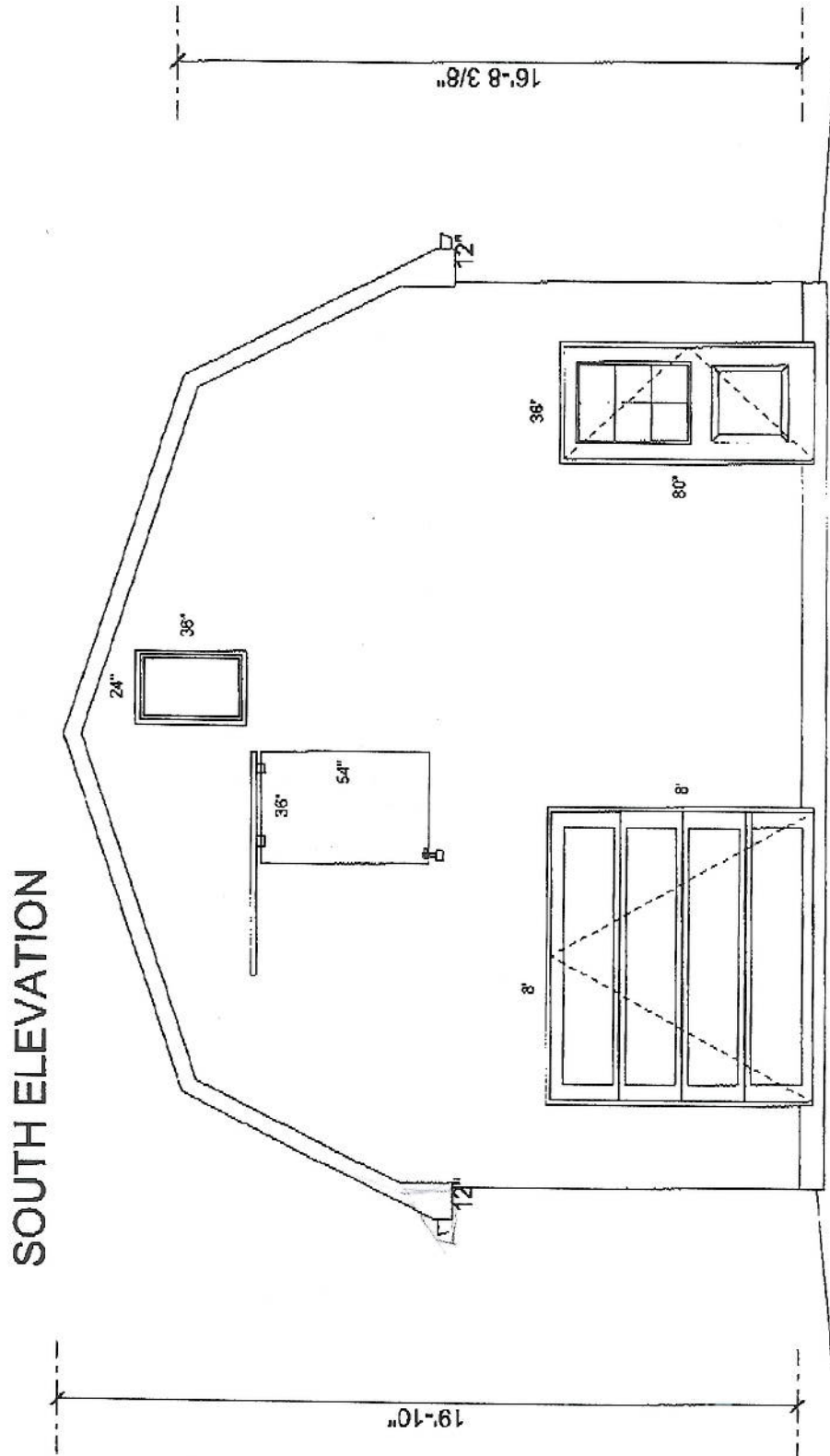
CONCESSION 10 TOWNSEND



The 3 survey stakes  
are iron bars



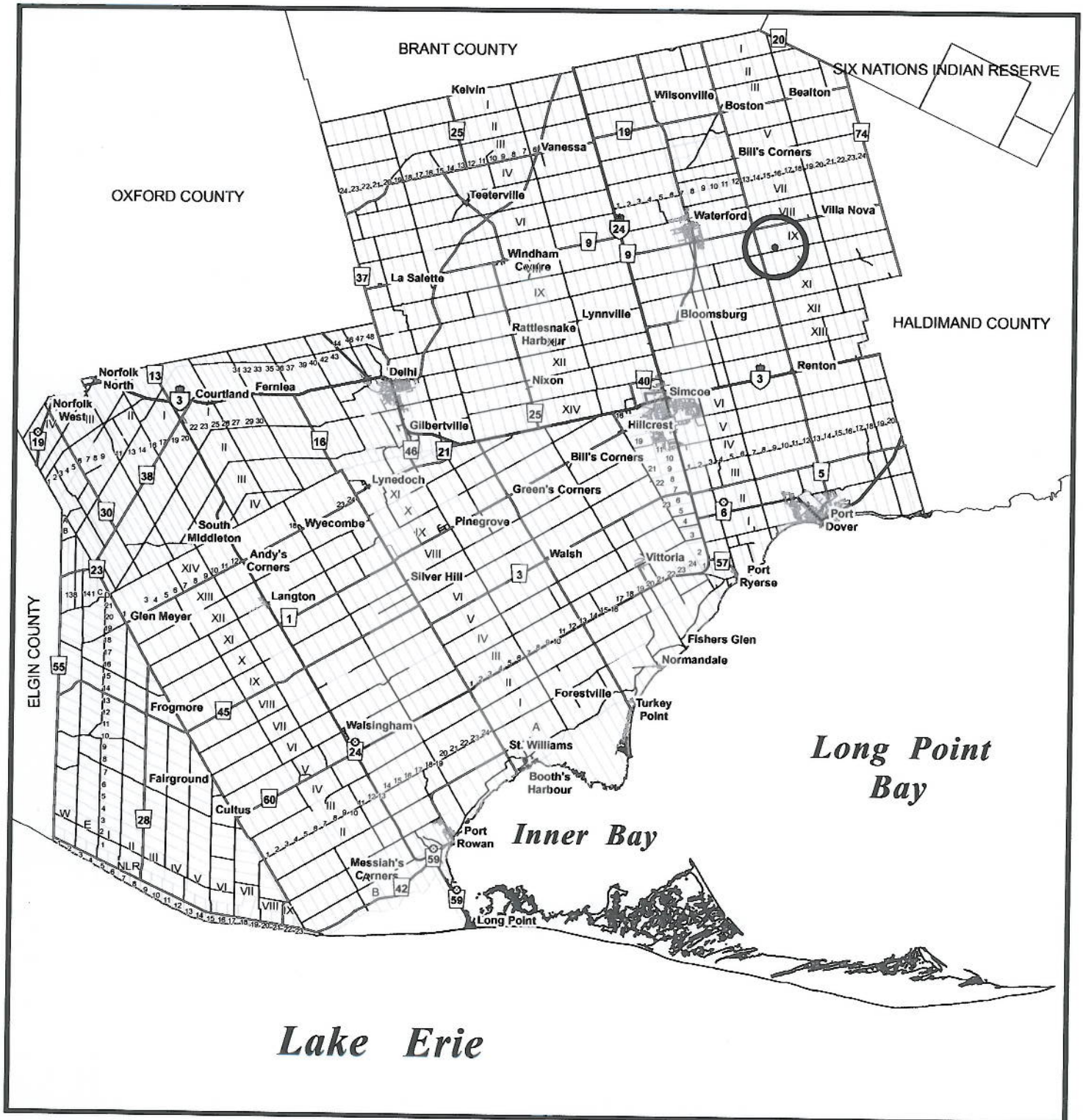
signature: \_\_\_\_\_  
date: \_\_\_\_\_  
I hereby take responsibility for the design  
705 322 4292; FAX 705 322 7725  
email: ipdconsulting@csolve.net  
Dwn By: Paul Flindall, BCIN 10165  
P.O. BOX 3077 ELMVALE, ON L0L 1P0  
IPD CONSULTING & DESIGNS BCIN 34307



# MAP 1

File Number: AN-006/2008

Geographic Township of TOWNSEND





# MAP 2

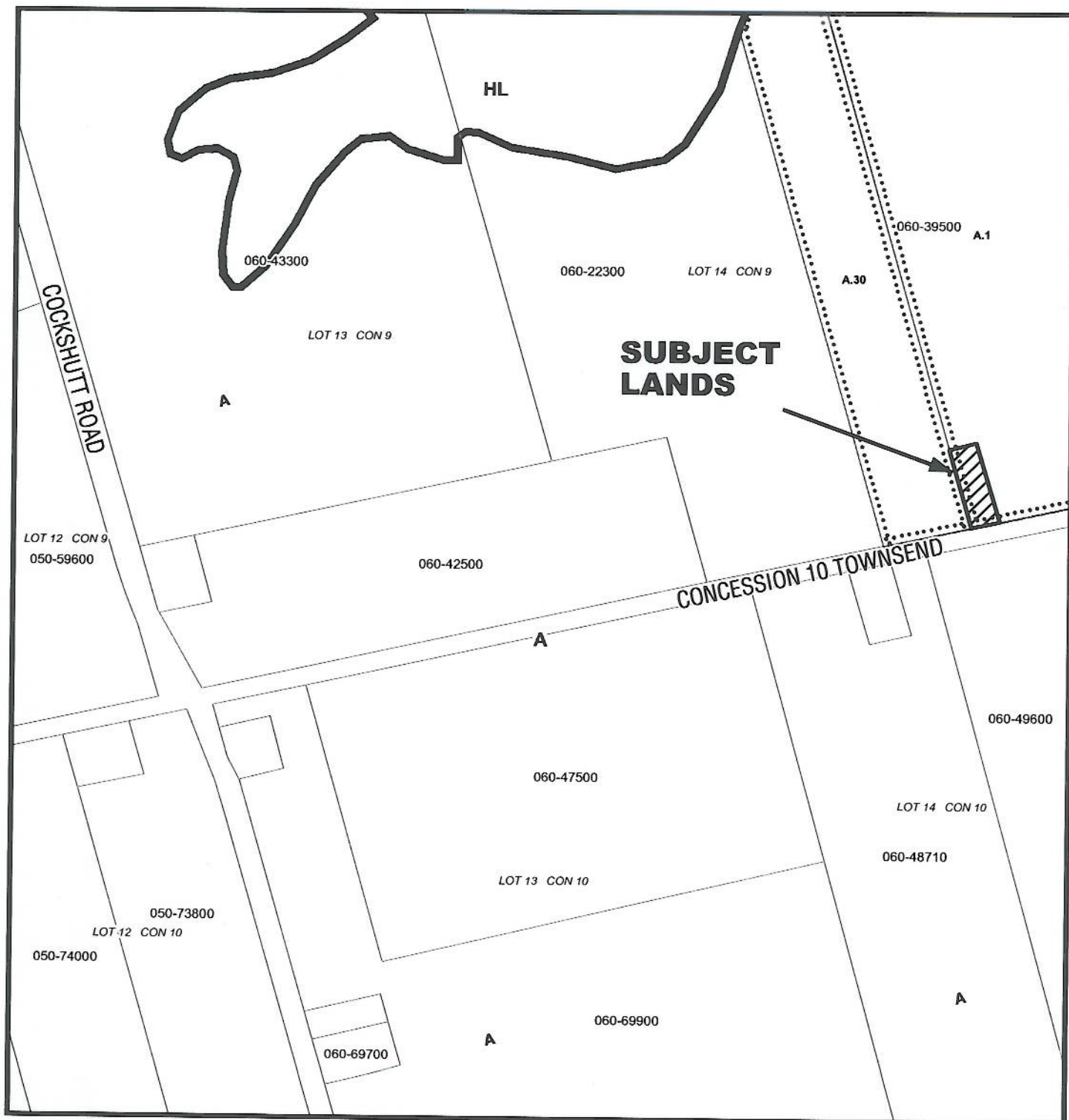
File Number: AN-006/2008

Geographic Township of TOWNSEND



25 50 75 100  
Meters

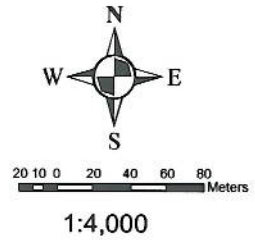
1:6,000



# MAP 3

File Number: AN-006/2008

Geographic Township of TOWNSEND



**MAP 4**  
**File Number: AN-006/2008**  
**Geographic Township of TOWNSEND**

