



**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 7TH, 2007

FILE NO.: AN-008/2007

ASSESSMENT ROLL NO.: 3310-336-030-87640

APPLICANT:

Peter and Patricia Hexamer, 22 Robinson Road, Waterford, ON N0E 1Y0

LOCATION:

Concession 7, Part Lot 5 TWN (22 Robinson Road, Waterford)

PROPOSAL:

- Relief of 3.86 m (12.68 ft) from the required 6.0 m (19.68 ft) exterior side yard (College Street) to permit a 2.13 m (7.0 ft) exterior side yard for an accessory building

- | | |
|---|---|
| <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 checked="" 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: January 24th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1234

FAX: (519) 428-3069 EMAIL: lucy.hives@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- 336.030.87640.0000
(to be provided by applicant/agent)

THE CORPORATION OF
NORFOLK COUNTY

RECEIVED
JAN 05 2007



Office Use

File No. AN-608/2007
Date Submitted January 4, 2007
Date Received January 4, 2007
Sign Issued January 4, 2007

me.

APPLICATION FOR A MINOR VARIANCE

PLANNING DEPT.

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. _____.

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 PETER & PATRICIA HEXAMER Phone No. 443-8475
Address 22 ROBINSON ROAD Fax No. 443-4285
WATERFORD Postal Code N0E 1Y0
ON. N0E 1Y0 E-mail poterpat.hex@sympatico.ca
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
N/A 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:

BMO BANK OF MONTREAL
57 MARKET ST. BRANTFORD ON
N3T 2Z6

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township TOWNSEND
Urban Area or Hamlet WATERFORD
Concession Number 7 Lot Number 5
Registered Plan Number 37R-9064 (s)/Block(s) CONCESSION 7
Reference Plan Number 37R 9064 Part Number(s) 1
Civic Address 22 ROBINSON ROAD

2. Dimensions of Land Affected:

IRREGULAR

See sketch.

Frontage: 32.86 m.
107.82 ft.

Depth: 125.75 m.
38.33 ft.

Width: 35.05 m.
115.00 ft.

Area: _____ m² 0.13ha.
14461.25 ft² 0.33Ac

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.)

ERECT AS SHOP/STORAGE SHED

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

EXTERIOR SIDE YARD RELIEF
FROM 18' TO 7'

→ relief of 3.86m (12.68ft.) from the required 6 metre
(19.68ft.) exterior side yard (College Street) to permit
an 2.13 metre (7 ft.) exterior side yard for an
accessory building.

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

BECAUSE OF THE INFORMATION PROVIDED
BY THE BUILDING DEPT. AT THE TIME OF
APPLICATION, AND THE LONG DELAY IN
ISSUANCE OF A PERMIT, THE "SHED"
HAD TO BE COMPLETED TO ACCOMMODATE
A MOVIE.

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)

FRONT SETBACK TO PORCH 30' - EXTERIOR SIDE YARD TO HOUSE 31'
 REAR YARD (SE. to House) 39' BUNGALOW 1575 sq ft
 SIDE YARD (W. to House) 13' IRREG. 65'-5" X 35'-7"

Date of Construction of all building and structures on the subject land: MAY 10 2005

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)

EXTERIOR SIDE YARD 7' 1-STORY 15 X 20 X 8'
 REAR YARD 4' 300 sq ft

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

NA

3. Date of acquisition of the subject land: AUG 2003
4. Existing use of the subject property: R1 SINGLE FAMILY
5. Length of time the existing uses of the subject property have continued: MANY YEARS
6. Existing use of abutting properties: R1 SINGLE FAMILY & GREEN SPACE
(ABANDON RR RIGHT OF WAY)

7. Servicing:

Indicate what services are available or proposed:

<u>Water Supply</u> N/A	<u>Sewage Treatment</u> N/A	<u>Storm Drainage*</u> N/A
Piped Water <input type="checkbox"/>	Sewers <input type="checkbox"/>	Storm Sewers <input type="checkbox"/>
Individual Wells <input type="checkbox"/>	Communal System <input type="checkbox"/>	Open Ditches <input type="checkbox"/>
Other (describe) SEWER	Septic Tank & Tile Bed <input type="checkbox"/>	Other (describe) <input type="checkbox"/>
	Other (describe) <input type="checkbox"/>	

House has all services for accessory building

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

Yes ☒No ☐

FOR ENTIRE LOT

* 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)

ACROSS LAWN OF ADJACENT

Name of Road/Street

COLLEGE (EXTERNAL SIDEYARD) HOUSE

E. LAND USE

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

R1 SINGLE FAMILY

2. What is the existing zoning of the subject land:

R1

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

Urban Residential.

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

443-8475

Norfolk CityView Web

Roll Number 33-10-336-030-876-00-0000

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: 09/11/2003

Owner	HEXAMER PETER ROY HEXAMER PATRICIA SHARON	Property Lot	PT 5	Former Municipality	Nanticoke
Civic Address	32 ROBINSON RD	Block		Plan	
Legal Description	TWN CON 7 PT LOT 5	Part	1	Reference Plan	8929
Zoning	R1	Concession	7	Extension to a Non-conforming use?	
By-law	NW-1-2000	Current Use of Property	Residential	Township	
		Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

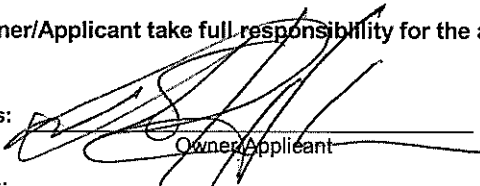
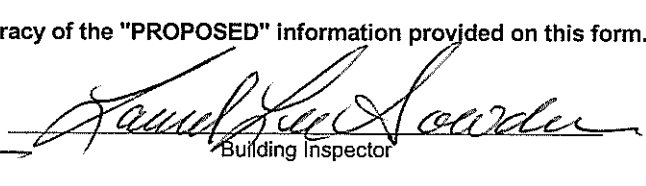
Deficiency

a) Lot Area						
b) Lot Frontage						
c) Front Yard Setback						
d) Exterior Side Yard	6m	19.68	2.13	7	3.86	12.68
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						
Accessory Building Comments						
l) Parking						
m) Other						
Other Clause:	Access Bldg is 7' from EXTERIOR SIDE YARD requires 19.68		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:

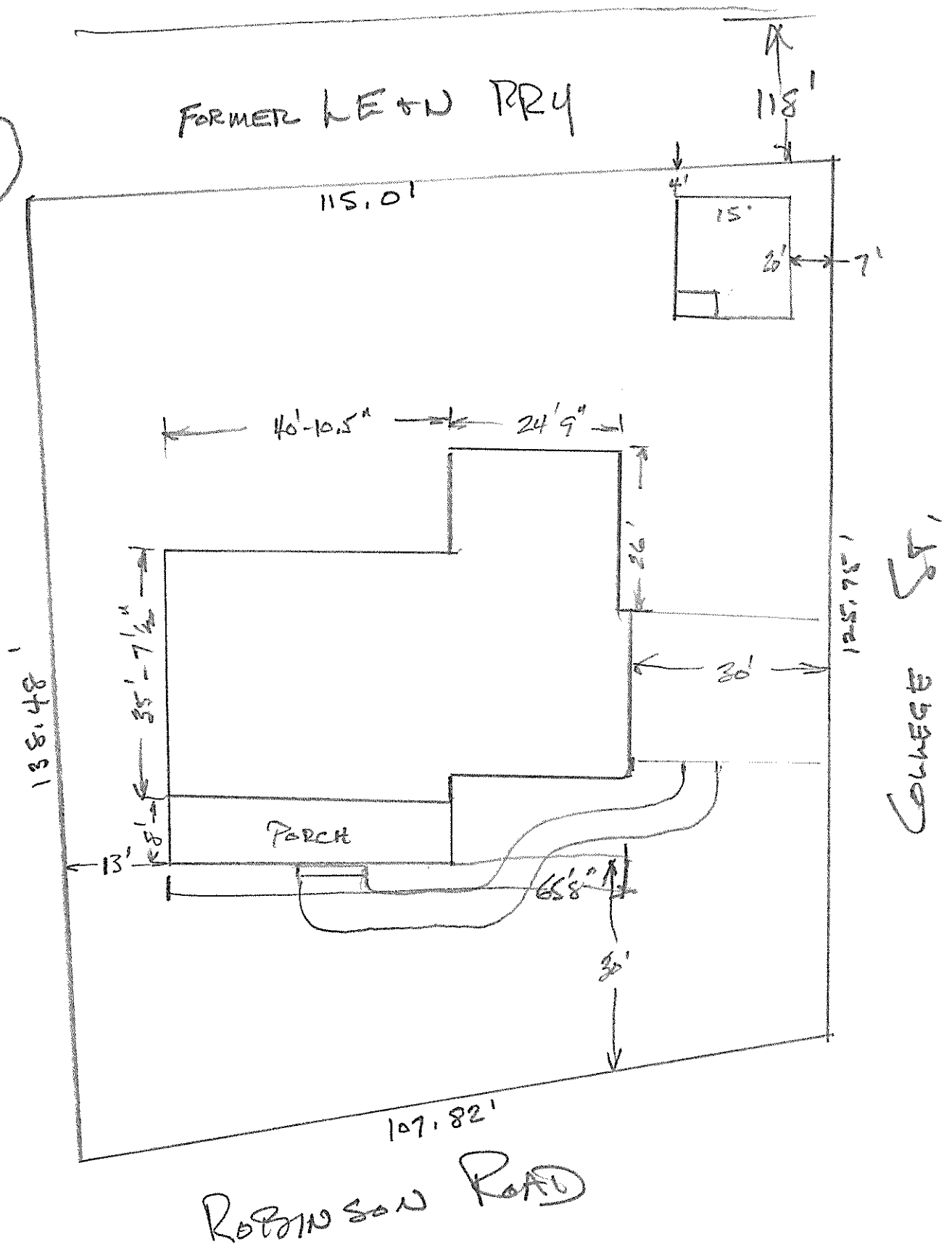
 Owner/Applicant
 Building Inspector

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

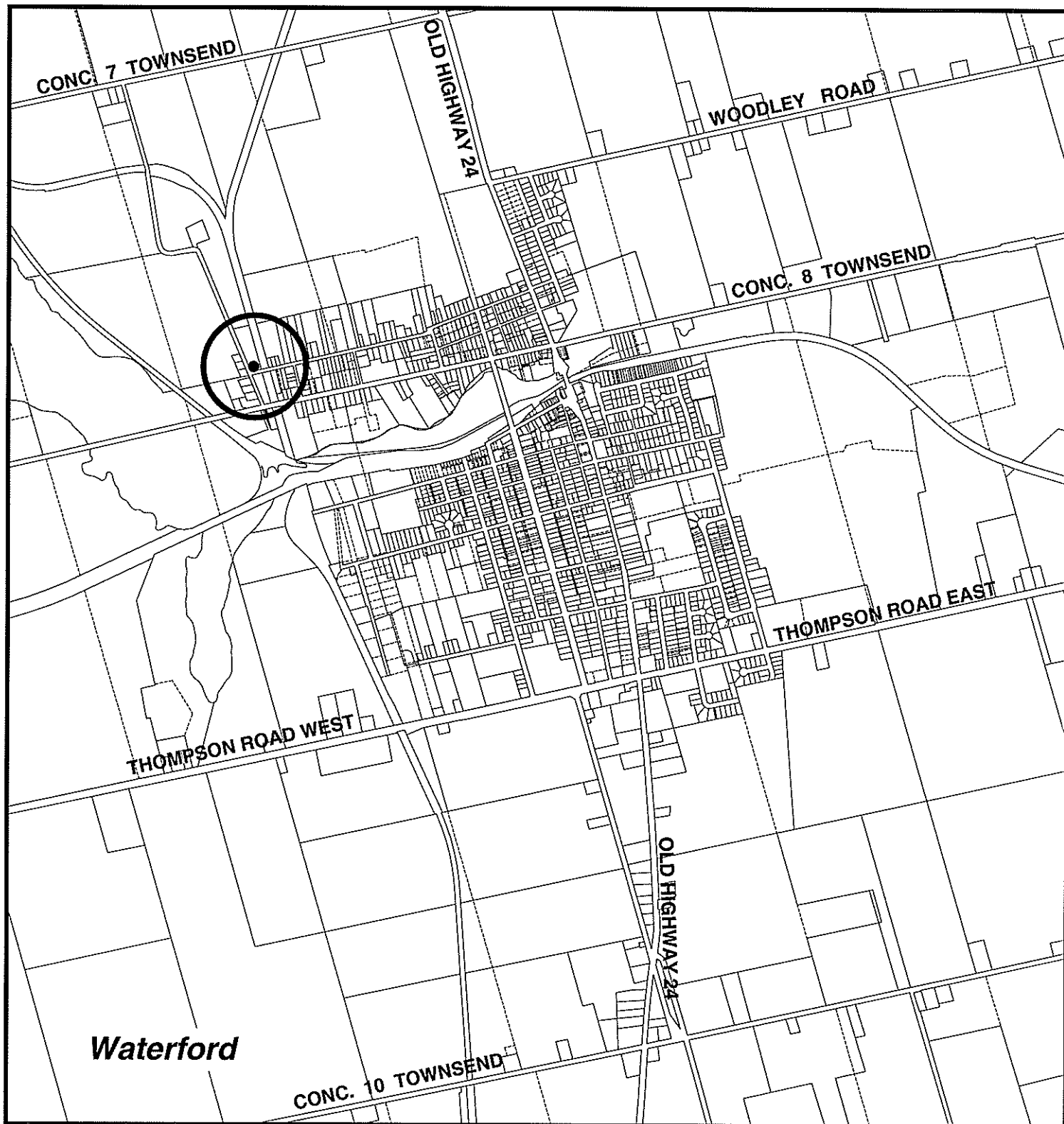
Address



MAP 1

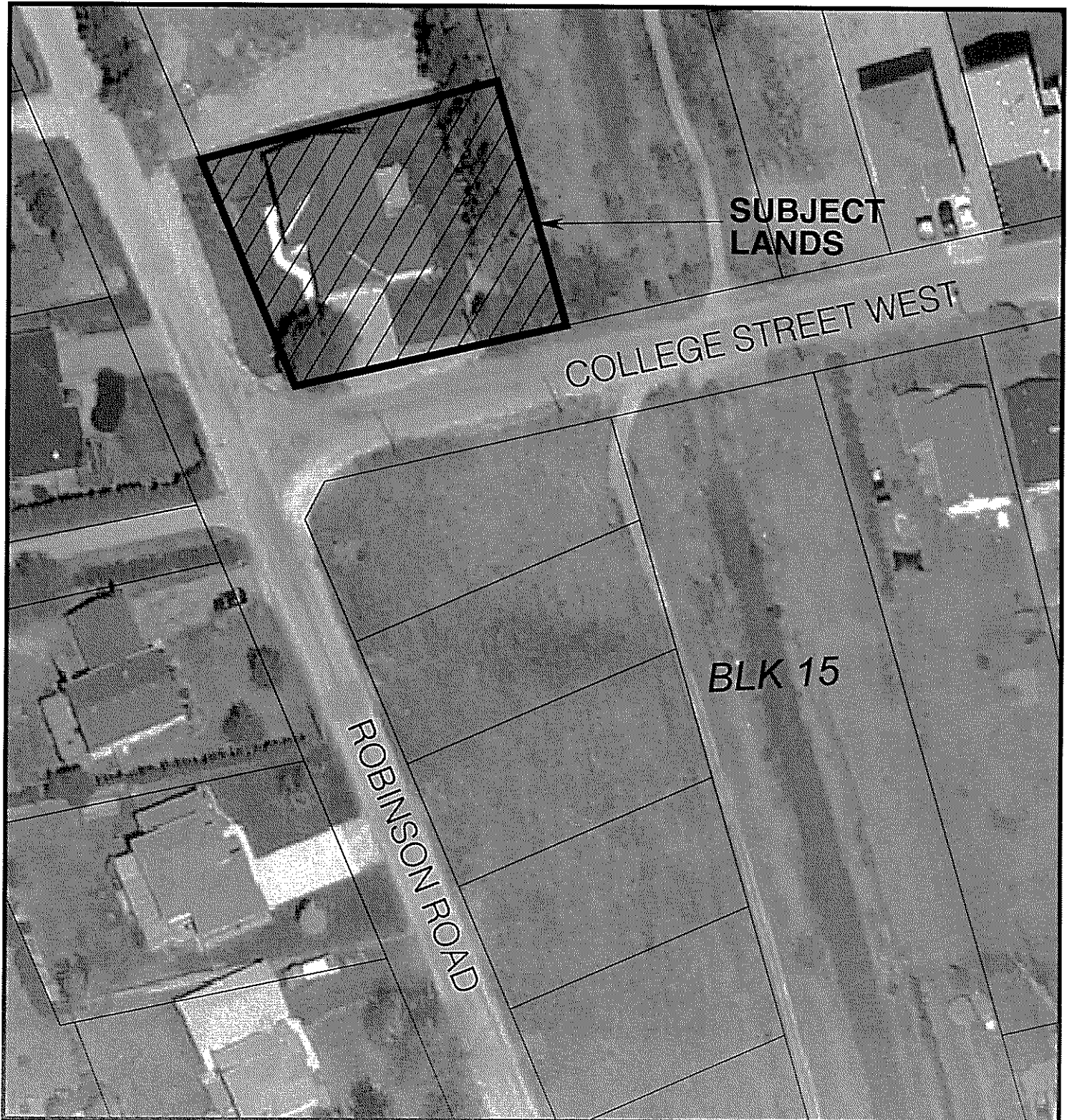
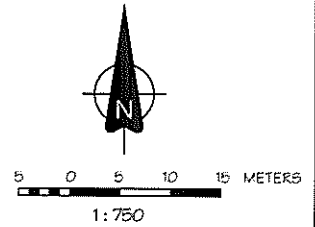
File Number: AN-008/2007

Urban Area of WATERFORD



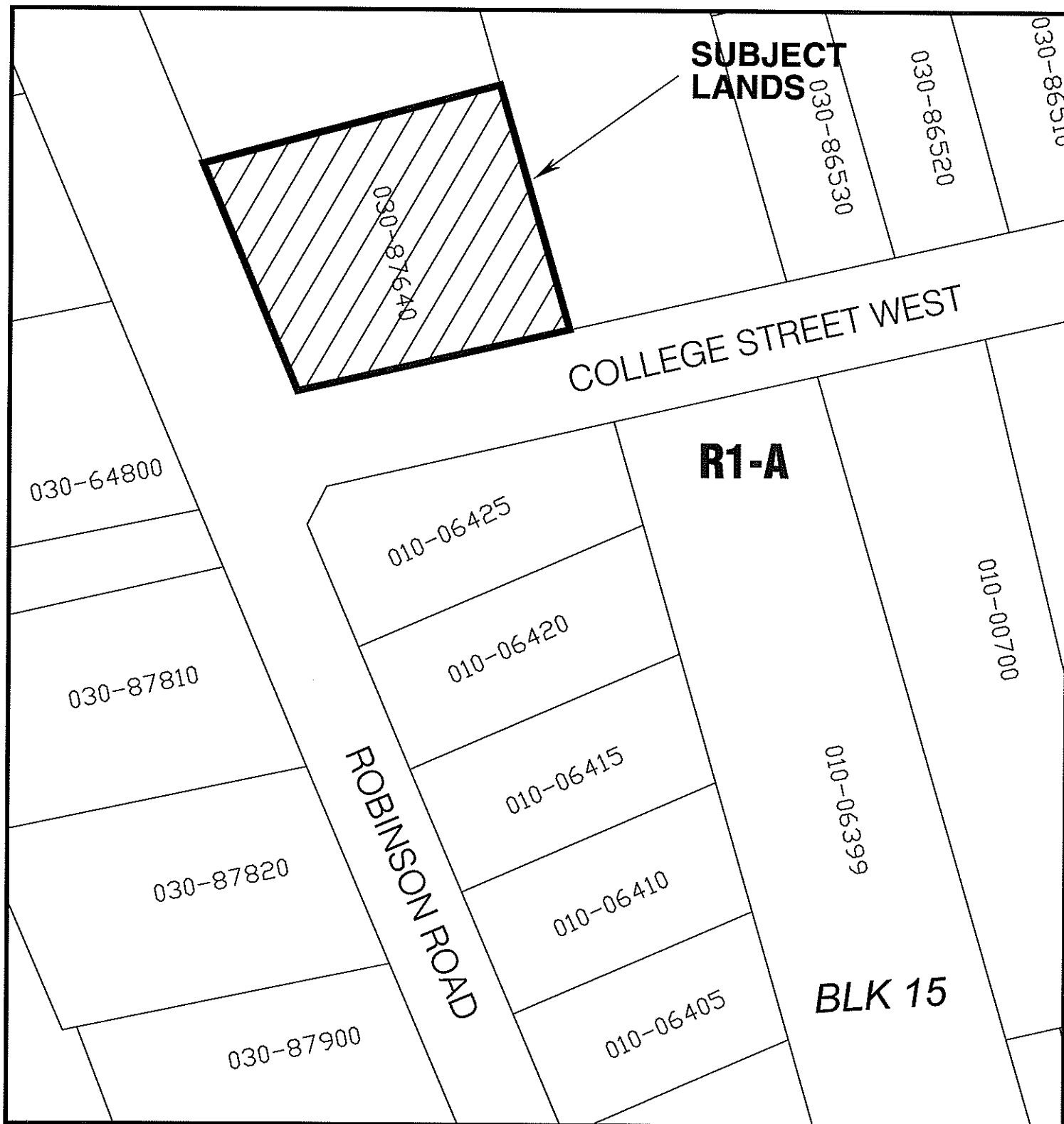
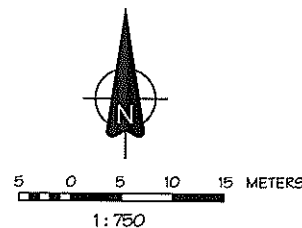
MAP 2

File Number: AN-008/2007
Urban Area of WATERFORD



MAP 3

File Number: AN-008/2007
Urban Area of WATERFORD



MAP 4

File Number: AN-008/2007
Urban Area of WATERFORD

