



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO.: AN-008/2010

ROLL NO.: 3310-543-070-35400

- | | |
|--|---|
| <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 |

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 4th, 2010

APPLICANT:

Wayne May, RR #3 Port Rowan, ON N0E 1M0

LOCATION:

Lot 596, Plan 436 SWAL (54 Old Cut Blvd)

PROPOSAL:

CONSTRUCT SUNROOM ADDITION TO REAR OF EXISTING COTTAGE REQUIRING RELIEF OF:

- 5% from the maximum lot coverage of 30% to allow a lot coverage of 35%

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

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

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.

CIRCULATION DATE: December 14th, 2009

MINOR VARIANCE

Office Use:

File Number: AN-008/2010
Related File: AN-052/2007
Fees Submitted: Dec 3, 2009
Application Submitted: 11 11
Sign Issued: 11 11
Complete Application: Dec 3, 2009
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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: **3310-543-070-35400**

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-NO 85

A. APPLICANT INFORMATION

Name of Applicant ¹ WAYNE MAY Phone # 519-5868519
Address RR #3 Fax # 519-5863372
Town / Postal Code Pelee Island NOELMO E-mail _____
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent WAYNE MAY / DEREK MAY Phone # _____
Address _____ Fax # _____
Town / Postal Code SAME. E-mail _____

Name of Owner ² ALLEN GALLAGHER Phone # 519 7524302
Address 27 ALLENTON BLVD Fax # _____
Town / Postal Code BRANDFORD ON N3R3B8 E-mail _____
² 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 ³: ☐ Applicant ☒ Agent ☐ Owner

³ 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:

NOT KNOWN

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SWAL</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	<u>596</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>66'</u>	Depth (metres/feet)	<u>101.25'</u>
Width (metres/feet)	<u>66'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>6682.50 ft²</u>
Municipal Civic Address	<u>54 Old Cut</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):

CONSTRUCTION OF A SUN ROOM ADDITION.

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

Permit construction of sunroom addition to rear of cottage
requiring relief of:
5% from maximum 30% to permit lot coverage of
35%.

MINOR VARIANCE

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

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

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:

① Cottage (1418.062 sq Ft.)

② Boathouse. (656.0 sq Ft.)

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.

Living Space

No New Fixtures

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:

Sunroom. (17' x 12')
At Rear of Exist^g Cottage

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

Spring 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:

Present use of the subject lands:

Cottage

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

Since it was built.

Existing use of abutting properties:

Cottage & Boat House

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:

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:

AN 52 2007

Land it affects:

SUBJECT LANDS

Purpose:

RELIEF OF LOT COVERED TO RELEASE

Status/decision:

BOOTHOUSE - APPROVED

MINOR VARIANCE

Effect on the requested amendment:

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:

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:

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

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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:

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:

OLD CUT

MINOR VARIANCE

I. OTHER INFORMATION

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

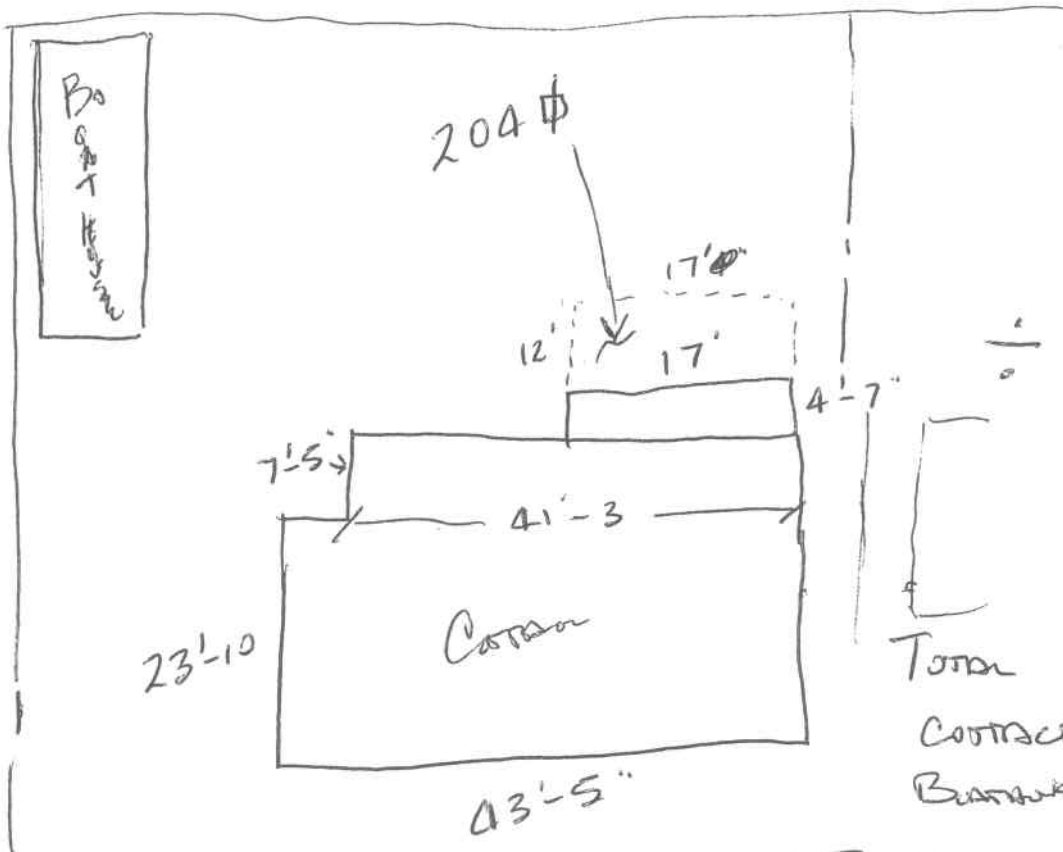
☐ Yes

☒ No

If yes, describe:

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.

Address



$$43'-5" \times 23'-10" = \cancel{989 \phi'}$$

$$\begin{aligned} & \cancel{5' \times 10"} \\ & 516 + 5" \quad 276 + 10" \\ & 521" \times 286" = 149,006 \phi' \text{ "in"} = 1034.76 \phi' \end{aligned}$$

$$7'-5" \times 41'-3"$$

$$89" \times 495" = 44,055 \div 144 = 305.94 \phi'$$

$$\cancel{Mike - 6077373105}$$

$$17 \times 4'-7"$$

$$204 \times 58 = 11,220 \div 144$$

$$77.92 \phi'$$

$$\text{COTTON} \rightarrow 1418.62 \phi'$$

$$\text{BH. } 41 \times 16 = 656$$

$$656. \phi'$$

$$\text{Total for Curvature } 2074.62 \phi'$$

MAP 2

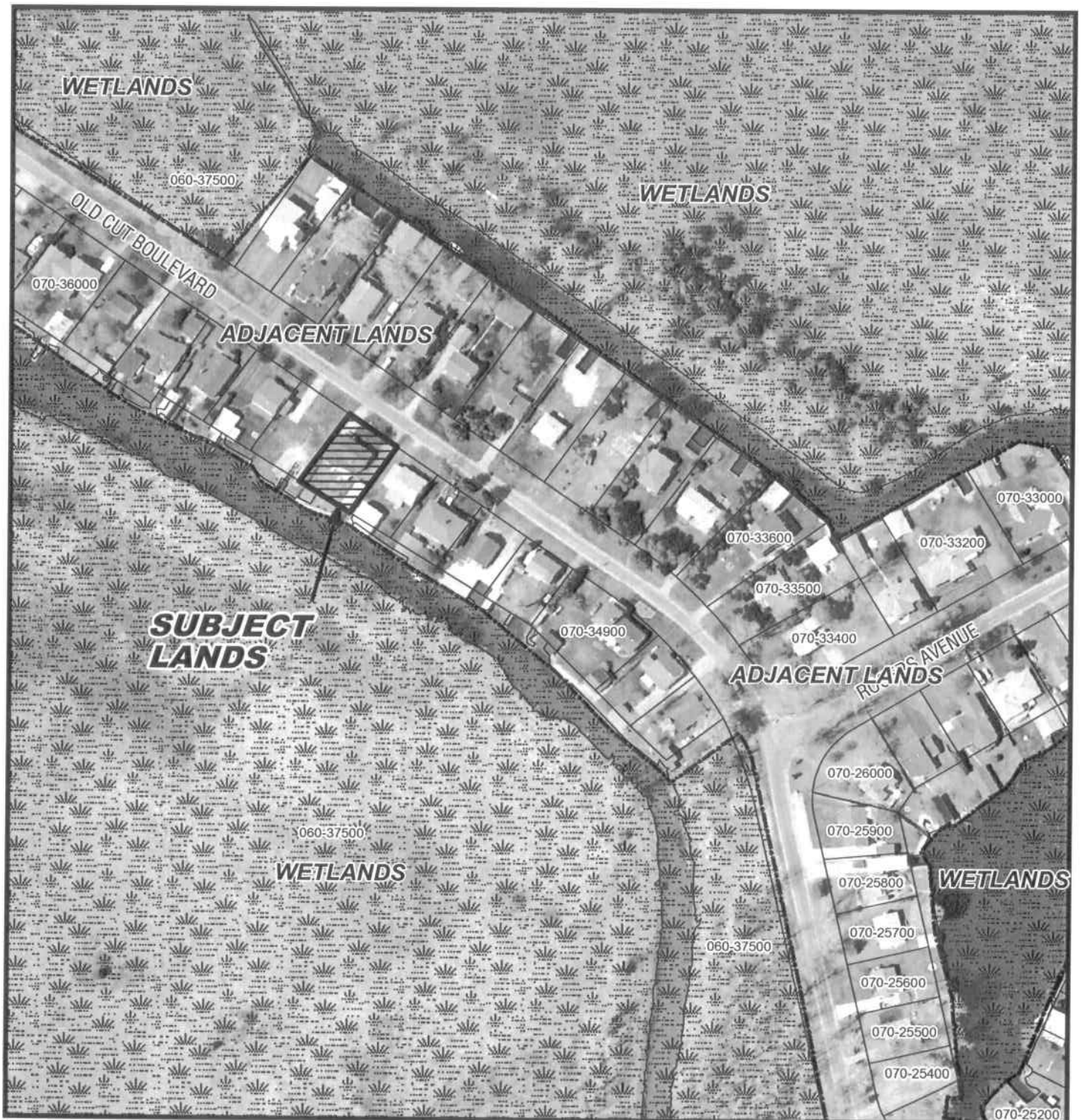
File Number: AN-008/2010

Geographic Township of SOUTH WALSINGHAM



0 4.5 9 18 27 36 Meters

1:2,000



MAP 3

File Number: AN-008/2010

Geographic Township of SOUTH WALSINGHAM

