



## COMMENT REQUEST FORM

**FILE NO.: AN-009/2010**

**ROLL NO.: 3310-543-060-09200**

- |  |  |
|--|--|
| <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:

# MARCH 1<sup>ST</sup>, 2010

**APPLICANT:**

Walter Miller, 1203 Greenwood Cr. Oakville, ON L6J 6W6

**AGENT:**

Robert Kristman, #1 Backus Drive, P.O. Box 61 Port Rowan, ON N0E 1M0

**LOCATION:**

Lot 53, Plan 429 SWAL (36 Pickerel Road)

**PROPOSAL:**

PERMIT THE CONSTRUCTION OF AN ADDITION TO THE FRONT OF AN EXISTING COTTAGE REQUIRING RELIEF OF:  
• 5.5% from the maximum lot cover of 30% to allow a lot coverage of 35.5%

### PLEASE REPLY BY EMAIL DIRECTLY TO:

**SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP**

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1290

**EMAIL: [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@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)

**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: February 15<sup>th</sup>, 2010**

**MINOR VARIANCE**

CPI-A fee  
will be mailed  
to Karen Judd.

**Office Use:**

File Number: AN-009/2010  
Related File: AN-048/2008  
Fees Submitted: Dec 22, 2009  
Application Submitted: Jan 13, 2010  
Sign Issued: Jan 13, 2010  
Complete Application: Jan 13, 2010

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- 543-060-09200**

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 <sup>1</sup> Walter Miller Phone # 905-829-3292  
Address 1203 GREENWOOD CR. Fax # FOR 416-569-4472  
Town / Postal Code OAKVILLE, ON L6J4W6 E-mail \_\_\_\_\_  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent ROBERT KRISTMAN Phone # (519) 586-3328  
Address #2 Backus Drive Fax # \_\_\_\_\_  
Town / Postal Code PO. Box 61, Port Rowan E-mail \_\_\_\_\_  
NOE 1M0  
Name of Owner <sup>2</sup> AS ABOVE Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
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	<u>SOUTH WALSINGHAM</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	<u>53</u>
Registered Plan Number	<u>429</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>56' (17.07m)</u>	Depth (metres/feet)	<u>132' (40.23m)</u>
Width (metres/feet)	<u>56'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>7163 SQ. Ft.</u>
Municipal Civic Address	<u>36 PICKEREL ROAD Long Point 665.46<sup>2</sup></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):

WE ARE REPLACING THE EXISTING BATHHOUSE WITH A NEW ONE  
AND ADDING A 12' ADDITION TO THE FRONT OF THE  
EXISTING DWELLING

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

LOT COVERAGE: By-LAW 17% PROPOSED 35.5%  
INTERIOR SIDE YARD: By-LAW 3.94' PROPOSED  
3.2' WE ARE PROPOSING TO BUILD THE BATHHOUSE  
WHERE THE OLD ONE WAS.

TO PERMIT ADDITION TO FRONT OF EXISTING COTTAGE REQUIRING RELIEF OF  
-5.5% FROM MAXIMUM 30% TO PERMIT LOT COVERAGE OF 35.5%.

## MINOR VARIANCE

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

IRREGULAR shaped lot Reduces our Lot Area: We would like to build our New Boat house where the old one was.

### D. PROPERTY INFORMATION

Present official plan designation(s):

Residential

Present zoning:

L.P.

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:

Existing dwelling & Shed will be kept as is  
Existing Boat house is to be replaced with a new one. Proposed 12' Addition to front of the existing dwelling

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

Dwelling 1982 Boat house 1984

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.

Proposed additional living space living room.

## 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:

1 New DOATHOUSE (in progress) <sup>um</sup>  
1 12' Addition to front of Existing  
dwelling

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

in 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:

2001

Present use of the subject lands:

Residential

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

20yrs +

Existing use of abutting properties:

Residential & CHAUXCEL

## 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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:

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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:

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Name of road/street:

PICKEREL ROAD.

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**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.

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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-060-092-00-0000

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: 11/03/2009

Owner	MILLER WALTER MILLER MARY CATHERINE	Property Lot		Former Municipality	Norfolk
Civic Address	36 PICKEREL RD Unit 00000	Block		Plan	
Legal Description	SWAL PLAN 429 LOT 53 PLUS R	Part		Reference Plan	
Zoning	LP	Concession		Extension to a Non-conforming use?	
By-law		Proposed Use of Property		Township	

## Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area						
b) Lot Frontage	15	49.21	18.26	59.91		
c) Front Yard Setback				21.1		
d) Exterior Side Yard						
e) Interior Side Yard (Rt)				13.5		
f) Interior Side Yard (Lt)				12.3		
g) Rear Yard				43.2		
h) Dwelling Unit Area				1487.7		
i) % Lot Coverage	30%		35.5%		5.5%	
j) Height of Building						
k) Accessory Building						
Accessory Building Comments						
l) Parking						
m) Other						

Other Clause:	INCREASE OF 19.5m <sup>2</sup> to the allowable 14m <sup>2</sup> addition aggregate area not conforming to 176.5m elevation as per FNO-85 6.23.4.1.1 to allow total aggregate area of addition of 33.5m <sup>2</sup>	Other Description:	VARIANCE FOR ADD'N TO REAR FRONT OF COTTAGE
			(SH)

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: Walter Miller Owner/Applicant Scott Hamill Building Inspector DEC 29/09

### 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:

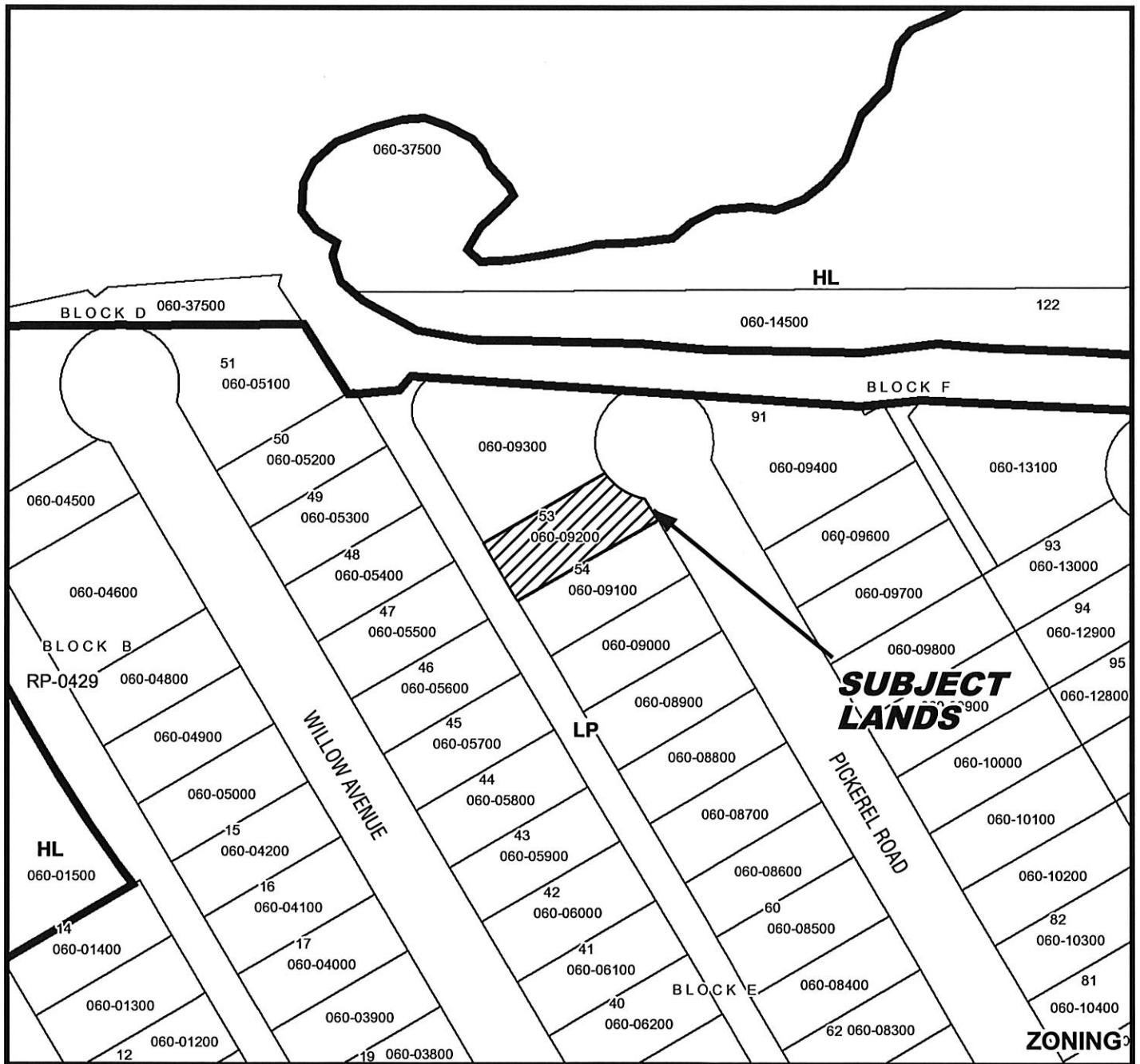
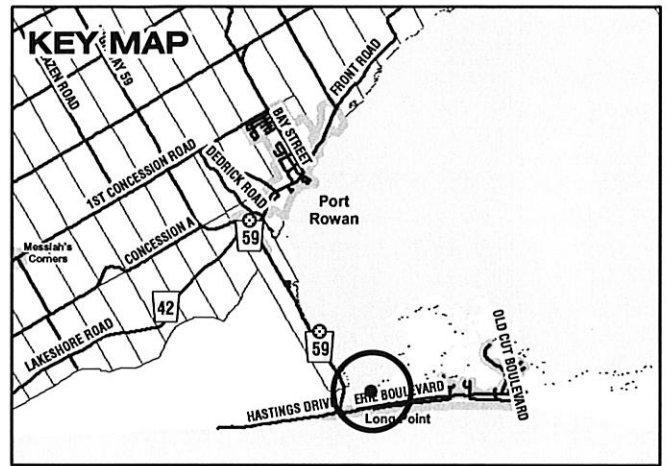
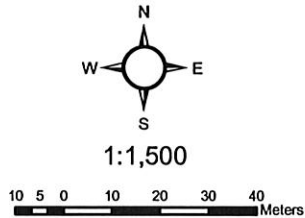
Name: Walter Miller Address: 1203 Greenwood Cres Oakville, Ontario

# MAP 1

File Number: AN-009/2010

Geographic Township of

**SOUTH WALSINGHAM**



## MAP 2

File Number: AN-009/2010

Geographic Township of SOUTH WALSLINGHAM



6 3 0 6 12 18 24 Meters

1:1,000



# MAP 3

File Number: AN-009/2010

Geographic Township of SOUTH WALSLINGHAM



3 1.5 0 3 6 9 12 Meters

1:500

