



**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-010/2007

ASSESSMENT ROLL NO.: 3310-543-070-02400

APPLICANT:

Rob and Jane Bamford, 8 Beth Court, Tillsonburg, ON N4G 4N8

LOCATION:

Lot 282, Registered Plan 436 SWAL (15 Beach Ave, Long Point)

PROPOSAL:

- Relief of 7% from the required 15% to permit a maximum lot coverage of 22%

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Forestry Division | <input 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: 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- 543-070-02400
(to be provided by applicant/agent)

Office Use

File No. AN-10/07
Date Submitted January 10/07
Date Received January 10/07
Sign Issued January 10/07

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 Rob + Jane Bamford Phone No. 519-842-4669
Address 8 Beth Court Fax No. 519-842-5373
Tillsonburg, ON Postal Code N4G 4N8
N4G 4N8 E-mail rbamford@execulink.com
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
_____ 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:
- _____
- _____
- _____

Minor Variance Application

Page 3 of 9

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township South Walsingham
Urban Area or Hamlet Long Point
Concession Number _____ Lot Number 282
Registered Plan Number 436 Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 15 Beach Ave, Long Point

2. Dimensions of Land Affected:

Frontage: _____ m.
66 ft.

Depth: _____ m.
197 ft.

Width: _____ m.
_____ ft.

Area: _____ m².
13502 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.)

Applicant proposes addition to existing cottage. Proposed addition is 1000 ft². Total lot coverage proposed is 2800 ft²

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

Maximum Lot Coverage - Required 15%

Proposed 22% - $2800 \text{ ft}^2 \div 13002 \text{ ft}^2 = 21.5\%$

Deficient 7%

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

Design of addition requires variance.

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: Cottage

Shed

garage - 2000

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.)

-replacement bathroom, pantry

3. Date of acquisition of the subject land: June 1994
4. Existing use of the subject property: Seasonal
5. Length of time the existing uses of the subject property have continued: 12 years
6. Existing use of abutting properties: Seasonal

Minor Variance Application

Page 6 of 9

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

Beach AveE. LAND USE1. What is the existing Official Plan designation(s) of the subject land: Resort2. What is the existing zoning of the subject land: Long Point

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

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

A-10/00 N

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.

LOT 281

LOT 283

PLAN

LOT 282

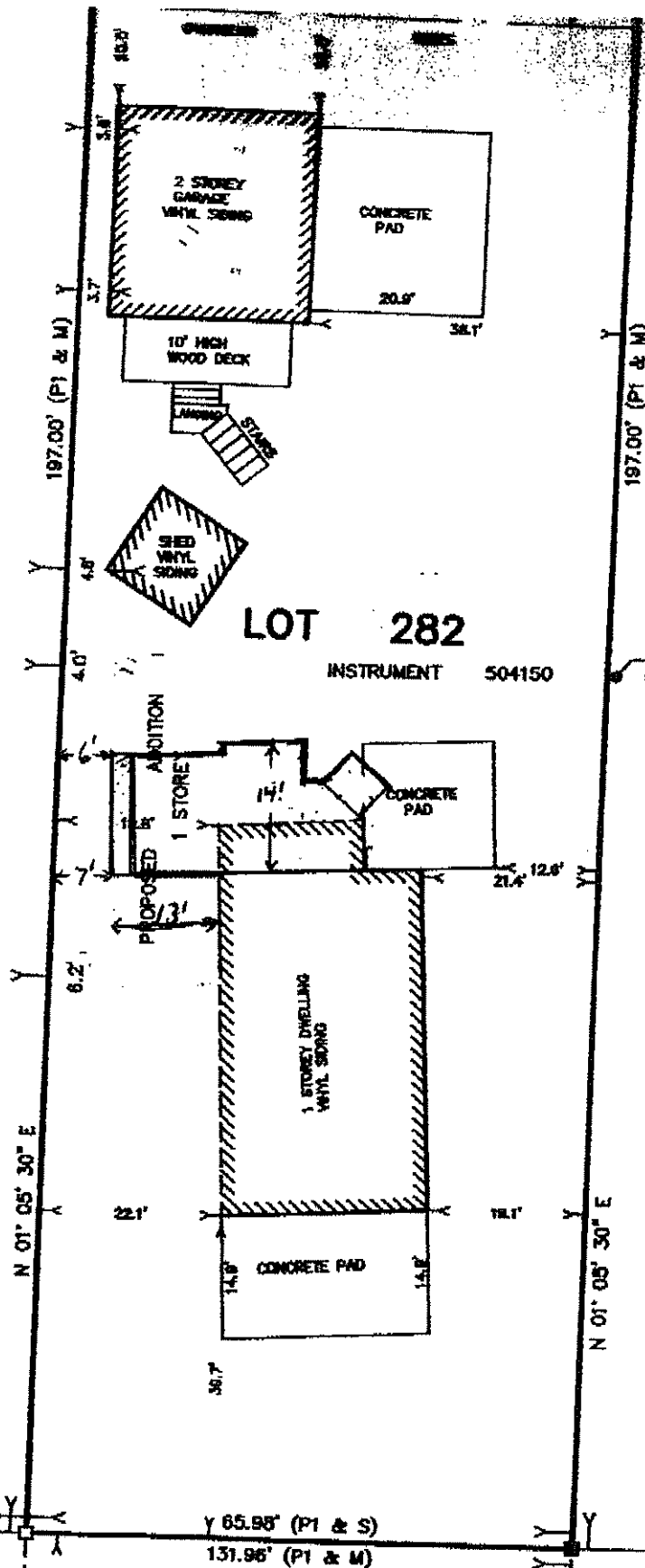
INSTRUMENT 504150

436

Phase I

INSTRUMENT

INSTRUMENT



65.98' (P1 & M)

N 88° 54' 30" W

65.98' (P1 & S)

131.96' (P1 & M)

288 (700)

Jan 10/0715 Beach Ave, Long PointExistingCottage $24' \times 43' = 1032 \text{ sq ft.}$ Shed $12 \times 12' = 144 \text{ sq ft.}$ Garage $24 \times 26' = 624 \text{ sq ft.}$
1800 sq ft.Proposed addition(s)1000 sq ft.
2800 sq ft.Phase 1 337 sq. ft.Phase 2 ~663 sq ft.
1000 sq ft.Lot : $66' \times 197' = 13,002 \text{ sq ft.}$ Coverage

15% = 1950.3 sq ft.

22% = 2860.4 sq ft.

Phase 1 = 2137 sq. ft.
= 16.4%

354868

AN

INSTRUMENT

N 01° 05' 30" E

197.00' (P1 & M)

4.8'

4'

4.6'

13.8'

5.7'

14'

22.1'

39.7'

2 STORY GARAGE
VINYL SIDING

10' HIGH
WOOD DECK

LANDING

STAIRS

CONCRETE
PAD

20.8'

38.1'

LOT

282

INSTRUMENT

504150

21.4'

CONCRETE
PAD

4.12'

2 STORY GARAGE
VINYL SIDING

43'

CONCRETE PAD

24'

19.1'

197.00' (P1 & M)

393837

INSTRUMENT

N 01° 05' 30" E

LOT

283

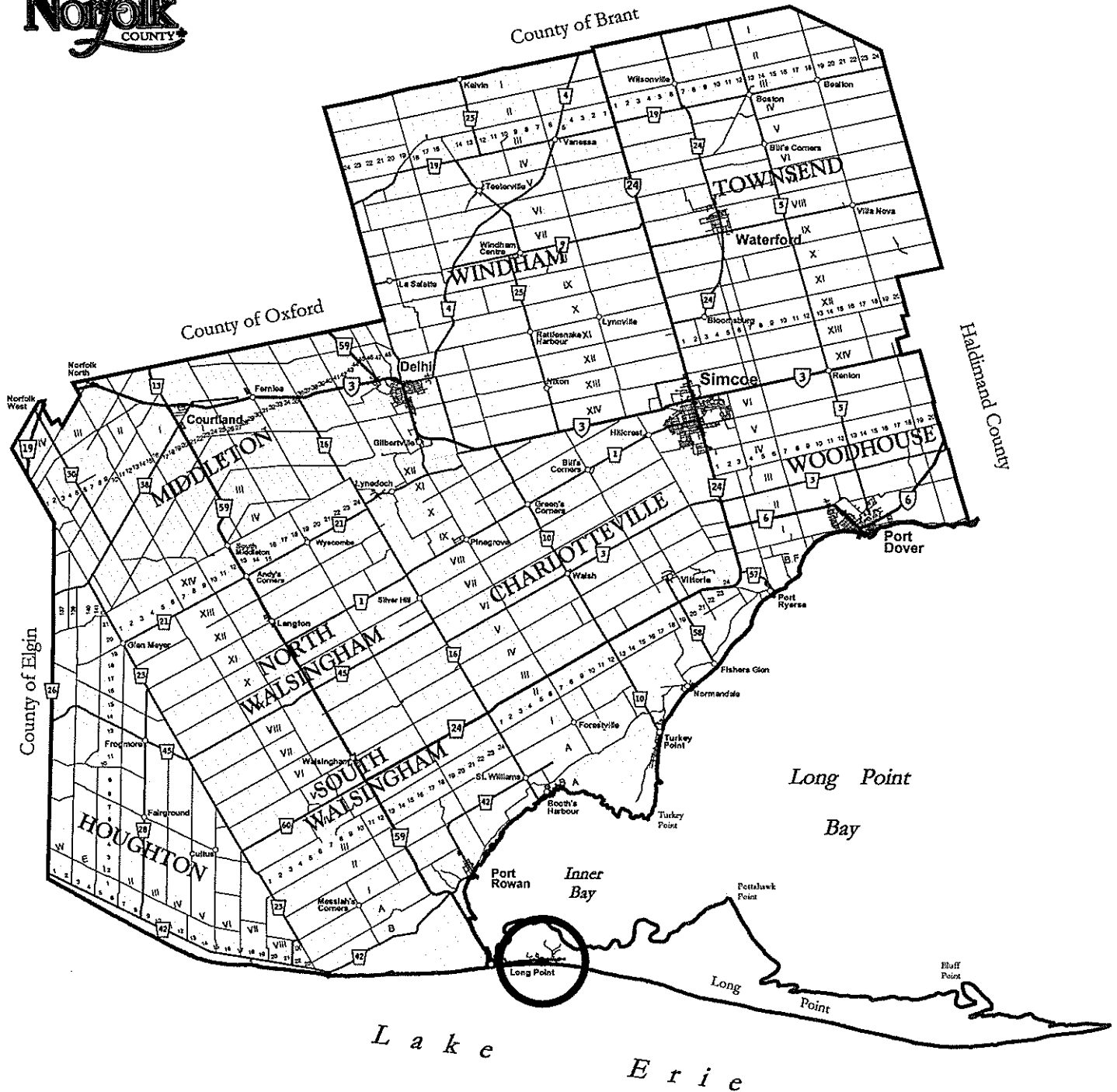
4-3C

Phase II

MAP 1

File Number: AN-010/2007

Geographic Township of SOUTH WALSINGHAM



MAP 2

File Number: AN-010/2007

Geographic Township of SOUTH WALSHINGHAM



20 0 10 20 30 40 METERS

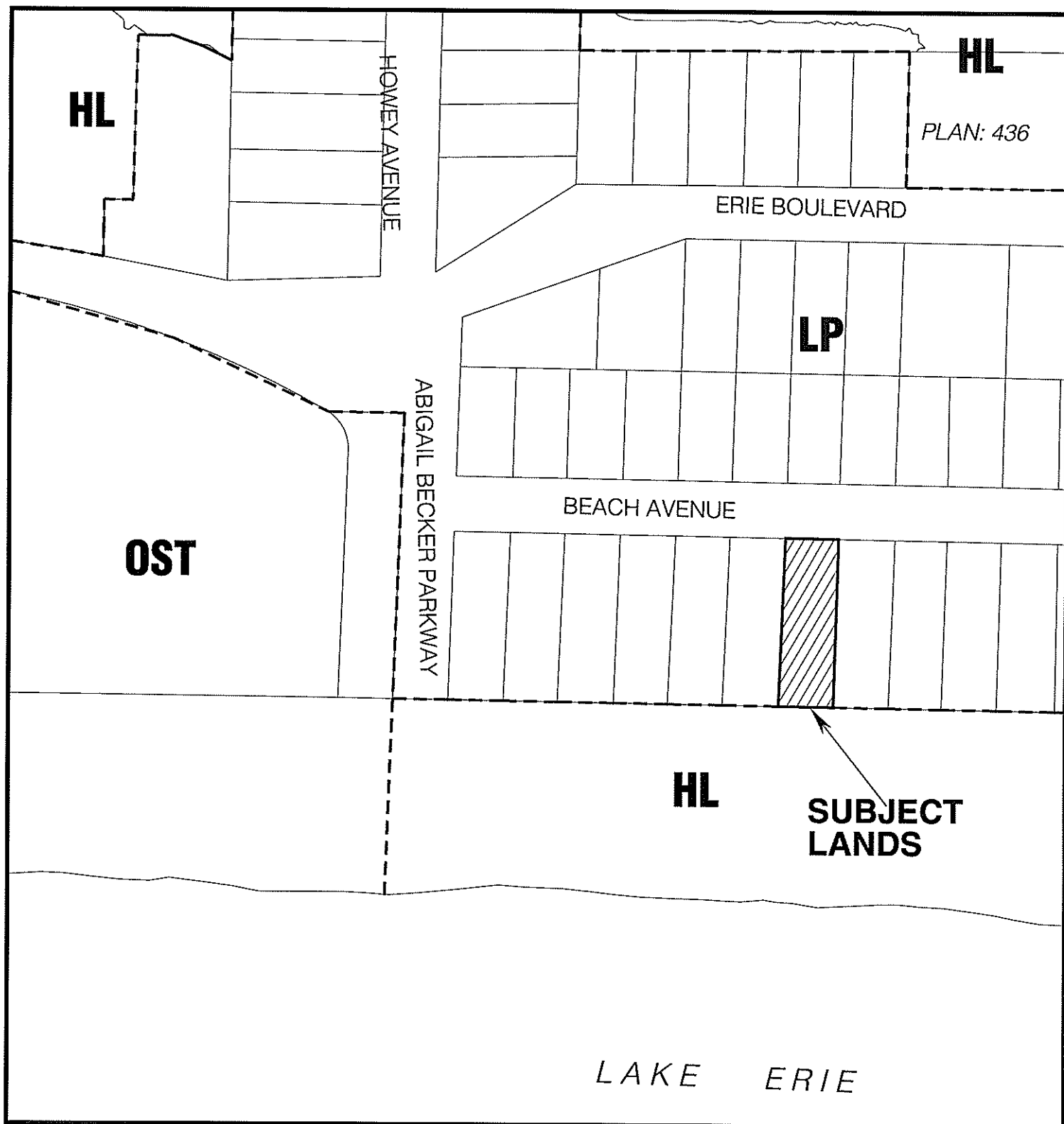
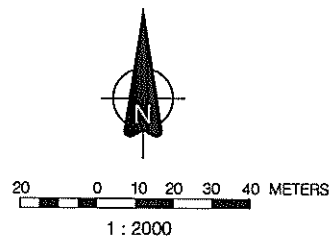
1 : 2000



MAP 3

File Number: AN-010/2007

Geographic Township of SOUTH WALSHINGHAM



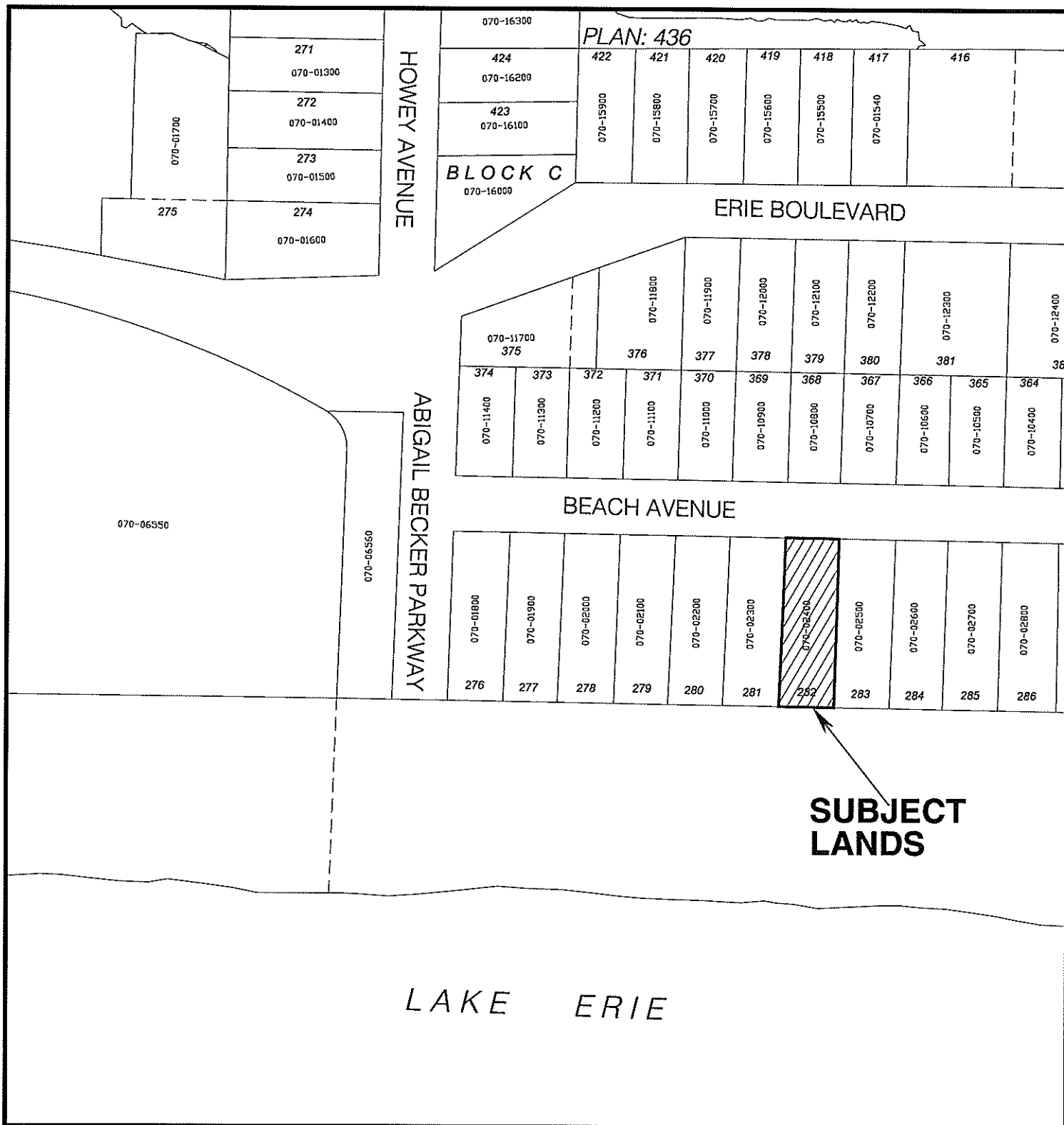
MAP 4

File Number: AN-010/2007

Geographic Township of SOUTH WALSHINGHAM



20 0 10 20 30 40 METERS
1 : 2000



MAP 5

File Number: AN-010/2007

Geographic Township of SOUTH WALSINGHAM



5 0 5 10 METERS
1 : 500

BEACH AVENUE

