



## COMMENT REQUEST FORM

**FILE NO.: AN-014/2010**

**ROLL NO.: 3310-542-010-00610**

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

# APRIL 5<sup>TH</sup>, 2010

**APPLICANT:**

David Ketchabaw, 184 Mid N/W T/L Rd, RR #2 Courtland, ON N0J 1E0

**LOCATION:**

Pt Lot 3, Concesion 14 NWAL (184 Mid-Nwal T/L Road)

**PROPOSAL:**

PERMIT THE CONSTRUCTION OF AN ACCESSORY BUILDING REQUIRING RELIEF OF:

- 0.53 m. (1.74 ft.) from the maximum permitted height of 4.5 m. (14.76 ft.) to permit accessory building with a height of 5.03 m. (16.5 ft.)

### 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 1341

**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: March 22<sup>nd</sup>, 2010**

**MINOR VARIANCE**

OSSOS form given.

**Office Use:**

File Number: AN-014/2010  
Related File: \_\_\_\_\_  
Fees Submitted: Feb. 4, 2010  
Application Submitted: Feb. 4, 2010  
Sign Issued: Feb. 4, 2010  
Complete Application: Feb. 4, 2010

82.

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- 542 010 00610**

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> David Ketchabaw Phone # 519 688-0562  
Address 184 mid. N/W T/L Rd RR#2 Fax # \_\_\_\_\_  
Town / Postal Code Courtland NOJ 1E0 E-mail ketchup65@hotmail.com

<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> David & Jennifer Ketchabaw Phone # 519 688 0562 wrk 519 842-7361  
Address 184 mid N/W T/L Rd RR#2 Fax # \_\_\_\_\_  
Town / Postal Code Courtland NOJ 1E0 E-mail ketchup65@hotmail.com

<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:

TD Canada Trust Kitchener Stanley Park, 1005 Ottawa St. N.  
Kitchener, ON N2A 1H2

## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>North Walsingham</u>	Urban Area or Hamlet	
Concession Number	<u>NWAL CON 14</u>	Lot Number(s)	<u>PT LOT 3</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R9911</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>180</u>	Depth (metres/feet)	<u>180</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>32399.93SF</u> <u>(3010 m<sup>2</sup>)</u>
Municipal Civic Address	<u>184 MID - NWAL TLINE RD</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):

building pole barn with 14FT side wall so it can accomodate  
a 12FT roll up door to store 11FT6inch travel trailer in

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

max. allowable building height is 14FT 9" from grade to centre of  
Truss. I require 16FT 6inches from grade to centre of truss.  
Permit the construction of an accessory building  
requiring relief of:

-0.53m (1.74') from maximum permitted height of 4.5m (14.76')  
to permit accessory building with a height of 5.03m (16.5').

## MINOR VARIANCE

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

trailer to be stored is 11FT 6 inch requiring a 12FT roll up door  
~~(for storing)~~ this requires a 16FT 6 inch from grade to centre of truss

## D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

Agricultural

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:

brick ranch home to be retained

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

2000

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.

N/A

## 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:

pole barn 30' x 50'

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

Summer 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:

Dec 2008

Present use of the subject lands:

yard

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

Existing use of abutting properties:

farm land

## 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:

sever from farm BN-081/2008

Land it affects:

subject lands

Purpose:

Surplus dwelling Severance

Status/decision:

Approved.

## 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 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 type="checkbox"/> Yes <input checked="" 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

## 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:

184 MID-NWAL TLine RD



**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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FEB 4, 2010



# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-542-010-006-110

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 KETCHABAW, DAVID & JENNIFER

Property Lot

Former Municipality

Block

Plan

Civic Address 184 MID-NWAL TLIN RD Unit 00000

Part

Reference Plan

Legal Description NWAL CON 14 PT LOT 3

Concession

Extension to a Non-conforming use?

Zoning

A

Current Use of Property

Residential

Township

By-law

I-NO-85

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

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:

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:

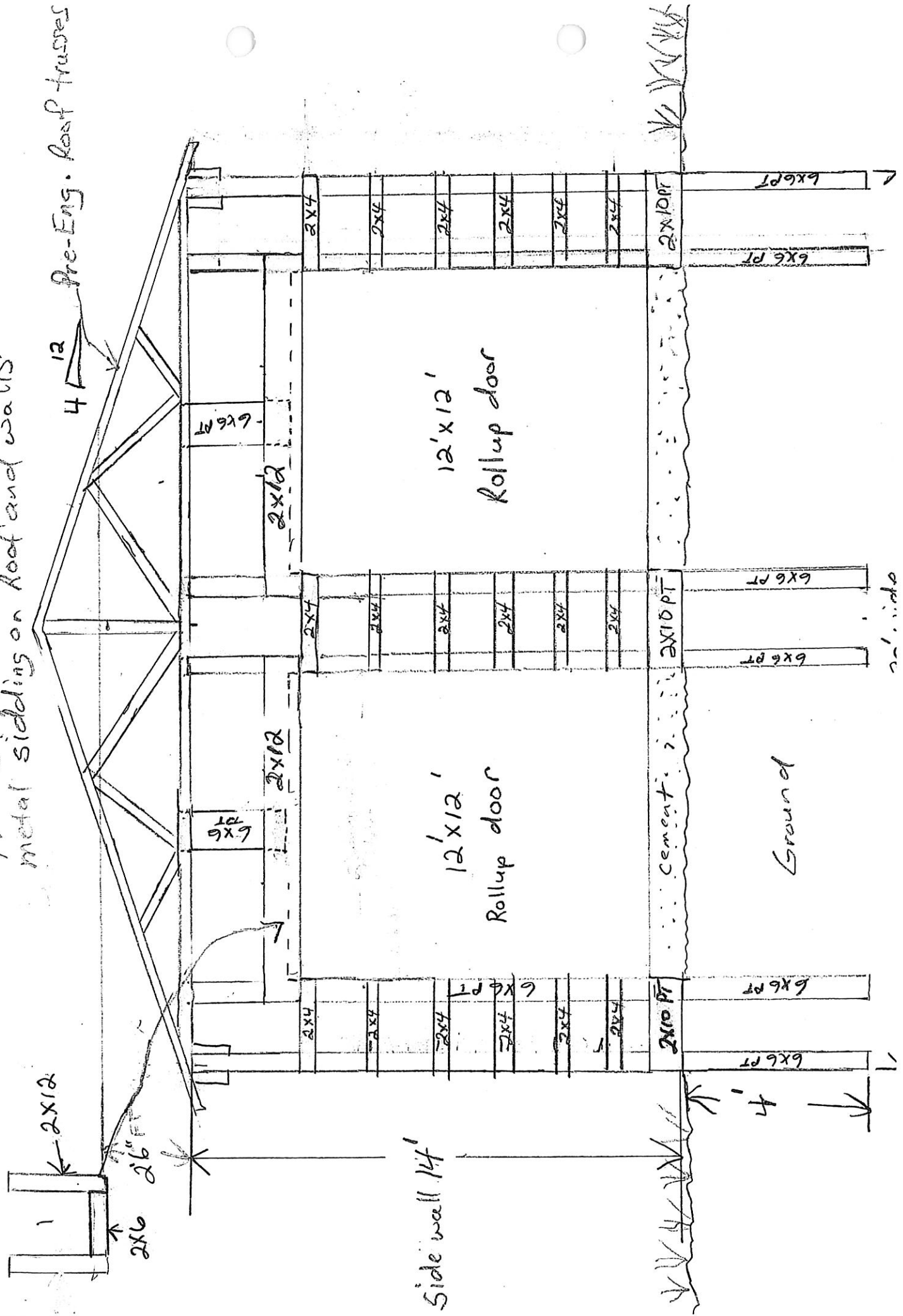
David Ketchabaw

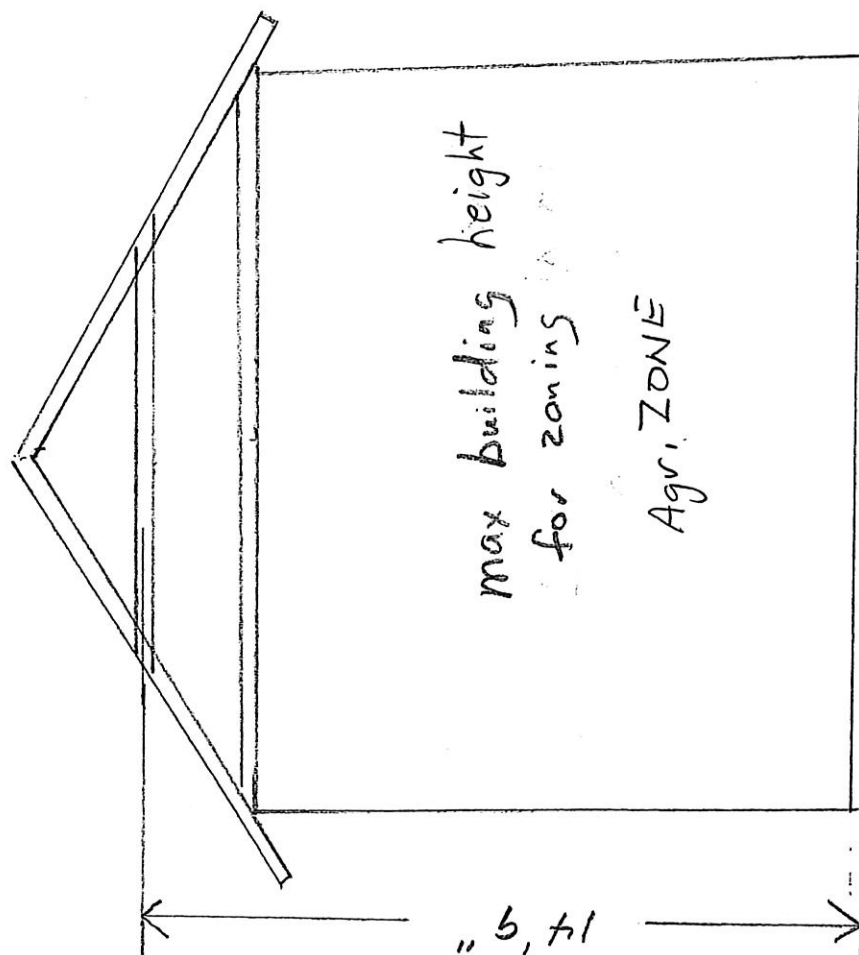
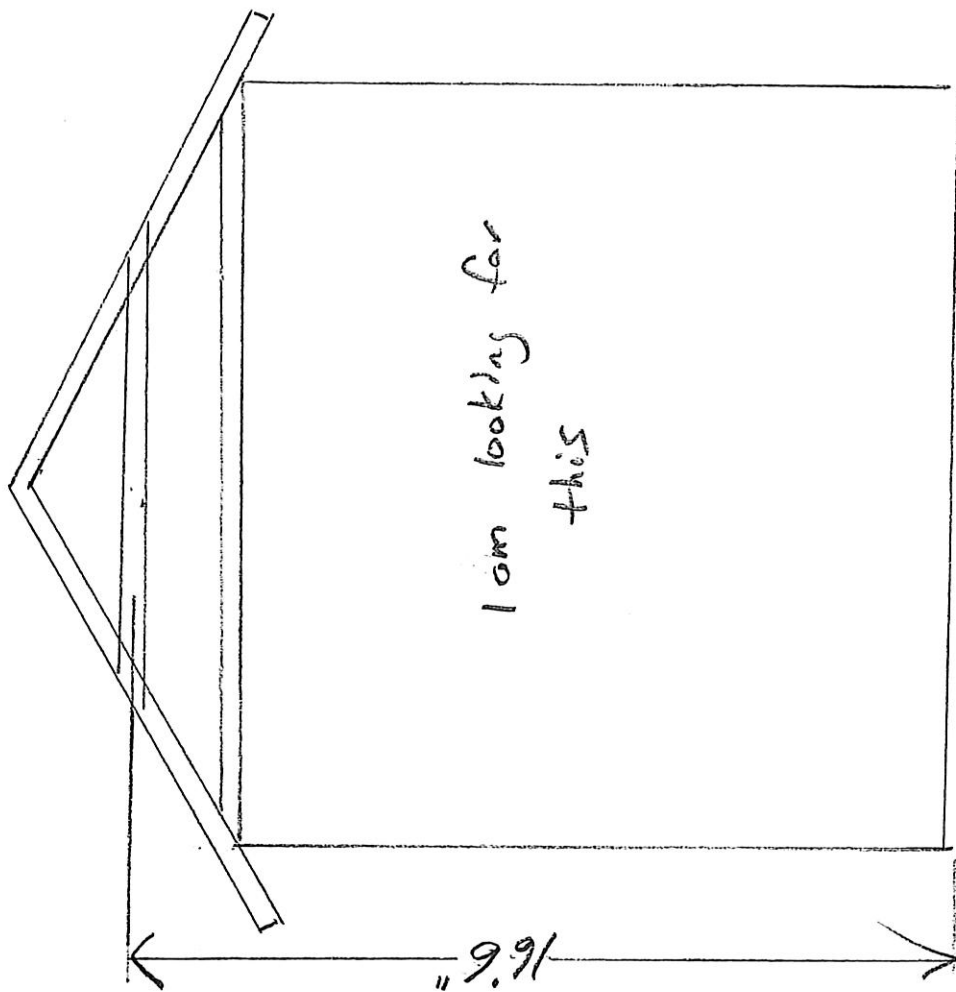
Name

184 MID-NWAL Thine RD

Address

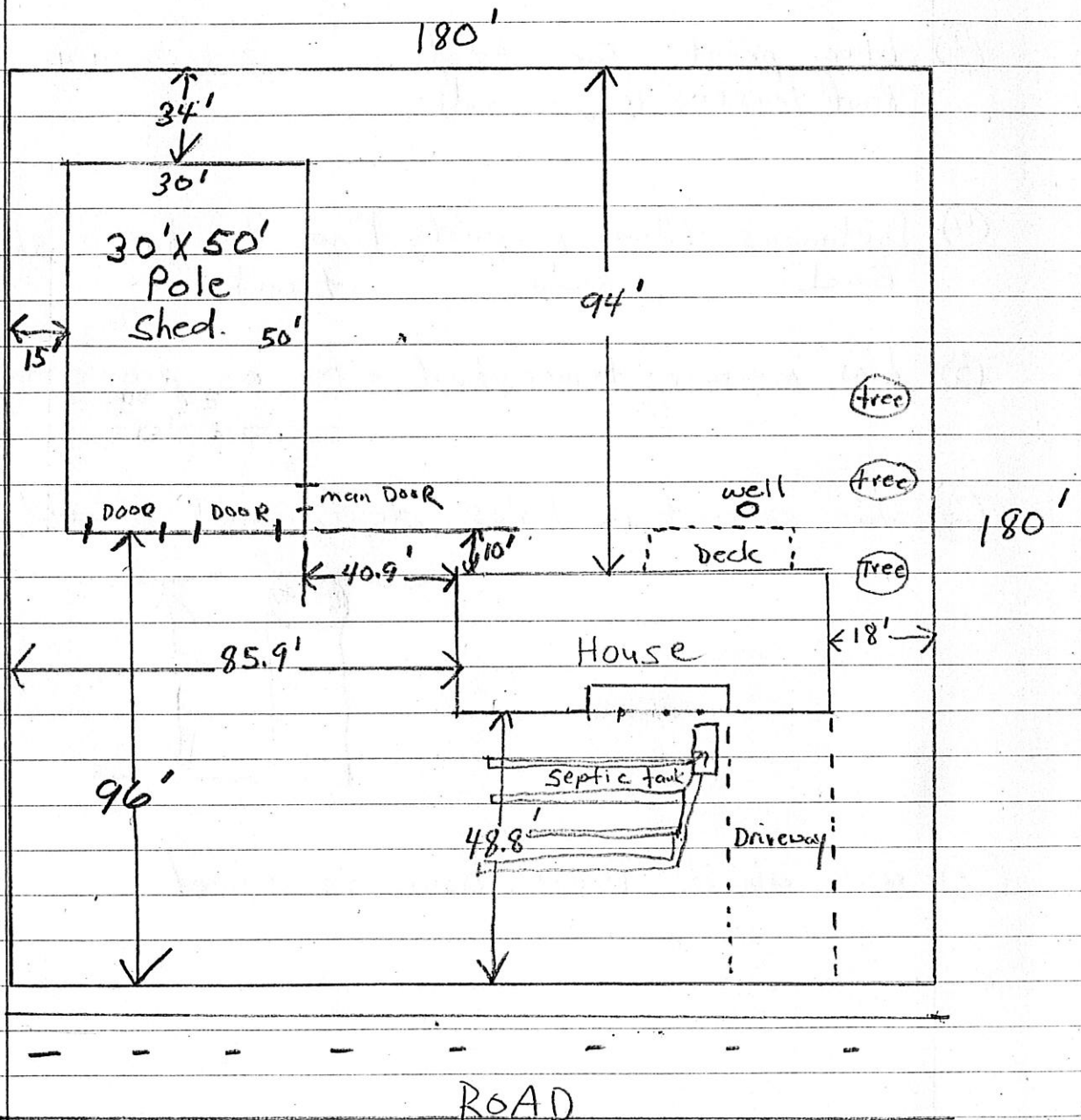
2X4 wall strapping OC / 2X4 roof strapping 16OC  
6X6 PT posts / Bracing as required.  
1/4 FT side wall  
metal siding on roof and walls






Lot size 180' x 180'

184 Middleton North Walsingham  
Townline Road Courtland RR2 Ontario  
NOJ-1EO



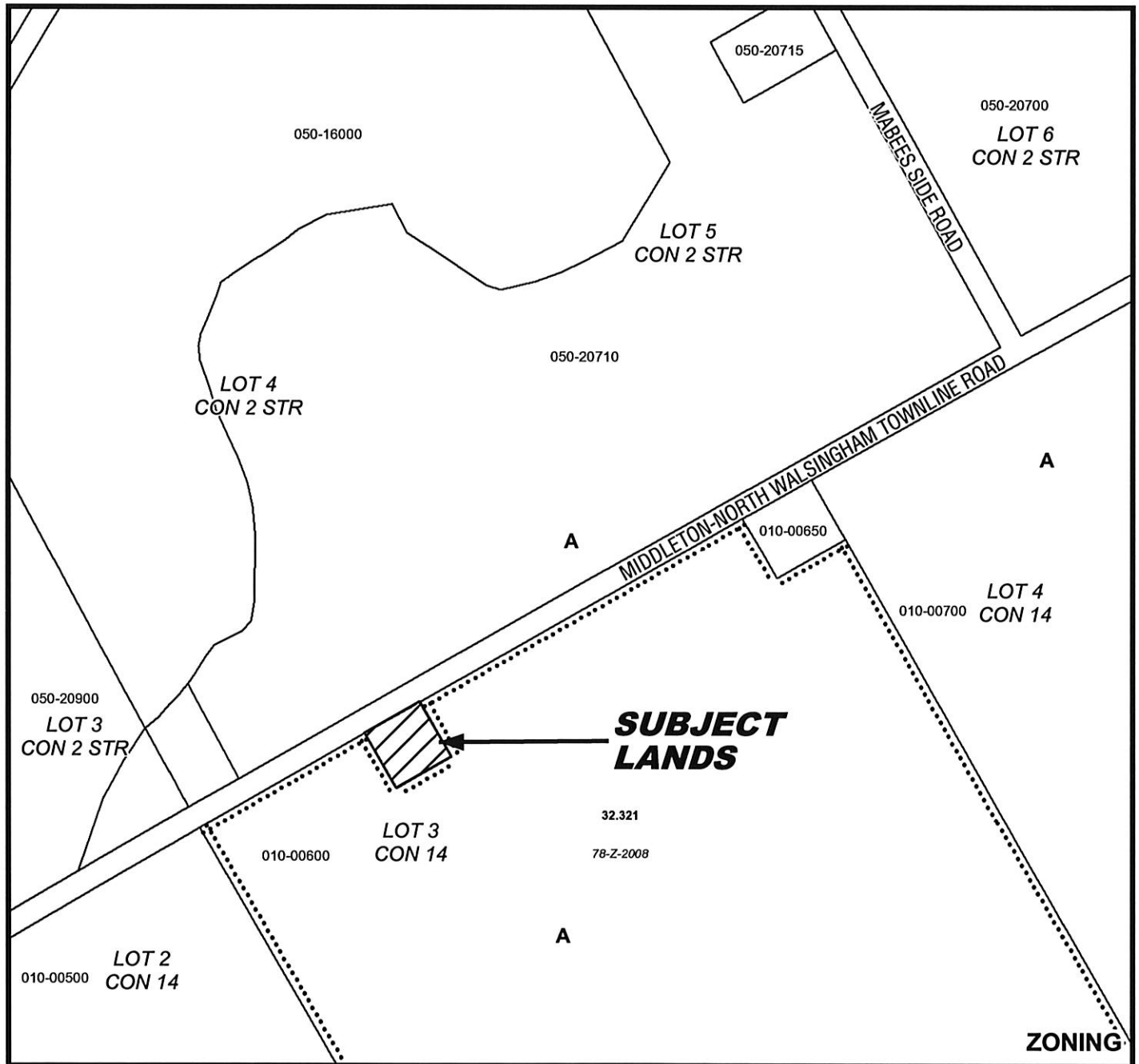
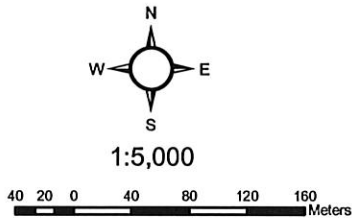
Pole shed 30'x50'  
14' high side walls  
4  12 pitch on roof  
6x6 PTP  
(engineered roof trusses) they will make

# MAP 1

File Number: AN-014/2010

Geographic Township of

## NORTH WALSINGHAM

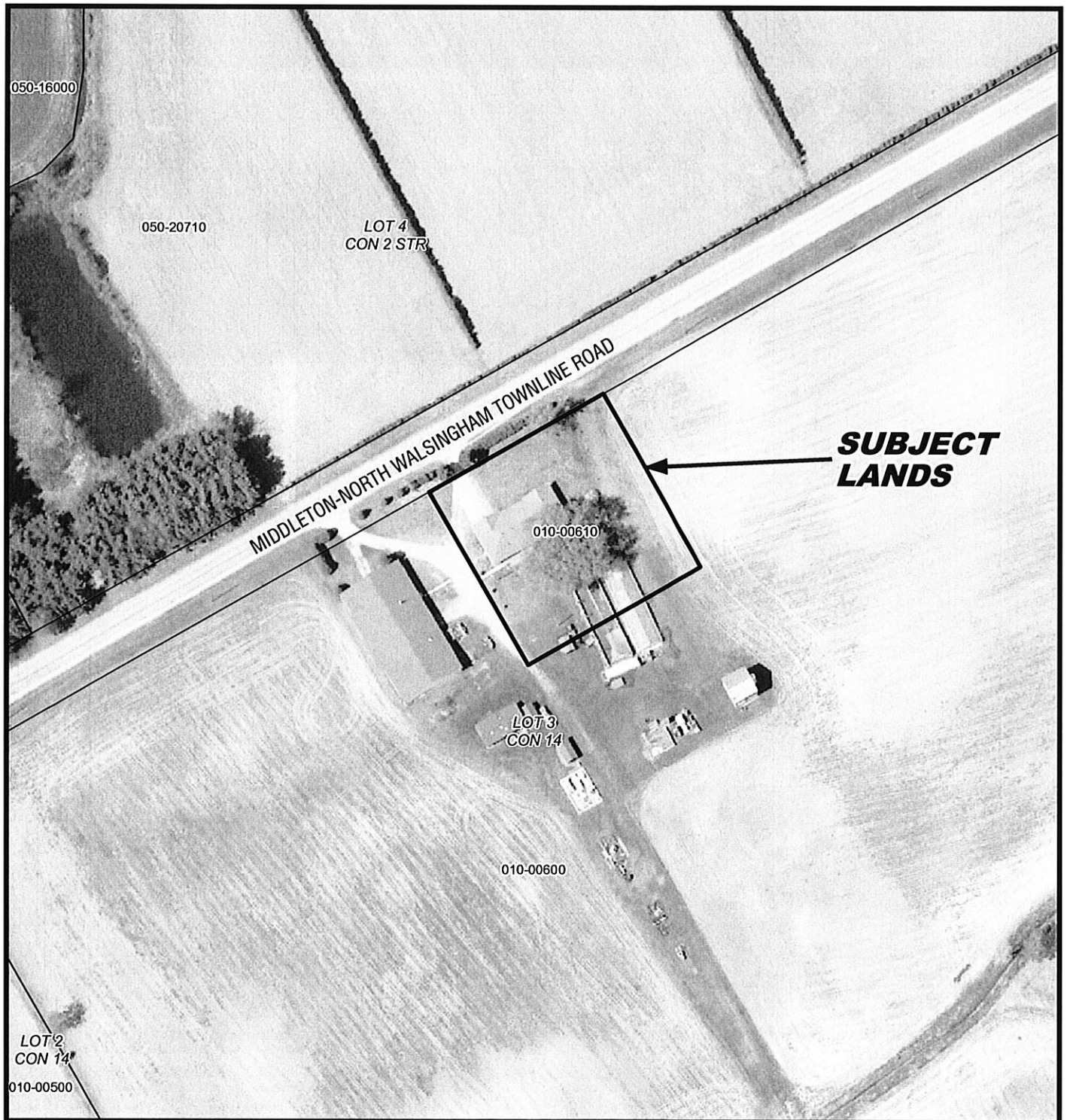
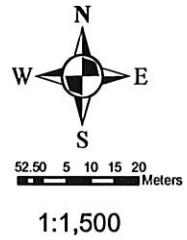




## MAP 2

File Number: AN-014/2010

Geographic Township of NORTH WALSINGHAM



# MAP 3

File Number: AN-014/2010

Geographic Township of NORTH WALSINGHAM

