



## COMMENT REQUEST FORM

**FILE NO.: AN-019/2010**

**ROLL NO.: 3310-543-070-11700**

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

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

**APPLICANT:**

Mark & Lynda Maier, 261 Erie Blvd. Long Point, ON N0E 1M0

**LOCATION:**

Lot 375, Plan 436 SWAL (261 Erie BLVD)

**PROPOSAL:**

PERMIT THE CONSTRUCTION OF AN ADDITION TO JOIN AN EXISTING VACATION HOME AND ACCESSORY BUILDING REQUIRING RELIEF OF:

- 1% from the maximum permitted lot coverage of 15% to permit a lot coverage of 16%;
- 6.1 m (20 ft.) from the required rear yard setback of 9 m (29.53 ft.) to permit a rear yard setback of 2.9 m (9.53 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**

LPRCA Fee Rec'd.

**Office Use:**

File Number: AN-019/2010  
 Related File: \_\_\_\_\_  
 Fees Submitted: March 4, 2010  
 Application Submitted: March 4, 2010  
 Sign Issued: March 10, 2010  
 Complete Application: March 10, 2010  
 EG

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-** 54 3070117 000000

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-N085

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> MARK + LYNDA MAIER Phone # 905-330-7721  
 Address 261 ERIE BLVD Fax # 905-544-1734  
 Town / Postal Code LONG-POINT NOE IMO E-mail markmasterdiesel@yahoo.ca

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent SAME AS APPLICANT Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> SAME AS APPLICANT 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:

SCOTIA BANK PORT DOVER

## MINOR VARIANCE

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

Geographic Township SOUTH WALSINGHAM Urban Area or Hamlet LONG-POINT  
Concession Number \_\_\_\_\_ Lot Number(s) \_\_\_\_\_  
Registered Plan Number 436 (LOT 375 + PART 1 LOT 376) Lot(s) or Block Number(s) \_\_\_\_\_  
Reference Plan Number 37R1186 PART 1 Part Number(s) \_\_\_\_\_  
Frontage (metres/feet) 64.6 Depth (metres/feet) \_\_\_\_\_  
Width (metres/feet) \_\_\_\_\_ Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) .35 ACRES.  
Municipal Civic Address 261 ERIE BLVD

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):

TO BUILD AN ADDITION THAT JOINS THE HOUSE AND GARAGE TO MAKE ONE DWELLING UNIT.

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

To permit the construction of an addition to join the vacation home + accessory building requiring relief of:

- 1% from maximum permitted lot coverage of 15%<sup>to</sup> permit lot coverage of 16%<sup>to</sup>
- 6.1m (20') from required 9m (29.53') to permit rear yard setback of 2.9m (9.53')

## MINOR VARIANCE

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

TO CONNECT MAIN HOUSE TO FORMER GARAGE.

### D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT + RESIDENTIAL

Present zoning:

LONGPOINT

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:

SEE ATTACHED DRAWING.

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

1966

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.

SUNROOM/FAMILY ROOM AND HALL TO JOIN  
PRESENT HOUSE AND GARAGE.

## 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: SEE ATTACHED DRAWING -

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

IN THE CALENDER YEAR OF 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:

MAY 2002

Present use of the subject lands:

VACATION TIME

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

8 YEARS

Existing use of abutting properties:

YEAR ROUND HOME + VACATION SEASONAL + COMMERCIAL STORE

### 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:

THE GARAGE WAS USED AS AN APPLIANCE REPAIR SHOP

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:

BUILT AS YEAR ROUND HOME IN 1966. PREVIOUS OWNER WAS FROM  
1979 TO 2002 WHEN WE PURCHASED.

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:

\_\_\_\_\_

Land it affects:

\_\_\_\_\_

Purpose:

\_\_\_\_\_

Status/decision:

\_\_\_\_\_

## 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 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 type="checkbox"/> No	____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

---

Name of road/street:

ERIE BLVD.

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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:

TO CONFORM TO CODE

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.

?



# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-070-117-00-000C

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: 06/27/2005

Owner	MAIER MARK PETER LONGMAN LYNDIA JOSEPHINE	Property Lot		Former Municipality	Norfolk
		Block		Plan	
Civic Address	261 ERIE BLVD Unit 00000	Part		Reference Plan	
Legal Description	376 RP 37R1186 PART 1	Concession		Extension to a Non-conforming use?	
Zoning	LP LP	Current Use of Property		Township	
By-law		Proposed Use of Property			

## Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)	Proposed	Deficiency
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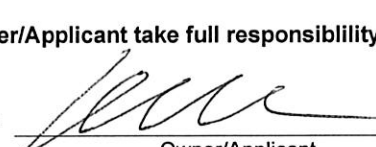
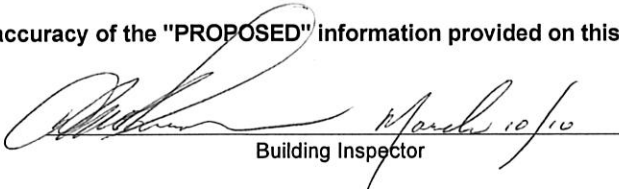
a) Lot Area					
b) Lot Frontage					
c) Front Yard Setback					
d) Exterior Side Yard					
e) Interior Side Yard (Rt)					
f) Interior Side Yard (Lt)					
g) Rear Yard		30	9.5		20.5
h) Dwelling Unit Area					
i) % Lot Coverage	15%	16%		1%	
j) Height of Building					
k) Accessory Building					
Accessory 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:

MARK MAIER

Name

414 SHOREACRES RD. BURLINGTON

Address

CT 07125



Scale 1 ft = 1/16"  
 therefore each  
 graph square = 4 ft.

NOTE: BYLAW REQUIREMENTS

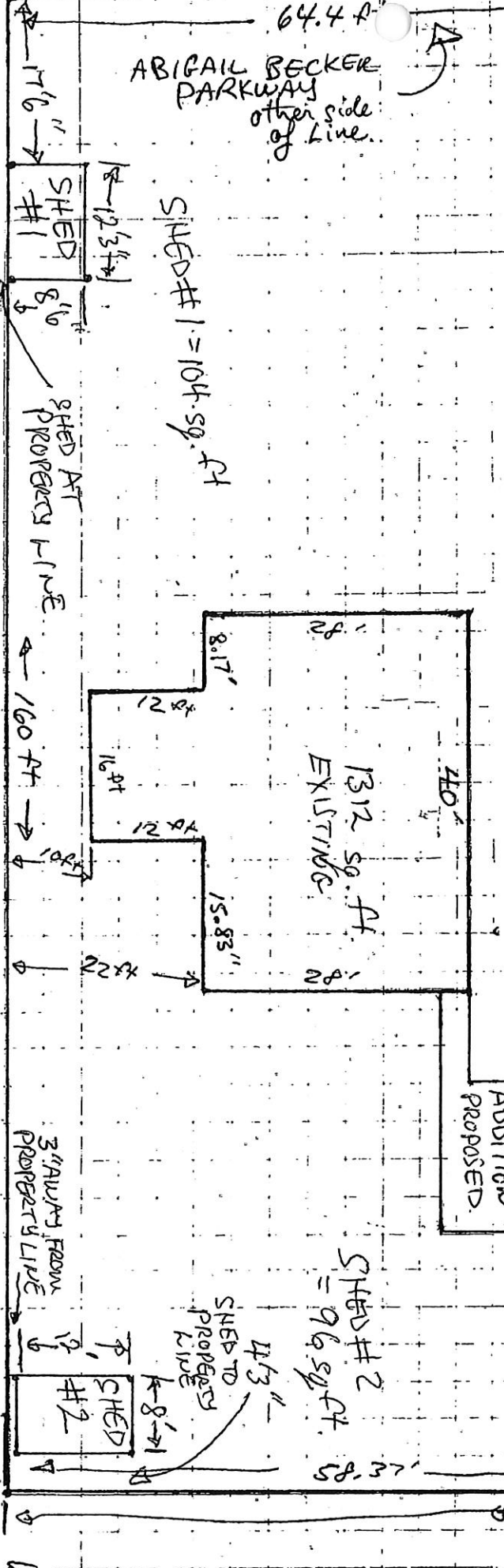
14 METERS SO TO  
 CONVERT TO FEET  
 1 meter = 39.37"  
 $\div 12 = 3.281 \text{ ft.}$

BLVD

Sq. ft. total  
 of LOT 375 = 11821  
 PART LOT 376 = 3361  
 $\frac{15182}{\text{Sq. ft.}}$

64.4 ft  
 ABIGAIL BECKER  
 PARKWAY  
 other side  
 of Line.

SHED #1 = 104 sq. ft



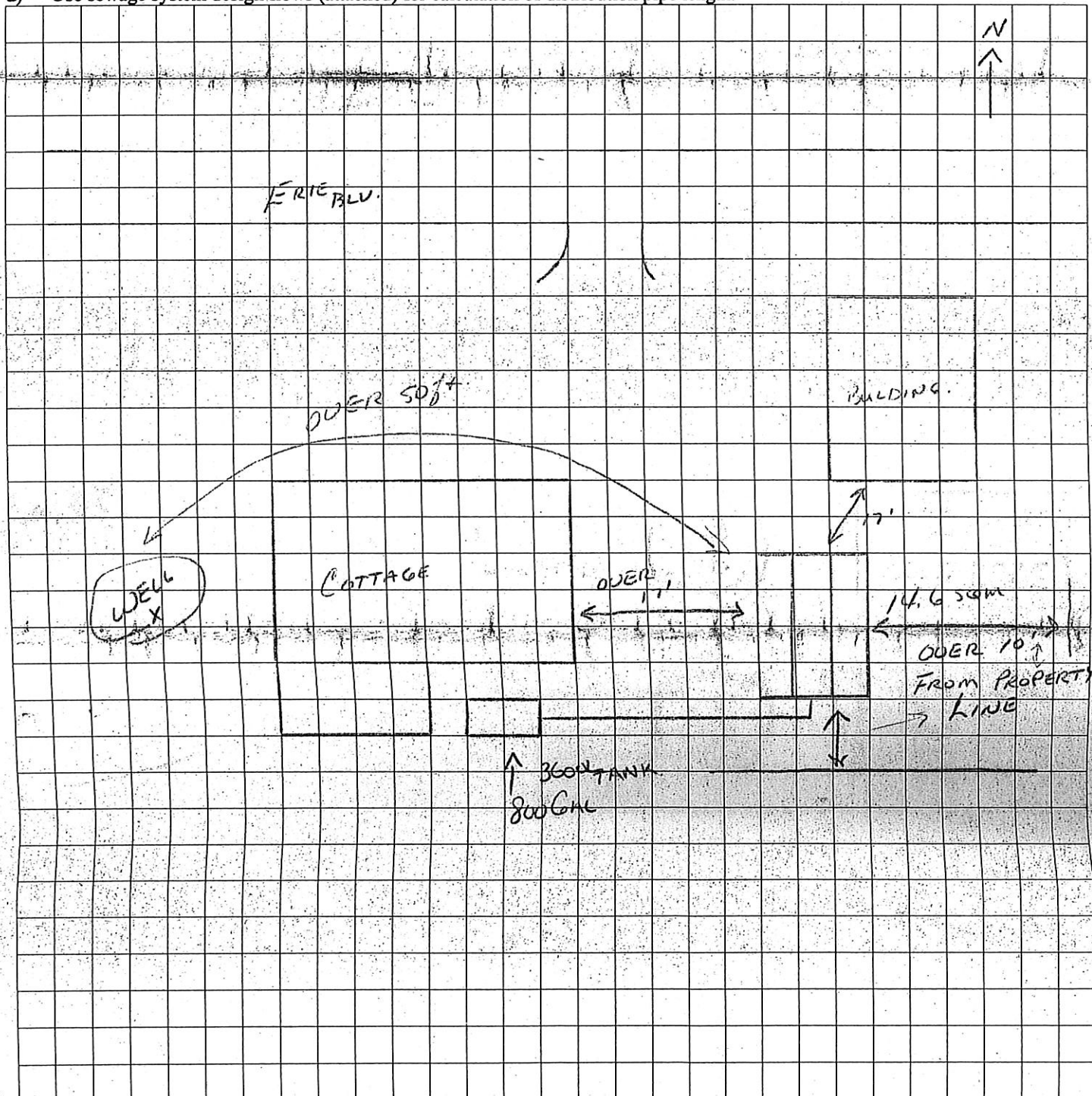
Gilbertson Dr., P.O. Box 247, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170  
 Branch Offices: 69 Talbot St. E., P.O. Box 128, Cayuga, ON N0A 1E0 - Telephone: 905-772-3313  
 111 Broad St. E., Dunnville, ON N1A 1E8 - Telephone: 905-318-3272  
 22 Albert St., P.O. Box 128, Langton, ON N0A 1G0 - Telephone: 519-875-4485

Permit No: ... N.10012 .....

## Section J:

All applications under this section must include Lot Diagram and Sewage System Plan: (Draw to scale indicating north point and showing):

- Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies {wells - state dug, bored or drilled - include neighbours}, existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools, etc.
- Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- If any part of proposal conforms to a specific standard drawing, give reference number(s).
- Use sewage system design flows (attached) for calculation of distribution pipe length.



## PLAN MATERIALS

PLASTIC MATERIAL - MYLAR  
GAUGE - 0.003 INCH  
PROCESS - PHOTOGRAPHIC  
INK - SPECIAL "T"

## PAR SCHEDULE

PART	LOT	PLAN	OWNER	AREA
1	PART LOT 376	436	INST N 2 340148	3,361 SQ FT

## PLAN OF SURVEY

OF PART OF

## LOT 376 - REGISTERED PLAN 436

FORMERLY IN THE GEOGRAPHIC

TOWNSHIP OF SOUTH WALSHINGHAM

IN THE

COUNTY OF NORFOLK

NOW IN THE

TOWNSHIP OF NORFOLK

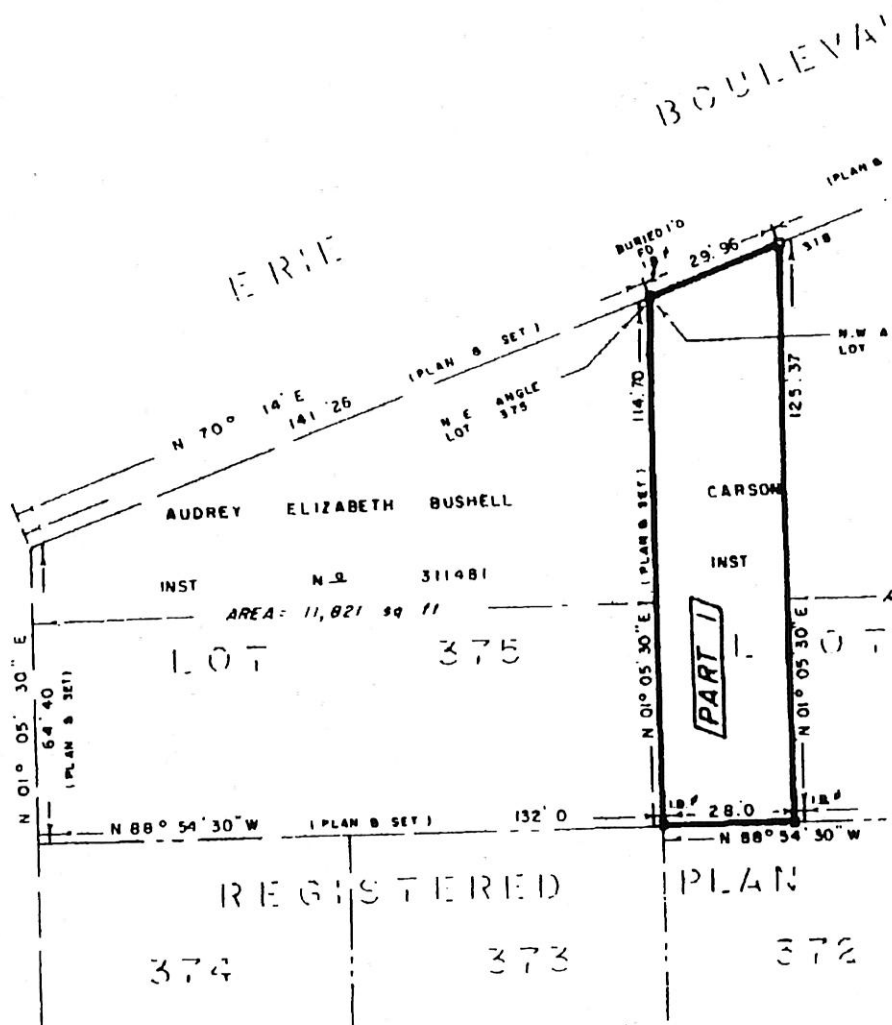
IN THE REGIONAL MUNICIPALITY OF

HALDIMAND-NORFOLK

SCALE 1" = 30'

1978

ABIGAIL BECKER  
PARKWAY



I HEREBY CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER  
2. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF FEBRUARY, 1978

DATED FEBRUARY 18, 1978

H. V. GEMIN

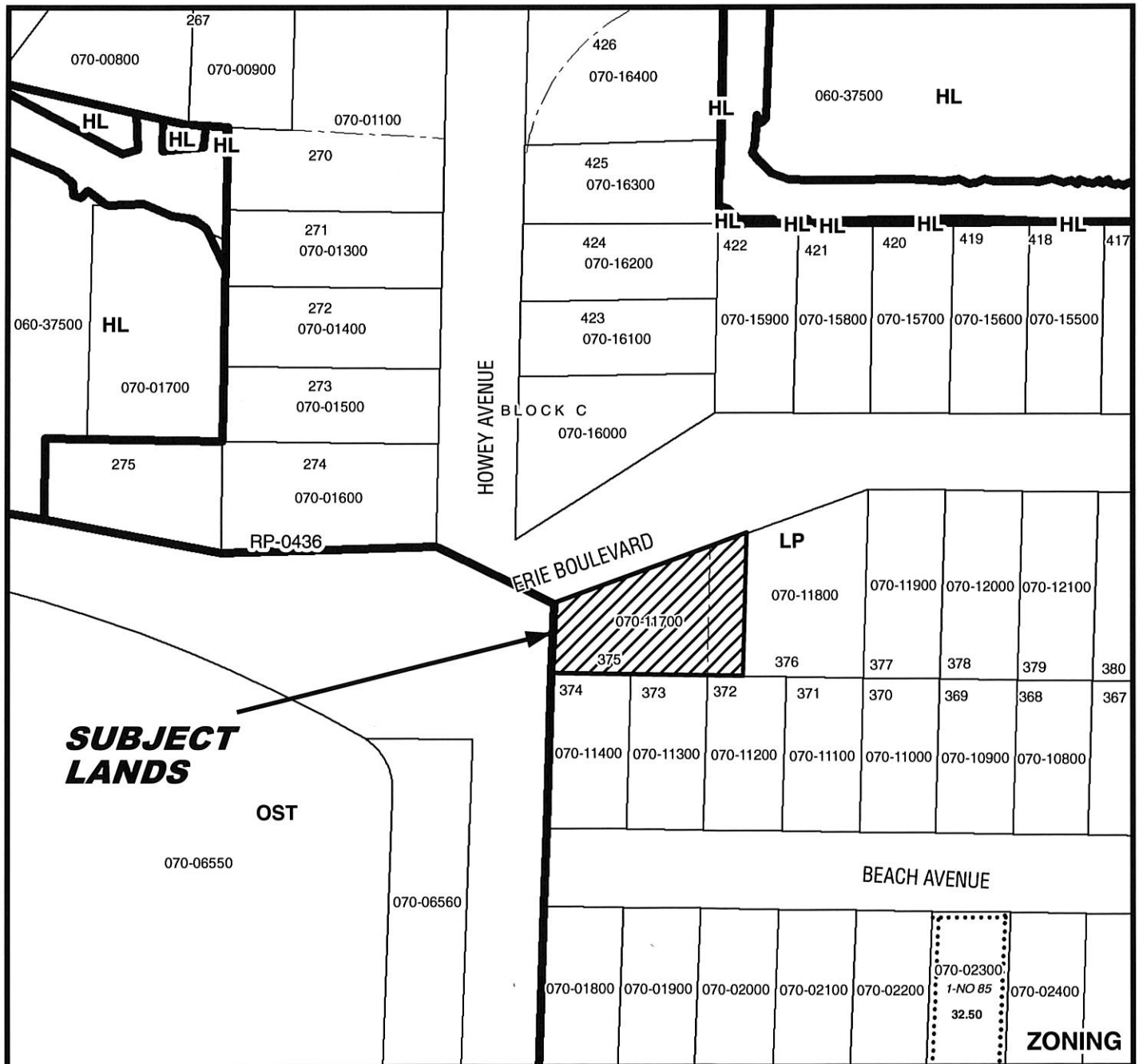
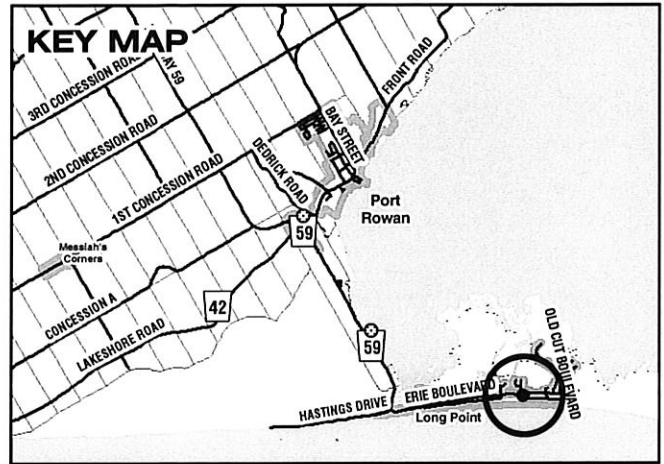
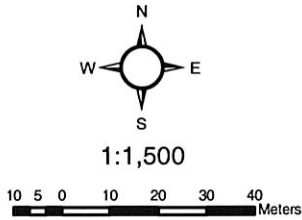
CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION

NOTE! ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED

## LEGEND

- 1" x 1" x 48" STANDARD IRON BARS
- 5/8" x 5/8" x 24" IRON BARS
- 5/8" x 24" ROUND IRON BARS
- FD DENOTES FOUND

BUSHELL



# MAP 2

File Number: AN-019/2010

Geographic Township of SOUTH WALSLINGHAM



7 3.5 0 7 14 21 28 Meters

1:1,000



# MAP 3

File Number: AN-019/2010

Geographic Township of SOUTH WALSLINGHAM



2 1 0 2 4 6 8 Meters

1:500

