



COMMENT REQUEST FORM

FILE NO.: AN-023/2010

ROLL NO.: 3310-337-010-24030

- | | |
|--|---|
| <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 5TH, 2010

APPLICANT:

Michael & Melody Ross, 877 Ireland Rd Simcoe, ON N3Y 4K2

LOCATION:

Lot 4, Concession 4 WDH (877 Ireland Rd)

PROPOSAL:

PERMIT THE CONSTRUCTION OF A DETACHED GARAGE REQUIRING RELIEF OF:

- Section 3.3 (a) ► 1.2 m. (4 ft.) from the maximum allowable accessory building height of 5 m. (16.5 ft.) to permit an accessory building with a height of 6.2 m. (20.4 ft.);
- Section 3.3 (g) ► 20 sq.m. (215 sq.ft.) from the maximum allowable area of an accessory building of 100 sq.m. (1076.4 sq.ft.) to permit accessory building having an area of 120 sq.m. (1291.67 sq.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

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: March 22nd, 2010

MINOR VARIANCE*OSSA form rec'd.***Office Use:**

File Number:

AN-023/2010

Related File:

BN-033/2010

Fees Submitted:

March 11/2010

Application Submitted:

March 11/2010

P.P.

Sign Issued:

#

Complete Application:

March 11/2010

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: 3310-337-010-240-30-0000

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. NW 1-2000

A. APPLICANT INFORMATION

Name of Applicant¹ Michael + Melody Ross Phone # 519-426-6985
Address 877 Ireland Rd. Fax # 519-426-6145
Town / Postal Code Simcoe N3P-4K2 E-mail rosshomes@Kwlc.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Same Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner² Same Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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 sent³: ☒ 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|----------------------|---|------------|
| Geographic Township | Naticoke / Woodhouse | Urban Area or Hamlet | Simcoe |
| Concession Number | 4 | Lot Number(s) | 4 |
| Registered Plan Number | | †(s) or Block Number(s) | |
| Reference Plan Number | 37 R 7406 pt 1 | Part Number(s) | 1 |
| Frontage (metres/feet) | 165 ft. | Depth (metres/feet) | 280 ft |
| Width (metres/feet) | 165 ft. | Lot area (m ² / ft ² or hectares/acres) | 1.06 Acres |
| Municipal Civic Address | 877 Ireland Rd | | |

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):

make Garage Detached

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

NEW PROPOSAL

NEW PROPOSAL
"PERMIT THE CONSTRUCTION OF A DETACHED GARAGE REQUIRING RELIEF OF:

PERMIT THE CONSTRUCTION OF A DETACHED GARAGE REQUIRING REZONING. 3.1

▪ Section 3.3 (a) ▶ 1.2 m. (4 ft.) from the maximum allowable accessory building height of 5 m. (16.5 ft.) to permit an accessory building with a height of 6.2 m. (20.4 ft.); ▪ Section 3.3 (g) ▶ 20 sq.m. (215 sq.ft.) from the maximum allowable area of an accessory building of 100 sq.m. (1076.4 sq.ft.) to permit accessory building having an area of 120 sq.m. (1291.67 sq.ft.)"

01 ~~is~~ a normal gauge with area \sim

MINOR VARIANCE

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

Garage too high & too large.
Garage was built with same roof pitch as House
to match and size was never discuss because it was to
be attached to house

D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:

"A"

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:

Single story house, 3,940 sq ft lot coverage, 94' Front Set Back
33' Right side set Back, 41' Left set Back, 125' Rear set Back
Garage 1,200 sq ft lot coverage, 200' Front set Back
14' Left set Back, 126' Right set back, 30' Rear set Back

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

2003 garage - 2006 house

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.

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:

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

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:

2004

Present use of the subject lands:

S.F.D.

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

Existing use of abutting properties:

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:

It was vacant farm land for ever

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:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10'</u> 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 |

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:

Ireland Road

Roll Number

337-010-24030

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: Michael . Ross

Property Lot P-4

Former Municipality

WDH

Block

Plan

37R 7406

Civic Address: 877 IRELAND

Part

Reference Plan

Part 1

Legal Description

Concessor

4

Extension to a Non-conforming use?

Zoning

A

Current Use of Property

Residential

Township

By-law

NW 1-2000

Proposed Use of Property

Residential

Woodhouse

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 | 5 m | 16'4 7/8 | 6.198 | 20'4" | 1.198 | 3'11 1/8" |
| k) Accessory Building | 100m ² | 1076.4ft ² | 120m ² | 1291.67ft ² | 20m ² | 215.3ft ² |
| Accessory Building Comment: | | | | | | |
| l) Parking | | | | | | |
| m) Other | | | | | | |

Other Clause:

3.3(a)

Other Description:

3.3 (g)

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

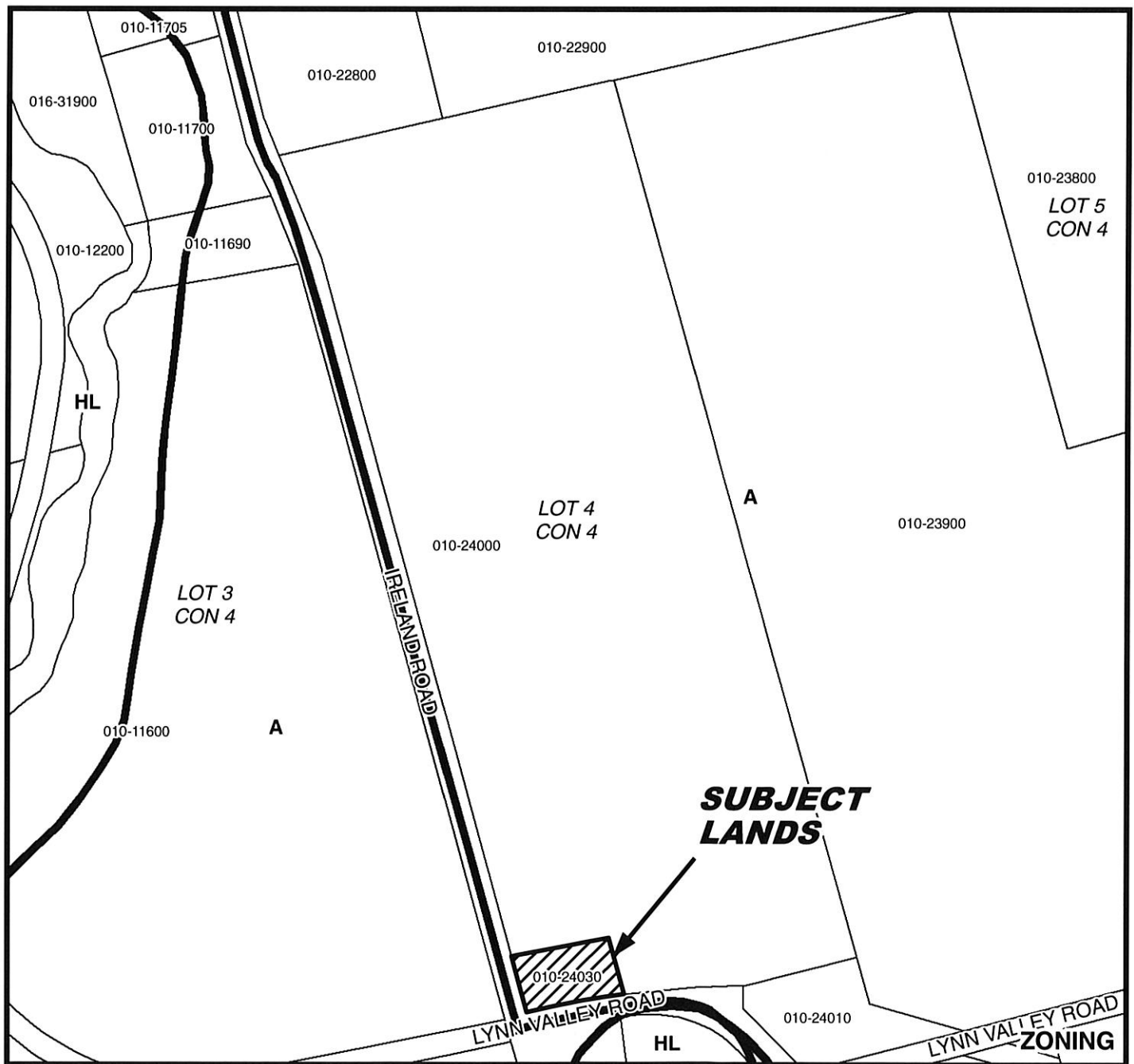
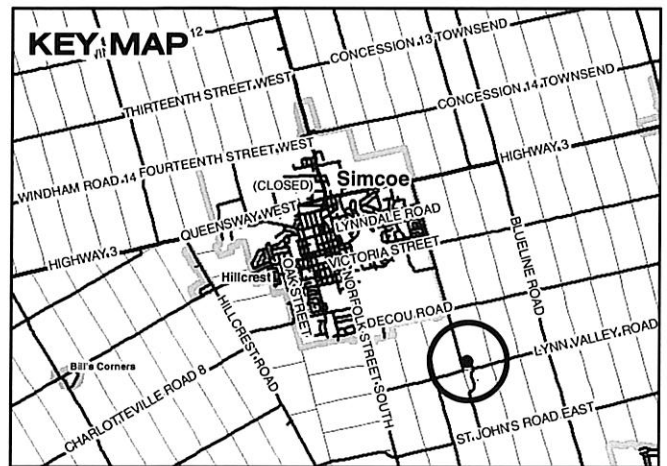
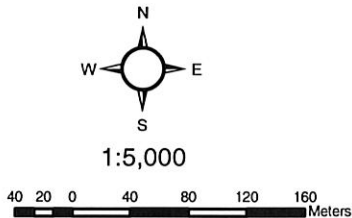


MAP 1

File Number: AN-023/2010

Geographic Township of

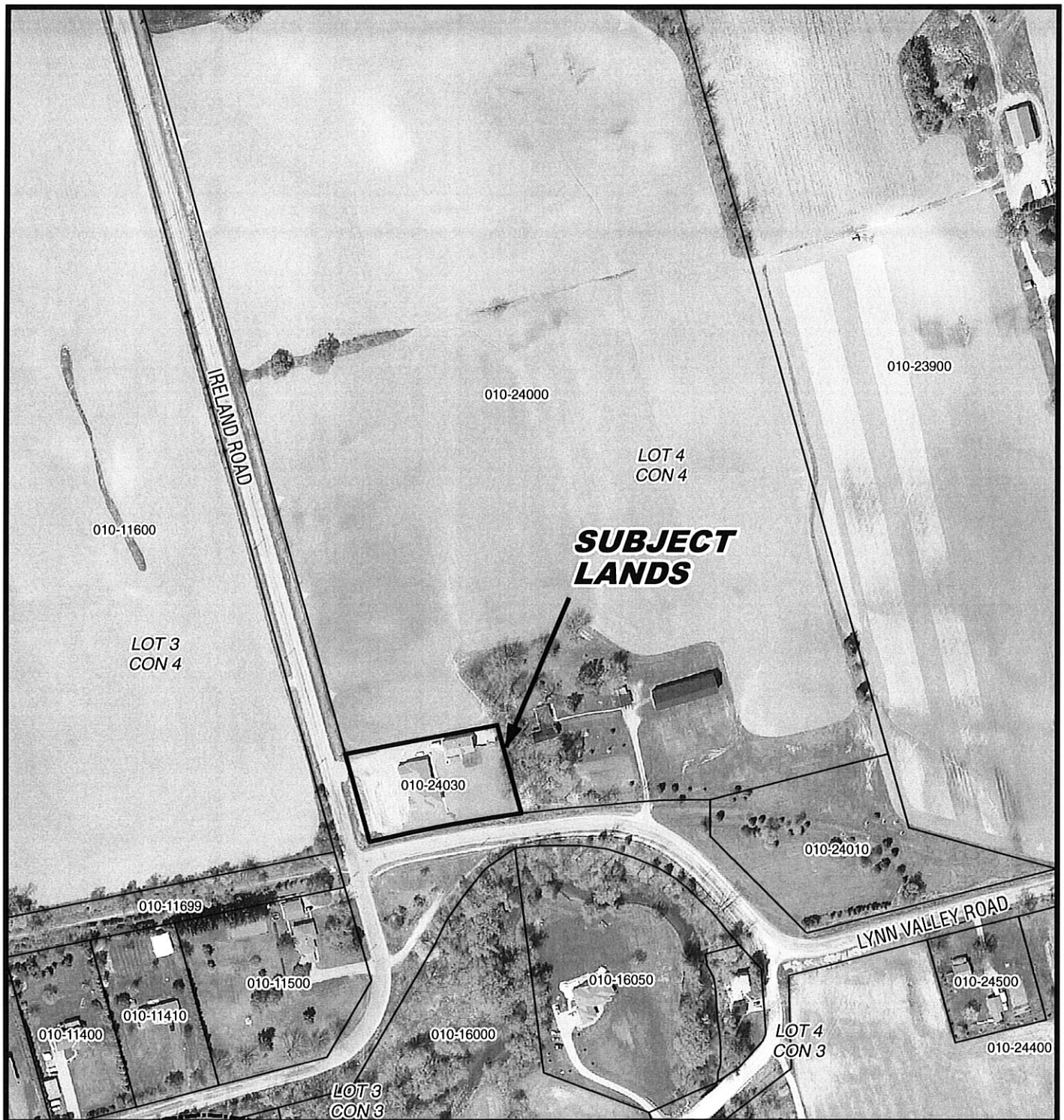
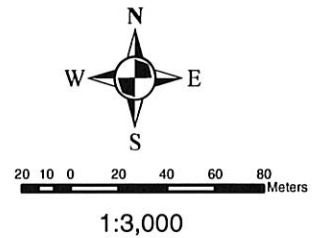
WOODHOUSE



MAP 2

File Number: AN-023/2010

Geographic Township of WOODHOUSE



MAP 3

File Number: AN-023/2010

Geographic Township of WOODHOUSE

