



COMMENT REQUEST FORM

FILE NO.: AN-025/2010

ROLL NO.: 3310-543-060-29500

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

MAY 3RD, 2010

APPLICANT:

Ron & Lorraine Whitelow, 160 Woodstock Ave. Long Point, ON NOE 1M0

AGENT:

LOCATION:

Lot 97, SWAL (160 Woodstock Ave. Long Point)

PROPOSAL:

PERMIT THE CONSTRUCTION OF AN ADDITION TO A VACATION HOME AND CONSTRUCT A NEW DETACHED ACCESSORY BUILDING REQUIRING RELIEF OF:

- 4% from the maximum lot coverage of 15% to allow a lot coverage of 19%;
- 3.82 m (12.5 ft.) from the required rear yard setback of 9.0 m. (29.5 ft.) to permit a rear yard setback of 5.18 m (17 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4H3
(519) 426-5870 ext 1341

EMAIL: mary.elder@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 NOE 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: April 19th, 2010

MINOR VARIANCE

LPRCA Fee rec'd.
- new septic system installed
Nov. 2009.

Office Use:

File Number: AN-025/2010
Related File: _____
Fees Submitted: March 25, 2010
Application Submitted: March 25, 2010
Sign Issued: March 29, 2010
Complete Application: March 30, 2010

ea

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: 3310-543 060 295 00 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. 1-No 85.

A. APPLICANT INFORMATION

Name of Applicant¹ RON & LORRAINE WHITROW Phone # 519-586-7444
Address 160 WOODSTOCK AVE Fax # _____
Town / Postal Code LONG POINT NOE-1M0 E-mail RLWHITROW@EXCULINK.COM

¹ 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 Owner² RON & LORRAINE WHITROW Phone # 519-269-3365
Address 4017 ELGIN RD Fax # _____
Town / Postal Code MOSSLEY NOE-1U0 E-mail RLWHITROW@EXCULINK.COM

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:

CLEAR



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>S WALSINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>97</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>97</u>
Reference Plan Number		Part Number(s)	<u>-</u>
Frontage (metres/feet)	<u>66.08'</u>	Depth (metres/feet)	<u>WEST 134.6' EAST 131.2'</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>0.20 ac (8712 ft²)</u>
Municipal Civic Address	<u>110 WOODSTOCK AVE LONG POINT (809.37m²)</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):

- ① ADDITION TO EXISTING COTTAGE STRUCTURE
- ② BUILDING DETACHED GARAGE AND STORAGE ABOVE AREA IN REAR OF PROPERTY

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

APPLICATION TO COVER MORE THAN 15% OF EXISTING LOT

To permit construction of addition to vacation home and a new detached accessory building requiring relief of:

- 4% from maximum permitted 15% to permit lot coverage of 19%;
- 3.82m (12.5') from required 9.0m (29.5') to permit rear yard setback of 5.18m (17').

MINOR VARIANCE

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

SIZE OF PROPOSED CONSTRUCTION

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LONG POINT

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:

PLEASE REFER TO DRAWING A

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

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.

BEDROOM PLUS LAUNDRY AREA

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 PAGE A

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

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:

2002

Present use of the subject lands:

VACATION PROPERTY

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

60 YEARS

Existing use of abutting properties:

WEST - PERMANENT HOME EAST - VACATION PROPERTY

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:

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>400'</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> 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:

SAND POINT

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:

WOOSTOCK AVE LONG POINT

MINOR VARIANCE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

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 33-10-543-060-295-00-0000

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: 08/04/2005

Owner	WHITLOW EMILY LORRAINE WHITLOW RONALD JOHN		Property Lot		Former Municipality	Norfolk
Civic Address	160 WOODSTOCK AVE Unit 00000		Block		Plan	
Legal Description	SWAL PLAN 436 LOT 97		Part		Reference Plan	
Zoning	LP	LP	Concession		Extension to a Non-conforming use?	
By-law			Current Use of Property			Township
			Proposed Use of Property			

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	9m	29.5'	5.18	17'	3.82	12.5'
h) Dwelling Unit Area						
i) % Lot Coverage	15%		19%		4%	
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

 March 29, 2010
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:

Name

Address

DRAWING A

WOODSTOCK AVE LOT 97

SOUTH

12' LONG 8' WIDE
PRT DECK

EXISTING
COTTAGE
25' X 32'

14' LONG
8' WIDE
SIDE
DECK

PROPOSED
ADDITION

18'

21'

18'

NEW
SEPTIC
TANK

TIKE BED

LOT COVERAGE
COTTAGE 800 SQ FT
SHED 64 " " "
PRT DECK 496 " " "
SIDE DECK 112 " " "

PROPOSED ADDITION 378 " " "
PROPOSED GARAGE 352 " " "

15% LOT 97 COVER 1316.75 SQ FT
PROPOSED TOTAL 1802 SQ FT
OVER 485.3 SQ FT

EXISTING
GARDEN
SHED
8' X 8'
TO BE
REMOVED

SOUTH
SURVEY
MARKER

NORTH
SURVEY
MARKER

PROPOSED
GARAGE

16'

22'

17' TO
PROPERTY
LINE

1' TO
PROPERTY
LINE

ERIE BOULEVARD NORTH

EAST LOT 96

131' .20

134' .60

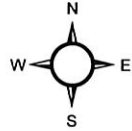
WEST LOT 98

MAP 1

File Number: AN-025/2010

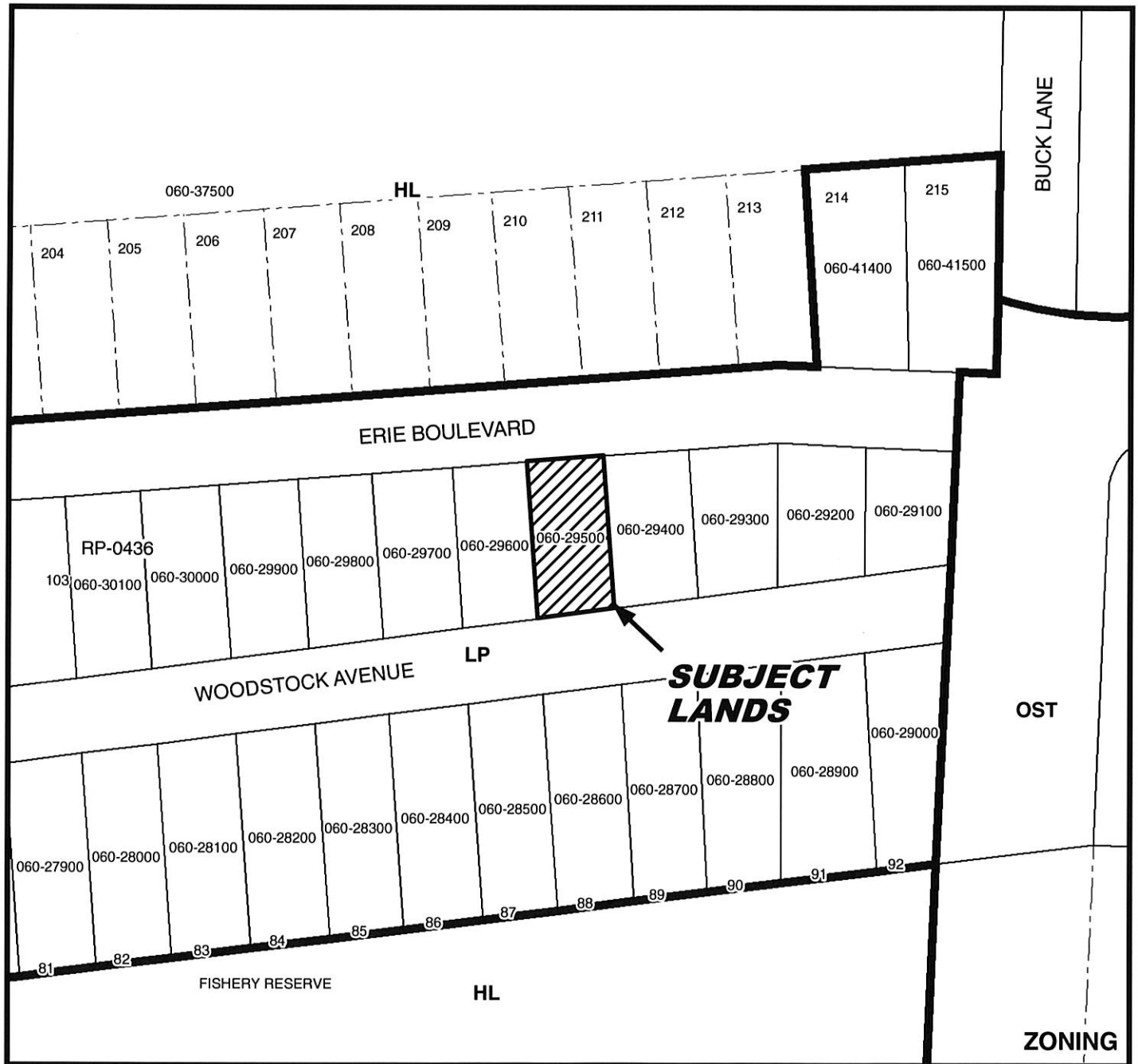
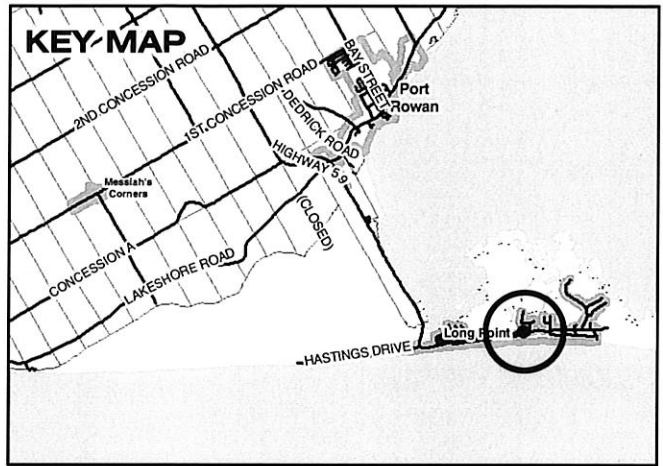
Geographic Township of

SOUTH WALSINGHAM



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

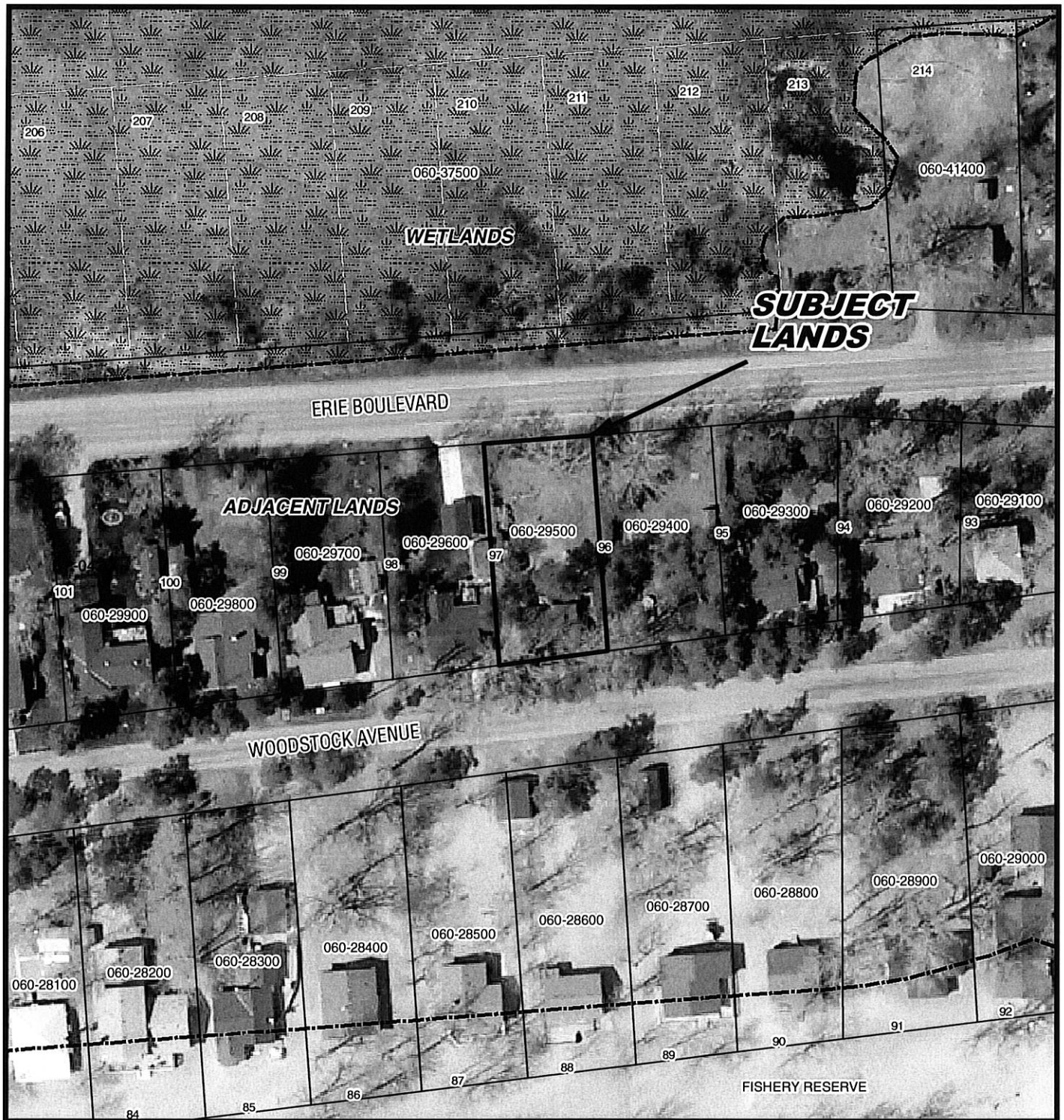
File Number: AN-025/2010

Geographic Township of SOUTH WALSLINGHAM



5 2.5 0 5 10 15 20 Meters

1:1,000



MAP 3

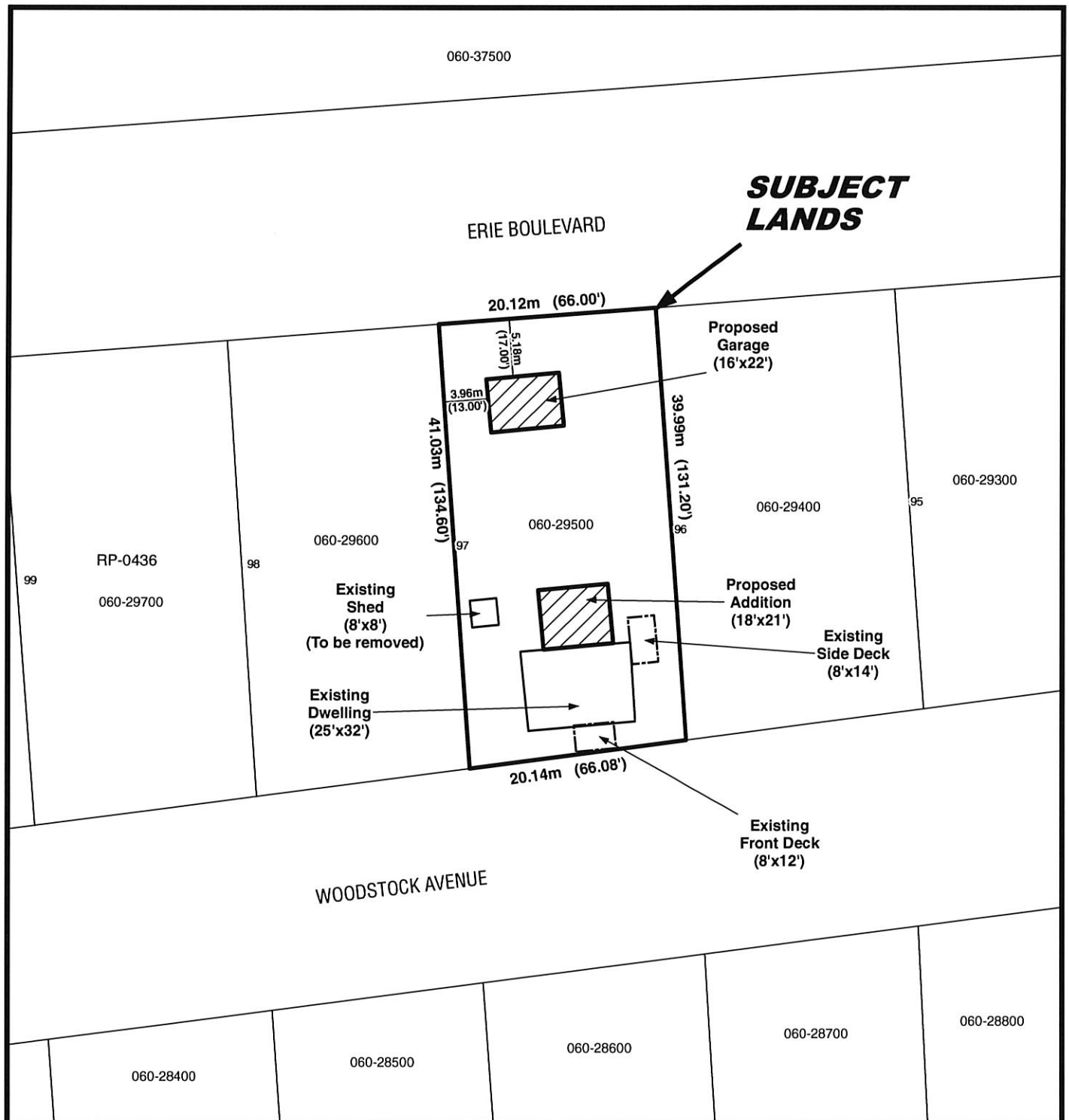
File Number: AN-025/2010

Geographic Township of SOUTH WALSLINGHAM



2.5 2.5 5 7.5 10 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: AN-025/2010

Geographic Township of SOUTH WALSLINGHAM



2.5 2.5 5 7.5 10 Meters

1:500

