



COMMENT REQUEST FORM

FILE NO.: AN-034/2008

ROLL NO.: 3310-335-040-28900

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☒ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ 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:

AUGUST 6TH, 2008

APPLICANT:

Robert (Jamie) Gunn & Janice Gunn, 103 Main Street, South Waterford, ON N0E 1Y0

AGENT:

N/A.

LOCATION:

Block F, Lot 10, WAT Plan 19B TWN (103 Main Street, South, Waterford)

PROPOSAL:

CONSTRUCT A TWO CAR GARAGE REQUIRING RELIEF OF:

- Section 3.3(g) 51.6 sq.m. (556 sq. ft.) from the required 50 sq. m. (538 sq. ft.) to permit an accessory building having an area of 101 sq. m. (1094 sq. ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(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 (A), 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.

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT

CIRCULATION DATE: July 23rd, 2008

MINOR VARIANCE

Office use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN-34/08
July 11/08
11
12
12

AB.

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: 3310-335.040.28900.0000

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 Applicant ¹	Robert (Jamie) Gunn & Janice Gunn	Phone #	519-443-4164
Address	103 Main Street South,	Fax #	
Town / Postal Code	Waterford, ON N0E 1Y0	E-mail	jamie.gunn@granderie.ca

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

Name of Agent	as above	Phone #	
Address		Fax #	
Town / Postal Code		E-mail	
Name of Owner ²	as above	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 sent ³: ☒ 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:

Presidents Choice Financial - Mortgage Holder

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Townsend	Urban Area or Hamlet	Waterford
Concession Number		Lot Number(s)	
Registered Plan Number	WAT PLAN 19B	Lot(s) or Block Number(s)	BLK F LOT 10
Reference Plan Number	RP37R2431	Part Number(s)	PT LOTS 24,25 & 26
Frontage (metres/feet)	60.08 ft	Depth (metres/feet)	184.77ft to 201.65ft (IRREG)
Width (metres/feet)	60.08ft to 92.08ft (IRREG)	Lot area (m ² / ft ² or hectares/acres)	0.32 ACRES
Municipal Civic Address	103 Main Street South, Waterford, ON		

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 a two car garage at the rear of the property with sufficient space for work shop.

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

Amendment to permit additional accessory building area sufficient to accommodate the construction of a 25' x 26' garage in addition to the existing structures on the property

repeal { Relief of 51.6 sq.m. (556 sq.ft.) from the required 50 sq.m. (538 sq.ft.) to permit an accessory building of 101 sq.m. (1094 sq.ft.)

MINOR VARIANCE

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

An existing accessory building that is attached to a neighbouring barn building uses up the majority of the allowable accessory building area. This structure is an 18' x 24' Lean-To that shares its back wall with the wall of an adjacent property and has done so for over 100 years. The removal of this space would require major repair and probably also require engineering to be done to make good, the wall of the neighbouring barn. Major structural beams travel through the wall of the barn to support the roof of the Lean-To. This structure was originally constructed as a drive shed on the rear of the barn building and does not have sufficient head room to accommodate a roll up garage door so can not function as a two car garage. The structure is still functional as a storage building.

Because this building is 432 sq ft in area, only 106 sq ft in the permitted total accessory building area (538 sq ft) remains. With this application, the total accessory building area would be 1094 sq ft, which is 300 sq ft below 10% lot coverage.

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R1-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:

A - Two storey frame house with a one story frame addition on the rear - to be retained

B - Semi-Detached frame Lean-To storage building approx 18' x 24'- to be retained

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

MINOR VARIANCE

The house was constructed in 1890 and the one storey addition was added in 1955. The Lean-To likely predates the 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.

No addition to existing buildings is proposed.

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:

The proposed new structure is a one storey, two car garage on a concrete foundation, to be built of frame construction as detailed in the attached plan. The structure will be 25 feet wide and 26 feet deep and will be set back 2.4 m (8 ft) from the nearest side yard and 2.4 m (8 ft) from the rear lot line

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

Construction on the proposed structure would commence as soon as approvals can be obtained.

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:

June 1, 1992

Present use of the subject lands:

Personal residence

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

more than 100 years

Existing use of abutting properties:

Residential

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 adjacent barn was used as a warehouse for the local appliance dealer for many years and for a furniture dealer for many years prior to that.

MINOR VARIANCE

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:

Local knowledge

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 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 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:

Main Street South, Waterford

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.

MAP 1

File Number: AN-034/2008

Urban Area of WATERFORD



100 50 0 100 200 300 400 Meters

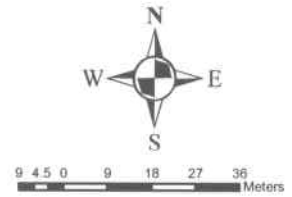
1:16,000



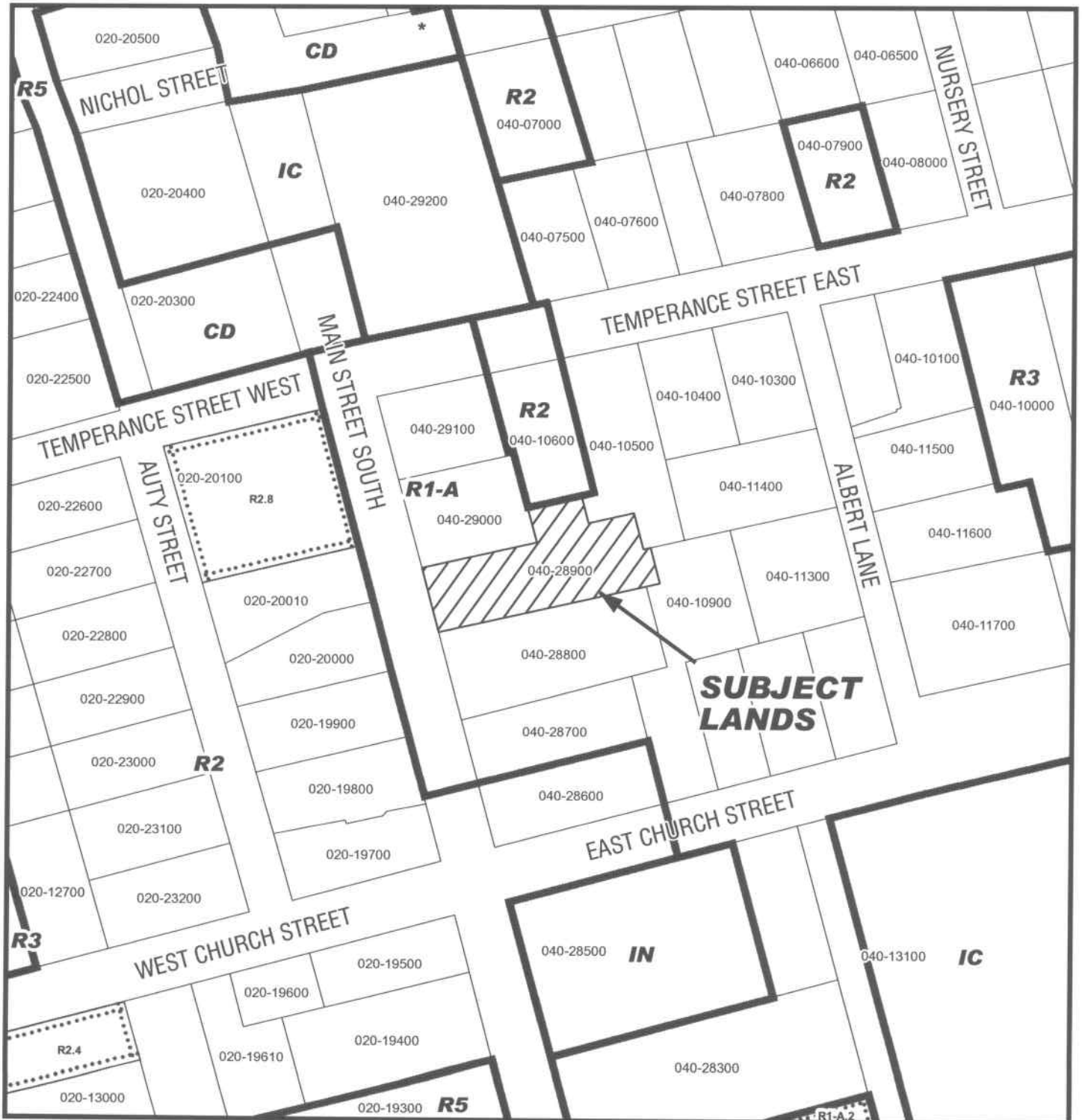
MAP 2

File Number: AN-034/2008

Urban Area of WATERFORD



1:1,500



MAP 3

File Number: AN-034/2008

Urban Area of WATERFORD

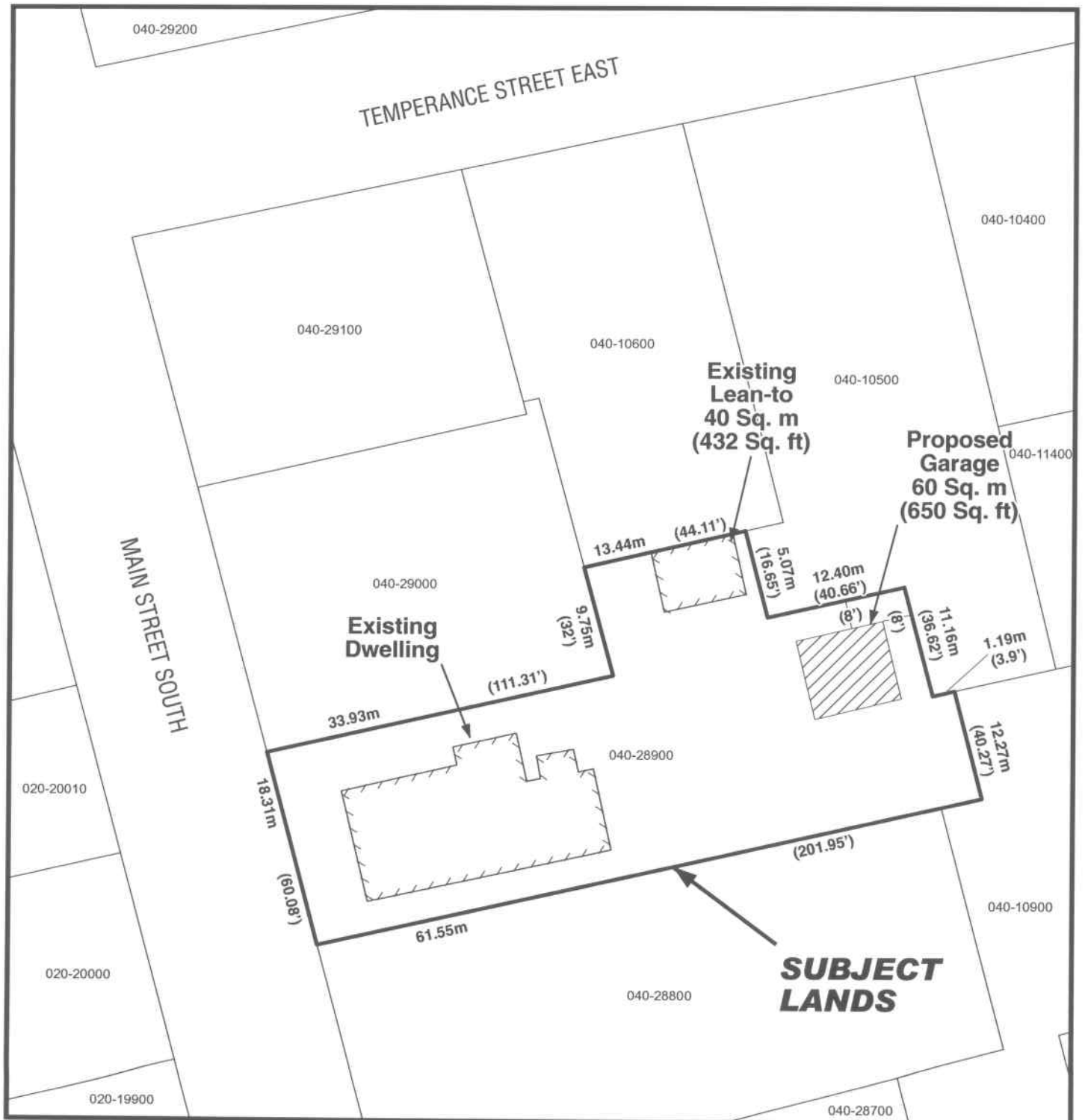
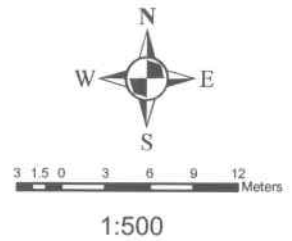


6 3 0 6 12 18 24 Meters

1:1,000



MAP 4
File Number: AN-034/2008
Urban Area of WATERFORD





Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-335-040-289-00-0000

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: 07/07/2008

Owner	GUNN ROBERT JAMES GUNN JANICE ANN LOUISE	Property Lot	10	Former Municipality	Nanticoke
		Block	F	Plan	19 B
Civic Address	103 MAIN ST S	Part		Reference Plan	
Legal Description	WAT PLAN 19B BLK F LOT 10	Concession		Extension to a Non-conforming use?	
Zoning	R1	Current Use of Property	FSD	Township	
By-law	NW1-2000	Proposed Use of Property	FSD	Township	WATERFORD

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	3.36) ACCESSORY USE	50 SQ M	538 SQ FT	101.6 SQ M	1,094 SQ FT	51.6 SQ M 556 SQ FT
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 July 7/08

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:

Building & By-law Enforcement Division

8 Schellburg Avenue
Simcoe, Ontario N3Y 2J4

Name 519-426-4377 Fax: 519-426-1186 Address

www.norfolkcounty.ca