



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM**

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 would appreciate your comments or recommendation before the date below:

July 11TH, 2007

FILE NO.: AN-035/2007

ASSESSMENT ROLL NO.: 3310-543-060-26300

APPLICANT:

John and Patricia Moore, 351 Adams Ave, Delhi, ON N4B 2Y6

LOCATION:

Lot 65, Plan 436 SWAL (111 Woodstock Ave, Long Point)

PROPOSAL:

- Relief of 12% from the maximum lot coverage requirement of 15% to permit lot coverage of 27%

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Department | |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | |
| <input checked="" type="checkbox"/> Forestry Division | |
| <input checked="" type="checkbox"/> Treasury Department | |
| <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"/> GIS Section |
| <input type="checkbox"/> Norfolk Power |
| <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway |
| <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: June 27th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

MINOR VARIANCE

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN-035/2007

June 18/07.

June 18/07

June 19/07

June 18/07.

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- 543-060-263

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. 1-10085.

A. APPLICANT INFORMATION

Name of Applicant¹ John + Patricia Moore Phone # 519-582-3802 or 519-586-8624
Address 351 Adams Ave. Fax #
Town / Postal Code Delhi N4B 2Y6 E-mail jp.moore@execulink.com

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

Name of Agent none Phone #
Address Fax #
Town / Postal Code E-mail

Name of Owner² same as applicant 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:

TD Canada Trust Delhi, Ontario Branch

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>South Walsingham</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>Plan 436.</u>	Lot(s) or Block Number(s)	<u>Lot 65</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>15002.34 ft² (1393.7 m²)</u>
Municipal Civic Address	<u>111 Woodstock Ave.</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):

- Would like to remove small 14 x 18.5 addition at front of cottage (on lake side) & replace with a 1 storey 16 x 24 ft addition (sun room)
- Would also like to remove shed (8 x 10') & replace with a new 2 vehicle garage (25 x 25') - 1 storey high

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

- Relief of 12% from the maximum lot coverage requirement of 15% to permit lot coverage of 27%

MINOR VARIANCE

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

- lot exists, the existing sunroom was added on in the 50's or 60's & is sinking and deteriorating & needs to be replaced
- the garage is needed mainly for storage of boat (difficult to fit in carport) & for storage of other items (lawn furniture & water toys etc.)

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

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:

See attached diagram

- 1 1/2 storey cottage with pool & carport & shed

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

1940's

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.

- the addition proposal involves replacing the existing sunroom (on lake side) with a new slightly larger sunroom
- removal of ~~the~~ shed with a new garage
- no new fixtures are 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:

see diagram - proposed new sunroom - 16x24 ft.
- remove shed (8x10) & replace with a
new garage - 25 x 25'

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

this year if possible

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:

February, 2001

Present use of the subject lands:

vacation home

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

since constructed in 1940's

Existing use of abutting properties:

vacation homes

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:

speaking to individuals who have grown up in this area
and from old pictures, history books.

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 NA

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

Sand point * Note - Permit N-10198 for new septic was approved
or constructed in 2004 & at that time the proposed garage & new sunroom
was taken into account on the permit plans etc.
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:

Woodstock Ave.

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.

W odstock Ave.

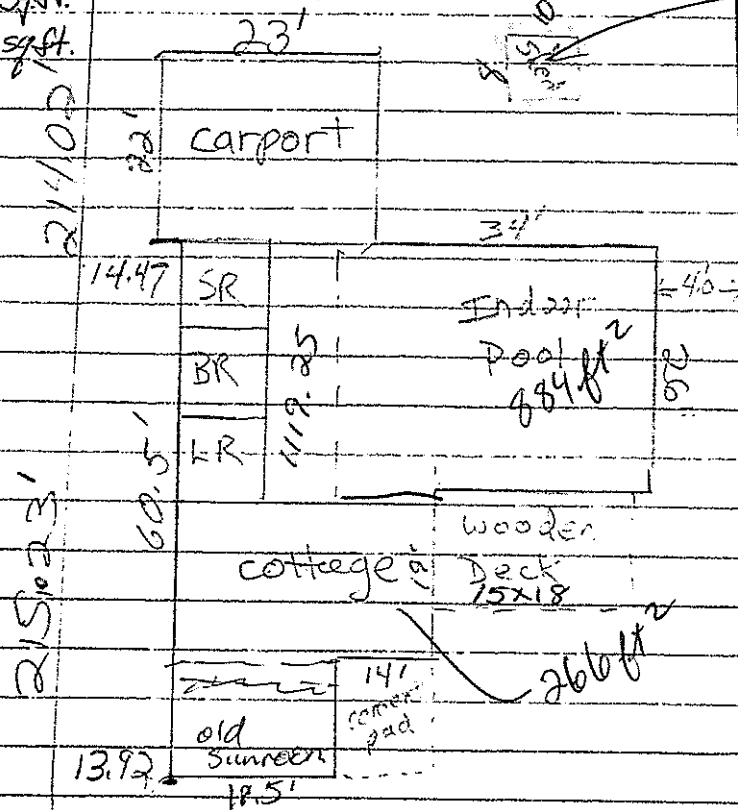
Existing

Property
Area =

15,002.34
sq. ft.

Cottage Current

main floor 1446 sq. ft.
second floor 600 sq. ft.
cement pad 144 sq. ft.
wooden deck 270 sq. ft.
shed 80 sq. ft.
carport 506 sq. ft.



to be removed

LR = Living Room
BR = Bath Room
SR = Store Room

Current
buildings

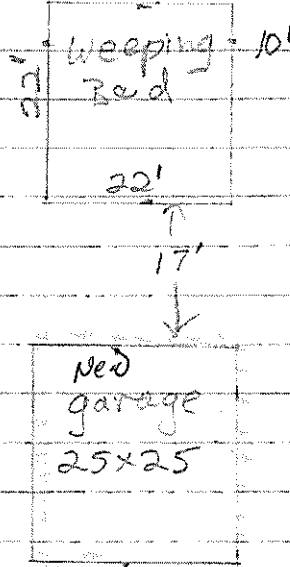
22.12' ± 1"
approximately

83.22'



Woodstock Ave.
Proposed.

Property
Area =
15,002.34
sq. ft.

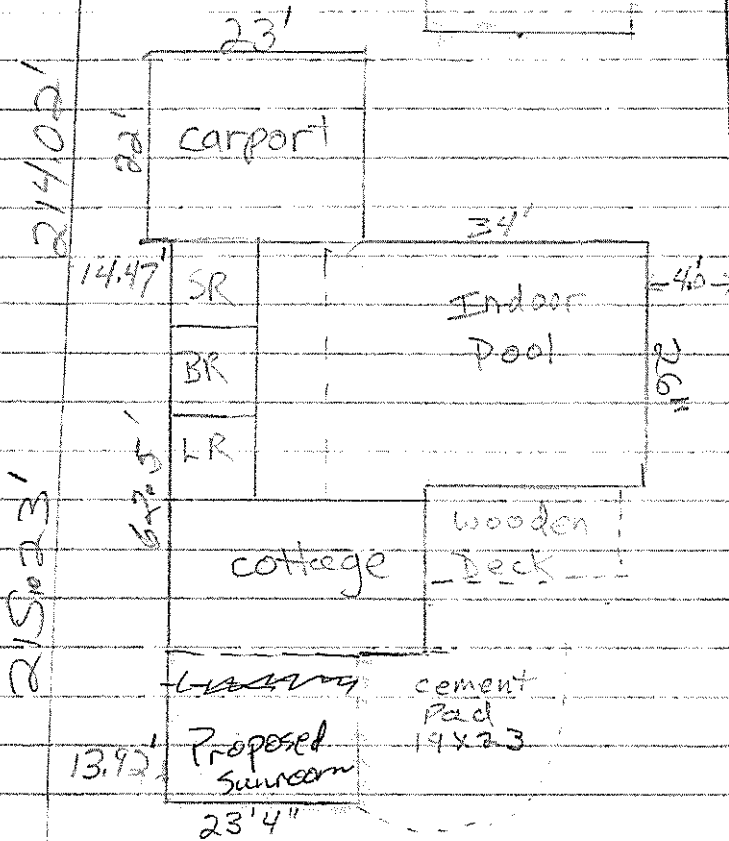


Proposed Addition

- add 110 sq. ft.
to room
closest
to lake

- enlarge
cement pad
from 12x12
to 19x23

- take down
shed & build
garage
25' x 25'



LR = Laundry Room
BR = bath room
SR = store room

Proposed
buildings

22.12' = 1"
approximately

83.22'

↓
Lake



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-060-263-00-0000

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:

Owner	MOORE JOHN DAVID JR MOORE PATRICIA ANN	Property Lot		Former Municipality	
Civic Address	111 WOODSTOCK AVE	Block		Plan	
Legal Description	SWAL PLAN 436 LOT 65	Part		Reference Plan	
Zoning		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

	m	ft	m	ft		
a) Lot Area	1700	7539.93	1393.7	15002.34	OK	
b) Lot Frontage	15m		20m		OK	
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	15%		20%		+12% over	
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.

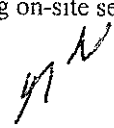
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

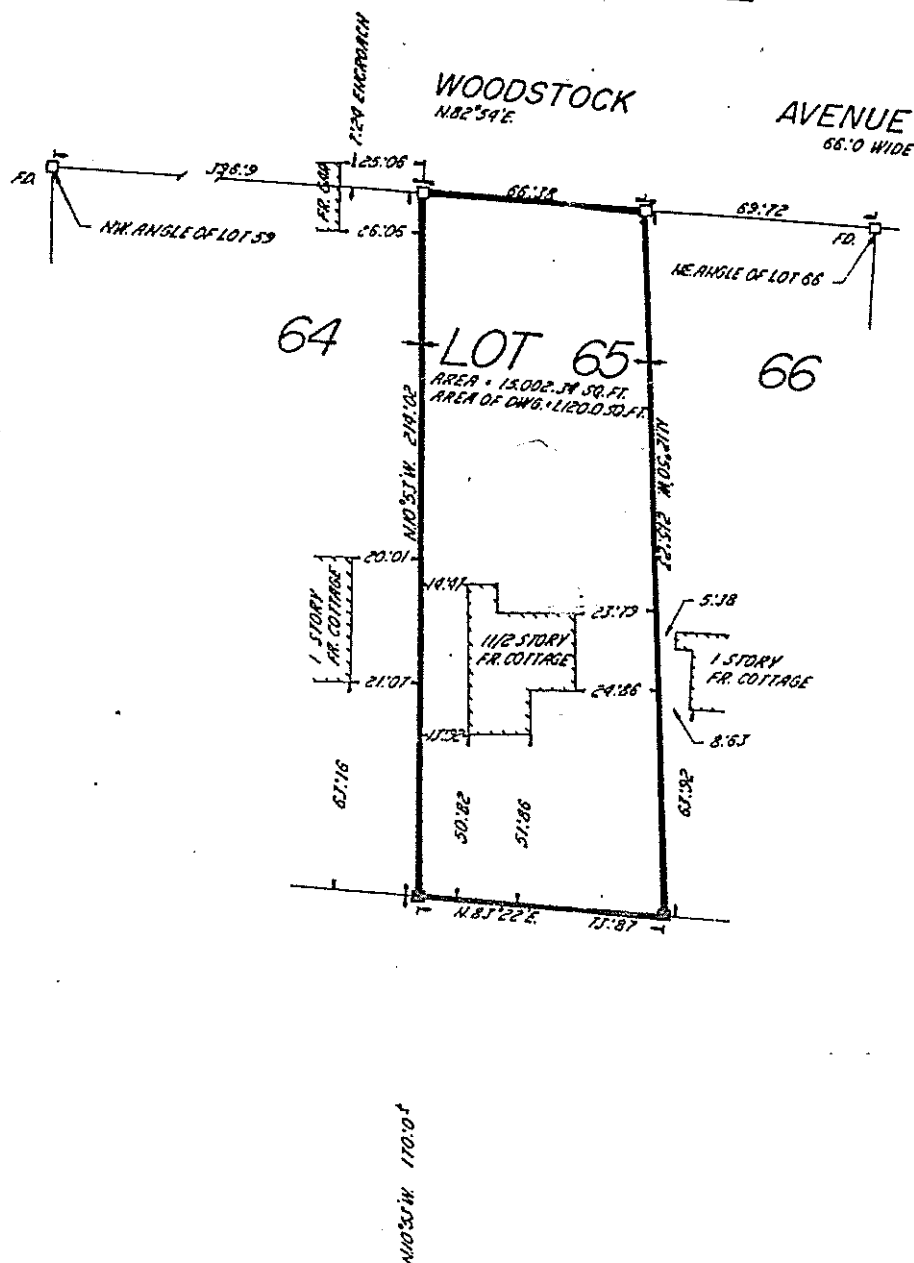
Name

Address

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.

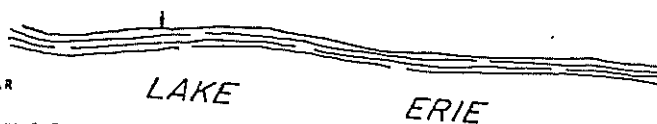
- b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- c) If any part of proposal conforms to a specific standard drawing, give reference number(s).
- d) Use sewage system design flows (attached) for calculation of distribution pipe length.





LEGEND

- 1 x 1 x 48 IRON BAR
- 5/8 x 5/8 x 24 IRON BAR
- FENCE LINE
- FD. INDICATES FOUND MONUMENT



PLAN OF SURVEY
SHOWING
LOT 65
REGISTERED PLAN 436
TOWNSHIP OF SOUTH WALSHINGHAM
COUNTY OF NORFOLK
SCALE 1" = 50'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
I) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
II) THIS SURVEY WAS COMPLETED ON THE 20th DAY OF APRIL 1972.
DATED THIS 24th DAY OF APRIL 1972

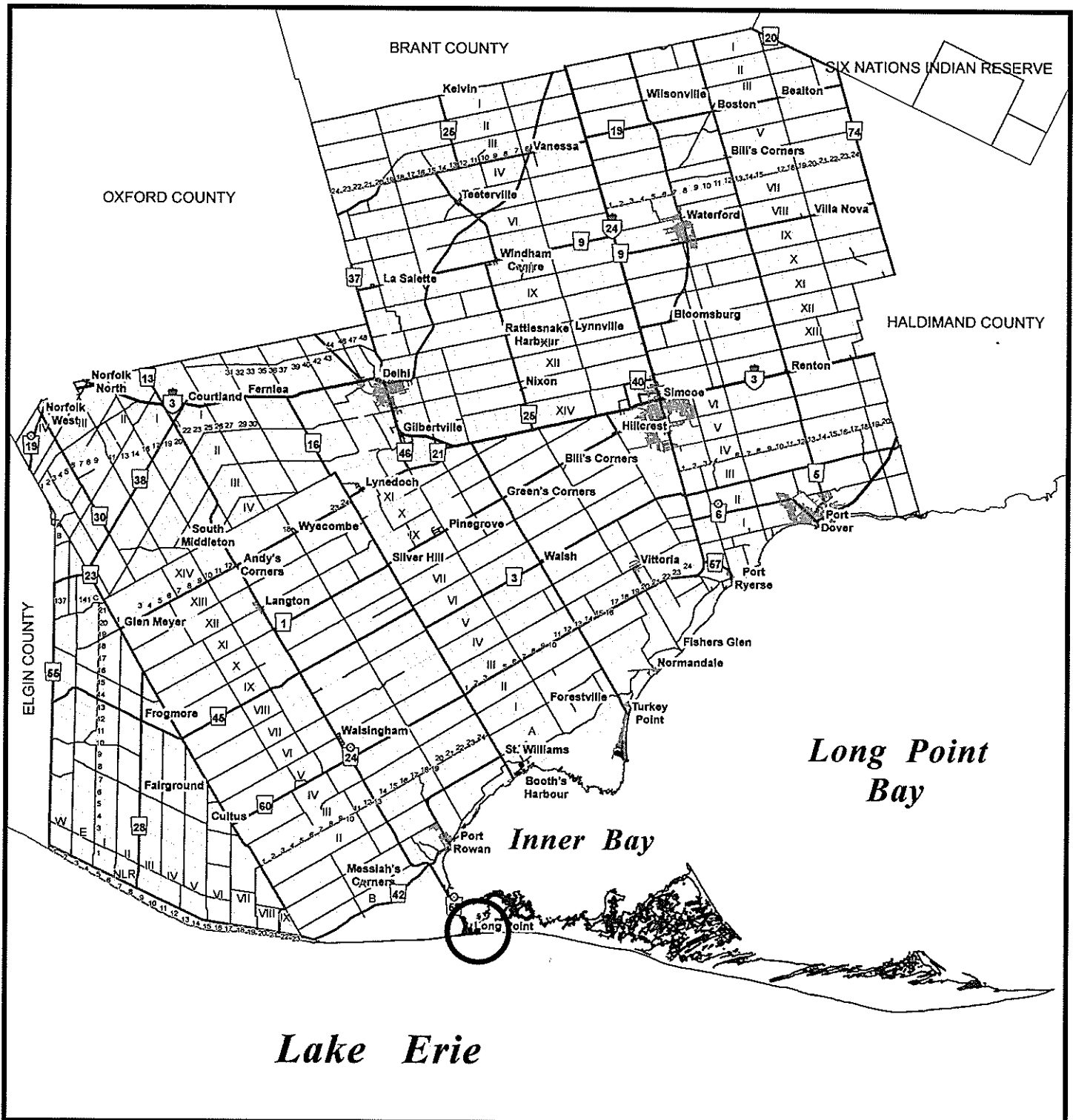
JOHN B DODD LTD.
10 COLBORNE ST N
SIMCOE, ONTARIO
P.O. BOX 464

JOHN B DODD
CHARTERED LAND SURVEYOR

MAP 1

File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM



MAP 2

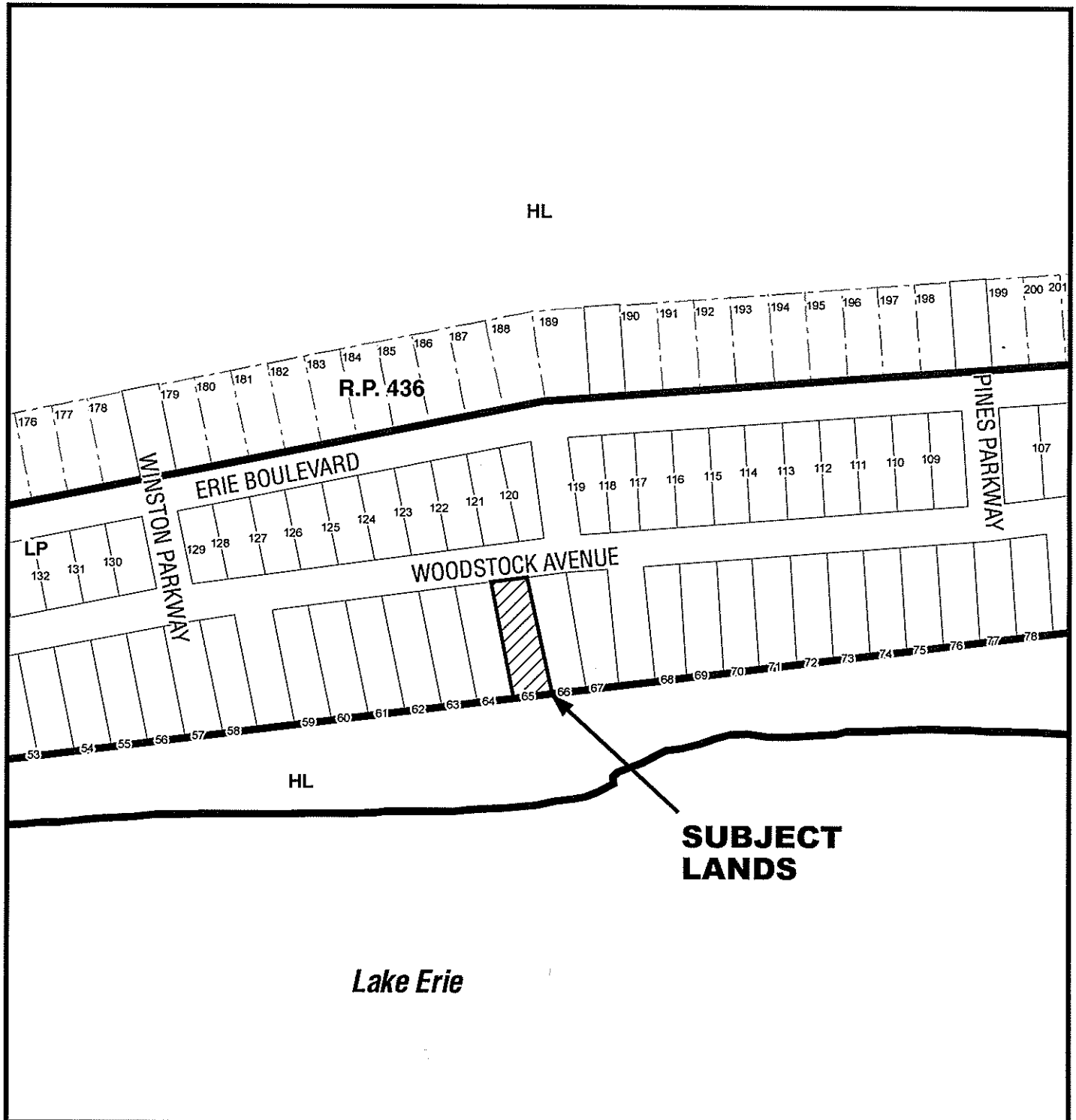
File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM



20 10 0 20 40 60 80 Meters

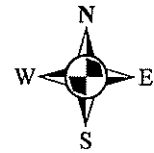
1:3,000



MAP 3

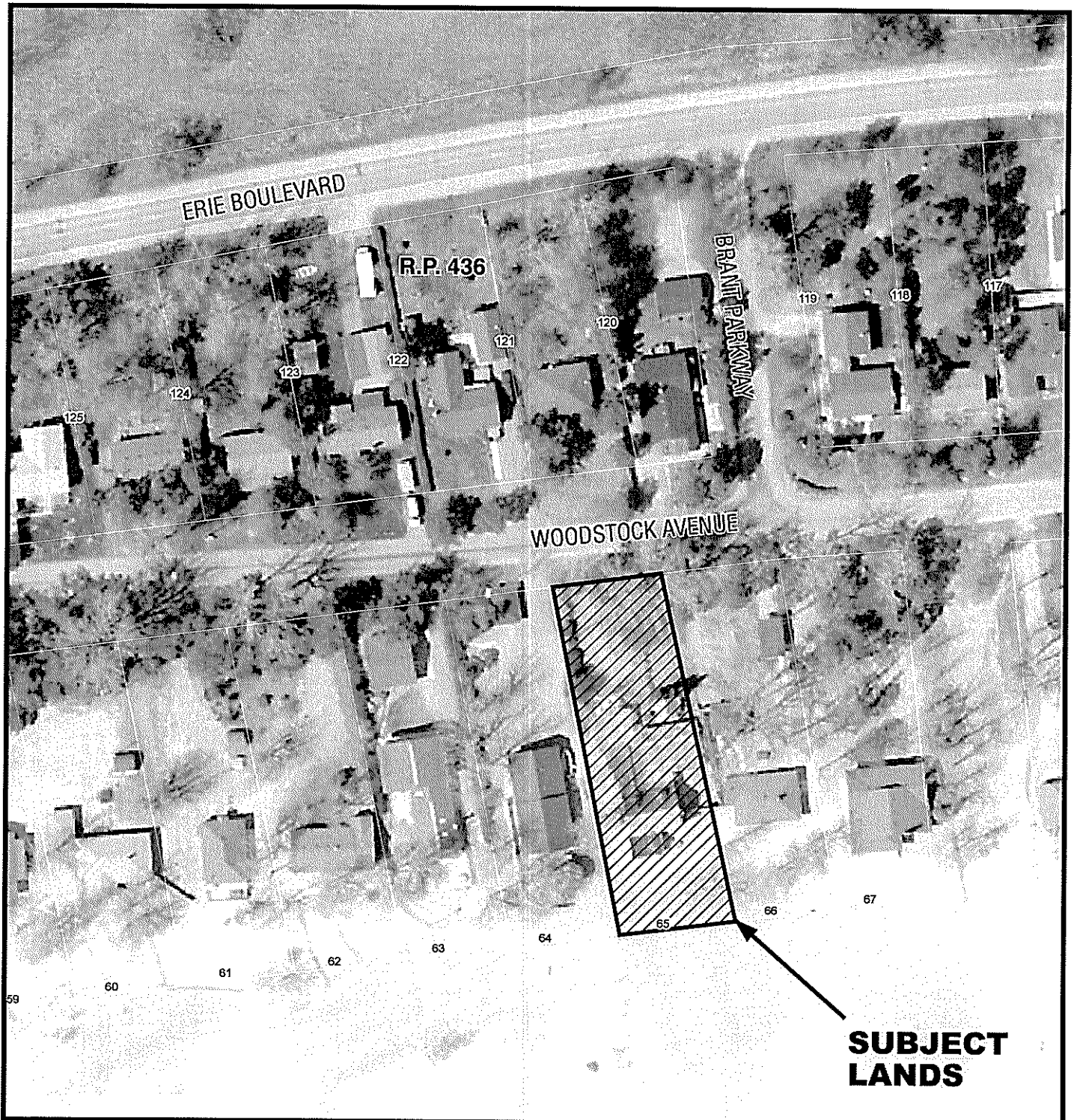
File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,000



MAP 4

File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:500

