

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	11 TH , 2007	
FIL	.E NO.: AN-035/2007	ASSESSMENT ROLL	NO.: 3310-543-060-26300
	LICANT: and Patricia Moore, 351 Adams Ave, Dell	hi, ON N4B 2Y6	
	ATION: 5, Plan 436 SWAL (111 Woodstock Ave, I	ong Point)	
	POSAL: lief of 12% from the maximum lot coverage	requirement of 15% to p	ermit lot coverage of 27%
	Building Department Building Inspector (Sewage System Review) Forestry Division Treasury Department Public Works ➤ NOTE: If an agreement is req the clauses you require in the agreement.	uired please attach	GIS Section Norfolk Power Ministry of Transportation Railway Conservation Authority
CIR	CULATION DATE: June 27 th ,	2007	
	DIFFACE BEDIAL BALL		

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 NOE 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.

Office Use:	111 135/200
Re Number:	H10-000/2001
Related File:	
Fees Submitted:	June 18/07.
Application Submitted:	June 18/07
Sign issued:	June 19/07
Complete Application:	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. ___/~ NO SS.__

A. APPLICANT INFORMATION

Name of Applicant' John + Patricia Moore	Phone # 519-582-3802 of 519-5
Address 35/ Adams Ana.	Fax #
Town / Postal Code Delhi N4Bay6 If the applicant is a numbered company provide the name of a principal of the company	F-mail JP. Moore@execulink.com
Name of Agent None	Phone #
Address	Fax #
Town / Postal Code	E-mail
Name of Owner? 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 o	wnership 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 developm except where an Agent is employed, then such will be forwarded to the Applicant and A	ent application will be forwarded to the Applicant noted above, gent.
Names and addresses of any holders of any mortgagees, charge TD Canada Trust Delhi, ont	es or other encumbrances on the subject lands:



Revised 04,2007

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Concession Number Registered Pran Number Registered Pran Number Registered Pran Number Reference Pran Number	Geographic Township	South Walsingham	Urban Area or Hamlet	Long Porns	
Reference Plan Number Frontage (metres/feet) Depth (metres/feet) Vidith (metres/feet) Width (metres/feet) Numicipal Civic Address // Coods/bock Ave. 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): A function of the formula of the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet): A function A function A function A function A function A function A latting (on latting (on latting)) A replace with a latting (on latting) A velicite gange (25 × 25') ~ 1 storey high Please explain the nature and extent of the amendment requested (assistance is available):	Concession Number		Lot Number(s)	0	
Frontage (metres/feet) Width (metres/feet) Width (metres/feet) Width (metres/feet) Municipal Civic Address II Wood Shock A Ve. 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): Abended like to remove small 14 x18.5 addition of Sun room Device also like to remove sheet (8 x10') of replace with a new 2 Velicale garage (25 x 25') - 1 storey high Please explain the nature and extent of the amendment requested (assistance is available):	Registered Plan Number	<u>Plan 436.</u>	Lot(s) or Block Number(s)	LOF 65	
Lot area (m² / fi² or hectores/acres) Lot area (m² / fi² or hectores/acres) 1500 2.34 ft² ((393.7 m²)) Municipal Civic Address Wood 5 hock A ve Are there any easements or restrictive covenants affecting the subject lands? Yes	Reference Plan Number		Part Number(s)		
Municipal Civic Address Monopolities Address Monopolities M	Frontage (metres/feet)		Depth (metres/feet)		
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): 7 sunter (Included like the remove small 14 x 18.5 additional space): 4 (18 tone) of lathoride the replace with a 1 storey 16 x 8 4 ft addition (Sau room) Would also like to remove sheed (8 x 10') of replace with a new 2 velicale garage (25 x 25') - 1 storey high Please explain the nature and extent of the amendment requested (assistance is available):	Width (metres/feet)			15002.34 ft (1393	37m²)
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): 7 5 whree Novel 1 the permitted of the remove small 14 x (8.5 additional front of the plane (8n lobestly of replace with a 1 sterey 16 x84 ft addition (5 wh room) Double also like to remove shed (8x10') of replace with a new 2 lease explain the nature and extent of the amendment requested (assistance is available):	Municipal Civic Address	111 Woodstock Ave	•		. 2
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 Janton	☐ Yes	, No	g the subject lands?		
	Please explain what necessary (if addition to plane to plane to plane to plane to plane to please explain the necessary (if addition to please explain to please explain to please explain the necessary (if addition to please explain what necessary (if addition to please explain what necessary (if addition to please explain to	you propose to do on the subject lar nal space is required, please attach of remove single 14 × 18 of the allower of the amendment of the amendment	nds/premises which made separate sheet): 1.5 add: 4050 1.4 add: 110n 1.5 lovey 1.75 requested (assistance)	A Sunder of Nothing (on 1 Sun room) + replace with a new h is available):	



Please explain why it is not possible to comply with the provision of the zoning by-law: - 184 exists, the existing sum room. Was added En in the 58's
60's of is sinking and deteriorating & needs to be replace
The garage is needed mainly for storage of boat (difficult
Lit to comport) of for storage of officer items (lown furnitual Water togs etc.) D. PROPERTY INFORMATION
Present official plan designation(s): Apsort
Present zoning:
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 you application:
See attached dragram - 1 Yz stoney cottage with pool of canport of shed
If known, the date existing buildings or structures were constructed on the subject lands: $1940^{l}S$
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 Sunnoom (on lake side) with a new slightly larger sunroc
Sunnoom (on lake side) with a new slightly larger sunroc
T removal of go shed with a new garage
- ho new Aixtures are proposed.



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 included with your application:	Ι,
See diagram - proposed new surroom - 16x24 H.	_
See diagram - proposed new surroom - 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: ### ################################	
Are any existing buildings on the subject lands designated under the Ontario Heritage Act as being architectural and/or historically significant?	y
☐ Yes	
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 heme 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: VacaHon NoweS	
E. PREVIOUS USE OF THE PROPERTY	
Has there been an industrial or commercial use on the subject lands or adjacent lands?	
☐ Yes ☐ Unknown If yes, specify the uses:	
Has the grading of the subject lands been changed through excavation or the addition of earth or other materia	
☐ Yes	ιę



Has a gas stat	tion been loca	ted on the subject lands or adjacent lands at any time?	
☐ Yes	🗡 No	☐ Unknown	
Has there bee	en petroleum o	r other fuel stored on the subject lands or adjacent lands at any time?	
☐ Yes	Ĭ No	Unknown	
Is there reasor sites?	n to believe the	subject lands may have been contaminated by former uses on the site or adjacent	
Yes	≱ ио	☐ Unknown	
Provide the int	formation you ng to iv	used to determine the answers to the above questions: who have grown up in this area	
and,	from o	ld pictures, history books.	
		f the above questions, a previous use inventory showing all known former uses of the te, the adjacent lands, is needed.	
Is the previous	use inventory	attached?	•
☐ Yes	Ø No	NA	
F. STAT	IUS OF OTH	IER PLANNING DEVELOPMENT APPLICATIONS	
Has the subject Act, R.S.O. 199 (a) a (b) ar	ct land or land 20, c. P. 13 for: minor variance n amendment	IER PLANNING DEVELOPMENT APPLICATIONS within 120 metres of it been or is now the subject of an application under the Planning or a consent; to an official plan, a zoning by-law or a Minister's zoning order; or an of subdivision or a site plan?	7
Has the subject Act, R.S.O. 199 (a) a (b) ar	ct land or land 20, c. P. 13 for: minor variance n amendment	within 120 metres of it been or is now the subject of an application under the <i>Planning</i> or a consent; to an official plan, a zoning by-law or a Minister's zoning order; or	7
Has the subject Act, R.S.O. 199 (a) a (b) ar (c) ar	et land or land 20, c. P. 13 for: minor variance n amendment oproval of a pl	within 120 metres of it been or is now the subject of an application under the <i>Planning</i> or a consent; to an official plan, a zoning by-law or a Minister's zoning order; or an of subdivision or a site plan?	7
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Has the subject Act, R.S.O. 199 (a) a (b) ar (c) ar Yes	et land or land 20, c. P. 13 for: minor variance n amendment oproval of a pl No the following i	within 120 metres of it been or is now the subject of an application under the <i>Planning</i> e or a consent; to an official plan, a zoning by-law or a Minister's zoning order; or an of subdivision or a site plan?	7
Has the subject Act, R.S.O. 199 (a) a (b) ar (c) ar Yes If yes, indicate File number:	et land or land 20, c. P. 13 for: minor variance n amendment oproval of a pl No the following i	within 120 metres of it been or is now the subject of an application under the <i>Planning</i> e or a consent; to an official plan, a zoning by-law or a Minister's zoning order; or an of subdivision or a site plan?	-



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Effect on the requested amendment:		
If additional space is required, please attach a separate sheet.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Is the above information for other planning developments applica	tions attached?	
☐ Yes ☐ No		
G. PROVINCIAL POLICY		
Is the requested amendment consistent with the provincial policy s Planning Act, R.S.O. 1990, c. P. 13?	tatements issued unde	er subsection 3(1) of the
X Yes □ No		
If no, please explain:		
Are any of the following uses or features on the subject lands or wit unless otherwise specified? Please check the appropriate boxes, it	,	eet) of the subject lands,
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)	☐ Yes 🗖 No	☐ Yes 💢 No distance
Wooded area	☐ Yes ☑ No	☐ Yes ☐ Nodistance
Municipal landfill	☐ Yes ☑ No	☐ Yes 🛛 Nodistance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes 🗷 No	YO Yes No distance
Floodplain	☐ Yes 🌠 No	☐ Yes XX No distance
Rehabilitated mine site	☐ Yes 💆 No	☐ Yes ⊠ No distance
Non-operating mine site within one kilometre	☐ Yes 184 No	☐ Yes Yoo distance
Active mine site within one kilometre	☐ Yes 🎁 No	☐ Yes 12 No distance
Industrial or commercial use (specify the use(s))	☐ Yes 🔀 No	☐ Yes ☎ No distance
Active railway line	☐ Yes 🔼 No	☐ Yes 📜 No distance
Seasonal wetness of lands	☐ Yes ☐ No	☐ Yes 🛂 No distance
Erosion	☐ Yes 1821 No	☐ Yes Mo distance
Abandoned gas wells	☐ Yes 🔼 No	☐ Yes ☑ No distance



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H. SERVICING AND ACCESS

Indicate what services are available or proposed: **Water Supply** Sewage Treatment Storm Drainage ☐ Municipal piped water ☐ Municipal sewers ☐ Storm sewers ☐ Communal wells ☐ Communal system Open ditches ☐ Individual wells Septic tank and tile bed * Other (describe below) Other (describe below) Other (describe below) If other, describe: Sand point & Note-Penmit N-10198 for new septic was approved of constructed in 2004 of at that time the proposed garage of new sunnoun. Have you consulted with Public Works & Environmental Services concerning stormwater management? ☐ Yes X No Has the existing drainage on the subject lands been altered? ☐ Yes Mo No Does a legal and adequate outlet for storm drainage exist? 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 Are.



I. OTHER INFORMATION

No
nformation that you think may be useful in the review of this development application? If so, ttach on a separate page.



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Zoning Deficiency

Norfolk CityView Web

Name

Address

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

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPLANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS

Prop	erty Informa	tion						Issue Da	te:
ı	Owner MOORE JO	DHN DAVID JR ATRICIA ANN		Prope	rty Lot		Former Munic	pality	
 .		****			Block		7	Plan	
	ddress 111 WOOD				Part		Reference		
ſ	scription SWAL PLA	N 436 LO1 65		Conce	ssion		Extension to	a Non-confor	ning use?
Zoning [Current Use		<u></u>			Ţ	ownship
By-law [Proposed Us	e of Property					
Zonii	ng Deficienc	У							
DEV	ELOPMENT STAN	NDARDS	Required (Meters/F	eet)	<u>P</u>	roposed]	Deficiency
a) L	Lot Area		1700	7534	934	1393.7		0	K
b) I	Lot Frontage		15 m			200	٦		OK.
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d) E	Exterior Side Yard	I							
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f) Ir	nterior Side Yard	(Lt)							
g) R	Rear Yard								
h) I	Owelling Unit Are	a							
(i) %	6 Lot Coverage		1.5070			201		+ 12	Toover
<u>ј</u>) н	leight of Building								
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Α	Accessory Building	g Comments							
l) Pa	arking								
(m)	Other 1								
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The "Pl	ROPOSED" infor ation is only in re	mation and a	ny supportin ing'' (Minor	ig docume Variance	nts ha	ave been p	rovided by the o	wner/appli	cant. The above
from ob	btaining all other	permits and/	or approvals	, such as	Health	Approval	, entrance Permi	ts, Buildin	g Permit, etc.
I, the O	wner/Applicant t	ake full respo	nsiblility for	the accur	acy of	the "PRO	POSED" informa	tion provid	ded on this form
	AI	/	1		•			0	
Signatur	res:	1115	Lower	0			5	W/19/1	1
	0 00	Owner/Appli	cant	~			Building Insp	ector	
2. Buildir	ons: :/Applicant to complet ing Inspector to compl wner/Applicant to sub	ete shaded areas		egional Plann	er or th	e secretary to	Committee of Adjust	ment. Your c	ontact in this regard

77, Simcoe, ON N3Y 4L1 - Telephone: 519-426-6170 Joert St., P.O. Box 128, Langton, ON N0E 1G0 - Telephone: 519-875-4485

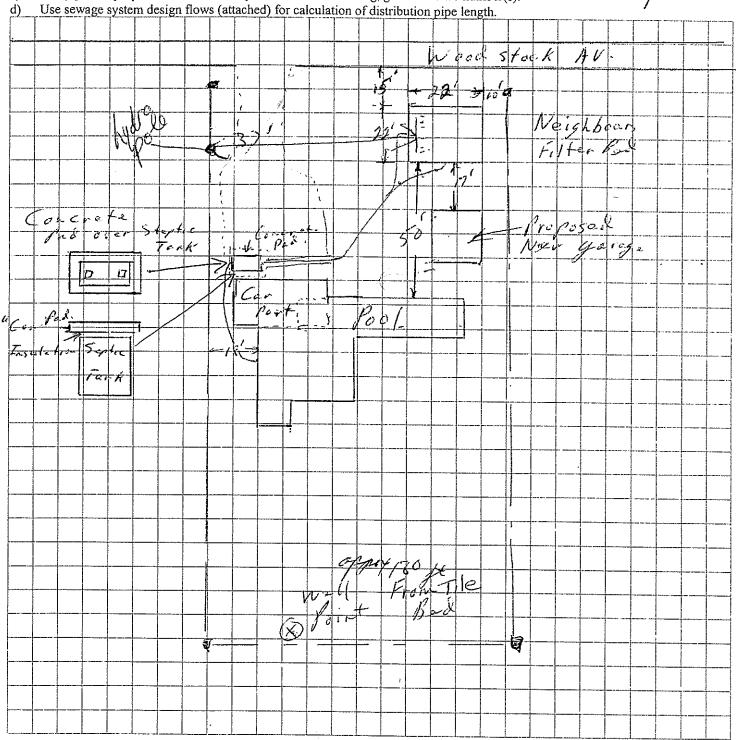
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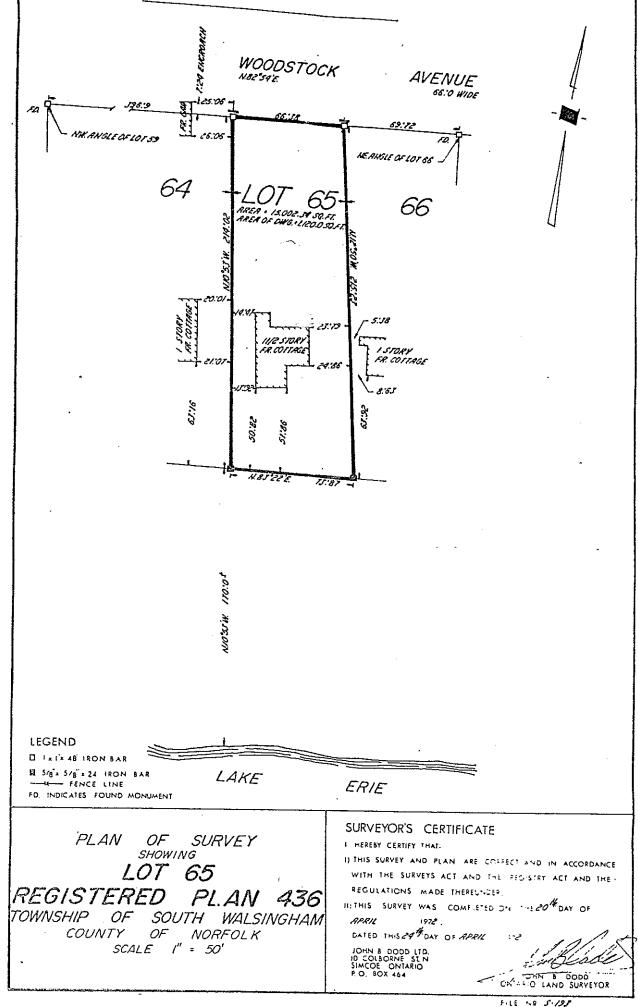
ations under this section must include Lot Diagram and Sewage System Plan: (Draw to scale indicating north point and ag):

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).

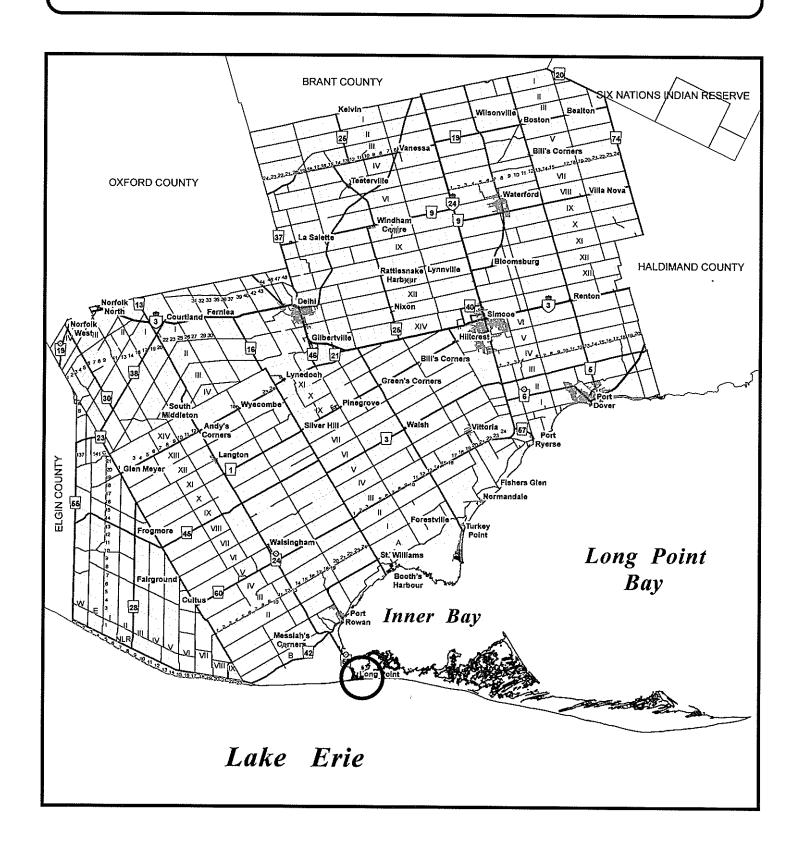




MAP 1

File Number: AN-035/2007

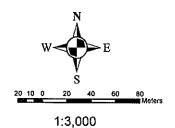
Geographic Township of SOUTH WALSINGHAM

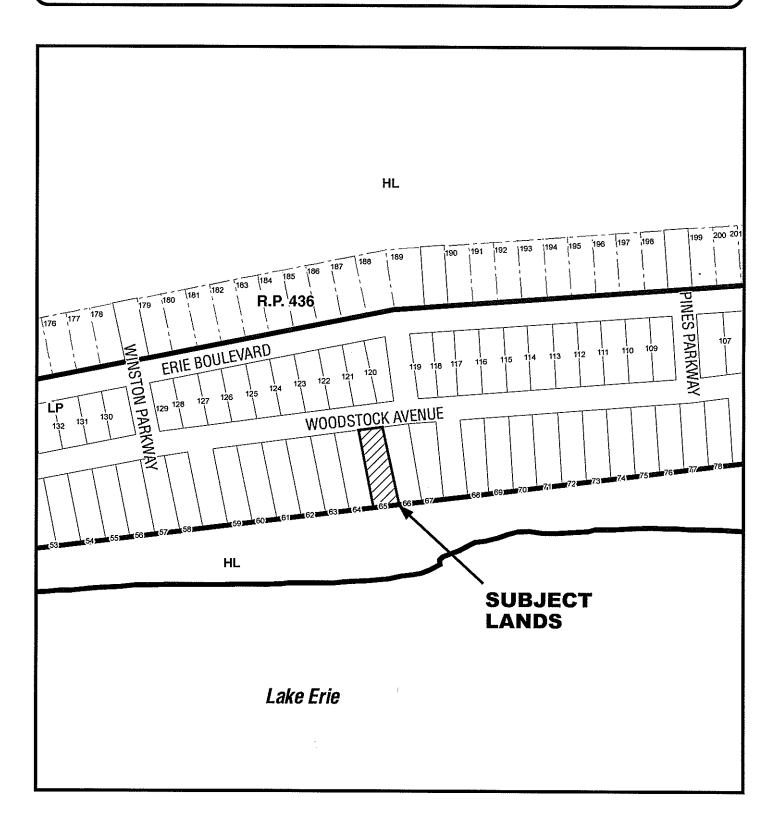


MAP 2

File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM

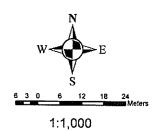


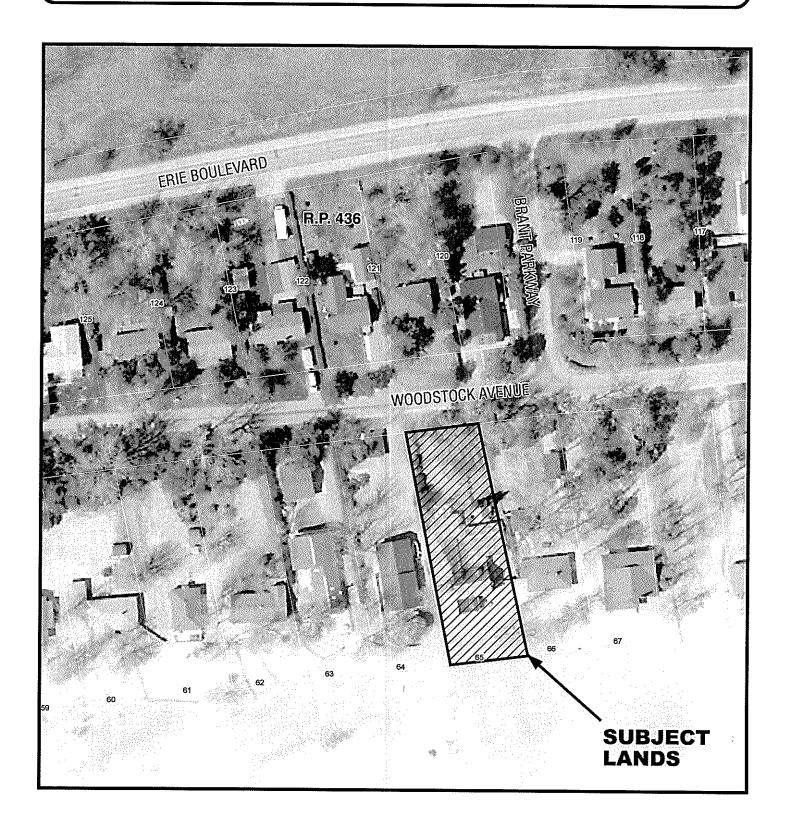


MAP 3

File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM





MAP 4
File Number: AN-035/2007

Geographic Township of SOUTH WALSINGHAM 4 2 0 4 8 12 16 Meters 1:500

