



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:

MARCH 5th, 2008

FILE NO.: *AN-043/2007

ROLL NO.: 3310-337-060-10300

APPLICANT:

Reid and Mary Ann Hutchinson, 669 Old Highway 24, Waterford, ON N0E 1Y0

AGENT:

Scott Giles, 71 Thompson Road, Waterford, ON N0E 1Y0

LOCATION:

Plan 126, Lot 50, 51 & 51, Part Lot 53, Part Park Lot 65 WDH (26 Maple Boulevard, Port Ryerse)

PROPOSAL:

- Relief of 3.2 m (10.2 ft) from the required 9 m (29.52 ft) to permit a front yard setback of 5.8 m (19.3 ft) to permit the addition of a two-storey garage to the west (right) side of the existing single detached dwelling.
- Relief of 4.4 m (14.38 ft) from the required 9 m (29.52 ft) to recognize an existing front yard setback of 4.6 m (15.12 ft) for the existing single detached dwelling.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input checked="" 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 |

CIRCULATION DATE: February 20th, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069

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 Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: 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.

MINOR VARIANCE

THE CORPORATION OF
NORFOLK COUNTY

RECEIVED
JUL 24 2007

PLANNING DEPT.

Office Use:

File Number: AN-043/2007
Related File: _____
Fees Submitted: July 20, 2007
Application Submitted: July 20, 2007
Sign Issued: July 20, 2007
Complete Application: July 20, 2007 *ME*

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- 337.060.10300.0000

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. NW1-2000

A. APPLICANT INFORMATION

Name of Applicant ¹ Reid and Mary Ann Hutchinson Phone # 519-443-7531
Address 669 Old Highway 24 Fax # 519-443-4642
Town / Postal Code Waterford, ON NOE 1Y0 E-mail hutchinson@primus.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Scott Giles Phone # 519-443-7950
Address 71 Thompson Road Fax # 519-443-4981
Town / Postal Code Waterford, ON NOE 1Y0 E-mail _____

Name of Owner ² Mary Ann Hutchinson Phone # 519-443-7531
Address 669 Old Highway 24 Fax # 519-443-4642
Town / Postal Code Waterford, ON NOE 1Y0 E-mail hutchinson@primus.ca
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:

Royal Bank of Canada, 95 Lynden Rd., Brantford, ON N3R 7J9

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Woodhouse</u>	Urban Area or Hamlet	<u>Hamlet - Port Ryerse</u>
Concession Number	<u>—</u>	Lot Number(s)	<u>50, 51, 52, P+ 53, P+ 13, P* Lot 65</u>
Registered Plan Number	<u>126 & 713</u>	Lot(s) or Block Number(s)	<u>—</u>
Reference Plan Number	<u>—</u>	Part Number(s)	<u>—</u>
Frontage (metres/feet)	<u>(165.50') 50.44m</u>	Depth (metres/feet)	<u>(150.98') 46.02m</u>
Width (metres/feet)	<u>Irregular 171.73'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>(0.54 Acres) 0.22ha</u>
Municipal Civic Address	<u>26 Maple Boulevard</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):

Build one storey addition (with basement level garage) for residential use and require a front yard setback minor variance. Parking will remain as is. Garage will be to "store" 2 vintage cars.

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

Front yard setback required is 9 m. Proposed is 1.75 m.

Deficiency is 7.25 m. 8.6 m

(Neighbouring properties are very close to road and do not meet required setbacks.)

→ relief of 8.6 m (28.2 ft) from the required 9 m (29.52 ft) front yard setback to permit a 1.75 m (5.75 ft) front yard setback.

MINOR VARIANCE

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

New addition cannot go further back as it would interfere with existing home features i.e. windows, basement walk-out & view.

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential.

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:

Existing single family, single storey, dwelling unit to be retained.

See attached drawing.

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

Addition in 2000. Original house unknown.

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.

Single storey bedroom and bathroom with basement level garage.

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:

One storey bedroom / bathroom addition with basement level garage.

See attached drawing.

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

Spring 2008

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:

December 1, 2005

Present use of the subject lands:

Residential

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

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:

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:

Title search.

Known historical uses - information from residents.

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 50M 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

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:

Holding Tank

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:

Maple Boulevard

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

Outcome will determine if we move here permanently.

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.

Photos of neighbouring properties.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-337-060-103-00-0000

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: 11/08/2007

Owner	HUTCHINSON MARY ANN	Property Lot		Former Municipality	Nanticoke
Civic Address	26 MAPLE BLVD	Block		Plan	
Legal Description	PT LOT 53 PT PARK LOT 65	Part		Reference Plan	
Zoning	RH,HL	Concession		Extension to a Non-conforming use?	
By-law	NW1-2002	Current Use of Property	Residential	Township	Weatherhouse
		Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area						
b) Front yard setback <i>existing dwelling</i>	9m	29.5'	4.6m	15.12'	4.4m	14.38'
c) Front Yard Setback <i>garage</i>	9m	29.5'	5.8m	19.3'	3.2m	10.2'
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	1.2m	3.9'	1.7m	5.66'	—	—
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 size	5.8m	19.0'	5.88m	19.3'	—	—
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:

M. Hutchinson

Owner/Applicant

Bruce L. Lefebvre Feb 11/08

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:

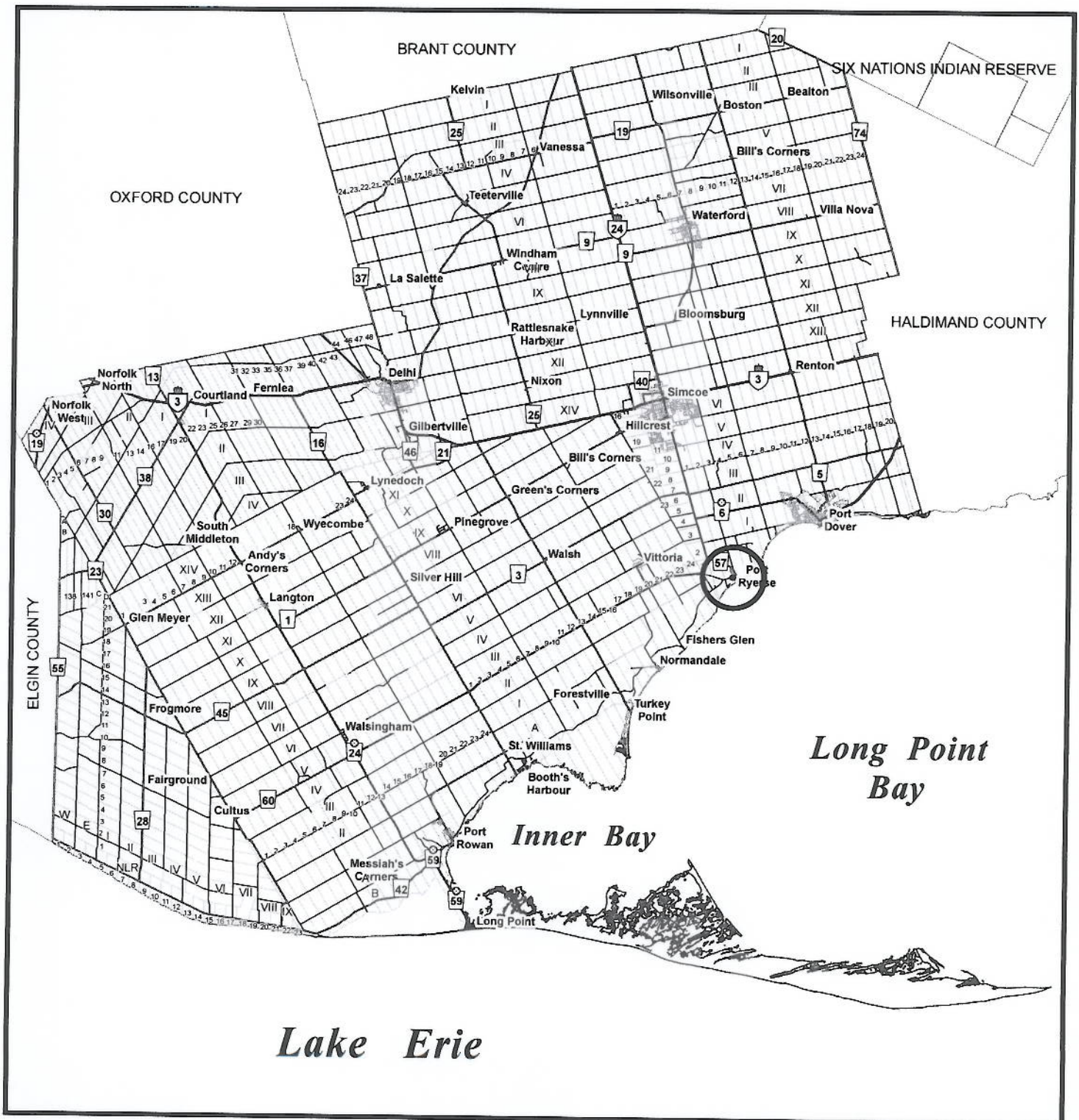
Name

Address

MAP 1

File Number: AN-043/2007

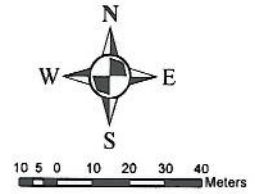
Geographic Township of WOODHOUSE



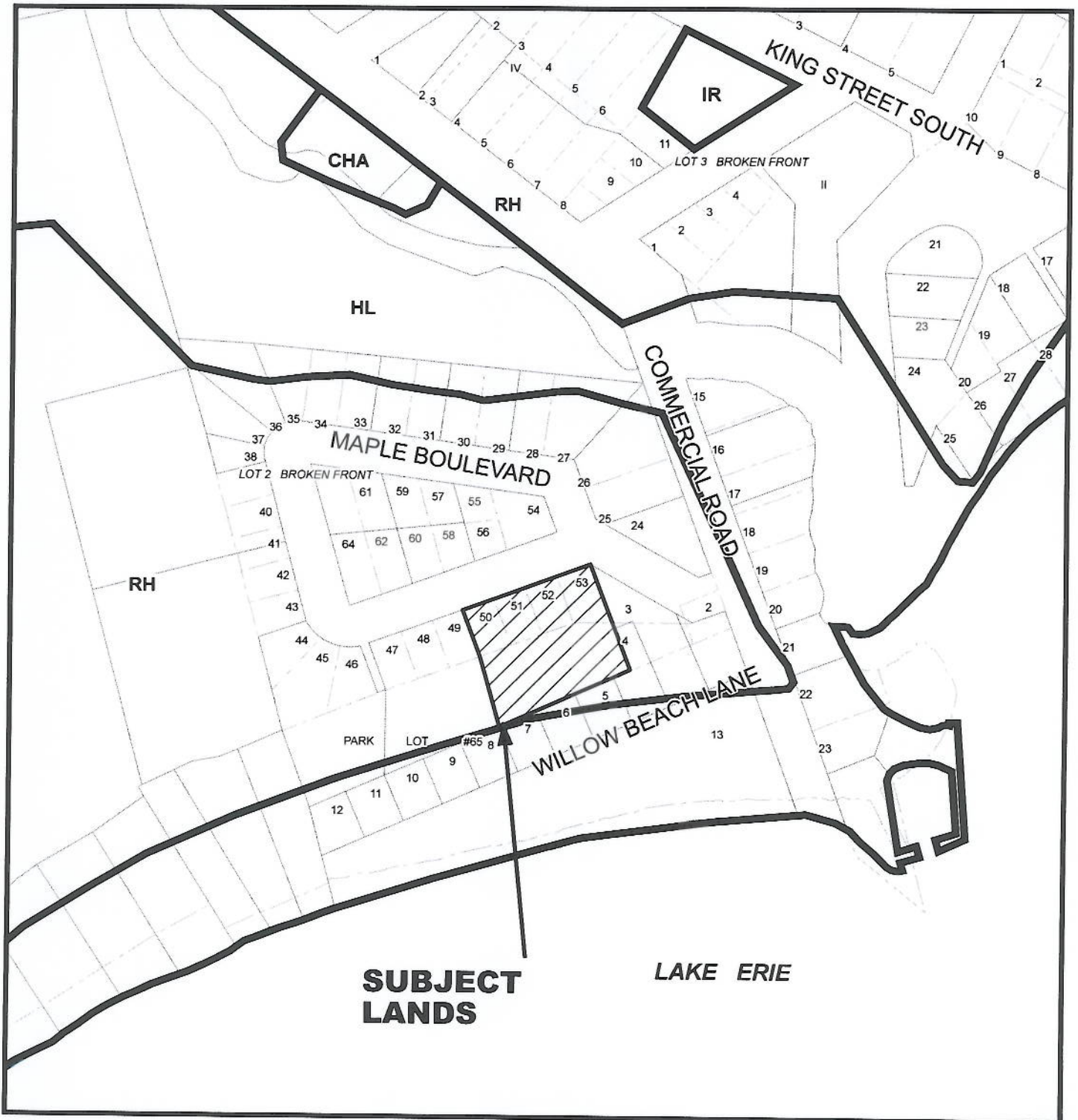
MAP 2

File Number: AN-043/2007

Geographic Township of WOODHOUSE



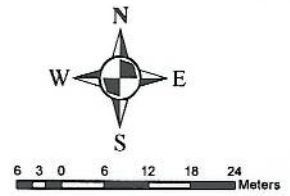
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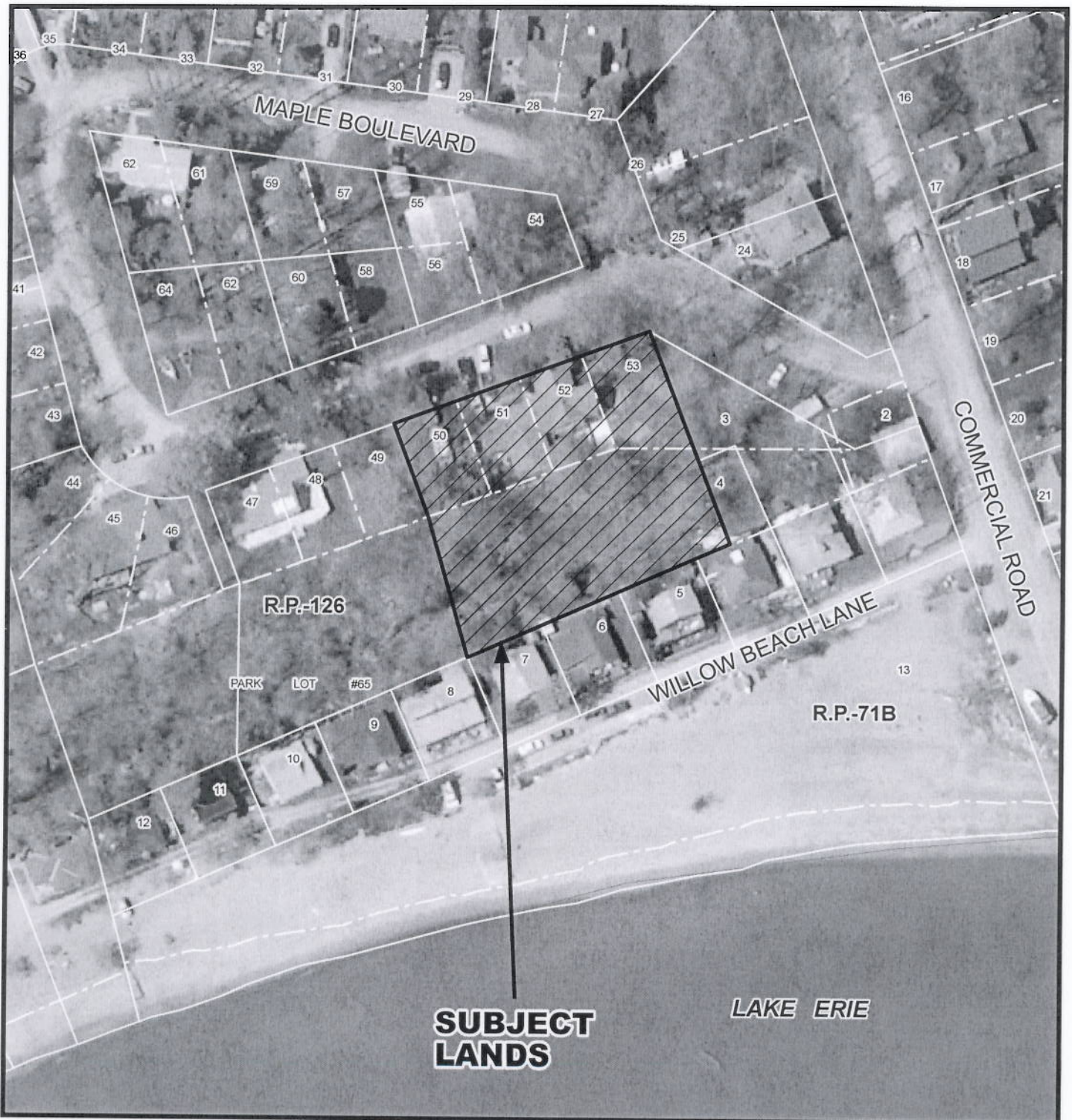
MAP 3

File Number: AN-043/2007

Geographic Township of WOODHOUSE



1:1,000



MAP 4

File Number: AN-043/2007

Geographic Township of WOODHOUSE



4 2 0 4 8 12 16 Meters

1:500

Revised: 14-Feb-08

