



**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:

October 10th, 2007

FILE NO.: AN-054-2007

ASSESSMENT ROLL NO.: 3310-491-001-09000

APPLICANT:

Hypolite & Marion Steyaert, 1626 Burford-Delhi Townline R. R. #3, Scotland ON N0E 1R0

AGENT:

Linda Mels, 1622 Burford-Delhi Townline, R. R. # 3, Scotland ON N0E 1R0

LOCATION:

Plan 516319 Lot 4 WDM (1622 Burford)

PROPOSAL:

☐ Applying for extension of non conforming use for construction of an addition for garage, bedroom & bathroom. Also for relief of 2 metres (6.5 ft.) from front yard requirement for 11 metres.

☐ Also seeking relief of 2 m. (6.5 ft.) from the required front yard setback of 13 m. (42.6 ft.) to permit a front yard setback of 11m. (36 ft.)

- ☒ 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

CIRCULATION DATE: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder

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: Larry Dawson, 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: larry.dawson@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

Planning Act 45(2).
Extension of non-conforming use.

Office Use:

File Number: AN-54/07
Related File: _____
Fees Submitted: Sept 17, 07
Application Submitted: Sept 17, 07
Sign Issued: Sept 17, 07
Complete Application: Sept 17, 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. SC

Property assessment roll number: 3310- 491-001-09000-0000

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. _____

A. APPLICANT INFORMATION

Name of Applicant ¹ STEYAERT HYPOLITE Phone # 519-446-1124
Address STEYAERT MARIAN Fax # _____
1626 BURFORD-DELHI TOWNLINE
Town / Postal Code RR #3 E-mail _____
SCOTLAND, ONTARIO N0E 1R0

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

Name of Agent LINDA MEIS Phone # 519 446-2325
Address 1622 BURFORD-DELHI TOWNLINE Fax # 519 446-2325
Town / Postal Code RR #3 SCOTLAND, ONTARIO N0E1R0 E-mail _____

Name of Owner ² _____ 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:

N/A

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>URBAN</u>
Concession Number	<u>1</u>	Lot Number(s)	<u>NORTH HALF OF PART LOT 4</u>
Registered Plan Number	<u>516319</u>	Lot(s) or Block Number(s)	<u>4</u>
Reference Plan Number		Part Number(s)	<u>N/A</u>
Frontage (metres/feet)	<u>1920 ft</u>	Depth (metres/feet)	<u>100 ACRES MORE OR LESS</u>
Width (metres/feet)	<u>2245 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4,356,000² ft</u>
Municipal Civic Address	<u>11622 BURFORD-DELHI TL 01626</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 APPLYING FOR EXTENSION OF NON CONFORMING USE FOR
CONSTRUCTION OF AN ADDITION FOR GARAGE, BEDROOM &
BATHROOM. ALSO FOR RELIEF OF 2 METRES FROM
FRONT YARD REQUIREMENT FOR 11 METRES
Please explain the nature and extent of the amendment requested (assistance is available):
EXPLAINED ABOVE

MINOR VARIANCE

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

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURE

Present zoning:

AGRICULTURE

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 MAP

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

DWELLING CONSTRUCTED YEARS PRIOR MY KNOWLEDGE

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.

PROPOSED ADDITION BEDROOM, BATHROOM, GARAGE, LAUNDRY ROOM
AND FRONT ENTRANCE. SEE ATTACHED PLANS



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- | | |
|--|---|
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PROPOSED ADDITION BEDROOM, BATHROOM, GARAGE, LAUNDRY ROOM
AND FRONT ENTRANCE. SEE ATTACHED PLANS

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 ATTACHED SKETCH

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

UNKNOWN

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:

1967

Present use of the subject lands:

AGRICULTURE

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

50 YEARS

Existing use of abutting properties:

AGRICULTURE

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 type="checkbox"/> No	____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No	____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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:

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:

BURFORD - DELHI TOWNLINE RD.

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

WOULD PREFER TO PROCEED WITH DIGGING ADDITION BEFORE
FIRST IF POSSIBLE

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.

PROPERTY INFORMATION

Existing Dwelling - 1490^2 ft (451^2 metres)

House from property line
= 17.2 metres

Greenhouse to property line
13 metres

Side of Greenhouse to
West lot line

= 1,138 ft
(347.75 m)

Greenhouse Frontage
from lot line 138 ft
(41.5 m)

Greenhouse
W - 53 x 170 ft length ($2,105^2 \text{ m}$)

Height - 22 ft middle
(W - 16 m x 51.5 m L x 6.67 m H)

Power House
W - 8 ft x 11 ft W ($2^2 \text{ m} \times 3.33 \text{ m}$)

Height - 12 ft
(3.64 m)

Garage - (426^2 m)
W - 24 ft x 32 length x 20 Height
(7.25 m x 9.7 m x 6.06 m) (230^2 m)

Bulk Kilns (2 units)
12 W x 40 length x 12 Height ft
(3.64 m x 12 m x 3.64 m)

Bulk Kilns (10 units)

12 W x 40 length
12 height

each unit (480^2 ft) = 144.4 m each unit

Side of House to East lot line 615 ft
(186 m)

House Frontage from lot line 137 ft
(41 m)

House - W - 26 ft x 71.5 ft L x 27 ft H
(7.8 m x 21.50 m x 8.18 m)

50 W x 50 ft L x 18 ft H
(15 m x 15 m x 5.45 m) 81.75^2 m

BARN - 44 ft W x 85 ft L x 25 ft H
(13.2 m x 25.5 m x 7.5 m)

($2,524.50^2 \text{ m}$)

SIDE OF BARN TO EAST LOT LINE ->
564 ft (169.3 m)

TOOL SHED - 30 ft W x 65 ft L x 18 ft H
(9 m x 19.5 m x 5.4 m)

PART II - 43 ft W x 88 ft L x 23 ft H
(13 m x 26.5 m x 6.9 m)

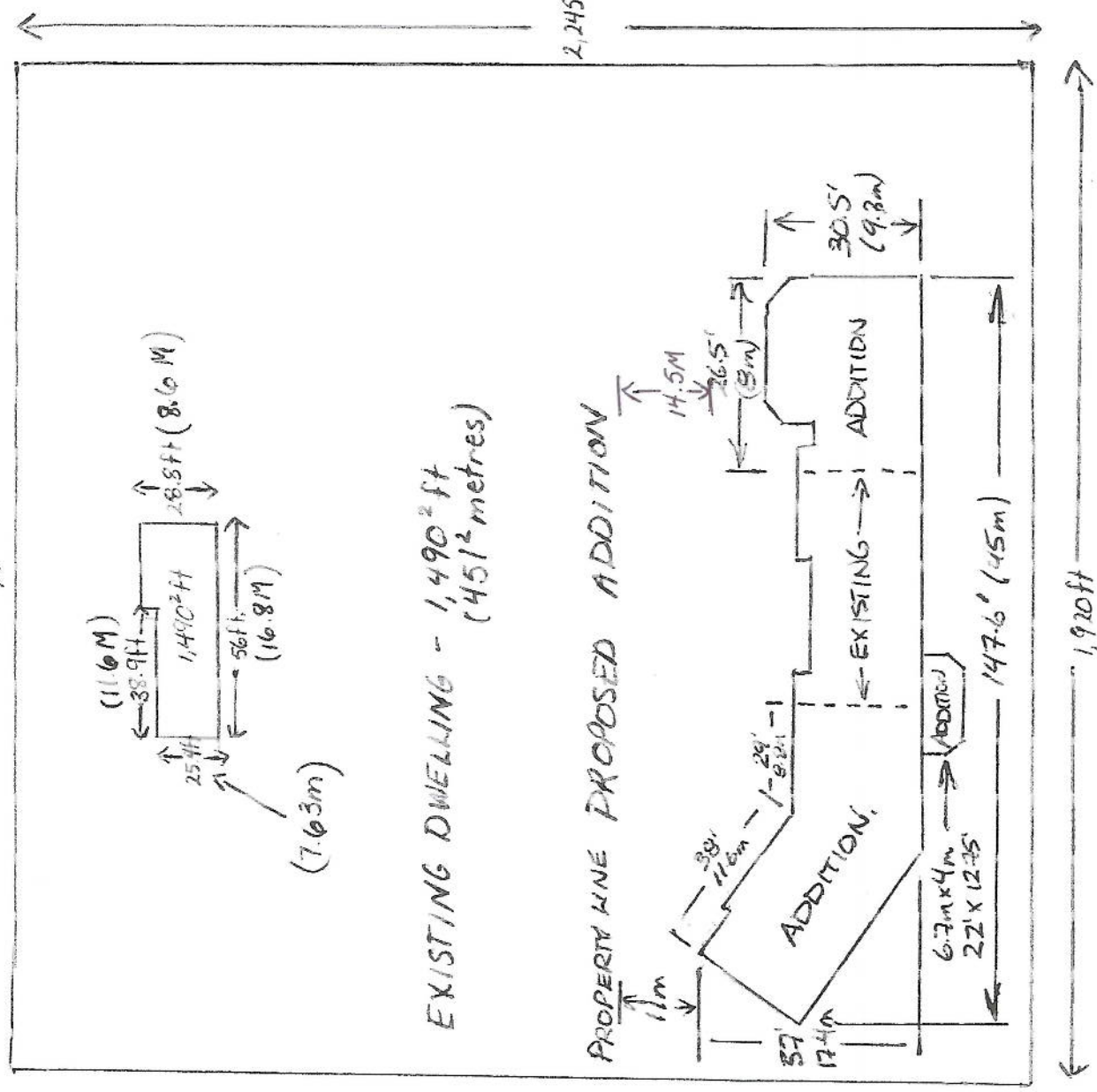
TOTAL PART I + II = ($12,447^2 \text{ m}$)

BACK OF BARN TO SOUTH LOT LINE
1,822 ft (547 m)

BACK OF PACK BARN TO SOUTH LOT LINE
1,734 ft
(520.75 m)

ALL BUILDINGS ARE ONE STOREY

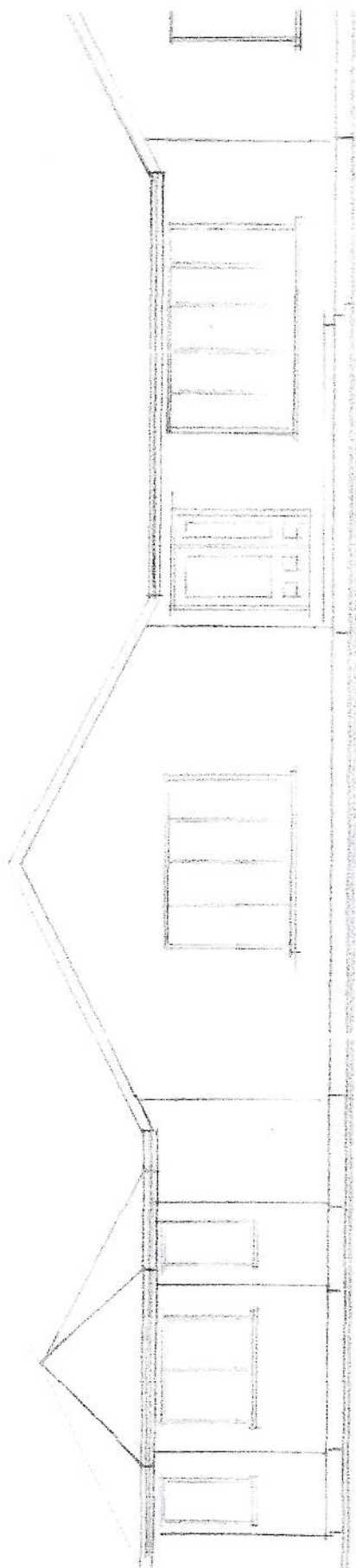
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EXISTING DWELLING - 1,490² ft
(451² metres)

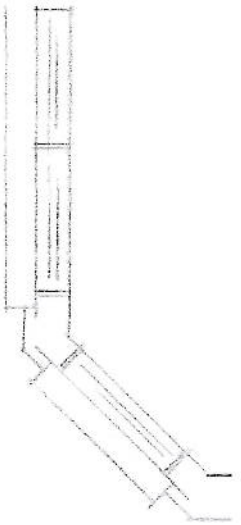
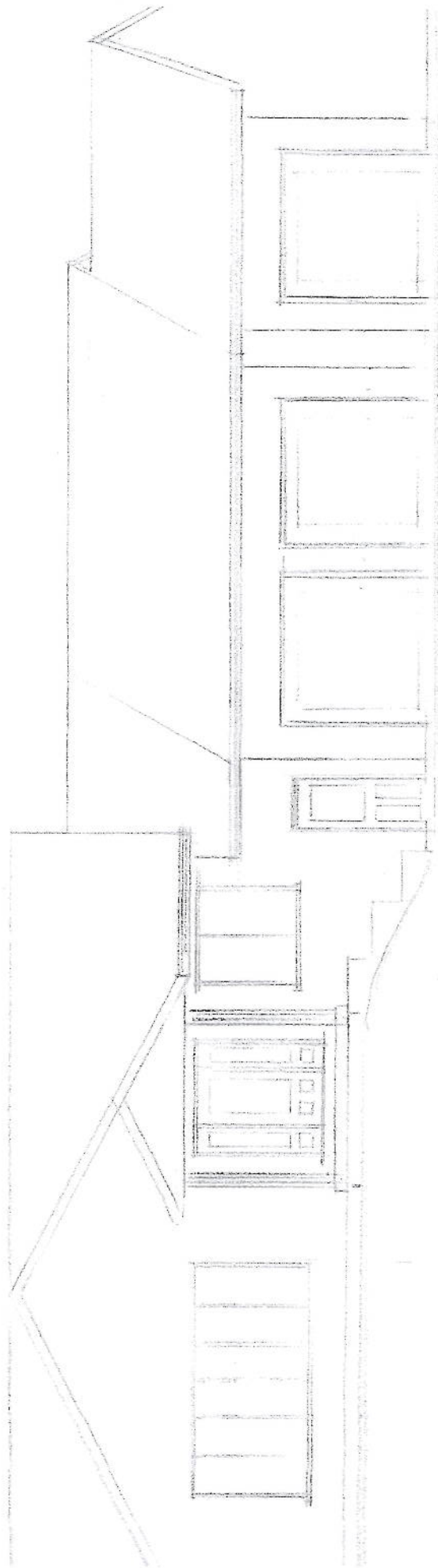
TOTAL AREA
100 ACRES MORE
2,245 ft OR LESS
(4,356,000² ft)

ADDITIONS	
EAST YARD	820 sq ft
BACK YARD	275 sq ft
WEST YARD	1060 sq ft
GARAGE	1130 sq ft
TOTAL	3285 sq ft



FRONT ELEVATION

2011/10/10





P.O. Box 545
50 Colborne St. S.
Simcoe, Ontario N3Y 4N5
Phone: (519) 426-5870
Fax: (519) 426-8573

TAX BILL

2007 INTERIM TAX BILL

Billing Date Feb. 15, 2007

FARM 244

Roll No.	491.001.09000.0000	Group Code	
Mortgage Company		Mortgage Account #	
Mailing Information	STEYAERT HYPOLITE STEYAERT MARIAN 1626 BURFORD-DELHI TOWNLINE RR 3 SCOTLAND ON N0E 1R0	Legal Owner and Legal Description	STEYAERT HYPOLITE STEYAERT MARIAN 1622 - BURFORD-DELHI TL 01626 WDM CON 1 PT LOT 4 TENANTS IN COMMON 100.00AC

The interim tax bill is calculated at 50% of what the previous year's total annualized taxes would have been. (Including 50% of previous year's County and education levies, any applicable capping, any applicable special charges, and any applicable annual local improvements.)

SPECIAL CHARGES / CREDITS		SUMMARY	
Adj. to 50% of 2006	65.39	Tax Levy Sub-total (Municipal+Education)	1,840.26
		Special Charges/Credits	65.39
		Capping Adjustment	0.00
		2007 Interim Taxes	1,905.65
		Less Interim Billing	0.00
		Past Due / Credit (as of Feb. 15, 2007)	0.00
Total	65.39	Total Amount Due	1,905.65
1st INSTALLMENT	Mar. 30, 2007	953.00	2nd INSTALLMENT May. 31, 2007 952.65

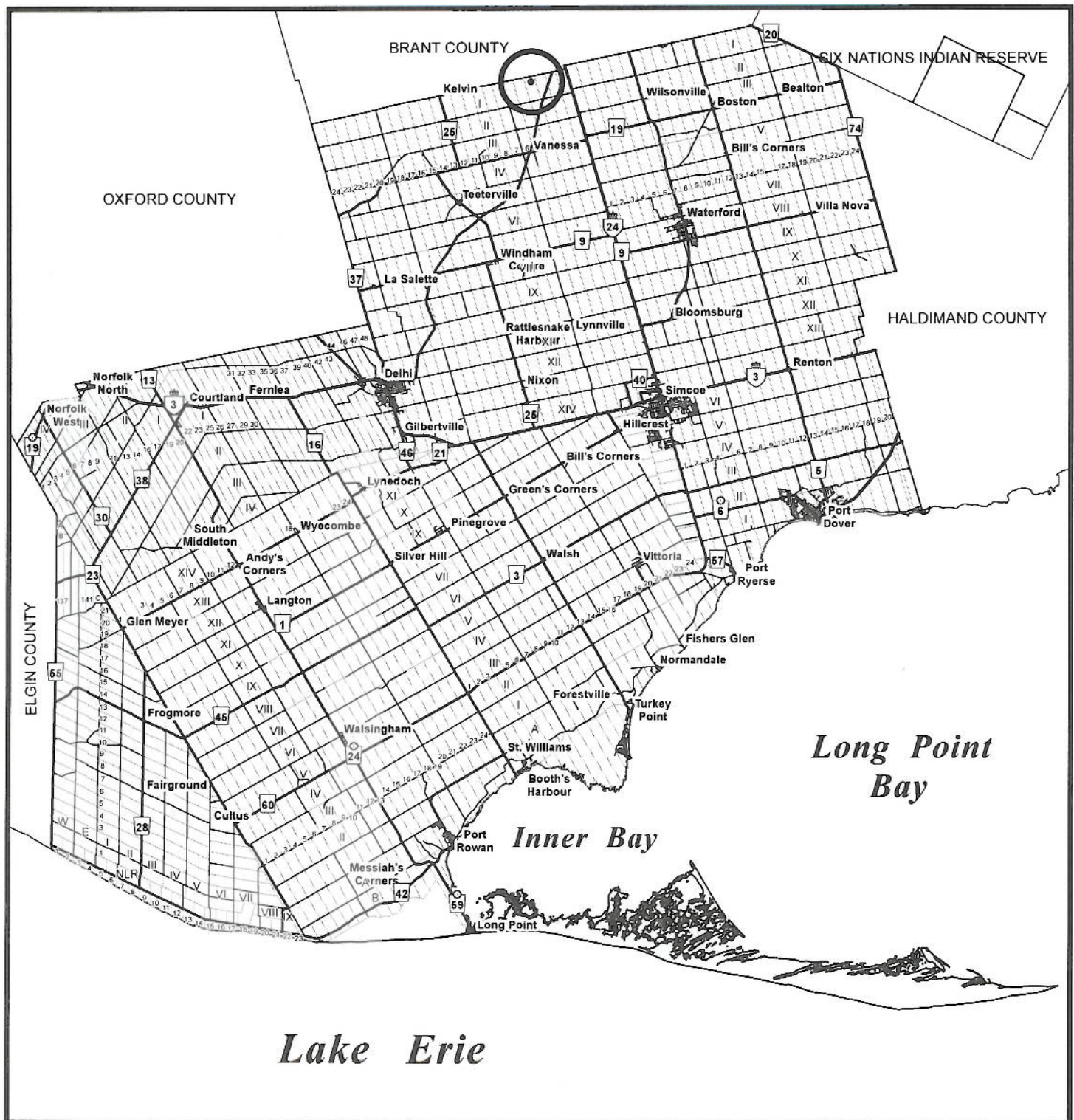
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MAP 1

File Number: AN-054/2007

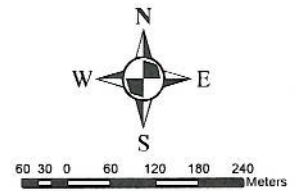
Geographic Township of WINDHAM



MAP 2

File Number: AN-054/2007

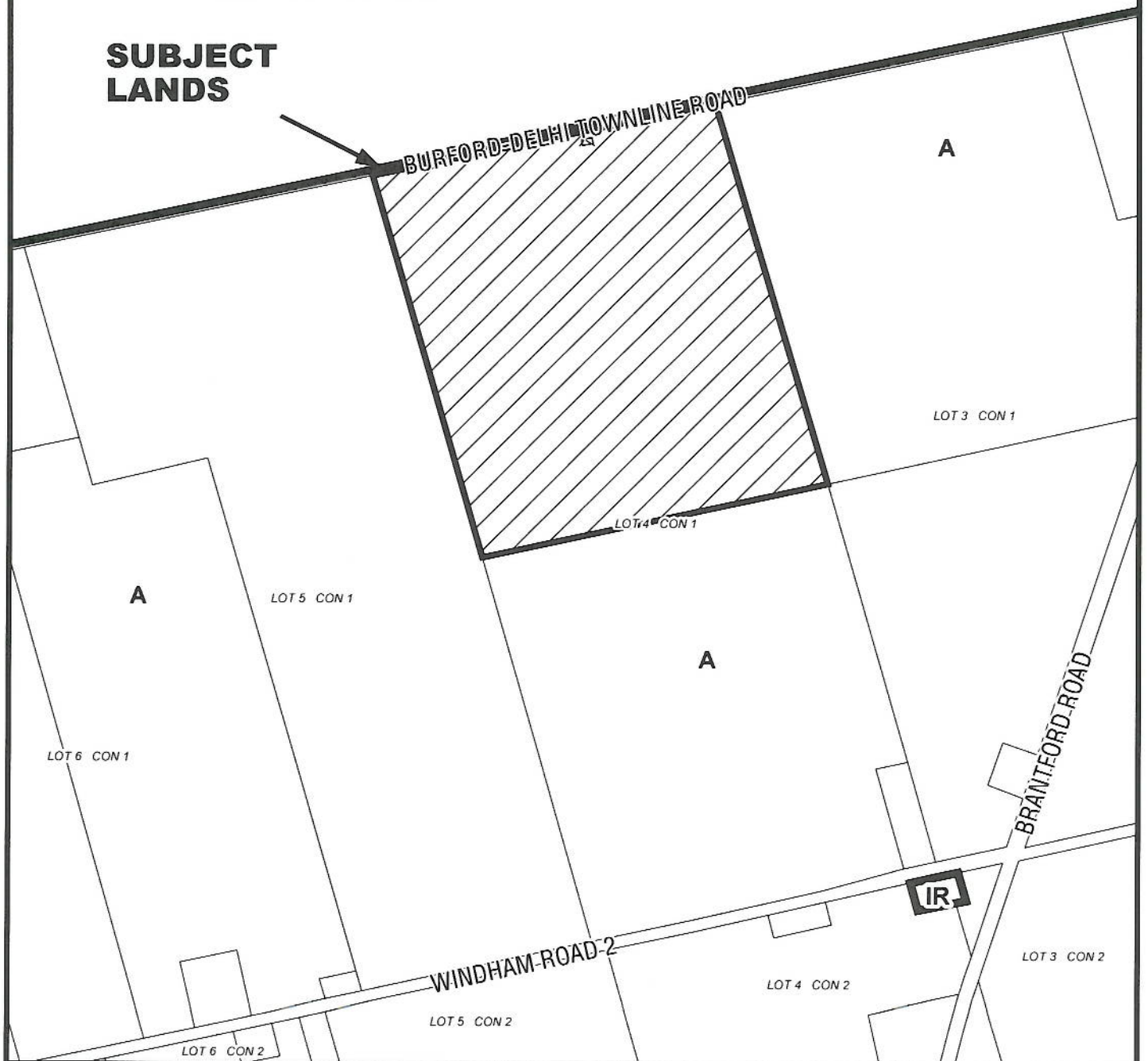
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1:10,000

BRANT COUNTY

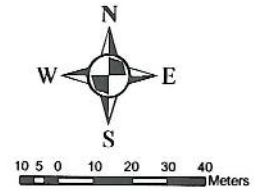
**SUBJECT
LANDS**



MAP 3

File Number: AN-054/2007

Geographic Township of WINDHAM



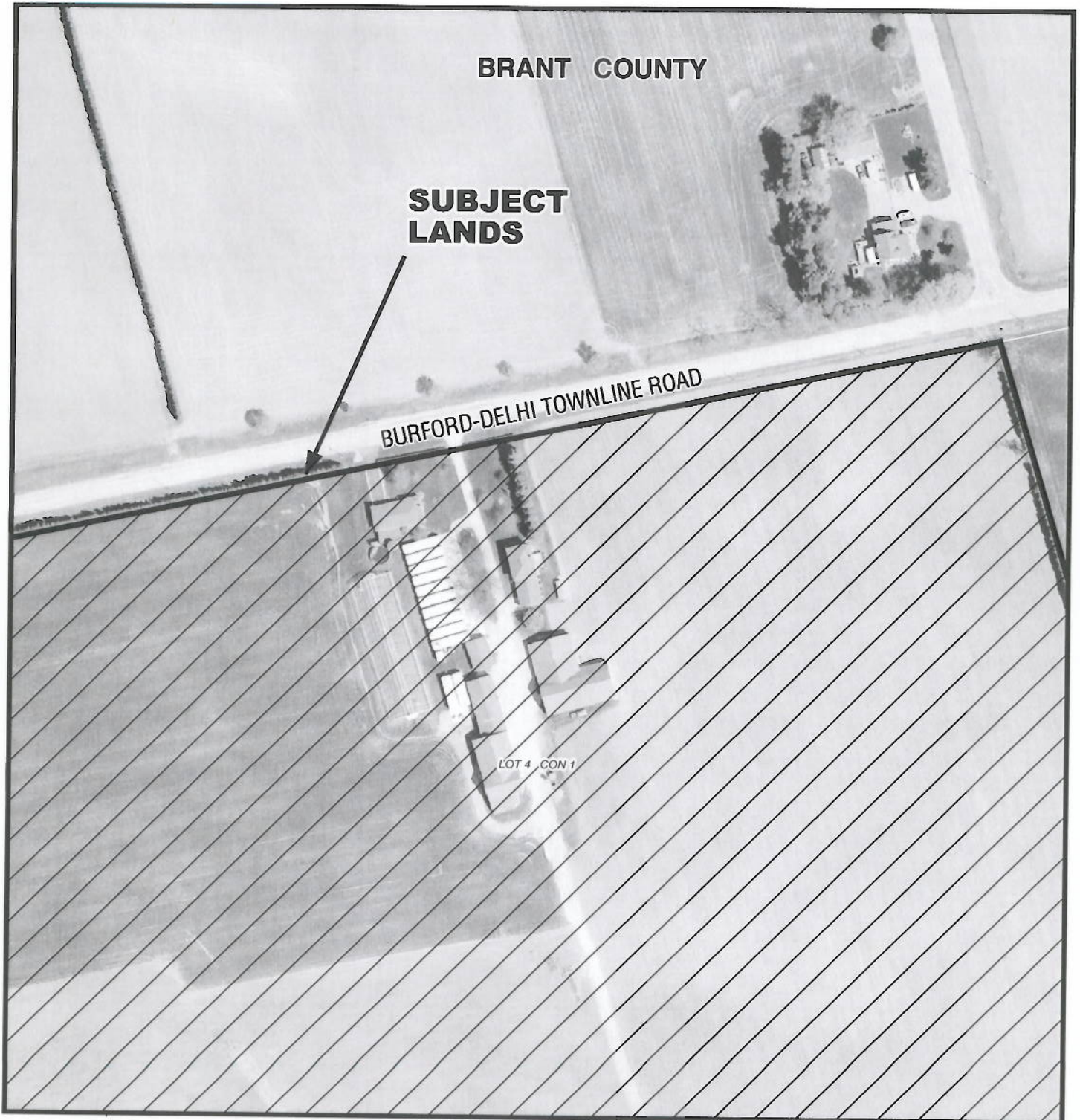
1:2,000

BRANT COUNTY

**SUBJECT
LANDS**

BURFORD-DELHI TOWNLINE ROAD

LOT 4, CON 1



MAP 4

File Number: AN-054/2007

Geographic Township of WINDHAM



NOT TO SCALE

**SUBJECT
LANDS**

BRANT COUNTY

BURFORD-DELHI TOWNLINE ROAD

**EXISTING
DWELLING**

11.00m
(36.10')

LOT 4 CON 1

001-09000

**PROPOSED
ADDITIONS**

GREENHOUSE

KILNS

