



**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:

November 14, 2007

FILE NO.: AN-058/2007

ASSESSMENT ROLL NO.: 3310-543-060-05400

APPLICANT:

Steve Worboys, 37 Willow Ave. Long Point, R. R. #3, Port Rowan, ON N0E 1M0

AGENT:

N/A, ,

LOCATION:

Lot 48, Plan 543-060-054 PRWN (37 Willow Ave., (L. P.,) R. R. 3 Port Rowan)

PROPOSAL:

Relief of 4% from the maximum lot coverage of 30% to allow a new lot coverage 34% to remove existing dwelling and construct a new cottage.

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

CIRCULATION DATE: October 31, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@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: 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

Previous File - AN-011/2006
(Related to Benthouse)
* Projection of the eaves (for the side yard)

Office Use:

File Number: AN-058/2007
Related File: AN-011/2006
Fees Submitted: ✓
Application Submitted: Oct. 11/07
Sign Issued: " "
Complete Application: " "

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: 3310-543-060-054

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-NO 85

A. APPLICANT INFORMATION

Name of Applicant ¹ STEVE WORBOYS Phone # 586-7557
Address 37 WILLOW AV. (P) 4 WINDHAM CRT. R.R. 3 Benthouse Fax # 519-291-2712
Town / Postal Code LISTOWEL ON. N4W3N3 E-mail WORBOYS@KWIC.COM

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

Name of Agent // Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner ² Steve & Heather Worboys Phone # _____
Address same as above 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:
NONE

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>543-060-054</u>	Lot(s) or Block Number(s)	<u>48</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>56'</u>	Depth (metres/feet)	<u>135'</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	<u>37 WILLOW AV. (L.P.) RR3 PORT ROWAN</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):

RELIEF OF ~~30%~~^{47%} LOT COVERAGE TO ALLOW NEW BUILDING

- Would like to remove existing dwelling & bunkie and replace with a new cottage.

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

Relief from the maximum lot coverage requirement of 30% to allow a ~~new~~ lot coverage of 34%

MINOR VARIANCE

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

AREA COVERAGE

- lot exists in current dimensions & would like an updated dwelling

D. PROPERTY INFORMATION

Present official plan designation(s):

L.P. - Resort

Present zoning:

RESIDENTIAL - 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:

COTTAGE - TO BE REMOVED - see diagram

BUNKIE - " " "

BOATHOUSE - REMAINS.

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

PRE
1980

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.

New cottage - see attached diagram
(2 storeys with attached 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:

See diagram

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

JAN. / 08 - likely build in spring of 2008
existing cottage to be removed

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:

2003

Present use of the subject lands:

LIVING AREA / DWELLING

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

- ALWAYS

Existing use of abutting properties:

Dwellings

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:

general knowledge of area.

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:

AN-011/2006

Land it affects:

Subject lands

Purpose:

Relief of .59m (1.9 ft) from inter. side yd N. of 1.2m to permit a side yard of .61m (2 ft) for reconstruction of a beach house

Status/decision:

Approved Mar. 30/06

MINOR VARIANCE

Effect on the requested amendment:

none

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 checked="" 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** *Private 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 applied for a new system

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:

WILLOW AV. (C.P.)

MINOR VARIANCE

I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

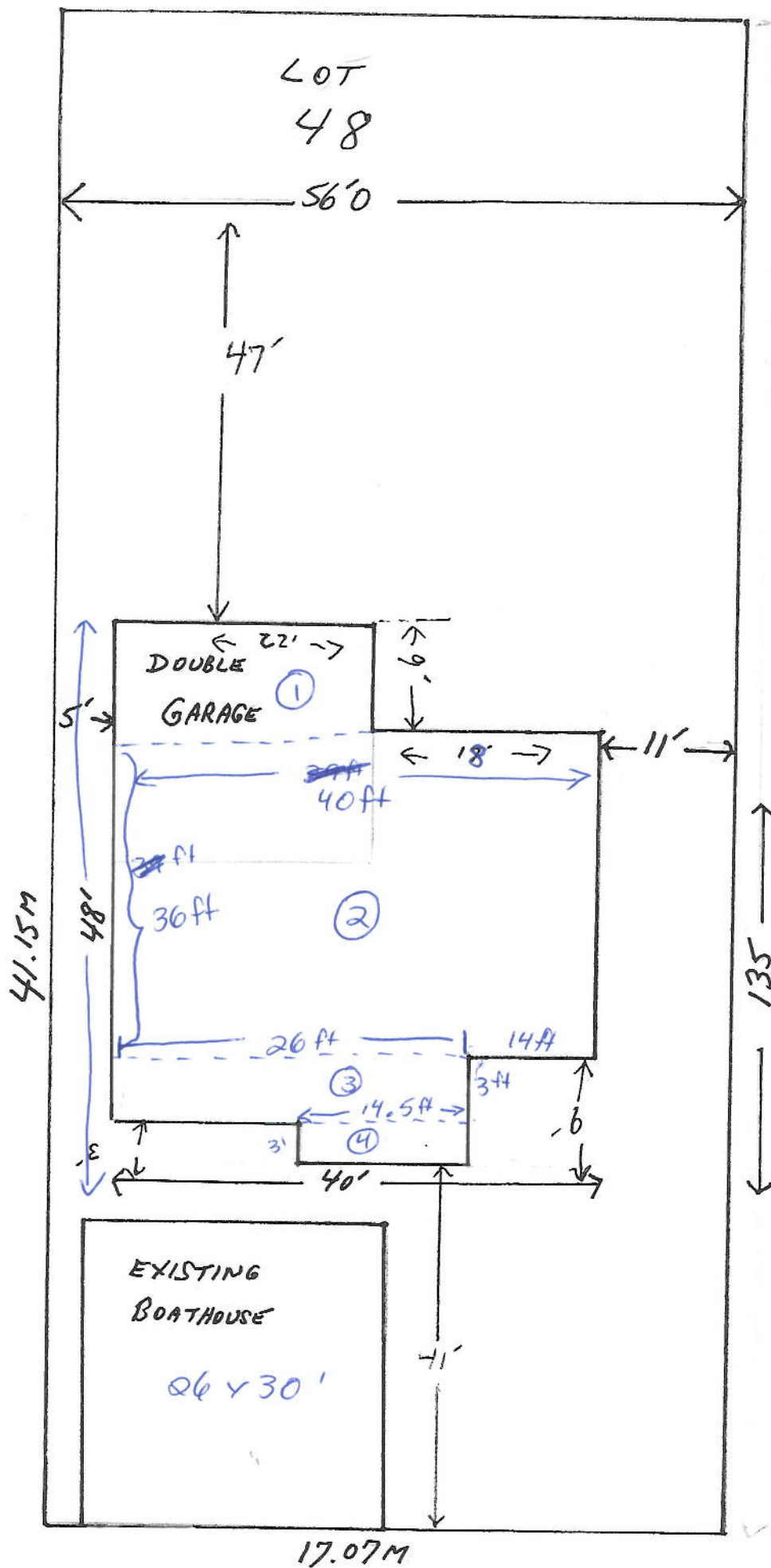
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

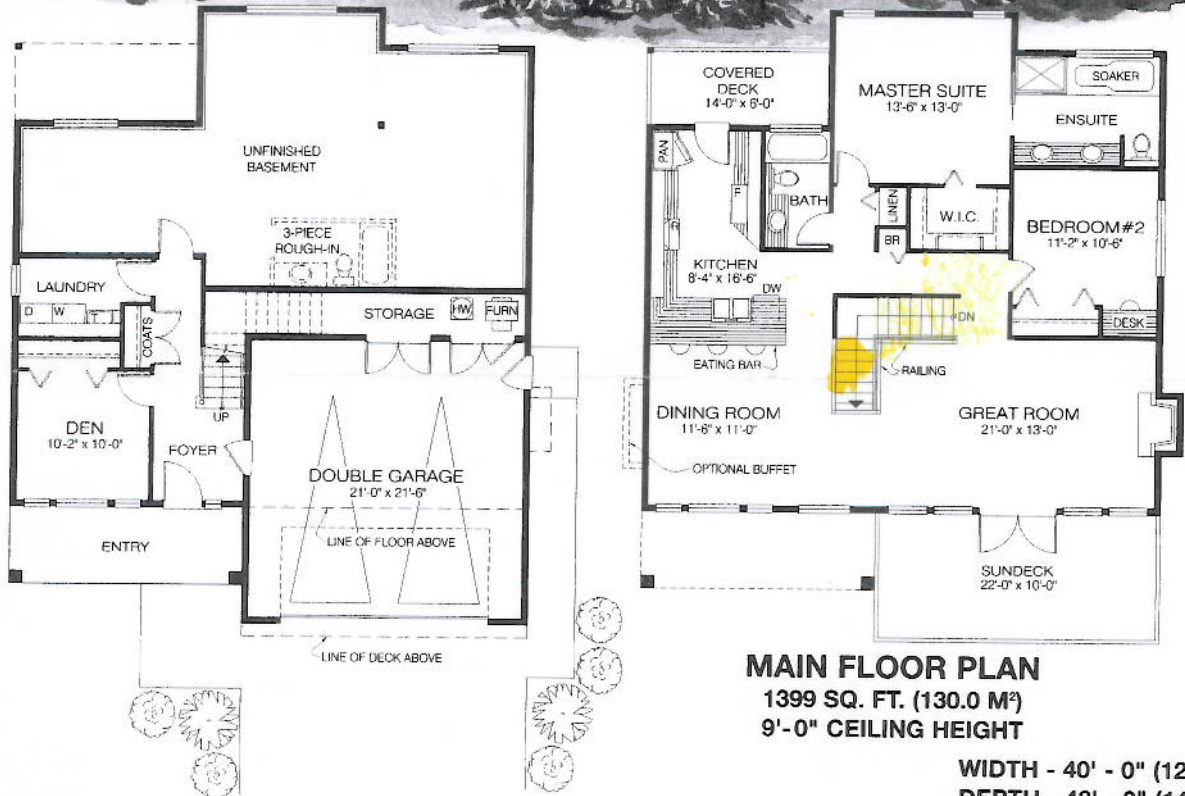
37 WILLOW V.

426 4377

49

Notes
For Lot Coverage.





MAIN FLOOR PLAN

1399 SQ. FT. (130.0 M²)

9'-0" CEILING HEIGHT

WIDTH - 40' - 0" (12.2 M)

DEPTH - 48' - 0" (14.6 M)

BASEMENT FLOOR PLAN

9'-0" CEILING HEIGHT

PLAN NO. 2-2-728

TOTAL 1399 SQ. FT. (130.0 M²)

JENISH HOUSE DESIGN LIMITED

**BASEMENT
ENTRY**



Notes

580.00 - Long Point.

30%

Lot Area - 7560 ft².

Boat house - 26 x 30 780 ft².

Cottage. ① ~~132~~ 6' x 22' = 132 ft²
② ~~152~~ 36' x 40' = 1440 ft²
③. 26' x 3 ft = 78 ft²
④. 14.5 ft x 3 ft = 43.5 ft²

1693.5 ft² wsl

+ 780 ft² Boat house

2473.5 ft²

÷ 7560 ft²

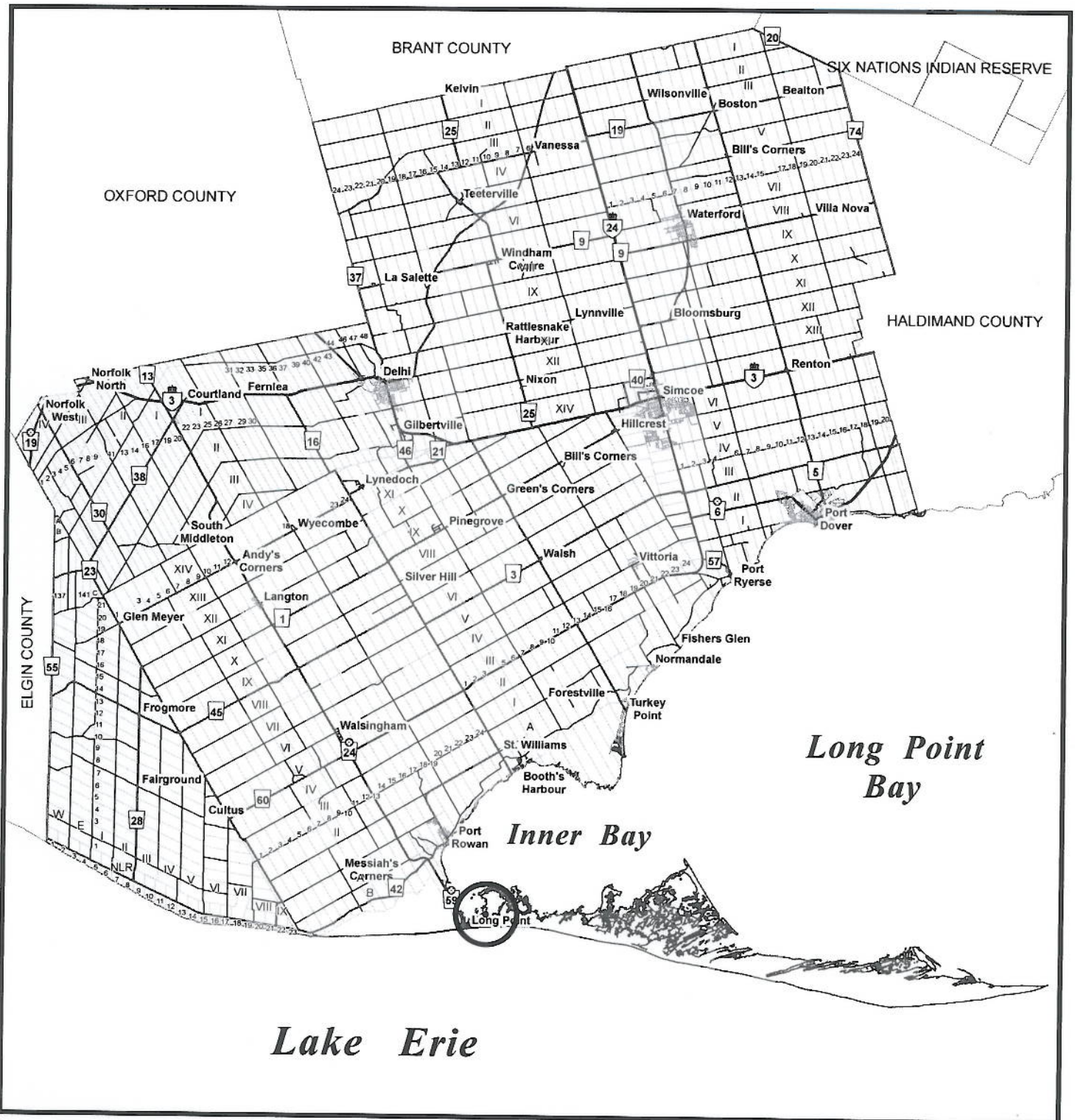
Lot Coverage = 32.7%

Round up to ~~33%~~ 35%.

MAP 1

File Number: AN-058/2007

Geographic Township of SOUTH WALSINGHAM



MAP 2

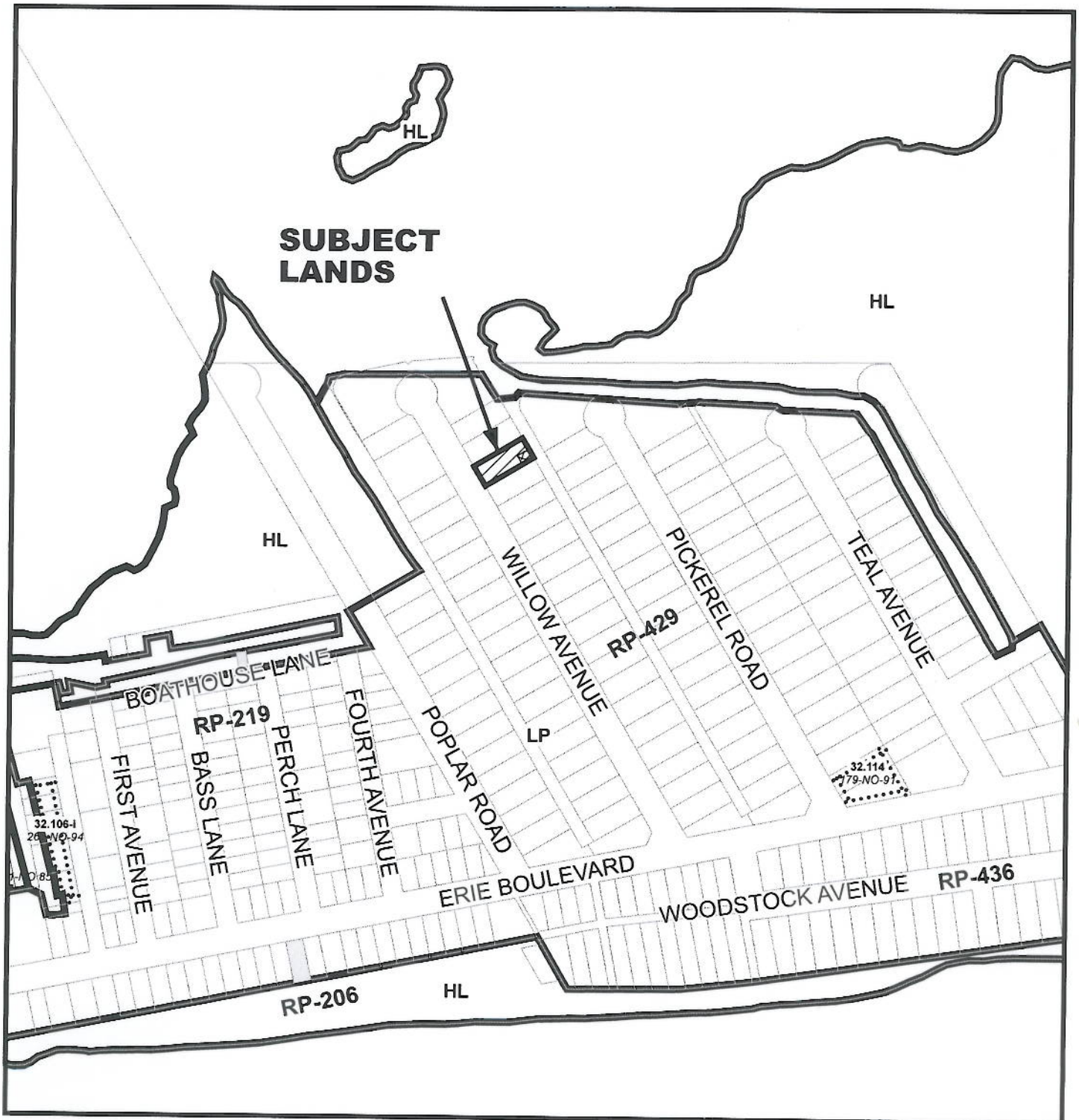
File Number: AN-058/2007

Geographic Township of SOUTH WALSHINGHAM



20 10 0 20 40 60 80 Meters

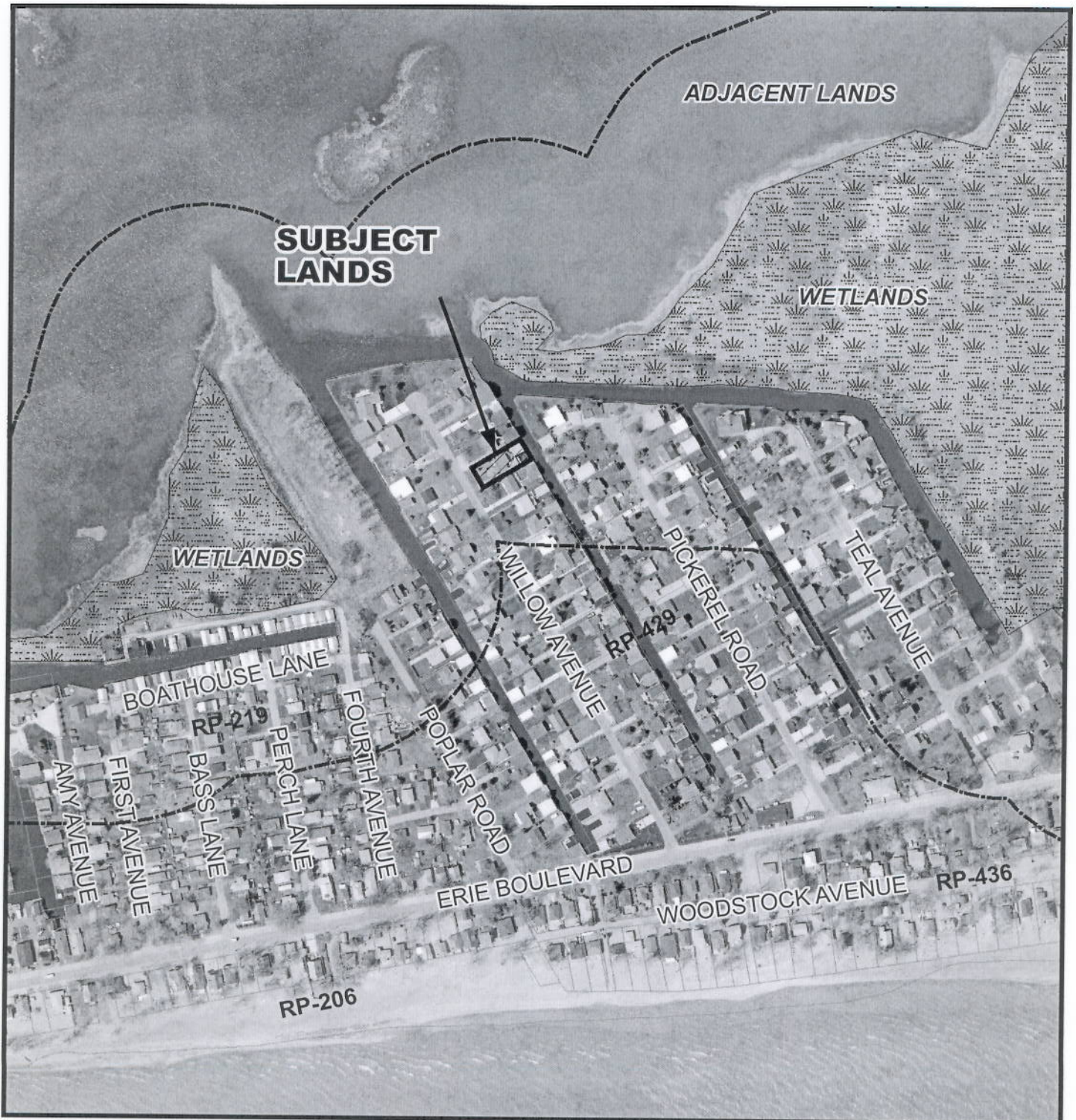
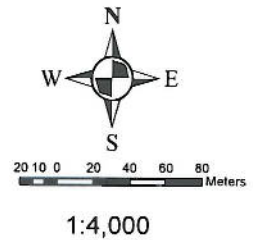
1:4,000



MAP 3

File Number: AN-058/2007

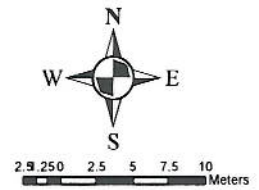
Geographic Township of SOUTH WALSHINGHAM



MAP 4

File Number: AN-058/2007

Geographic Township of SOUTH WALSINGHAM



1:500

