



# COMMENT REQUEST FORM

**FILE NO: ANPL2010051**

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- GIS Section
- Fire/EMS
- Public Works - NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Railway
- Norfolk Power
- Ministry of Transportation
- Conservation Authority
- Elgin County

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 requires your comments by:**

## July 05, 2010

**APPLICANT:**

VERHOEVE NEIL GILBERT, 123 HIGHWAY 19 RR 6 STN MAIN, TILLSONBURG, ON N4G 4G9

**LOCATION:** MID CON 4 NTR PT LOT 1 & 2 (123 HIGHWAY 19)

**ASSESSMENT ROLL NO.:** 3310541010034300000

**PROPOSAL:**

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE CONSTRUCTION OF AN ACCESSORY BUILDING TO A RESIDENTIAL USE REQUIRING RELIEF OF:0.15 m (.5 ft) from the maximum permitted height of 4.5 m (14.75 ft) to permit an accessory building with a height of 4.64 m (15.25 ft).

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**Pam Duesling, MCIP, RPP, Ec.D**  
60 Colborne Street S., Simcoe ON N3Y 4H3  
519-426-5870 Ext. 1342

**EMAIL: [pam.duesling@norfolkcounty.ca](mailto:pam.duesling@norfolkcounty.ca)**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Koren Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Longton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[koren.judd@norfolkcounty.ca](mailto:koren.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.

**CIRCULATION DATE:** June 21, 2010

**MINOR VARIANCE**

OSSPS form given

**Office Use:**

File Number: ANPL2010051  
 Related File: \_\_\_\_\_  
 Fees Submitted: June 4, 2010  
 Application Submitted: May 29, 2010  
 Sign Issued: May 31, 2010  
 Complete Application: June 4, 2010

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: 3310-541-010-03430**

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. 1-2005.

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> NEIL VERHOEVE Phone # 519-688-0534 HOME  
 Address 123 HIGHWAY 19 RR6 Fax # 519-521-6373 CELL  
 Town / Postal Code TILLSONBURG N4G4G9 E-mail \_\_\_\_\_

<sup>1</sup> 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<sup>2</sup> SAME Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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<sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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 mortgages, charges or other encumbrances on the subject lands:

CIBC





**MINOR VARIANCE**

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

§ REQUIRE UPPER STORAGE AREA.

**D. PROPERTY INFORMATION**

Present official plan designation(s):

AG

Present zoning:

AG

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:

HOUSE & ~~SHED~~

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

APPROX 1950

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.

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**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:

37x32 GARAGE

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

FALL 2010

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:

AUG 1993

Present use of the subject lands:

RESIDENTIAL

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

SINCE BUILT.

Existing use of abutting properties:

AG

**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:

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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:

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Land it affects:

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Purpose:

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Status/decision:

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**MINOR VARIANCE**

Effect on the requested amendment:

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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:

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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:

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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 wellhead (class 1, 2 or 3) or other environmental feature	<input checked="" type="checkbox"/> Yes <input 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:

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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:

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Name of road/street:

Highway 19

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**MINOR VARIANCE**

**I. OTHER INFORMATION**

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

Yes       No

If yes, describe:

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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.

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# ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.  
 Simcoe, ON  
 N3Y 2J4  
 519-426-4377  
 Langton: 22 Albert St.  
 Langton, ON  
 N0E 1G0  
 519-875-4485

**PROPERTY INFORMATION** 33-10-541-010-043  
 STREET # 123 Highway 19 ZONING AGRICULTURAL

## ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>					
LOT FRONTAGE	<input type="text"/>					
FRONT YARD SETBACK	<input type="text"/>					
EXTERIOR SIDE YARD	<input type="text"/>					
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>					
INTERIOR SIDE YARD (LEFT)	<input type="text"/>					
REAR YARD SETBACK	<input type="text"/>					
DWELLING UNIT AREA	<input type="text"/>					
% LOT COVERAGE	<input type="text"/>					
BUILDING HEIGHT	<input type="text"/>					
ACCESSORY BUILDING	4.5 m	14.75 ft	4.64 m	15.25	.15m	.05 ft
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>					

ADDITIONAL COMMENTS: height of the accessory building exceeds the max height between eaves and ridge

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

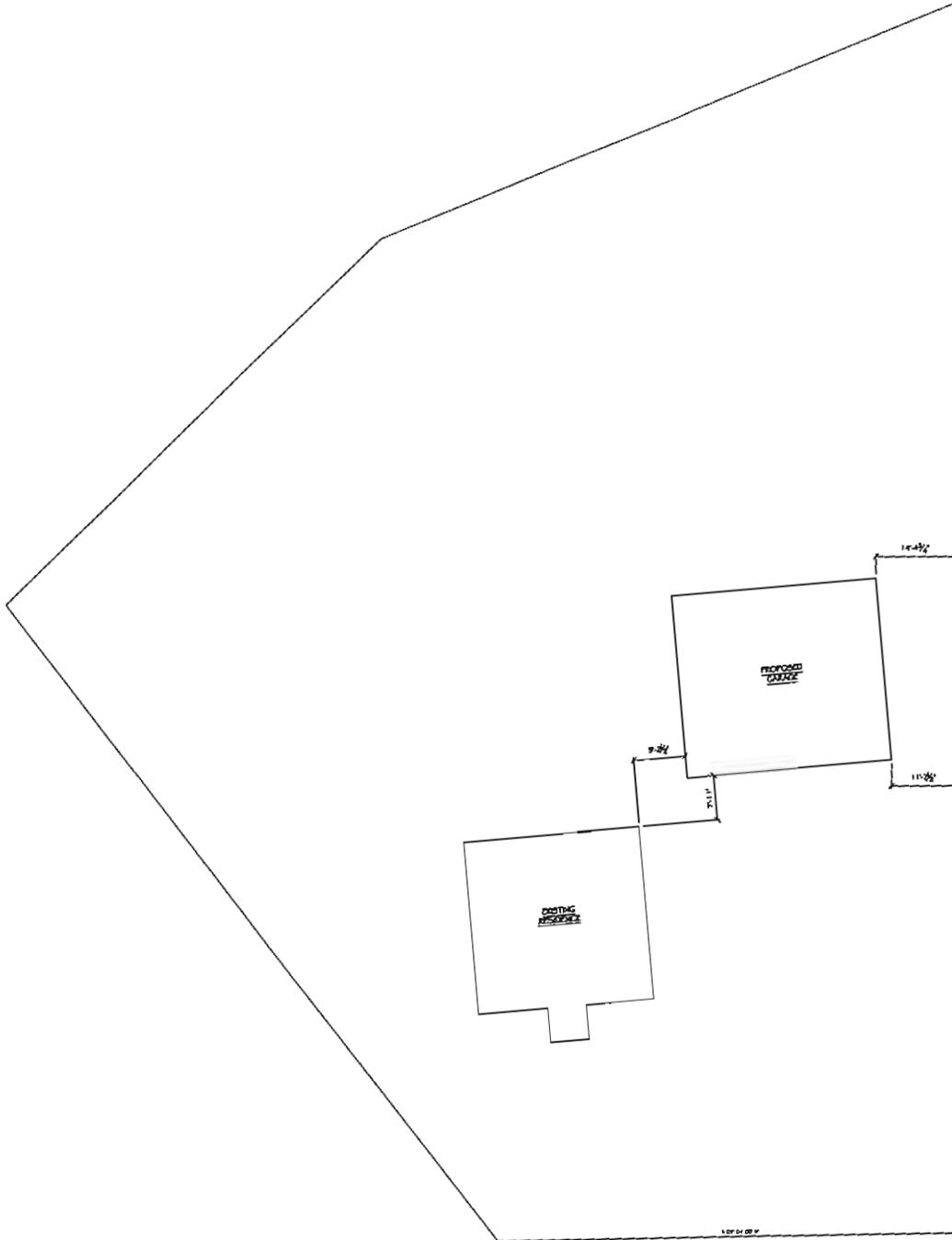
MAY 27 / 2010  
 Signature of owner or authorized agent Date

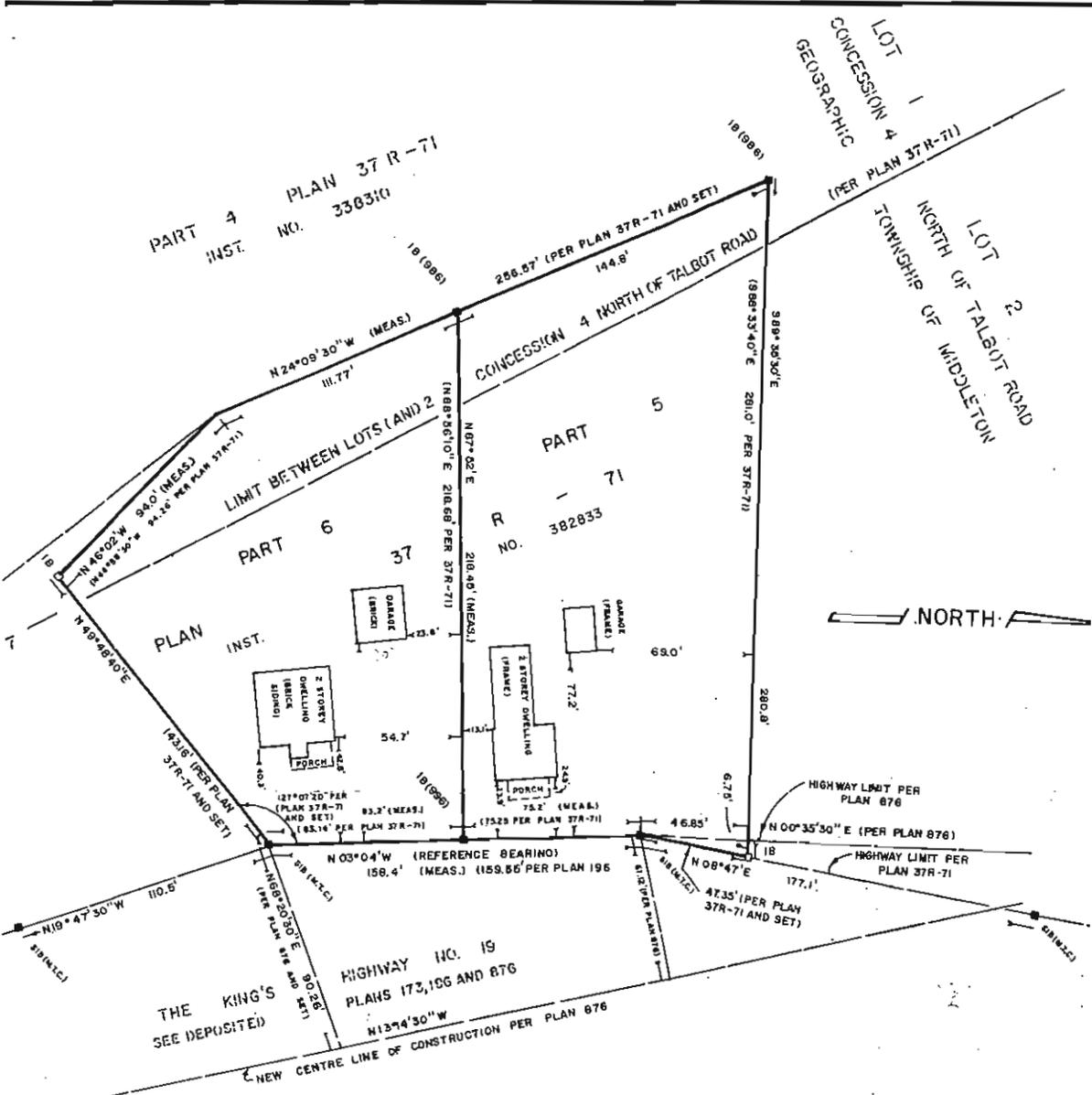
PREPARED BY:

AS PER:

MAY 27 / 10  
 Signature of building inspector Date

Fritz R. Enzlin CBCO, CRBO  
 Chief Building Official  
 Manager, Building & Bylaw Division  
 Norfolk County





**BUILDING LOCATION SURVEY OF  
PART OF LOTS 1 AND 2  
CONCESSION 4 NTR  
GEOGRAPHIC TOWNSHIP OF MIDDLETON  
TOWNSHIP OF NORFOLK  
REGIONAL MUNICIPALITY OF  
HALDIMAND-NORFOLK**

SCALE - 1 INCH = 40 FEET

**KIM. S. HUSTED O.L.S.  
1987**

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE 3RD DAY OF NOVEMBER 1987

DATE \_\_\_\_\_  
**KIM. S. HUSTED**  
ONTARIO LAND SURVEYOR

**NOTES**  
1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
WESTERLY LIMIT OF THE KING'S HIGHWAY NO. 19 AS SHOWN ON  
PLAN 196 HAVING A BEARING OF N 03° 04' W

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - DENOTES ROUND
  - (WIT) DENOTES WITNESS
  - (MTR) DENOTES MASTROD O.L.S.
  - (MTRC) DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS

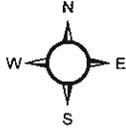


# MAP 1

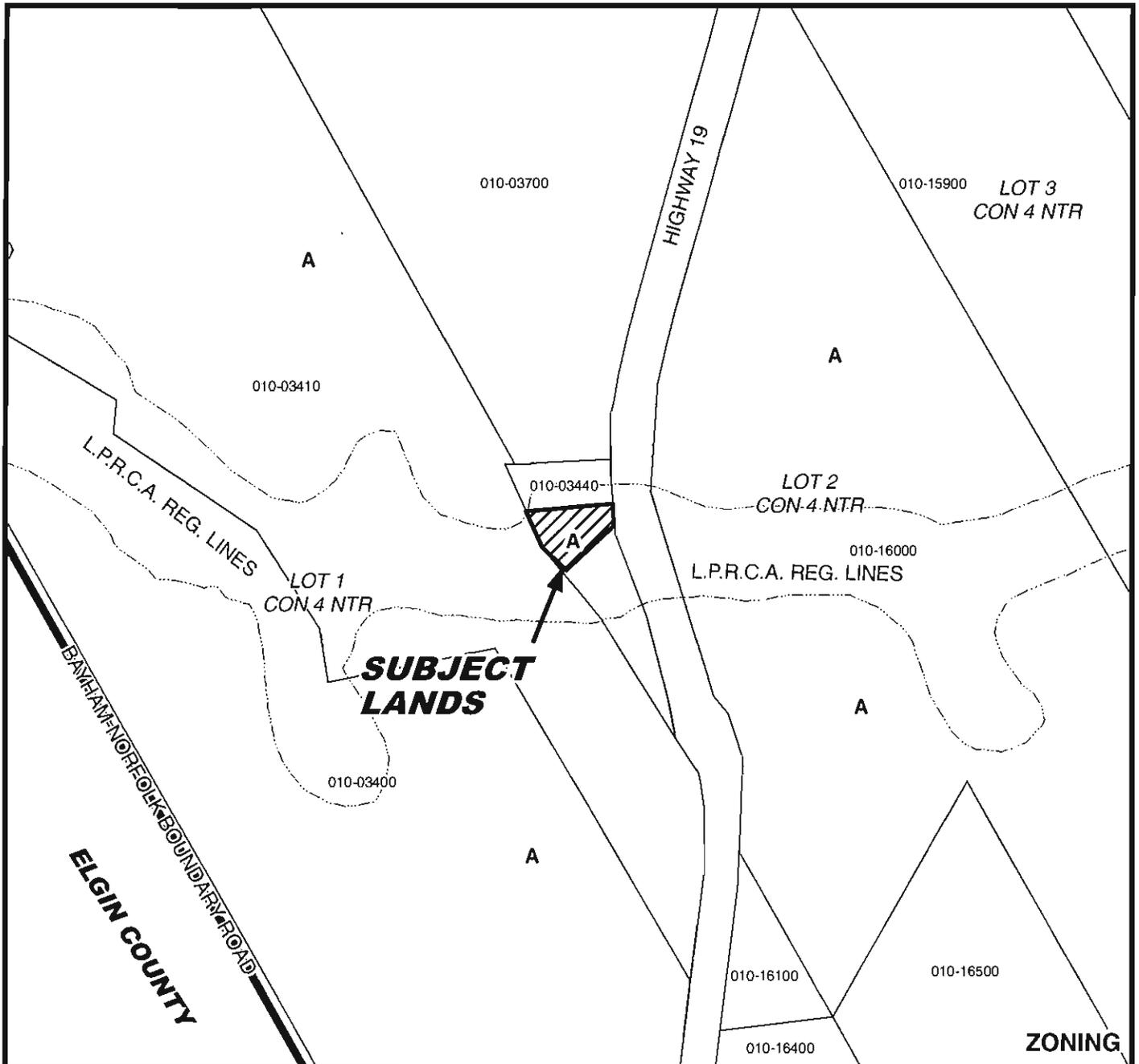
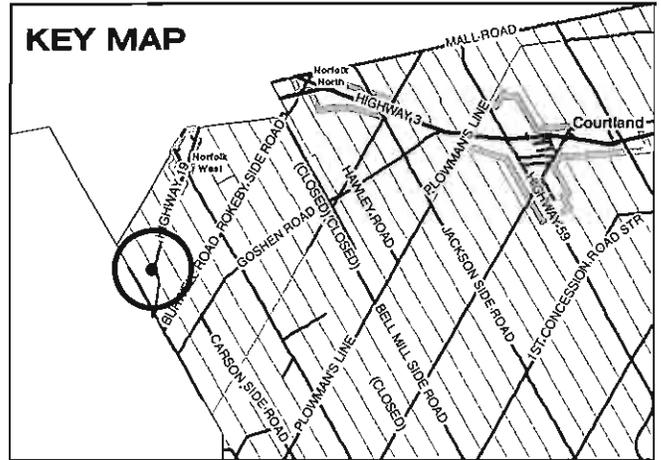
File Number: ANPL2010051

Geographic Township of

## MIDDLETON



1:5,000



# MAP 2

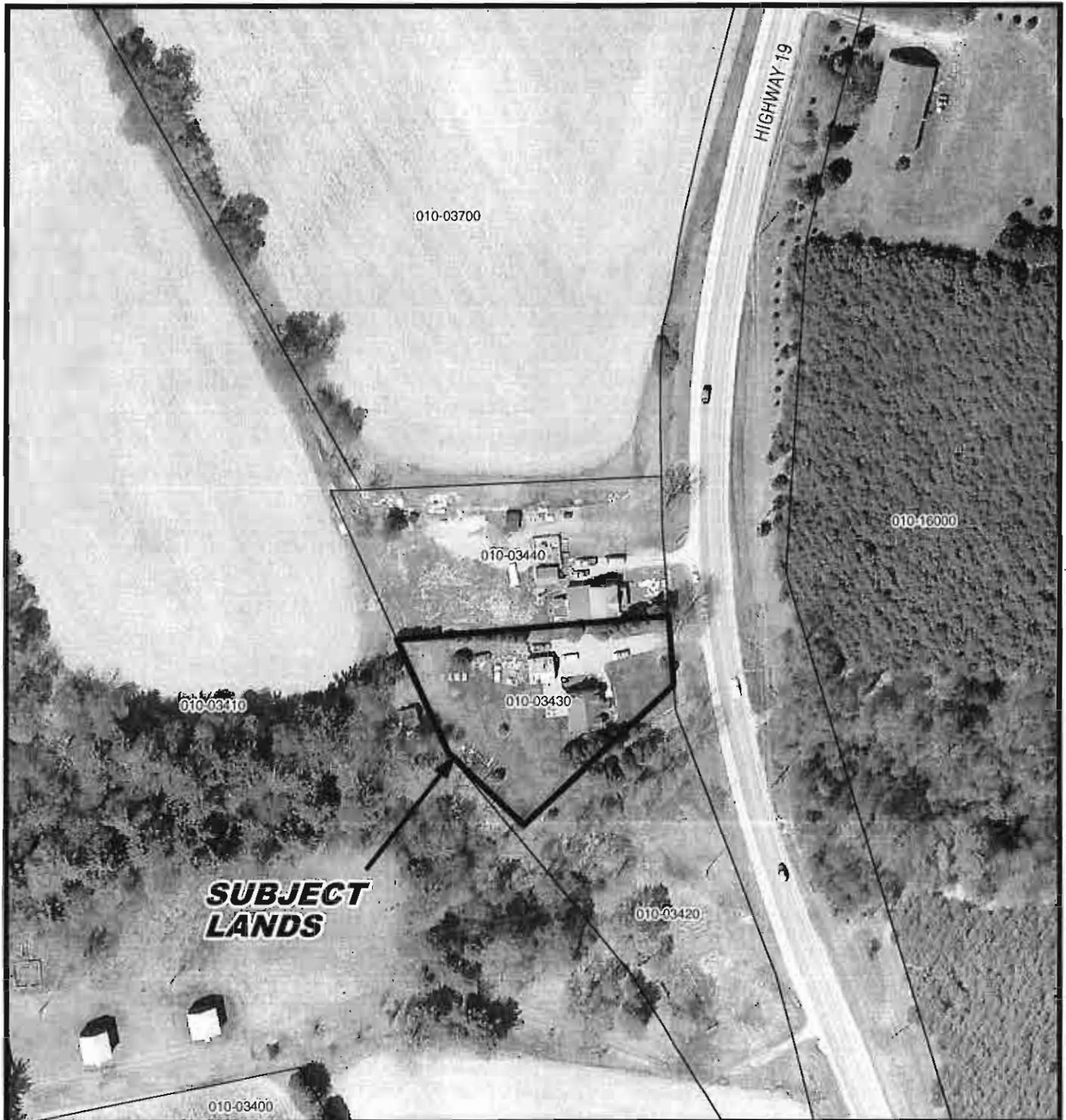
File Number: ANPL2010051

Geographic Township of MIDDLETON



10 5 0 10 20 30 40 Meters

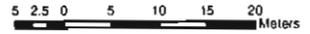
1:1,500



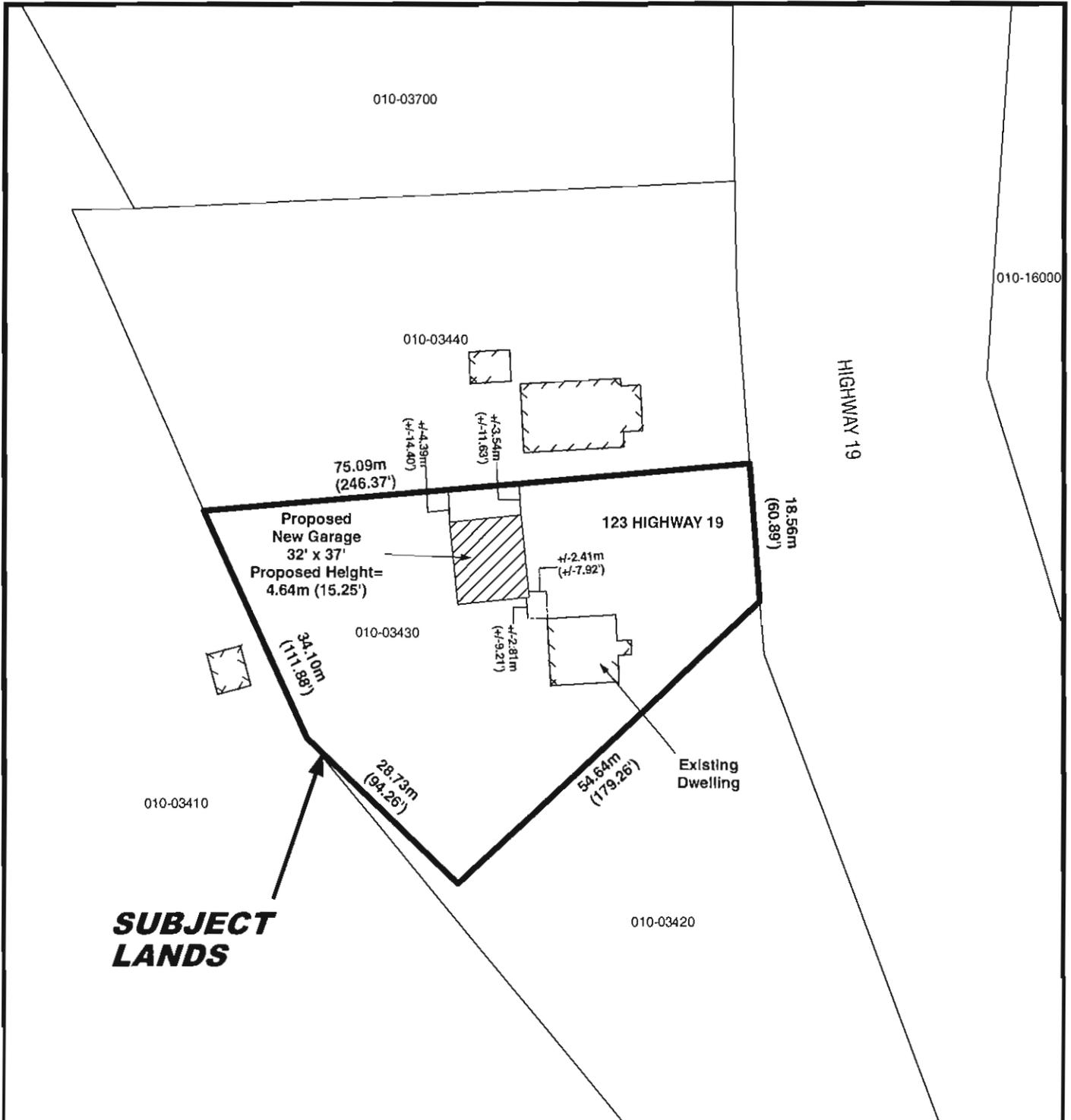
# MAP 3

File Number: ANPL2010051

Geographic Township of MIDDLETON



1:750



**LOCATION OF LANDS AFFECTED**  
**File Number: ANPL2010051**  
**Geographic Township of MIDDLETON**

