



COMMENT REQUEST FORM

FILE NO: ANPL2010076

☒ 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
☒ Oxford 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:**

AUGUST 3RD, 2010

APPLICANT:

GENTRAC BUILDING CORPORATION, 18 HARVEY ST. TILLSONBURG, ON N4G 3J6

LOCATION: MID CON 4 NTR PT LOT 3 (254 COUNTY ROAD 19)

ASSESSMENT ROLL NO.: 3310541010157100000

PROPOSAL:

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE CONSTRUCTION OF A SINGLE DETACHED DWELLING REQUIRING RELIEF OF:

3 m (9.84 ft) from the required lot frontage of 30 m. (98.43 ft) to permit a lot frontage of 27 m. (88.58 ft)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1290

EMAIL: shirley.cater@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 application, you must make a written request to:

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

CIRCULATION DATE: July 19th, 2010

No change.

MINOR VARIANCE

Office Use:

File Number:

ANPL2010076

Related File:

Fees Submitted:

Application Submitted:

July 7, 2010

Sign Issued:

July 7, 2010.

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: 3310-541-010-15710

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. 4+N085

A. APPLICANT INFORMATION

John Gilresy 688-8049(c)

Name of Applicant¹ GENTRAC BUILDING CORP

Phone #

519-842-9090

Address 18 HARVEY STREET

Fax #

519-842-7989

Town / Postal Code TILLSONBURG ON N4G 3J6

E-mail

gentrac@bellnet.ca

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 Owner² OLIVER & NANCY VANDERWOLF

Phone #

1519-645-9134

Address 46 PARK STREET

Fax #

Town / Postal Code INGERSOLL ON N5C 1B5

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 sent³:



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 mortgages, charges or other encumbrances on the subject lands:



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	MIDDLETON	Urban Area or Hamlet	
Concession Number	4, N.T.R.	Lot Number(s)	PART OF LOT 3
Registered Plan Number	37 R-5522	Lot(s) or Block Number(s)	50144
Reference Plan Number		Part Number(s)	PART 1 & PART 2
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	1.148 + 0.154
Municipal Civic Address	254 COUNTY ROAD 19 (PLANK ROAD)	(PART 1)	(PART 2)

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No.

If yes, describe the easement or covenant and its effect:

UNION GAS EASEMENT @ FRONT OF PROPERTY

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):

RESIDENTIAL DWELLING

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

BY-LAW REQUIREMENT OF 30 M FRONTAGE. CURRENTLY
± 27 M

MINOR VARIANCE

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

CONFIGURATION OF LOT
CONSENT PREVIOUSLY GRANTED APRIL 11, 1990 (SEE COPY OF
LETTER ATTACHED)

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:

N/A

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

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.

RESIDENTIAL TWO BEDROOM DWELLING WITH
ATTACHED TWO CAR 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 ATTACHED DRAWINGS AND SITE PLAN

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

ASAP

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:

OCTOBER 31, 2006

Present use of the subject lands:

WOODED LOT - VACANT

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

Existing use of abutting properties:

FARM LAND / RESIDENTIAL DWELLING

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 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 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:

LOT GRADING APPROVED BY MUNICIPALITY

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:

COUNTY ROAD 19 (PLANK ROAD)

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

Construct ASAP. - PRIOR TO WINTER CONDITIONS

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.

- CONSENT PREVIOUSLY GRANTED APRIL 11, 1990
- FILE RECORDS INDICATE FRONTAGE REQUIREMENT WAS
SATISFIED AT TIME CONSENT GRANTED



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

STREET # 254

ROLL No. 3310541010157100000

LEGAL DESCRIPTION:
MID CON 4 NTR PT LOT 3 RP,
37R5522 PARTS 1 & 2, IRREG, 1.30AC
71.13FR D

UNIT #

TOWNSHIP Norfolk - Middleton

STREET NAME HIGHWAY 19

ZONING A 1-NO85

ZONING DEFICIENCY

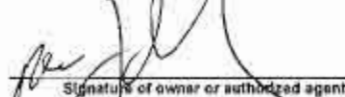
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA					n/a	
LOT FRONTAGE	30	98.42	27	88.58	3	9.84
FRONT YARD SETBACK					-	
EXTERIOR SIDE YARD					-	
INTERIOR SIDE YARD (RIGHT)					-	
INTERIOR SIDE YARD (LEFT)					-	
REAR YARD SETBACK					-	
DWELLING UNIT AREA					-	
% LOT COVERAGE					-	
BUILDING HEIGHT					-	
ACCESSORY BUILDING					-	
ACCESSORY BUILDING COMMENTS	n/a					
PARKING SPACES					-	

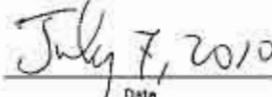
ADDITIONAL COMMENTS:

Proposed frontage taken from scaled survey.

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.


Signature of owner or authorized agent



Date

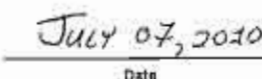
(subject to comment by
Jim McIntosh)

PREPARED BY: Bill Brouwer

AS PER:

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


Signature of building inspector

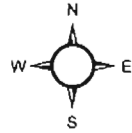

Date

MAP 1

File Number: ANPL2010076

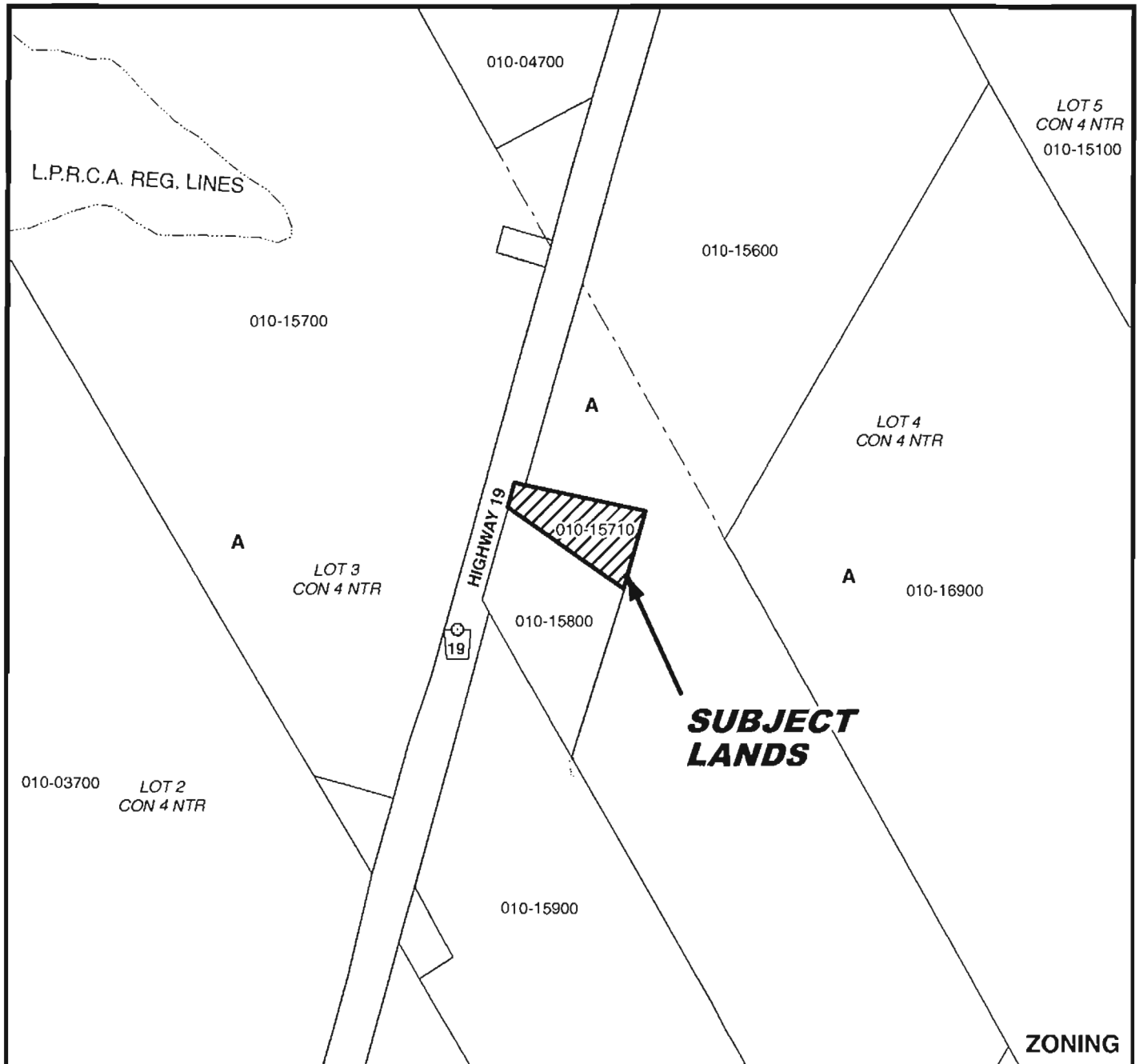
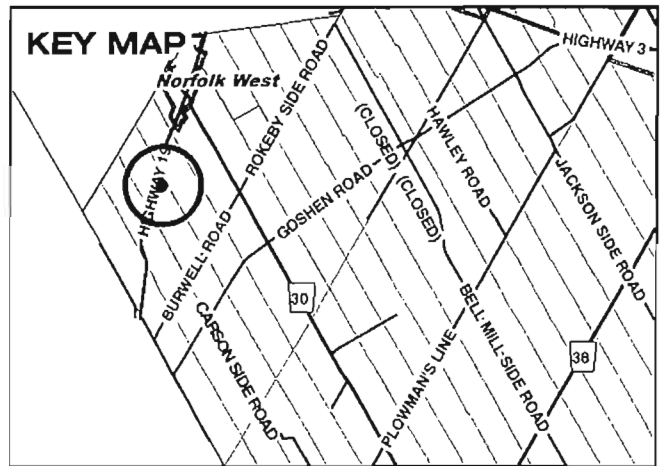
Geographic Township of

MIDDLETON



1:5,000

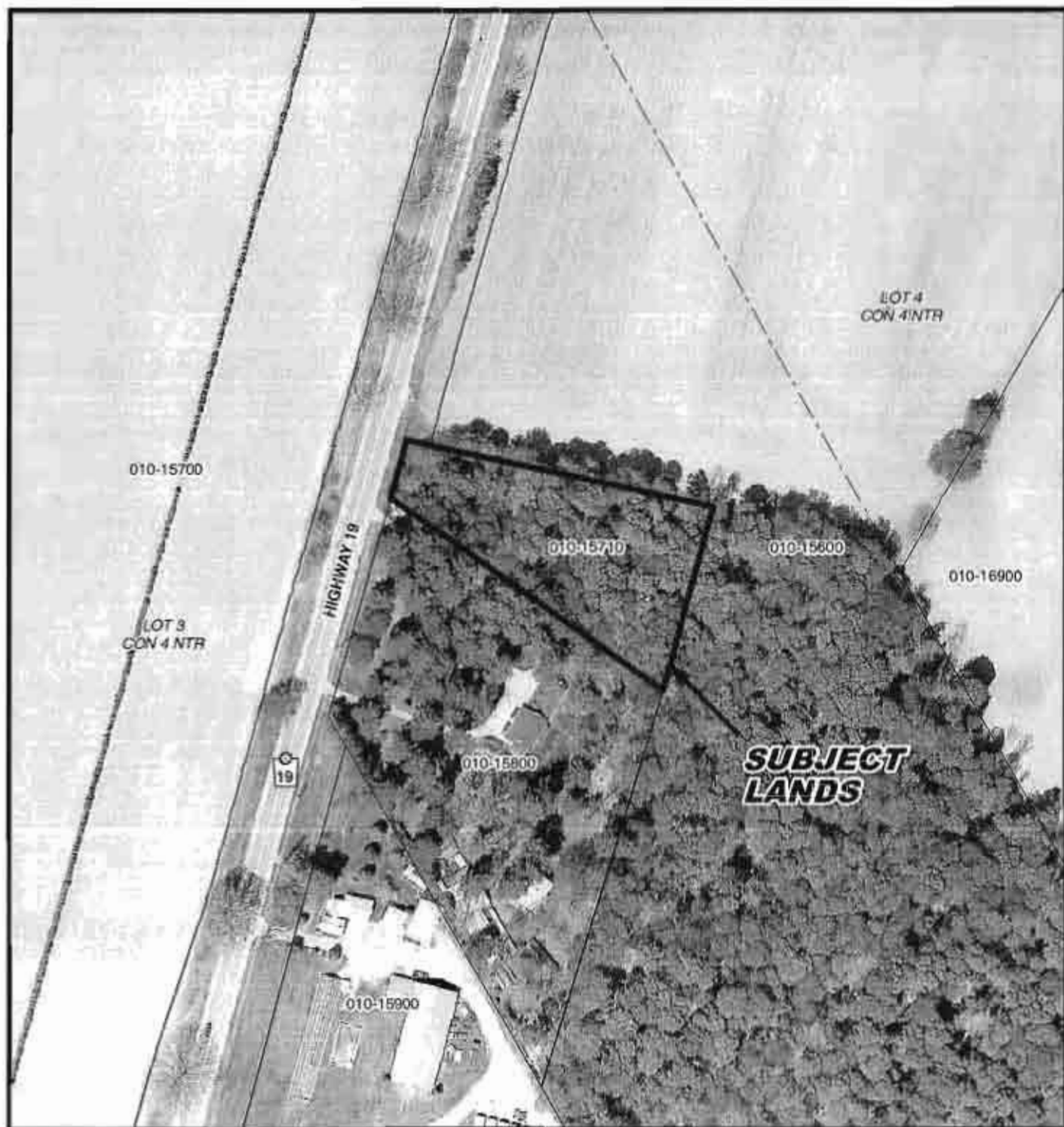
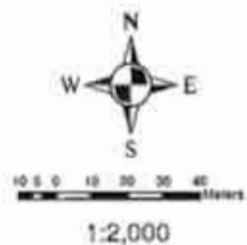
60 30 0 60 120 180 240 Meters



MAP 2

File Number: ANPL2010076

Geographic Township of MIDDLETON



MAP 3

File Number: ANPL2010076

Geographic Township of MIDDLETON

