



## COMMENT REQUEST FORM

**FILE NO: ANPL2010096**

<input checked="" type="checkbox"/> Building Department	<input type="checkbox"/> Railway
<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"/> GIS Section	<input type="checkbox"/> Conservation Authority
<input checked="" type="checkbox"/> Fire/EMS	
<input checked="" type="checkbox"/> Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.	

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:**

**SEPTEMBER 7<sup>TH</sup>, 2010**

**APPLICANT:**

BERTIN JAMES

BERTIN SANDRA, 75 GOLDEN MEADOW DR PORT DOVER, ON N0A 1N3

**LOCATION:** PLAN 37M29 LOT 21 (75 GOLD MEADOW)

**ASSESSMENT ROLL NO.:** 3310334030136400000

**PROPOSAL:**

AN APPLICATION HAS BEEN RECEIVED TO ALLOW A 2 METRE HIGH FENCE IN THE EXTERIOR SIDE YARD AND IN THE SIGHT TRIANGLE REQUIRING RELIEF OF:

Section 3.32 fences in the sight triangle;

Section 3.12 fence height in exterior side yard - Relief of 1 m (3.28 ft.) from the maximum permitted fence height of 1.0 m (3.28 ft.) to allow a fence height of 2.0 m (6.56 ft.)

---

**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)

---

**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](mailto: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:** August 23<sup>rd</sup>, 2010

MINOR VARIANCE

Office Use:

File Number:

ANPL 2010 096

Related File:

Fees Submitted:

Aug 3, 2010

Application Submitted:

Aug 3, 2010

Sign Issued:

Aug 3, 2010

Complete Application:

Aug 3, 2010

WZ

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: 3310-334-030-136-40

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<sup>1</sup> JAMES H BERTIN Phone # 905-630-3588  
Address 75 - MEAD GOLDEN MEADOW Fax #  
Town / Postal Code PORT DOVER NOAIN3 E-mail bertinhorses@yahoo.com  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Same 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 mortgagees, charges or other encumbrances on the subject lands:

NIL

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>Port Dover</u>
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	<u>37M-29</u>	Lot(s) or Block Number(s)	<u>lot 21</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>25m.</u>	Depth (metres/feet)	<u>to 52m (or 28m)</u>
Width (metres/feet)	_____	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>app. 0.23 acres @ 11ha.</u>
Municipal Civic Address	<u>75 Golden Meadow</u>		<u>N0A1N3</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):

For privacy I would like to keep the height of the fence the way it is in the same location

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

Relief of Section 3.32 regarding side fences in the right triangle to permit the 2 m. high fence to remain in the right triangle  
Relief of Section 3.12 regarding height of fence in exterior side yard. - relief of 1 m. from the permitted 1 m height to permit a 2 m. high fence.

## MINOR VARIANCE

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

because the job was completed, and Cockshut is a very busy + noisy rd. We wanted some privacy. I feel it is a safe corner to get out of Forrest wood on to Cockshut rd.

### D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R1A

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:

I purchased this property Feb 27/10 and closed May 27/10 approx 1700sqft bungalow with two car garage. See attached photos + house layout

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

it was a model home built within 2009 and 2010

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.

## 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:

NONE

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

N/A

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:

May 27/2010

Present use of the subject lands:

S.F.D.

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:

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 type="checkbox"/> Yes	<input checked="" 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

## 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 ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

---

Name of road/street:

*Golden Meadow*

---





## ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-375-4485

### PROPERTY INFORMATION

STREET # 75

ROLL No. 3310334030138400000

LEGAL DESCRIPTION:  
PLAN 87M29 LOT 21, IRREG, 82.02FR  
180.81D

UNIT #

TOWNSHIP Nanlicoke - Port Dover

STREET NAME GOLDEN MEADOW DR

ZONING R1-A

### ZONING DEFICIENCY

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

ADDITIONAL COMMENTS: SECTION 3.32 REQUIRES A 9 METRES SIGHT TRIANGLE FOR FENCES REQUIRES RELIEF OF 9 METRES

SECTION 3.12 (a) THE HEIGHT OF FENCE IN THE REQUIRED EXTERIOR YARD IS 2.0 METRES AND MAXIMUM HEIGHT SHALL BE 1.0 METRE. THEREFORE THE HEIGHT OF FENCE IN THE REQUIRED EXTERIOR YARD IS 1 METRE OVER THE REQUIRED HEIGHT.

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.

James H. Borthwick Aug 3/10  
Signature of owner or authorized agent Date

PREPARED BY: LAUREL LEE SOWDEN

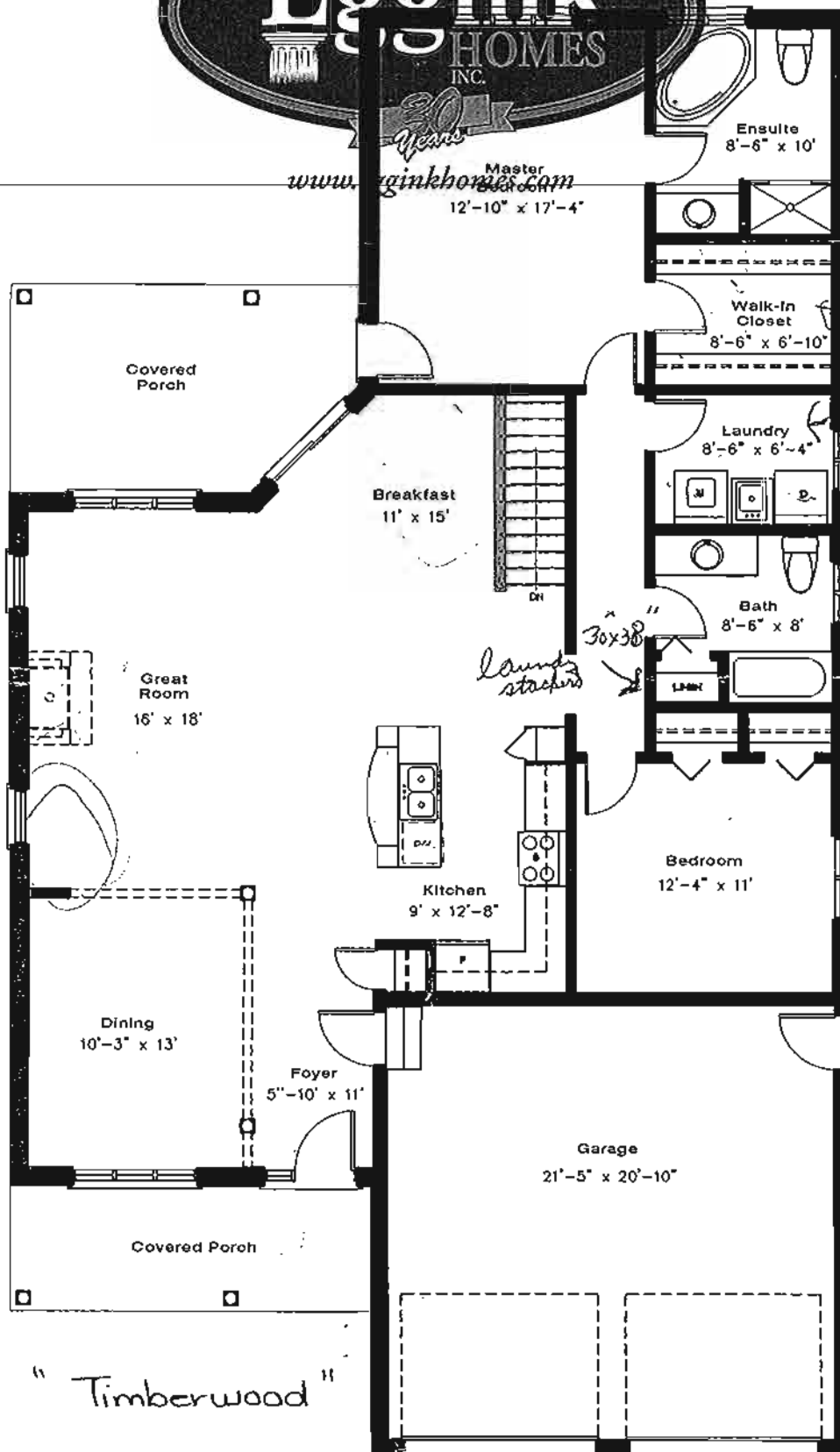
AS PER:

Laurel Lee Sowden Aug 3/10  
Signature of building inspector Date

Fritz R. Enzlin OBCO, ORSO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County



www.egginkhomes.com Master  
12'-10" x 17'-4"



"Timberwood"

**STU NOVEN**

ALLIANCE FOR ROAD BETWEEN LOTS 12 &  
(HURFOLK COUNTY ROAD NO. 5 - AS WIDENED)

5-44-20W 156.93  
15-44-20W 156.90

from ref 37M-29  
lot 21



See  
Enlargement  
No. 2

✓  
pk 25

**\$12 20.00**

MOB-05-404

N81-54-20E 52.25

21

17. B3  
A15-44-20

N74 15-4CE 55.00

**F O R E S T  
W O O D**

N74-45-40E 67.78

27. 40

Staten Medow Dr.

ENLARGEMENT  
/ No. 3

**BLOCK 24**  
**(0.3 RESERVE)**

RESERVE)  
BLOCK 25  
BLOCK 26

FOREST WOOD

**BYLAW 50-87**

--- THE ROCKHILL ROAD

PLAN E 81

LOWANCE FOR ROAD BETWEEN 1912

ROAD NO. 5 - AS WIDENED

N 15° 44' 20" W 393.12 (1982)  
 (15° 23' W PLAC 1) —

115°44'20"W  
39°12' (MEAN)  
115°49' W PLAC 11

See  
Enlargement  
--No. 2

**GOLDEN**

**SILVER  
BERY  
COURT**

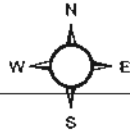
FOREST  
WOOD  
BLOCK

11-41

# MAP 1

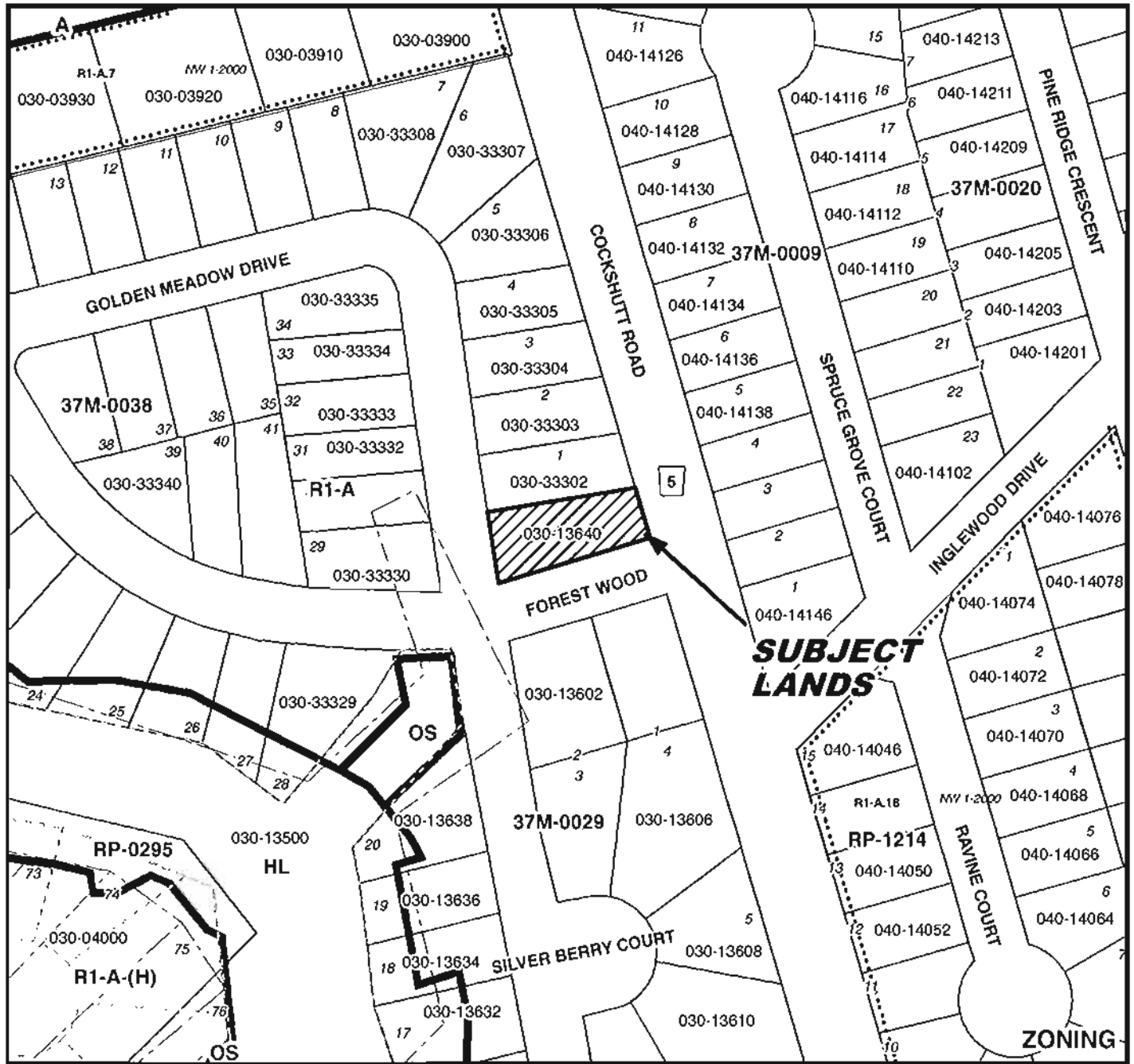
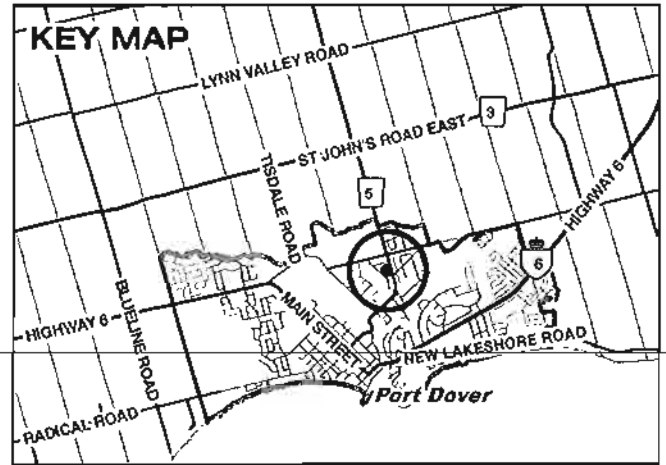
File Number: ANPL2010096

urban Area of  
**PORT DOVER**



1:2,000

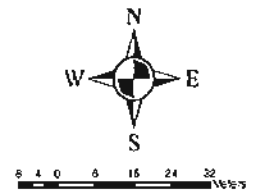
25 12 5 0 25 50 75 100 Meters



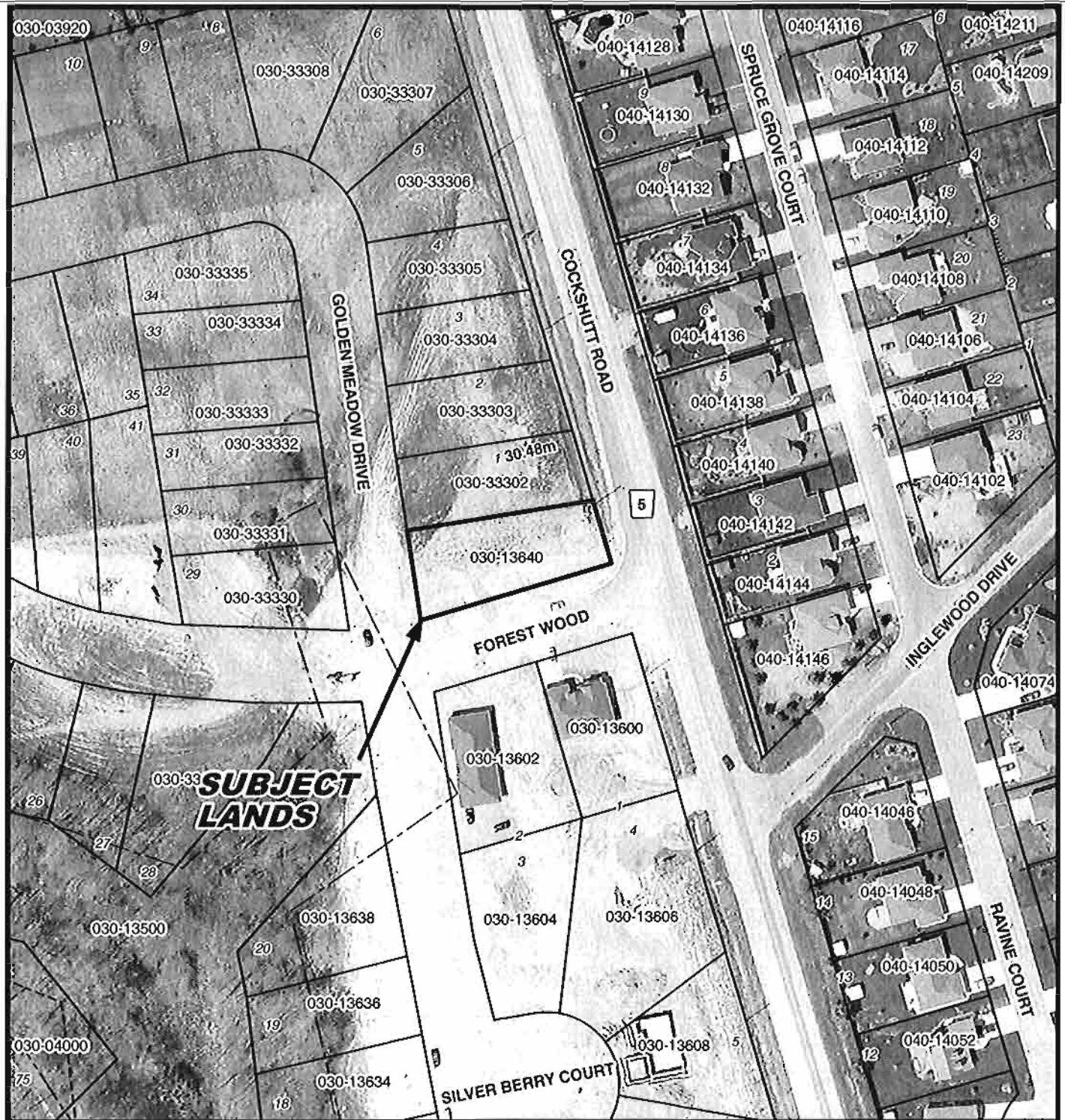
## MAP 2

File Number: ANPL2010096

Urban Area of PORT DOVER



1:1,500



## Urban Area of PORT DOVER

