



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2010106**

<input checked="" type="checkbox"/> Building Department	<input type="checkbox"/> Railway
<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"/> 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:**

MCLAUGHLIN KATHARINA, PO BOX 546, 50 NORFOLK COUNTY ROAD 13 COURTLAND, ON N0J 1E0

**AGENT:**

CLINE BACKUS NIGHTINGALE MCARTHUR - THOMAS A. CLINE, PO BOX 528 SIMCOE, N3Y 4K2

**LOCATION:** CHR PLAN 36B BLK 5 PT LOT 4, ALL LOT 5 (13, 15, 17 VANNORMAN ST, 15, 17, 19  
VANBROCKLINE ST, 1-10 O'CONNOR LANE

**ASSESSMENT ROLL NO.:** 3310493080124000000

**PROPOSAL:**

An application has been received to permit an extension to a non-conforming use under Section 45(2) of the Planning Act to permit on a seasonal basis, 16 'park model' mobile homes.

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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:

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  
[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: August 23<sup>rd</sup>, 2010**

## MINOR VARIANCE

### Office Use:

File Number: ANPL2010106  
Related File: ZN-023/2008  
Fees Submitted: Aug. 11 / 2010  
Application Submitted: Aug. 11 / 2010  
Sign Issued: Aug. 11 / 2010  
Complete Application: Aug. 11 / 2010

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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: 3310-493-080-12400**

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-DE-80

### A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> KATHARINA McLAUGHLIN Phone # 519-688-0577  
Address P.O.Box 546, 50 Norfolk Cty. Rd. 13 Fax # \_\_\_\_\_  
Town / Postal Code Courtland, ON. N0J 1E0 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent THOMAS A. CLINE Phone # 519-426-6763  
Address P.O.Box 528, 39 Colborne St. N. Fax # 519-426-2055  
Town / Postal Code Simcoe, ON. N3Y 4N5 E-mail cline@clinebackus.com

Name of Owner <sup>2</sup> Above 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:  
NONE



## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Charlotteville	Urban Area or Hamlet	Normandale
Concession Number		Lot Number(s)	Pt. Lot 4, all of Lot 5
Registered Plan Number	36B	Lot(s) or Block Number(s)	5
Reference Plan Number	37R-3297	Part Number(s)	PART 1
Frontage (metres/feet)	+/- 225 ft.	Depth (metres/feet)	+/- 215 ft.
Width (metres/feet)	+/- 225 ft.	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	+/- 48,500 sq. ft.
Municipal Civic Address	13, 15, 17 VanNorman St., 15,17, 19 VanBrocklin St., 1-10 O-Connor Lane		

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

☐ Yes ☒ No

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

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### 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):

Subject lands have historically been used for purposes of trailers used for fulltime occupancy. The purposes of the Application is to change the use of the structures to be situate thereon from fulltime to seasonal. The Application is submitted pursuant to Section 45(2)(a)(ii) of the Planning Act.

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

See above

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## MINOR VARIANCE

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

Current existing use is legal non-conforming. Proposed use likewise will be non-conforming.

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## D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet or Resort Residential

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Present zoning:

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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:

All existing trailers are to be removed

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

1950 - 1960

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If an addition to an existing building is being proposed, please explain what it will be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Not applicable

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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:

By reference to the enclosed diagram, it is proposed to divide the subject lands into lots, as configured in the diagram. The subject lots will be rented out on a seasonal basis to owners of park models.

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

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:

Present use of the subject lands:

Full time mobile home occupancy

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

Early 1950's

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?



**MINOR VARIANCE**

☐ 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:

Personal Knowledge

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:

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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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" 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 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:

Water provided by the Landlord

Holding Tanks

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)

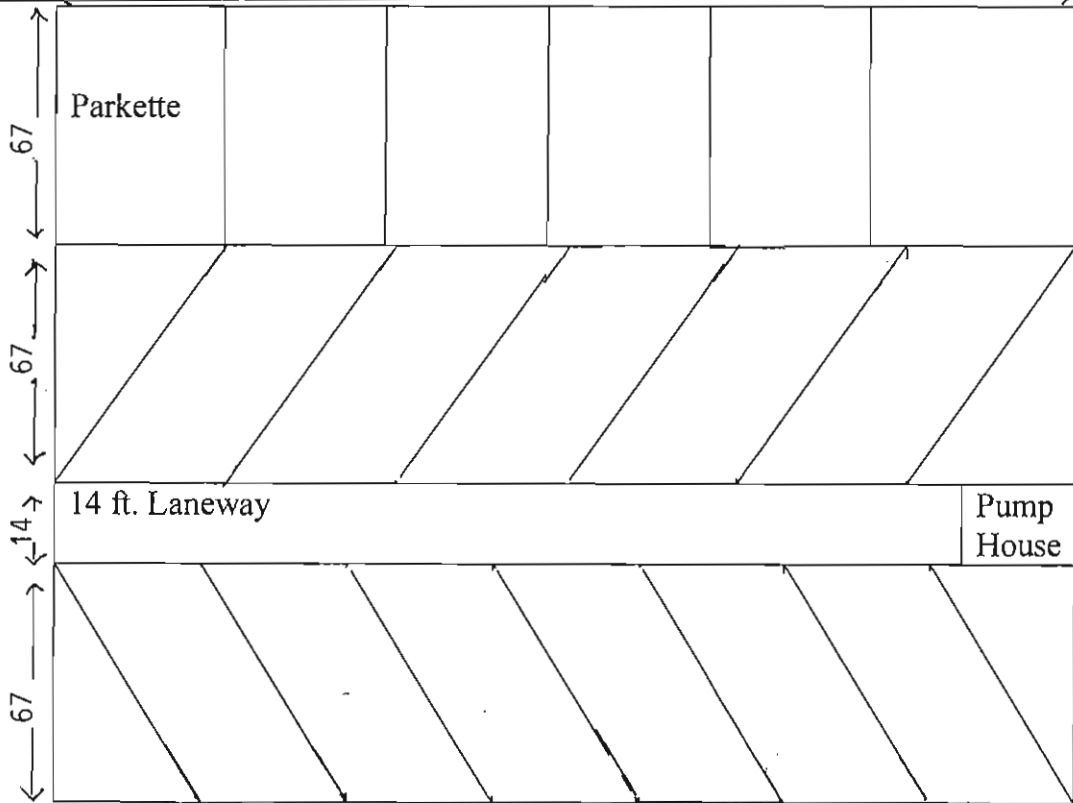
If other, describe:

Name of road/street:

VanNorman St., VanBrocklin St. and Beckett St., Normandale

MAIN ST.

225 ft. +/-





## MAP 2

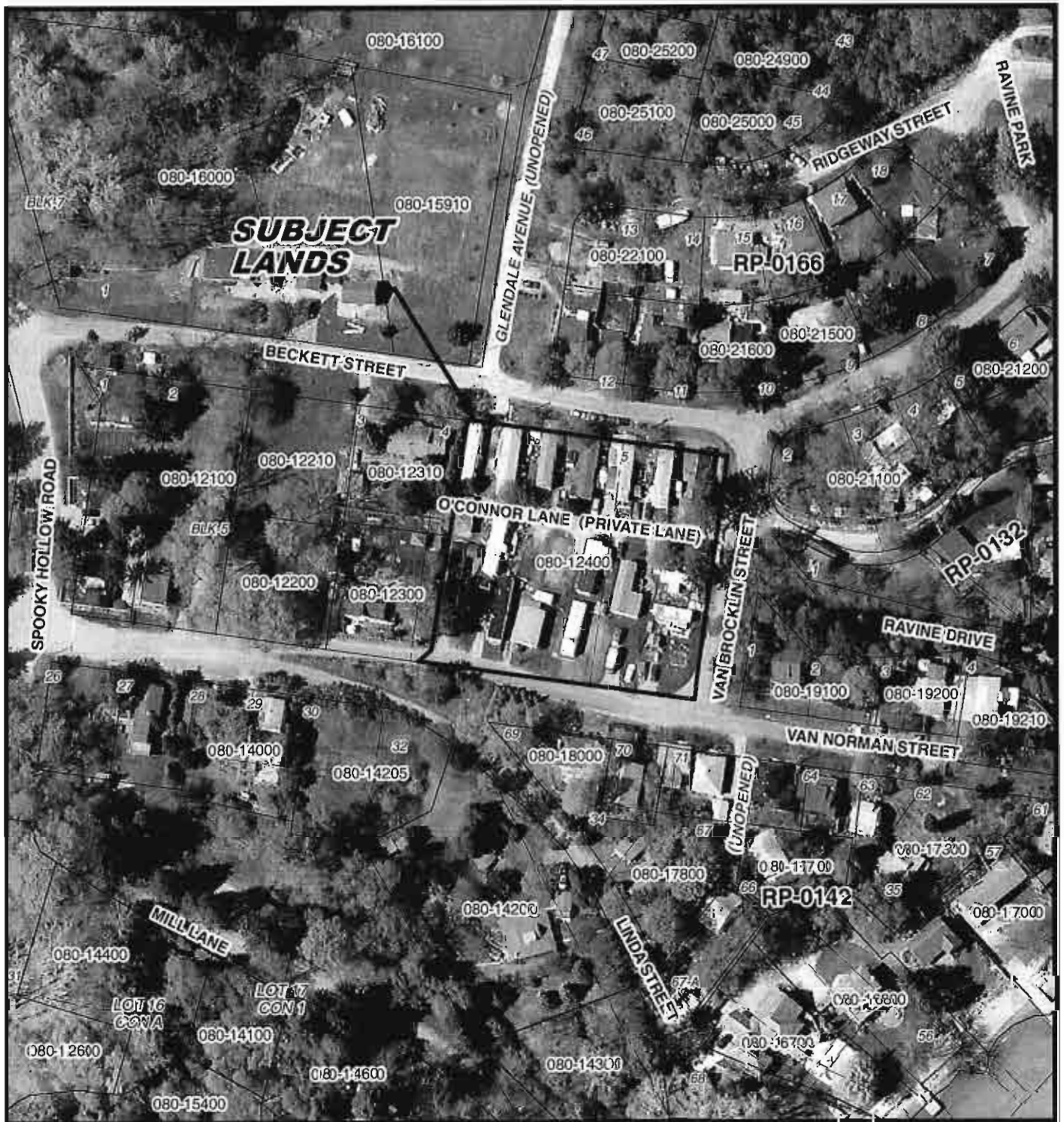
File Number: ANPL2010106

Geographic Township of CHARLOTTEVILLE



0 4 8 16 24 32 Meters

1:1,500



# MAP 3

File Number: ANPL2010106

Geographic Township of CHARLOTTEVILLE



7 3.5 0 7 14 21 28 Meters

1:1,000

