



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2010130**

☒ 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

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:**

**OCTOBER 4<sup>TH</sup>, 2010**

**APPLICANT:**

PAQUETTE DONALD JOHN, 4022 HIGHWAY 3 RR 5 STN MAIN SIMCOE, ON N3Y 4K4

**AGENT:**

**LOCATION:** PLAN 289 PT LOT 4 (4022 Highway #3)

**ASSESSMENT ROLL NO.:** 3310337010176000000

**PROPOSAL:**

CONSTRUCT AN ACCESSORY BUILDING REQUIRING RELIEF OF:

1.5 m (4.9 ft) from the maximum permitted height of an accessory building of 5 m (16.40 ft) to permit an accessory building with a height of 6.5 m (21.3 ft);

50 sq m (538 sq ft) from the maximum permitted useable floor area of an accessory building of 100 sq m (1076.4 sq ft) to permit an accessory building with a useable floor area of 150 sq m (1614.6 sq ft).

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**MARY ELDER, MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1341

**EMAIL:** [mary.elder@norfolkcounty.ca](mailto:mary.elder@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  
[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: September 20<sup>th</sup>, 2010**

# MINOR VARIANCE

Office use:

File Number:

ANPL 2010130

Related File:

Fees Submitted:

Sept 3, 2010

Application Submitted:

Sign Issued:

Complete Application:

M2

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<sup>337</sup> 010-17600.0000

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. NW 1-2000

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> DON PAQUETTE Phone # 519-426-1336  
 Address 4022 HWY 3 Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE N3Y4K4 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> DON PAQUETTE  
KATY TATE, BRIAN BATESON Phone # 519-426-1336  
 Address 4022 HWY 3 Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE N3Y4K4 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:

NONE

## MINOR VARIANCE

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

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	
Concession Number	<u>6</u>	Lot Number(s)	<u>4</u>
Registered Plan Number	<u>289</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R9571</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>95.5 ft</u>	Depth (metres/feet)	<u>650</u>
Width (metres/feet)	<u>95.5 ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>1.44 ACRES</u>
Municipal Civic Address	<u>4022 HIWAY 3, SIMCOE</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):

BUILD A POLE BARN FOR STORING VEHICLES AND PERSONAL ITEMS IN.

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

WANT TO BUILD APROX. <sup>10m x 15m</sup> ~~30 x 30~~ POLE BARN (UP TO 1500 SQ. M)

\* Relief of 1.5m (4.92ft) accessory building height from  
→ the permitted 5 metre height to permit a 6.5m (21.3ft) building height.

→ Relief of 50<sup>sq.</sup> (538sq. ft) accessory building useable floor area  
from the permitted 100 sq. m. to permit an accessory  
building with 150 sq. m. (1,614.6 sq. ft) useable floor area.

## MINOR VARIANCE

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

WANT TO CONSTRUCT 150 SQ.M for PERSONAL STORAGE.  
IT WILL REPLACE EXISTING GARAGE + STORAGE SHEDS.

### D. PROPERTY INFORMATION

Present official plan designation(s):

A

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:

EXISTING GARAGE WILL BE REMOVED. TWO SMALL  
STORAGE SHEDS TO BE REMOVED. THE 2 STOREY HOUSE WILL  
REMAIN.

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

APROX. 1950 CONSTRUCTION OF HOME + GARAGE

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:

PLAN TO CONSTRUCT A 1 FLOOR POLE BARN GARAGE  
10 m x 15 m WITH UP TO 6.5 HIGH

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

UNKNOWN

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:

2006

Present use of the subject lands:

RESIDENTIAL

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

60 yrs

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:

I. OTHER INFORMATION

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

☒ Yes ☐ No

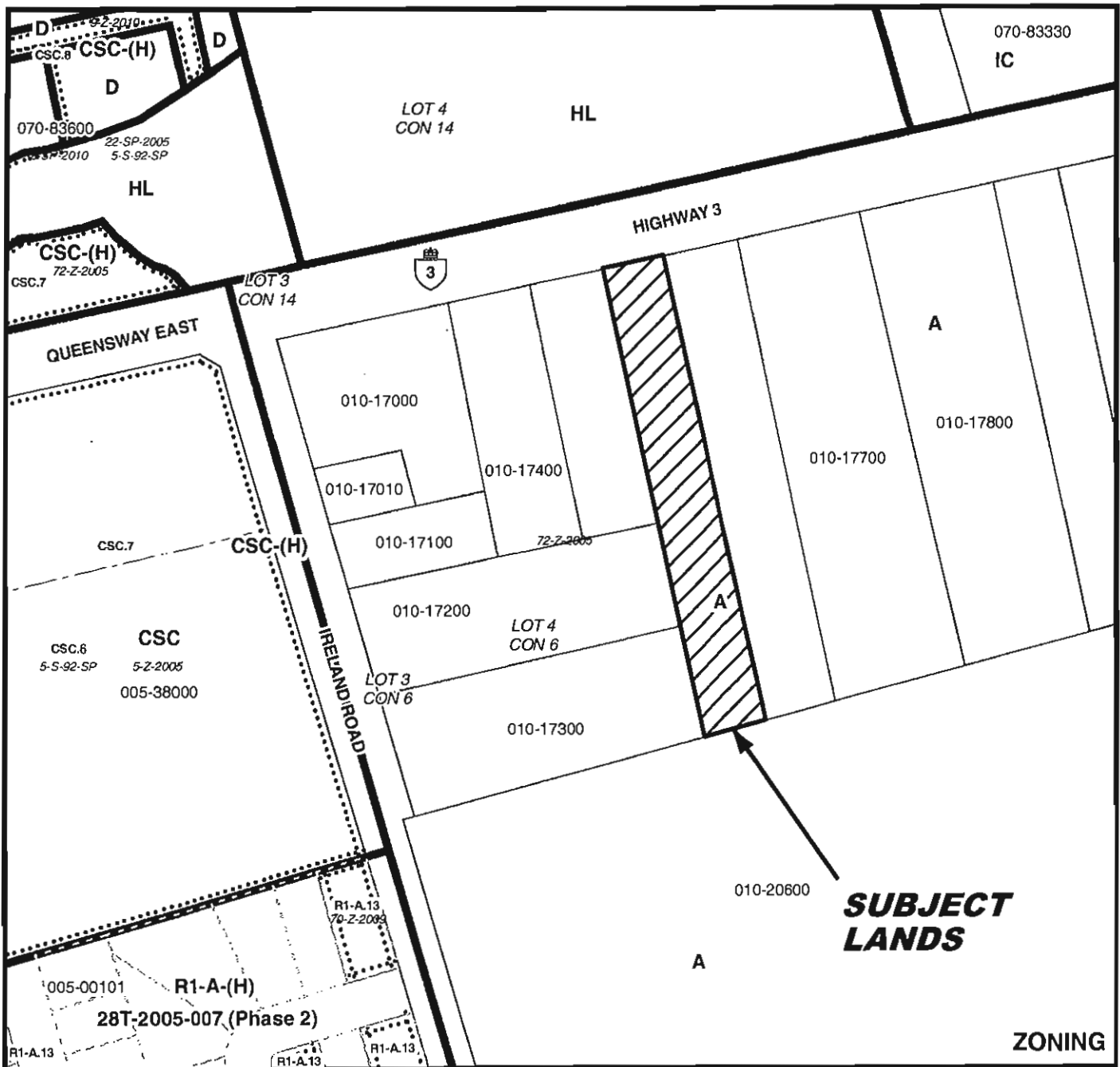
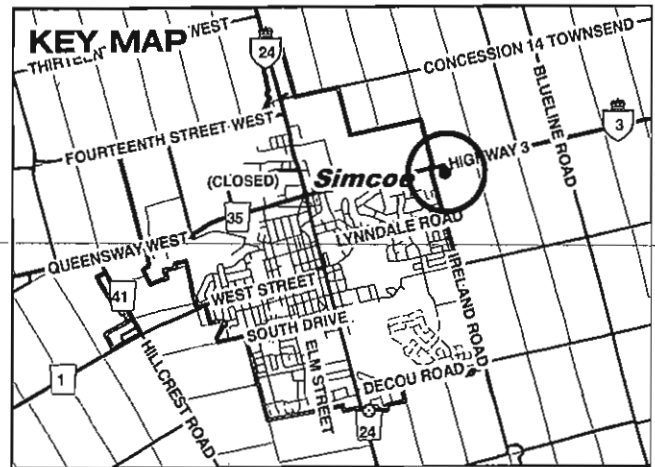
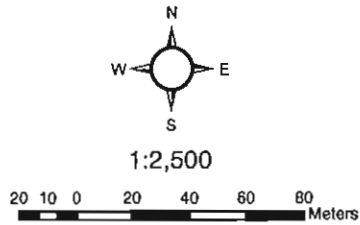
If yes, describe:

WOULD LIKE TO HAVE POLES IN BEFORE FROST IS IN GROUND.

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.

THIS ~~POLE~~ BARN WOULD NOT LOOK OUT OF PLACE DUE  
TO THE SIZE OF THE LOT AND ADJACENT BUILDINGS ON  
ADJACENT LOT.

**WOODHOUSE**

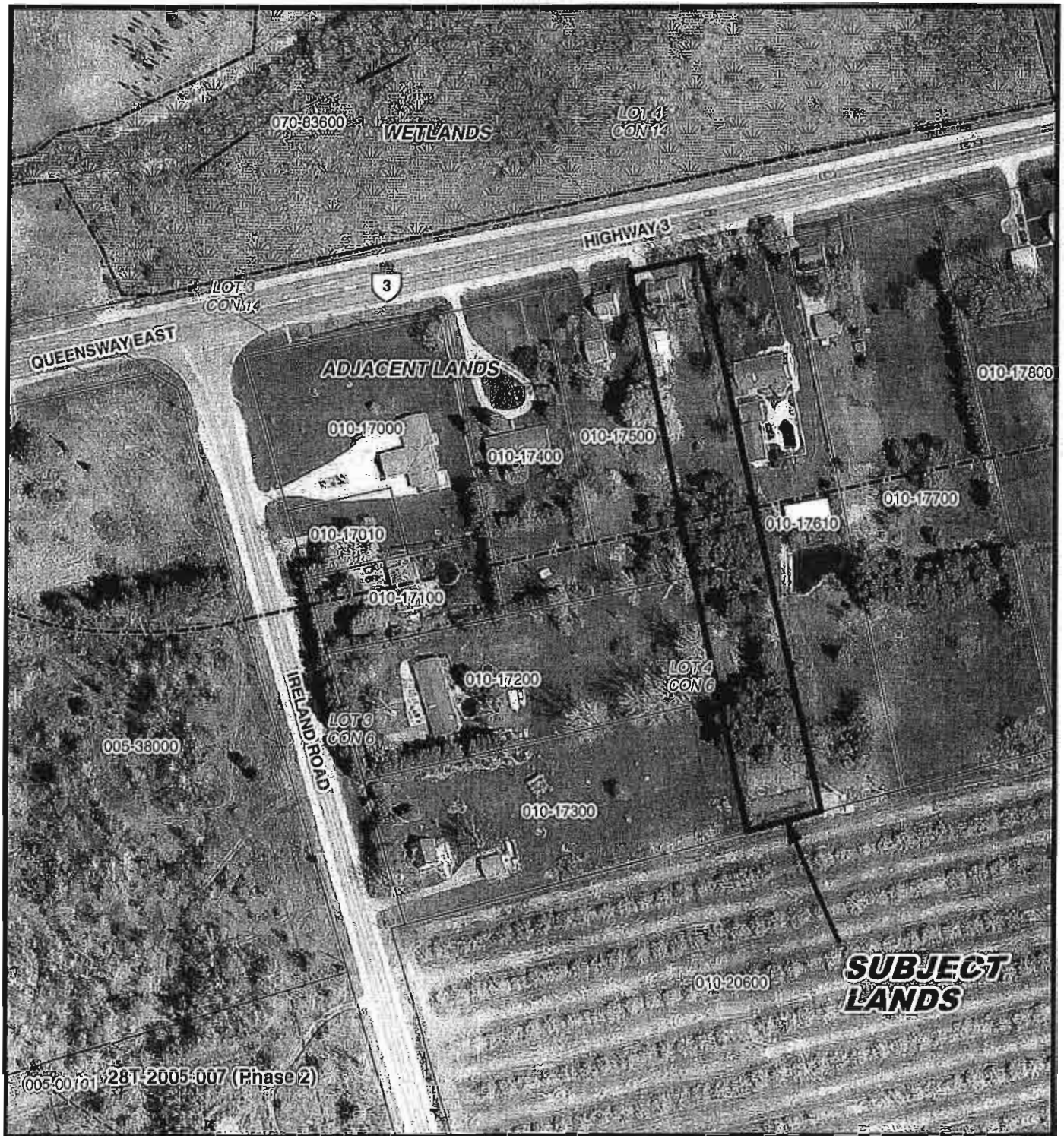
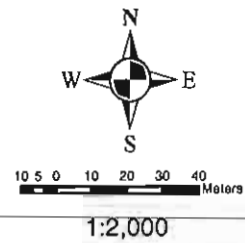




## MAP 2

File Number: ANPL2010130

Geographic Township of WOODHOUSE



# MAP 3

File Number: ANPL2010130

Geographic Township of WOODHOUSE



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