



COMMENT REQUEST FORM

FILE NO: ANPL2010131

☒ 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 4TH, 2010

APPLICANT:

POSS JOHN DAVID, 1675 THOMPSON RD E RR 5 WATERFORD, ON N0E 1Y0

LOCATION: TWN CON 8 PT LOT 22 (1675 Thompson Road)

ASSESSMENT ROLL NO.: 3310336060058000000

PROPOSAL:

ERECT A SIGN AND RECOGNIZE EXISTING DEFICIENCIES OF THE ACCESSORY BUILDING (GARAGE/SHOP) REQUIRING RELIEF OF:

Section 3.16(h) of the City of Nanticoke Zoning By-law NW 1-2000 to permit one non-illuminated sign with an area of 2.35 sq m and a height of 2.74 m rather than the maximum permitted 0.5 sq m (5.38 sq.ft.) sign area and 1.5 m (4.92 ft.) height;

44.4 sq m (477.93 sq.ft.) from Section 3.3(g) where the maximum permitted useable floor area of all residential accessory buildings together is 100 sq m (1076.4 sq.ft.) to permit a total useable floor area of 144.40 sq m (1554.36).

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

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 Alberf 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: September 20th, 2010

MINOR VARIANCE

Office Use:

File Number:

ANPL 2010 131

Related File:

Fees Submitted:

Sept. 3, 2010

Application Submitted:

Sept 3, 2010

Sign Issued:

Sept 3, 2010

Complete Application:

Sept 3, 2010

YR2

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- 33606005800 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 Applicant¹ JOHN DAVID POSS Phone # 519-443-6312
 Address 1675 THOMPSON RD. Fax # 519-443-0044
 Town / Postal Code WATERFORD NOE1Y0 E-mail JDP@optionsdsl.ca
optionsdsl.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 JOHN DAVID + MICHELLE POSS Phone # 519-443-6312
 Address 1675 THOMPSON RD. Fax # 519-443-0044
 Town / Postal Code WATERFORD NOE1Y0 E-mail JDP@optionsdsl.ca

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:

Mortgage: RON EARL SLATER + DALE SALLY SLATER, 200 ST. JAMES
ST. WATERFORD, ON. NOE1Y0



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	
Concession Number	<u>8</u>	Lot Number(s)	<u>PART 22</u>
Registered Plan Number	<u>50269-0179 (L+)</u>	Lot(s) or Block Number(s)	<u>22</u>
Reference Plan Number	<u>37R137</u>	Port Number(s)	<u>1</u>
Frontage (metres/feet)	<u>(190 Feet) 57.9m</u>	Depth (metres/feet)	<u>(200 Feet) 60.96m</u>
Width (metres/feet)	<u>(205.11 Feet) 62.52m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.37he (0.91 acre)</u>
Municipal Civic Address	<u>1675 Thompson Rd, RR5 WATERFORD, ON, NOEYO</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):

WELDING SERVICE IN THE 20x40' pole BARN AT THE REAR
OF THE PROPERTY. REPAIRS + FABRICATION FOR THE LOCAL
COMMUNITY / AREA FARMERS.

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

- Relief of Section 3.16(h) to permit one or more illuminated signs of an
area of 2.35 sq. m and height of 2.74 metres rather than the maximum
permitted sign area of 0.5 sq. m and maximum 1.5 metre height.
- Relief of 44.4 sqm from the maximum permitted useable
floor area of 100 sq metres to permit accessory buildings
with a total of 144.40 sq. metres for the existing shop
and garage.

MINOR VARIANCE

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

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:

House, GARAGE, Pole BARN "SHOP" All to be retained.

see copy of survey with measurements.

The house also has a large deck which will be retained

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

Pole BARN : 2004 House + GARAGE : unknown

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:

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:

February 12, 2010

Present use of the subject lands:

Residence

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

Existing use of abutting properties:

Agriculture

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:

Looking Around the property, there is no evidence of any of
the uses mentioned above.

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:

Thompson Road (East)

I. OTHER INFORMATION

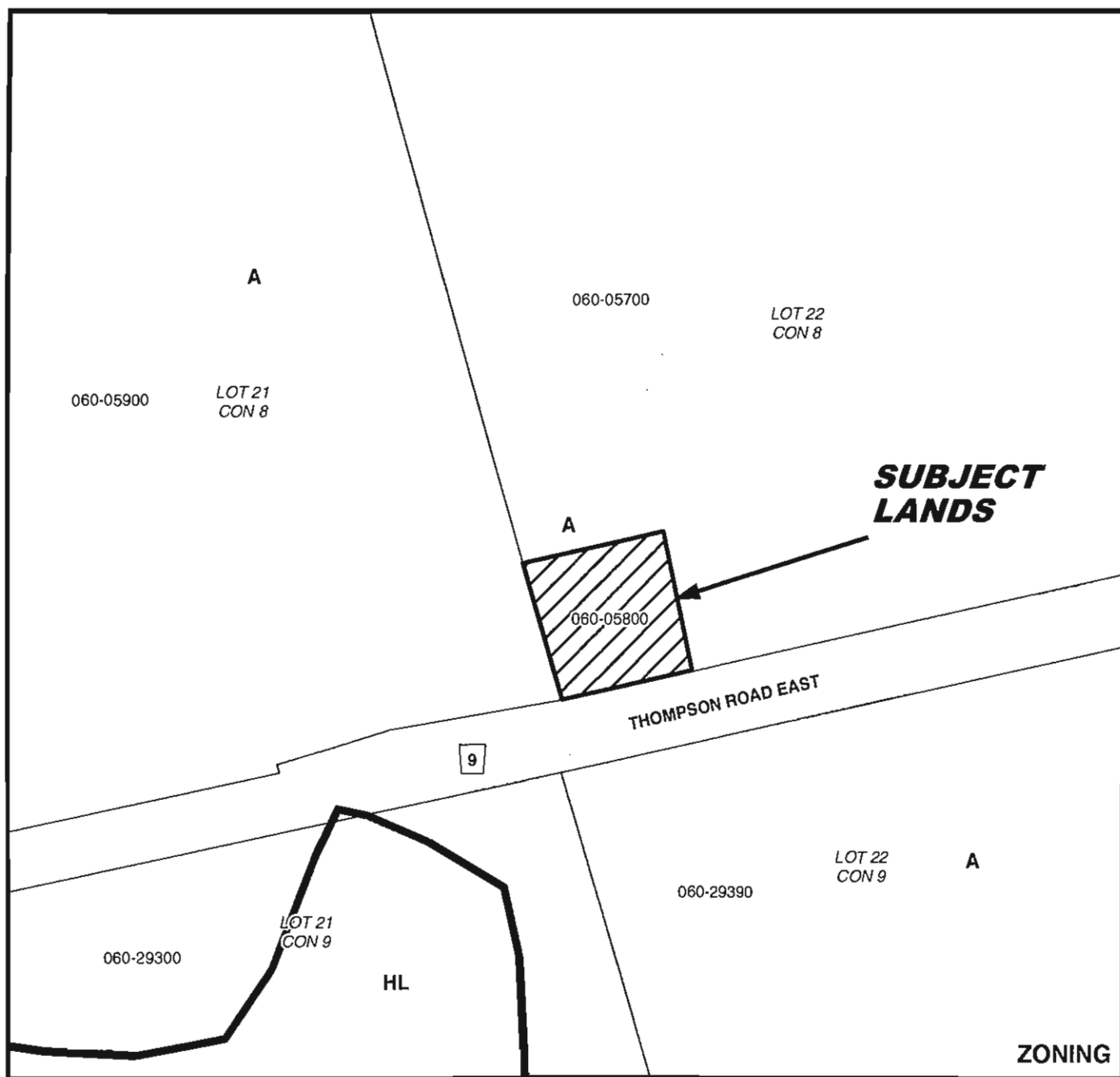
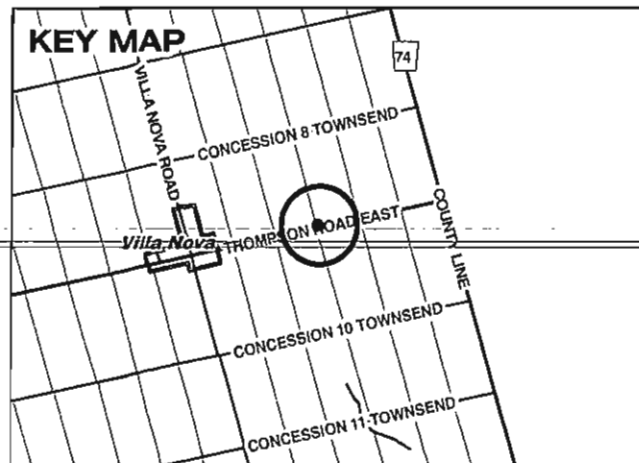
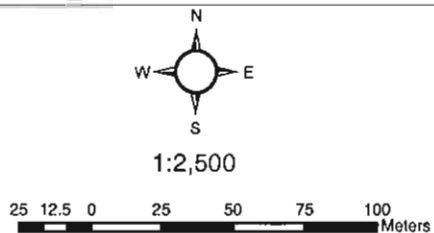
Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

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.

MAP 1
File Number: ANPL2010131
Geographic Township of
TOWNSEND



MAP 2

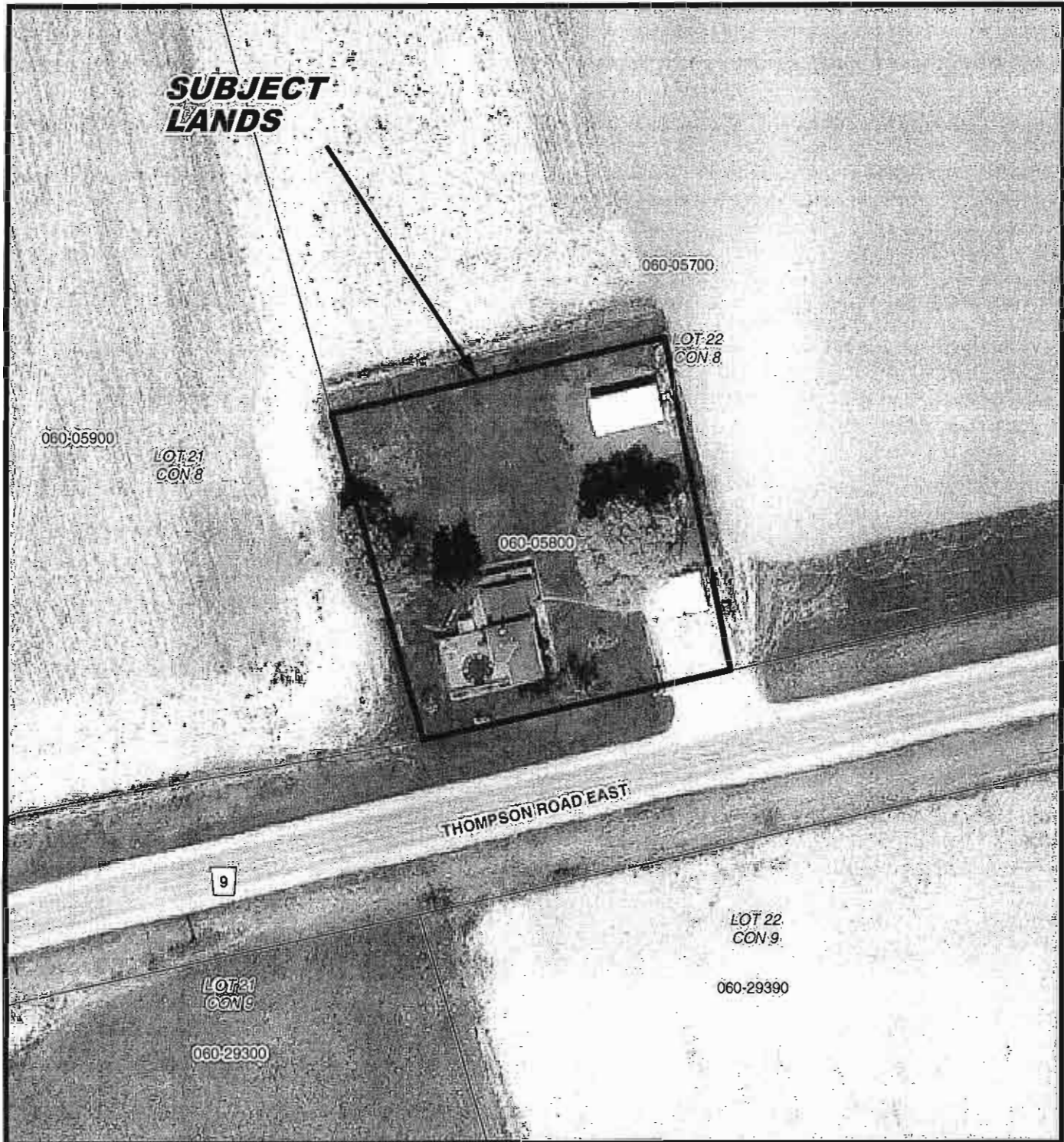
File Number: ANPL2010131

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

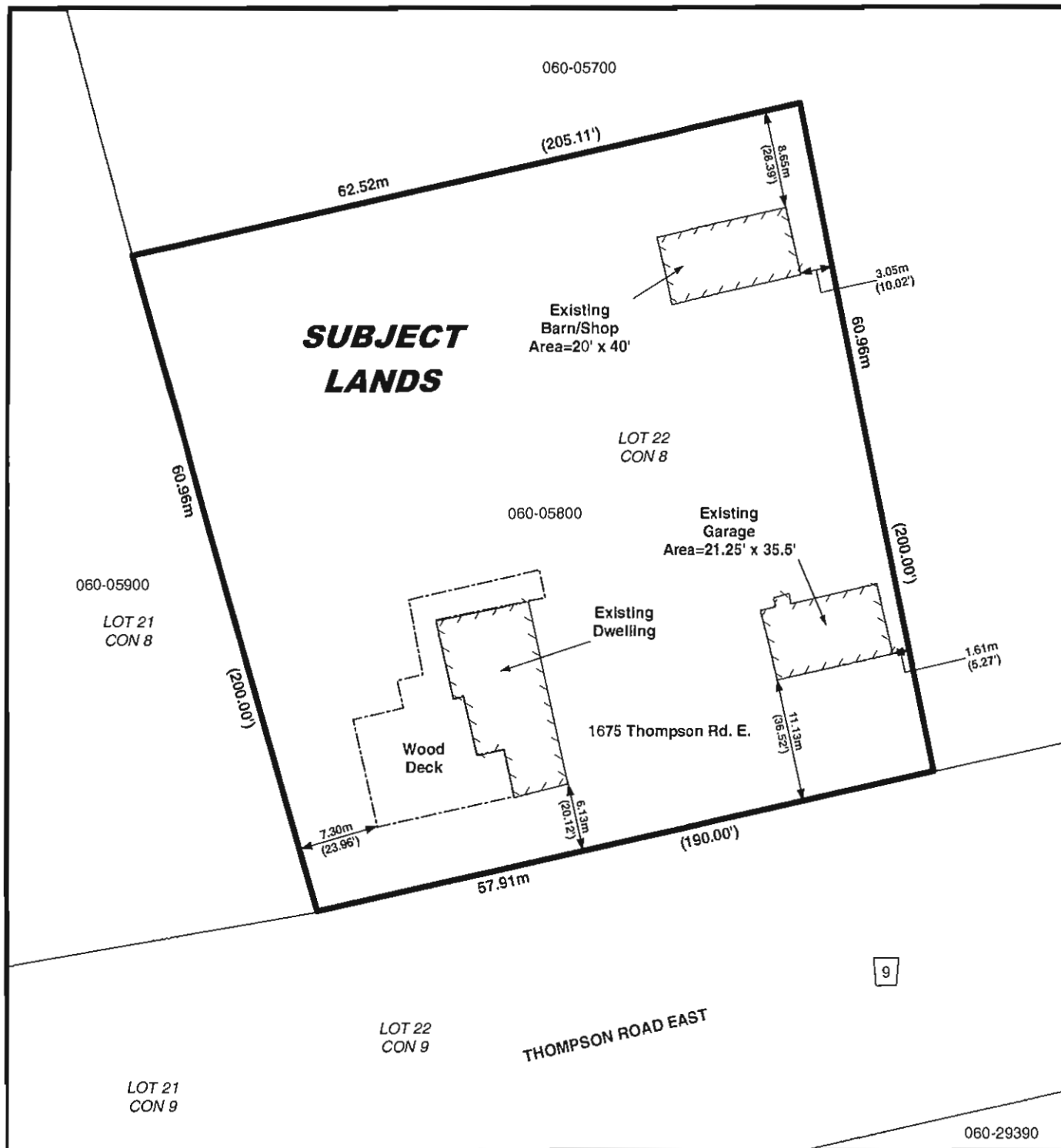
File Number: ANPL2010131

Geographic Township of TOWNSEND



3 1.5 0 3 6 9 12 Meters

1:500





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 # 1675

ROLL No. 3310336060058000000

LEGAL DESCRIPTION:
TWN CON 8 PT LOT 22 RP, 37R137
PART 1, IRREG, 0.91AC 190.00FR
D

UNIT #

TOWNSHIP Nanticoke - Townsend

STREET NAME THOMPSON RD E

ZONING

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
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	100 sq. meters		144.4 sq. meters		44.4	sq. meters
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

① ADDITIONAL COMMENTS: Relief of section 3.16(h): to permit a non illuminated sign an area of 2.35 sq m. and height of 2.74 meters from the required area of 0.5 sq m and height of 1.5 meters.

② Relief of section 3.3(g) to permit accessory building area of 144.4 sq m from 100 sq meters.

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

2010/09/03
Date

PREPARED BY:

AS PER:

Signature of building inspector

Sept 3/10
Date

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

metres

N

