



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM

FILE NO: ANPL2010144

<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 checked="" 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:**

November 01, 2010

APPLICANT:

CAMERON PAUL RUSSELL, 15 LIAM DR, ANCASTER, ON L9G 4Y1

AGENT:

ROSS CONSTRUCTION, WILLIAM J., 30 OAK ST, SIMCOE, ON N3Y3J6

LOCATION: SWAL PLAN 436 LOT 309 (67 BEACH AVE)

ASSESSMENT ROLL NO.: 3310543070049000000

PROPOSAL:

PERMIT THE REPLACEMENT/CONSTRUCTION OF A VACATION HOME REQUIRING RELIEF OF:
5.96 m (19.53 ft) from the required 9.0 ms (29.53 ft) to permit a rear yard setback of 3.04 m (10 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:

Koren 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

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files on 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: October 18, 2010



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 # 87

ROLL No. 3310543070049000000

LEGAL DESCRIPTION:
SWAL PLAN 436 LOT 309, REG,
0.25AC 66.00FR 167.00D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME BEACH AVE

ZONING

ZONING DEFICIENCY

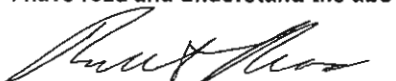
	<i>Proposed</i>		<i>Required</i>			
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
REAR YARD SETBACK	3.04	10.0	9.0	29.53	5.96	19.53
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	X <input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	X <input type="text"/>	

ADDITIONAL COMMENTS:

Applying for relief of rear yard setback.

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

Sept. 20/10
Date

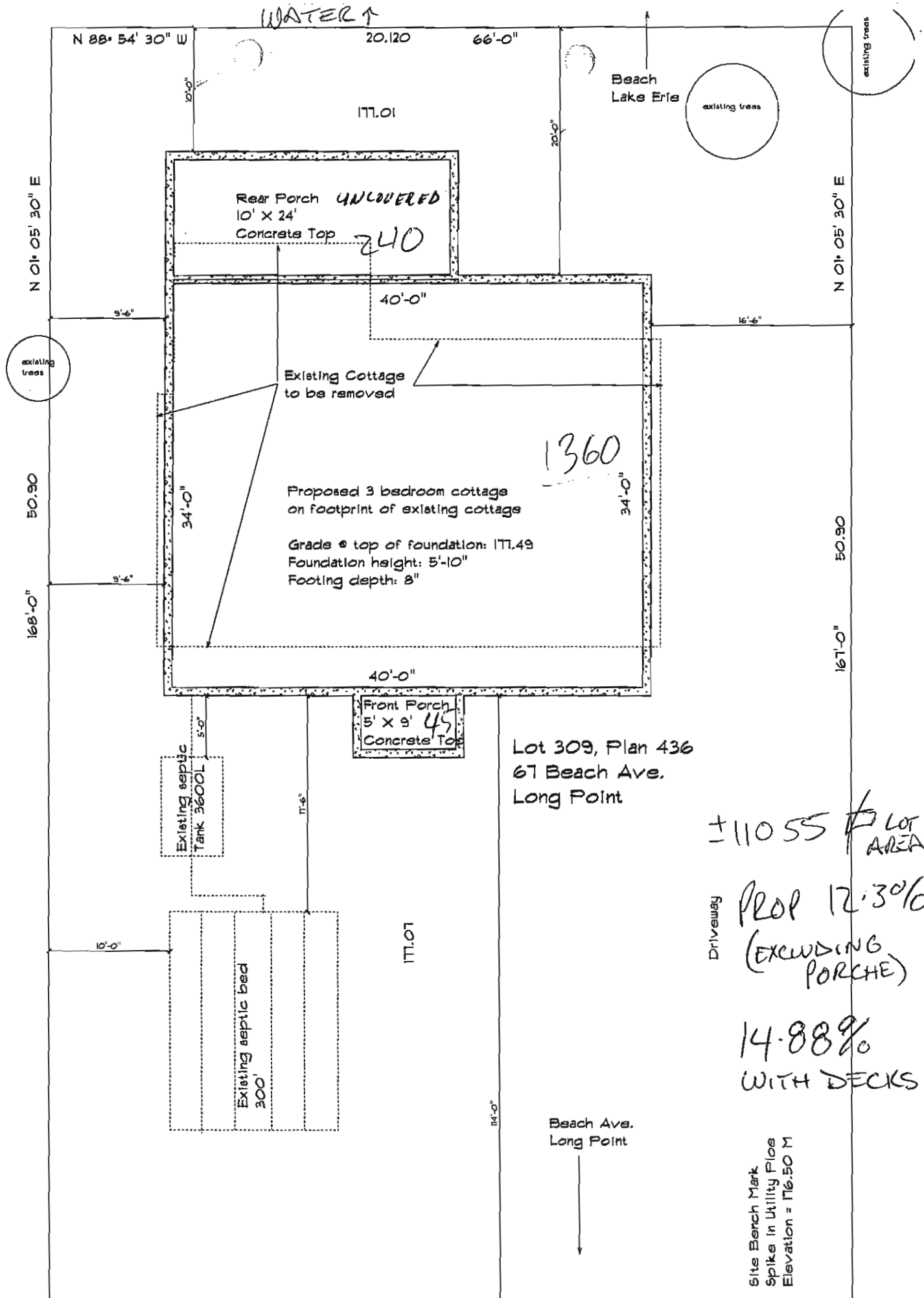
PREPARED BY: Scott Hamill

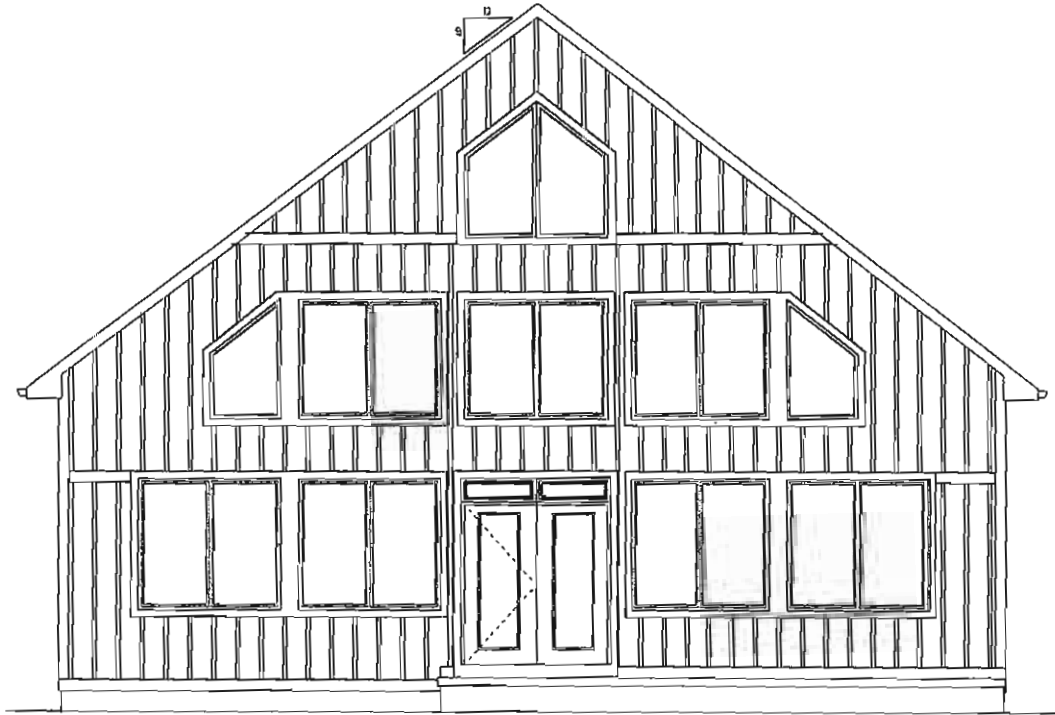
AS PER:

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

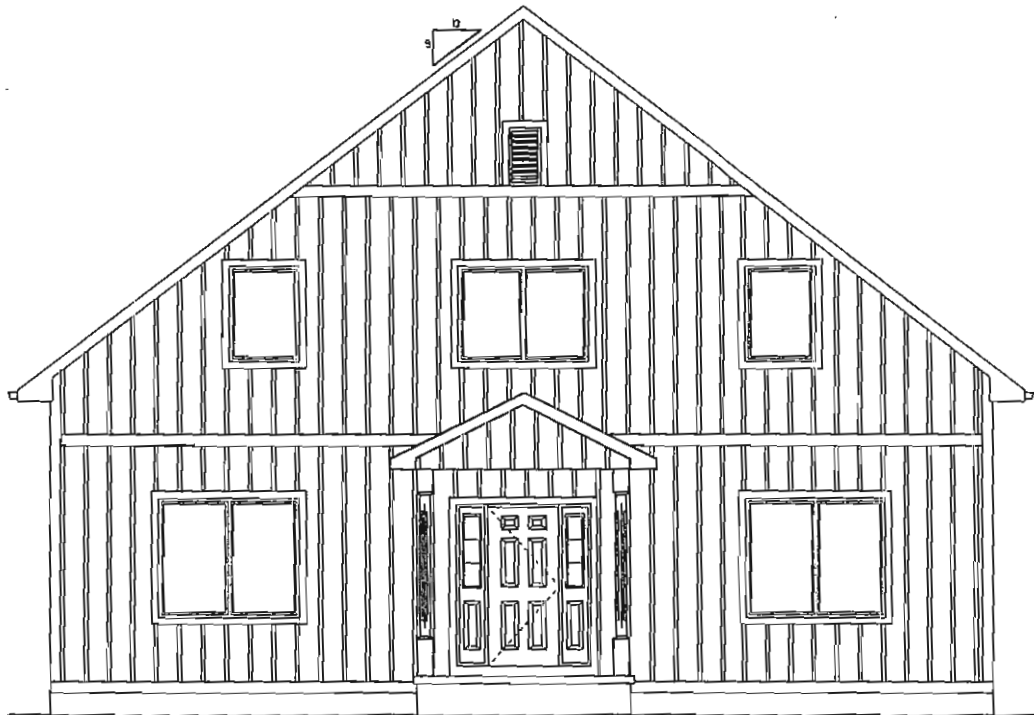

Signature of building inspector

SEPT 20/10
Date





Proposed Cottage of Cameron / Greco
67 Beach Ave., Long Point, Ont.
Rear Elevation, Scale: 3/16" = 1'-0"
Contractor: William J. Ross Construction Ltd.
Designer: Robert Ross BCIN # 31712



Proposed Cottage of Cameron / Greco
67 Beach Ave., Long Point, Ont.
Front Elevation, Scale: 3/16" = 1'-0"
Contractor : William J. Ross Construction Ltd.
Designer: Robert Ross BCIN # 31712

MINOR VARIANCE

OSSOS not required
as per Scott Hamill.

Office Use:

File Number: ANPL2010144
Related File:
Fees Submitted: Sept. 20, 2010
Application Submitted: Sept. 20, 2010
Sign Issued: Sept. 20, 2010
Complete Application: Sept. 20, 2010

66.

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-** 543-070-04900

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-N085

A. APPLICANT INFORMATION

Name of Applicant¹ PAUL + JULIE CAMERON Phone # 905-981-6695
WILLIAM J. ROSS CONSTRUCTION LTD.
Address 30 OAK ST. Fax #
Town / Postal Code SIMCOE, ONT. N3Y 3J6 E-mail BOB @ ROSSCONSTRUCTION.CA
¹ If the applicant is a numbered company provide the name of a principal of the company.
Name of Agent WILLIAM J. ROSS CONSTRUCTION Phone # 426-9385
ROBERT ROSS Phone # 519-429-0616
Address 30 OAK ST. Fax # 519-426-9385 / 426-2669
Town / Postal Code SIMCOE, ONT. N3Y 3J6 E-mail BOB @ ROSSCONSTRUCTION.CA
Name of Owner² PAUL + JULIE CAMERON Phone # 905-981-6695
Address 15 LIAM DRIVE Fax #
Town / Postal Code ANCASTER L9G 4Y1 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 mortgagees, charges or other encumbrances on the subject lands:

None

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number	_____	Lot Number(s)	<u>309</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>20.12 m (66.01)</u>	Depth (metres/feet)	<u>50.9 m (166.995)</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>1024.11 m² (11,022 sq ft)</u>
Municipal Civic Address	<u>67 BEACH AVE.</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):

REMOVE EXISTING COTTAGE + CONSTRUCT A
NEW COTTAGE IN THE SAME LOCATION

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

REAR YARD SETBACK
Permit replacement of a vacation home requiring relief of:
- 5.16m (19.53') from required 9.0m (29.53') to permit
rear yard setback of 3.04m (10').

MINOR VARIANCE

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

- TO STAY IN SAME LOCATION AS EXISTING COTTAGE
+ STAY IN LINE WITH THE NEIGHBOURING COTTAGES
- SEPTIC SYSTEM IS IN PLACE + MEETS REQUIREMENTS

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

Present zoning:

LONG POINT ZONE (LP)

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:

1 SINGLE STORY COTTAGE (41' X 33') TO BE DEMOLISHED

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.

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:

NEW 1 1/2 STORY COTTAGE - SEE ATTACHED DRAWINGS

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

DEC. 2010

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:

SEASONAL COTTAGE

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

Existing use of abutting properties:

SEASONAL COTTAGE

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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input 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
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

Name of road/street:

BEACH AVE

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

NEED TO START ASAP IN ORDER TO POUR CONCRETE BEFORE
COLD WEATHER COMES

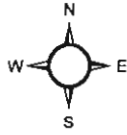
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

File Number: ANPL2010144

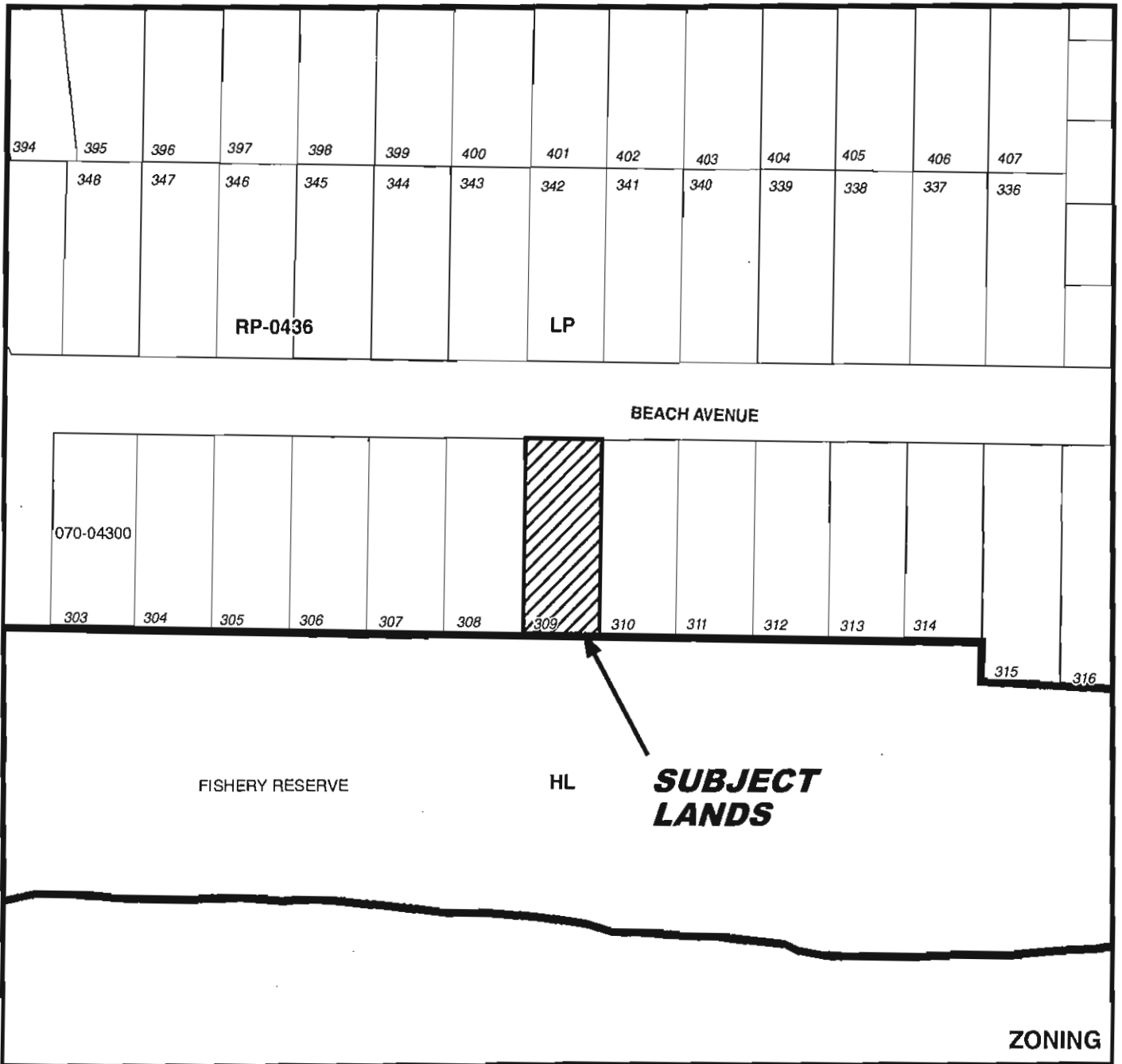
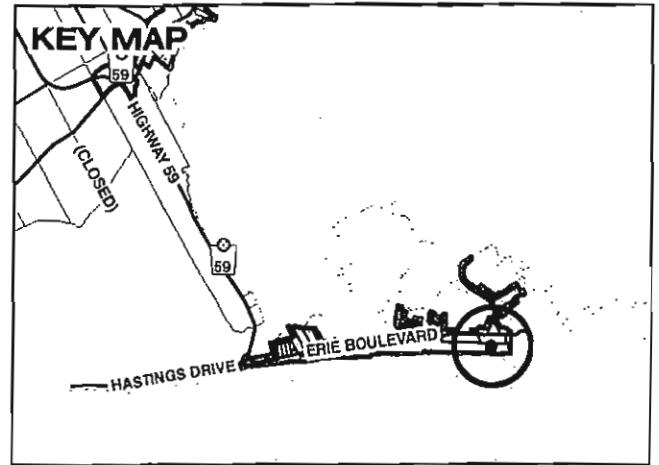
Geographic Township of

SOUTH WALSINGHAM



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

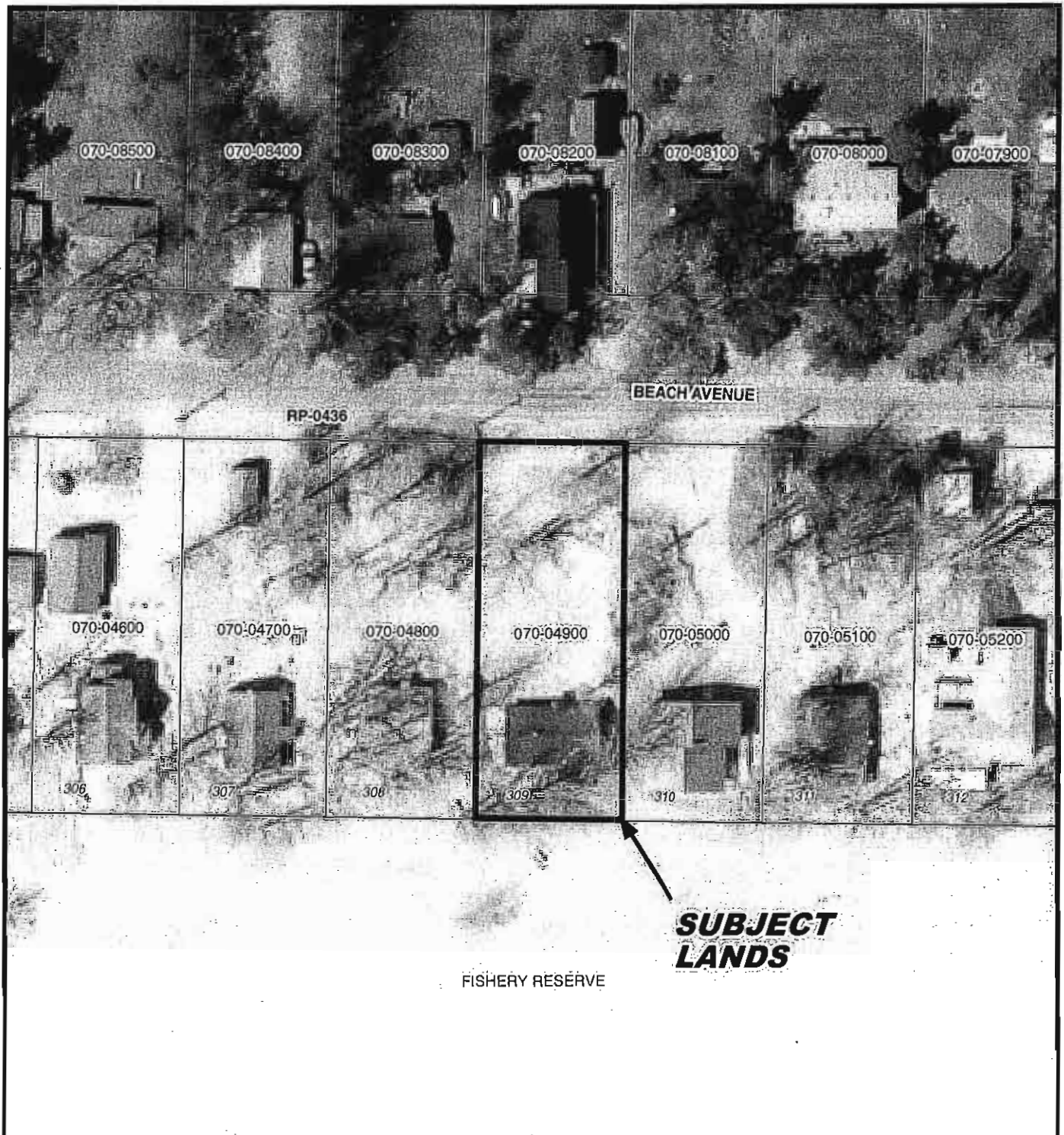
File Number: ANPL2010144

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

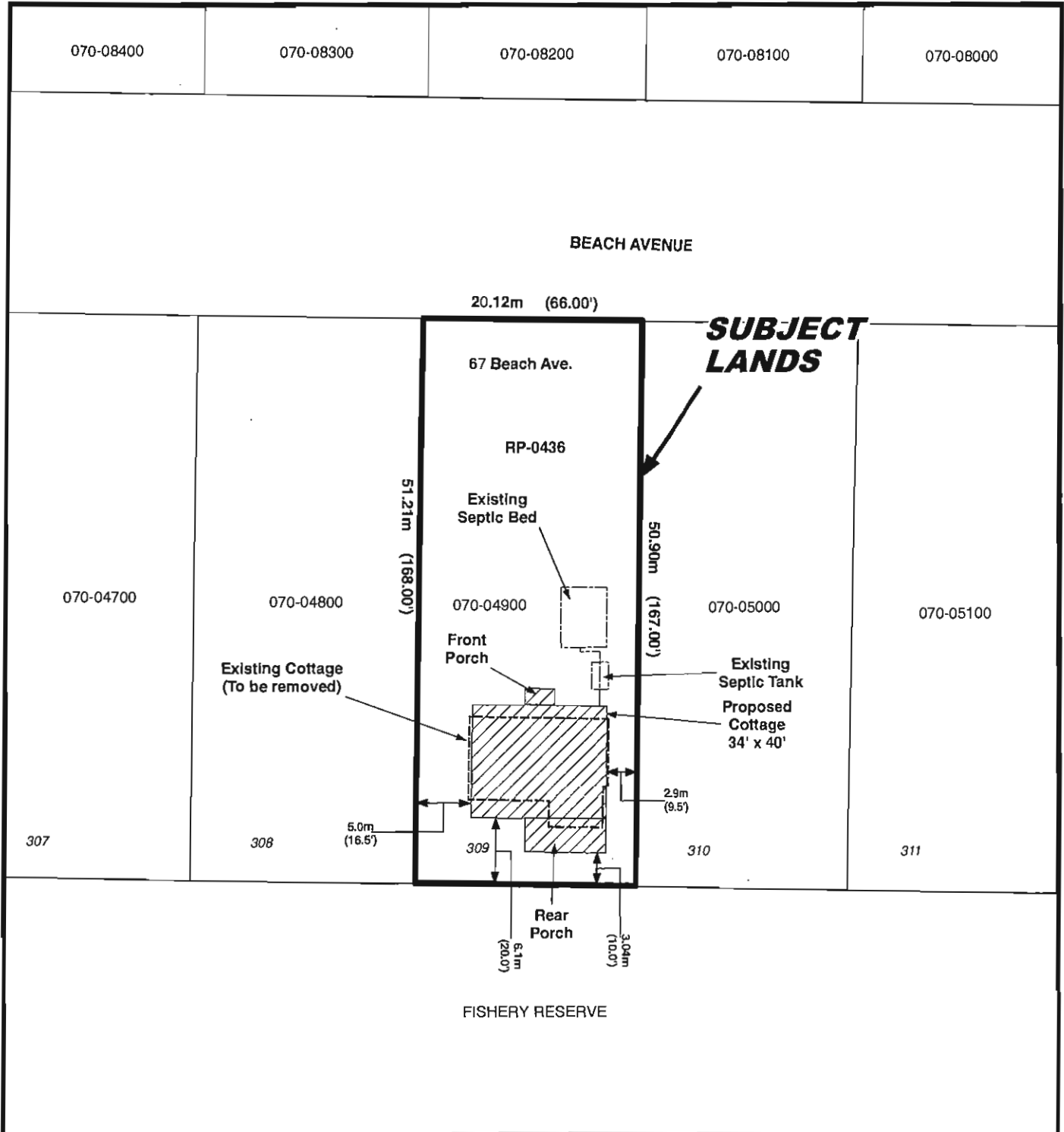
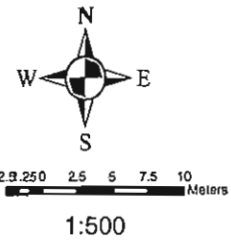
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MAP 3

File Number: ANPL2010144

Geographic Township of SOUTH WALSLINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2010144

Geographic Township of SOUTH WALSLINGHAM

