



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2011029

☒ 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
☒ Union Gas
☒ Norfolk Heritage Committee
☒ 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:**

MARCH 7TH, 2011

APPLICANT:

FASSAERT JERRY PAUL, 468 GRANGE OVER CRES LONDON, ON N6G 4V3

AGENT:

GRAVES MYRON, 13 CONCESSION ST WALSINGHAM, ON N0E1X0

LOCATION: SWAL PLAN 436 LOT 307 (63 Beach Ave)

ASSESSMENT ROLL NO.: 3310543070047000000

PROPOSAL:

An application has been received to permit the construction of a two storey replacement vacation home requiring relief of:

1.45 m. (4.76') from minimum required 9.0 m. (29.53') to permit a rear yard setback of 7.55 m. (24.77')

7% from maximum permitted 15% to permit lot coverage of 22%.

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 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4769
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: February 21st, 2011

MINOR VARIANCE

LPRC Fee received.

Office Use:

File Number: AN PL2011029
 Related File: —
 Fees Submitted: February 4, 2011
 Application Submitted: February 4, 2011
 Sign Issued: February 4, 2011
 Complete Application: February 4, 2011

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- 543070047600000

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-NO 85

A. APPLICANT INFORMATION

Name of Applicant¹: JERRY PAUL FASSAERT Phone #: 519 871 5000
 Address: 46B GRANGEVIEW CRES Fax #: 519 455 8837
 Town / Postal Code: LONDON ON N6G 4V3 E-mail: jpFrobuck@bellnet.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent: MYRON GRAVES Phone #: 519 718 0060
 Address: 13 CONC ST Fax #: 519 586 7031
 Town / Postal Code: WALSINGHAM ON N0E 1X0 E-mail: mag11@live.ca

Name of Owner²: JERRY PAUL FASSAERT Phone #: 519 871 5000
 Address: 46B GRANGEVIEW CRES Fax #: 519 455 8837
 Town / Postal Code: LONDON ON N6G 4V3 E-mail: jpFrobuck@bellnet.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:

N/A

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SOUTH WALSHINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>SWAL PLAN 436</u>	Lot(s) or Block Number(s)	<u>307</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>20.06 M 66 FT</u>	Depth (metres/feet)	<u>50.77 M 167 FT</u>
Width (metres/feet)	<u>20.06 M 66 FT</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1018.45 M² 11022 FT²</u>
Municipal Civic Address	<u>63 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):

PERMIT THE REMOVAL AND RECONSTRUCTION OF A
VACATION HOME AND GARAGE

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

/ REAR YARD MINIMUM SETBACK REDUCTION
MAXIMUM LOT COVERAGE EXCEEDED
Permit the construction of a vacation home requiring relief of:

MINOR VARIANCE

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

WE WISH TO KEEP THE COTTAGE IN THE SAME AREA
THAT THE CURRENT COTTAGE IS ON THE LOT AND IN
LINE WITH THE ADJACENT COTTAGES THAT HAVE BEEN BUILT

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

Long Point

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 COTTAGE BUILT IN 1948 APPROX 864 FT²
EXISTING SEPERATE SINGLE CAR GARAGE BUILT IN
1948 APPROX 240 FT², BOTH TO BE DEMOLISHED

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

1948

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:

SEE ATTACHED PLANS

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

CONSTRUCTION WILL BEGIN IN MAY 2011

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:

AUGUST 2002

Present use of the subject lands:

SUMMER VACATION HOME

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

63 YEARS

Existing use of abutting properties:

SUMMER VACATION HOMES

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:

SPOKE TO PREVIOUS OWNER WHO IS THE GRANDDAUGHTER
OF ORIGINAL BUILDER, COTTAGE WAS ALWAYS IN HER FAMILY

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:

ANPL 2010144

Land it affects:

SUAL PLAN 436 LOT 309 67 BEACH AVE

Purpose:

PERMIT THE REMOVAL AND RECONSTRUCTION OF A VACATION HOME

Status/decision:

REQUIRING RELIEF OF 5.96 M (19.53 FT) FROM THE REQUIRED
9.0 M (29.53 FT) TO PERMIT REAR YARD SET BACK OF 3.04 M (10 FT)

APPROVED

MINOR VARIANCE

Effect on the requested amendment:

NO EFFECT

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)	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Wooded area	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☒ Yes	☐ No _____ distance
Floodplain	☐ Yes	☒ No	☒ Yes	☐ No _____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ 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 CISTERN

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:

BEACH AVE LONG POINT



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-428-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 63

ROLL No. 3310-543-070-
04700

LEGAL DESCRIPTION
SWAL Plan 436
Lot 307

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME Beach Ave.

ZONING LP

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	9.0	29.57	7.55	24.77	1.45	4.76
DWELLING UNIT AREA						
% LOT COVERAGE	15		22		7	
BUILDING HEIGHT						
MAXIMUM ACCESSORY BLDG HT						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

22% lot coverage as per applicant's request.

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

Date

Feb 4, 2011

PREPARED BY:

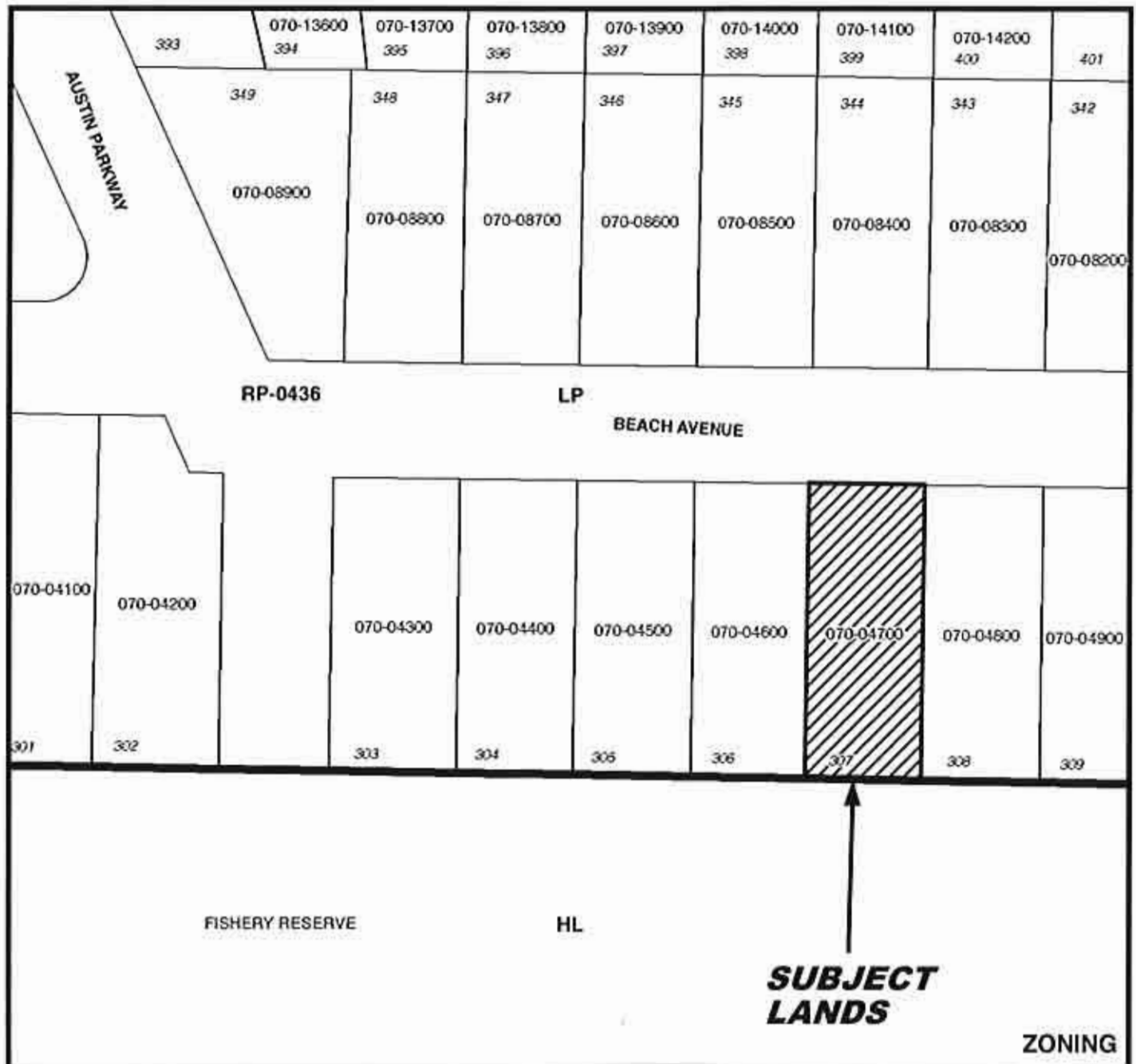
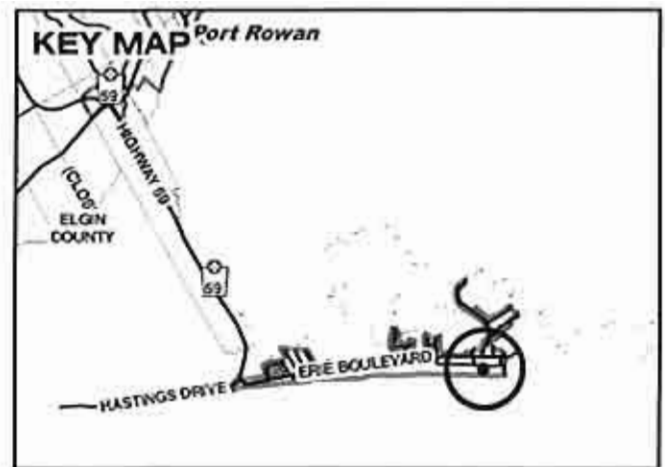
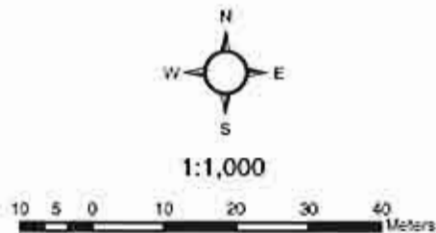
AS PER:

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

Signature of building inspector

Date

MAP 1
File Number: BNPL2011029
 Geographic Township of
SOUTH WALSINGHAM



MAP 2

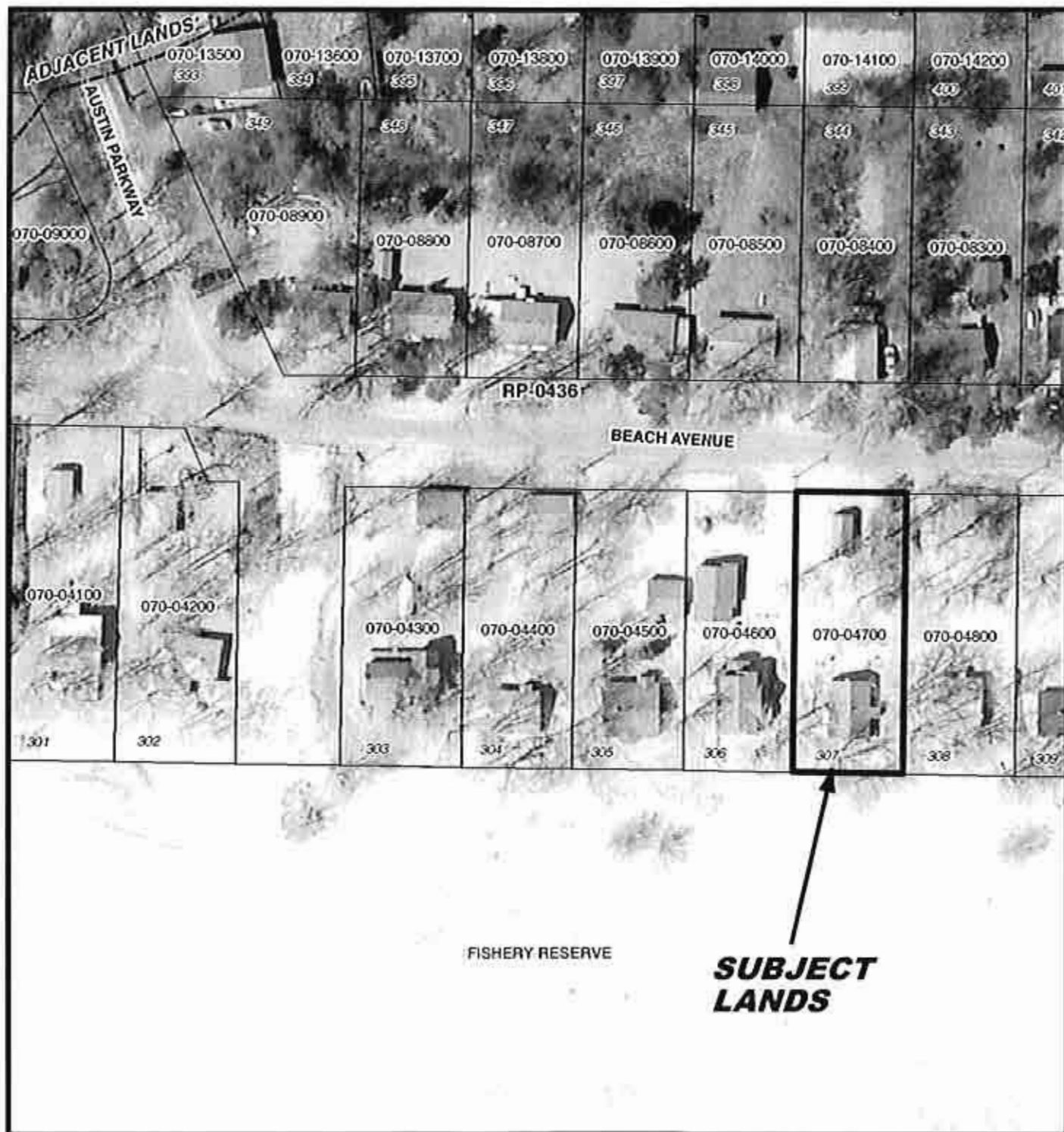
File Number: ANPL2011029

Geographic Township of SOUTH WALSINGHAM



0 2 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2011029

Geographic Township of SOUTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

1:500

