



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2011086**

☒ 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:**

**May 2<sup>nd</sup>, 2011**

**APPLICANT:**

STUERMER ANDREAS RICHARD, 6 KANDRACS CRES PO BOX 1120 PORT DOVER, ON N0A 1N0

**LOCATION:** PDOV PLAN 803 LOT 3 (6 Kandracs Cres)

**ASSESSMENT ROLL NO.:** 3310334010096000000

**PROPOSAL:**

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE CONSTRUCTION OF A NEW DWELLING ON THE SUBJECT LANDS REQUIRING RELIEF OF:

3.9m (12.8 ft) from the required rear yard setback of 7.5 m (24.6 ft) to permit a proposed back yard of 3.6 m (11.8 ft).

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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 Alberf 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:** April 18<sup>th</sup>, 2011

**MINOR VARIANCE****Office Use:**

File Number: ANPL 2011 086  
Related File: ✓  
Fees Submitted: April 7/11  
Application Submitted: April 6/11  
Sign Issued: April 7/11  
Complete Application: April 7/11

LPRA Fee Collected

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- 337 61 00 9600**

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. \_\_\_\_\_

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> ANDREAS STUERMER Phone # 519-428-1100  
Address 6 KANDRACS CRES. PO. Box 1120 Fax # 519-428-1124  
Town / Postal Code PORT DOVER NOAINO 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> ANDREAS STUERMER Phone # 519-428-1100  
Address 6 KANDRACS CRES Fax # 519-428-1124  
Town / Postal Code PORT DOVER NOAINO 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:

\_\_\_\_\_  
\_\_\_\_\_

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>PORT DOVER</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u># 803</u>	Lot(s) or Block Number(s)	<u>#3</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>17.6 / 58'</u>	Depth (metres/feet)	<u>43m / 140'</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>.10 HA / 25 AC</u>
Municipal Civic Address	<u>6 KANDRACK CRES</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):

PRESENT BUILDING (COTTAGE) TO BE REPLACED  
WITH NEW HOUSE

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

LOT SIZE IS AN IRREGULAR LOT (5 SIDES) WITH  
2 SIDE YARDS, 1 FRONT & 2 REAR YARDS.  
REQUIRE A VARIANCE OF ONE REAR YARD FROM  
7.5m/25' TO 3.6m/12'

 To permit the construction of a new dwelling on the subject lands requiring relief of 3.9 m (12.8 ft) from the required rear yard setback of 7.5 m (24.6 ft) to permit the proposed back yard of 3.6 m (11.8 ft)

MINOR VARIANCE

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

THE PROPERTY HAS A GOOD LENGTH OF ABOUT 44m/144'  
BUT ONLY ABOUT 22m/72' FROM FRONT TO BACK (REAR)  
(IRREGULAR)

D. PROPERTY INFORMATION

Present official plan designation(s):

RESIDENTIAL / HAZARD LAND

Present zoning:

R1-A ZONE

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:

ONE BLDG COTTAGE TO BE REMOVED AND  
REPLACED WITH NEW ATTRACTIVE HOME

If known, the date existing buildings or structures were constructed on the subject lands: 1956 ?

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:

SKETCH ATTACHED

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

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:

1986

Present use of the subject lands:

LIVE IN WINTERIZED COTTAGE

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

SINCE 1956

Existing use of abutting properties:

AROUND SAME TIME 1956 ?

**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:

WE LIVE HERE SINCE 1980,  
USED TO BE COTTAGES OWNED BY GLOBE & MAIL FOR SUMMER  
USE ONLY THAN PURCHASED BY MR KANDRACS IN 1976?

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 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:

LOT 4 DRAINAGE OF CLELASCAC

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:

KANDRACS CRESENT



I. OTHER INFORMATION

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

☒ Yes      ☐ No

If yes, describe:

WOULD LIKE TO START BUILDING AS SOON AS POSSIBLE

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.

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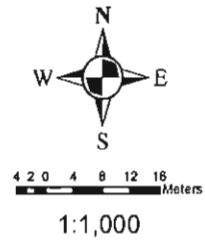
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## MAP 2

File Number: ANPL2011086

Urban Area of PORT DOVER



# MAP 3

File Number: ANPL2011086

Urban Area of PORT DOVER

