



COMMENT REQUEST FORM

FILE NO: ANPL2011116

☒ 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:**

June 6th, 2011

APPLICANT:

MOORE BETH LEANNE

MOORE MARK ANDREW, 484 CONC 3 TOWNSEND RR 1 WILSONVILLE, ON N0E 1Z0

LOCATION: TWN CON 3 PT LOT 7 (484 CONCESSION 3)

ASSESSMENT ROLL NO.: 3310336010298550000

PROPOSAL:

PERMIT THE CONSTRUCTION OF A BUILDING ACCESSORY TO A RESIDENTIAL USE REQUIRING RELIEF OF: 4.428 m (14.53 ft) from the required exterior side yard setback of 9 m (29.52 ft.) to permit an exterior side yard of 4.572 m (15 ft.)

Relief of Section 3.3 (b) & (c) to allow the building in the front yard and required exterior yard.

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) 875-4789
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: May 23rd, 2011

MINOR VARIANCE

May gave her OSSDS form.

* needs new drawing showing distances to #11. signed AG
* 2011 with new stuff
* 3-3 done AG. affd.

Office Use:

File Number:

ANPL 2011 116

Related File:

Form Submitted:

Application Submitted:

May 10/11

Sign Issued:

Complete Application:

11

AG

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: 3310-33601029855

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. NW1-2000

A. APPLICANT INFORMATION

Name of Applicant¹ BETH MOORE

Phone # 519-443-7499

W-519-442-353 x160

Address 481 CONCESSION #3

Fax #

Town / Postal Code WILSONVILLE NOE 1Z0

E-mail

the_moores@live.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 MARK + BETH MOORE

Phone # 519-443-7499

Address 481 CONCESSION #3

Fax #

Town / Postal Code WILSONVILLE NOE 1Z0

E-mail

the_moores@live.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 mortgagees, charges or other encumbrances on the subject lands:

SCOTIA BANK 61 LYNDEN RD BRANTFORD, ON N3R 7T9

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>HAMLET</u>
Concession Number	<u>3</u>	Lot Number(s)	<u>7</u>
Registered Plan Number	<u>3TR-4937</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>132'</u>	Depth (metres/feet)	<u>227'</u>
Width (metres/feet)	<u>132'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>29964 ft² +/-</u>
Municipal Civic Address	<u>484 CONCESSION #3</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 DETACHED GARAGE ON EXTERIOR SIDE YARD

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

* permit the construction of a building accessory to a residential use requiring relief of:
4.428 m. (14.53 ft.) from required exterior side yard
of 9m. (29.52 ft.) to permit side yard of 4.572 m. (15 ft.)
and, relief of Section 33 (b) & (c) to allow the
building in the front yard & exterior yard.

MINOR VARIANCE

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

DUE TO THE LAYOUT OF HOUSE, DRIVEWAY, SEPTIC, TILTBED + HEIGHT OF
RECREATIONAL VEHICLE

D. PROPERTY INFORMATION

Present official plan designation(s):

HAMLET

Present zoning:

HAMLET RESIDENTIAL

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:

CURRENTLY THERE IS THE HOUSE + SMALL UTILITY SHED - RETAINED
(6x16)
SEE ATTACHED LAYOUT

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

1991

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:

35x40 ft garage = 1000 ft² Approx 18'6" - 19' High.

SEE ATTACHED DRAWING

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

SUMMER 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:

2000 APRIL

Present use of the subject lands:

RESIDENTIAL

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

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:

VACANT LOTS SOLD FOR RESIDENTIAL USE

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

Livestock facility or stockyard (if yes, complete Form 3 – available upon request)

Wooded area

Municipal landfill

Sewage treatment plant or waste stabilization plant

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

Floodplain

Rehabilitated mine site

Non-operating mine site within one kilometre

Active mine site within one kilometre

Industrial or commercial use (specify the use(s))

Active railway line

Seasonal wetness of lands

Erosion

Abandoned gas wells

On the Subject Lands

Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance
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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____ distance

MINOR VARIANCE

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:

CONCESSION #3



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 # 484

ROLL No. 3310336010288550000

LEGAL DESCRIPTION:
TWN CON 3 PT LOT 7 RP, 37R4937
PART 1, IRREG, 0.70AC 132.00FR
D

UNIT #
STREET NAME CONC 3 TOWNSEND

TOWNSHIP Nanticoke - Townsend
ZONING RH

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD	9m		4.372m		4.428m	
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	5 M		5.79 M		.79 M	
ACCESSORY BUILDING						

ACCESSORY BUILDING COMMENTS: 3.3(b) (ii) occupy a required front yard -
PARKING SPACES: 3.3(c) occupy a required exterior side yard.
ACCESSORY BUILDING

ADDITIONAL COMMENTS:
NANTICOKE ZONING BY-LAW NW 1-2000 313
SECTION 3.3 (a) ACCESSORY USES TO RESIDENTIAL USES

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

PREPARED BY: Bruce Little Paul Berry

AS PER:

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

Signature of building inspector

Date

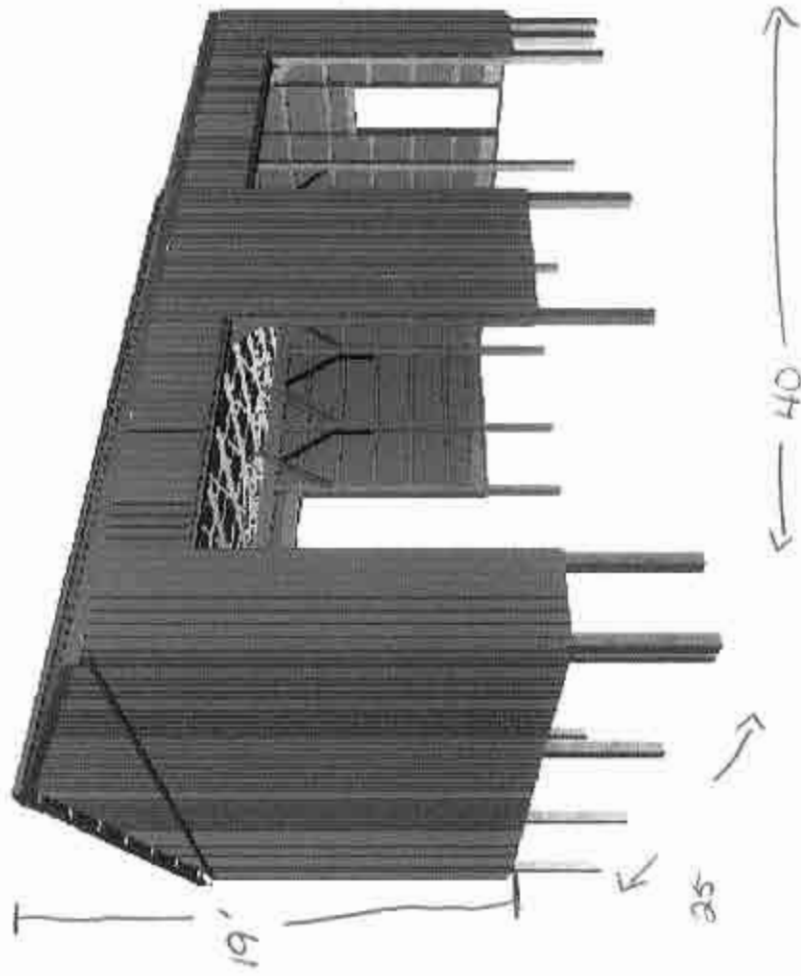
May 10/11

Opposite direction - doors to be on gable ends

Turkstra Lumber Co.
200 Ramsey Drive
Dunnville ON
Phone: (905) 774-7571
Fax: (905) 774-3436

TURKSTRA LUMBER

ALWAYS ON THE LEVEL

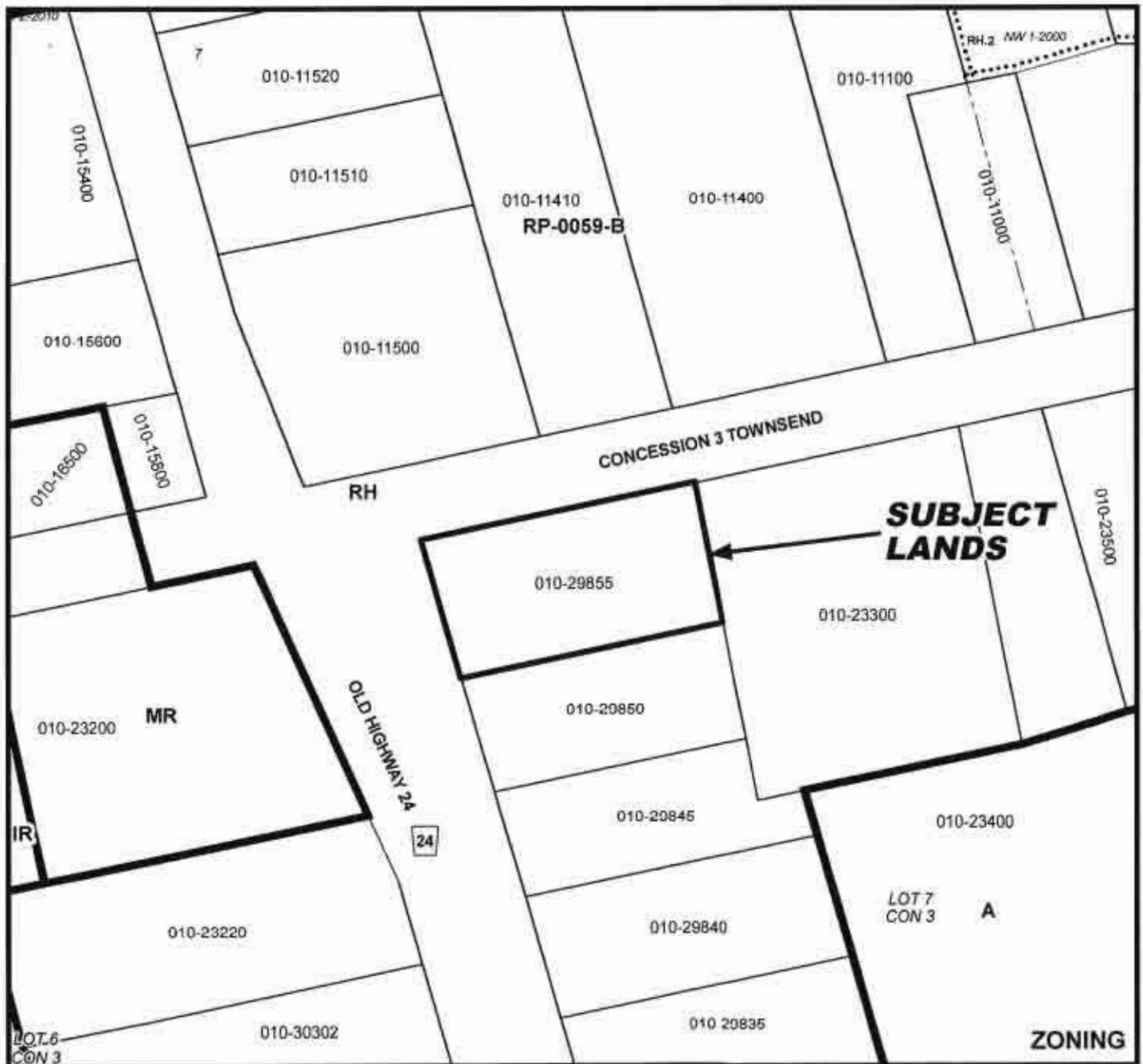
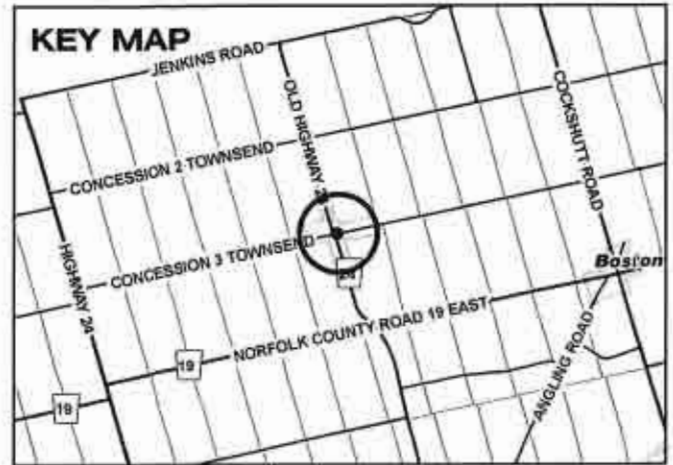
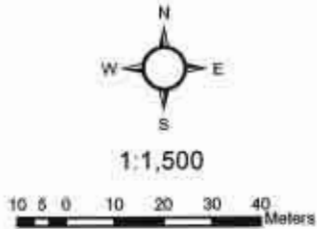


Powered by Seljox

MAP 1
File Number: ANPL2011116

Geographic Township of

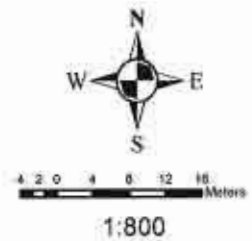
TOWNSEND



MAP 2

File Number: ANPL2011116

Geographic Township of TOWNSEND



MAP 3

File Number: ANPL2011116

Geographic Township of TOWNSEND

