



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2011150**

☒ 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:**

**July 29<sup>th</sup>, 2011**

**APPLICANT:**

YIN MEI SHEUNG & TONG & MEI YIN, PO BOX 310 WATERFORD, ON N0E 1Y0

**AGENT:**

G DOUGLAS VALLEE LIMITED - MICHAEL HIGGINS, 2 TALBOT STREET NORTH SIMCOE, ON N3Y 3W4

**LOCATION:** TWN CON 9 PT LOTS 7 AND 8 (128 Lam Blvd - Lot 18 of Yin's Draft Plan of subdivision)

**ASSESSMENT ROLL NO.:** 3310336050627000000

**PROPOSAL:**

PERMIT THE CONSTRUCTION OF A SINGLE DETACHED DWELLING REQUIRING RELIEF OF:  
3.0 m. (9.85') from required 6.0 m. (19.69') exterior side yard setback to permit a setback of 3.0 m. (9.84').

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, MCIP, RPP, ECD**

60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1290

**EMAIL:** [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@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 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto:karen.judd@norfolkcounty.ca)

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**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:** July 18<sup>th</sup>, 2011

## MINOR VARIANCE

### Office Use:

File Number: ANPL2011150  
Revised File: \_\_\_\_\_  
Fees Submitted: June 17, 2011  
Application Submitted: " "  
Sign Issued: " "  
Complete Application: " "

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: 3310-336-050-627**

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. AW-2000

### A. APPLICANT INFORMATION

Name of Applicant<sup>1</sup> TUNG AND MAY YIN Phone # \_\_\_\_\_  
Address PO BOX 310 Fax # \_\_\_\_\_  
Town / Postal Code WATERFORD ON N0E1V0 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

MICHAEL HIGGINS  
Name of Agent G. DOUGLAS VALLEE LIMITED Phone # 519 426 1270  
Address 2 TALBOT STREET NORTH Fax # 519 426 6277  
Town / Postal Code SIMCOE ON N3Y 3W4 E-mail michael.higgins@gdv.com

Name of Owner<sup>2</sup> TUNG AND MAY YIN Phone # \_\_\_\_\_  
Address PO BOX 310 Fax # \_\_\_\_\_  
Town / Postal Code WATERFORD ON N0E1V0 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:

ROYAL BANK SIMCOE

## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWNSEND</u>	Urban Area or Hamlet	<u>WATERFORD</u>
Concession Number	<u>9</u>	Lot Number(s)	<u>ZONE 8</u>
Registered Plan Number	<u>DRAFT PLAN</u>	Lot(s) or Block Number(s)	<u>LOT 18</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>20m. (65.6ft)</u>	Depth (metres/feet)	<u>33.26m (109.1ft)</u>
Width (metres/feet)	<u>20m.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>APPROX 820 SQ.M. (8226 SQ.FT)</u>
Municipal Civic Address	<u>128 LAM BIRD</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):

PROPOSE TO SEEK RELIEF OF THE EXTERIOR  
SIDE YARD FROM 6m TO 3m

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

MINOR VARIANCE TO THE EXTERIOR SIDE YARD

An application has been received to permit the construction of a single detached dwelling requiring relief of:

3.0 m. (9.85') from required 6.0 m. (19.69') exterior side yard setback to permit a setback of 3.0 m. (9.84').

## MINOR VARIANCE

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

HOUSE DESIGN REQUIRES SHORTER EXTERIOR SIDE  
YARD.

## D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

RESIDENTIAL TYPE 1 RI-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:

SINGLE DETACHED PLAN OF SUBDIVISION.

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

LOT IS VACANT.

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.

N/A

## 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:

PROPOSED SINGLE DETACHED DWELLING

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

VACANT LAND

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:

NOT KNOWN

Present use of the subject lands:

VACANT LAND

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

NOT KNOWN

Existing use of abutting properties:

RESIDENTIAL AND AGRICULTURAL

## 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:

OWNER

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:

PLAN OF SUBDIVISION

Land it affects:

SUBJECT LAND

Purpose:

RESIDENTIAL DEVELOPMENT

Status/decision:

APPROVED

## MINOR VARIANCE

Effect on the requested amendment:

NONE

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

## 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
- ☐ Provincial highway
- ☐ Municipal road
- ☐ Other (describe below)

If other, describe:

ROAD UNDER CONSTRUCTION.

Name of road/street:

14th ROAD.



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

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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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## 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 # LAM BLVD & TAN AVE.  
YIN SUBDIV. PHASE 6  
WATERFORD

ROLL No. 3310336050627000000

LEGAL DESCRIPTION:  
TWN CON 9 PT LOTS 7 AND 8 RP,  
37R0261 PT PARTS 1 2 3, SUBJECT  
TO EASEMENT, REG. 34.25AC FR  
D

UNIT # LOT 18

TOWNSHIP Nanticoke - Townsend

STREET NAME

ZONING



### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD	8	20.0	3.0	9.84	3.0	10.16
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

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:

AS PER:

Laurel Lee Sowden

   
Signature of building inspector Date

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



## MAP 2

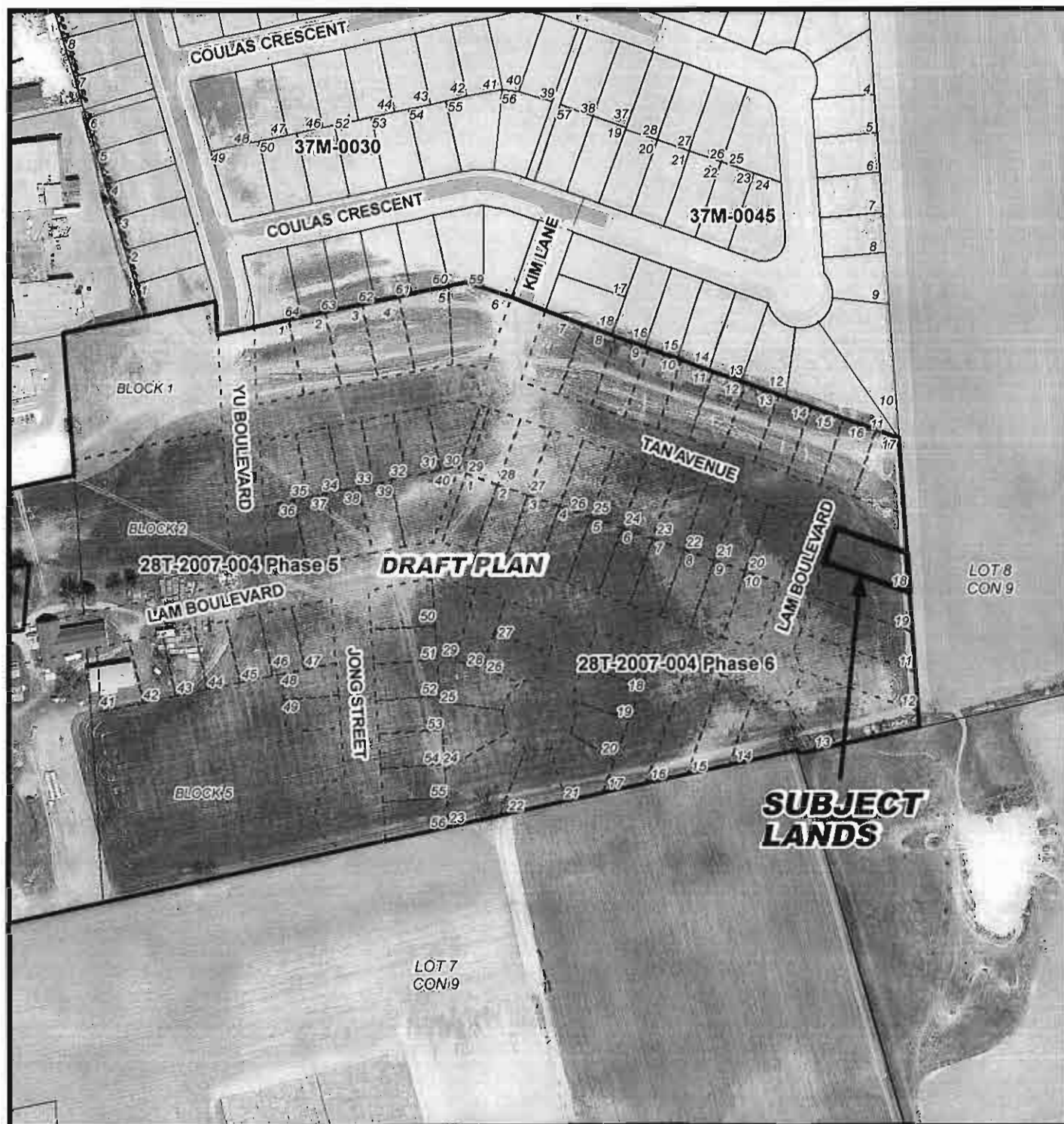
File Number: ANPL2011150

Geographic Township of TOWNSEND



105 0 10 20 30 40 Meters

1:3,000



# MAP 3

File Number: ANPL2011150

Geographic Township of TOWNSEND



2 1 0 2 4 6 8 Meters

1:500

**DRAFT PLAN**

TAN AVENUE

28T-2007-004 Phase 5

LAM BOULEVARD

20.00m  
(62.62')

Proposed  
Driveway

6.10m  
(20.00')

1.24m  
(4.07')

Proposed  
Dwelling

49.584m  
(162.68')

41.00m  
(134.51')

3.0m  
(9.8')

13.39m  
(43.93')

18

21.764m  
(71.40')

**SUBJECT  
LANDS**

LOT 8  
CON 9

28T-2007-004 Phase 6

19

**TECH SHOWING  
BUILDING PERMIT  
OF**

**LOT 18**

**D PLAN 37M-XX**

**THE GEOGRAPHIC  
PLAN OF TOWNSEND**

**IN  
FOLK COUNTY**

**FILE 1 : 300**

**AND DIXON LTD.**

**DATE 14, 2011**

**THIS COPY**



**LAM BOULEVARD**

**(20.000 WIDE)**

**(REGISTERED PLAN 37M-XX)**



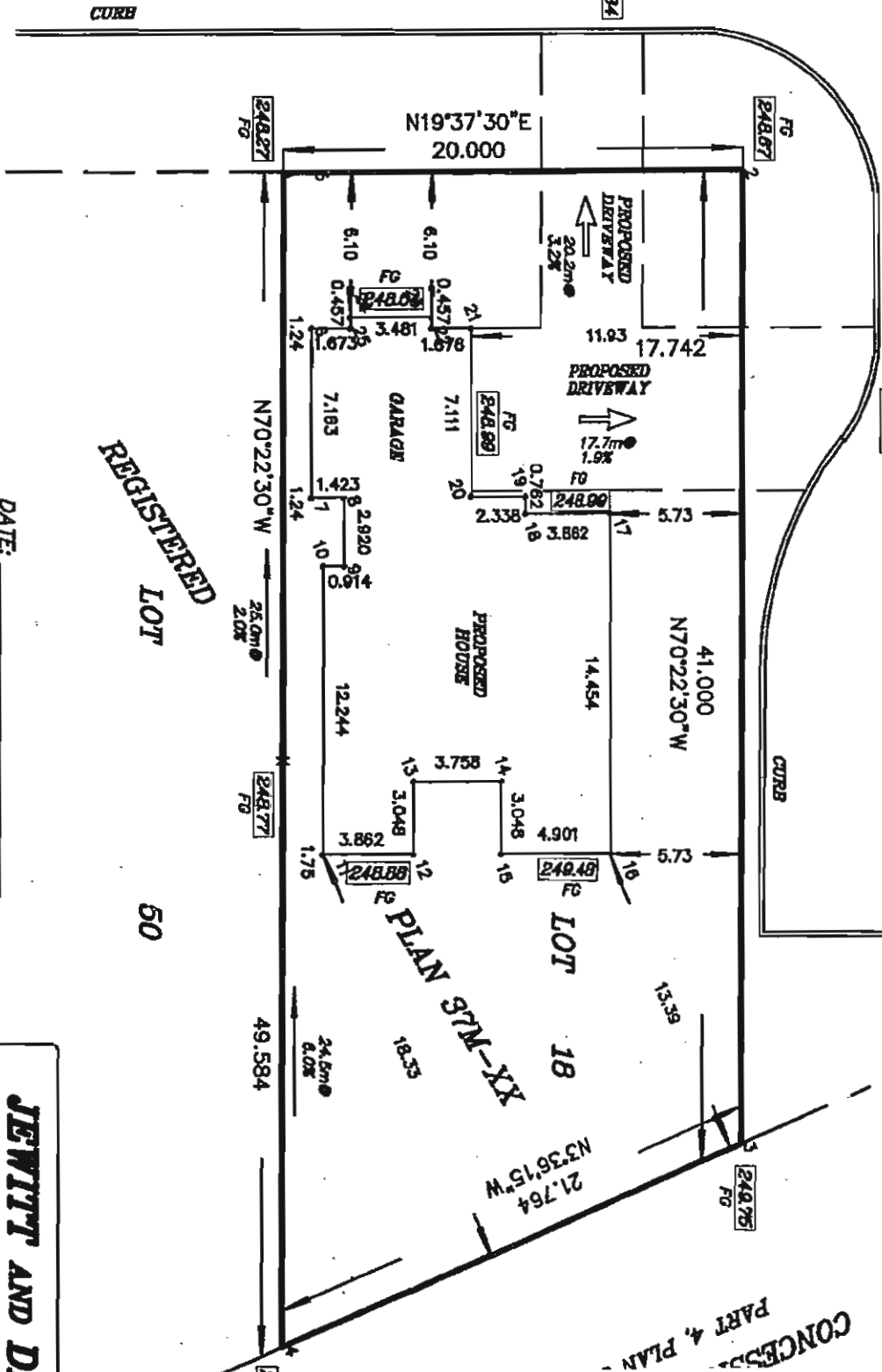
**1 = 249.68  
1" = 247.14  
128 LAM BOULEVARD**

**REGISTERED PLAN BY T.G. SMITH, P.ENG  
14 (03/16/11)**

**TREES AND CAN BE CONVERTED  
LYING BY 3.2808**

**IF OF SURVEY AND SHALL NOT  
USES OTHER THAN THE  
IN THE TITLE BLOCK.**

**TAN AVENUE  
(20.000 WIDE)  
(REGISTERED PLAN 37M-XX)**



**REGISTERED  
LOT  
50**

**DATE:**

**R. C. DIXON, O.L.S.**

**THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S SEAL**

**JEWITT AND DIXON  
ONTARIO LAND SURVEYORS**

**R.R.1, SUCCOE, ONTARIO  
(61 PARK ROAD)**

**PHONE: (519) 428-0842  
E-mail: surveyors@jdw.com**

**JOB # 11-1**

**CONCESSION  
PART 4, PLAN**