



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2011157**

☒ 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:**

ASH PROJECT MANAGEMENT INC, P.O. Box 427 TILLSONBURG, ON N4G 4H8

**LOCATION:** CHR PLAN 37B BLK 11 PT LOT, 1, BLK 10 PT LOT 12 CON 12 PT, LOT 3 (16 BOSTWICK CRES)

**ASSESSMENT ROLL NO.:** 3310493010049000000

**PROPOSAL:**

PERMIT THE CONSTRUCTION OF A 6' X 24' PORCH ADDITION IN HAZARD LAND ON AN EXISTING NON-CONFORMING DWELLING UNDER SECTION 45(2) OF THE PLANNING ACT.

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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: ANPL2011157  
Related File: \_\_\_\_\_  
Fees Submitted: June 27, 2011  
Application Submitted: June 27, 2011  
Sign Issued: June 27, 2011  
Complete Application: June 27, 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- 493-010-04900**

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-DE 80

### A. APPLICANT INFORMATION

Name of Applicant: ASH PROJECT MANAGEMENT INC <sup>1/210 MICHAEL ASH</sup>  
Address: P.O. Box 427  
Town / Postal Code: TILSONBURG N4G4H8  
Phone #: 519-688-0697  
Fax #: 519-688-9794  
E-mail: mike.debash@yahoo.ca

<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: SARA JACINTA MICHELLE MARTINS  
JOAQUIN LOPES SILVA Phone #: 519-582-3874  
Address: 16 BOSTWICK CRES, RR#1 Fax #: \_\_\_\_\_  
Town / Postal Code: DELHI N4B 2W4 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>CHARLOTTEVILLE</u>	Urban Area or Hamlet	<u>LYNEDECH</u>
Concession Number	<u>12</u>	Lot Number(s)	<u>Part Lot 16, 1 &amp; 3</u>
Registered Plan Number	<u>37R-2841</u>	Lot(s) or Block Number(s)	<u>Block 10 &amp; 11</u>
Reference Plan Number	<u>37B</u>	Part Number(s)	
Frontage (metres/feet)	<u>388 ft</u>	Depth (metres/feet)	<u>650 ft.</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>42 acres</u>
Municipal Civic Address	<u>16 BOSTWICK CRES LYNEDECH</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 PORCH 6' x 24'

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

RELIEF of Bylaw regarding Hazardous  
& allow construction of porch

## MINOR VARIANCE

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

Hazard land zoning restricts  
any new building

### D. PROPERTY INFORMATION

Present official plan designation(s):

HL

Present zoning:

Hazard lands (HL)

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:

All existing buildings (house, garage & shed)  
to be retained

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

HOUSE - 1890?

Garage - 1980?

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.

OUTDOOR PORCH

## 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:

Construct 6' x 24' porch  
on house that is existing

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

Sept 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:

Sept 2007

Present use of the subject lands:

Single family

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

Existing use of abutting properties:

Residential + Bush.

## 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

### 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:

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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:

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Name of road/street:

16 BOSTWICK CRES

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MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

weather changes may complicate work.

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.

homeowners unaware that hazardous zoning indicated that additional work was required to allow for the project to start.





## MAP 2

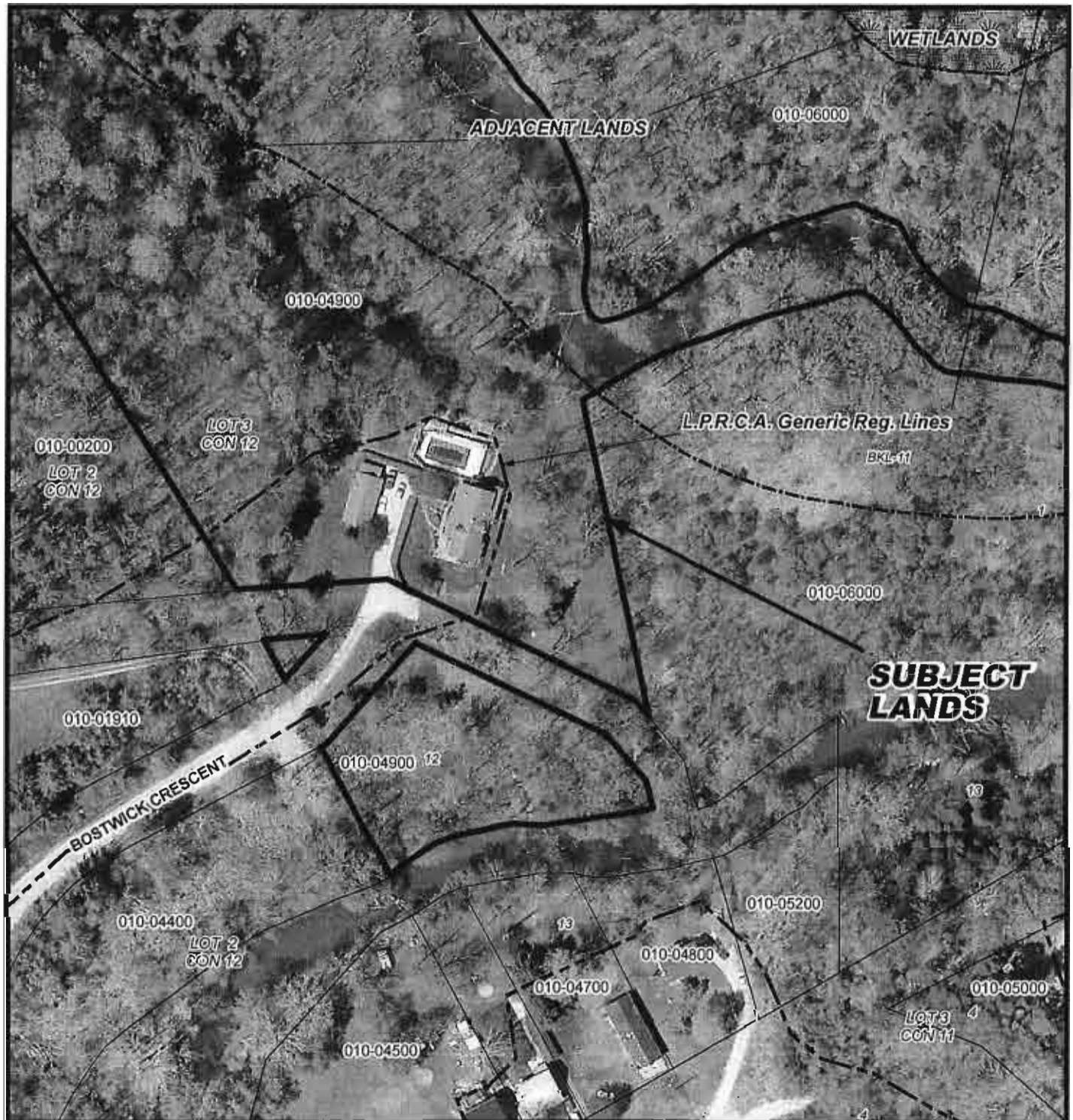
File Number: ANPL2011157

Geographic Township of CHARLOTTEVILLE



0 3 6 12 18 24 Meters

1:1,500



# MAP 3

File Number: ANPL2011157

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000

