



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2011162

☒ 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 29th, 2011

APPLICANT:

GIRARD DORIE ELIZABETH
WALTHER BETTY DOREEN, PO BOX 253 OTTERVILLE, ON N0J 1R0

AGENT:

LOCATION: SWAL PLAN 436 LOT 453 (312 Erie Blvd)

ASSESSMENT ROLL NO.: 3310543070178000000

PROPOSAL:

An application has been received to permit the construction of a 24' X 22' attached garage and 6' X 24' covered porch addition to an existing vacation home requiring relief of:
3 % from maximum 15% to permit a lot coverage of 18%.

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

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: July 18th, 2011

MINOR VARIANCE

OSSOS Given.

Office Use:

File Number:

ANPL2011162

Related File:

Fees Submitted:

July 6/11

Application Submitted:

July 6/11

Sign Issued:

July 6/11

Complete Application:

July 6/11

EG

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.

543-070-18700

Property assessment roll number: 3310- (501150276) PIN.

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. FN085

A. APPLICANT INFORMATION

Name of Applicant¹ DORIE E. GIRARD Phone # 519-879-6438
Address 26 WELLINGTON STREET P.O. Box 253 Fax # 519-879-6536
Town / Postal Code OTTERVILLE, ONTARIO N0T 1R0 E-mail dorie.girard@century21.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 DORIE E. GIRARD & BETTY D. WALTHER Phone # 519-879-6438
Address 26 WELLINGTON ST. P.O. Box 253 Fax # 519-879-6536
Town / Postal Code OTTERVILLE, ONT N0T 1R0 E-mail dorie.girard@century21.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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SOUTH WALSINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	<u>453</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>120.63'</u>	Depth (metres/feet)	<u>75.0'</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>9047.25 SQ. FT.</u> <u>0.2077 AC</u>
Municipal Civic Address	<u>312 EME BLVD</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):

OWNER WISHES TO CONSTRUCT A 24'x22' GARAGE WITH SCREENED
ROOM OVER PLUS A 6'x24' ^{covered} PORCH ON THE FRONT OF THE
EXISTING COTTAGE NECESSITATING AN INCREASE IN LOT
COVERAGE FROM 15% TO 18%

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

TO INCREASE LOT COVERAGE FROM 15% TO 18%

An application has been received to permit the construction of a 24' X 22' attached garage and 6' X 24' covered porch addition to an existing vacation home requiring relief of:

3 % from maximum 15% to permit a lot coverage of 18%.

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

LOT IS SMALL (0.2077 AC) - AT 15% COVERAGE THE GARAGE
WILL NOT FIT WITHIN THE ALLOWABLE BLDG ENVELOPE - OWNERS
WOULD LIKE A TWO CAR GARAGE FOR VEHICLE & BOAT, ETC
AND WOULD LIKE TO ADD A PORCH STORAGE

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LONG POINT ZONE (LP)

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 BUILDINGS

COTTAGE 24' x 40' TO REMAIN

METAL CLAD SHED 10' x 6' TO BE REMOVED

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

1960

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.

ADDITIONS - ① 24' x 22' GARAGE WITH SCREENED ROOM

OVER TO BE USED AS A PLAY ROOM AND

SLEEPING AREA

- ② PORCH - COVERED PORCH - SITTING AREA.

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:

GARAGE - BONUS ROOM 22' x 24' x 2 STOREY - 20' HIGH
INTERIOR SIDE YARD SETBACK 3.7m AUSTIN PARKWAY
FRONT YARD - 6.3m

PORCH 6' x 24' FRONT YARD SETBACK 6.1m

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

2011 - FALL 2012 - SPRING

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:

1960

Present use of the subject lands:

VACATION HOME - SUMMER COTTAGE

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

50 YRS

Existing use of abutting properties:

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

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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:

LAND WAS VACANT IN 1960 - OWNED CONTINUOUSLY BY
PRESENT 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:

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	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	200 distance
Floodplain	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	0 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

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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:

ERIE BLVD & AUSTIN PARKWAY

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I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

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.

WOOD DECK ON WEST SIDE TO BE REMOVED AND
REPLACED WITH PATIO

LOT IS FLAT - SLIGHTLY BELOW THE ROADS
COTTAGE WAS RAISED 15 YEARS AGO APPROXIMATELY
40"

ANPL 201162



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
619-428-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
619-876-4486

PROPERTY INFORMATION

STREET # 312

ROLL No. 3310543070178000000

LEGAL DESCRIPTION:
SWAL PLAN 438 LOT 463, REG,
0.21AC 75.00FR 120.63D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME ERIE BLVD

ZONING LP

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	840	9047	840	9047		
LOT FRONTAGE	38.7	120.63	38.7	120.63		
FRONT YARD SETBACK	6.0	20.0	6.3	20.7		
EXTERIOR SIDE YARD	6.0	20.0	6.1	20.0		
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)	3.7	12	1.2	4		
REAR YARD SETBACK	9.0	29.5	20.7	67.9		
DWELLING UNIT AREA	65	700	151.82	1632		
% LOT COVERAGE	15%		18%		3%	
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.

Doris Huard July 6/11
Signature of owner or authorized agent Date

PREPARED BY:

AS PER:

[Signature] July 6/11
Signature of building inspector Date

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

MAP 2

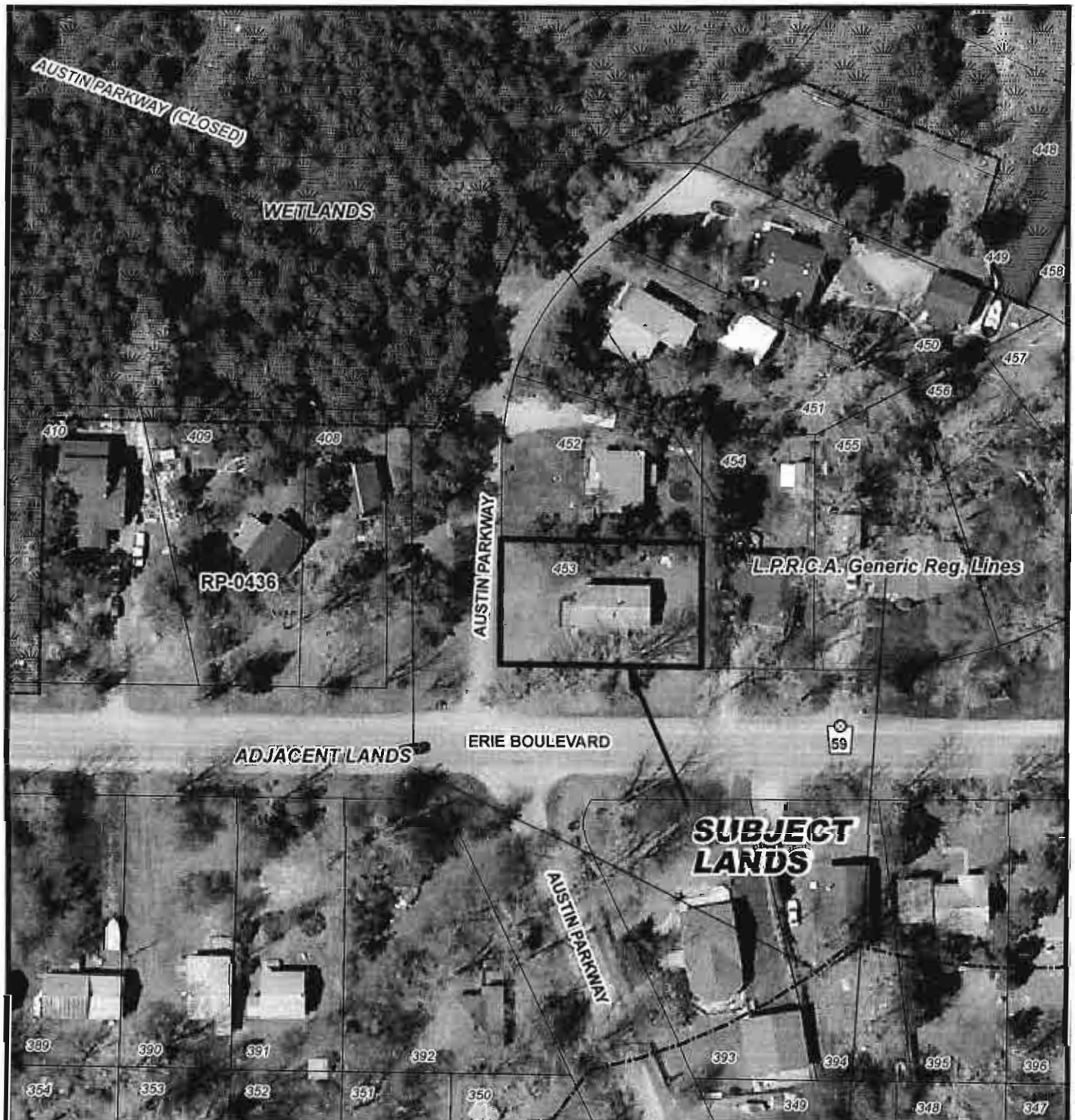
File Number: ANPL2011162

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2011162

Geographic Township of SOUTH WALSLINGHAM

