



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2011165**

☒ 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:**

VERBOOM JEFFREY ALAN, 982 MCDOWELL RD E RR 1 STN MAIN SIMCOE, ON N3Y 4J9

**LOCATION:** CHR CON 8 PT LOT 13 (982 McDowell Road)

**ASSESSMENT ROLL NO.:** 3310493040005200000

**PROPOSAL:**

CONSTRUCT A 28' X 28' ADDITION TO AN EXISTING DWELLING REQUIRING RELIEF OF:

Section 3.2.9.1 relief of 3.514 m (11.53 ft) from the required 9 m (29.53 ft) setback from a municipal drain to allow the addition to be constructed 5.486 m (18 ft) from the municipal drain.

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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)

**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:

AN PL 2011 165

Related File:

Fees Submitted:

July 7 / 11

Application Submitted:

Sign Issued:

Complete Application:

*waiting for EPRCA  
re fee*

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: 3310-493.040.005-20**

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<sup>1</sup>

Jeff Verboom

Phone #

519-718-0385

Address

902 McDowell Rd

Fax #

519-428-2010

Town / Postal Code

Simcoe N3Y 4S9

E-mail

verbang@hotmail.com

<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>

Phone #

Address

Fax #

Town / Postal Code

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><del>Hamlet</del> Green Corners</u>
Concession Number	<u>9th</u>	Lot Number(s)	<u>13</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>105.65 ft.</u>	Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>.48 acres</u>
Municipal Civic Address	<u>982 Medowall Rd.</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):

I am putting a small addition on to my existing house.

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

Purpose: to construct a 28' x 28' addition to an existing dwelling requiring relief of:  
Section 3.2.9.1 relief of 3.514m (11.53')  
from the required 9m (29.53ft) setback  
from a municipal drain to allow the addition  
to be constructed 5.486m (18') from the  
municipal drain.

## MINOR VARIANCE

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

My addition which is proposed will be too close to a municipal drain.

## D. PROPERTY INFORMATION

Present official plan designation(s):

~~Agricultural~~ hamlet & HL

Present zoning:

Agricultural

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:

The existing house is 21' wide by 24' deep and 29' from the east Property line and 28' from the west property line. 1 story house. 105' from the Road Property line.

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

House moved 1989

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.

Bedrooms and bathroom 3 fixtures.

## 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:

On Plan.

28' + 28' addition

Split level a one level on grade and another 8' up.

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

ASAP

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:

Nov 11 2007

Present use of the subject lands:

Residential home.

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

from 1959 to present.

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:

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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:

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Land it affects:

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Purpose:

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Status/decision:

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## 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <del>515</del> 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 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:

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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:

Mcdowell Rd.

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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:

I ~~have~~ would like to get this going as soon as possible, I have a baby on the way.

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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Roll Number 493.040.005.20

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

### Property Information

Issue Date:

Owner: <u>Jeffrey Allen Verboom</u>	Property Lot: <u>13</u>	Former Municipality: <u></u>
Civic Address: <u>982 McDowell Rd E</u>	Block: <u></u>	Plan: <u></u>
Legal Description: <u></u>	Part: <u></u>	Reference Plan: <u></u>
Zoning: <u>RH</u>	Concessor: <u></u>	Extension to a Non-conforming use? <u></u>
By-law: <u></u>	Current Use of Property: <u>S.F.O.</u>	Township: <u></u>
	Proposed Use of Property: <u></u>	

### Zoning Deficiency

#### DEVELOPMENT STANDARDS

#### Required (Meters/Feet)

#### Proposed

#### Deficiency

a) Lot Area	<u>.48 acres</u>				
b) Lot Frontage	<u>105.65</u>				
c) Front Yard Setback	<u>9.0m</u>				
d) Exterior Side Yard					
e) Interior Side Yard (Rt)	<u>3.0m</u>				
f) Interior Side Yard (Lt)	<u>1.2m</u>				
g) Rear Yard	<u>9.0m</u>				
h) Dwelling Unit Area					
i) % Lot Coverage					
j) Height of Building	<u>29' 6 5/16"</u>				
k) Accessory Building					
Accessory Building Comment: <u></u>					
l) Parking					
m) Other	<u>9.0m</u>	<u>29' 6 5/16"</u>	<u>5.486m</u>	<u>18'</u>	<u>3.514m</u>

Other Clause: 3.29.1.

Set back Municipal Drains

Other Description:

11.526042'

Don't use fractions!  
Use decimals  
#

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

[Signature]  
Owner/Applicant

[Signature]  
Building Inspector

July 05/2011

WM ARE REPRESENTATIVE AND  
EXACT LOCATIONS TO BE DETERMINED  
ANY.

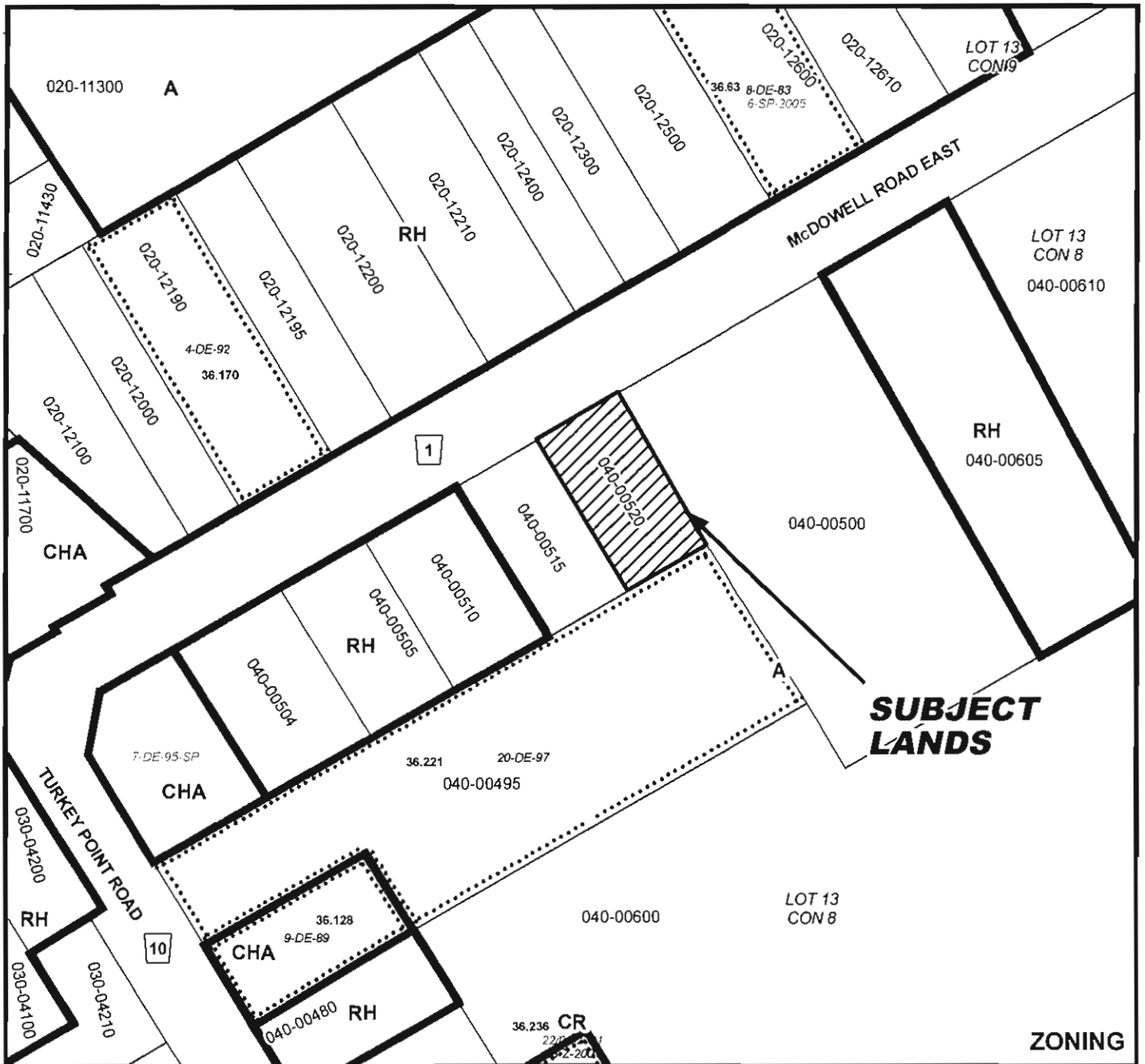
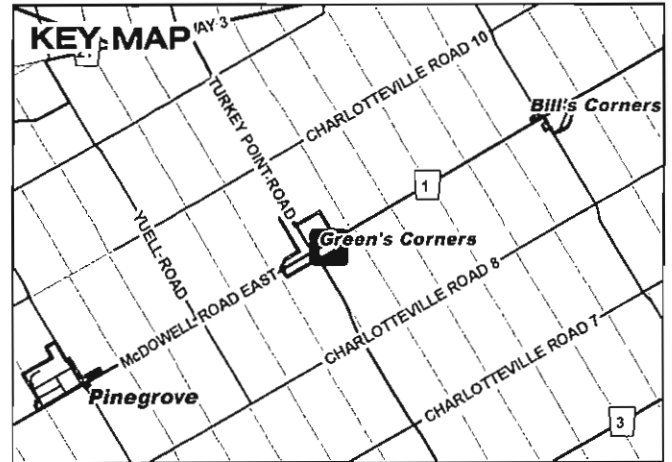
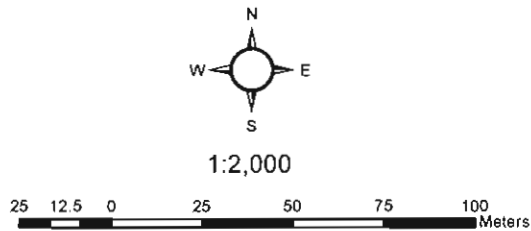


T YARD:	6m [19.68]
YARD:	9m [29.53]
OR SIDE YARD:	3m [9.84]

# MAP 1

## File Number: ANPL2011165

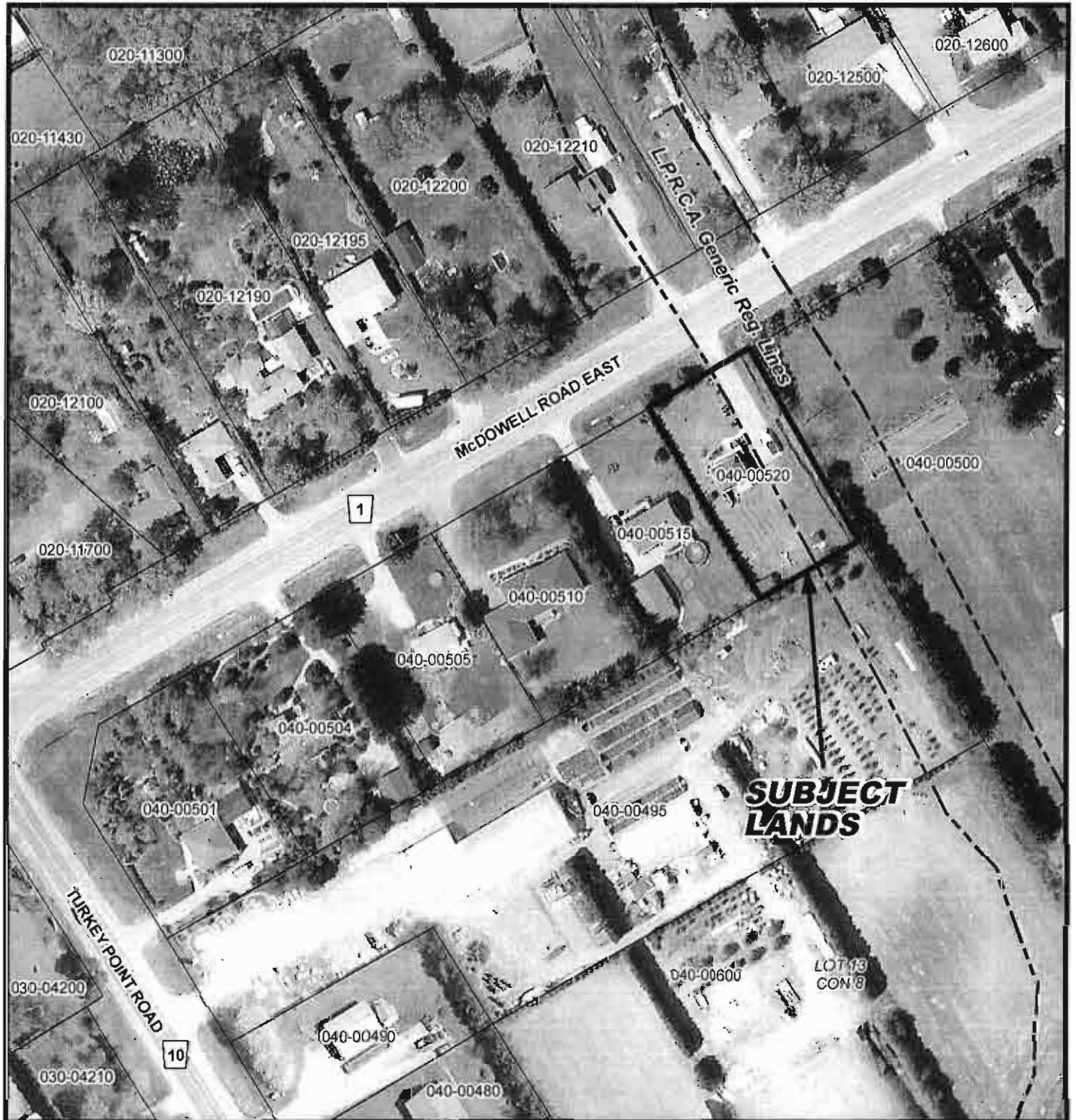
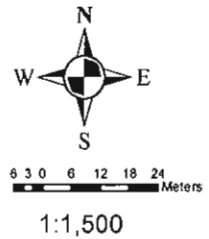
Geographic Township of  
**CHARLOTTEVILLE**



## MAP 2

File Number: ANPL2011165

Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: ANPL2011165

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 8 Meters

1:500

