



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2011253**

☒ 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:**

**January 3<sup>rd</sup>, 2012**

**APPLICANT:**

FROESE ABRAHAM KLASSEN  
FROESE KATHARINA NEUDORF, 977 NORFOLK CTY RD 28 RR 5 LANGTON, ON N0E 1G0

**LOCATION:** HGN CON 2 PT LOT 11 (977 Norfolk County Road 28)

**ASSESSMENT ROLL NO.:** 3310545010109000000

**PROPOSAL:**

CONSTRUCT AN ACCESSORY BUILDING REQUIRING RELIEF OF:  
1.8 m (5.9 ft) from the maximum accessory building height of 4.5 m (14.75 ft) to permit an accessory building which is 6.30 m (20.66 ft) in height.

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**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](mailto:mary.elder@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: December 19, 2011**

## Office Use:

AN PL 2011 253

\_\_\_\_\_

Dec 5, 2011

Dec 5, 2011

Dec 6, 2011

Dec 6, 2011

W.L.

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-No 85

Name of Applicant <sup>1</sup>

Abraham K. Fierse

Phone #

(519) 875-1539

Address

977 Norfolk County Rd #28

Fax #

Town / Postal Code

RR 5 Longton NOE 1630

E-mail

abfroz@gmail.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

Fox #

Town / Postal Code

E-mail

Name of Owner <sup>2</sup>

Abraham K. Froese (and or)  
Katharina N. Froese

Phone #

(519) 875-1539

Address

977 Norfolk County Rd #28

Fax #

Town / Postal Code

R.R. S. Langton NDEGD

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:

N/A



## MINOR VARIANCE

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

Geographic Township	<u>Houghton</u>	Urban Area or Hamlet	
Concession Number	<u>02</u>	Lot Number(s)	<u>Part lot 11-12</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>200 feet</u>	Depth (metres/feet)	<u>133 feet</u>
Width (metres/feet)	<u>133</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>26,600 square feet</u>
Municipal Civic Address	<u>977 Norfolk County Road 28</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 a Storage Garage Building to necessary Height (Height Variance).  
19 ft  
Height needed for RV door height. (MR.)  
(for personal storage large RV, 2 vehicles, lawn mower, tractor. told to M. Elden.)

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

Relief of 1.8 m (5.9 ft) from the maximum accessory building  
height of 4.5 m (14.75 ft) to permit an accessory building  
which is 6.30 m (20.66 ft) in height. (MR.)

## MINOR VARIANCE

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

The need for a large door for RV storage

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## D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

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Present zoning:

Agricultural

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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:

Dwelling is: 42' 8" from front

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3 small sheds see attached survey copy.

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

60 Year ?

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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.

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## 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:

The new proposed asseccery Building to be 38' by 60' long, see attached survey for details.

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

2012

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:

~~Store~~

The date the subject lands was acquired by the current owner:

2003

Present use of the subject lands:

Residence

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

60 plus years

Existing use of abutting properties:

If you face my property from the road I have a Residence on the right, farm land on left and rear.

## 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:

I purchased this from a retired couple used this property  
only for residence.

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:

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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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>92m</u> distance
Wooded area	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Municipal landfill	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> 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 <u>    </u> distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>119m</u> distance
Floodplain	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Active railway line	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> distance
Abandoned gas wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>    </u> 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:

Norfolk County Road #28



MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

As soon as possible.

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.

I met w. Ben Hodi regards to the wet land <sup>area</sup> ~~area~~ being close to my property and he assessed it and said it was OK to build.



# 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 # 977

ROLL No. 3310545010109000000

LEGAL DESCRIPTION:  
HGN CON 2 PT LOT 11 RP, 37R-360  
PARTS 11 AND 12, REG, 0.69AC  
200.00FR 133.00D

UNIT #

TOWNSHIP Norfolk - Houghton

STREET NAME NORFOLK CTY RD 28

ZONING A

## ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	2471.2	26600				
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE	247.1	2660	244.05	2627		
BUILDING HEIGHT						
ACCESSORY BUILDING HT	4.5	14.75	6.30	20.66	1.8	5.9
ACCESSORY BUILDING COMMENTS	3 EXISTING SHEDS ON SITE, INCLUDED IN LOT COVERAGE					
PARKING SPACES						

### ADDITIONAL COMMENTS:

HEIGHT CALCULATED ON A 38FT WIDE STRUCTURE WITH A 4/12 SLOPE ROOF TRUSS, CHANGES MADE TO WIDTH OR ROOF SLOPE CHANGES THE PROPOSED HEIGHT

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

Dec. 06, 2011  
Date

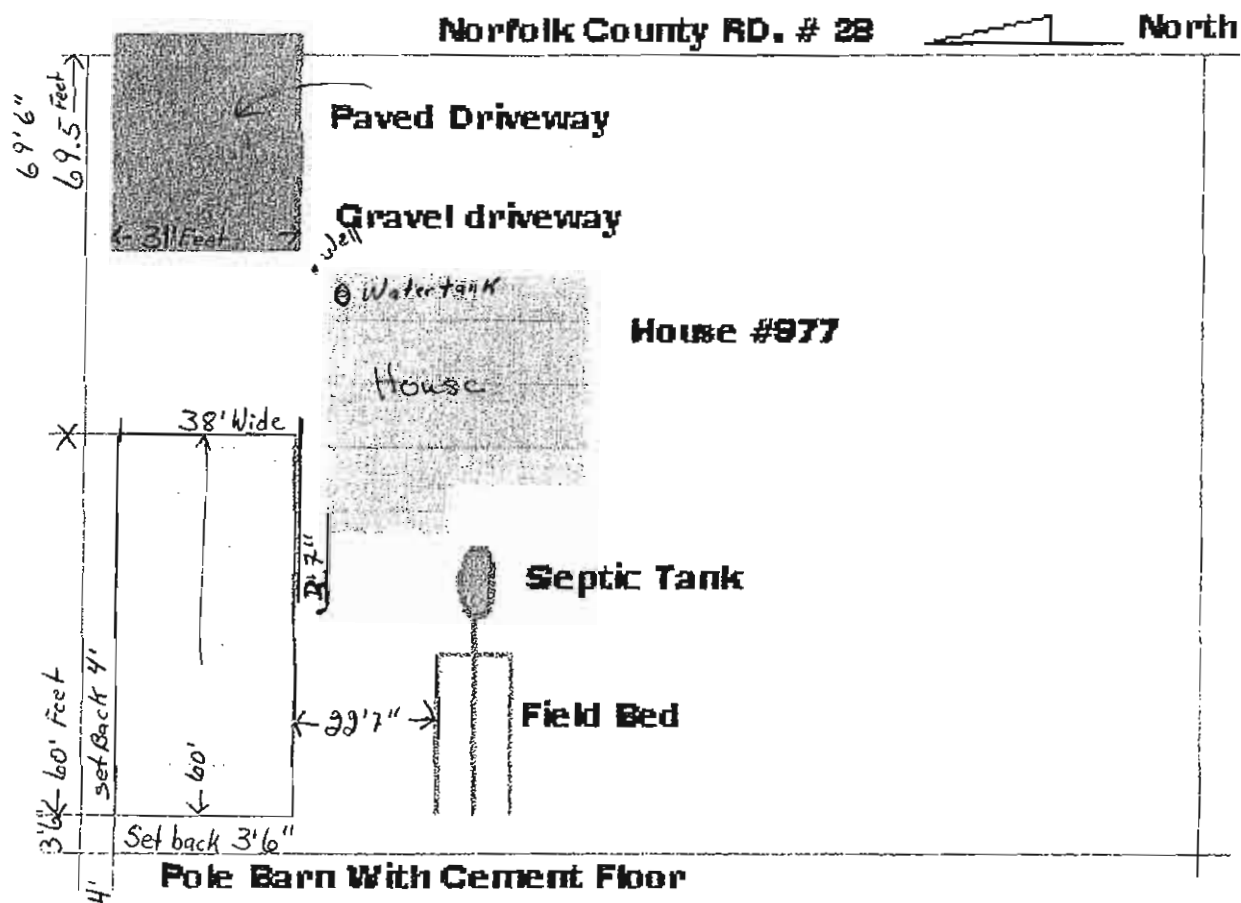
PREPARED BY:

AS PER:

  
Signature of building inspector

DEC 6/11  
Date

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



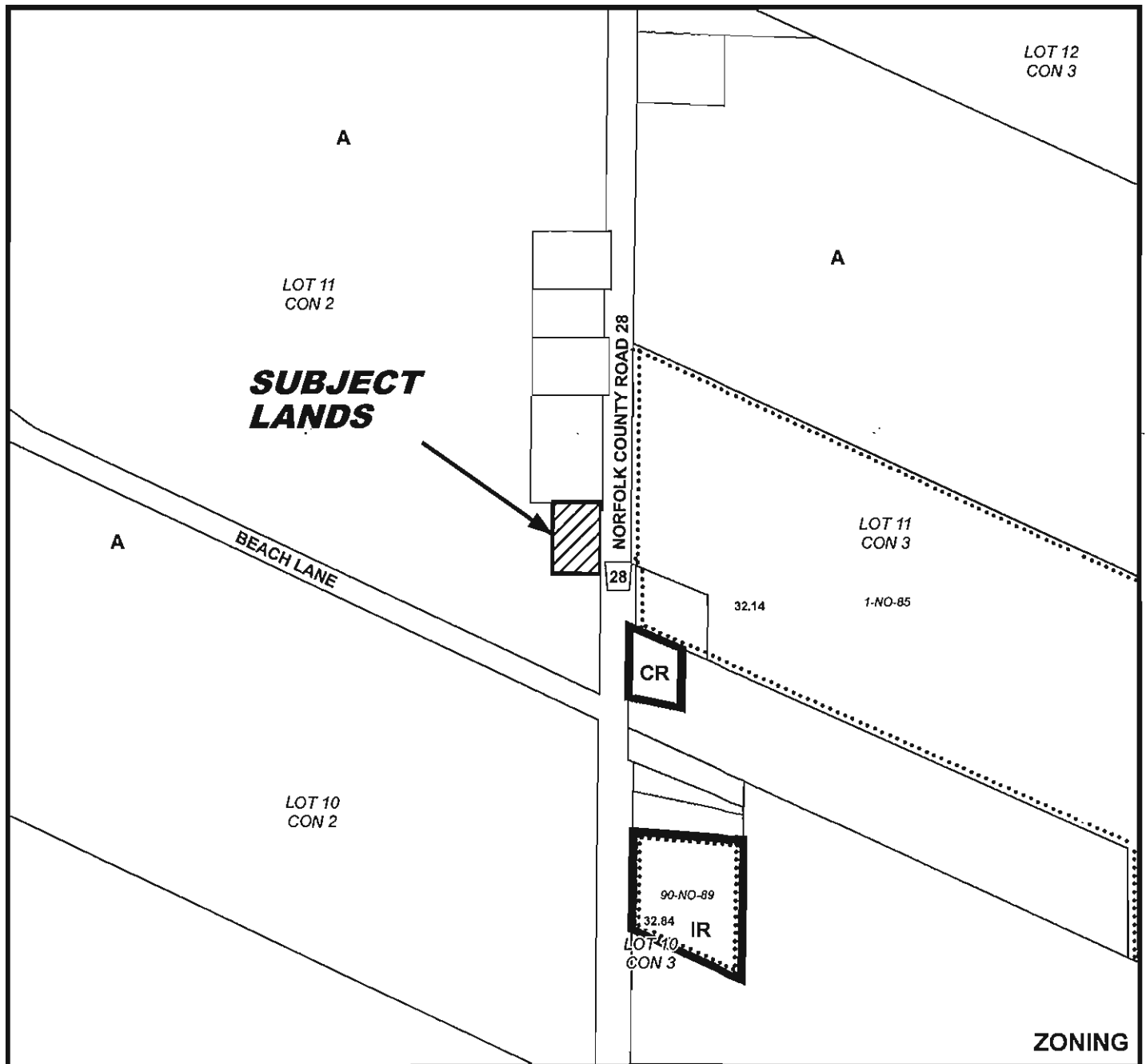
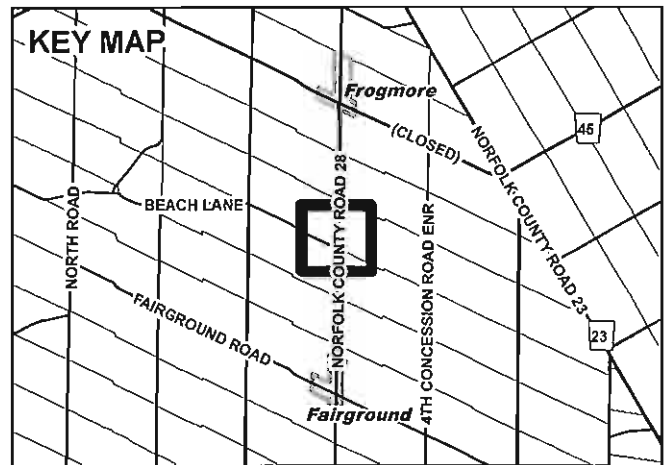
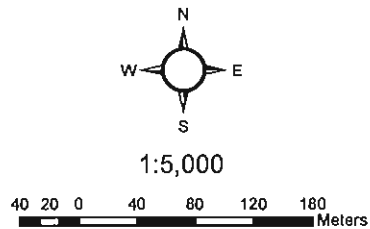


# MAP 1

File Number: ANPL2011253

Geographic Township of

## HOUGHTON



## MAP 2

File Number:ANPL2011253

Geographic Township of HOUGHTON



10 5 0 10 20 30 40 Meters

1:2,500



# MAP 3

File Number:ANPL2011253

Geographic Township of HOUGHTON

