



## COMMENT REQUEST FORM

**FILE NO: ANPL2012003**

☒ 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 30<sup>th</sup>, 2012**

**APPLICANT:**

BEISCHLAG PAUL DAVID  
BEISCHLAG CINDY ROSE, 1298 CHAR"VILLE RD 5 RR 2 STN MAIN SIMCOE, ON N3Y 4K1

**LOCATION:** PDOV PLAN 439 LOT 8 (71 DonJon Bld)

**ASSESSMENT ROLL NO.:** 3310334030632000000

**PROPOSAL:**

CONSTRUCT AN ACCESSORY BUILDING REQUIRING RELIEF OF:  
3.0 m (9.8 ft.) from the required maximum distance from the top of bank setback of 6.0 m (19.68 ft.) to  
permit a setback of 3.0 m (9.8 ft.)  
Section 3.3 to permit the construction of an accessory building in the front yard.

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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: January 16, 2012**

**MINOR VARIANCE**

*Copies of Report att'd.  
Pls fwd 1 to LPRPA  
w. att'd chg.  
for AB*

**Office Use:**

File Number:

AN PL 2012 003

Related File:

2NPL 2011 019

Fees Submitted:

Jan 5/12

Application Submitted:

11

Sign Issued:

h

Complete Application:

11*AB*

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:** 3310-334030063208

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. HW 1-2000

**A. APPLICANT INFORMATION**Name of Applicant<sup>1</sup> PAUL & CINDY BEISCHLAG

Phone #

519-426-8591

Address

1298 CHARLOTTEVILLE ROAD #5  
RR #2

Fax #

Town / Postal Code

SIMCOE, ON N3Y4K1

E-mail

pbeischlag@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 mortgages, charges or other encumbrances on the subject lands:

## MINOR VARIANCE

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

Geographic Township		Urban Area or Hamlet	PORT DOVER
Concession Number		Lot Number(s)	PART OF LOT 8
Registered Plan Number	37M-56 (PART 4)	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	41.5 m	Depth (metres/feet)	90 m
Width (metres/feet)	39-42 m	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	0.99 ACRES
Municipal Civic Address	71 DON JON BLVD., PORT DOVER, ON, PART 4		

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):

TO BUILD A 14'x20' (4.3m x 6m) ACCESSORY BUILDING IN  
A LOCATION THAT DOES NOT MEET ZONING BY-LAW  
REQUIREMENTS.

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

PROPOSAL: i) TO CONSTRUCT AN ACCESSORY BUILDING REQUIRING RELIEF  
OF 3.0m (9.8ft.) from the required maximum distance  
from the top of BANK SETBACK OF 6.0m (19.68ft.) to permit a  
setback of 3.0m (9.8ft.).  
ii) AND to permit relief from Section 3.3 to permit  
the accessory building in the front yard.

## MINOR VARIANCE

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

LOT IS RESTRICTED FOR PLACEMENT OF AN ACCESSORY BUILDING  
DUE TO HAZARD LAND DESIGNATION AND LPRCA CONDITIONS.

### D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL AND HAZARD LAND

Present zoning:

R1-A AND R1A.45

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:

NONE

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

N/A

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:

CONSTRUCT ONE ACCESSORY BUILDING, WOODEN (BOARD & BATTEN) OR BRICK (TO MATCH FUTURE HOUSE). 4.3m x 6m (14feet x 20feet) floor area, 4.3m high (14feet) at peak. Setback 10.1m (33feet) from property line. See attached sketches for details.

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

SPRING/SUMMER 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:

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

December 15, 2011

Present use of the subject lands:

Vacant Building Lot

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

For past two years

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:

This is a residential area and a house was on this property  
until approximately two years ago.

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 N/A

## 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 stackyard (if yes, complete Farm 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Floodplain	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input 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

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 *-AT FRONT ALONG ROAD*
- ☐ 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
- NATURAL DRAINAGE TO BE LEFT AS IS.*

Existing or proposed access to subject lands:

- ☐ Unopened road
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

Name of road/street:

*DONJON BOULEVARD*



## I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

WE WOULD LIKE THE OPTION TO BUILD IN SPRING 2012.

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.

- OUT BUILDING WILL MEET NORFOLK COUNTY ACCESSORY STRUCTURES REQUIREMENTS
- ACCESSORY BUILDING WILL BE 15.6m (51ft.) from the curb at the road and 10.1m (33ft.) from the property line at the front.
- The accessory building location onto the "TOP OF HILL" setback by approx 3.0m has been approved by CJDL CONSULTING, the CONSULTING ENGINEER, WHO COMPLETED THE GEO-TECHNICAL REVIEW OF THIS SUBDIVISION (see attached letter)
- The accessory building will be built to compliment the house and will fit into the landscape surrounding it. An existing cedar hedge at the front property line as well as a raised shrub bed garden will camouflage the building from view from the road.
- PER THE HAZARD LAND AND LPRCA RESTRICTIONS PLACED ON THIS PROPERTY, THERE IS NO OTHER LOCATION FOR AN ACCESSORY BUILDING ON THIS PROPERTY
- ZONING DEFICIENCY REPORT ATTACHED
- ADDITIONAL INFORMATION IS ATTACHED:
  - i) HAZARD LAND AND "TOP OF BANK" SETBACK RESTRICTIONS
  - ii) PLAN VIEW OF ACCESSORY BUILDING, HOUSE, GARAGE ETC.
  - iii) SKETCH OF SHED
  - iv) PICTURE INDICATING SHED STYLE.
  - v) APPROVAL LETTER FROM CJDL CONSULTING



## 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 #

71 Donjon Blvd.  
ZONING  
G

### ZONING DEFICIENCY

Port Dover

#### DEVELOPMENT STANDARD

#### REQUIRED (m/ft)

#### PROPOSED (m/ft)

#### DEFICIENCY (m/ft)

LOT AREA

LOT FRONTAGE

FRONT YARD SETBACK

EXTERIOR SIDE YARD

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:

\* RELIEF OF 3.0M FROM 6.0M TOP OF BANK SETBACK BYLAW NO. 19-2-2011.  
\* ALLOW ACCESSORY BUILDING IN FRONT YARD. ZONED R1A? 45  
3.3 NW-1-2000 NANTICOLE WEST.

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.

P.B.

Signature of owner or authorized agent

Oct 20, 2011

Date

PREPARED BY: Devon Tisdale

AS PER:

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

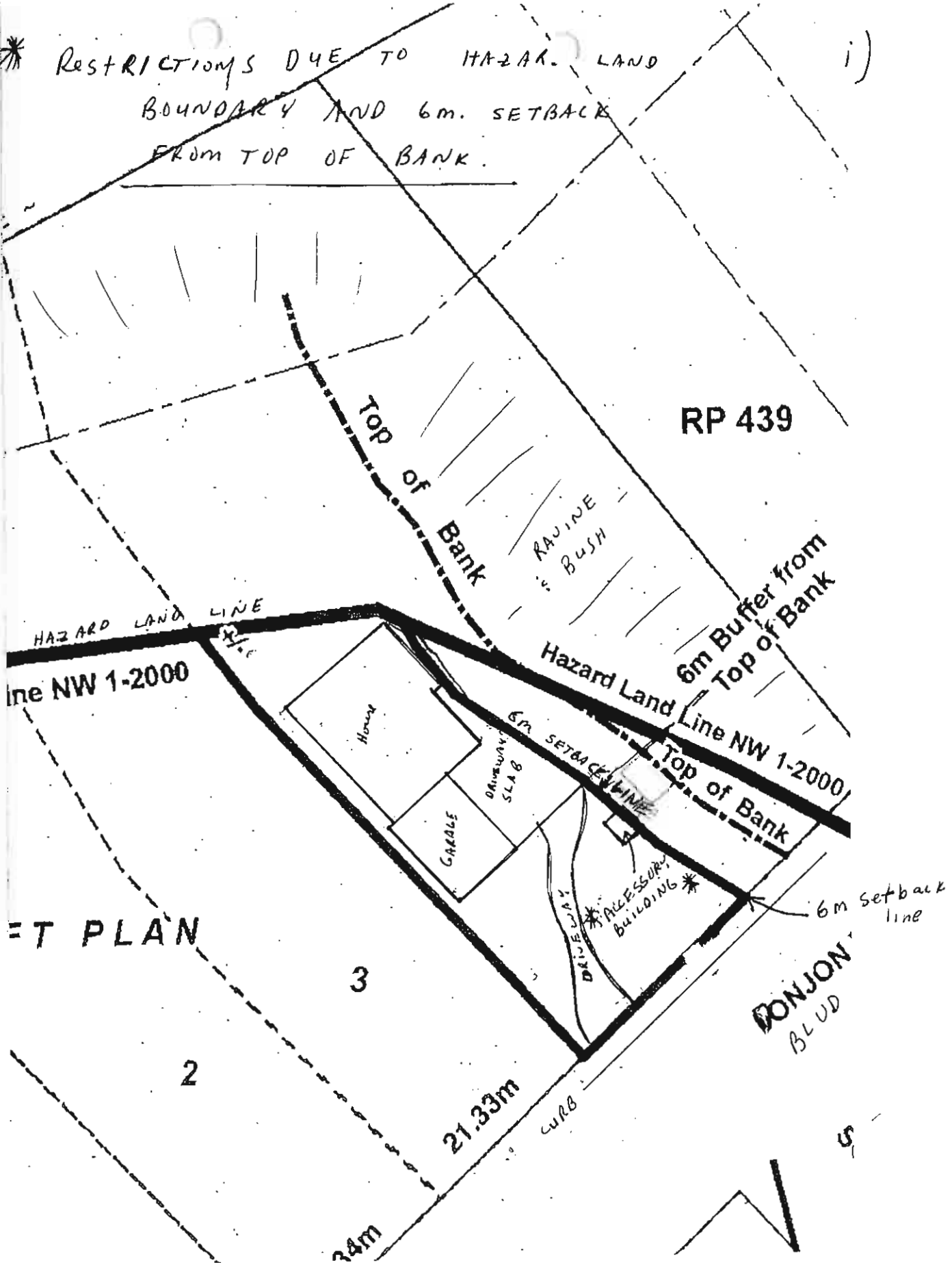
Tisdale

Signature of building inspector

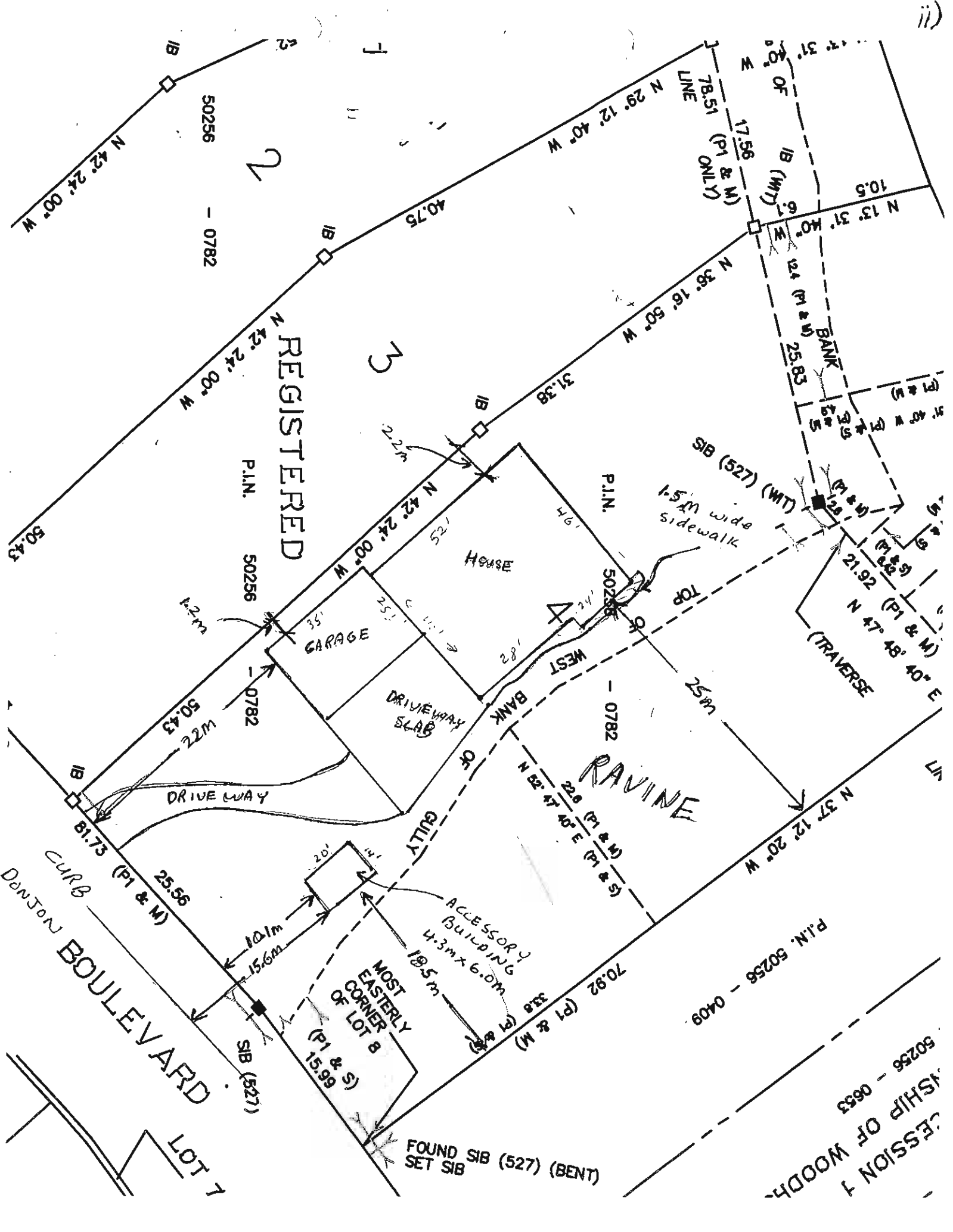
Oct 20/2011

Date

\* RESTRICTIONS DUE TO HAZAR. LAND  
BOUNDARY AND 6m. SETBACK  
FROM TOP OF BANK.



ET PLAN



REGISTERED

RAVINE

DANFORTH BOULEVARD

LOT 7

FOUND SIB (527) (BENT)  
SET SIB

SESSION 1  
SHIP OF WOODH.

P.L.N.

P.L.N.

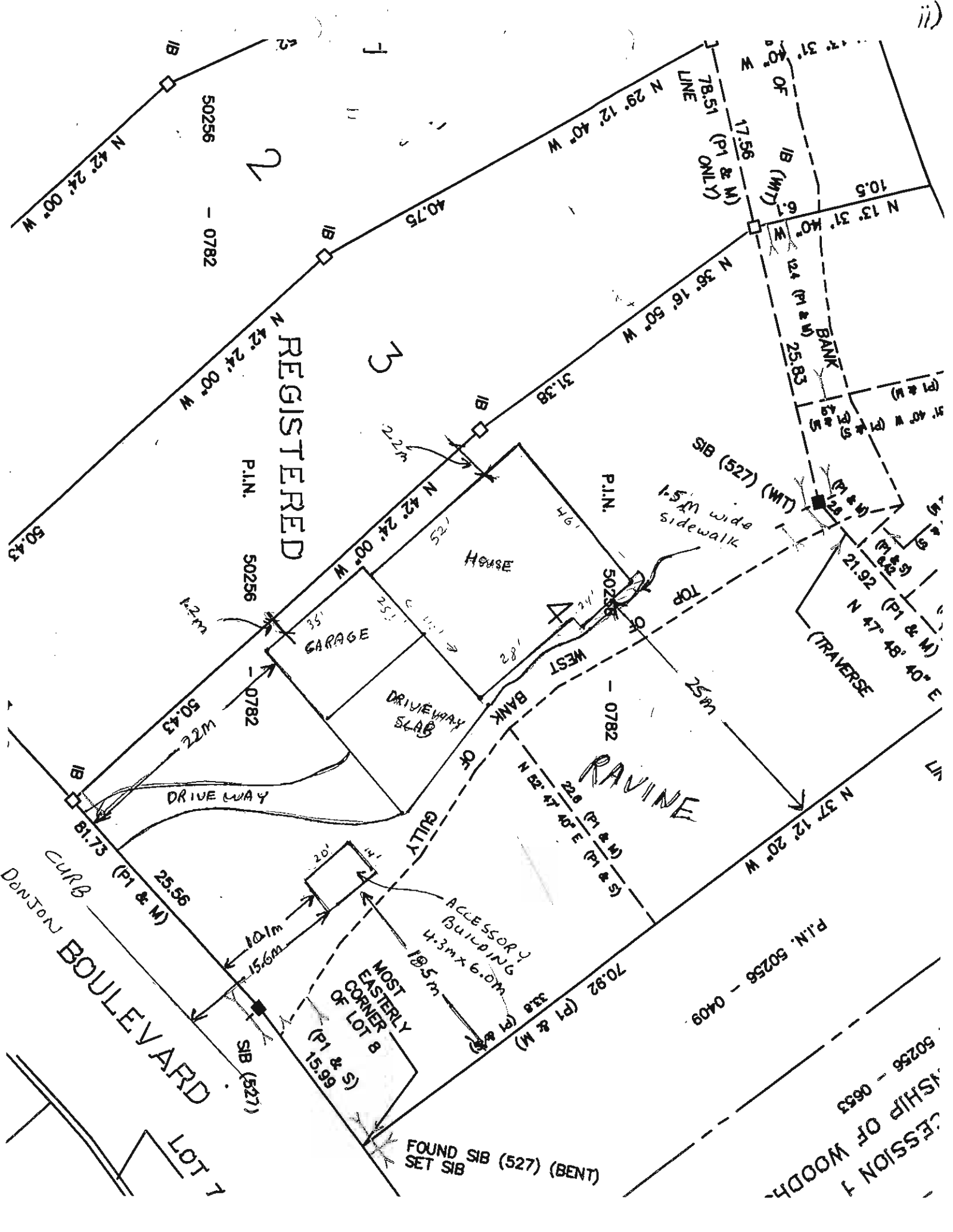
P.L.N.

50256 - 0782

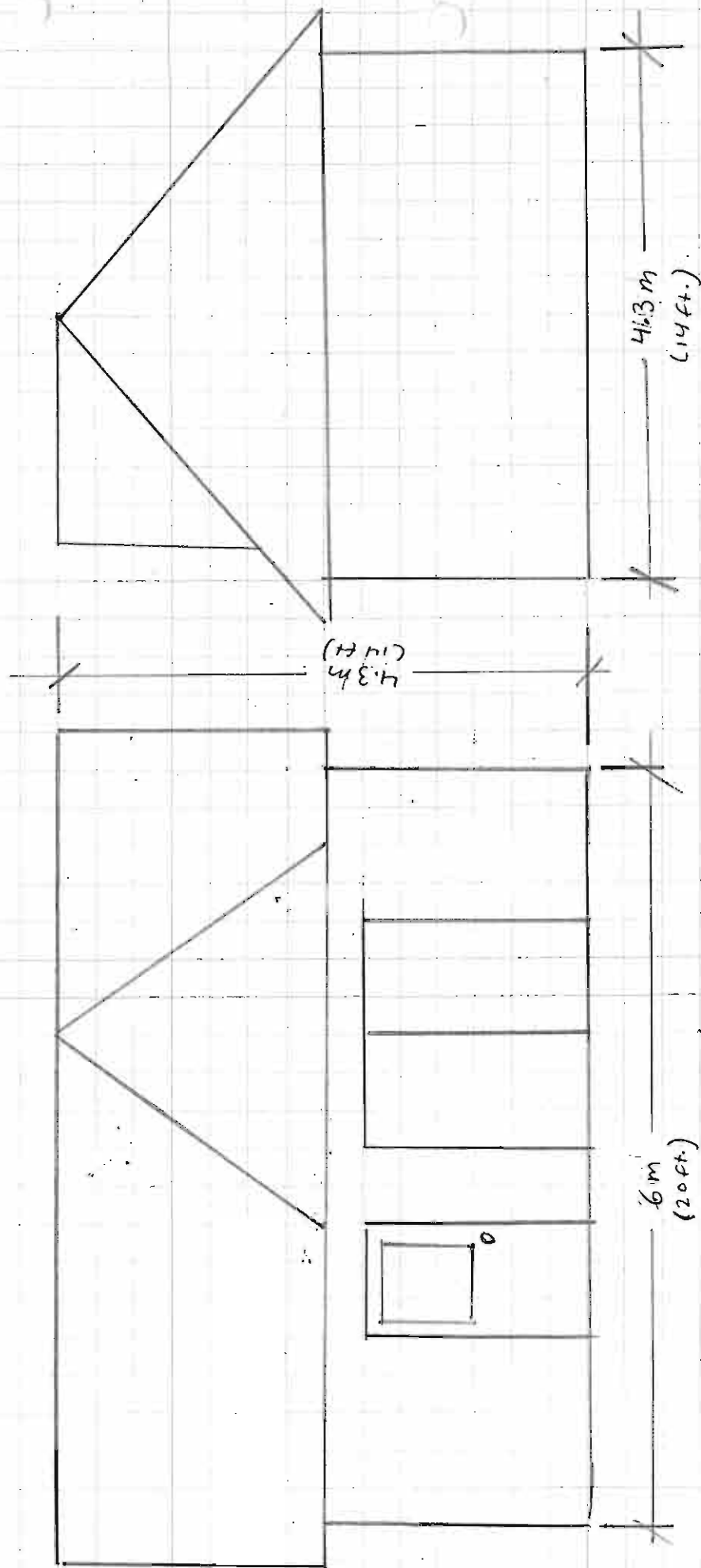
50256 - 0782

P.L.N. 50256 - 0409

50256 - 0653



- 2'x14' shed, 14' high
- PINE BOARD & BATTEN OR BRICK
- WEST FACING DORMER
- Cedar Shingles or METAL SHAKE STYLE (GREY-BROWN SHADES)
- Stain - charcoal Grey or BRICK TO MATCH HOUSE
- INSTALLED ON FLOATING SLAB

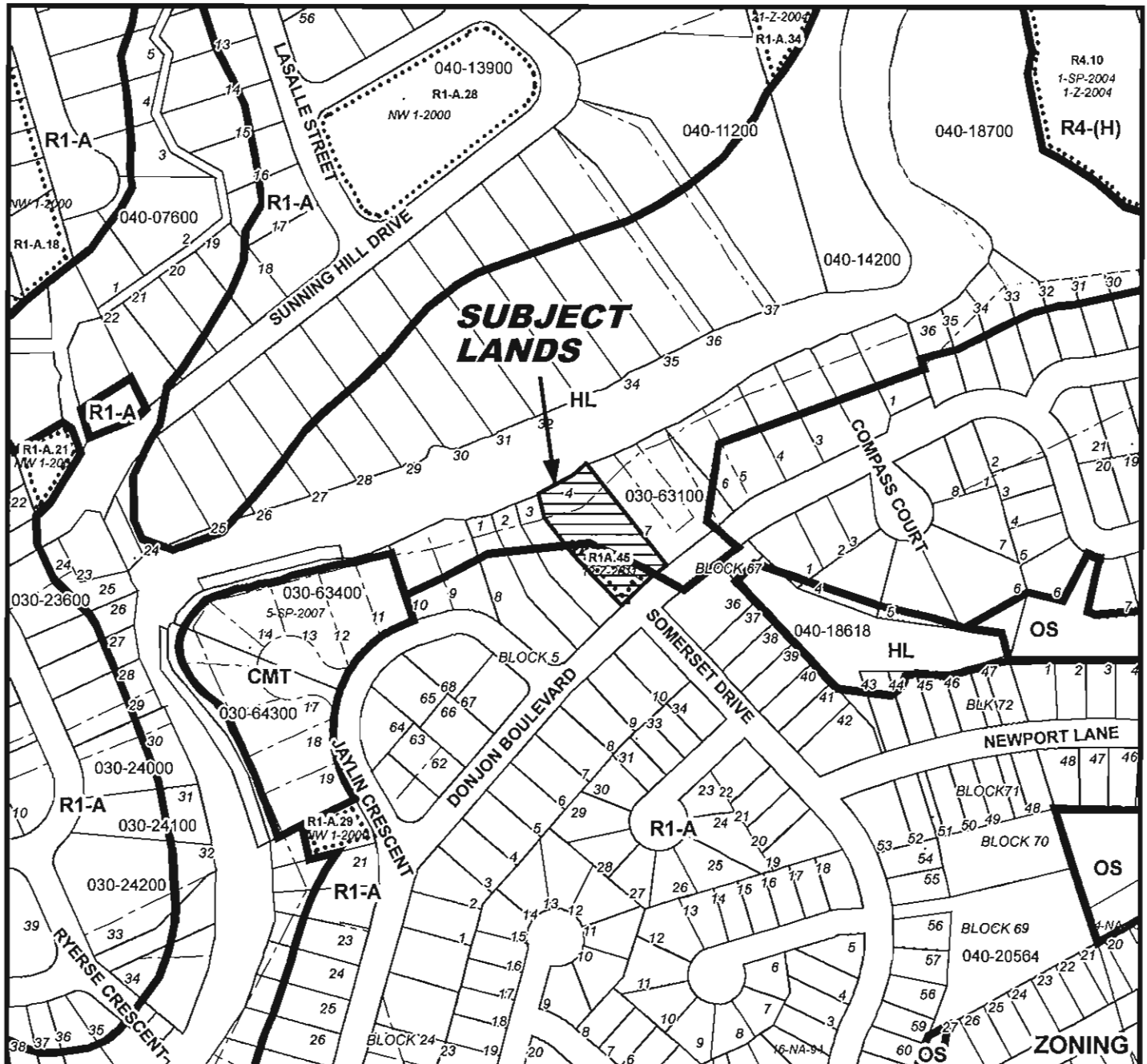
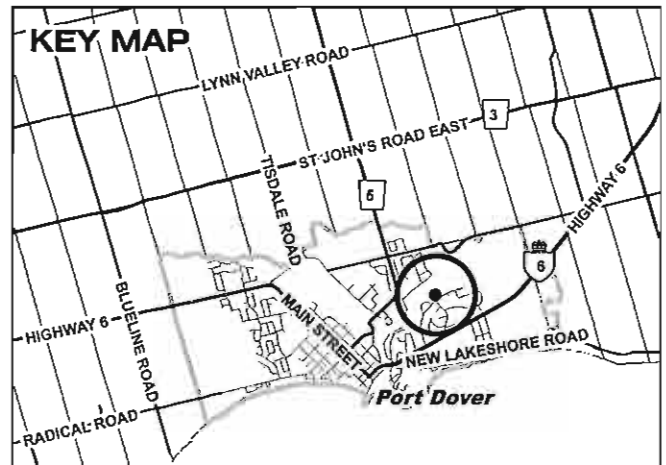
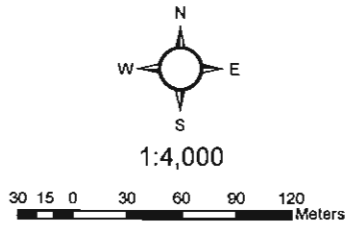


iii)

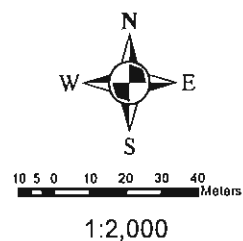
# MAP 1

File Number: ANPL2012003

Urban Area of  
**PORT DOVER**



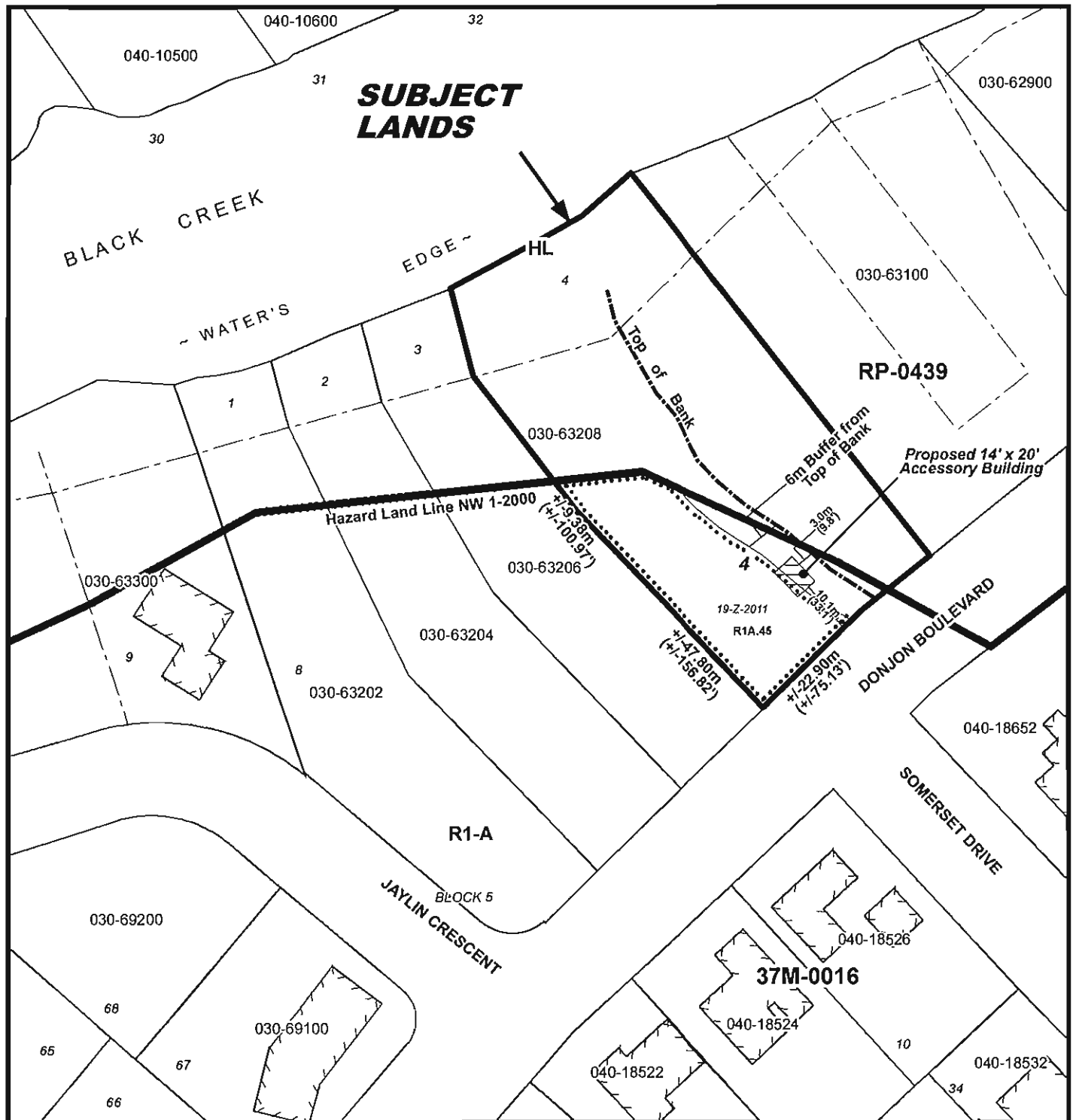
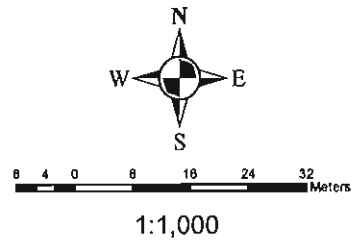
## Urban Area of PORT DOVER



# MAP 3

File Number: ANPL2012003

Urban Area of PORT DOVER





# LOCATION OF LANDS AFFECTED

File Number: ANPL2012003

Urban Area of PORT DOVER

