



COMMENT REQUEST FORM

FILE NO: ANPL2012027

☒ 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:**

March 5th, 2012

APPLICANT:

HICKS PARTNERS - JASON HUETHER, 345 LAKESHORE ROAD EAST OAKVILLE, ON L6J1J5

LOCATION: WDH CON BF PT LOT 6 (422 Radical Road)

ASSESSMENT ROLL NO.: 3310337060364000000

PROPOSAL:

CONSTRUCT A 2 STOREY SINGLE FAMILY DWELLING REQUIRING RELIEF OF:

7.01 m (22.99 ft.) from the maximum permitted building height of 11 m (36.08 ft) to allow a building with a height of 18.01 m (59.08 ft.)

35.41 m (116.17 ft.) from the required 70 m (229.66 ft.) top of bank to allow a setback from top of bank of 34.9 m (113.5 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP
60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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: February 21, 2012

MINOR VARIANCE

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN PL 2012027
Feb 9, 2012
11
Feb 9, 2012

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- 337 060 36400

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. NW 1 - 2000
NANTILLOKE WEB?

A. APPLICANT INFORMATION

Name of Applicant ¹ JASON HUETHER - HICKS PARTNERS. Phone # 905 339-1212 x. 223
Address 345 LAKE SHORE RD. EAST. Fax # 905 339-1214
Town / Postal Code ORWILLE, ON L6T 1J5 E-mail j.huether@hickspartners.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.
SHIRE 400

Name of Agent _____ Phone # _____
Address SEE ABOVE. Fax # _____
Town / Postal Code _____ E-mail _____

7.7. Name of Owner ² 2131940 ONTARIO LTD. Phone # 519 426-2700
Address 1150 VICTORIA ROAD. Fax # 519 426-2647
Town / Postal Code R2 #1 VICTORIA NOE / WD E-mail _____

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 sent ³: ☒ 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 mortgagees, charges or other encumbrances on the subject lands:

AIZVANE FARM LTD. 121 QUEEN'S HWY E SIMCOE, ON
N34 4M5 519 426-1515

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>MUNICIPALITY OF WOODHURST</u>		
Concession Number	<u>BROKEN FRONT</u>	Lot Number(s)	<u>PART OF LOT 6</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>402.34m / 1320'</u>	Depth (metres/feet)	<u>WEST 1430m / 4691 FEET</u> <u>EAST 926m / 3038 FEET</u>
Width (metres/feet)	<u>SEE FRONTAGE</u>	Lot area (m ² / ft ² or hectares/acres)	<u>± 119 ACRES, ± 48 HECTARES</u>
Municipal Civic Address	<u>422 RADICAL ROAD</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):

CONSTRUCTION OF NEW 2 STOREY SINGLE
FAMILY DWELLING.

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

2 VARIANCES REQUESTED.

- ① RELIEF OF 7.01m FOR BUILDING HEIGHT. BY LAW STATES
MAX. 11.0m WE ARE PROPOSING 18.01m TO TOP RIDGE
- ② RELIEF FROM 70m TOP OF BANK SETBACK. REQUIRED
IS 70.0m. PROPOSED ± 34.59m.

MINOR VARIANCE

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

2 VARIANCES REQUESTED

- ① THE SIZE AND NATURE OFF THE DESIGN REQUIRES A HIGHER PITCH TO MAKE THE CONSTRUCTION OF ROOF POSSIBLE.
- ② IN ORDER TO SIZE THE HOUSE WITH VIEWS OF THE LAKE WE ARE CLOSER TO 70M SETBACK. SITE HAS BEEN REGRADED IN TERRACES AND NEW SEA WALL INSTALLED TO D. PROPERTY INFORMATION SUIT.

Present official plan designation(s):

Present zoning:

AGRICULTURAL ZONE (A)

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:

NO EXISTING STRUCTURES ON PROPERTY

N/A

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:

NEW 2 STOREY SINGLE FAMILY DWELLING. SEE ATTACHED SITE PLAN FOR SITE STATISTICS.

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

SPRING 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:

JUNE 2007

Present use of the subject lands:

AGRICULTURAL FARM FIELD.

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

UNKNOWN.

Existing use of abutting properties:

RESIDENTIAL / AGRICULTURAL

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:

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:

N/A.

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)		
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ 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 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 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:

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:

422 RADICAL ROAD.

MINOR VARIANCE

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.



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Lungton: 22 Albert St.
Lungton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET #
442 Radical Rd.

ZONING
G Ag.

ZONING DEFICIENCY

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

SETBACK FROM TOP OF BACK LOT (229.66')

ADDITIONAL COMMENTS: (9.3.3)

RELIEF OF 7.01m FOR BUILDING HEIGHT

11m	36.08'	18.01m	58.08'	7.01m	22.99'

ACCESSORY BUILDING COMMENTS

PARKING SPACES

SETBACK FROM TOP OF BACK LOT (229.66')

ADDITIONAL COMMENTS: (9.3.3)

RELIEF OF 7.01m FOR BUILDING 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

DATE FEB 21/2012

PREPARED BY: DEVON TISDALE

AS PER:

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

Signature of building inspector

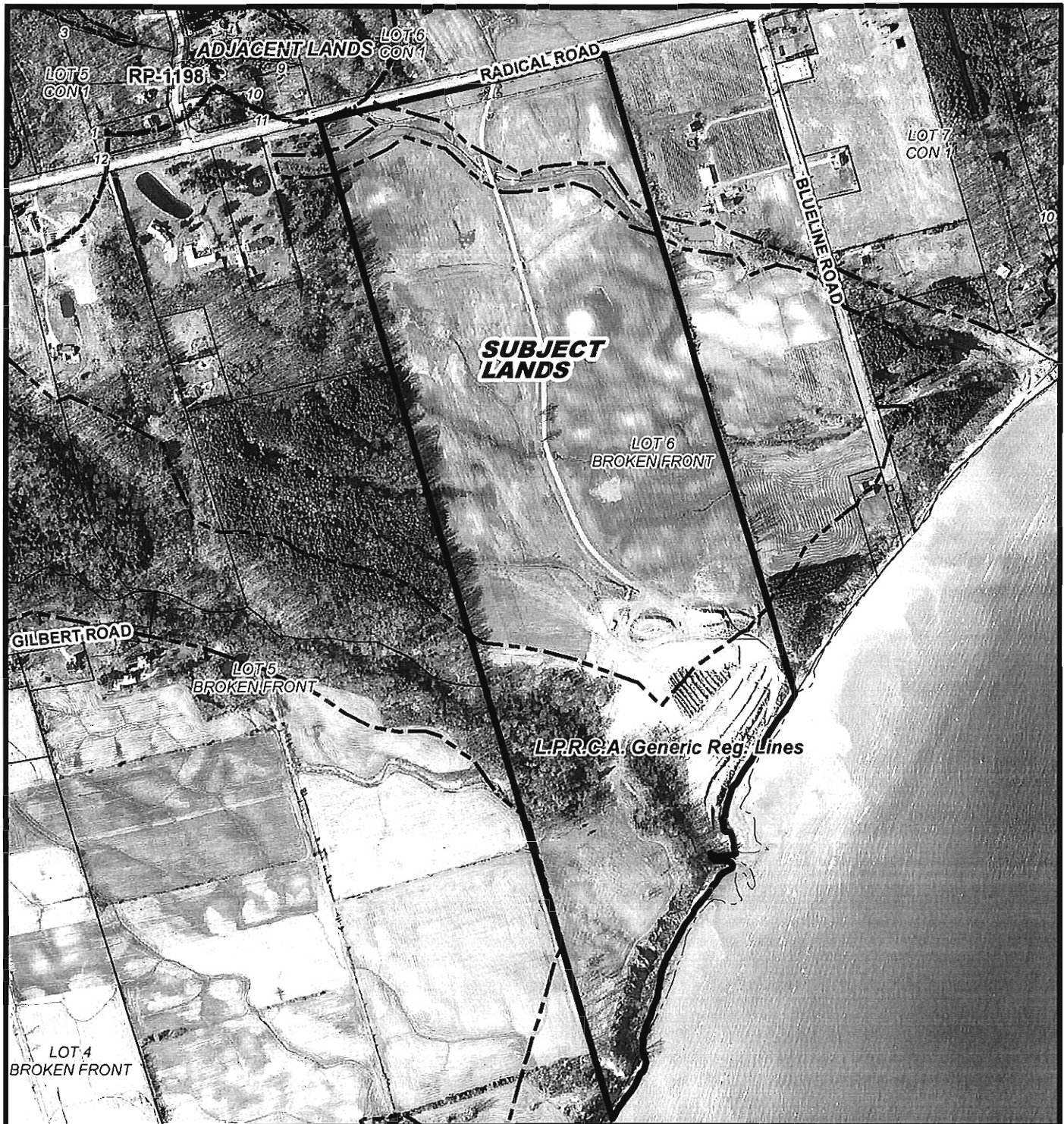
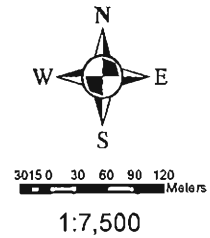
DATE FEB 21/2012



MAP 2

File Number: ANPL2012027

Geographic Township of WOODHOUSE



MAP 3

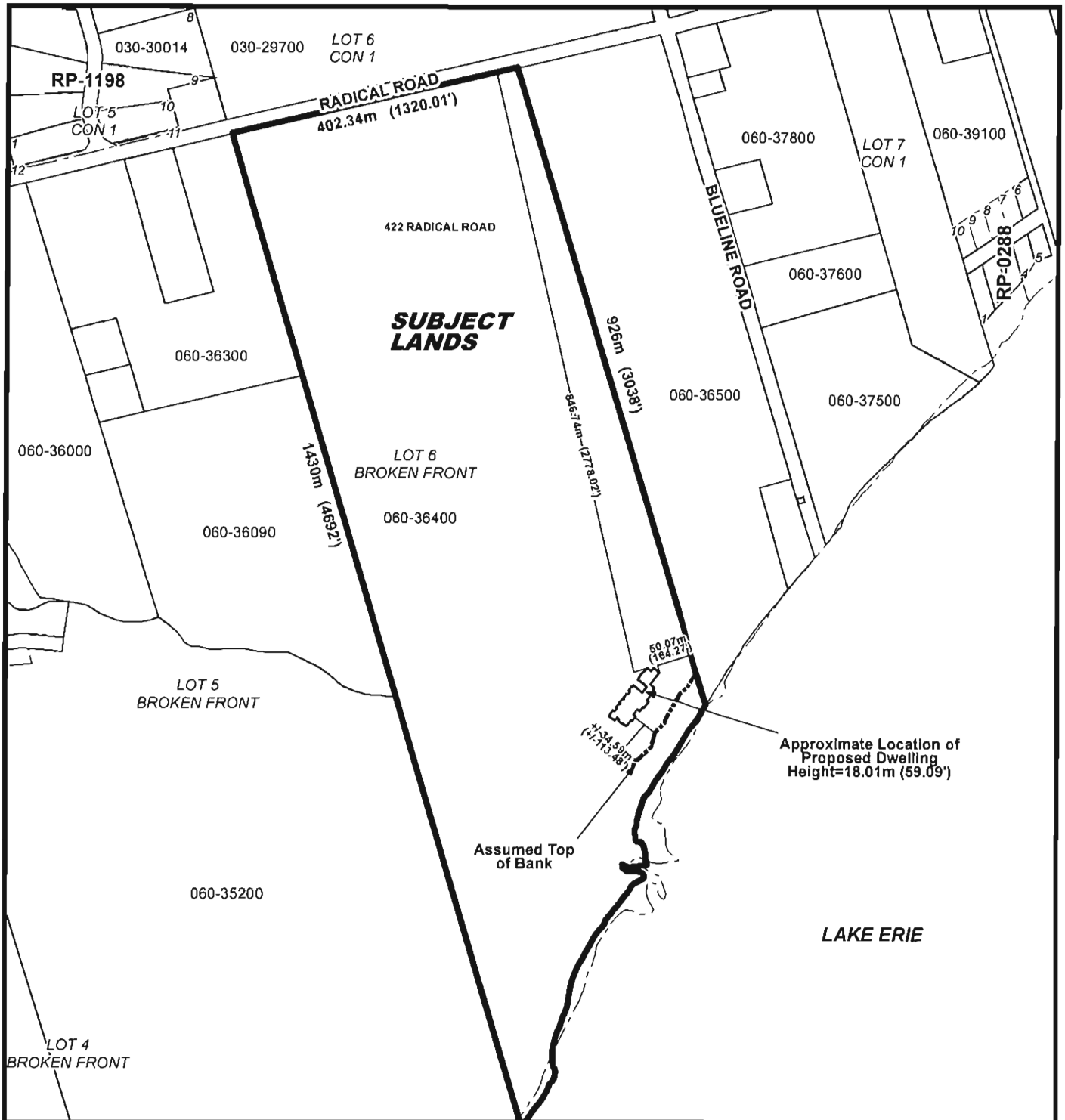
File Number: ANPL2012027

Geographic Township of WOODHOUSE



30 15 0 30 60 90 120 Meters

1:7,500



MAP 3

File Number: ANPL2012027

Geographic Township of WOODHOUSE



30 15 0 30 60 90 120
Meters

1:7,500

