THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012172

X	Building Department		Railway
X	Building Inspector (Sewage System Review)	X	Norfolk Power
X	Forestry Division		Ministry of Transportation
X	GIS Section	X	Union Gas
X	Fire/EMS	X	Norfolk Heritage Committee
X	Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.		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:**

September 4, 2012

APPLICANT:
TAYLOR DANIEL JOHN CARL, 27 LYNN VALLEY RD RR 2 STN MAIN SIMCOE, ON N3Y 4K1

LOCATION: WDH CON 4 PT LOT 1 (27 Lynn Valley Road)

ASSESSMENT ROLL NO.: 3310402010095100000

PROPOSAL:
CONSTRUCT AN ACCESSORY TO RESIDENTIAL BUILDING REQUIRING RELIEF OF:
0.49 m (1'7") from the maximum height of an accessory building of 5 m (16'5") to permit an accessory building with a height of 5.49 m (18 ft.)
32.8 sq.m. (353 sq.ft.) from the maximum permitted area of accessory buildings of 100 sq.m. (1076 sq.ft.) to permit a total area of all accessory buildings of 132.8 sq.m. (1429 sq.ft.)

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: August 20, 2012

MINOR VARIANCE

Office Use:

File Number: A NPL 2012 171

Related File: —

Fees Submitted: Aug 3/12

Application Submitted: "

Sign Issued: " AB

Complete Application: "

OSSDS Form given waiting for Receipt.

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- 402 010 09510

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. 1-1999

A. APPLICANT INFORMATION

Name of Applicant [1] DANIEL TAYLOR Phone # 519-426-3798

Address 27 LYNN VALLEY ROAD Fax #

Town / Postal Code SIMCOE ON N3Y 4K1 E-mail DANIEL.J.TAYLOR@ONTARIO.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 Owner [2] SAME AS APPLICANT Phone #

Address Fax #

Town / Postal Code 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:

- FIRSTLINE MORTGAGE - P.O. BOX 580, COMMERCE COURT POSTAL STATION, TORONTO, ON M5L 1G6.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	TOWN OF SIMCOE FORMALLY WOODHOUSE TWP.	Urban Area or Hamlet	HAMLET
Concession Number	4 (FOUR)	Lot Number(s)	[redacted] 1 (ONE).
Registered Plan Number	37R-423	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	120'	Depth (metres/feet)	285'
Width (metres/feet)	120'	Lot area (m² / ft² or hectares/acres)	0.79 ACRES
Municipal Civic Address	27 LYNN VALLEY ROAD, SIMCOE, ON N3Y 4K1		

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 28'X40' WORK/STORAGE SHOP WITH 10' HIGH WALLS AND 12'X12' DOORS ON EACH END. BUILDING WILL BE UTILIZED AS A PERSONAL WORK SHOP AND TO STORE APPLICANTS' 26' BOAT DURING WINTER MONTHS.

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

* 1/ MAXIMUM SQUARE FOOTAGE ALLOWED IS 1076' - I AM REQUESTING 1120'.
2/ MAXIMUM HEIGHT ALLOWED IS 16'4 7/8" - I AM REQUESTING 18' AT PEAK.

Proposing to construct an Accessory to Residential Building requiring relief of:

1. 1.49m (4.9 ft. 1 ft. 7 in.) from the Max. ht. of 5m. (16'5") to permit Acc. Bldg. with ht. of 5.49 m. (18 ft.)
2. 32.8 m² (353 sf) from the Max. area of 100m² (1076 sf) to permit total of all accessory buildings of 132.8m² (1429 sf.)

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

MY BOAT - ON A BOAT TRAILER IS APPROXIMATELY 32' LONG (WITH TRAILER TONGUE AND OUTDRIVE). TO FIT ENTIRE UNIT IN GARAGE (NEED EXTRA LENGTH TO MANOUVER IT) I REQUIRE 40' LENGTH, WITH BOAT IS IN GARAGE I NEED 28' WIDTH TO UTILIZE WORK AREA.

D. PROPERTY INFORMATION

Present official plan designation(s): A

Present zoning: 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:

1/ RESIDENCE - RETAINED - BUILT 1983 - SPLIT STYLE (TWO LEVEL).
2/ SHED - RETAINED - BUILT 1983
3/ SHED (THIS SHED MAY BE REMOVED AFTER BUILDING GARAGE) - BUILT - 1996.

If known, the date existing buildings or structures were constructed on the subject lands:
- RESIDENCE - 1983 / SHED - 1983 / SHED - 1996

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.

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:

28'x40' METAL (COLOURED) CLAD POLE STYLE GARAGE, ONE STOREY. TOTAL SQ. FOOTAGE - 1140'. 12' HIGH WALLS - SET BACK 58' FROM FRONT AND 187' FROM REAR LOT LINE. GROUND TO PEAK HEIGHT - 18'. 12x11' DOORS EACH END AND TWO MAN DOORS.

If known, the date the proposed buildings or structures will be constructed on the subject lands:
- 2012 (NOVEMBER).

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:
- JANUARY 4TH, 1990 -

Present use of the subject lands:
PERSONAL RESIDENCE / HOME.

If known, the length of time the existing uses have continued on the subject lands:
- 1983.

Existing use of abutting properties:
- RESIDENCE PROPERTIES ON EACH SIDE AND AT REAR - EMPTY FIELD.

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

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 HAVE LIVED THERE SINCE 1990 AND KNOW WHO BUILT THE RESIDENCE WHO ADVISED THE LAND WAS PART OF THE FAMILY FARM PRIOR TO 1983.

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. N/A.

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:

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)	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Wooded area	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Municipal landfill	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Floodplain	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Rehabilitated mine site	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Active mine site within one kilometre	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Active railway line	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Seasonal wetness of lands	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Erosion	☐ Yes ☑ No	☐ Yes ☑ No ____ distance
Abandoned gas wells	☐ Yes ☑ No	☐ Yes ☑ 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
- ☐ 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:
LYNN VALLEY ROAD

I. OTHER INFORMATION

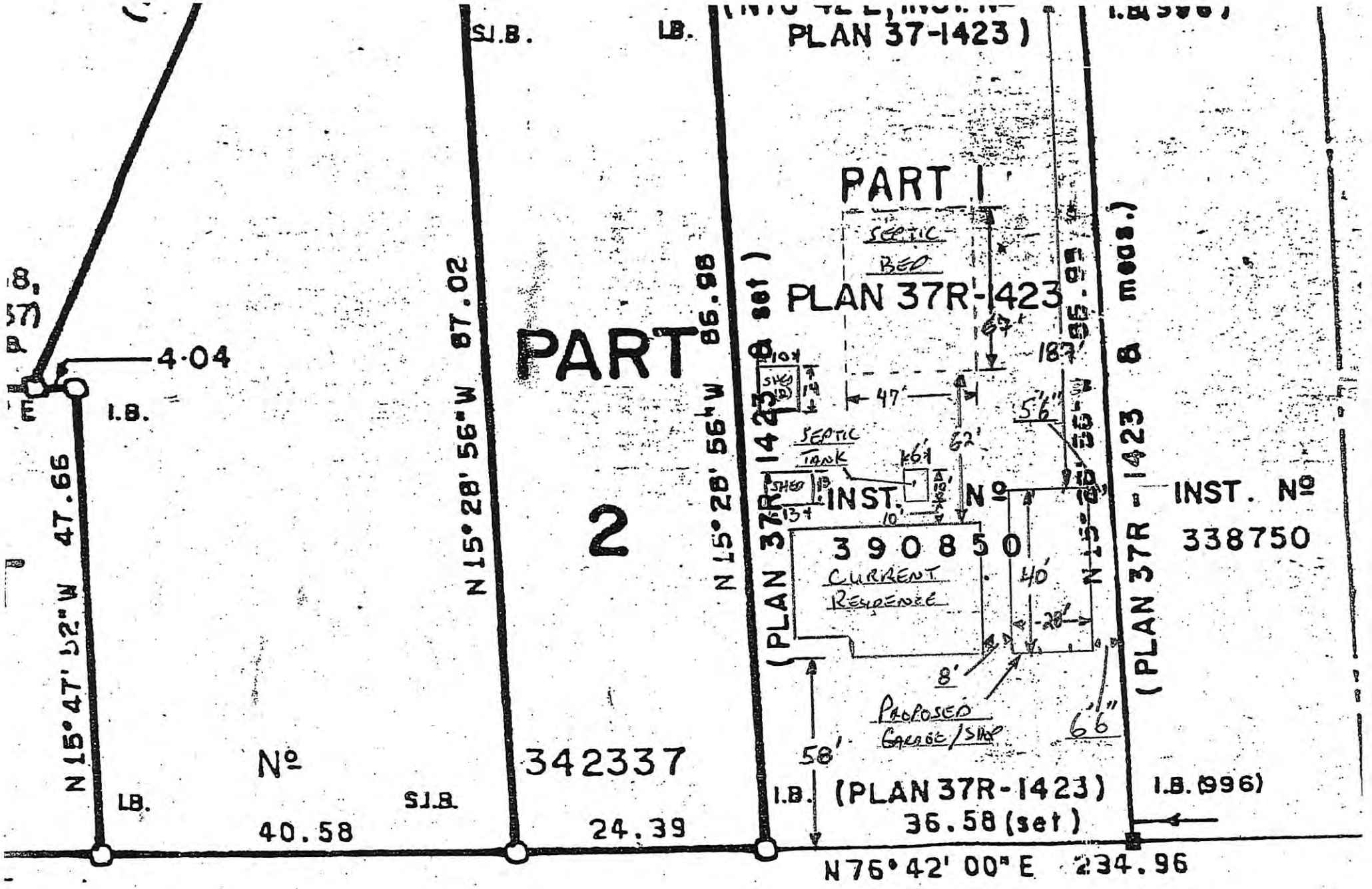
Is there a time limit that affects the processing of this development application?

☑ Yes ☐ No

If yes, describe:

I WOULD LIKE TO ERECT BUILDING PRIOR TO WINTER, (NOVEMBER 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.

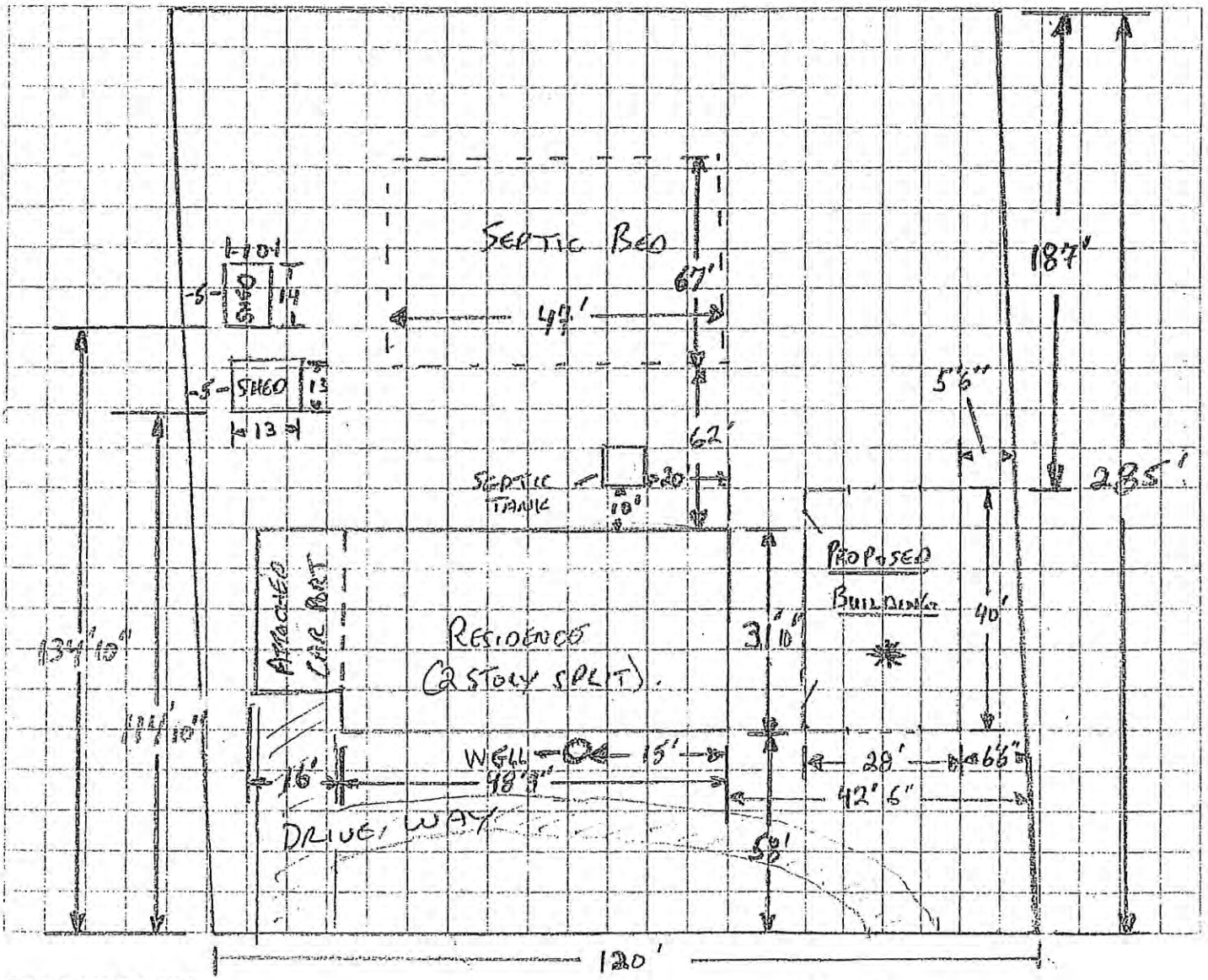


ROAD ALLOWANCE BETWEEN CONCESSIO

APPLICANT / OWNER:

DANIEL TAYLOR

27 LYNN VALLEY ROAD, SIMCOE, ON N3Y 4K1



PREPARED BY:

By-Law NW 1-2000

140 } asked
109
249 ft

Proposed
Area = 1120
36%
1429 ft²

285.3 } = Lot 1 - 34,239 ft²
120.01

Min Int SM / 16' - Allowed
18' - Proposal
2' deficient

1076 ft² Permitted - 3.3(g)
1120 ft² Proposal
44 ft² deficient

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 # 27

ROLL No. 3310402010095100000

LEGAL DESCRIPTION:
WDH CON 4 PT LOT 1 RP, 37R1423
PART 1, REG, 0.79AC 120.01FR
285.37D

UNIT #

TOWNSHIP Simcoe - Woodhouse

STREET NAME LYNN VALLEY RD

ZONING A

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	5	16'-5"	5.49	18'-0"	.49	1'-7"
ACCESSORY BUILDING max area (In sq m / sq ft)	100	1076	132.8	1429	32.8	353
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: Derrived from: Zoning By-Law NW 1-2000; Section 3.3, (a) & (g)
Proposed Accessory Garage=1120, + , existing area of shed=309 = 1429sq.ft.

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

03-Aug-2012
Date

PREPARED BY: Bill Brouwer

AS PER:

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

Signature of building inspector

Aug/03/12
Date

MAP 1
File Number: ANPL2012172

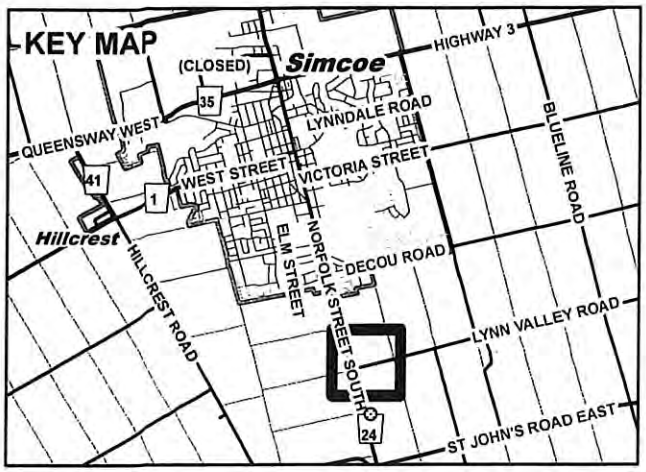
Geographic Township of

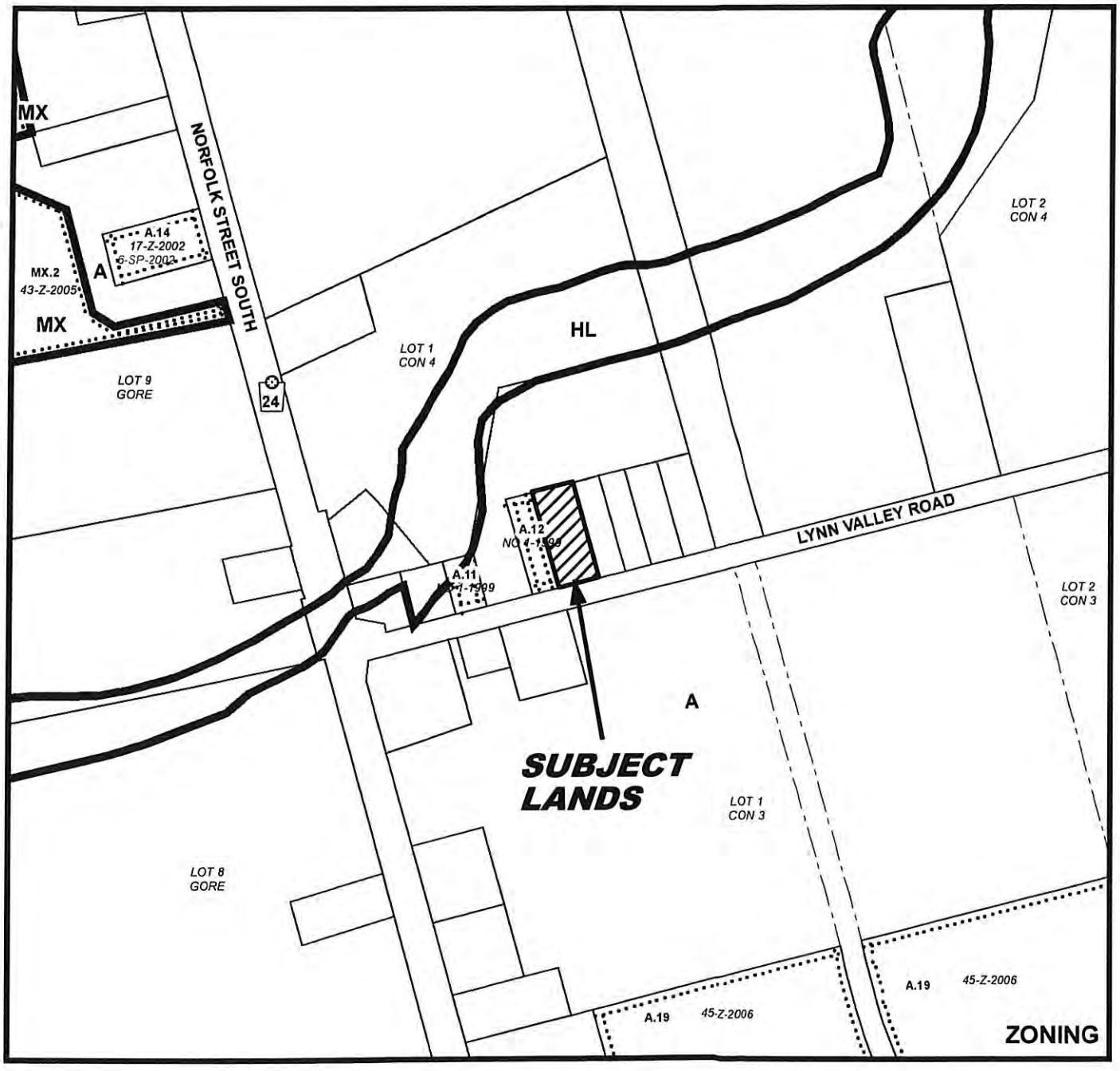
WOODHOUSE

N
W E
S

1:5,000

40 20 0 40 80 120 160 Meters





MAP 2
File Number: ANPL2012172
Geographic Township of WOODHOUSE

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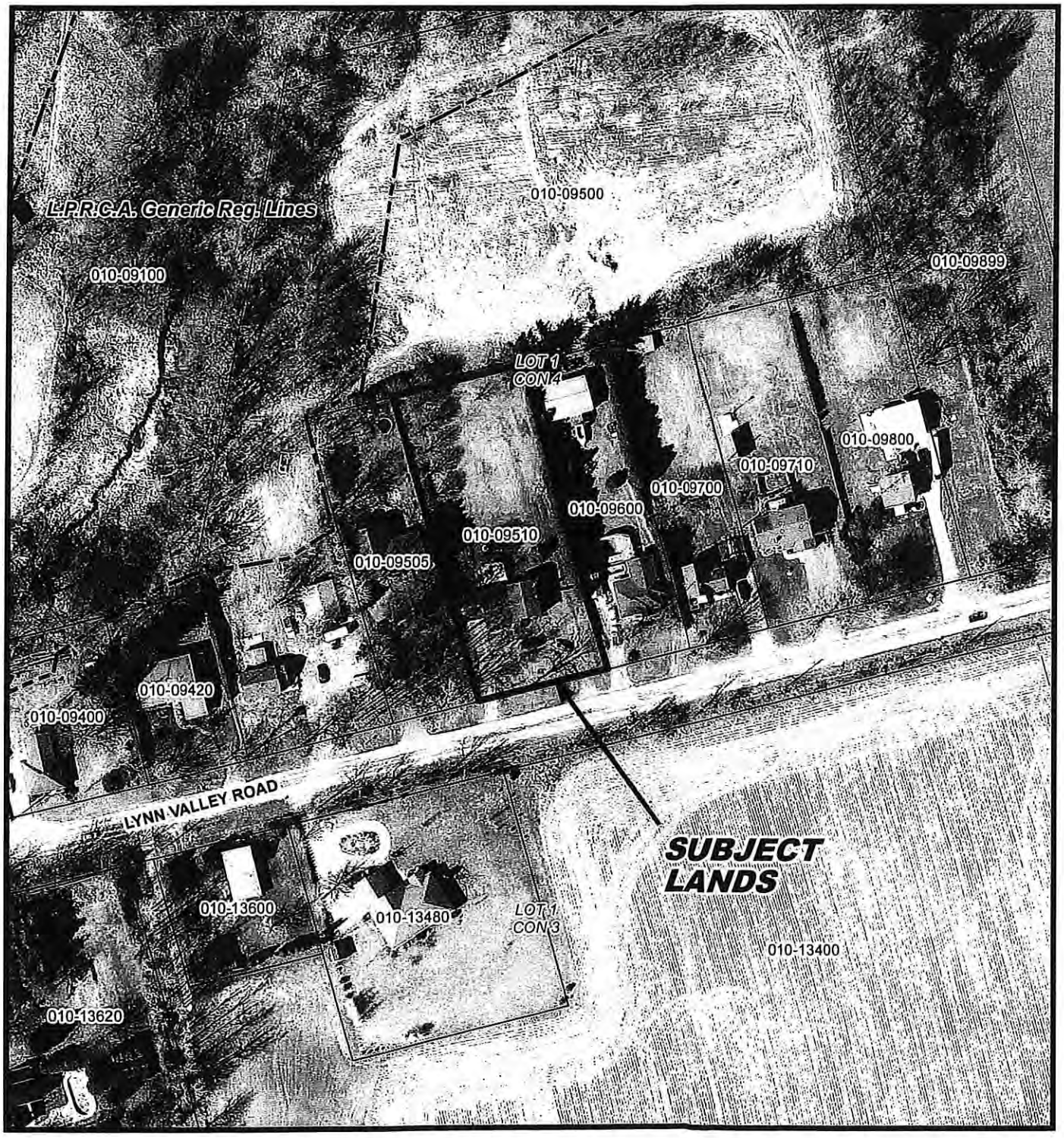
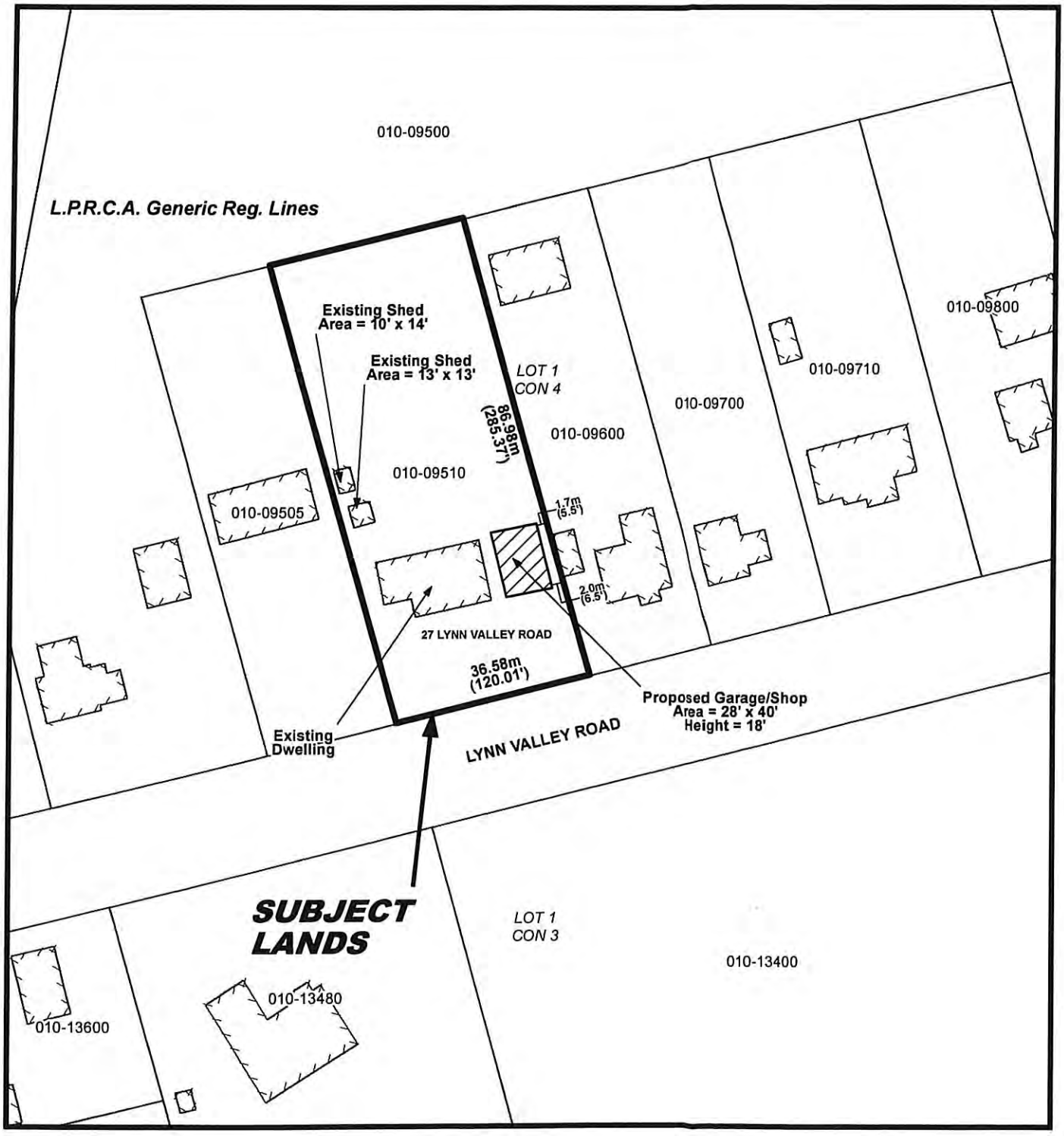
6 3 0 6 12 18 24
Meters
1:1,500



MAP 3
File Number: ANPL2012172
Geographic Township of WOODHOUSE

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