



COMMENT REQUEST FORM

FILE NO: ANPL2012212

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☐ Norfolk Power
☐ Hydro One
☐ 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:**

November 5, 2012

APPLICANT:

GEURTS BEN, 6532 LINE 39 MITCHELL, ON N0K1N0

AGENT:

LOCATION: NWAL PLAN 37M10 LOT 2 (1852 Norfolk County Road 45)

ASSESSMENT ROLL NO.: 3310542030170200000

PROPOSAL:

CONSTRUCT AN ACCESSORY BUILDING REQUIRING RELIEF OF:

1.6 m (5.24 ft.) from the maximum permitted height of 4.5 m (14.76 ft.) to permit an accessory building with a height of 6.1 m (20 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D

60 Colborne Street S., Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1342

EMAIL: pam.duesling@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: October 22, 2012

MINOR VARIANCE

OSSDS not required by Fritz - Sept. 27
LPRCA.

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

ANPH2012012
B2006-00724
Sept. 26, 2012
" "
Sept. 5 2012.
KR

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: 3310-542-030-170-20

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. _____

A. APPLICANT INFORMATION

Name of Applicant¹ Ben Geurts/Erin Geurts Phone # 519-348-9697
Address 6532 Line 39, R.R. 5 Fax # —
Town / Postal Code Mitchell NOKINO E-mail —

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Private sale Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner² JEFFREY MULLIN / CARRIE MULLIN Phone # 519-410-1852
Address 1852 NORFOLK COUNTY RD 45 Fax # _____
Town / Postal Code LANGTON NOE 1G0 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 sent³: ☒ 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:



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORTH WALSWINGHAM</u>	Urban Area or Hamlet	
Concession Number	<u>CONC. 8</u>	Lot Number(s)	<u>LOT 10</u>
Registered Plan Number	<u>PLAN 37M-10</u>	Lot(s) or Block Number(s)	<u>LOT 2</u>
Reference Plan Number		Part Number(s)	<u>PART 10</u>
Frontage (metres/feet)	<u>40.02 m</u>	Depth (metres/feet)	<u>187.89 m</u>
Width (metres/feet)	<u>50.140 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>2.1 ACRES</u>
Municipal Civic Address	<u>1852 NORFOLK COUNTY RD 45 RR#2 LANGTON NOE16-0</u>		

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

NATURAL BUFFER ZONE MAINTAINING EXISTING VEGETATION/TREE SPECIES EXCEPT
NECESSARY FOR CONSTRUCTION OF BUILDING, SERVICES, ALLEYS, GRADING - AS PER PLAN 37R-8426

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 shed that needs extra height to fit our truck with camper in.
Door would have to be 13 ft high, total height is 21' 9 1/2"
Size of shed is 40' x 50'.

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

Provide relief of 5.24ft (1.6m) from the max permitted building
height for an accessory structure of 14.576ft (4.5m) to permit
an accessory structure in a height of 20ft. (6.1m)

MINOR VARIANCE

EB

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

Camper is only equipment that is too high to comply with by-law

D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

Agricultural '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:

Only building on land ~~now~~ is house which will be retained.

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

house is about 5 years old.

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.

no addition to existing building, proposed garage to be built w no bathroom.

MINOR VARIANCE

Eds

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:

One-storey shed, size 30x60, 1800 sq. ft.
height proposed 21 ft. 8 1/2 inches.

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

Unknown, Spring 2013 approx.

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:

Present use of the subject lands:

RESIDENTIAL

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

Existing use of abutting properties:

One side house, other bush lot.

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:

Status/decision:

MINOR VARIANCE

Effect on the requested amendment:

to build a storage garage

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)	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>25m</u> 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

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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:

Norfolk County Road 45

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
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

Mun Roll # 3310 542 030 170 20

PROPERTY INFORMATION

STREET # 1852 ZONIN G AGR.
NORFOLK CTY Rd 45.

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA					N/A	
LOT FRONTAGE					N/A	
FRONT YARD SETBACK					N/A	
EXTERIOR SIDE YARD					N/A	
INTERIOR SIDE YARD (RIGHT)					N/A	
INTERIOR SIDE YARD (LEFT)					N/A	
REAR YARD SETBACK					N/A	
DWELLING UNIT AREA					N/A	
% LOT COVERAGE					N/A	
BUILDING HEIGHT	4.5	14.76	6.1	20	1.6	5.24
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES					OK	

ADDITIONAL COMMENTS:

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.

Brian Heurt Sept 10/12
Signature of owner or authorized agent Date

PREPARED BY: Devon Tisdale

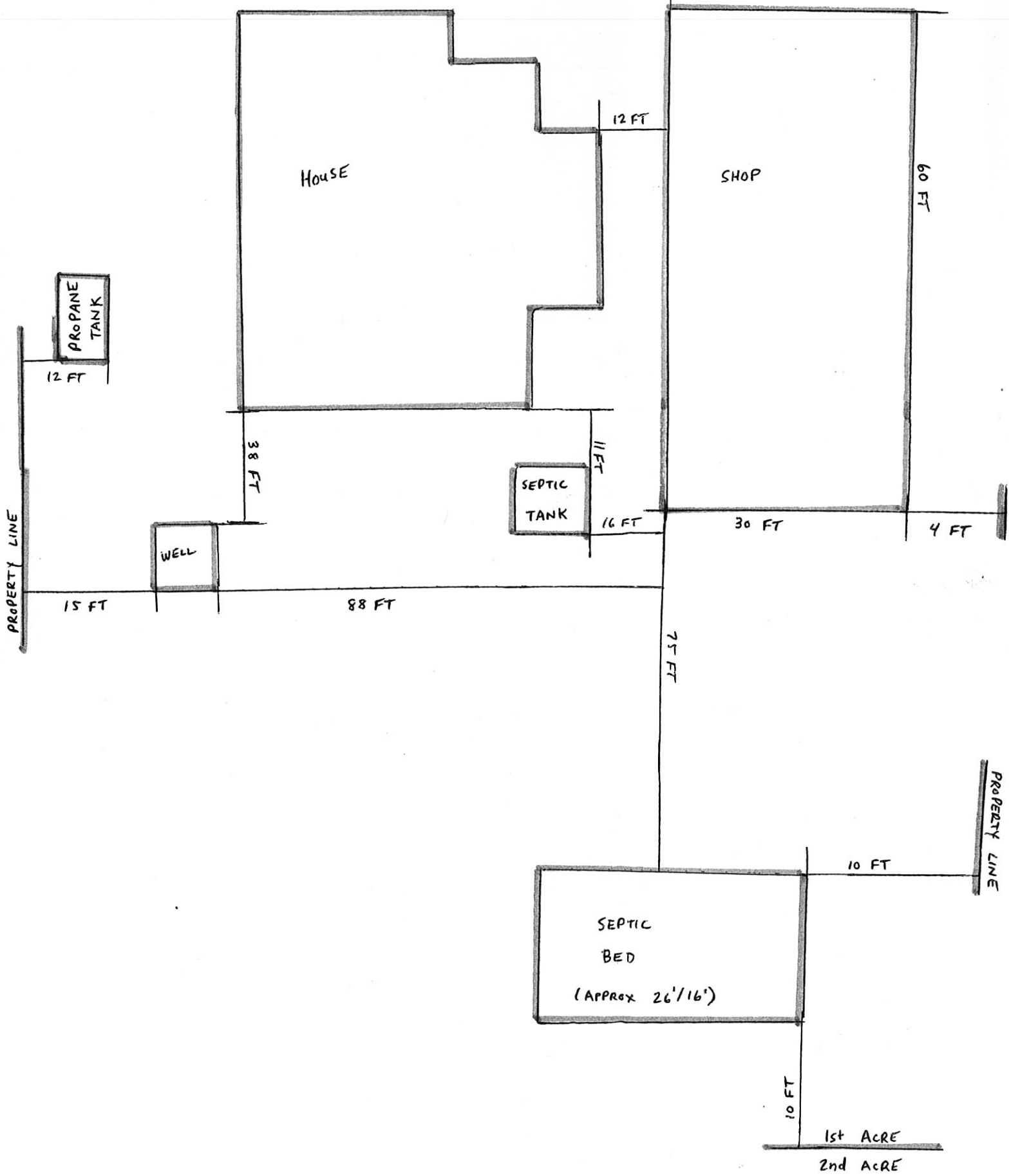
AS PER:

[Signature] Sept 10/12
Signature of building inspector Date

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

1852 NORFOLK COUNTY D #45 LANGTON ON NOE 1000

↑ N



SKETCH
PREPARED FOR BUILDING PERMIT
LOT 2
REGISTERED PLAN 37M-10
GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM
NOW IN
NORFOLK COUNTY

SCALE - 1: 750

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AUGUST 17, 2006

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

NOTES

- (1) - PROPERTY LIMITS ARE AS SHOWN ON REGISTERED PLAN 37M-10 AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN 241.30 AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARKS ARE NAILS AND WASHERS SET IN NORTH FACE OF POLES NORTH OF THE SUBJECT AND ARE REFERRED TO THE LOT GRADING PLAN BY WEBE ENGINEERING DATED AUGUST 8, 2001 FILE NO. 90006/BRO142
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE 'TRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION

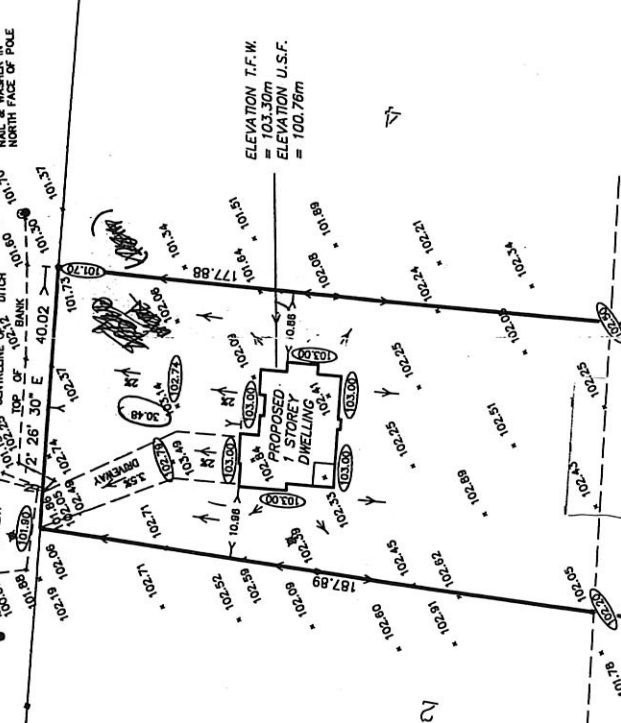
REVIEWED

SFP 5, 2006

PER *[Signature]*
 CHIEF-BUILDING OFFICIAL
 THE CORPORATION C
 NORFOLK COUNTY

COUNTY ROAD 45

SITE BENCHMARK #2
 NAIL & WASHER IN
 NORTH FACE OF POLE



REGISTERED

PLAN

37M - 10

LOT 2

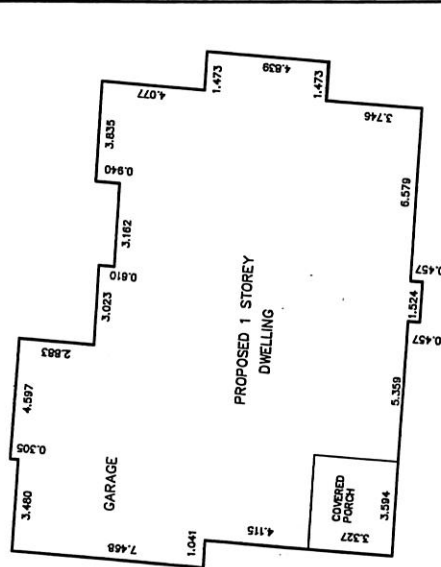
Area to be kept (No Development)

Natural State

per DeCort Subdivision

37R-8426

37M-10, Lot 2



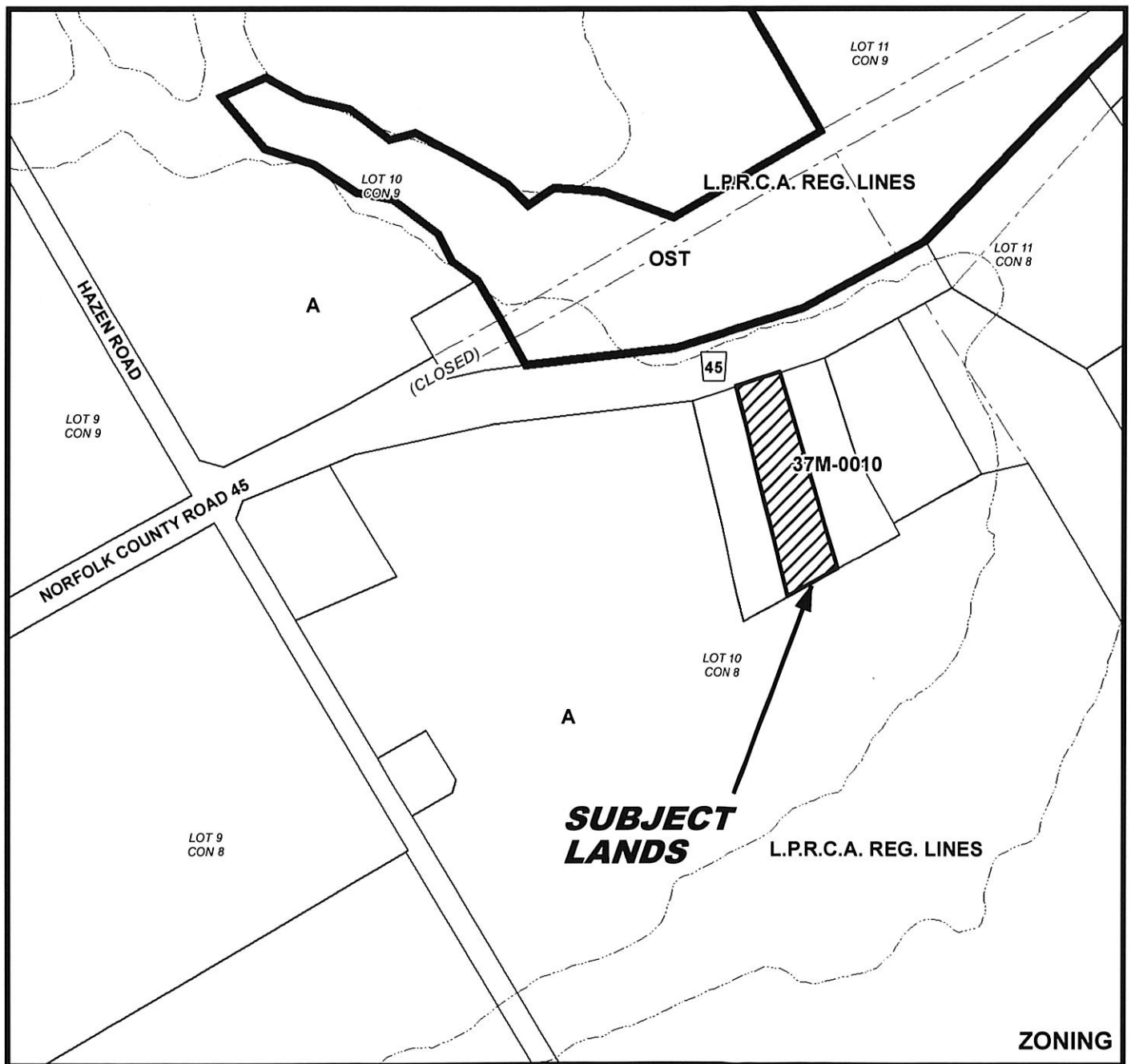
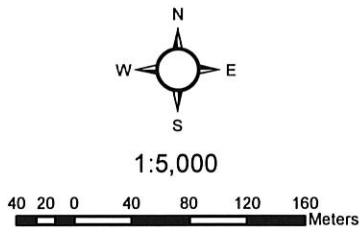
ENLARGEMENT
 NOT TO SCALE

LOT

NORTH

MAP 1
File Number: ANPL2012212

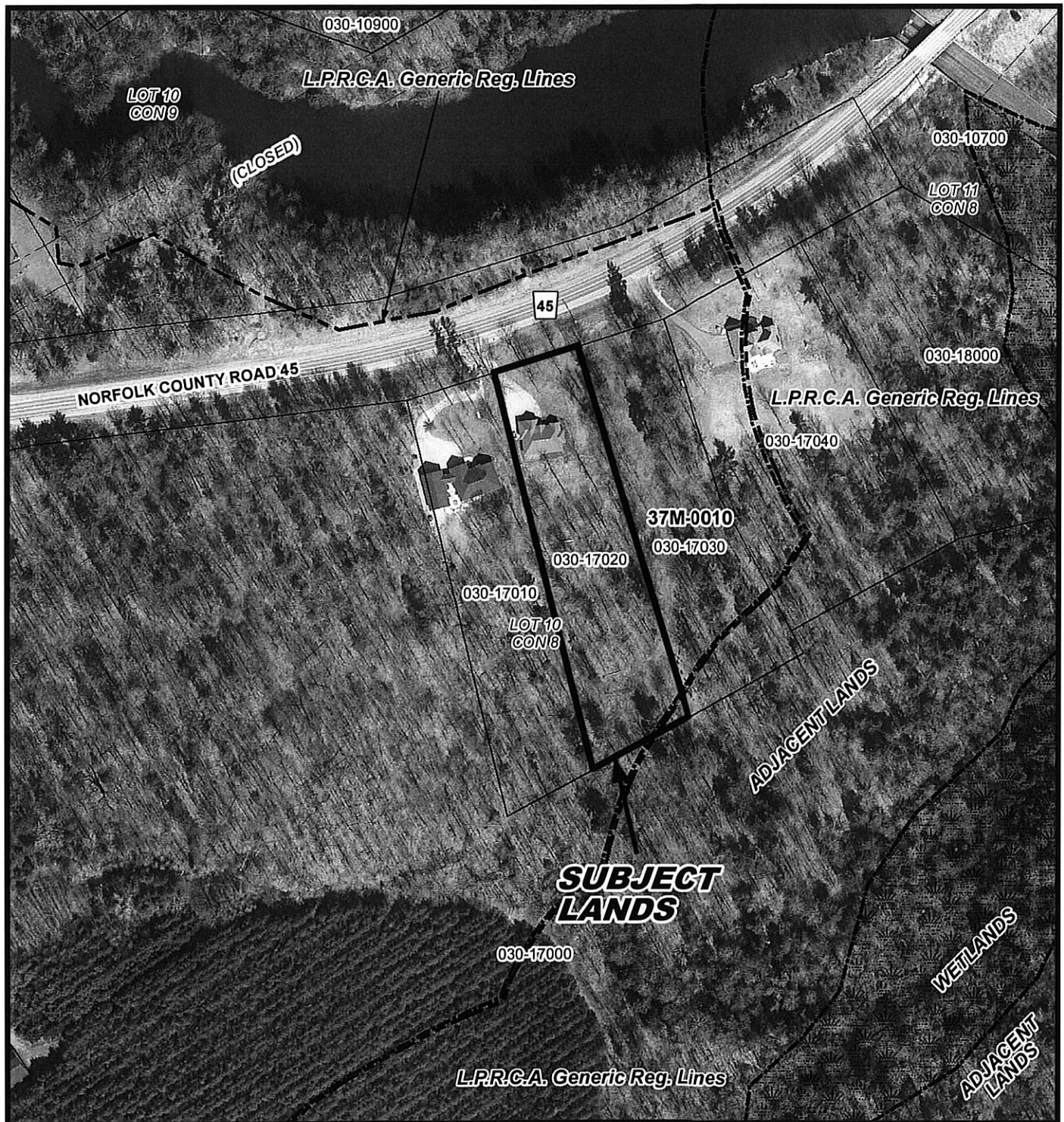
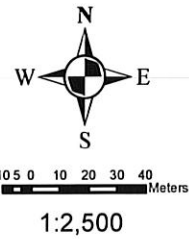
Geographic Township of
NORTH WALSINGHAM



MAP 2

File Number: ANPL2012212

Geographic Township of NORTH WALSLINGHAM



MAP 3

File Number: ANPL2012212

Geographic Township of NORTH WALSHINGHAM



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1:1,000

