



COMMENT REQUEST FORM

FILE NO: ANPL2012237

<input checked="" type="checkbox"/> Building Department	<input type="checkbox"/> Railway
<input checked="" type="checkbox"/> Health Unit	<input checked="" type="checkbox"/> Norfolk Power
<input checked="" type="checkbox"/> Forestry Division	<input type="checkbox"/> Hydro One
<input checked="" type="checkbox"/> GIS Section	<input checked="" type="checkbox"/> Ministry of Transportation
<input checked="" type="checkbox"/> Fire/EMS	<input checked="" type="checkbox"/> Union Gas
<input checked="" type="checkbox"/> Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.	<input checked="" type="checkbox"/> Norfolk Heritage Committee
	<input type="checkbox"/> 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:**

December 3, 2012

APPLICANT:

MCCONNELL NATALIE RITA, 738 QUEENSWAY W RR 1 SIMCOE, ON N3Y 4J9

LOCATION: CHR PLAN 427 PT LOT 44 PT TWN CON 9 & 10 LOT 24 (738 Queensway West)

ASSESSMENT ROLL NO.: 3310405020272200000

PROPOSAL:

An application has been received to construct a garage as an accessory structure requesting relief of: 1.4 m. (4.6 ft.) from the required 5 m. (16.4 ft.) building height to allow a building height of 6.4 m. (21 ft.) 41.5 sq.m. (447 sq.ft.) from the required 100 sq.m. (1,076 sq.ft.) size for all accessory buildings to allow a total accessory building size of 141.5 sq.m. (1,523 sq.ft.).

This relief includes all accessory buildings except the unenclosed gazebo. To have built a garage according to approved permit by the building division of Norfolk County.

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:

Meghan Gelinis, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.gelinis@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: November 19, 2012

MINOR VARIANCE

- cost \$ 665
- OSSDS waived / building fee waived
*- interdependent change - no receipt
building is paying fee

Office Use:

File Number: ANPL 2012 237
Related File:
Fees Submitted: N/A
Application Submitted: Nov 5/12
Sign Issued: Nov 5/12
Complete Application: Nov 5/12

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- 4650202722

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 Natalie Rita McConnell Phone # 519 428 0354 ✓
Address 738 QUEENSWAY WEST Fax # 519 428 1325 ✓
Town / Postal Code N3Y 4J9 SIMCOE E-mail nr-mcconnell@hotmail.com
(underscore)

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

Name of Owner² Natalie Rita McConnell Phone # _____
Address Same as above 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 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:

RECEIVED

NOV - 6 2012

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

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MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township		Urban Area or Hamlet	
Concession Number	BTWN CON 9 + 10	Lot Number(s)	24
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	200.00 feet	Depth (metres/feet)	varies on west 409.2 ft to east 404.8 ft
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	1.683 acres
Municipal Civic Address	738 QUEENSWAY WEST ✓		

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):

have built a garage according to approved permit by the building division of Norfolk County

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

original approval by building department
Delhi/Charlottesville township of maximum 10% of land
- approval for permit granted + now building apparently
in Simcoe so maximum 100 square meters
- height was preapproved as well
requesting relief of 1.4m (4.6 ft) from building height +
accessory building change/size of 41.5m (447.5 ft). Height +
size needed for storage.

MINOR VARIANCE

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

building that was approved by building + bylaw division
was too big by 43.6 sq feet (40 x 28 ft)
then they complained about shed + treehouse which we are
requesting to keep as never advised at time of permit
approval would have to go (shed 10 x 12 = 120 sq ft / treehouse 5.71 x 7 = 40 sq ft)

D. PROPERTY INFORMATION

Present official plan designation(s):

A - Agriculture

Present zoning:

A - Agriculture in Charlottesville - Simcoe Township

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:

prior to garage in question

Small garden shed - wish to retain - 10 x 12 feet

floor area placed 50 feet from side lot line

treehouse (homemade) 5.71 x 7 feet floor space

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

structure of shed → was here prior to my ownership
treehouse constructed 2012 (S ~ 2005)

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

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:

garage (already constructed) - foundation 40 feet x 28 feet
~~plan~~ floor area 40 x 28 feet, with loft - height as
per plan also approved by building department (from
grade to center of truss 17 feet (5.186 m) - overhang at
front (unenclosed/
already constructed - inspector who attended / no floor finish
as per approved permit ~~OK~~ 8x28 feet

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:

July 2005

Present use of the subject lands:

private residence

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

uncertain since the mid 1980s

Existing use of abutting properties:

agriculture / one residence

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:

prior to mid 1980s lot was part of parcel
owned by neighbour - then severed to build
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

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:

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 250 feet 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No next door 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

☒ Provincial highway

☐ Municipal road

☐ Other (describe below)

If other, describe:

Name of road/street:

QUEENSWAY WEST (Highway #3)

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
519-675-4485

PROPERTY INFORMATION

STREET # 738

ROLL No. 3310405020272200000

LEGAL DESCRIPTION:
CHR PLAN 437 PT LOT 44 PT, ROAD
ALLOW CLOSED BTWN CON 8, & 10
LOT 24, IRREG, 1.88AC 200.00FR
D

UNIT #

TOWNSHIP Simcoe - Charlotteville

STREET NAME QUEENSWAY W

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	10					
BUILDING HEIGHT	5	16.4	8.4	21	1.4	4.68
ACCESSORY BUILDING SIZE	100	1076	154/4.5	1523	54/1.5	447
ACCESSORY BUILDING COMMENTS	TOTAL SQ. FT. OF ALL ACCESSORY BUILDINGS - UNENCLOSED GAZEBO IS NOT INCLUDED					
PARKING SPACES						

ADDITIONAL COMMENTS:

NEW GARAGE 18'-8" x 28' = 1361 sq ft
Shed 12' x 10' = 120 sq ft
Tree house 6' x 7' = 42 sq ft
1523 sq ft
Oct 21/12

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

PREPARED BY: Ingram Loewe

AS PER:

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

Signature of Building Inspector

Date

Revised from
information from
Tatiana McConnell
on Oct 19/12

MAP 2

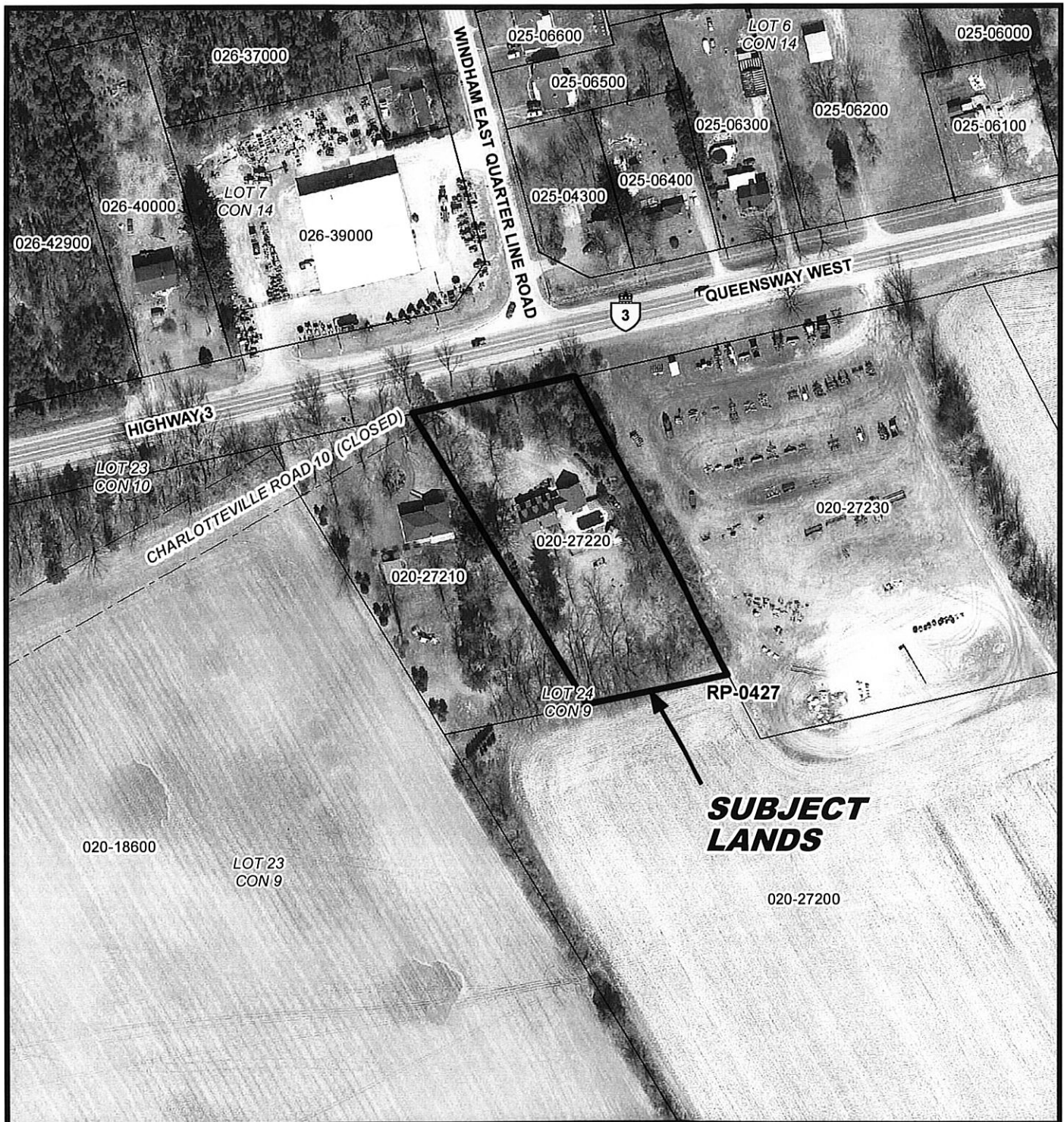
File Number: ANPL2012237

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32 Meters

1:2,000



Geographic Township of CHARLOTTVILLE

