



COMMENT REQUEST FORM

FILE NO: ANPL2012267

☒ 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:**

January 7, 2013

APPLICANT: CAMERON PAUL RITCHIE AND SUSAN MOYER, 204 WESTFIELD TRAIL OAKVILLE, ON L6H 6C3

AGENT: James Moyer, 38 Jane Street Paris, ON L3L2X7

LOCATION: SWAL PLAN 436 LOT 499 (35 Dickinson Ave)

ASSESSMENT ROLL NO.: 3310543070224000000

PROPOSAL:

An application has been received to permit construction of an addition to an existing cottage requiring relief of 3.04 m. (9.97 ft.) from the minimum front yard setback of 6 m. (19.68 ft.) to recognize the existing front yard setback of 2.96 m. (9.71 ft.); and relief of 0.58 m. (1.90 ft.) from the minimum required interior side yard (right) of 3 m. (9.84 ft.) to recognize the existing interior side yard of 2.42 m. (7.94 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:

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

MINOR VARIANCE

LPRCA fee rec'd.

Office Use:

File Number: AN PL 2012 267
Related File: -
Fees Submitted: Jan Dec. 11/12
Application Submitted: "
Sign Issued: Dec. 11/12
Complete Application: Dec 1/12 46.

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- 543.070.22400.0000

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-NO 85~~

1-NO 85

A. APPLICANT INFORMATION

Name of Applicant¹ Paul and Susan Cameron Phone # 905-257-5069
Address 204 Westfield Trail Fax # _____
Town / Postal Code Dakville, Ont. L6H 6C3 E-mail paul.susan@pathcom.com
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent James Moyer Phone # 519.717.8335
Address 38 Jane St. Fax # 519.302.2002
Town / Postal Code Paris, ON N3L 2X7 E-mail cdejmoyer@rogers.com
Name of Owner² 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 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:

NONE



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>SOUTH WALSHINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>499</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>15.25M</u>	Depth (metres/feet)	<u>50.30 M</u>
Width (metres/feet)	<u>15.25M</u>	Lot area (m ² / ft ² or hectares/acres)	<u>767.08 m²</u>
Municipal Civic Address	<u>35 DICKINSON AVE, LONG POINT, ON</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):

MAIN PURPOSE OF ADDITION IS SCREENED PORCH AT REAR.
EXCEPT THRU A BEDROOM, THE ONLY ACCESS TO THE NEW AREA IS
THRU THE EXISTING WASHROOM AREA. CONSEQUENTLY, THE NEW
WASHROOM AREA ENDOACHES TO THE SIDE, INTO THE 3M SETBACK.

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

1. REQ'D FRONT YARD SETBACK 6.0M. HAVE 2.96M (EXT'G CONDITION)
2. REQ'D INTERIOR RIGHT SIDEYARD 3.0M. PROPOSE 2.42M
3. PARKING SPACES REQ'D - 2. PROPOSED - 1 (EXT'G CONDITION)

To permit construction of an addition to an existing cottage requiring relief of 3.04 m. (9.97 ft.) from the minimum front yard setback of 6 m. (19.68 ft.) to recognize the existing front yard setback of 2.96 m. (9.71 ft.); and relief of 0.58 m. (1.90 ft.) from the minimum required interior side yard (right) of 3 m. (9.84 ft.) to recognize the existing interior side yard of 2.42 m. (7.94 ft.).

MINOR VARIANCE

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

PARKING AND FRONT YARD SETBACK ARE EXISTING CONDITIONS,
NOT POSSIBLE TO CHANGE. IN REAL TERMS, 3 PARK SPACES ARE AVAILABLE
BETWEEN THE ROAD & SIDE OF COTTAGE. SIDEYARD ENCROACHMENT
IS NECESSARY FOR ACCESS TO THE SCREENED PORCH.

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LP

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:

TWO BUILDINGS - MAIN COTTAGE, RETAINED, ALUM
SIDING, SINGLE STOREY, GABLE ROOF.
- SMALL STORAGE BUILDING, WOOD
SIDING, SINGLE STOREY.

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

COTTAGE APPROX 1950, RAISED TO DATUM ELEV APPROX
1987. STORAGE BLDG 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.

1. ENCLOSED SCREENED PORCH.

2. 3 PIECE BATH (REPLACES EXISTING) W.C./SINK/SHOWER

3. NEW 2 PIECE BATH. (SINK, W.C.)

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:

ADDITION TO MAIN COTTAGE, SAME ARCHITECTURAL STYLE, SINGLE STOREY, GABLE ROOF TIED TO EXISTING. MOST OF THE ADDITION IS SCREENED PORCH AREA. ALSO 2 SMALL WASHROOMS, 1 - 3 PIECE, 1 - 2 PIECE. THE 3-PIECE REPLACES AN EXISTING ONE, WHICH AREA IS NOW PART OF NEW HALLWAY TO THE PORCH.

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

SPRING OF 2013.

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 2003.

Present use of the subject lands:

SEASONAL RESIDENCE

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

SINCE APPROX 1950

Existing use of abutting properties:

SEASONAL RESIDENCES.

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:

HAVE NEIGHBOUR THAT HAS BEEN ON THE CUT SINCE
MID 1950'S. (GARY & RUTH BECHTEL)

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 - (OTHER LAND WITHIN 120 M)

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

N/A

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:

DON'T NOT CONFLICT.

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 <u>16M</u> 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>30M</u> distance
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 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:

WATER FROM CANAL, TREATED. SEWAGE 2000 GALLON HOLDING TANK.

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

GRADING, SOAKS INTO GROUND (SAND)

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

DICKINSON AVE

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

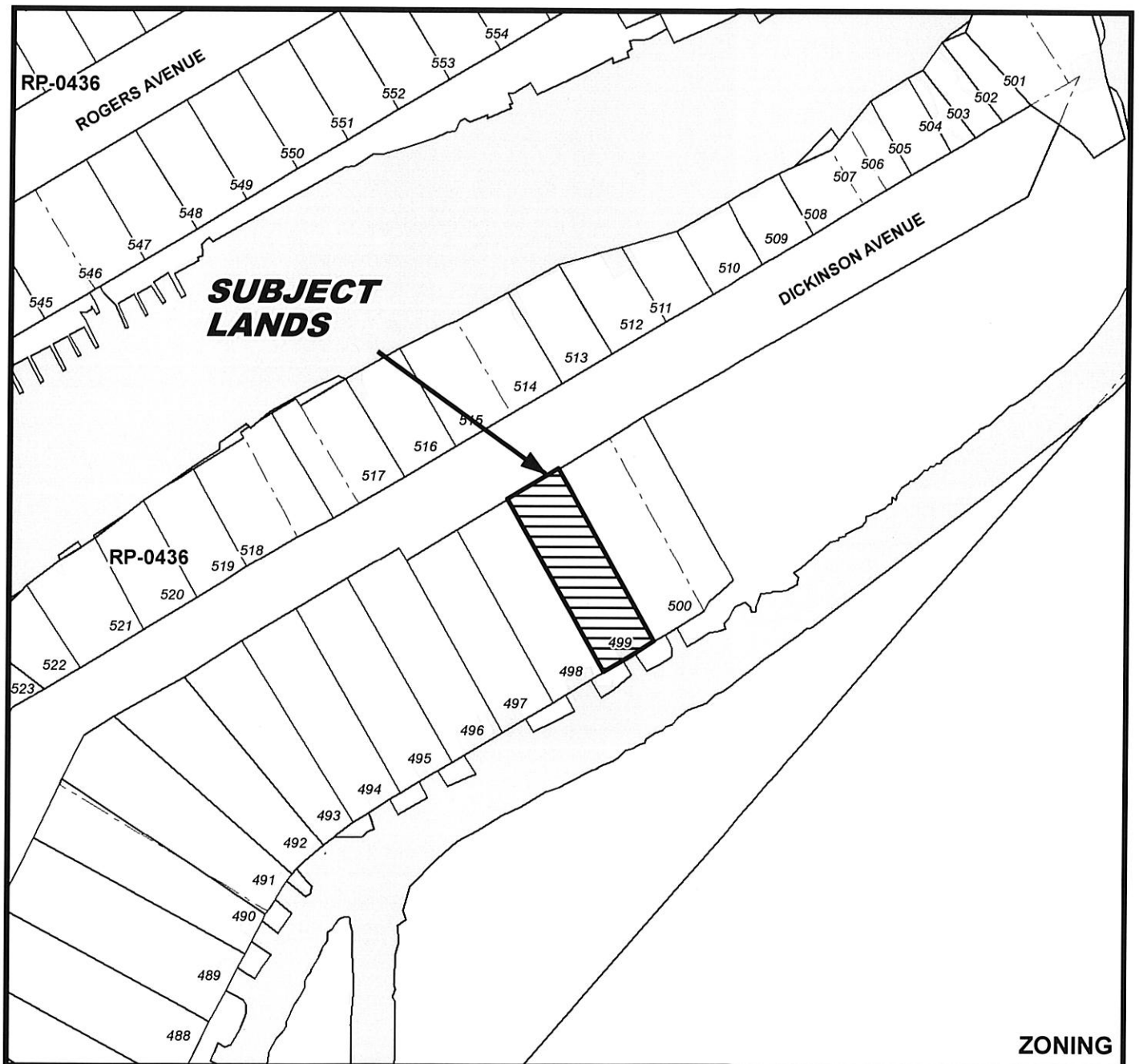
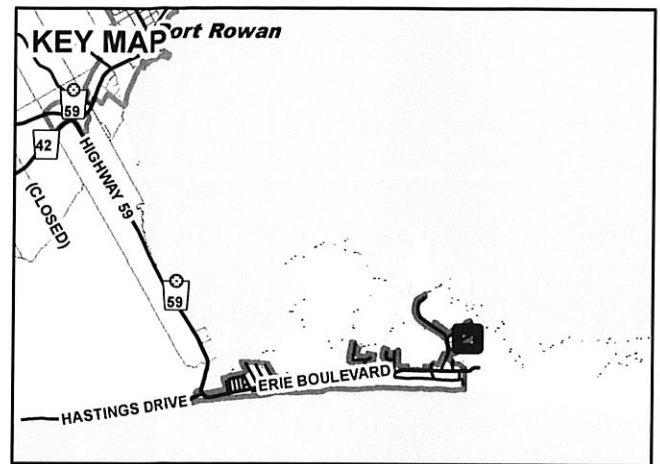
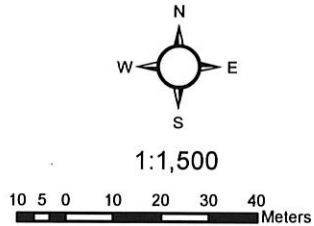
If yes, describe:

REQUEST EXPEDIENCY SO THAT CONSTRUCTION CAN
COMMENCE EARLY SPRING 2013.

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.

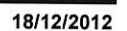
THE ADDITION WILL ENHANCE THE ARCHITECTURE
OF THE STRUCTURE, AND ADD TO LIVEABILITY AND
ENJOYMENT.

MAP 1
File Number: ANPL2012267
Geographic Township of
SOUTH WALSHINGHAM



ZONING

Geographic Township of SOUTH WALSINGHAM



MAP 3

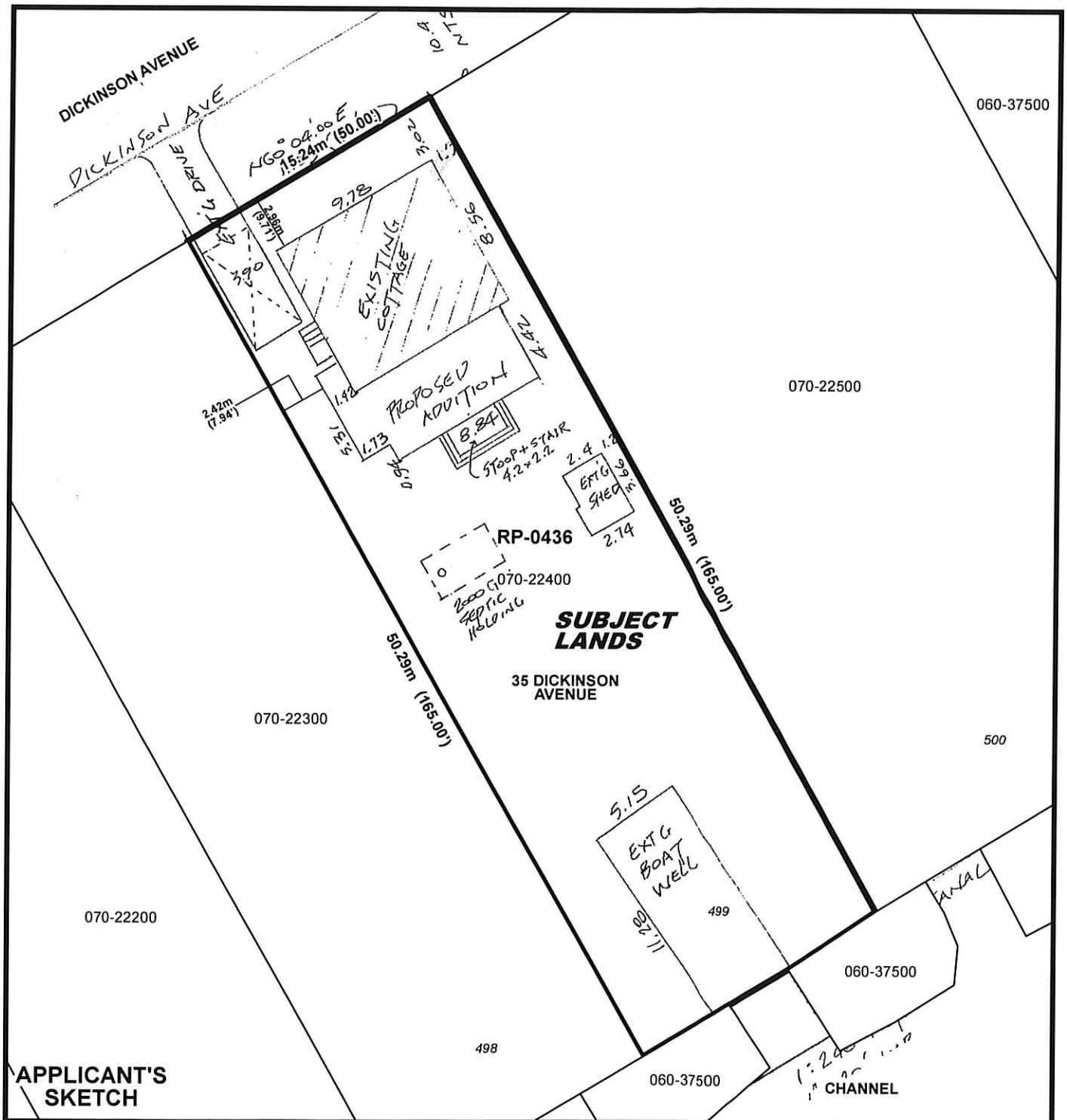
File Number: ANPL2012267

Geographic Township of SOUTH WALSLINGHAM



10.50 1 2 3 4 Meters

1:300





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 # 35

ROLL No. 3310543070224000000

LEGAL DESCRIPTION:
SWAL PLAN 436 LOT 499, REG,
0.19AC 50.00FR 165.00D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME DICKINSON AVE

ZONING LP

ZONING DEFICIENCY

DEVELOPMENT STANDARD

REQUIRED (m/ft)

PROPOSED (m/ft)

DEFICIENCY (m/ft)

LOT AREA	700		767			
LOT FRONTAGE	15					
FRONT YARD SETBACK	6		2.96		3.04	9.97
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	3		2.42		.58	1.90
INTERIOR SIDE YARD (LEFT)	1.2		1.52			
REAR YARD SETBACK	9		34.3			
DWELLING UNIT AREA	65		131.42			
% LOT COVERAGE	30		18.4			
BUILDING HEIGHT	7.3					
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		1		1	

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.

Signature of owner or authorized agent

Date

Nov. 29. 12

PREPARED BY:

AS PER:

Signature of building inspector

Date

Nov. 29/12

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