



## COMMENT REQUEST FORM

**FILE NO: ANPL2014049**

☒ 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:**

**March 31, 2014**

**APPLICANT:** RICHARD MCKIM & ELIZABETH WULLMS, 121 MAIN ST W , PO BOX 658 NORWICH, ON N0J 1P0

**AGENT:** ROBERT ROSS, 30 OAK STR, SIMCOE, ON N3Y3J6

**LOCATION:** SWAL PLAN 436 PT LOT 141 (72 WOODSTOCK AVE, LONG POINT)

**ASSESSMENT ROLL NO.:** 3310543060339000000

**PROPOSAL:**

An application has been received to CONSTRUCT A NEW COTTAGE REQUIRING RELIEF OF:  
4.46% from the maximum permitted lot coverage of 15% to permit a coverage of 19.46%;  
1.25 m from maximum 4.5 m to permit an accessory building with maximum height of 5.25 m.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**JENNIFER CATARINO**

PO. Box 128, 22 Albert Street, Langton ON N0E 1G0  
(519) 426-5870 ext: 1893

**EMAIL:** [jennifer.catarino@norfolkcounty.ca](mailto:jennifer.catarino@norfolkcounty.ca)

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**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:

Sherry Mott, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[sherry.mott@norfolkcounty.ca](mailto:sherry.mott@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: March 18, 2014**

MINOR VARIANCE

File Number	<u>ANPL2014 049.</u>	Application Fee	<u>FEB 27/14.</u>
Related File Number		Conservation Authority Fee	<u>FEB. 27/14.</u>
Pre-consultation Meeting On	<u>FEB 24/14.</u>	OSSD Form Provided	<u>-</u>
Application Submitted On	<u>FEB. 27/14</u>	Sign Issued	<u>MARCH.</u>
Complete Application On	<u>MARCH 3/14.</u>		

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- 543.060.33900.0000

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. \_\_\_\_\_

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	<u>RICHARD MCKIM &amp; ELIZABETH WULLMS</u>	Phone #	<u>519-688-8580</u>
Address	<u>72 WOODSTOCK AVE.</u>	Fax #	
Town / Postal Code	<u>LONG POINT</u>	E-mail	<u>elizabeth.wullms@live.ca</u>

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent	<u>ROBERT ROSS - WILLIAM J. ROSS CONSTRUCTION LTD.</u>	Phone #	<u>519-426-9385</u>
Address	<u>30 OAK ST.</u>	Fax #	<u>519-426-2669</u>
Town / Postal Code	<u>SIMCOE N3Y 3J6</u>	E-mail	<u>bob.rossconstruction.ca</u>

Name of Owner <sup>2</sup>	<u>RICHARD MCKIM &amp; ELIZABETH WULLMS</u>	Phone #	<u>519-688-8580</u>
Address	<u>72 WOODSTOCK AVE.</u>	Fax #	
Town / Postal Code	<u>LONG POINT</u>	E-mail	

<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☒ Agent ☐ Owner

<sup>3</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_

**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)	
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	<u>PT 141</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>66.23 FT. (20.2 m)</u>	Depth (metres/feet)	<u>147.98 FT. (45.1 m)</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>0.22 AC. 9,621.50 FT. (2,432.50 M)</u>
Municipal Civic Address	<u>72 WOODSTOCK AVE</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):

REMOVE EXISTING VACATION HOME AND CONSTRUCT  
NEW VACATION HOME WITH A DETACHED 2 CAR  
GARAGE

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

ASKING FOR RELIEF OF LOT COVERAGE OF 4.46%  
ASKING FOR RELIEF OF ACCESSORY BUILDING HEIGHT OF  
1.25 METERS

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

BECAUSE THE OWNER'S REQUEST A 2 CAR GARAGE  
TO BE BUILT ALSO

**D. PROPERTY INFORMATION**

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LP

Is there a site specific zone on the subject lands?

NO

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 STORY FRAME COTTAGE TO BE REMOVED2 10'X10' FRAME STORAGE SHEDS TO BE RETAINED + RELOCATED

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

25 YEARS +

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.

~~VACATION HOME + DETACHED 2 CAR GARAGE~~

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 1 1/2 STORY VACATION HOME WITH WRAP-AROUND PORCH  
ON 3 SIDES WITH A 2ND FLOOR DECK ON FRONT.NEW 1 1/2 STORY 2 CAR GARAGE DETACHED WITH LOFT FOR  
STORAGE

MINOR VARIANCE

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

SEPT 1, 2014

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:

15 YEARS

Present use of the subject lands:

VACATION HOME

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

Existing use of abutting properties:

VACATION HOMES

**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

## MINOR VARIANCE

Provide the information you used to determine the answers to the above questions:

OWNER'S KNOWLEDGE

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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

## MINOR VARIANCE

If no, please explain:

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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:

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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 type="checkbox"/> No	____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Floodplain	<input 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 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 type="checkbox"/> No	____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> 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:

GRADING PLAN WILL BE SUBMITTED WITH BUILDING PERMIT

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

MINOR VARIANCE

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:

WOODSTOCK AVE + ERIE AVE.

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

SO THAT A BUILDING PERMIT CAN BE ISSUED

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 PRZDF20140205

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 # 72

ROLL No. 3310543060339000000

LEGAL DESCRIPTION:  
SWAL PLAN 436 PT LOT 141, IRREG,  
0.22AC 66.23FR D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME WOOD STOCK AVE

ZONING Long Point - LP

## ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	700.00		890.30			
LOT FRONTAGE	15.0		20.19			
FRONT YARD SETBACK	6.0		7.62	House		
EXTERIOR SIDE YARD	6.0		N/A			
INTERIOR SIDE YARD (RIGHT)	3.0		7.04	House		
INTERIOR SIDE YARD (LEFT)	1.2		1.20	House		
REAR YARD SETBACK	1.2		5.18	Accessory		
DWELLING UNIT AREA	65.0		86.79			
% LOT COVERAGE	15.0		19.46		4.46	SDN
BUILDING HEIGHT (SFD)	7.3		7.27			
ACCESSORY BUILDING AREA			86.40			
ACCESSORY BUILDING HEIGHT	4.5		5.25		1.25	
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		2			

ADDITIONAL COMMENTS: Information obtained from drawings submitted by Bob Ross of William J. Ross Construction, Township of Norfolk Zoning By-law 1-NO 85 and MPAC.

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: Scott Northcott

AS PER:

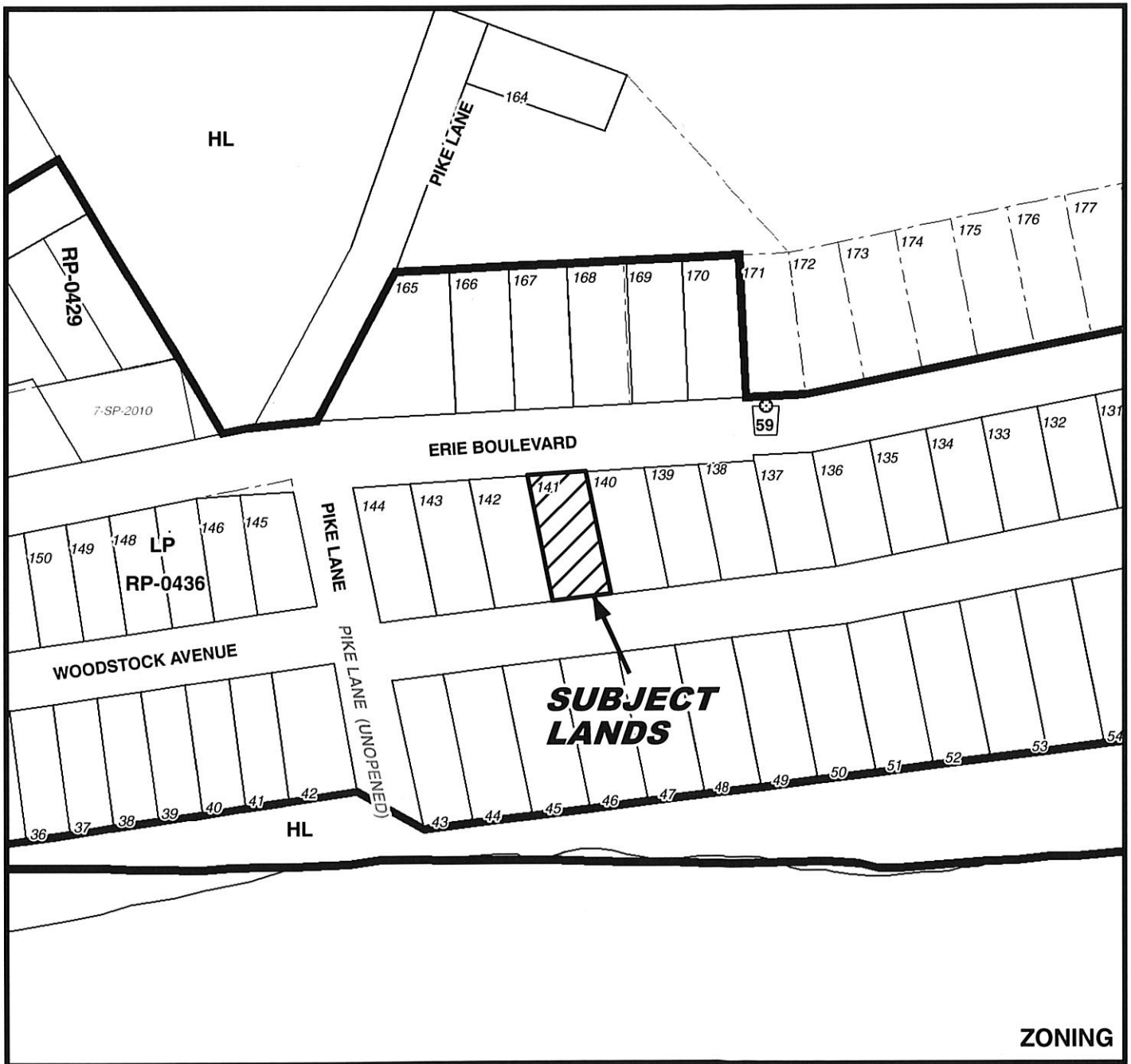
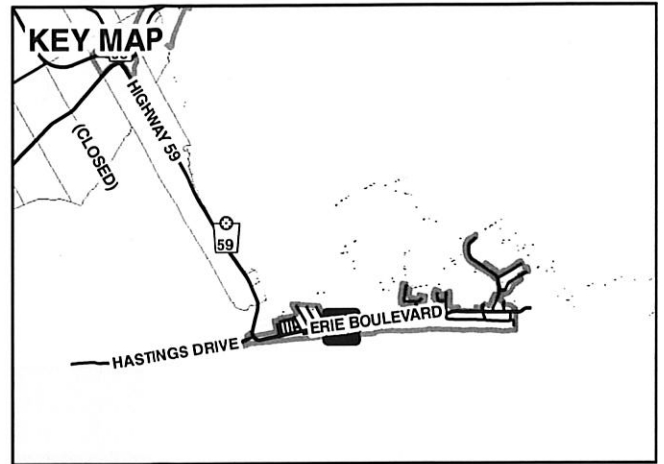
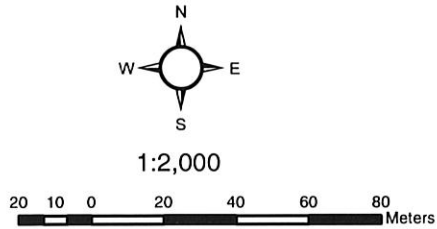
Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County

Signature of building inspector

Date

**MAP 1**  
**File Number: ANPL2014049**

Geographic Township of  
**SOUTH WALSLINGHAM**



## MAP 2

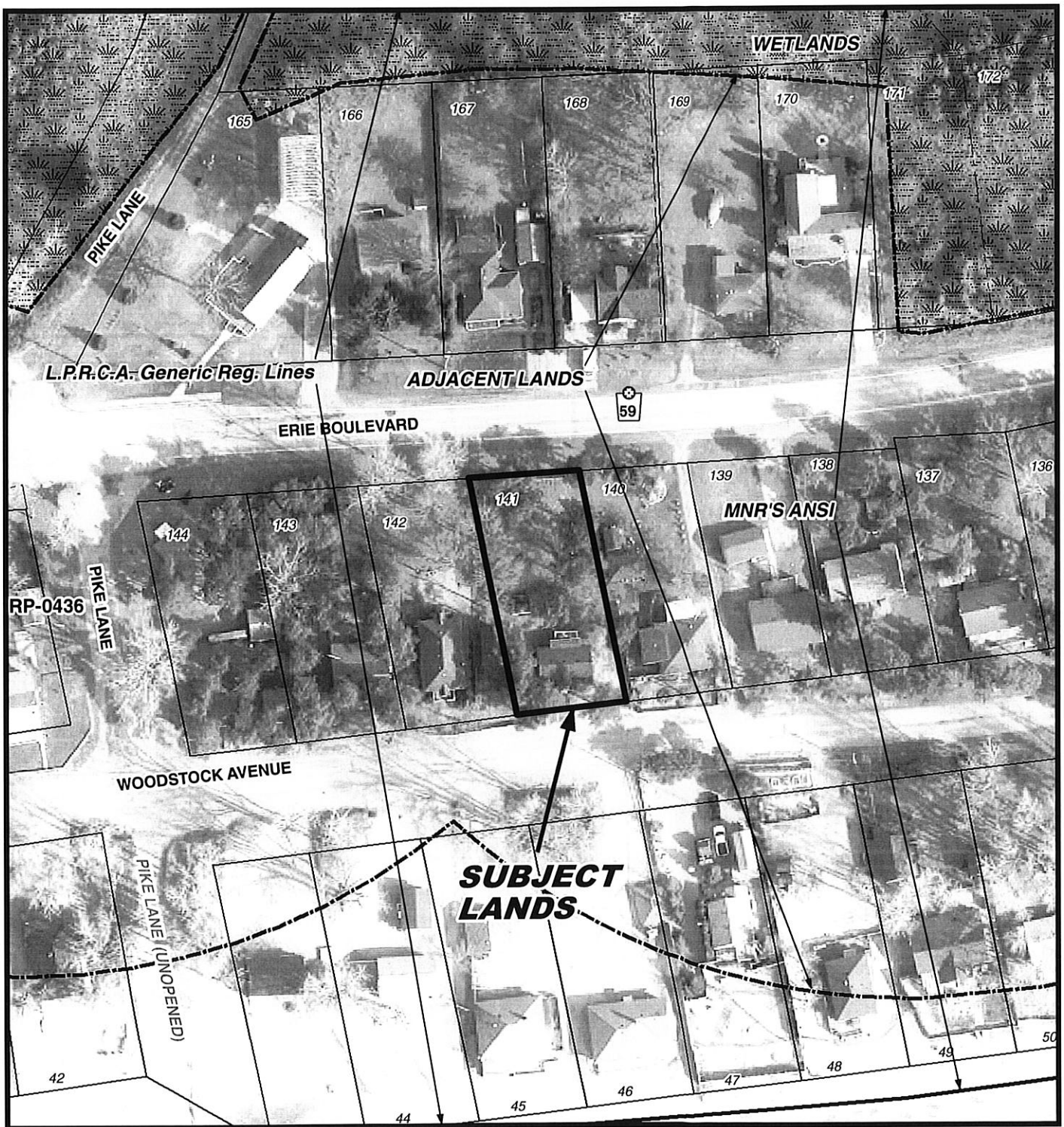
File Number: ANPL2014049

Geographic Township of SOUTH WALSLINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



# MAP 3

File Number: ANPL2014049

Geographic Township of SOUTH WALSLINGHAM



10.50 1 2 3 4 Meters

1:250

