



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2014065**

☒ 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:**

**May 5, 2014,**

**APPLICANT:** THE NATURE CONSERVANCY OF CANADA, PO BOX 520 PORT ROWAN, ON N0E 1M0

**AGENT:** THE NATURE CONSERVANCY OF CANADA C/O KRISTEN BERNARD, PO BOX 520 PORT ROWAN, ON N0E 1M0

**LOCATION:** SWAL CON 4 PT LOT 10 RP, 37R2816 PART 1 (709 HAZEN RD, PT ROWAN)

**ASSESSMENT ROLL NO.:** 3310543010129000000

**PROPOSAL:**

An application has been received to RECOGNIZE DEFICIENCIES CREATED THROUGH SEVERANCE APPLICATION BNPL2014048 REQUIRING RELIEF OF: 2.05 m from the required exterior side yard setback 13 m to permit a setback of 10.95 m.

---

**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](mailto: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:

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: April 17, 2014**

MINOR VARIANCE

File Number	<u>ANPL2014065</u>	Application Fee	<u>✓</u>
Related File Number	_____	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting On	_____	OSSD Form Provided	<u>✓</u>
Application Submitted On	<u>April 11, 2014</u>	Sign Issued	<u>April 11, 2014</u>
Complete Application On	<u>April 11, 2014</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- 543-010- 12900 - 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>The Nature Conservancy of Canada</u>	Phone #	<u>519-586-7773</u>
Address	<u>Po Box 443</u>	Fax #	<u>519-586-9777</u>
Town / Postal Code	<u>London, ON N6A 4W1</u>	E-mail	<u>✓</u>

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

Name of Agent	<u>Kristen Bernard</u>	Phone #	<u>519-586-7773 *200</u>
Address	<u>Po Box 520</u>	Fax #	<u>519-586-9777</u>
Town / Postal Code	<u>Port Rowan, ON N0S 1M0</u>	E-mail	<u>Kristen.bernard@natureconservancy.ca</u>
Name of Owner <sup>2</sup>	<u>The Nature Conservancy of Canada</u>	Phone #	<u>519-586-7773</u>
Address	<u>Po Box 443</u>	Fax #	<u>519-586-9777</u>
Town / Postal Code	<u>London, ON N6A 4W1</u>	E-mail	<u>✓</u>

<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 Walsingham</u>	Urban Area or Hamlet	<u>/</u>
Concession Number	<u>4</u>	Lot Number(s)	<u>Part Lot 10</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R2816</u>	Part Number(s)	
Frontage (metres/feet)	<u>40 m</u>	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)	<u>40 m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>0.259 hectares</u>
Municipal Civic Address	<u>709 Hazen Rd.</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):

A minor variance is being pursued in order to  
~~facilitate~~ acknowledge the exterior side yard  
deficiency to facilitate the severance application.  
Requesting width of 12 m +/- from the exterior side yard set  
back.

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

The existing house was built in that location  
and we are legalizing it for when we create  
a new lot.

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

Same as above

---



---

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Agricultural

Present zoning:

Agricultural

Is there a site specific zone on the subject lands?

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:

See attached sketchRetaining all dwellings - one residential dwelling, one detached garage, one shed and one outhouse.

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

1946.

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 - no additions being proposed.

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:

On attached sketch.

MINOR VARIANCE

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

N/A

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:

June 30, 2010

Present use of the subject lands:

Residential

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

Since 1946.

Existing use of abutting properties:

agriculture

**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:

Title search as part of property purchase, site visits

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:

---

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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Erosion	<input checked="" type="checkbox"/> Yes	<input 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:

---

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:

Hazen Road & Norfolk County Rd. 60

**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.

---

---

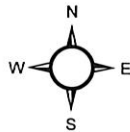
---

---



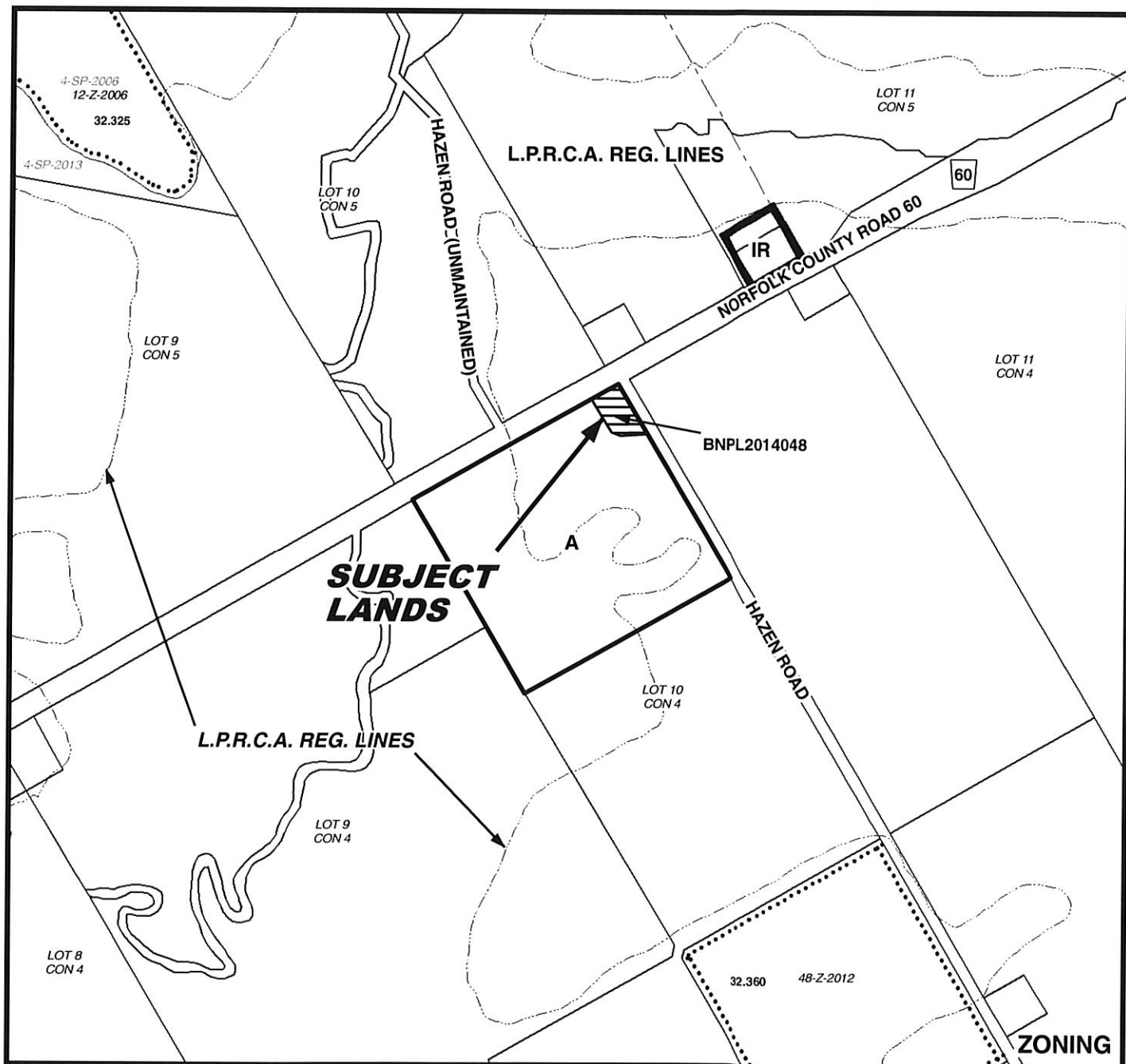
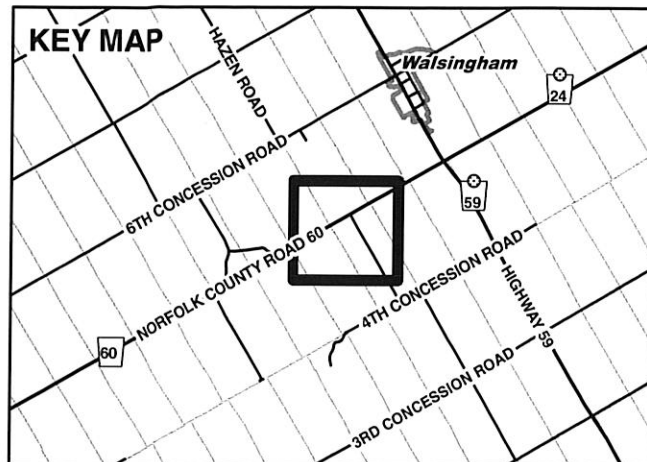
**MAP 1**  
**File Number: ANPL2014065**

Geographic Township of  
**SOUTH WALSINGHAM**



1:7,500

60 30 0 60 120 180 240  
Meters



# MAP 2

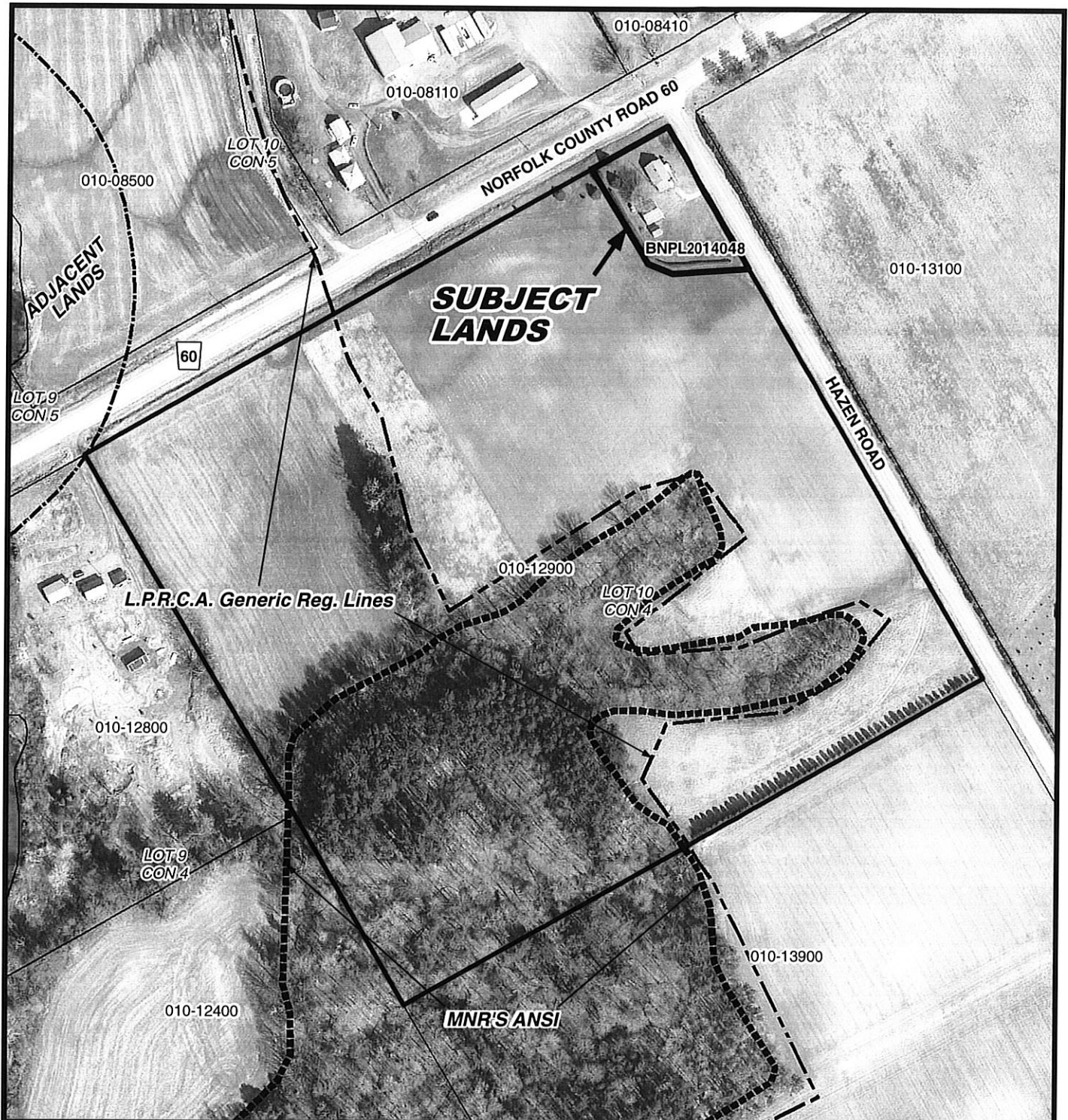
File Number: ANPL2014065

Geographic Township of SOUTH WALSINGHAM



10 5 0 10 20 30 40 Meters

1:2,500



# MAP 3

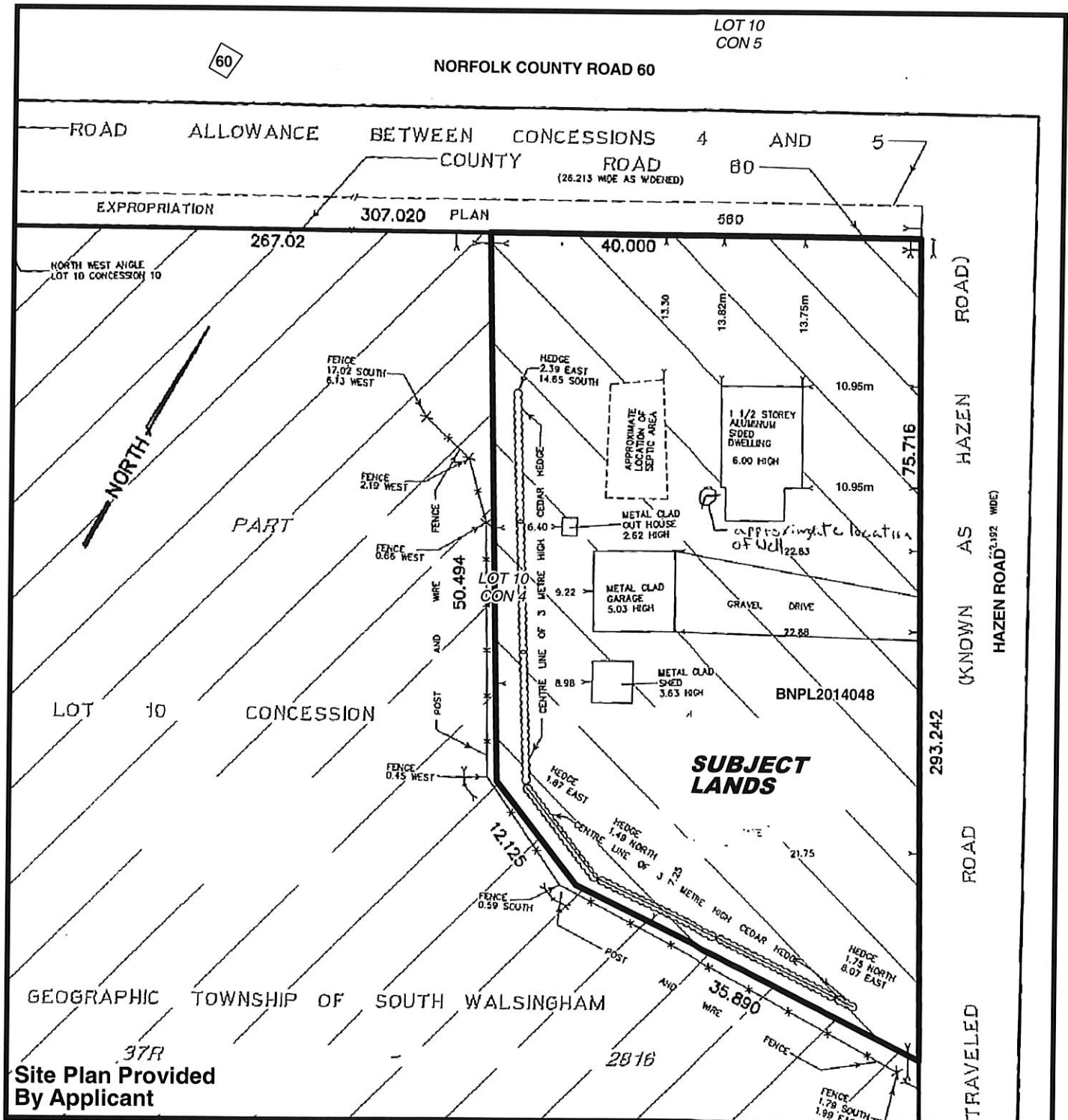
File Number: ANPL2014065

Geographic Township of SOUTH WALSINGHAM



2 10 2 4 6 8 Meters

1:500



Building and By-Law Division  
Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485



## ZONING DEFICIENCY PRZDF20140417

### PROPERTY INFORMATION

STREET # 709

ROLL No. 3310543010129000000

LEGAL DESCRIPTION:  
SWAL CON 4 PT LOT 10 RP, 37R2816  
PART 1, REG, 20.00AC FR D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME HAZEN ROAD

ZONING A

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
EXTERIOR SIDE YARD	13.00m	<input type="text"/>	10.95m	<input type="text"/>	2.05m	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

ADDITIONAL COMMENTS:

EXTERIOR SIDEYARD IS ON HAZEN ROAD

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

11 April 2014  
Date

PREPARED BY: Kim Millen

AS PER:

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

Signature of building inspector

APR 11/14  
Date

