

**For Office Use Only:**

File Number ANPL2023282  
Related File Number -  
Pre-consultation Meeting -  
Application Submitted Nov.13.2023  
Complete Application -

Application Fee -  
Conservation Authority Fee -  
Well & Septic Info Provided -  
Planner -  
Public Notice Sign -

**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☒ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 3310-402-010-03959

**A. Applicant Information**

**Name of Owner** Ross Awrey

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.

Address 41 Serviceberry Lane  
Town and Postal Code Simcoe, ON  
Phone Number -  
Cell Number 519-428-6623  
Email leonaawrey@yahoo.com

**Name of Applicant** Agent

Address -  
Town and Postal Code -  
Phone Number -  
Cell Number -  
Email -

**Name of Agent** David McPherson  
**Address** 8 Culver Lane  
**Town and Postal Code** Simcoe, ON  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

n/a

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Unit 7 Level 1 Plan NVLCP40

**Municipal Civic Address:** 41 Serviceberry Lane

**Present Official Plan Designation(s):** Urbane Residential

**Present Zoning:** R4

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

14.828

3. Present use of the subject lands:

Residential

4. 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, and height on your attached sketch which must be included with your application:

Existing unit in a single storey townhouse block

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Sunroom proposed to be built over existing deck on rear of unit

6. 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, and height on your attached sketch which must be included with your application:

See attached site plan along with architectural plans

7. 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:

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

3 years

9. Existing use of abutting properties:

residential

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

### C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard	7.54m	6m		3.89m	2.11m
Height					
Left Interior side yard	EXISTING DECK 2.08 m	1.2 m		SUNROOM 2.08 m	
Right Interior side yard	EXISTING DECK 2.43 m	1.2 m		SUNROOM 2.43 m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



2. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

Sunroom to be built over existing deck, same size as existing deck

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

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

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:  
owner supplied information

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

4. If you answered yes to any of the above questions in Section D, 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

**E. All Applications: Provincial Policy**

1. 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:

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2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

not in an WHPA

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Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Other (describe below)

☐ Open ditches

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Unopened road

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

Serviceberry Lane

## G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

See attached brief

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**



## I. Transfers, Easements and Postponement of Interest


The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.


### Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

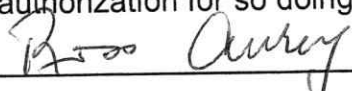
  
\_\_\_\_\_  
Date

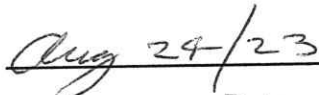
## J. Owner's Authorization

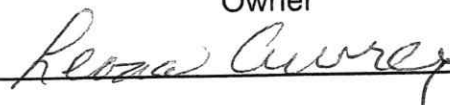
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

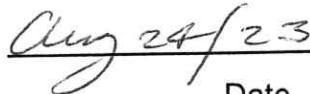
I/We Ross Awrey & Leona Awrey am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



**K. Declaration**

I, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

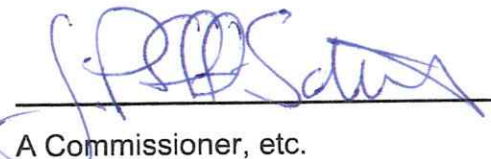
Declared before me at:

RAB in Simcoe

In Norfolk County

This 30th day of August

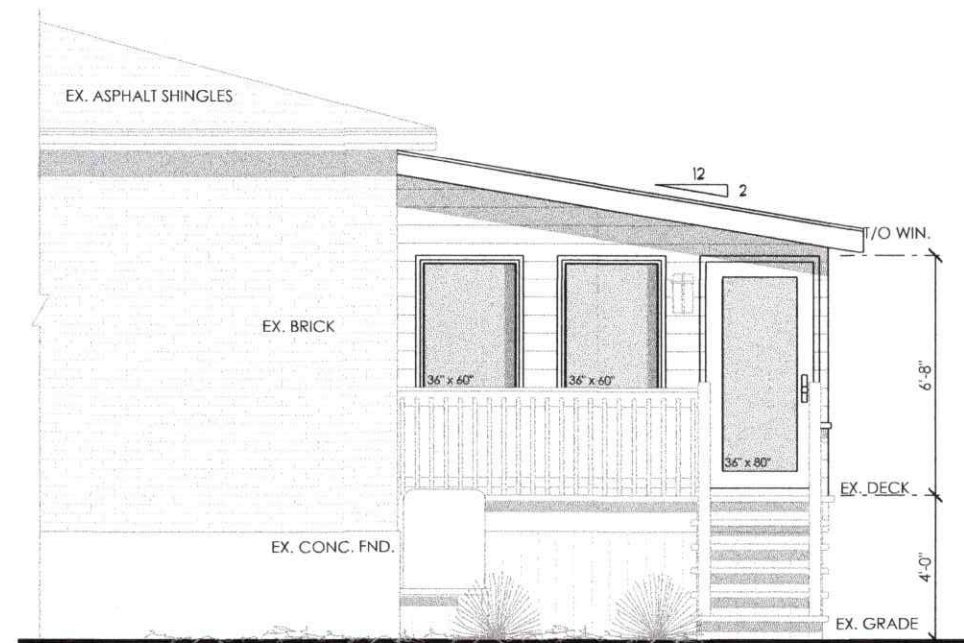
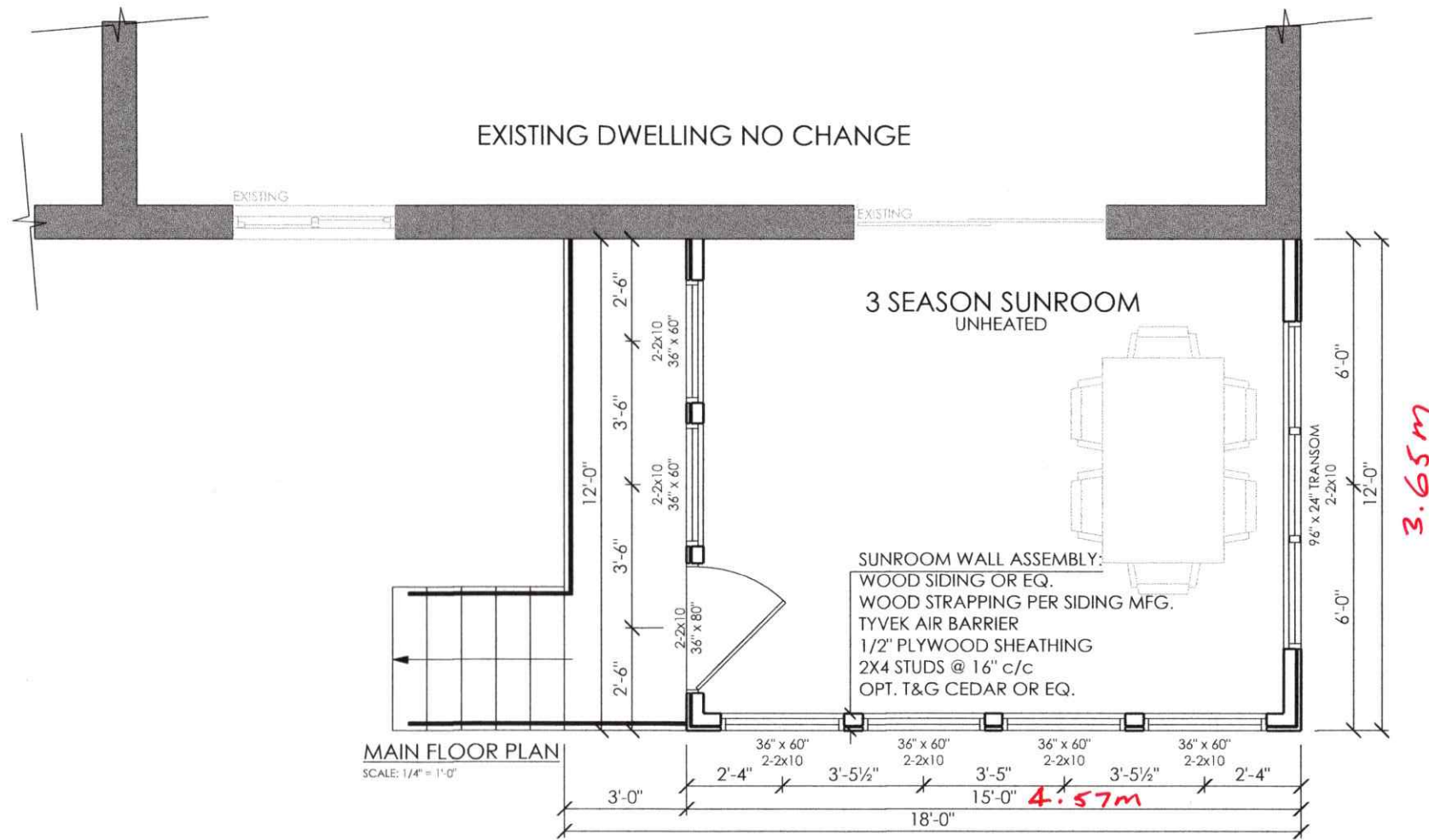
A.D., 2023

  
A Commissioner, etc.



Owner/Applicant/Agent Signature

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.



**TBP G**  
DRAFTING & DESIGN

220 BROAD STREET EAST  
DUNNVILLE, ON. N1A 1G2  
289.308.6442  
INFO@THEBUILDINGPERMITGUY.CA

THE UNDERSIGNED HAS THE REVIEWED AND TAKES  
RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS  
AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO  
BUILDING CODE TO ACT AS A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN  
IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE 2012 ONTARIO  
BUILDING CODE:

JOHN BARNHART 41773  
THE BUILDING PERMIT GUY 103362  
FIRM NAME BCIN

**AWREY**

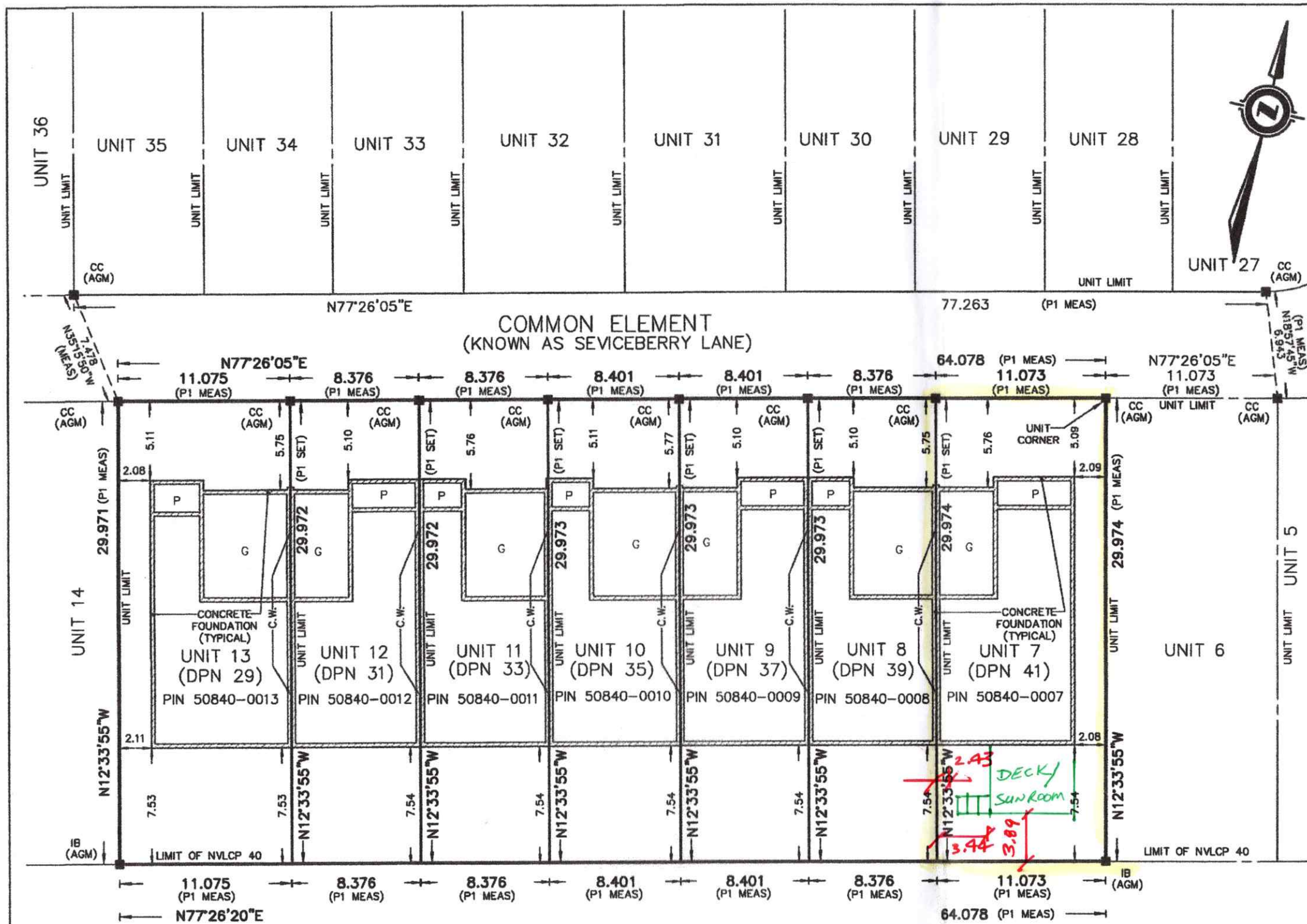
3 SEASON SUNROOM  
41 SERVICEBERRY LANE, SIMCOE, ON.

DRAWN BY:  
J. BARNHART

**A-1**

THE BUILDING PERMIT GUY DRAFTING & DESIGN





# **SURVEYOR'S REAL PROPERTY REPORT**

## **PART A**

PLAN  
OF ALL OF  
UNITS 7, 8, 9, 10, 11, 12 AND 13  
LEVEL 1, NORFOLK VACANT LAND  
CONDOMINIUM PLAN No. 40  
IN THE  
TOWN OF SIMCOE  
COUNTY OF NORFOLK

SCALE 1:300



2019  
ARCHIBALD, GRAY & MCKAY LTD.  
ONTARIO LAND SURVEYORS

## **NOTES & LEGEND**

BEARINGS ARE UTM GRID BEARINGS, REFERRED TO CONTROL POINTS ORP 1, ORP 2 AND ORP 3 AS SHOWN ON NORFOLK VACANT LAND CONDOMINIUM PLAN No. 40.  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- 700 DENOTES JEWITT & DIXON LTD., O.L.S.'s
- NVLCF DENOTES NORFOLK VACANT LAND CONDOMINIUM PLAN
- G DENOTES GARAGE
- P DENOTES PORCH
- DPN DENOTES DOOR POINT NUMBER
- C.W. DENOTES CENTRELINE OF WALL
- P1 DENOTES NVLCP 40

## **SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE  
9th DAY OF SEPTEMBER, 2019.

OCTOBER 2/2019

*Robert Wood*  
ROBERT WOOD  
ONTARIO LAND SURVEYOR

© COPYRIGHT 2019

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

2097497



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

## **PART B**

### **SURVEY REPORT**

- THIS REPORT DOES NOT CERTIFY ZONING COMPLIANCE.
- SITUATE ON THE PARCEL IS A CONCRETE FOUNDATION.

OCTOBER 2/2019

P.I.N. 50220 - 0325

Lot

19,

Concession

Gore

(Geographic Township of Woodhouse)

TOWN OF SIMCOE  
COUNTY OF NORFOLK

## **METRIC:**

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

THIS REPORT WAS PREPARED FOR  
WARREN D. SINCLAIR CONSTRUCTION LTD.



ARCHIBALD, GRAY & MCKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9

PHONE 519-685-5300  
EMAIL info@agm.on.ca

FAX 519-685-5303  
WEB www.agm.on.ca

DRAWN BY: CRC	DIGITAL FILE: CON040BL3SR1.dwg	PLAN No:
CHECKED BY: DDC	COGO FILE: CON894GN.COG	W-17224
Plot date: Oct 01, 2019	FILE No: SIMT-CONDO40-01-3	



**david-a-mcpherson@hotmail.com**

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**From:** Leona Awrey <leonaawrey@yahoo.com>  
**Sent:** October 16, 2023 2:43 PM  
**To:** David McPherson  
**Subject:** Fw: NVL 40 - Ext Alteration Request - 41 Serviceberry - RE:

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Leona Awrey" <leonaawrey@yahoo.com>  
**To:** "Elliot Shermet" <pm1@greenbrickpm.ca>  
**Sent:** Mon, Oct 16, 2023 at 2:38 PM  
**Subject:** RE: NVL 40 - Ext Alteration Request - 41 Serviceberry - RE:

[Sent from Yahoo Mail on Android](#)

On Mon, Oct 2, 2023 at 9:51 AM, Elliot Shermet  
<pm1@greenbrickpm.ca> wrote:

Hello Leona,

Provided that all requirements of the rules and regulations outline below are followed, the board has approved this request. Please note the trim must match the house. A record of this approval will be kept in the unit records.

Thank you very much,

**Elliot Shermet, OLCM**

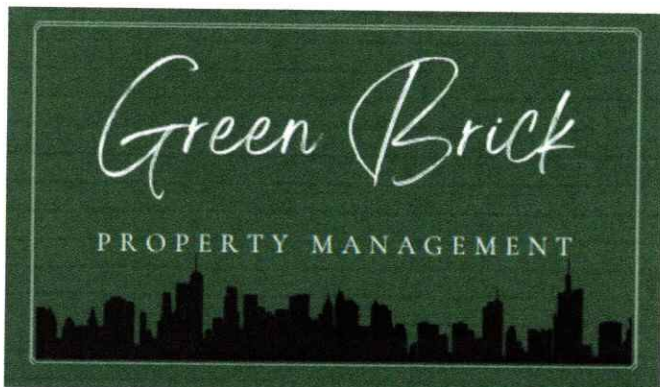
Principal Property Manager + CEO - Green Brick Property Management

647-970-2046

pm1@greenbrickpm.ca

PO Box 22061, 50 Westmount Rd N, Waterloo, ON N2L 2R0





This email, content and attachments are confidential. Any review, dissemination, alteration by persons or entities other than the intended recipient is strictly prohibited. If you received this in error, please contact the sender and delete the material from all devices.

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**From:** Elliot Shermet  
**Sent:** Wednesday, September 27, 2023 11:33 AM  
**To:** Leona Awrey <leonaawrey@yahoo.com>  
**Subject:** NVL 40 - Ext Alteration Request - 41 Serviceberry - RE:

Hello Leona,

Thank you for taking the time to submit this request. I have forwarded your proposal to the board for consideration. This will be reviewed and voted on in a timely manner, however, please note that construction on this may not be started until formal approval is provided.

I have attached the standards handbook, and would appreciate if you will provide a written description of the materials and colours of all exterior components so that we can verify they will adhere to what is described in the standards handbook, here is the excerpt for your convenience:

Sunrooms are permitted on wooden decks behind the patio doors upon written approval of the Board.

The Sunspace Sunroom is the approved model with the installer being Bill Klyn Carpentry, Norwich. Contact information [www.bklcarpentry.ca](http://www.bklcarpentry.ca)

The following provisions must be met:

- The unit roof line cannot be altered. The sunroom must fit on the underside of the eaves and soffit.
- The sunroom cannot be larger than the deck or have any overhang
- The owner must have all the proper building permits and minor variance permits required and have submitted copies of the said permits to the Property Manager prior to any construction or installation
- The trim colour must be black to match the unit

Thank you for your patience and understanding,

**Elliot Shermet, OLCM**

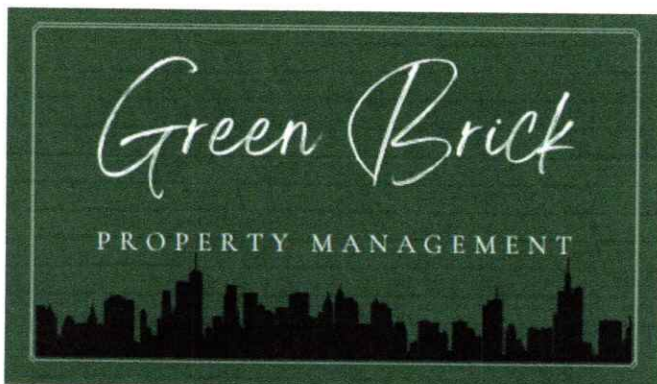
Principal Property Manager + CEO - Green Brick Property Management

647-970-2046

pm1@greenbrickpm.ca

PO Box 22061, 50 Westmount Rd N, Waterloo, ON N2L 2R0

[Licensed Condo Management - Green Brick Property Management \(greenbrickpm.ca\)](http://greenbrickpm.ca)



**Premise and Justification of  
Minor Variance Application  
for 41 Serviceberry Lane, Simcoe**

This application is to construct a sunroom over an existing rear deck.

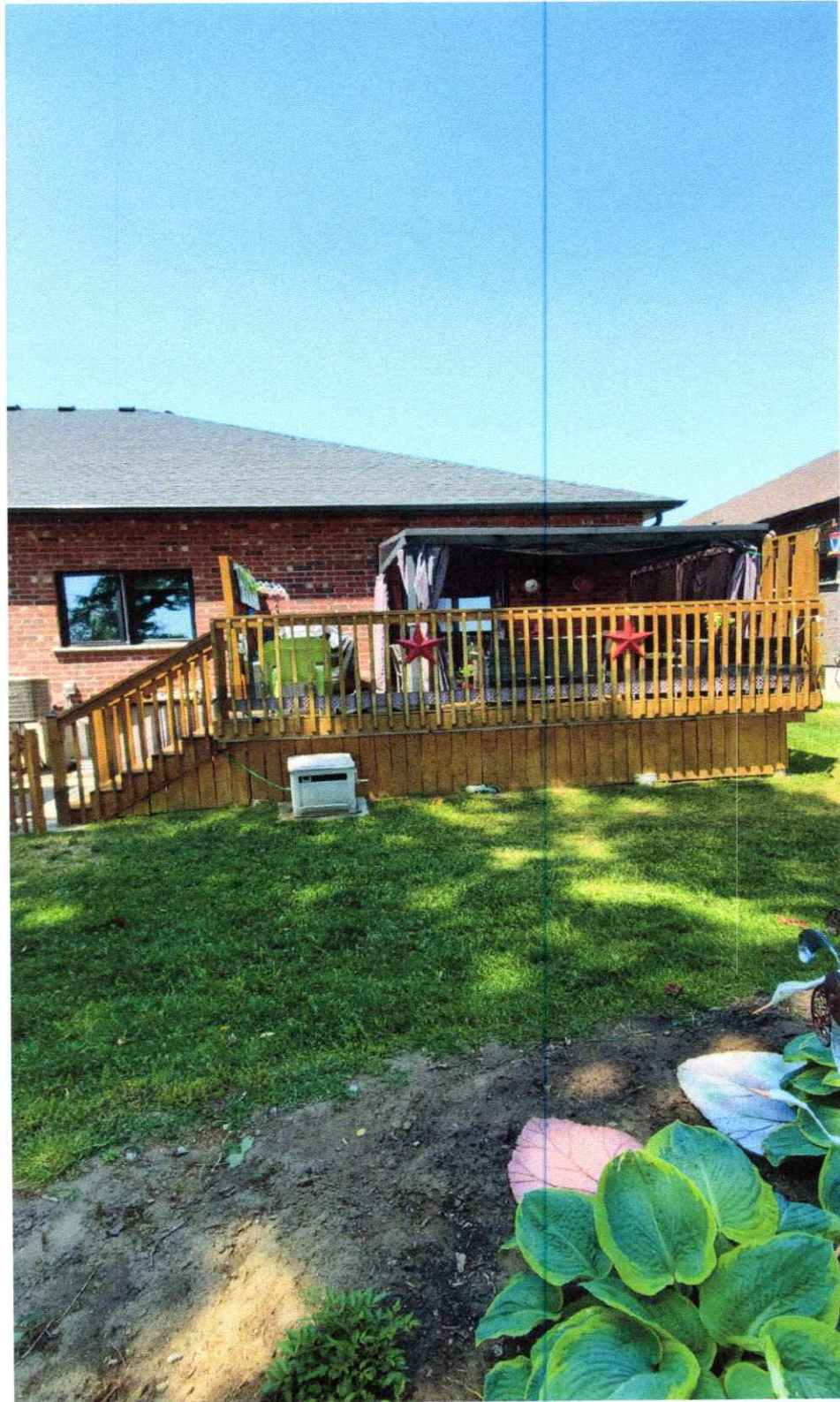
The subject property contains a dwelling unit in a townhouse development, southwest of Thompson Road and Virginia Ave. in Simcoe. The area of the subject lands is 331.95 sq. m with 11.073 m of frontage on Serviceberry Lane. The subject lands are occupied by a townhouse with an existing raised rear deck. The proposal is to cover and enclose the existing deck with a sunroom. The existing deck was constructed with Building Permit PRBD20200832 in May of 2020 and does not encroach on any of the common elements of the townhouse development. The sunroom will enclose the existing deck and not reduce any of the existing side yard setbacks. Sunrooms seem to be very popular within the surrounding plan of condominiums and this is similar in nature to adjacent properties.

Provincial Policy promotes development of this nature. Minor Variances have been approved recently for similar sunrooms within this townhouse block.

Attached is a portion of a survey prepared by Archibald, Gray & McKay Ltd. On which the sunroom is plotted to show proposed size and setbacks.

For visual reference, I am including here a photo of the existing deck.







Also included are the architectural plans of the proposed sunroom.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

### **Norfolk County Official Plan**

The subject property is designated as Urban Residential in the Norfolk County Official Plan. Permitted uses within this designation includes this style of townhouse block. The application enables the continued use of the townhouse unit in the Urban Residential designation and therefore conforms to the general intent and purpose of the Official Plan.

### **Norfolk County Zoning By-law 1-Z-2014**

Zoning By-law 1-Z-2014 zones the property R4. Article 5.4.1 permits group townhouses within the R4 Zone.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. The proposed rear sunroom is similar in size to recently approved sunrooms within the townhouse block and therefore maintains the general character of the neighbourhood and is compatible with the established neighborhood. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the townhouse property.

### **Is the Variance Desirable and Appropriate**

This proposed sunroom promotes an improvement in the enjoyment of the dwelling.

### **Is the Variance Minor in Nature**

The application is minor in nature, requesting a small reduction of the rear yard setback, but is not encroaching into their rear yard any more than the existing raised deck.

### **Conclusion**

The requested relief in rear yard setback is minor in nature, appropriate for the neighborhood, compatible with other sunroom development in the immediate neighbourhood, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law.

The subject application will facilitate the continued use and enjoyment of the dwelling.

David McPherson



CONTEXT MAP

Geographic Township of WOODHOUSE

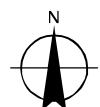


Legend

Subject Lands

2020 Air Photo

12/7/2023



10 5 0 10 20 30 40 Meters

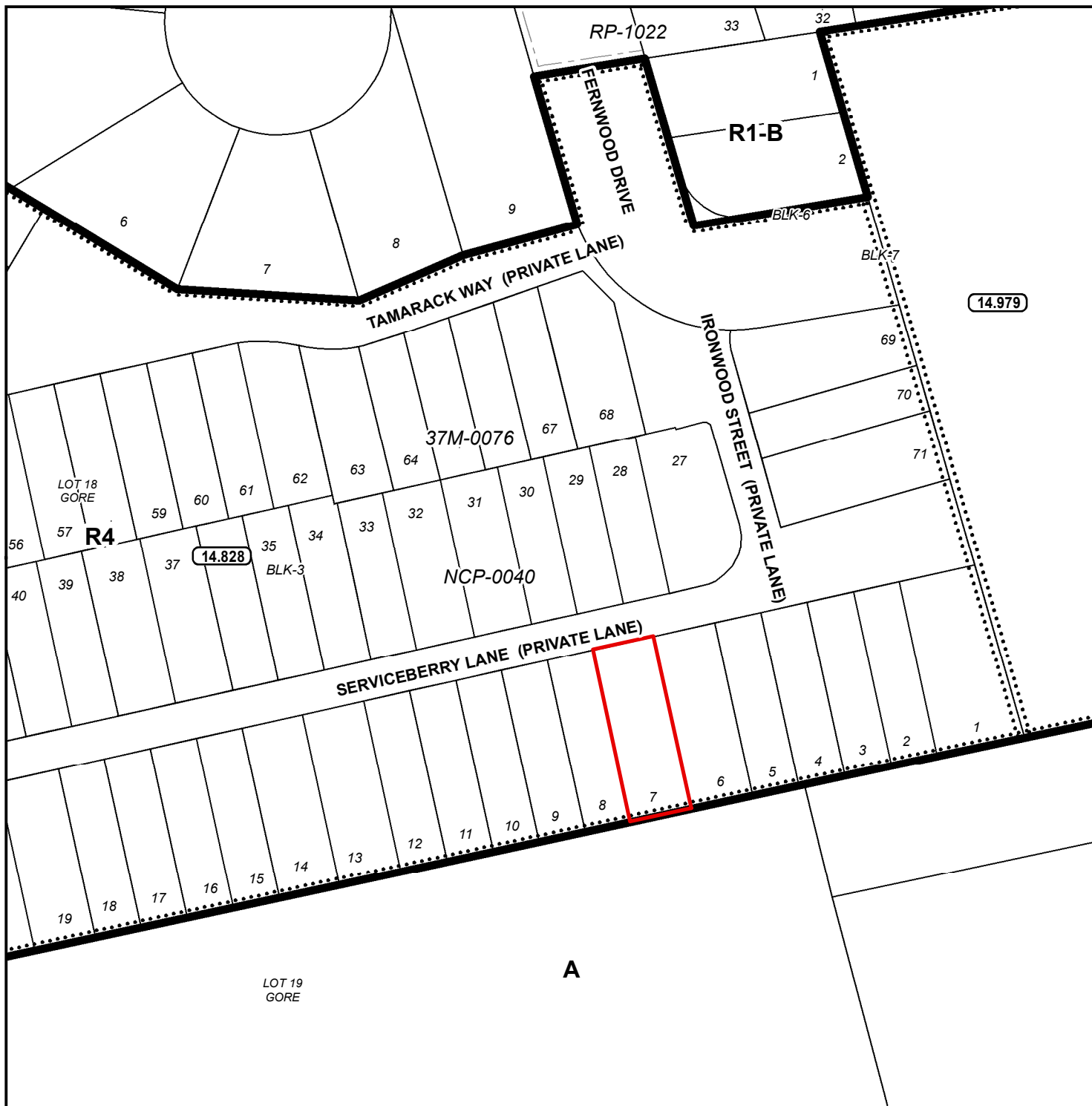


# MAP B

## ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

ANPL2023282



### LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

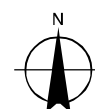
12/7/2023

(H) - Holding

A - Agricultural Zone

R1-B - Residential R1-B Zone

R4 - Residential R4 Zone

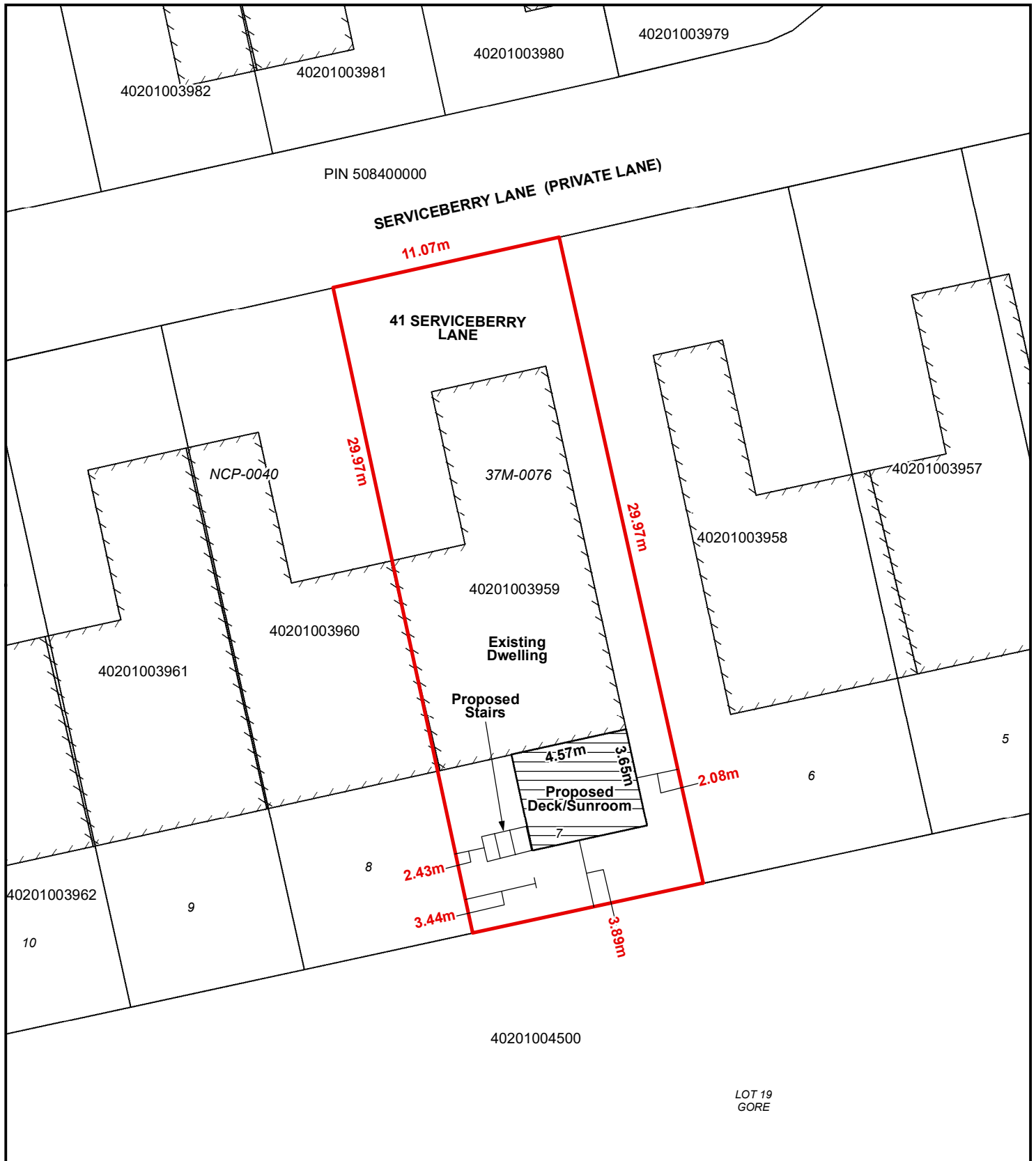


8 4 0 8 16 24 32 Meters



# CONCEPTUAL PLAN

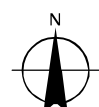
Geographic Township of WOODHOUSE



## Legend

Subject Lands

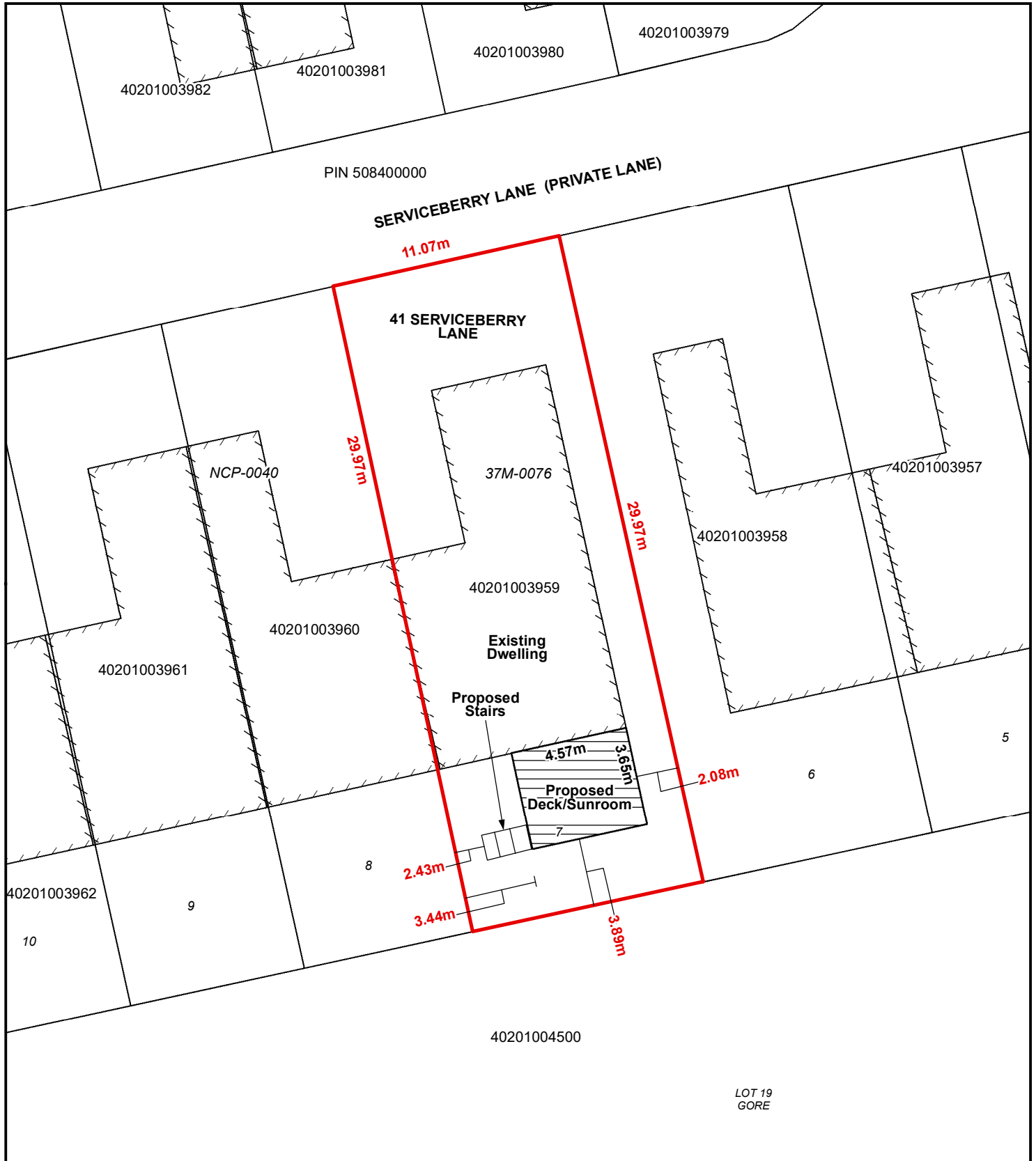
12/7/2023



2 1 0 2 4 6 8 Meters

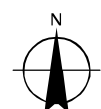
## CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



### Legend

Subject Lands



12/7/2023

2 1 0 2 4 6 8 Meters