

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:

| | | | |
|--------------------------|-------|-----------------------------|-------|
| File Number | _____ | Application Fee | _____ |
| Related File Number | _____ | Conservation Authority Fee | _____ |
| Pre-consultation Meeting | _____ | Well & Septic Info Provided | _____ |
| Application Submitted | _____ | Planner | _____ |
| Complete Application | _____ | 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: _____**A. Applicant Information****Name of Owner** Johan, Eva and Willy Wall

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 692 4th Concession Road**Town and Postal Code** Walsingham (Norfolk County), Ontario, N0E 1X0**Phone Number** 519 501 9725**Cell Number** _____**Email** goodjohan19@gmail.com**Name of Applicant** Michele Hammond**Address** BOX 26 - 20 St Elizabeth Crescent**Town and Postal Code** Courtland (Norfolk County), Ontario, N0J 1E0**Phone Number** 226 931 1865**Cell Number** _____**Email** mhdesign.talk@gmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 mortgages, charges or other encumbrances on the subject lands:

Johan, Eva and Willy Wall

B. Location, Legal Description and Property Information

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

SWAL CON 3 PT LOT 9 REG 2.00 AC 165.00 FR 528.00 D

Municipal Civic Address: 692 4TH CONCESSION

Present Official Plan Designation(s): AGRICULTURAL (OP)

Present Zoning: AGRICULTURAL (A)

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

☐ Yes ☒ No If yes, please specify:

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:

2 - STOREY SINGLE FAMILY DWELLING , GFA: 1,868 FT²,

DETACHED 1-STOREY CHICKEN COOP, GFA: 324 FT²

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.

No additions to existing buildings proposed.

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:

1 storey detached accessory building, 40'-0" wide, 80'-0" long, 23'- 4 1/4" to the peak.

Please see attached drawing package for setbacks and additional details.

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:

House was built in 1900. Residential/Agricultural use is unknown.

9. Existing use of abutting properties:

North - Agricultural, South - Agricultural, East - Agricultural, West - Agricultural

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 | 165m | 30m | 12.1.2.b) | 165m | 0m |
| Lot depth | 528m | | x | 528m | 0m |
| Lot width | 165m | | x | 165m | 0m |
| Lot area | 20ac | 2,000m ² | 12.1.2.a)ii) | 20ac | 0m ² |
| Lot coverage | 0.3% (30.85m ²) | 10% (<200m ²) | 3.2.1.g) | 4% (327.22m ²) | 127.22m ² |
| Front yard | 17.51m | 13m | 12.1.2.c) | 40.54m | 0m |
| Rear yard | x | 1.2m | 3.2.1.e) | 108.01m | 0m |
| Height | | | | | |
| Left Interior side yard | x | 1.2m | 3.2.1.e) | 50m | 0m |
| Right Interior side yard | x | 1.2m | 3.2.1.e) | 6.1m | 0m |
| 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:

The proposed size of the detached accessory building is for the storage of a future RV trailer, boats, storage of personal belongings and house/property maintenance motor vehicles.

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

Frontage: _____

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: _____

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: _____
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:

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:

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:

There will be no contaminants stored in this building. This building is relatively small compared to the size of the property.

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:

There will be no contaminants stored in this building. This building is accessory to the existing single family dwelling

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 37.28 m

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 ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Sandpoint

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)
-

2. Existing or proposed access to subject lands:

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

Name of road/street:

4th Concession Road

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.
-
-
-

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

Jan 22, 2025

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 Johan, Eva and Willy Wall am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Michele Hammond 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

January 23, 2025

Date

Eva Wall Wilhelm Wall
Owner

January 23, 2025

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, Michele Hammond of Norfolk County

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:

Norfolk County

Michele Hammond

Owner/Applicant/Agent Signature

In the Province of Ontario

This 24th day of January

A.D., 2025

SMcCauley

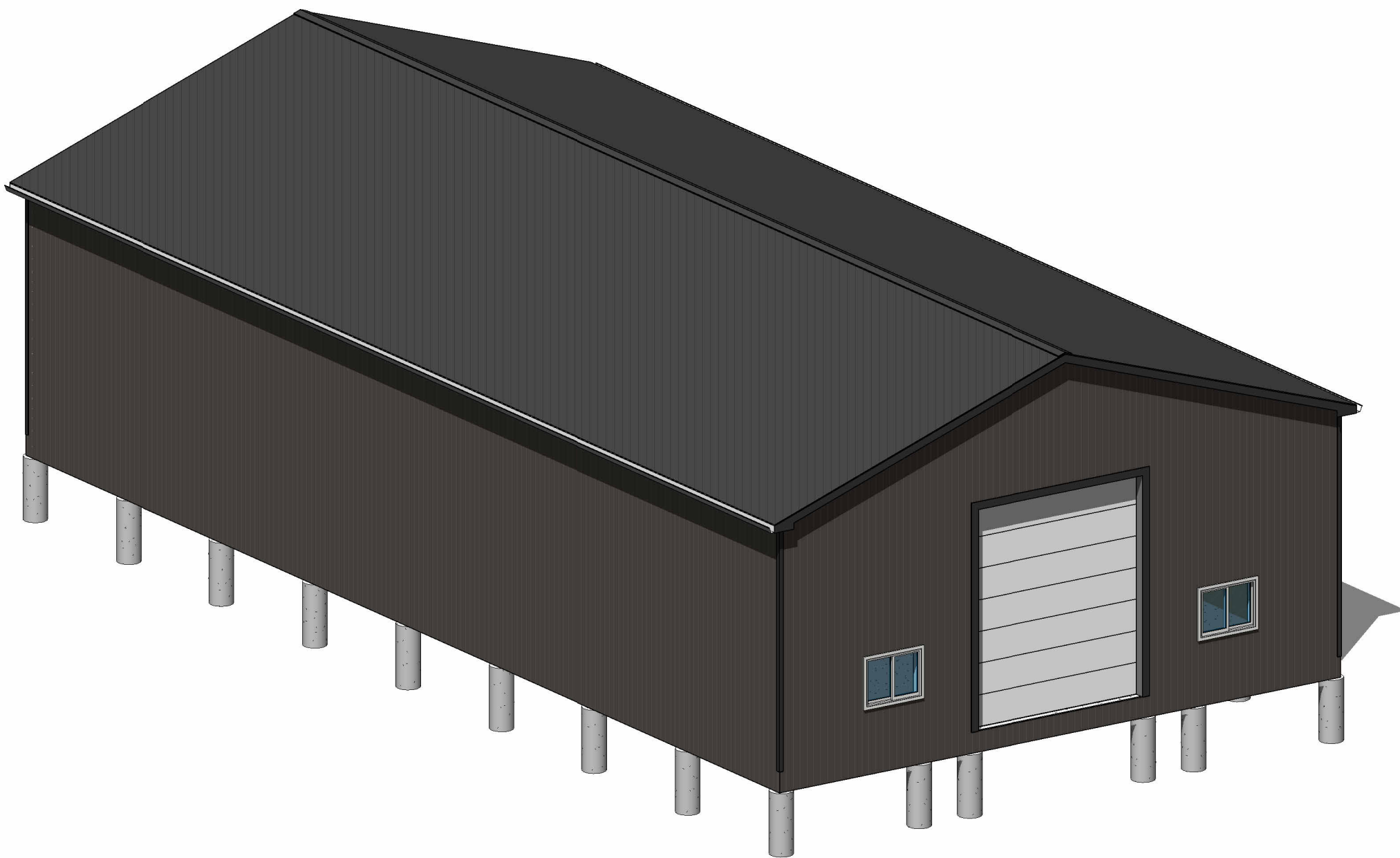
A Commissioner, etc.

Susan Elaine McCauley, a Commissioner, at
Province of Ontario
for John R. Henselman, Barrister and Solicitor
Expires May 11, 2025

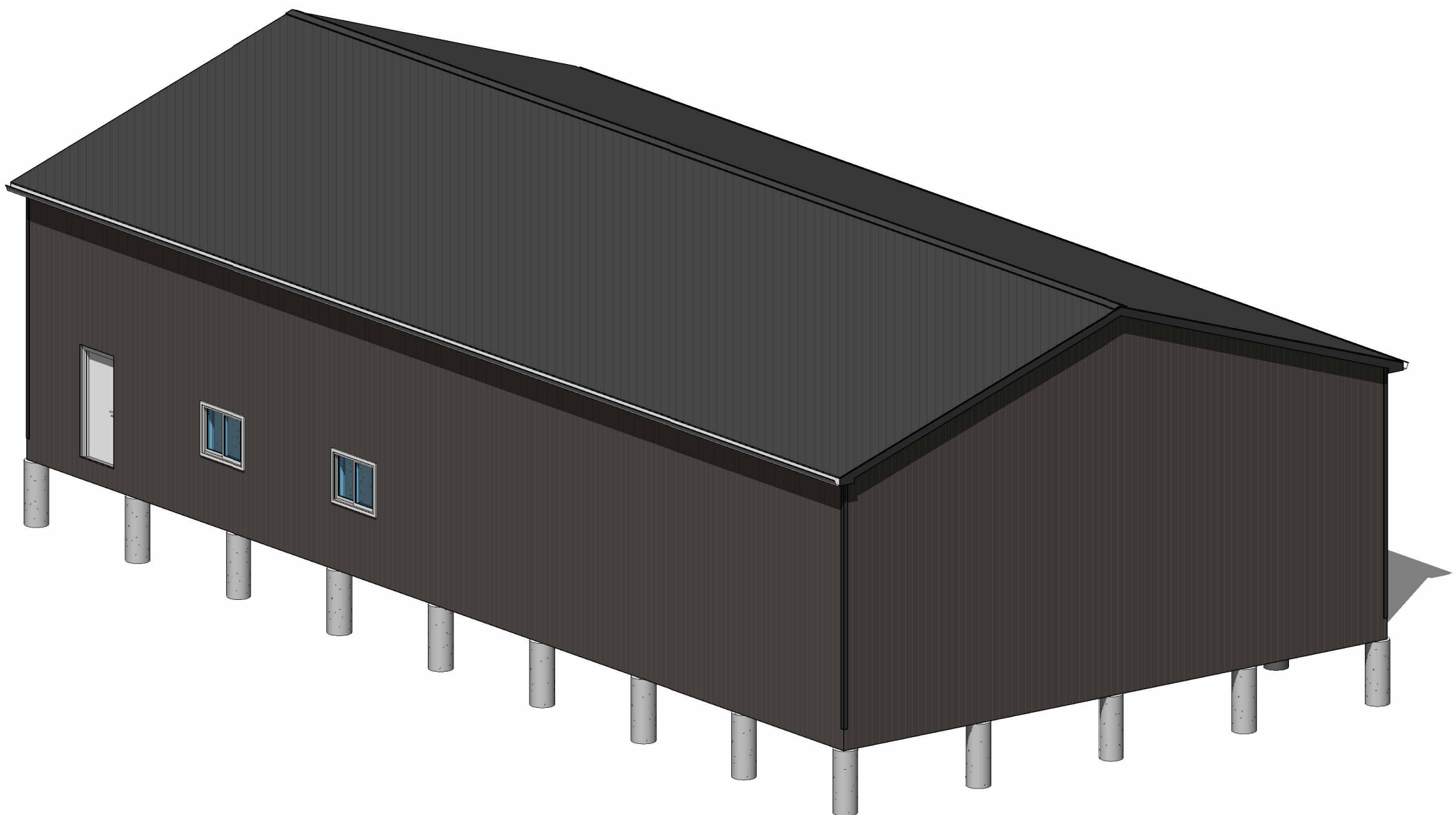
JOHAN, EVA AND WILLY WALL

692 4TH CONCESSION ROAD
WALSINGHAM, ONTARIO
NOE 1X0

P: 519-501-9725
E: GOODJOHAN19@GMAIL.COM



2 FRONT VIEW
A0.00



3 REAR VIEW
A0.00

| ARCHITECTURAL | |
|---------------|----------------------------|
| NO. | SHEET NAME |
| A0.01 | SITE PLAN |
| A0.02 | GENERAL NOTES (STRUCT) |
| A1.02 | FLOOR PLAN |
| A2.01 | ELEVATION |
| A2.02 | ELEVATION |
| A3.01 | ARCHITECTURAL DETAILS |
| A3.02 | ARCHITECTURAL ROOF DETAILS |
| A3.03 | WASHROOM DETAILS |
| A4.01 | SECTION 'A' |

| STRUCTURAL | |
|------------|------------------------|
| NO. | SHEET NAME |
| F1.01 | SLAB EDGE PLAN |
| F2.01 | ELEVATIONS |
| F3.01 | FOUNDATION DETAILS |
| F5.01 | SECTIONS |
| S1.01 | POST PLAN |
| S1.02 | TRUSS & BRACING LAYOUT |
| S2.01 | STRUCTURAL ELEVATIONS |
| S2.02 | STRUCTURAL ELEVATIONS |
| S2.03 | STRUCTURAL ELEVATIONS |
| S2.04 | STRUCTURAL ELEVATIONS |
| S3.01 | DETAILS |
| S3.02 | DETAILS |

PROJECT DESCRIPTION:
DETACHED 1 STOREY ACCESSORY BUILDING

JURISDICTION: NORFOLK COUNTY
LOT ZONING: AGRICULTURAL
ZONING BYLAW 1-Z-2014
ZONING BYLAW: SECTION 3 - ACCESSORY FOR RESIDENTIAL USE

LOT AREA: 2 ACRES
MAXIMUM LOT COVERAGE: 200 m²
FRONT YARD SETBACK: NOT IN FRONT YARD
SIDE YARD SETBACK: 1.2 m
REAR YARD SETBACK: 1.2 m
MAXIMUM BUILDING HEIGHT: 8 m

| | |
|--------------------------------------|---|
| 101 | DOOR TAG |
| 11 | WINDOW TAG |
| 11 | WALL TAG |
| 1 | REVISION TAG |
| Room name 101 | ROOM NAME & NUMBER |
| Ref 1 A101 1 Ref | ELEVATION NUMBER & SHEET NUMBER |
| 1 A1 View Name 1/8" = 1'-0" | DETAIL NUMBER SHEET NUMBER VIEW NAME SCALE |
| 1 A101 SIM | DETAIL NUMBER SHEET NUMBER |
| 1 A101 SIM | SECTION NUMBER SHEET NUMBER |
| 1/4" = 1'-0" | PROJECT LEGEND |

20 ST ELIZABETH CRES
COURTLAND, ON
NOJ 1E0

P: 226 931 1865
E: MHDESIGN.TALK@GMAIL.COM
W: M-H.DESIGN



GENERAL NOTES
THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE 2012
ONTARIO BUILDING CODE AND ALL UP TO DATE AMENDMENTS.

LOADS:
a) SNOW Ss = 1.2 kPa (DEAD LOAD = 0.4 kPa)
Sf = 0.4 kPa
Cd = 0.8
Cs = 0.92
Is = 0.9
S = 1.16 kPa / 24.2 psf
b) WIND q50 = 0.47 kPa
P = AS PER 2020 NBCC FIGURE 4.1.7.6-A

| NO. | DESCRIPTION | DATE |
|----------------|-------------|------|
| REVISION TABLE | | |
| | | |

| | |
|---|--------------|
| JOHAN, EVA AND WILLY WALL | |
| 692 4TH CONCESSION ROAD WALSINGHAM, ONTARIO NOE 1X0 | |
| COVER SHEET | |
| PROJECT NUMBER | 25-001 |
| DATE | 2025/01/20 |
| DRAWN BY | MH |
| CHECKED BY | LDO |
| SCALE | 1/4" = 1'-0" |
| A0.00 | |

LOT INFO

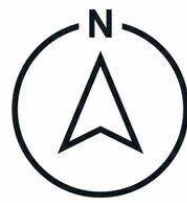
LEGAL DESCRIPTION: SWAL CON 3 PT LOT 9 REG 2.00AC 165.00FR 528.00D

TOWNSHIP/CITY: NORFOLK COUNTY / SOUTH WALSINGHAM

ZONING: (A) AGRICULTURAL

ROLL #: S4301014600

BUILDING USE: ACCESSORY BUILDING



ZONING BY-LAW NO. 0225-2007 - PART B

| | PROVISIONS (m) | PROPOSED (m) |
|------------------------------|-------------------|-----------------|
| FRONT YARD SETBACK | 17.51 | 40.54 |
| REAR YARD SETBACK | 1.2 | 108 |
| MINIMUM SIDE YARD SETBACK | 1.2 | 50 / 6.1 |
| MAXIMUM HEIGHT | 8 | 7.12 |
| MAXIMUM COVERAGE | 10% / 200 M² | 4 % (327.22 M²) |
| | | |
| LOT INFO | | |
| AREA | 8,093.71 M² | |
| EXISTING LOT COVERAGE | 0.3 % (30.85 M²) | |
| PROPOSED BUILDINGS | 3.7 % (297.14 M²) | |
| PROPOSED LOT COVERAGE | 4 % (327.22 M²) | |
| PROPOSED DEMOLITION COVERAGE | 0 % (0 M²) | |

MINOR VARIANCE REQUIRED
FOR RELIEF OF 127.22 M²

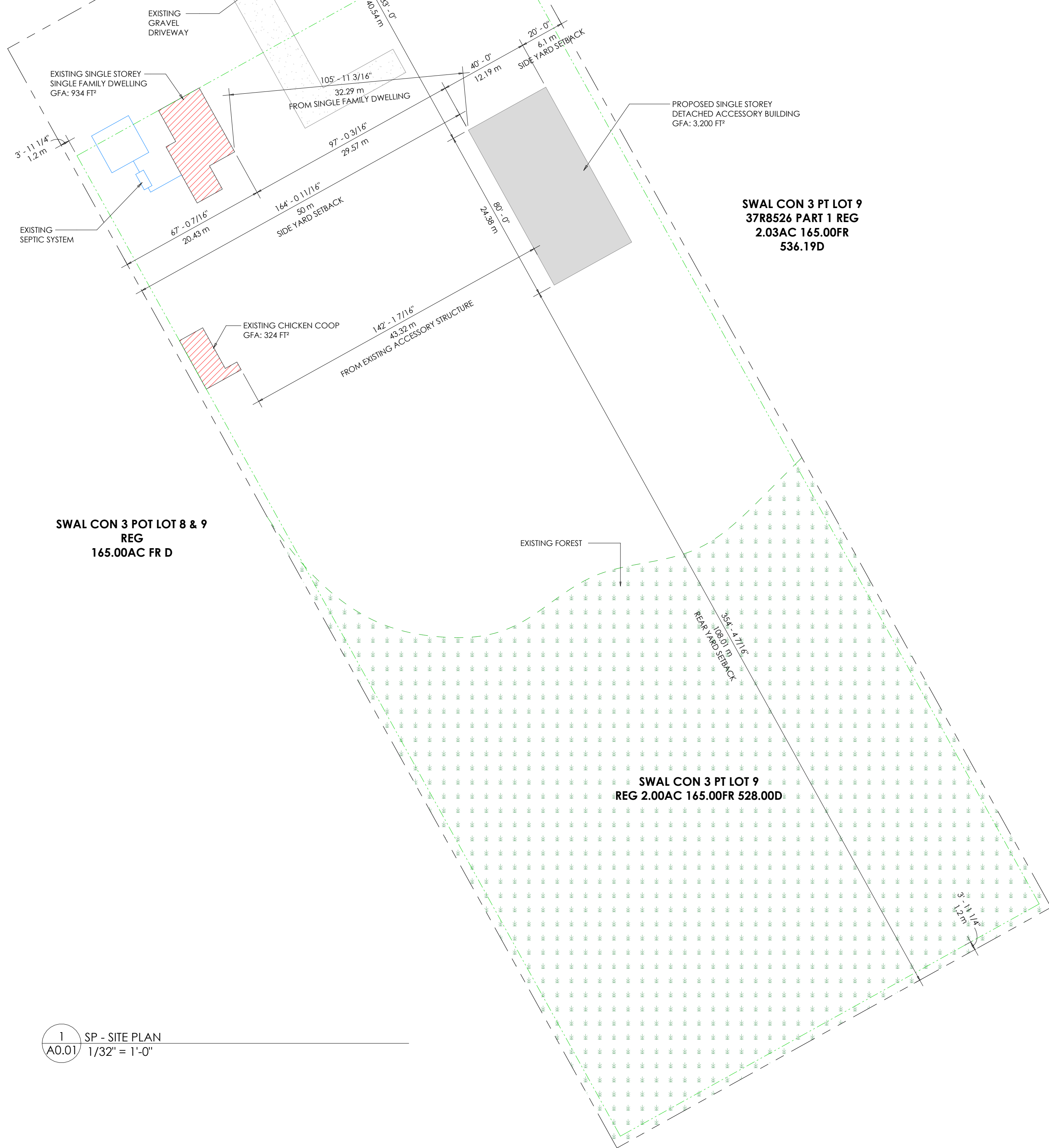
FLOOR PLAN LEGEND

- MAN DOOR ENTRANCE
- PRINCIPAL ENTRANCE
- BARRIER FREE ENTRANCE
- EXIT ONLY
- OVERHEAD DOOR

LEGEND

| | |
|--|----------------------------------|
| | PROPERTY LINES |
| | PROPERTY SETBACKS |
| | SEPTIC/WELL |
| | DRIVEWAY |
| | PROPOSED BUILDING |
| | EXISTING STRUCTURE |
| | EXISTING STRUCTURE TO BE REMOVED |
| | GRASS |
| | GRAVEL DRIVEWAY |
| | CONCRETE |
| | SIAMESE CONNECTION |

4TH CONCESSION ROAD



SWAL CON 3 POT LOT 8 & 9
REG
165.00AC FR D

SWAL CON 3 PT LOT 9
37R8526 PART 1 REG
2.03AC 165.00FR
536.19D

SWAL CON 3 PT LOT 9
REG 2.00AC 165.00FR 528.00D

1 SP - SITE PLAN
A0.01 1/32" = 1'-0"

20 ST ELIZABETH CRES
COURTLAND, ON
N0J 1E0

P: 226 931 1865
E: MHDESIGN.TALK@GMAIL.COM
W: M-H.DESIGN



| NO. | DESCRIPTION | DATE |
|-----|----------------------------|------------|
| 1 | MINOR VARIANCE APPLICATION | 2025/01/21 |

REVISION TABLE

| | |
|--|--|
| | |
|--|--|

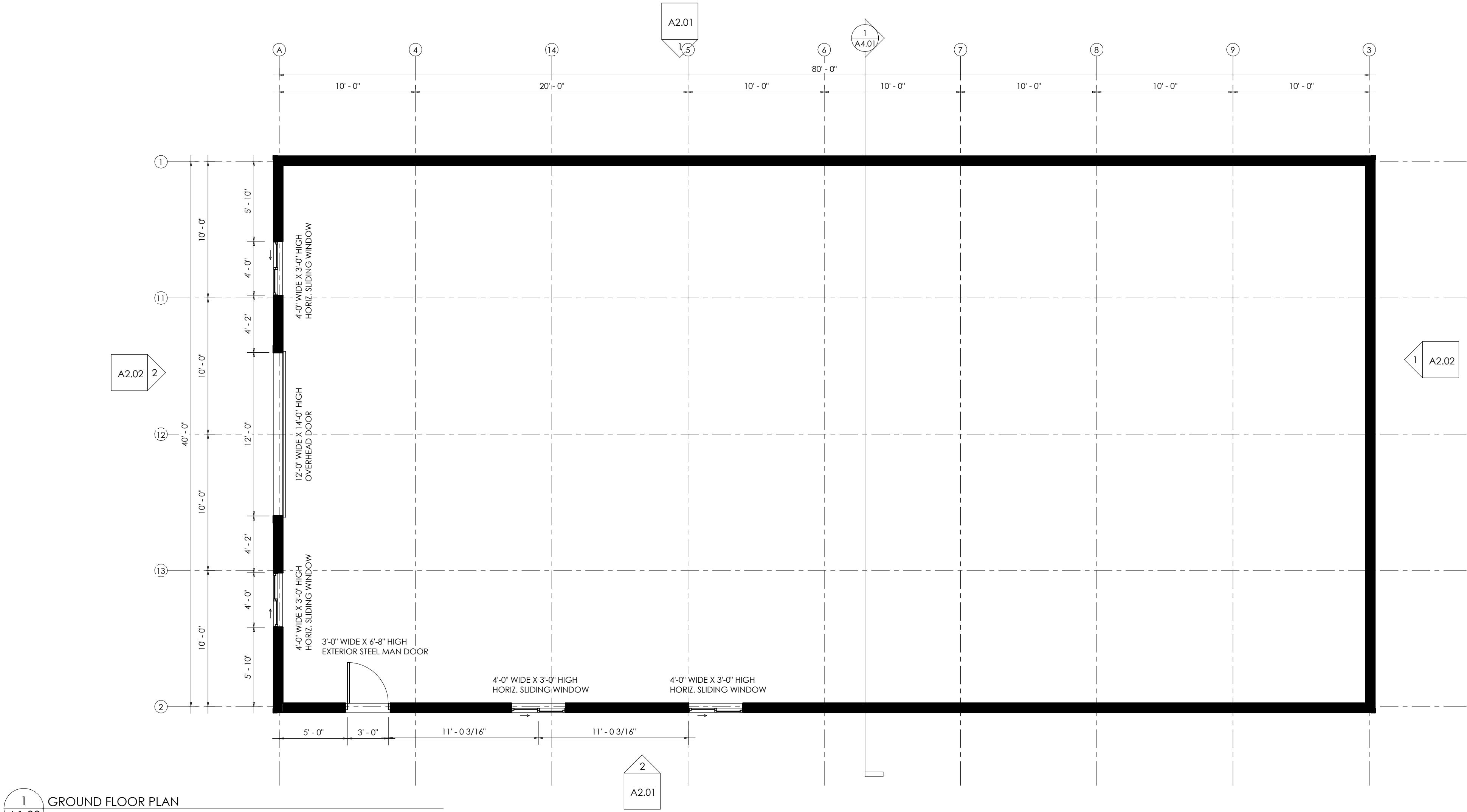
JOHAN, EVA
AND WILLY WALL

692 4TH CONCESSION ROAD
WALSINGHAM, ONTARIO
N0E 1X0

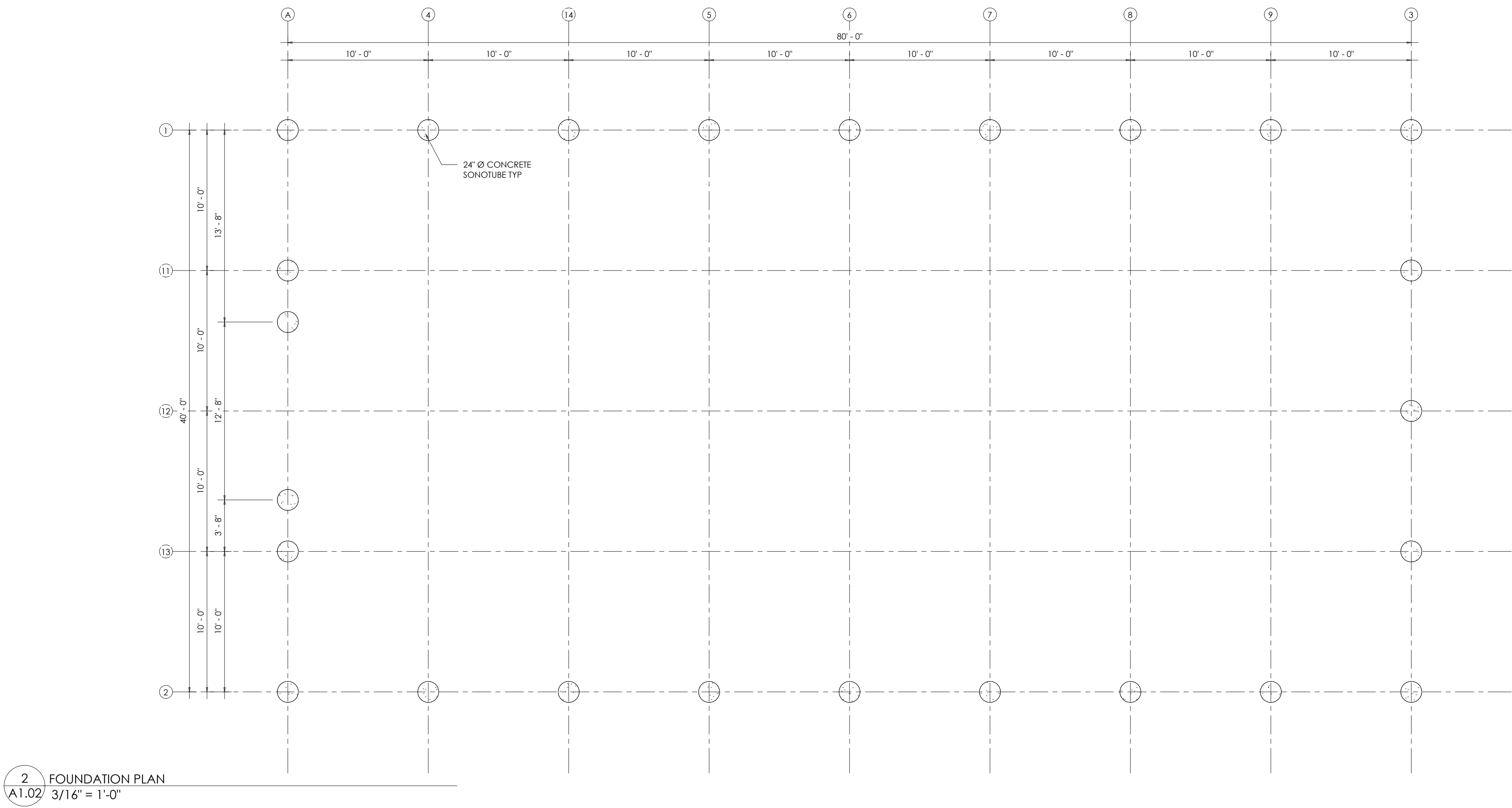
SITE PLAN

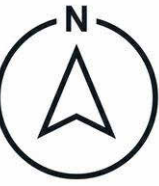
PROJECT NUMBER 25-001
DATE 2025/01/20
DRAWN BY MH
CHECKED BY LDO
SCALE As indicated

A0.01

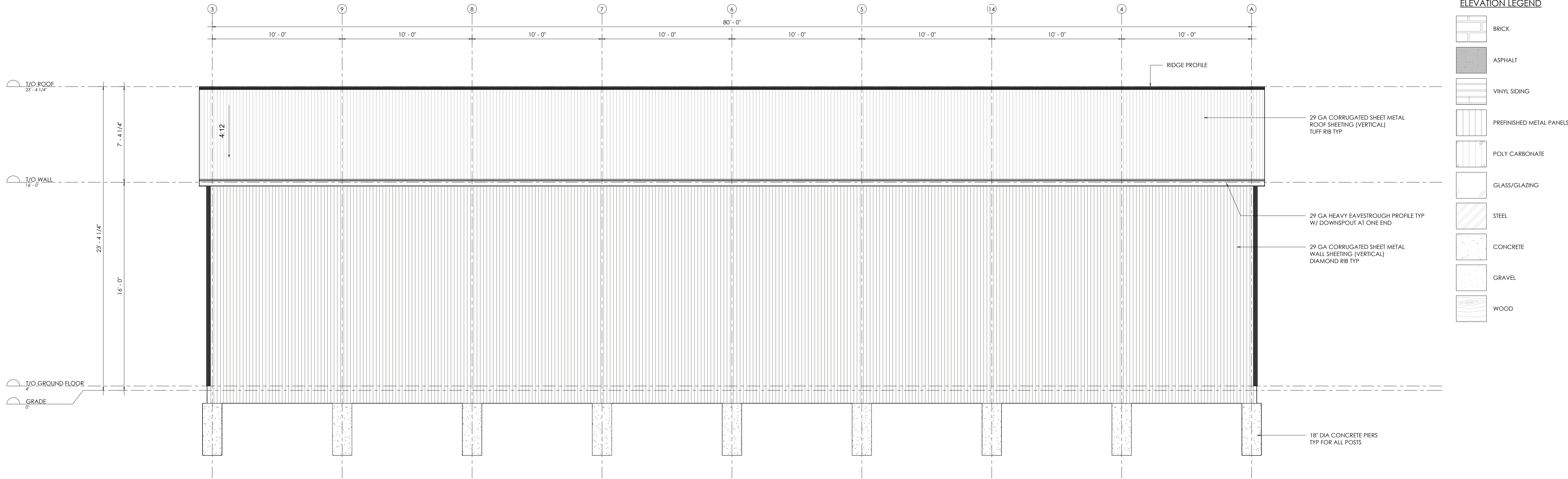


| | |
|--|---|
| | W1 - EXTERIOR WALL |
| | EXTERIOR • 29 GA PREFINISHED CORRUGATED SHEET METAL PANEL WALL SHEATHING • 2X4 WOOD STRAPPING @ 24" C/C • TYPAR BUILDING WRAP OR EQUIVALENT • 4 PLY 2X8 WOOD STUD FRAMING @ 10'-0" C/C • (R20) 5-1/2" THICK BATT INSULATION BLANKET (TBD BY CLIENT) • INTERIOR FINISH BY CLIENT INTERIOR |

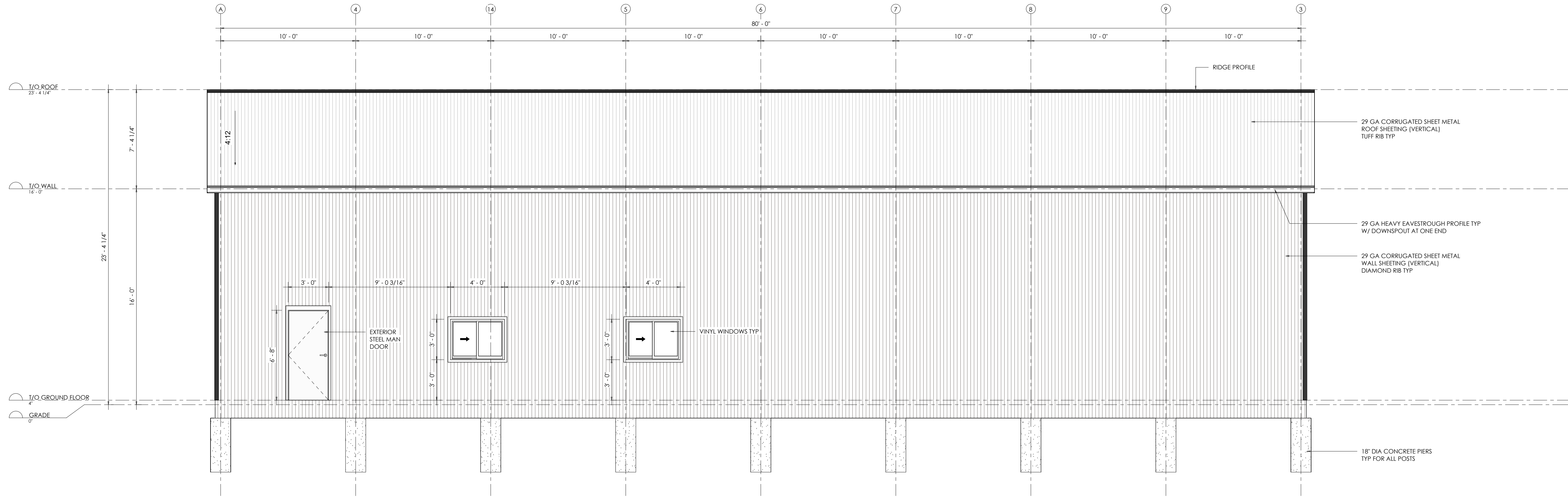


| | | |
|---|----------------------------|------------|
| 1 | MINOR VARIANCE APPLICATION | 2025/01/21 |
| NO. | DESCRIPTION | DATE |
| REVISION TABLE | | |
|  | | |

| | |
|---|--------------|
| JOHAN, EVA AND WILLY WALL 692 4TH CONCESSION ROAD WALSINGHAM, ONTARIO N0E 1X0 | |
| FLOOR PLAN | |
| PROJECT NUMBER | 25-001 |
| DATE | 2025/01/20 |
| DRAWN BY | MH |
| CHECKED BY | LDO |
| SCALE | As indicated |
| A1.02 | |



1 NORTH ELEVATION - COVERINGS
A2.01 1/4" = 1'-0"



2 SOUTH ELEVATION - COVERINGS
A2.01 1/4" = 1'-0"

ELEVATION LEGEND

| | |
|--|--------------------------|
| | BRICK |
| | ASPHALT |
| | VINYL SIDING |
| | PREFINISHED METAL PANELS |
| | POLY CARBONATE |
| | GLASS/GLAZING |
| | STEEL |
| | CONCRETE |
| | GRAVEL |
| | WOOD |

20 ST ELIZABETH CRES
COURTLAND, ON
N0J 1E0
P: 226 931 1865
E: MHDESIGN.TALK@GMAIL.COM
W: M-H.DESIGN



| | | |
|----------------|----------------------------|------------|
| 1 | MINOR VARIANCE APPLICATION | 2025/01/21 |
| NO. | DESCRIPTION | DATE |
| REVISION TABLE | | |
| | | |
| PROJECT NORTH | | |

JOHAN, EVA
AND WILLY WALL
692 4TH CONCESSION ROAD
WALSINGHAM, ONTARIO
N0E 1X0

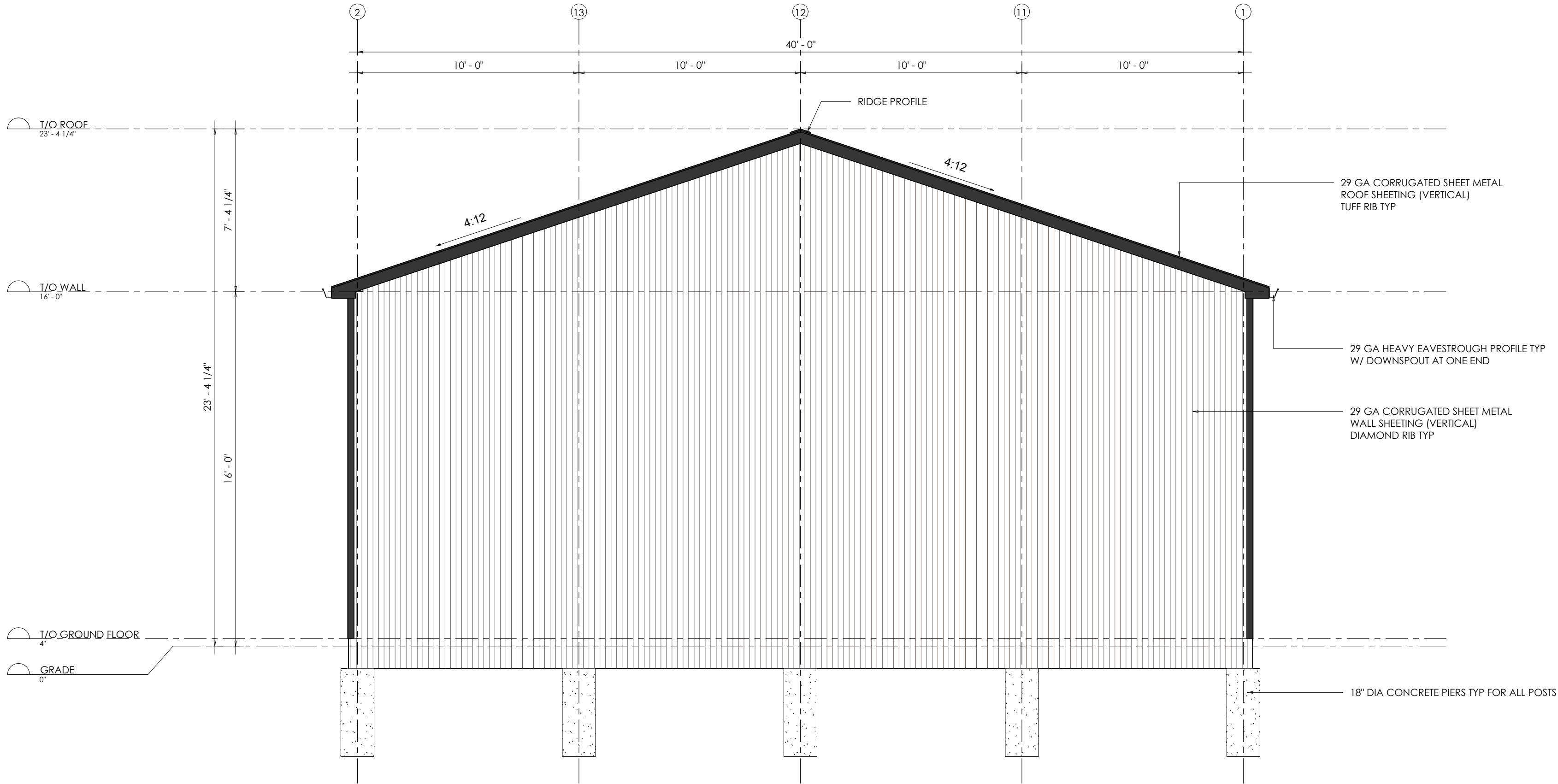
| | |
|----------------|--------------|
| ELEVATION | |
| PROJECT NUMBER | 25-001 |
| DATE | 2025/01/20 |
| DRAWN BY | MH |
| CHECKED BY | LDO |
| SCALE | As indicated |

A2.01

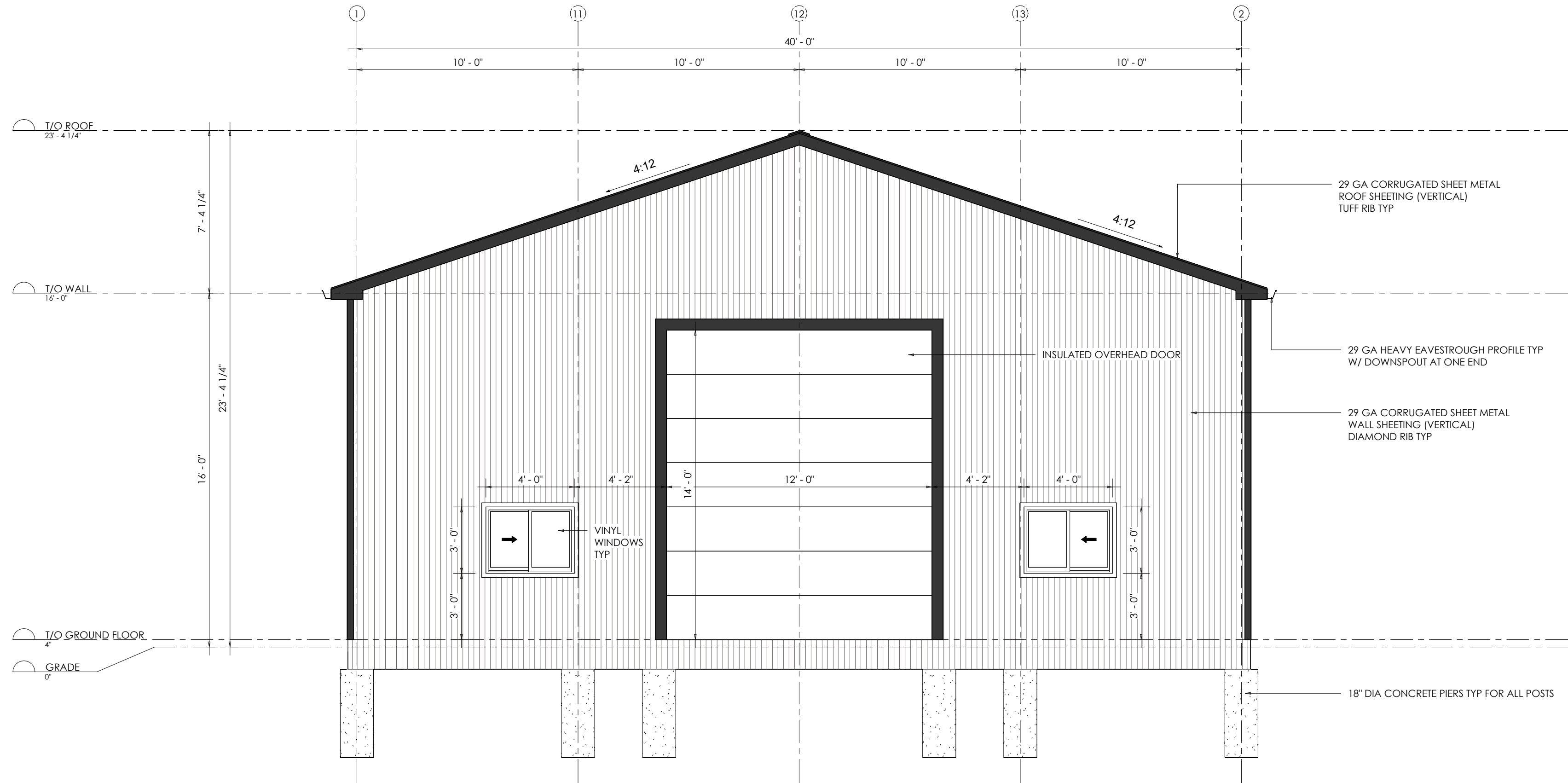


ELEVATION LEGEND

- BRICK
- ASPHALT
- VINYL SIDING
- PREFINISHED METAL PANELS
- POLY CARBONATE
- GLASS/GLAZING
- STEEL
- CONCRETE
- GRAVEL
- WOOD



1 EAST ELEVATION - COVERINGS
A2.02 1/4" = 1'-0"



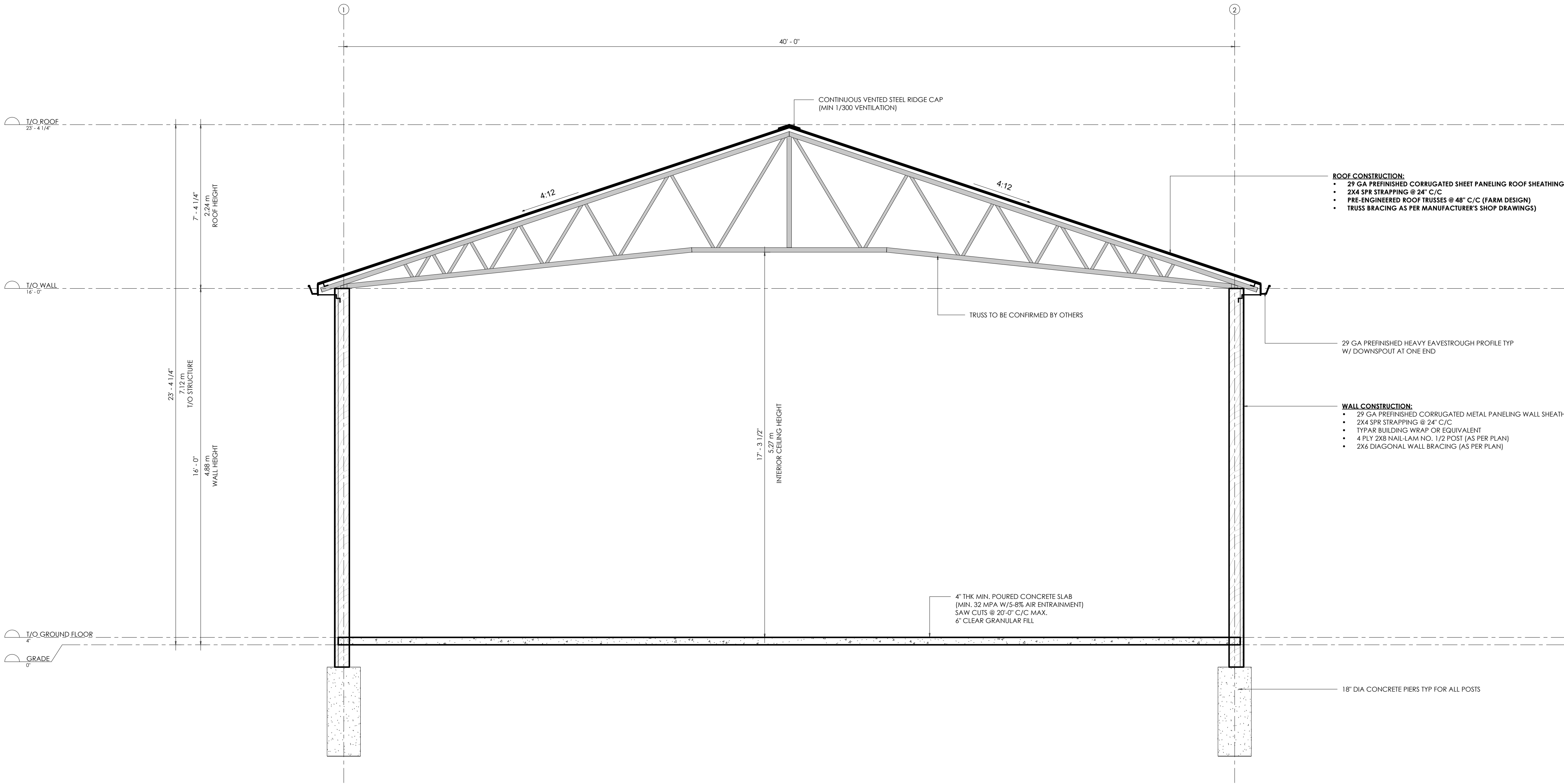
2 WEST ELEVATION - COVERINGS
A2.02 1/4" = 1'-0"

| | | |
|----------------|----------------------------|------------|
| 1 | MINOR VARIANCE APPLICATION | 2025/01/21 |
| NO. | DESCRIPTION | DATE |
| REVISION TABLE | | |
| | | |

JOHAN, EVA
AND WILLY WALL
692 4TH CONCESSION ROAD
WALSINGHAM, ONTARIO
N0E 1X0

| | |
|----------------|--------------|
| ELEVATION | |
| PROJECT NUMBER | 25-001 |
| DATE | 2025/01/20 |
| DRAWN BY | MH |
| CHECKED BY | LDO |
| SCALE | As indicated |

A2.02



1 BUILDING SECTION 'A'
A4.01 3/8" = 1'-0"



| | | |
|----------------|----------------------------|------------|
| 1 | MINOR VARIANCE APPLICATION | 2025/01/21 |
| NO. | DESCRIPTION | DATE |
| REVISION TABLE | | |
| | | |

JOHAN, EVA
AND WILLY WALL
692 4TH CONCESSION ROAD
WALSINGHAM, ONTARIO
NOE 1X0

SECTION 'A'

| | |
|----------------|--------------|
| PROJECT NUMBER | 25-001 |
| DATE | 2025/01/20 |
| DRAWN BY | MH |
| CHECKED BY | LDO |
| SCALE | 3/8" = 1'-0" |

A4.01



MH DESIGN
ONLY THE BEST

RE: Four Tests of a Minor Variance

692 4th Concession Road, Walsingham, Ontario, N0E 1X0

February 4th, 2025

Attn: Committee of Adjustment,

I, Michele Hammond, am applying for a minor variance application for the property owners Johan, Eva and Willy Wall who live at the noted address. The proposed steel-framed 1-storey detached accessory structure is to be 40'-0" wide, 80'-0" long and 16'-0" in wall height.

The proposed addition is to accommodate the amount of storage required for the homeowner. This project will not be altering the use of the Residential use of the property, and we will not be applying for a zoning amendment. The homeowners feel that this project will not only help with storage of their current and future personal motor vehicles but also add more appeal to the community with a new building that is visible from 4th Concession Road.

The current lot is zoned as (A) Agricultural however there is no existing farm registered to the property. The homeowners who live in the existing building will continue to use the property for residential.

The purpose of this minor variance application is to request a relief of the maximum lot coverage allowed for accessory buildings. As per section 3.2.1.g), the maximum allowable lot coverage for **all** accessory buildings shall not exceed 200m². With the existing chicken coop that is 30.08m², the additional 297.14m² of the proposed building will exceed the maximum lot coverage by 127.23m².

There will be no trees or large shrubs being removed around the proposed accessory structure. The reason for the location of the accessory structure is to accommodate the turning radius for a future trailer, RV and boats to be stored within the building.

Other than the maximum lot coverage percentage, the building meets all front yard, side yard, and rear setbacks. The distance from grade to the peak of the building is 23-4 1/4" (7.12m) where an allowable maximum height for an accessory structure on an Agricultural zoned lot allows 8m as per Section 3.2.1.a).

Please feel free to contact me with any questions or concerns.

Thank you,

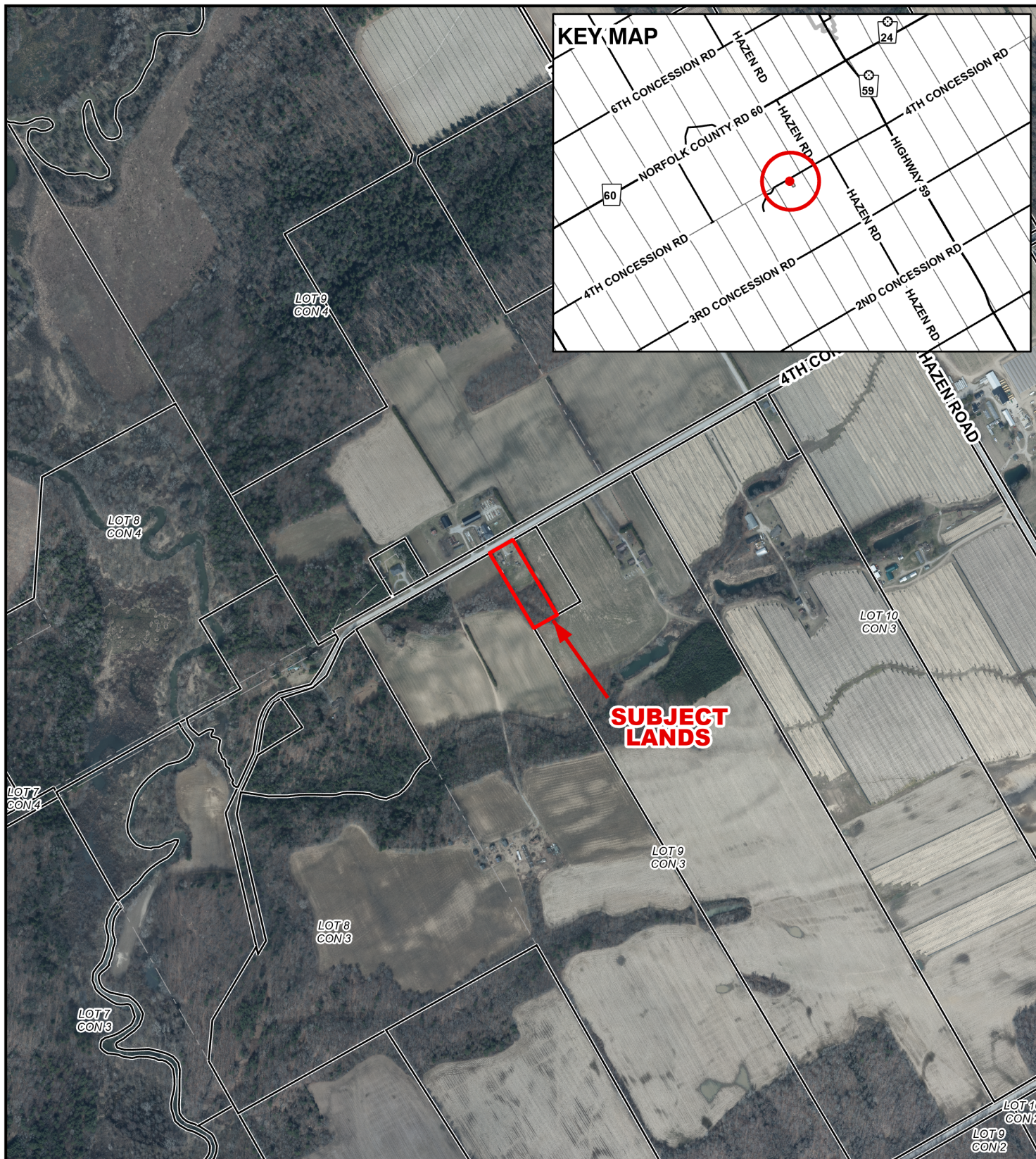
Michele Hammond | | Dipl. Arc. Tech.

P: 226 931 1865


E: mhdesign.talk@gmail.com

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

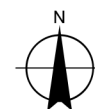


Legend

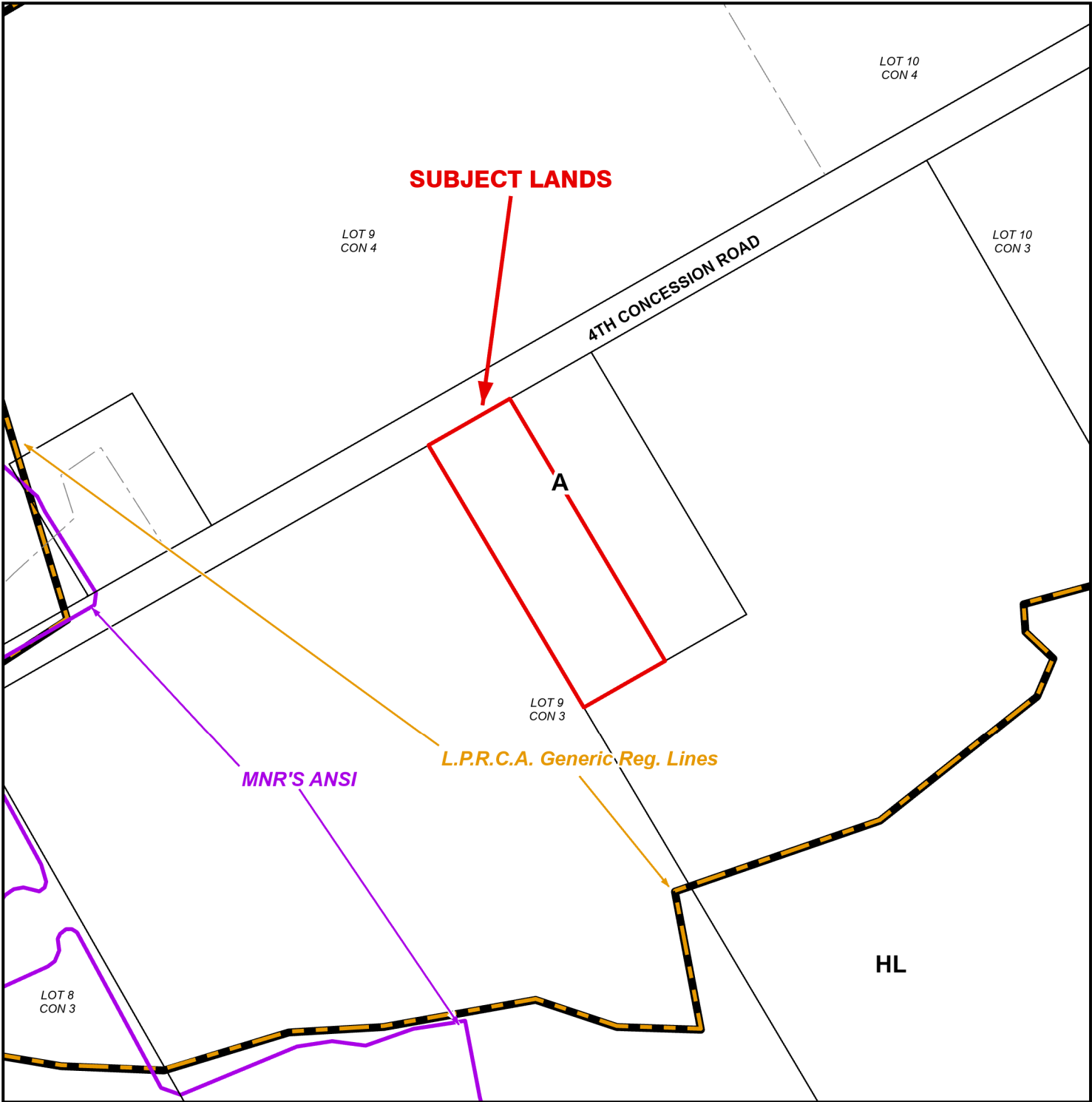
 Subject Lands

2020 Air Photo

3/13/2025



75 37.5 0 75 150 225 300 Meters



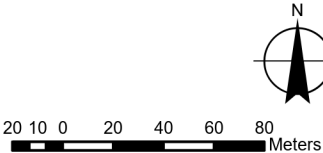
LEGEND

- Subject Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

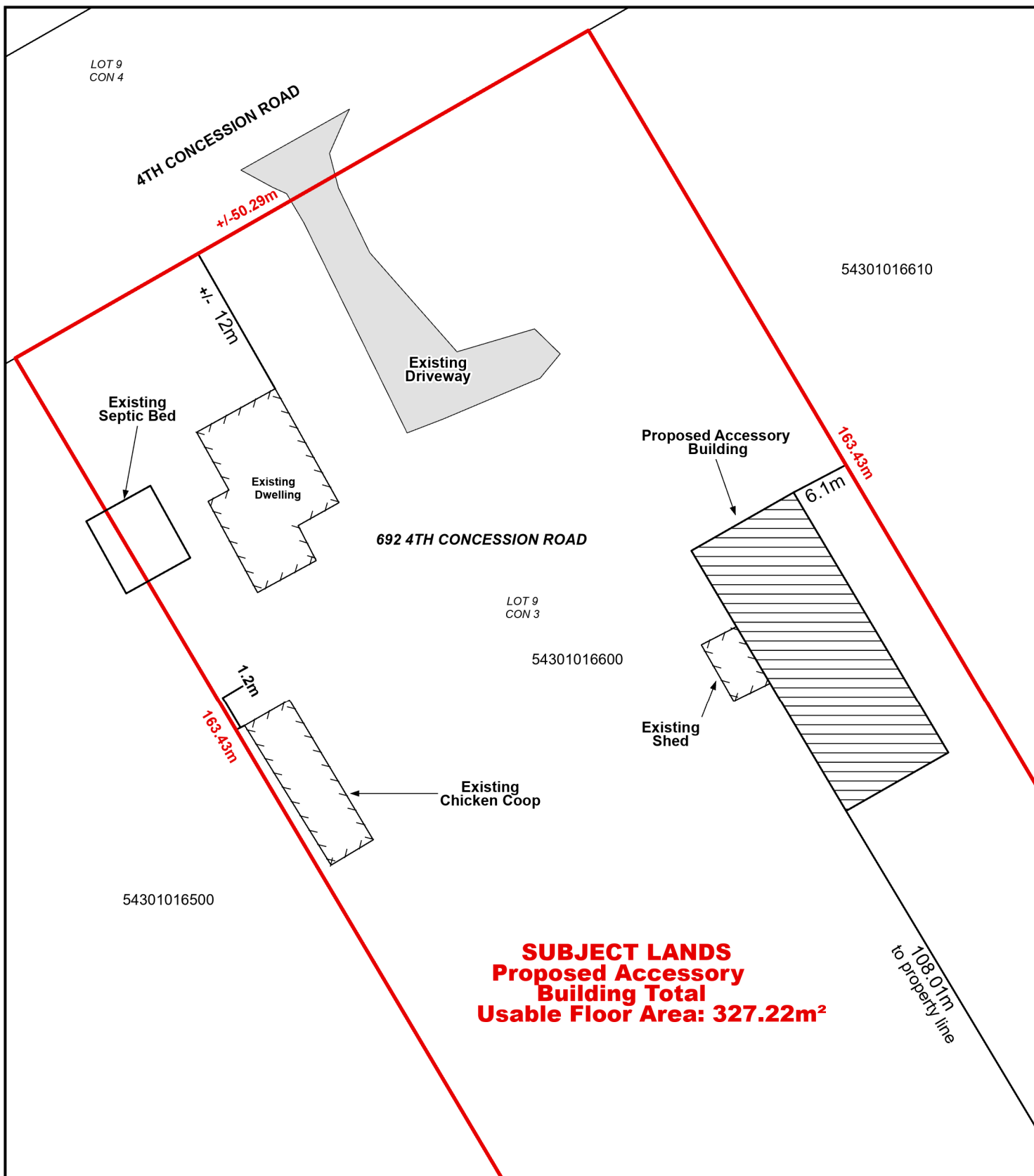
3/13/2025

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

3/13/2025

