



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

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 would appreciate your comments or recommendation before the date below:

January 10TH, 2007

FILE NO.: AN-005/2007

ASSESSMENT ROLL NO.: 3310-335-010-06300

APPLICANT:

Andrew and Connie Jancik, 285 Mechanic Street, Waterford, ON N0E 1Y0

LOCATION:

Part Lot 13, Concession 8 WAT (285 Mechanic St, Waterford)

PROPOSAL:

- Permit accessory building of 73.6 m2 (792.25 ft2) by granting relief of 23.6 m2 (254.04 ft2) from the zoning by-law maximum size of 50 m2 (538.21 ft2)

- Conservation Authority
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

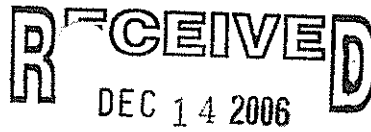
FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.



PLANNING DEPT.

Property Assessment Roll Number:

33-10- 335-010-063-00
(to be provided by applicant/agent)

Office Use

File No.	<u>AN-5/2007</u>
Date Submitted	<u>Dec 11, 2006</u>
Date Received	<u>Dec 11, 2006</u>
Sign Issued	<u>Dec 11, 2006</u>



ms

APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner ANDREW & CONNIE JANCIC Phone No. 519.443-8034
 Address 285 MECHANIC STREET Fax No. _____
WATERFORD Postal Code N0E 1Y0
 E-mail _____

2. Agent (if any) _____ Phone No. _____
 Address _____ Fax No. _____
 _____ Postal Code _____
 _____ E-mail _____

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township _____
 Urban Area or Hamlet WATERFORD
 Concession Number 8 Lot Number 13
 Registered Plan Number 19-B Lot(s)/Block(s) 15
 Reference Plan Number _____ Part Number(s) _____
 Civic Address 285 MECHANIC STREET WATERFORD, NOE 1Y0

2. Dimensions of Land Affected:

Frontage: 16.25 m. Depth: 31.18 m.
53.30 ft. 102.3 ft.
 Width: 16.25 m. Area: 0.05 ha m².
53.30 ft. 0.13 ACRES ft².

3. Are there any easements or restrictive covenants affecting the property?

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

C. PURPOSE OF APPLICATION

- 1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

ADDITION ON GARAGE

- 2. Nature and extent of relief applied for: (assistance is available)

permet accessory building of 73.6 sqm. by granting relief of 23.6 sq. m. from the zoning by-law maximum size of 50 sq. metres.

- 3. Why is it not possible to comply with the provision of the by-law?

STORAGE OF CARS

D. PROPERTY, SERVICING AND ACCESS INFORMATION

- 1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHMENT ~~ADDITION TO WEST OF~~
GARAGE & HOUSE

Date of Construction of all building and structures on the subject land: BEFORE 1915

- 2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHMENT ADDITION TO WEST SIDE
OF GARAGE

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

GARAGE STORAGE

3. Date of acquisition of the subject land: 1984

4. Existing use of the subject property: RESIDENTIAL

5. Length of time the existing uses of the subject property have continued: CONTINUOUSLY

6. Existing use of abutting properties: RESIDENTIAL

7. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water
- Individual Wells
- Other (describe)

Sewage Treatment

- Sewers
- Communal System
- Septic Tank & Tile Bed
- Other (describe)

Storm Drainage*

- Storm Sewers
- Open Ditches
- Other (describe)

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

- Yes
- No

* Has the existing drainage on the subject land been altered?

- Yes
- No

* Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

8. Existing or proposed access to the subject land:

- Unopened Road
- Municipal Road
- Provincial Highway
- Other (specify) _____

Name of Road/Street 285 MECHANIC STREET

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: URBAN RESIDENTIAL
2. What is the existing zoning of the subject land: RI-A

(if required, assistance is available for questions 1 and 2 above)

F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?

Yes No If yes, record file number and briefly describe

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes No If yes, File No. _____

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes No If yes, File No. _____

4. Is there any other application on this property that could affect this application?

Yes No If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-335-010-063-00-0010

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner: JANCIK ANDREW STEPHEN
JANCIK CONSTANCE MARIE

Civic Address: 265 MECHANIC ST W

Legal Description:

Zoning: R1-A

By-law: NW1-2000

Property Lot: [] Block: [] Part: [] Concession: []

Former Municipality: [] Plan: [] Reference Plan: []

Current Use of Property: RES

Proposed Use of Property: RES

Extension to a Non-conforming use? []

Township: Waterford

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)	Proposed	Deficiency
a) Lot Area	[]	[]	[]
b) Lot Frontage	[]	[]	[]
c) Front Yard Setback	[]	[]	[]
d) Exterior Side Yard	[]	[]	[]
e) Interior Side Yard (Rt)	[]	[]	[]
f) Interior Side Yard (Lt)	[]	[]	[]
g) Rear Yard	[]	[]	[]
h) Dwelling Unit Area	[]	[]	[]
i) % Lot Coverage	[]	[]	[]
j) Height of Building	[]	[]	[]
k) Accessory Building	5.92m / 50.50m	7.93m / 73.63m	2.31m
Accessory Building Comments	Height - 14'9"		
l) Parking	[]	[]	[]
m) Other	[]	[]	[]

Other Clause:

[]

[]

[]

[]

Other Description:

[]

[]

[]

[]

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures: _____
Owner/Applicant


Building Inspector

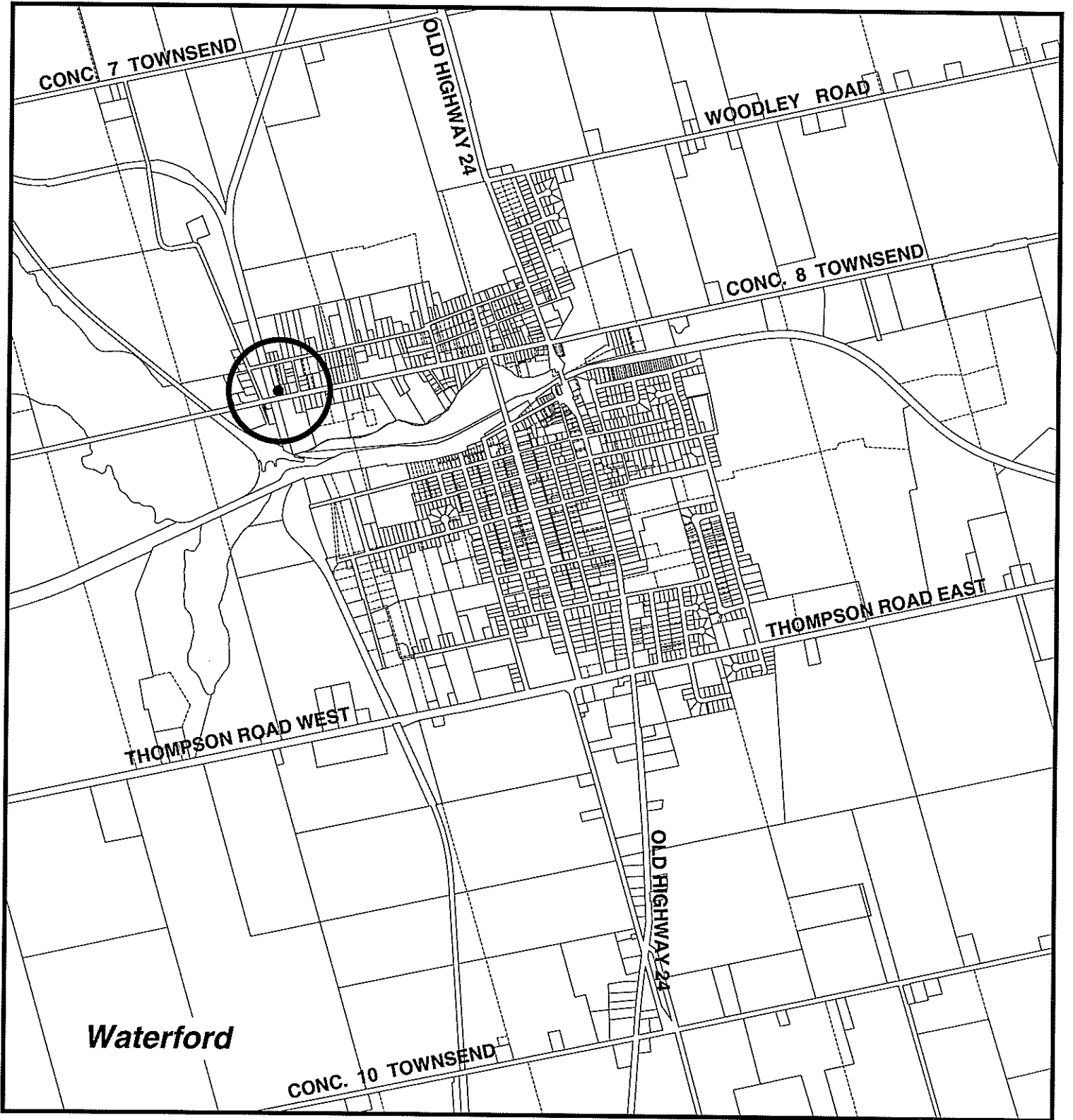
Instructions:
 1. Owner/Applicant to complete unshaded areas.
 2. Building Inspector to complete shaded areas.
 3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

MAP 1

File Number: AN-005/2007
Urban Area of WATERFORD

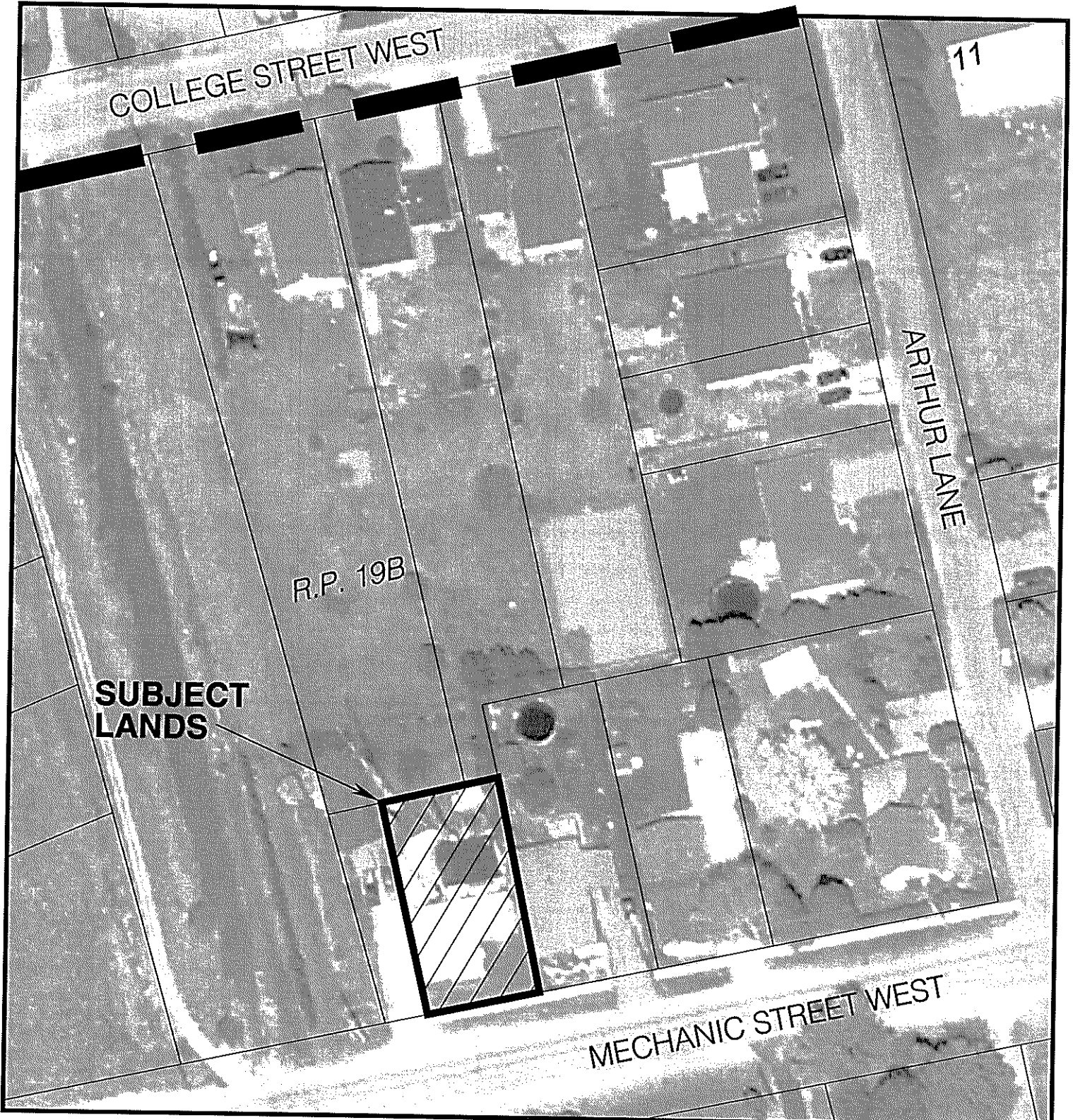


MAP 2

File Number: AN-005/2007
Urban Area of WATERFORD

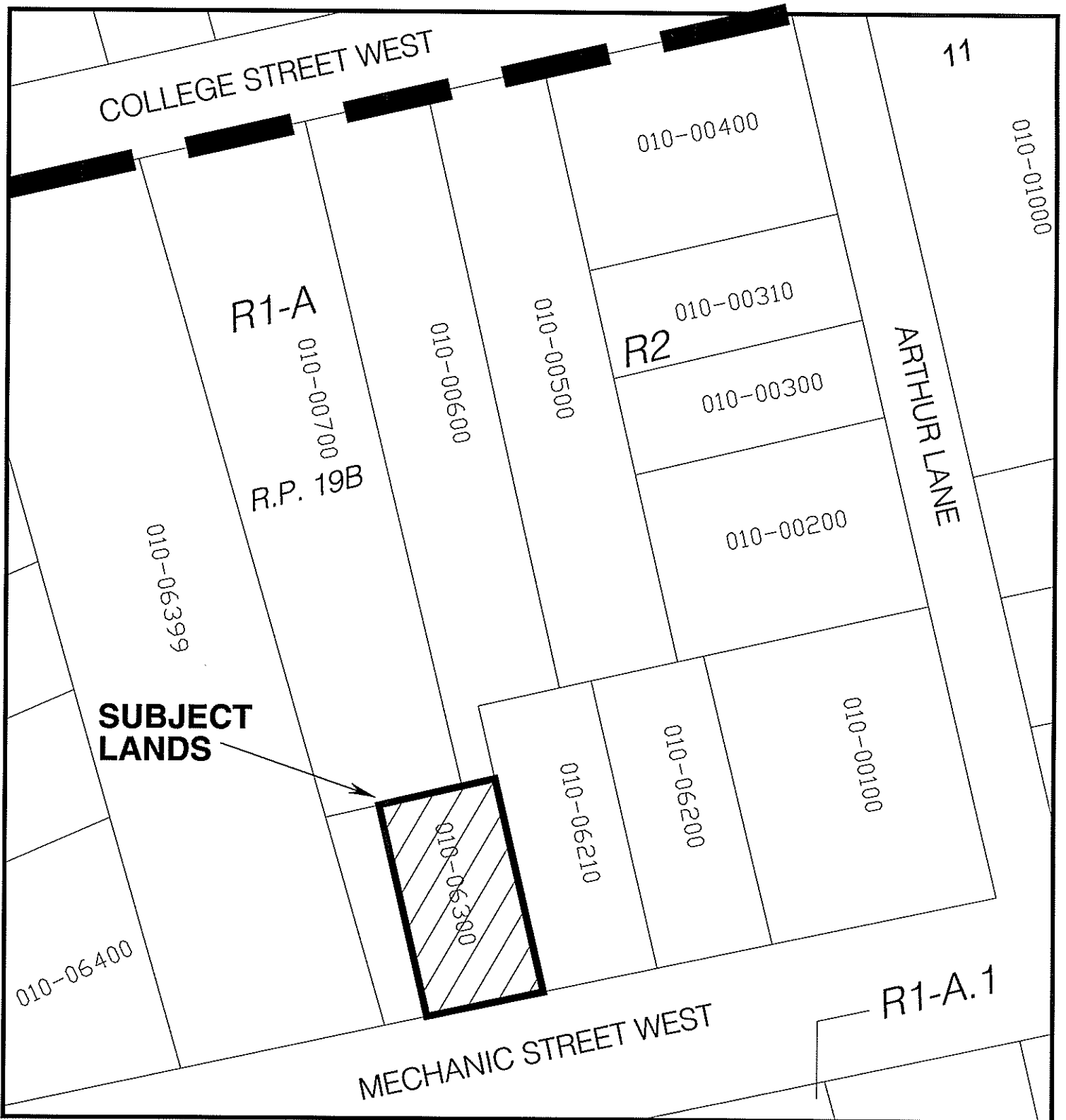
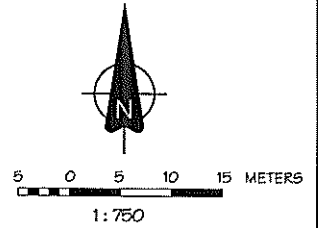


5 0 5 10 15 METERS
1:750



MAP 3

File Number: AN-005/2007
Urban Area of WATERFORD



MAP 4

File Number: BN-005/2007
Urban Area of WATERFORD



2 0 2 4 6 METERS
1 : 250

