



**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:

FEBRUARY 6th, 2008

FILE NO.: AN-005/2008

ASSESSMENT ROLL NO.: 3310-335-040-26110

APPLICANT:

Yaroslav Bilyk, 316 Duncombe Road, Waterford, ON N0E 1Y0

AGENT:

N/A

LOCATION:

Lot 5, Plan 290 TWN
(19 Thompson Road East)

PROPOSAL:

• Relief of 1.284 m. (4.212 ft.) from the require lot frontage of 15 m. (49.212 ft.) to allow a lot frontage of 13.716 m. (45 ft.) to permit the construction of a single family dwelling.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: January 23rd, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@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 consent, you must make a written request to: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: karen.judd@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.

MINOR VARIANCE

Office Use.

File Number: AN-05/08
 Related File: _____
 Fees Submitted: Dec. 14/07
 Application Submitted: _____
 Sign Issued: _____
 Complete Application: _____

SB.

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: 3310-33504026110

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. NW1-2000

A. APPLICANT INFORMATION

Name of Applicant¹ Yaroslav Bilyk Phone # (519) - 757-2570
 Address 316 Duncombe rd Fax # (519) - 443-4710
 Town / Postal Code Waterford, NOE1Y0 E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner² Salerie Ruth Madeline Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

² 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 sent³: Applicant Agent Owner

³ 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:



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Townsend</u>	Urban Area or Hamlet	<u>Waterford</u>
Concession Number		Lot Number(s)	<u>5</u>
Registered Plan Number	<u>290</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>13.716 m</u>	Depth (metres/feet)	<u>40.53</u>
Width (metres/feet)	<u>13.716 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>556 m²</u>
Municipal Civic Address	<u>19 Thompson rd. E</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):

I, I build the house

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

* Relief of 1.284m / 4.212 ft. from the required frontage of 15m / 49.212 ft. to permit frontage of 13.716m / 45 ft.

MINOR VARIANCE

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

Frontage is too small

D. PROPERTY INFORMATION

Present official plan designation(s):

Res.

Present zoning:

R2

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:

none

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

N/A

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

MINOR VARIANCE

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:

single family house

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

ASAP

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:

cond. offer on closing ^{upon} approval

Present use of the subject lands:

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

forever land

Existing use of abutting properties:

garage west side residential east side

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

MINOR VARIANCE

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

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

_____ *from my lawyer* _____

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

N/A

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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) 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:

MINOR VARIANCE

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

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)		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	___ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Wooded area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Municipal landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Rehabilitated mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Active mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Seasonal wetness of lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Abandoned gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance

MINOR VARIANCE

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:

I have to look up

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

- Yes
- No

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
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Thompson rd E

Name of road/street:

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

2 months

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



Zoning Deficiency

Norfolk CityView Web

AN-05/08

Roll Number 33-10-335-040-261-10-0000

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	SALERNE RUTH MADELINE SALERNE VINCENT ORVIL	Property Lot	5	Former Municipality	
Civic Address	19 THOMPSON RD E	Block		Plan	290
Legal Description	WAT PLAN 290 PT LOT 5	Part		Reference Plan	
Zoning	R2	Concession		Extension to a Non-conforming use?	
By-law	N/W 1-2000	Current Use of Property	Vacant	Township	Townsend
		Proposed Use of Property	SFD		

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area						
b) Lot Frontage 5, 1, 3	15 m	49, 212	13. 716	45 ft	1. 284 m	4. 212 ft.
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						
Accessory Building Comments						
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

Oct 30/07.

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:

Yaroslav Bilyk 316 Duncombe rd, Waterford

Name Address

MAP 1

File Number: AN-005/2008

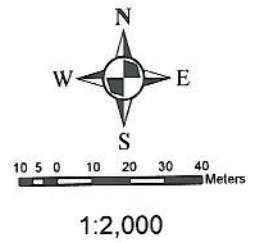
Urban Area of WATERFORD



MAP 2

File Number: AN-005/2008

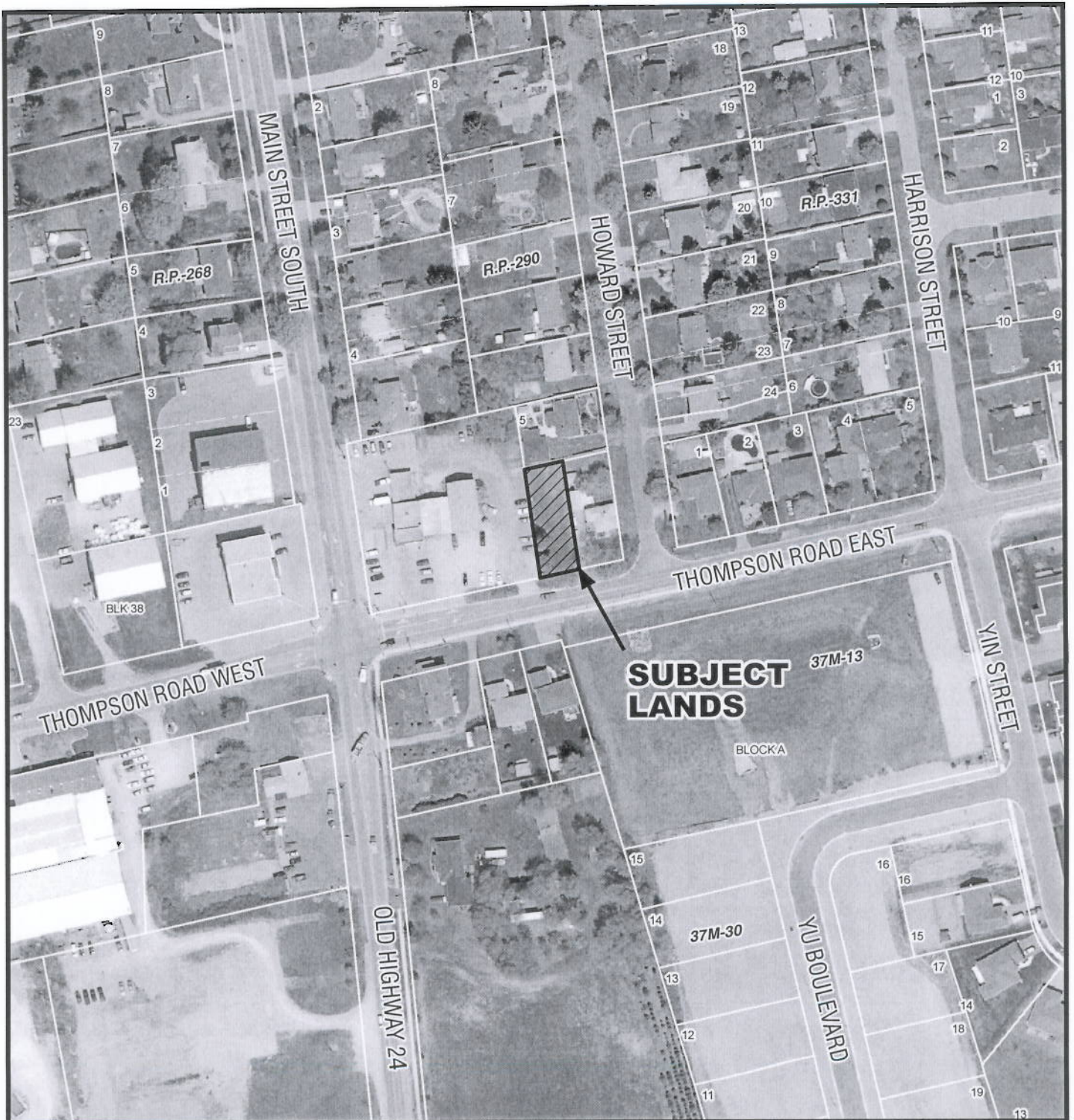
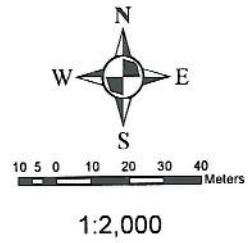
Urban Area of WATERFORD



MAP 3

File Number: AN-005/2008

Urban Area of WATERFORD



MAP 4

File Number: AN-005/2008

Urban Area of WATERFORD

