



**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:

**March 14<sup>TH</sup>, 2007**

**FILE NO.: AN-014/2007**

**ASSESSMENT ROLL NO.: 3310-543-040-10900**

**APPLICANT:**

592908 Ontario Ltd., c/o Wayne May, RR #3, 32 Teal Avenue, Port Rowan, ON N0E 1M0

**AGENT:**

Keith Jones, Cobb & Jones LLP, Box 548, Simcoe, ON N3Y 4N5

**LOCATION:**

Part Lot 17, Concession 1 SWAL (3522 Lakeshore Road 42, Main Street, Port Rowan)

**PROPOSAL:**

- Relief of 3.9 m (12.7 ft) from the required 13 m (42.7 ft) to permit a front yard setback of 9.1 m (30 ft)
- Relief of 2.6 m (8.4 ft) from the required 5.0 m (16.4 ft) to permit a left interior side yard setback of 2.4 m (8 ft)
- Relief of 6.6 m (21.5 ft) from the required 9 m (29.5 ft) to permit a rear yard setback of 2.4 m (8 ft) for construction of an addition on top of the existing foundation

- Building Department
- 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.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

**CIRCULATION DATE: February 28<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Shirley Cater, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1290

**FAX: (519) 428-3069 EMAIL: shirley.cater@norfolkcounty.on.ca**

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**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.

Property Assessment Roll Number:

33-10- 543 040 10900 6000  
(to be provided by applicant/agent)

Office Use

File No. AN-014/2007  
Date Submitted Feb 15, 2007  
Date Received Feb 19, 2007  
Sign Issued Feb 15, 2007



*jm*

**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 592908 Ontario Ltd. Phone No. 519 586 2006  
Address c/o Wayne May Fax No. \_\_\_\_\_  
RR# 3 32 Teal Ave Postal Code N6E 1M0  
Pt Rowan Ont E-mail \_\_\_\_\_

2. Agent (if any) KEITH JONES Phone No. 519 428 0170 225  
Address Cobb + Jones LLP Fax No. 519 428 3105  
Box 548 Postal Code N3Y 4N5  
Simcoe Ont. N3Y 4N5 E-mail Kjones@COBBJONES.CA

Please specify to whom all communications be sent:

Owner  Agent

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

NA.

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township South Walsingham  
 Urban Area or Hamlet Rt. Rowan  
 Concession Number 1 Lot Number P4 Lot 17  
 Reference Registered Plan Number PARTS 1 & 3 37R 4780 Lot(s)/Block(s) \_\_\_\_\_  
PARTS 2 37R 4553  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Civic Address 3522 LAKESHORE RD (42) RT. ROWAN (Main St.)

2. Dimensions of Land Affected:

Frontage: 60.96 m. Depth: 36.58 m.  
200 ft. 120 ft.  
 Width: \_\_\_\_\_ m. Area: \_\_\_\_\_ m<sup>2</sup>.  
 \_\_\_\_\_ ft. \_\_\_\_\_ ft<sup>2</sup>.

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.)

To MAKE USE of EXISTING foundation and to build on foundation with extension, a wood frame/steel clad building for use as permitted under zoning bylaw. Relief needed to MAKE use of existing foundation.

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

	required	Actual	Relief requested.
Front yard setback.	13m (42.7ft.)	9.1m (30ft.)	3.9m (12.7ft.)
Interior side yard.	5 m (16.4 ft.)	2.4m (8ft.)	2.6m (8.4ft.)
Rear yard	9 m (29.5ft.)	2.4m (8ft.)	6.6m (21.5ft.)

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

Economical to MAKE use of existing foundation

NOTE: There was a 24' x 81' building on the north portion of the lot. It was lost in a wind storm several years ago. The owner proposes adding 16' to the existing foundation (south side) and putting one building over all.

ME.

**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)

Small building exists at south end of Lot.  
Used for Storage

Date of Construction of all building and structures on the subject land: Prior to 1960 for  
Small existing building  
Current foundation:  
Building Permit 1988

- 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)

Proposed to build FRAMES + Steel CLAD Bldg  
40'x80' by using existing foundation 24'x80'  
SEE SKETCH for All setbacks

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

NA.

- 3. Date of acquisition of the subject land: One parcel 1988 balance 1989
- 4. Existing use of the subject property: INDOOR/outDOOR Storage
- 5. Length of time the existing uses of the subject property have continued: 1998
- 6. Existing use of abutting properties: North - Union Gas regulating station  
South - former Commercial garage  
East - Farm.

7. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water
- Individual Wells
- Other (describe)

AVAILABLE

Sewage Treatment

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

NO FACILITIES  
Current or planned

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 \_\_\_\_\_

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Agriculture. (?) Yes
2. What is the existing zoning of the subject land: Rural Industrial Zone (MR)  
(if required, assistance is available for questions 1 and 2 above) Modified by Zoning Amendment By Law No. 466-NO-98

Special 32.174  
provision

**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

\_\_\_\_\_

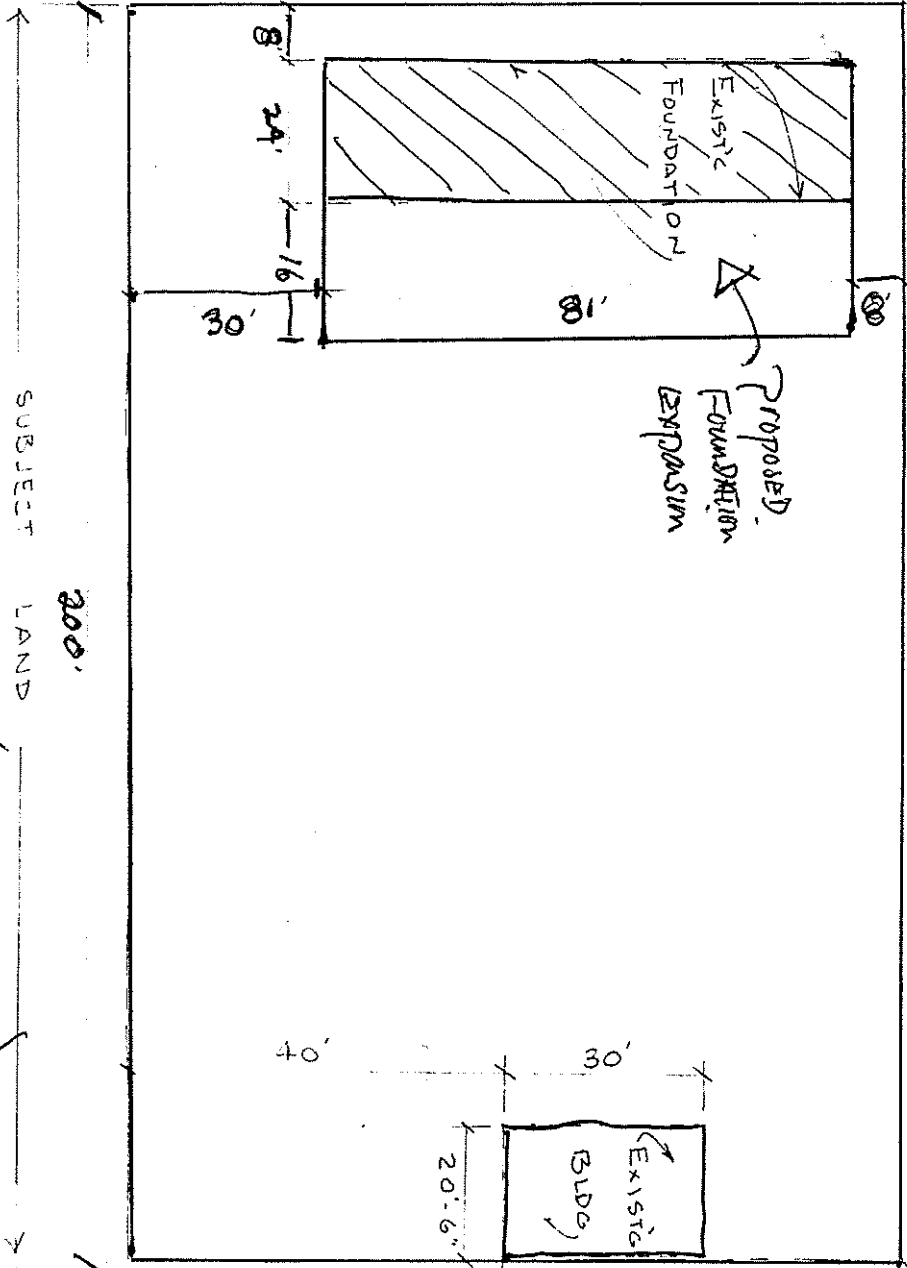
**G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

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.

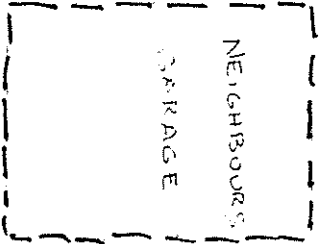


120.2'



SUBJECT LAND 200'  
WATERSTONE Rd. (formerly Main St.)

NEIGHBOUR



SWAL CON. 1 27 2017





# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-040-109-00-0000

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 592908 ONTARIO LTD Property Lot  Former Municipality Norfolk

Civic Address 3522 LAKESHORE RD Block  Plan

Legal Description 37R4553 PT 2- 37R4780 PT 1,3 Part  Reference Plan

Zoning MR 32.174 Current Use of Property  Extension to a Non-conforming use?

By-law Norfolk Proposed Use of Property  Township South Walsingham

## Zoning Deficiency

### DEVELOPMENT STANDARDS

	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
b) Lot Frontage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
c) Front Yard Setback	<u>13.0</u>	<u>42.7</u>	<u>9.1</u>	<u>30.0</u>	<u>3.9</u>	<u>12.7</u>
d) Exterior Side Yard	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
e) Interior Side Yard (Rt)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
f) Interior Side Yard (Lt)	<u>5.0</u>	<u>16.4</u>	<u>2.4</u>	<u>8.0</u>	<u>2.6</u>	<u>8.4</u>
g) Rear Yard	<u>9.0</u>	<u>29.5</u>	<u>2.4</u>	<u>8.0</u>	<u>6.6</u>	<u>21.5</u>
h) Dwelling Unit Area	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
i) % Lot Coverage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
j) Height of Building	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
k) Accessory Building	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory Building Comments	<input type="text"/>					
l) Parking	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
m) Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other Clause:	<input type="text"/>		Other Description:		<input type="text"/>	
	<input type="text"/>				<input type="text"/>	
	<input type="text"/>				<input type="text"/>	
	<input type="text"/>				<input type="text"/>	
	<input type="text"/>				<input type="text"/>	

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

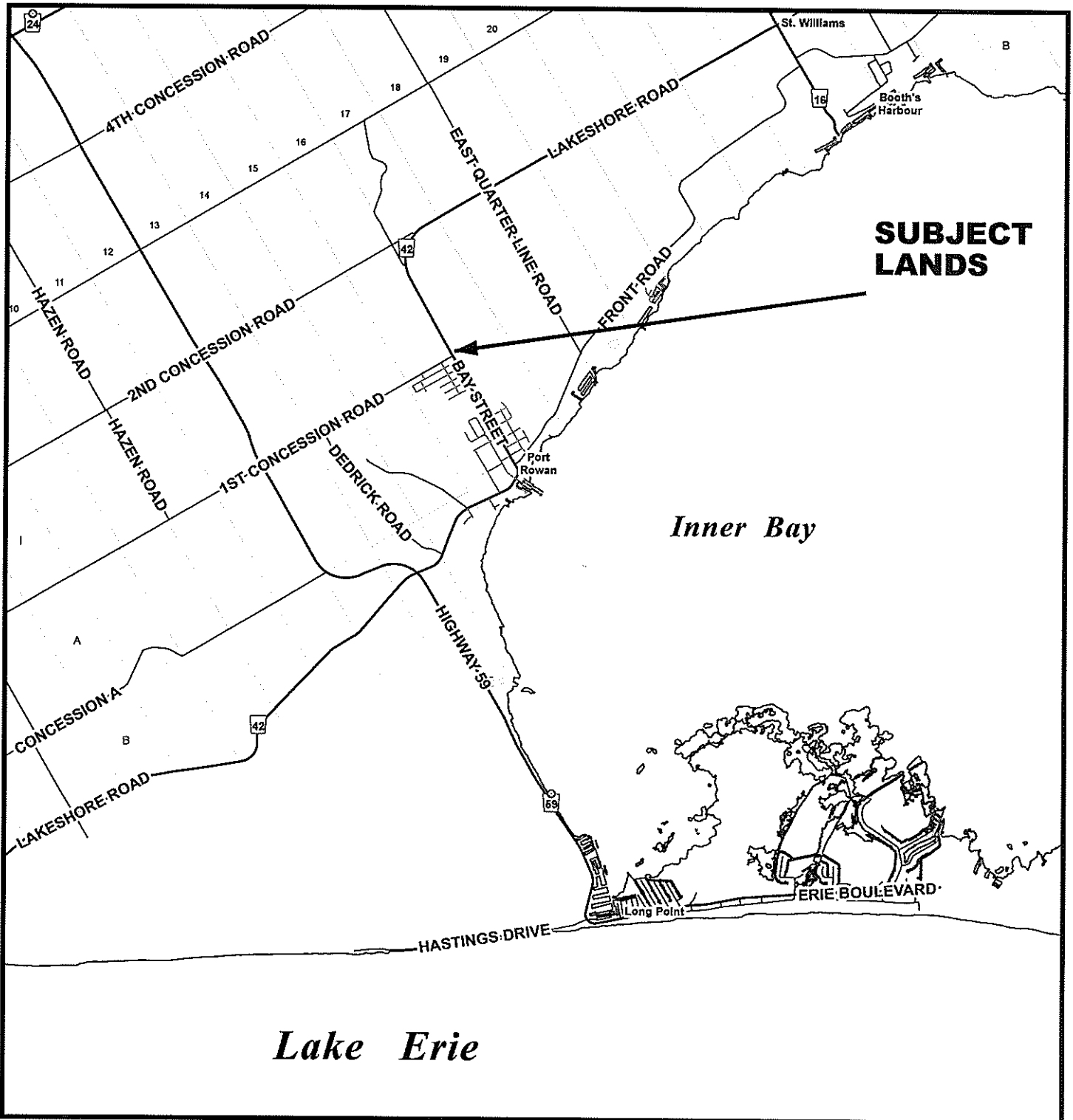
Address



# MAP 1

File Number: AN-014/2007

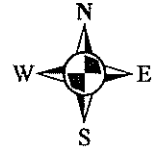
Geographic Township of SOUTH WALSHINGHAM



# MAP 2

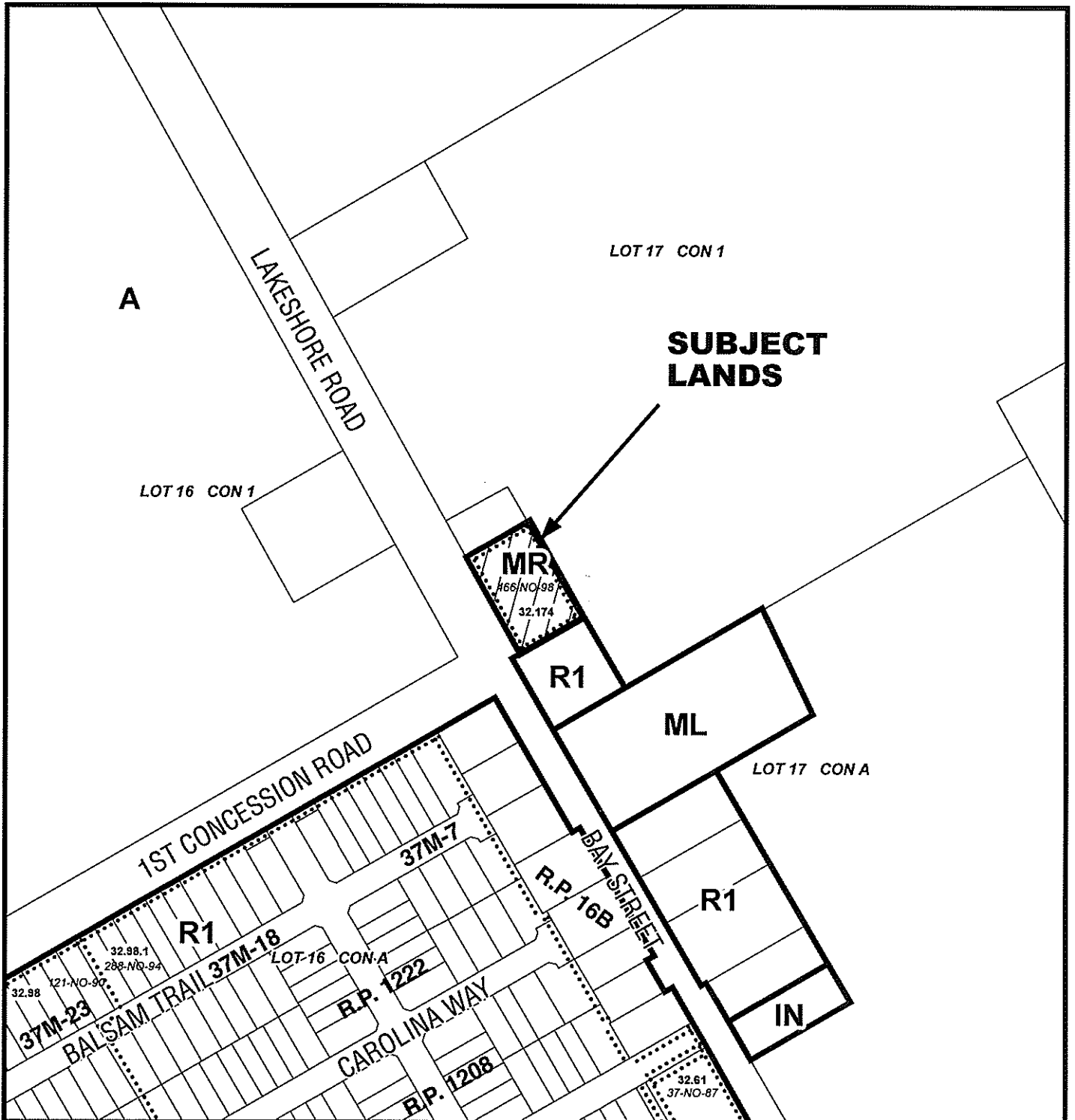
File Number: AN-014/2007

Geographic Township of SOUTH WALSHINGHAM



0 10 20 40 60 80 Meters

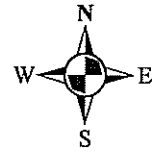
1:3,000



# MAP 3

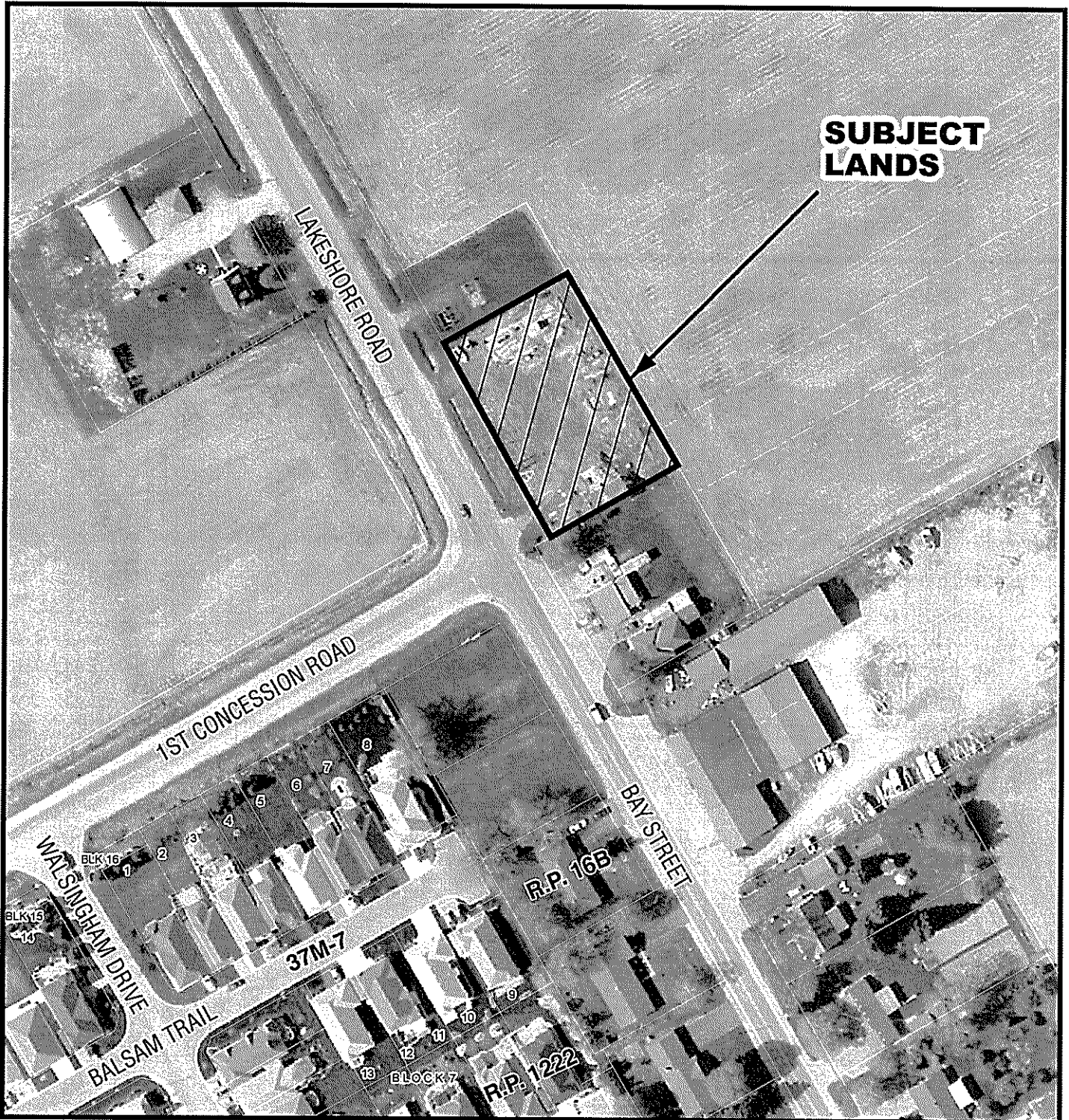
File Number: AN-014/2007

Geographic Township of SOUTH WALSINGHAM



0 5 10 20 30 40 Meters

1:1,500



# MAP 4

File Number: AN-014/2007

Geographic Township of SOUTH WALSHINGHAM

