



**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 14TH, 2007

FILE NO.: AN-017/2007

ASSESSMENT ROLL NO.: 3310-336-060-06516

APPLICANT:

Hazel Caerels, RR #5, Waterford, ON N0E 1Y0

AGENT:

David Spence, 7 Simon Court, Waterford, ON N0E 1Y0

LOCATION:

Lot 19, Concession 8 TWN (786 Villa Nova Road, Townsend)

PROPOSAL:

- Relief of 1.7 m (5.58 ft) from the required height of a building of 5 m (16.4 ft) to allow a storage building of 6.7 m (22 ft)

- 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 28th, 2007

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

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- 336 060 06516
(to be provided by applicant/agent)

Office Use
File No. AN-17/07
Date Submitted Feb 19/07
Date Received "
Sign Issued " *SB*



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. NW 1-2000.

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

- X 1. Name of Owner HAZEL CAERELS Phone No. 519-443-4858
Address R.R. #5 Fax No. _____
WATERFORD, ONT. Postal Code NOE-1Y0
LOT. 19 Cons. 8 E-mail hazel.caerels@opg.com

- X 2. Agent (if any) DAVID SPENCE Phone No. 519-443-0222
Address 7 SIMON COURT, Fax No. 519-443-0236
WATERFORD Postal Code NOE 1Y0
E-mail DAVIDSPENCE@SYMPATICO.CA

Please specify to whom all communications be sent: Owner Agent

- 3. Names and addresses of any mortgagees, holders of charges or other encumbrances:
Meridian Credit Union
34 Regional Road #55
Nanticoke, Ont. NOA-1Y0

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township TOWNSEND
 Urban Area or Hamlet VILLA NOVA
 Concession Number 8 Lot Number 19
 Registered Plan Number _____ Lot(s)/Block(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Civic Address R.R. #5 WATERFORD, ONT. NOE-140
786 Villa Nova Rd.

2. Dimensions of Land Affected:

Frontage: <u>35.05</u> m.	Depth: <u>66.96</u> m.
<u>115</u> ft.	<u>220</u> ft.
Width: <u>35.05</u> m.	Area: <u>2346.94</u> m ² .
<u>115</u> ft.	<u>.58 ac.</u> ft ² .

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.)

BUILD A STORAGE BUILDING
(1 1/2 STORY)

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

THE REASON FOR THE APPLICATION IS BECAUSE WE
WILL GOING OVER THE HEIGHT WE ARE ALLOWED
TO GO (RIDGE HEIGHT - ROOF).

WE CAN GO APPROX 16' BUT WE NEED
TO GO SO AS TO GET HEADROOM NEEDED
FOR 1ST FLOOR WHICH IS IN ROOF AREA.
WE WILL BE USING A GAMBRELLE ROOF DESIGN.

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

BECAUSE WE WON'T HAVE ENOUGH HEADROOM.
BECAUSE THE WIDTH IS ONLY THIS
REALLY MAKES IT IMPOSSIBLE TO GET
PROPER HEADROOM.

* Relief of 1.7m. (5'8") from the required
 Height of Building ~~to~~ of 5m. (16.4ft) to
 allow a storage building of 6.7m. (22 ft.)

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)

dwellings

Date of Construction of all building and structures on the subject land: 1988

shed 1994 (?)

- 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)

NORTH SIDE OF GARAGE. 1-2M FROM PROPERTY BOUNDARY. APPROX 24.91M FRONT SET BACK & APPROX. 32.85M REAR SET BACK.

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

N/A

- 3. Date of acquisition of the subject land: _____?
- 4. Existing use of the subject property: SINGLE FAMILY DWELLING LOT.
- 5. Length of time the existing uses of the subject property have continued: about 20 yrs.
- 6. Existing use of abutting properties: NORTH SIDE PROPERTY - SINGLE FAMILY LOT.
SOUTH SIDE LOT - EMPTY.
WEST SIDE OF PROPERTY - AGRICULTURAL LAND.

7. Servicing:

Indicate what services are available or proposed:

N/A.

Water Supply

Sewage Treatment

Storm Drainage*

- Piped Water
- Individual Wells
- Other (describe)

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

- 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 VILLA NOVA ROAD.

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Hamlet

2. What is the existing zoning of the subject land: RH

(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 33-10-336-060-065-16-0000

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: CAERELS HAZEL PEARL
 Property Lot: PT19
 Former Municipality: TOWASEND
 Block:
 Plan:
 Civic Address: 786 VILLA NOVA RD
 Part:
 Reference Plan: 37R 4129 PT 3
 Legal Description: RP 37R4129 PART 3
 Concession: 6
 Extension to a Non-conforming use?
 Zoning: RH
 Current Use of Property: SPD
 Township: TWIN
 By-law: NN1-2000
 Proposed Use of Property: SFD

Zoning 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	5M max	(16.4')	1.67m	.22'	1.7m	5' 8"
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: D. Spence Owner/Applicant [Signature] 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 _____

790

792

786

POINT SELL

SEPARATE

1/20/10



19.81 ROAD ALLOWANCE FOR ROAD BETWEEN LOTS 18 AND 19

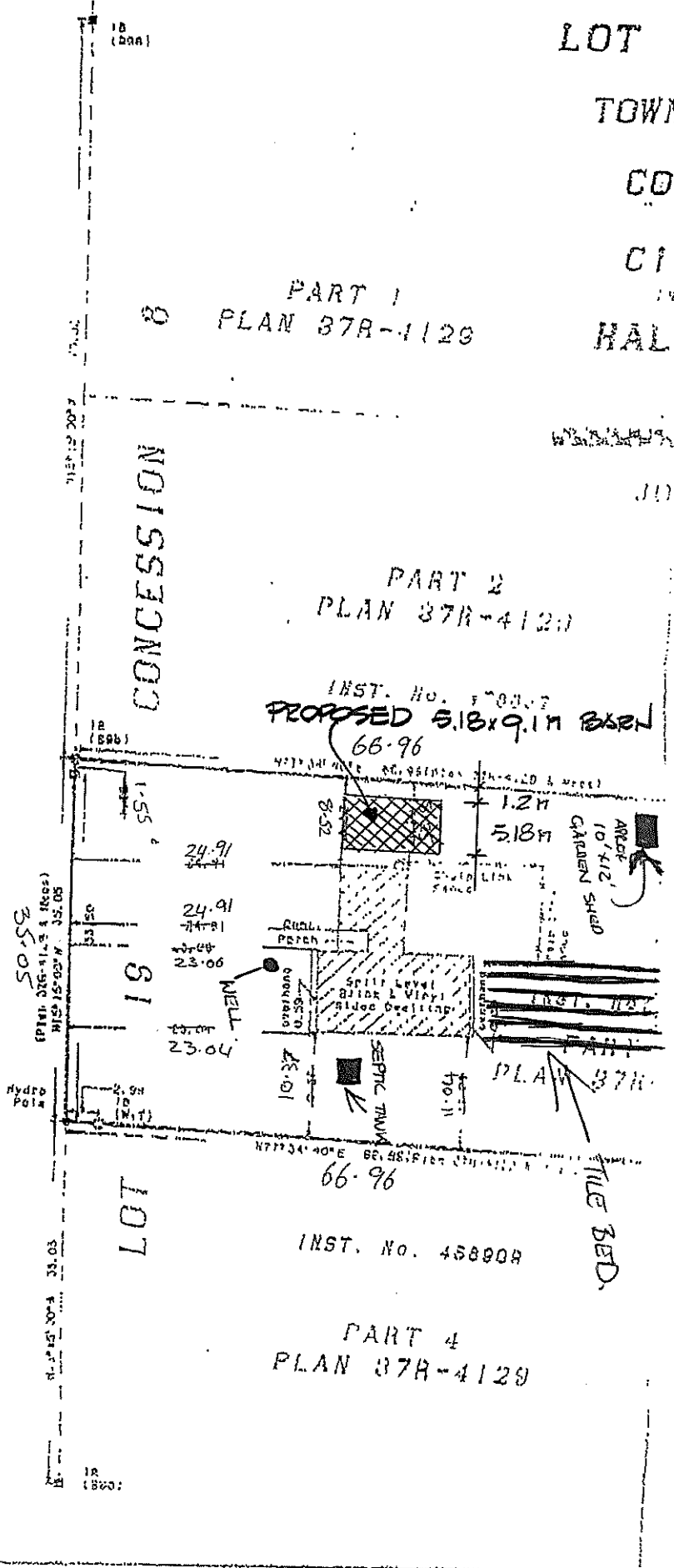
LOT 18 CONCESSION 8
LOT 18 81
LOT 19

LOT
TOWN
CO.
CI
HAL

PART 1
PLAN 37R-1129

PART 2
PLAN 37R-4129

INST. No. 170007
PROPOSED 5.18x9.1m BARN
66-96



INST. No. 458908

PART 4
PLAN 37R-4129

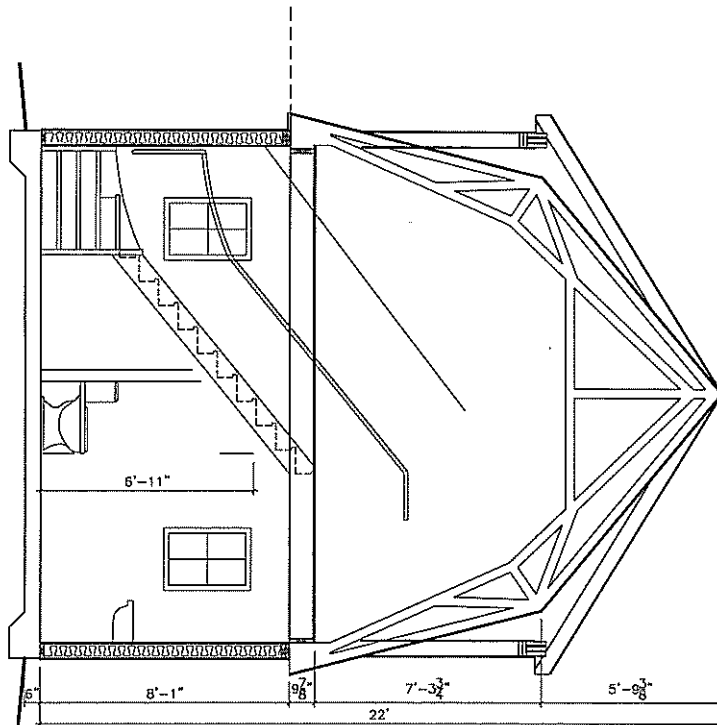
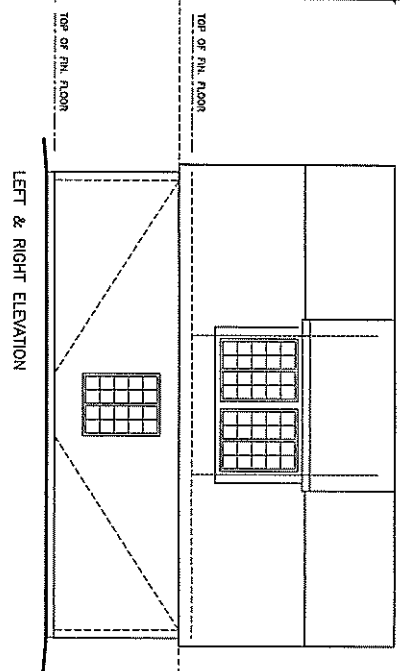
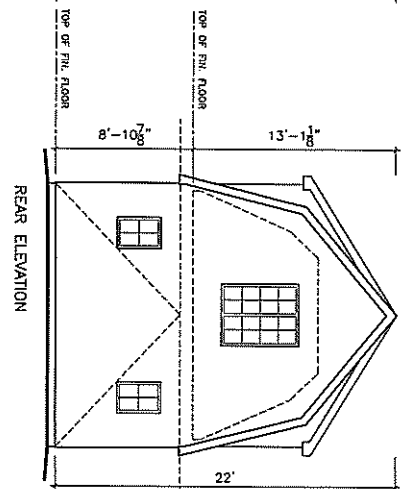
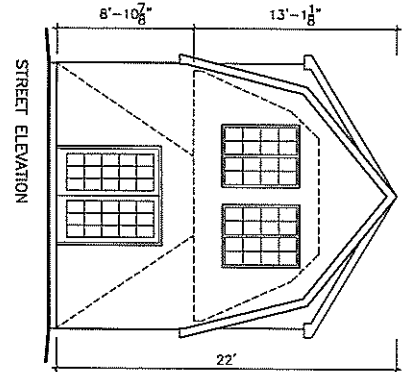
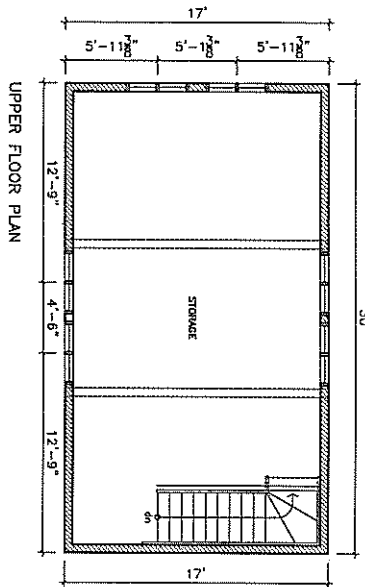
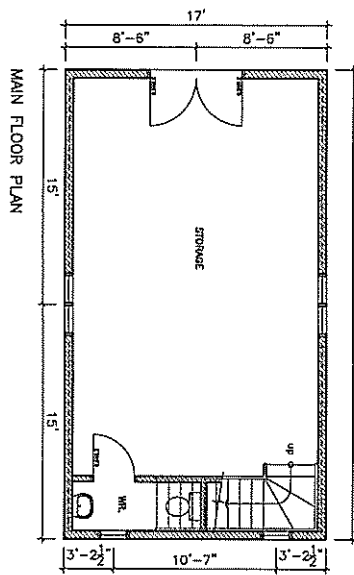
18 (DRA)

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18 (DRA)



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

A2.1

DWG. NAME BARN PROPOSAL
SCALE 1/8" OR 1/4" = 1'-0"
PLOT DATE
REV. DATE

NAME Spence Construction
PLACE Villa Nova, Ontario.
DATE Feb. 2007

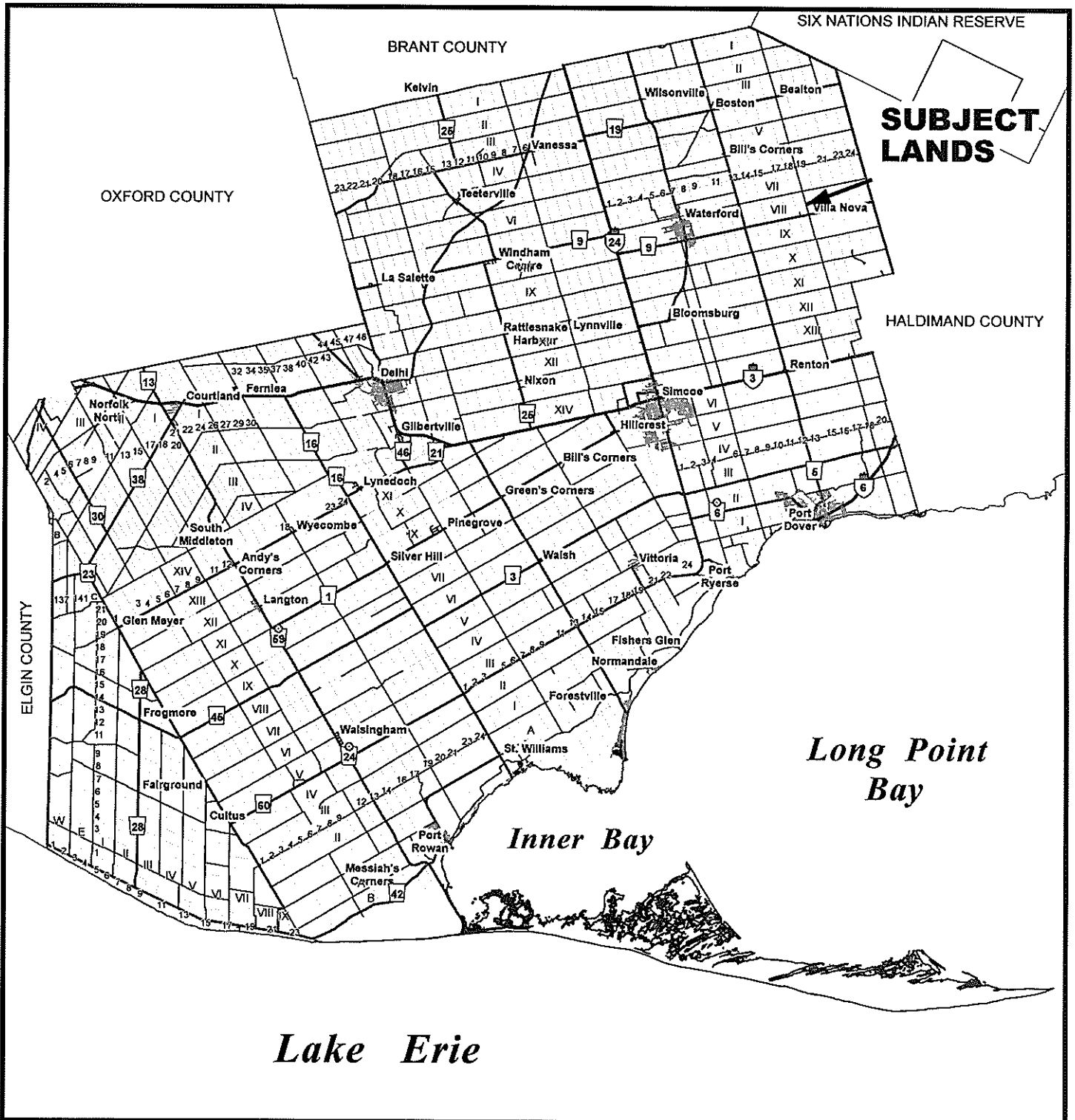
— Real Concepts
Custom Home Designs
Paul D. Vohel
425 Charlotteville Rd. #
Stouffville, Ontario, M9V 4K5
Tel: 919 428 2057
E-mail: paul@realconcepts.ca



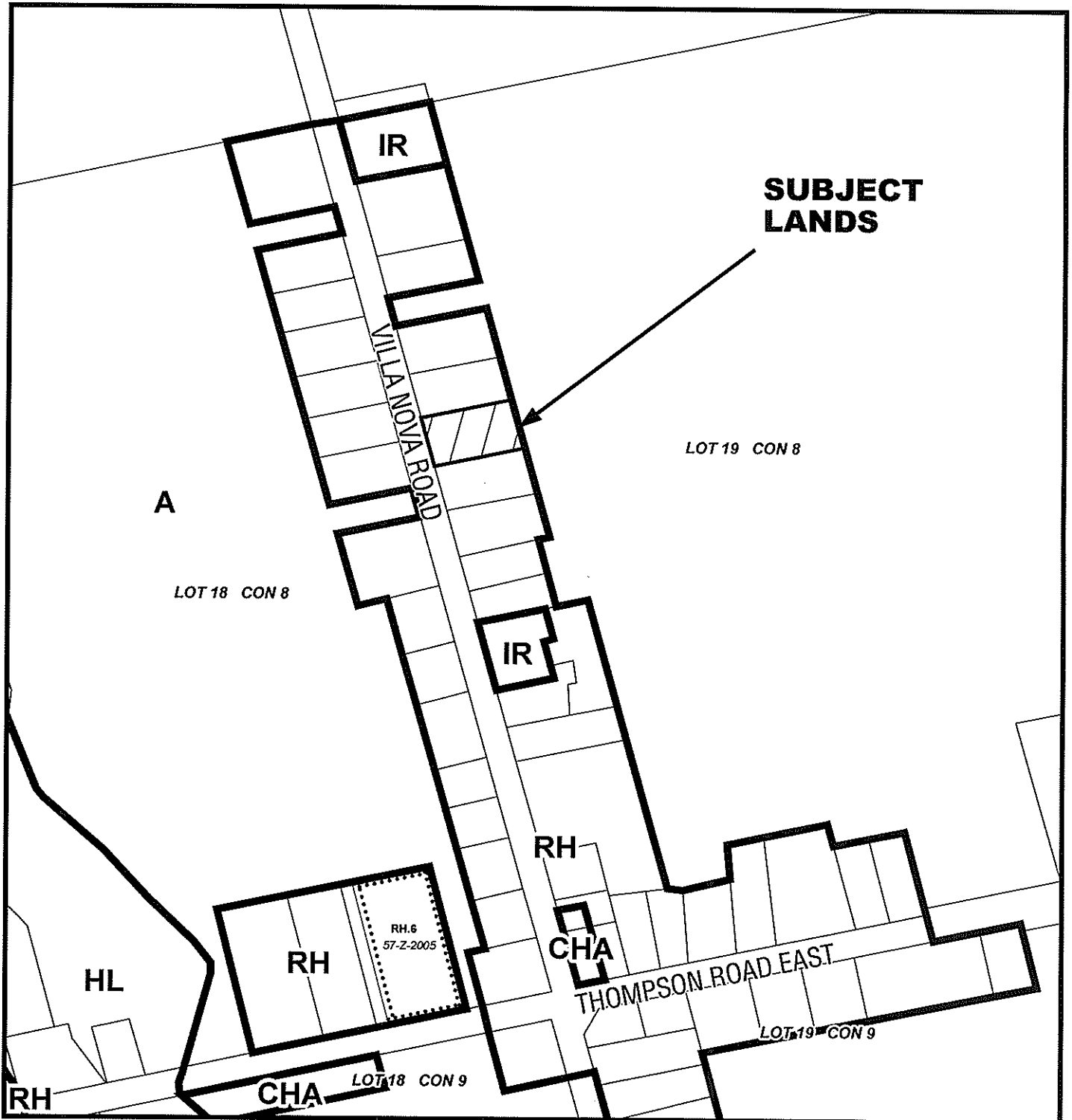
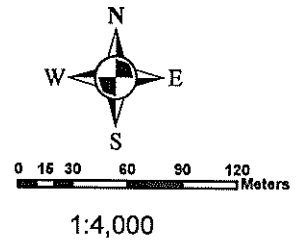
MAP 1

File Number: AN-017/2007

Geographic Township of TOWNSEND



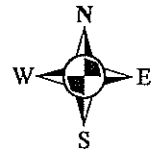
MAP 2
File Number: AN-017/2007
Geographic Township of TOWNSEND



MAP 3

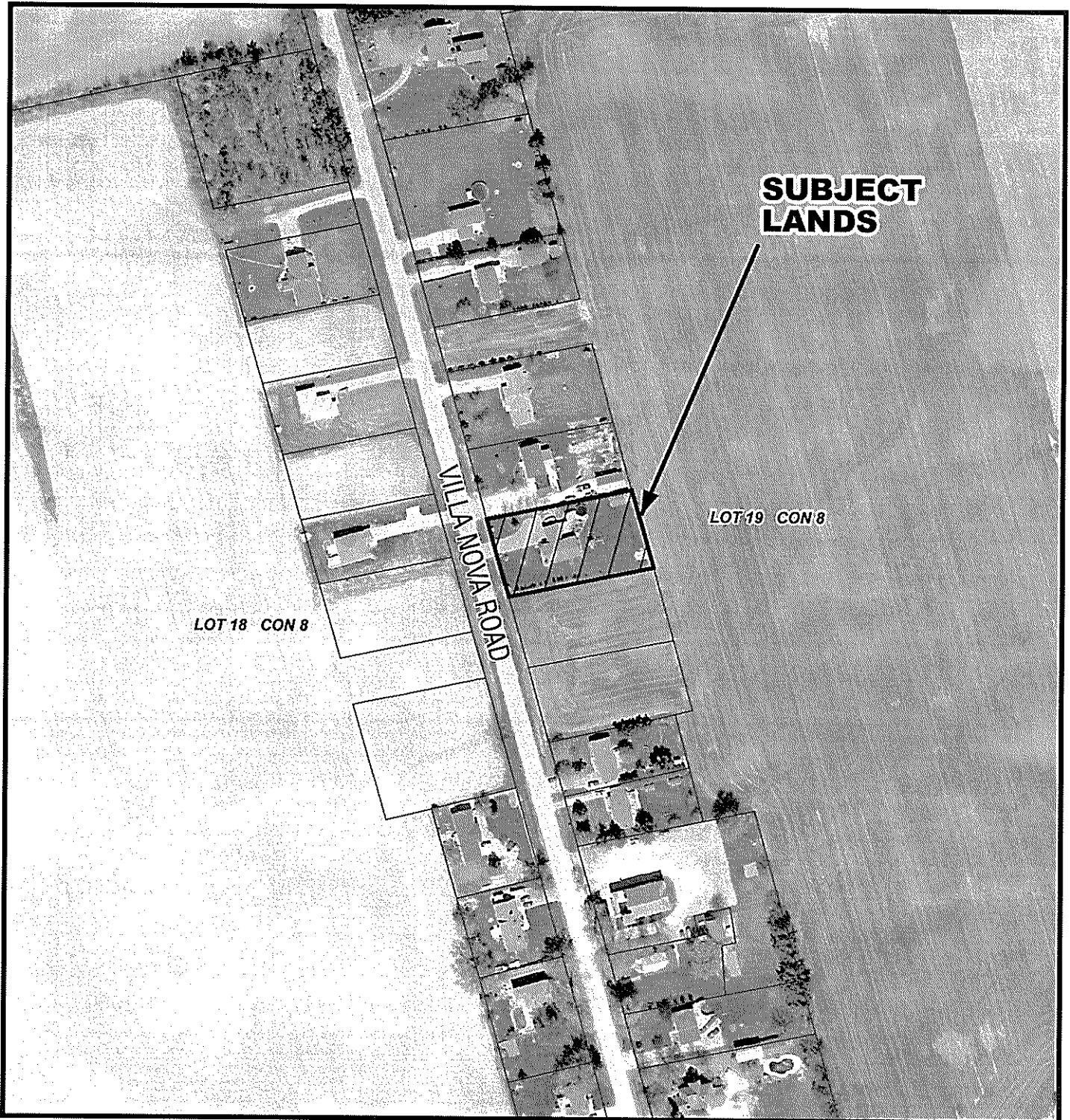
File Number: AN-017/2007

Geographic Township of TOWNSEND



0 10 20 40 60 80 Meters

1:2,500



**SUBJECT
LANDS**

LOT 18 CON 8

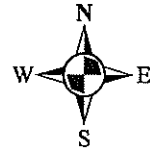
VILLANOVA ROAD

LOT 19 CON 8

MAP 4

File Number: AN-017/2007

Geographic Township of TOWNSEND



1:500

