



**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:

**April 11<sup>TH</sup>, 2007**

**FILE NO.: AN-021/2007**

**ASSESSMENT ROLL NO.: 3310-544-001-27661**

**APPLICANT:**

Glen and Sandra Franklin, 10 Upper Canada Drive, RR #1, Port Rowan, ON N0E 1M0

**LOCATION:**

Plan 37M-23, Lot 31 SWAL (10 Upper Canada Drive, Port Rowan)

**PROPOSAL:**

- Relief of 2.13 m (6.99 ft) from the required 8 m (26.24 ft) to permit a rear yard setback of 5.87 m (19.25 ft)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Building Department  | <input checked="" type="checkbox"/> GIS Section     |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review)  | <input checked="" 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: March 28<sup>th</sup>, 2007**

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

Scott Peck, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 875-4485 ext 234

**FAX: (519) 875-4789 EMAIL: [t.scott.peck@norfolkcounty.on.ca](mailto:t.scott.peck@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](mailto: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- 544 001 27661  
(to be provided by applicant/agent)

Office Use

File No.	<u>AN-21/07</u>
Date Submitted	<u>March 19/07</u>
Date Received	<u>March 19/07</u>
Sign Issued	<u>March 19/07</u>



### 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. 1-NO 85.

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 GLEN & SANDRA FRANKLIN Phone No. 519-586-8098  
 Address 10 UPPER CANADA DR. Fax No. \_\_\_\_\_  
R.R # 1 PORT ROWAN, ONT Postal Code \_\_\_\_\_  
NDE 1MO 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:  
CIBC. Port Rowan  
 \_\_\_\_\_  
 \_\_\_\_\_

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

1. Geographic Township Port Rowan - South Walsingham  
 Urban Area or Hamlet Port Rowan  
 Concession Number \_\_\_\_\_ Lot Number \_\_\_\_\_  
 Registered Plan Number 37M-23 Lot(s)/Block(s) 31  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Civic Address 10 Upper Canada Drive

2. Dimensions of Land Affected:

Frontage: 12.09 m. Depth: 33 m.  
39.66 ft. 108.26 ft.  
 Width: \_\_\_\_\_ m. Area: 398.97 m<sup>2</sup>.  
 \_\_\_\_\_ ft. 4294.6 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:

drainage easement  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.)

construct an deck and sunroom

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

require relief of rear yard  
required 8.00 metres  
proposed . metres  
deficient . metres

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

size of lot and extent of addition

**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 attached

Date of Construction of all building and structures on the subject land: 2006±

- 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 attached

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: 2006±

4. Existing use of the subject property: residential

5. Length of time the existing uses of the subject property have continued: 1 1/2 years

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 Upper Canada Drive

**E. LAND USE**

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

2. What is the existing zoning of the subject land: Residential R1

(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

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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

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**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 33-10-644-001-276-61-0000

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: 06/09/2005

Owner	FRANKLIN GLEN EDGAR FRANKLIN AMELIA SANDRA	Property Lot		Former Municipality	Norfolk
Civic Address	10 UPPER CANADA DR	Block		Plan	37M-23
Legal Description	PLAN 37M23 LOT 31	Part		Reference Plan	
Zoning	R1.	Concession		Extension to a Non-conforming use?	
By-law		Current Use of Property	SFD.	Township	
		Proposed Use of Property	SFD.		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	N/A		N/A.		N/A.
b) Lot Frontage	N/A		N/A		N/A.
c) Front Yard Setback	N/A		N/A		N/A.
d) Exterior Side Yard	2.9M		3.03		OK.
e) Interior Side Yard (Rt)	0.6		2.91.		OK.
f) Interior Side Yard (Lt)	N/A		N/A		N/A.
g) Rear Yard	8.0m. 26.24'		5.87 19.25		2.13 6.99
h) Dwelling Unit Area	N/A				N/A
i) % Lot Coverage	N/A				
j) Height of Building	1 STOREY				OK.
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: Landra Franklin  
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





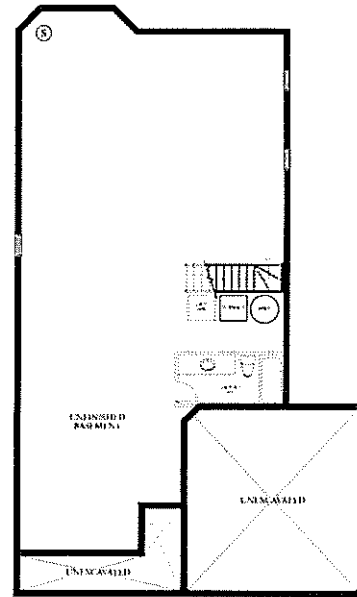
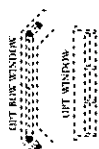
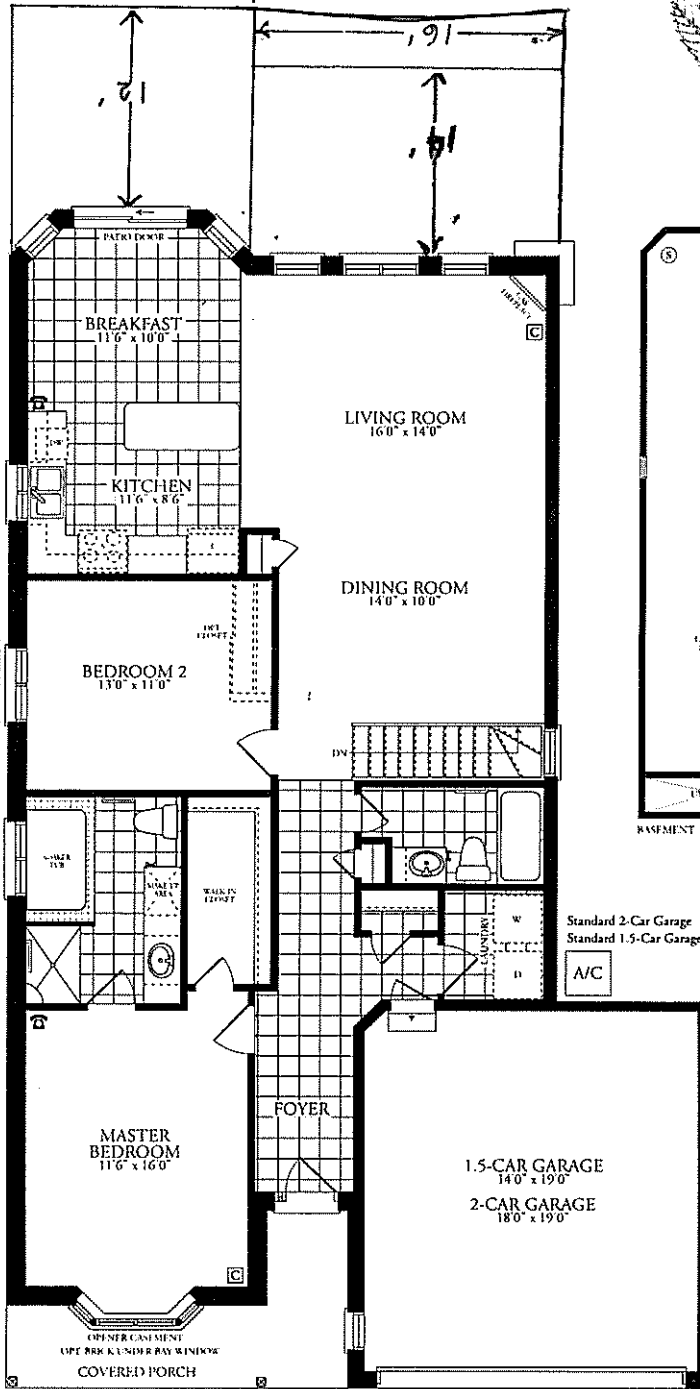
# The Sweet Chestnut

1450 SQ. FT.

43' or 50' LOT

61

91



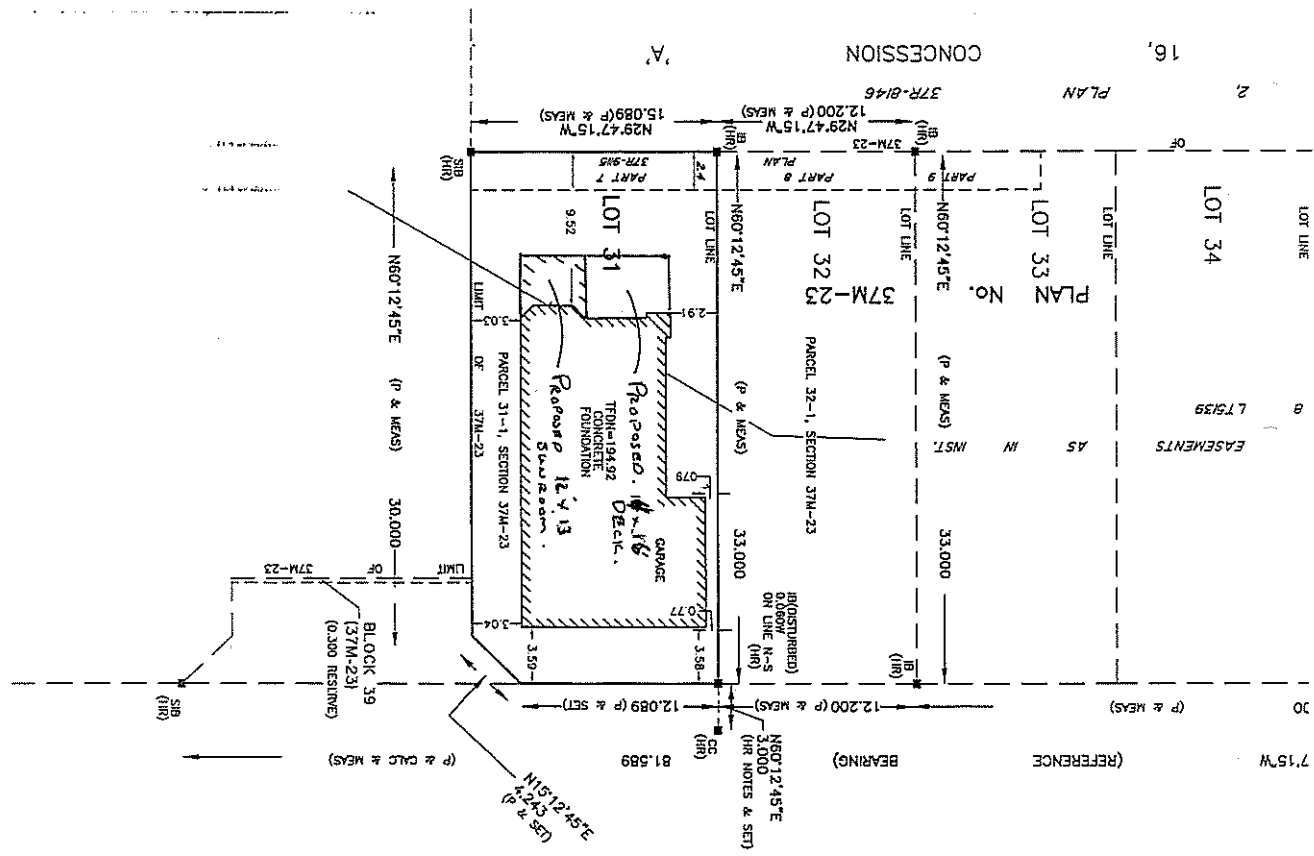
BASMENT

Standard 2-Car Garage  
Standard 1.5-Car Garage  
A/C

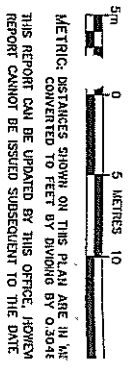
GROUND FLOOR

## ARCH HOMES

E. & O. E. All dimensions and square footages are approximate and include buccment level finished area where applicable. Renderings are artist's concept. Measurements conform to the regulations of the Ontario New Home Warranty Program's official method for the calculation of floor area. Actual floor area may vary from that stated.



UPPER CANADA DRIVE  
 (37M-23)  
 PARCEL STREETS - 1, SECTION 37M-23  
 16.100 WIDE



**NOTES**

- SIB DENOTES STANDARD IRON BAR.
- IB# ROUND IRON BAR.
- CC CUT CROSS.
- WIT WITNESS.
- (SU) SOURCE UNKNOWN.
- (HR) HOLSTEAD & REDMOND LIMITE MONUMENT SET.
- TFDN TOP OF FOUNDATION ELEVATI CALCULATE.
- HR NOTES\* FIELD NOTES DATED MAY 6, (File No. 04-1120 'C & D')

BEARINGS ARE ASTRONOMIC AND REFERRED UPPER CANADA DRIVE, SHOWN ON REGISTER A BEARING OF N29°47'15\"/>

**SURVEYOR'S CERTIFIC,**

1. I CERTIFY THAT: THIS SURVEY AND PLAN ARE CORRECT AND SURVEYS ACT, THE SURVEYORS ACT AND THE AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th

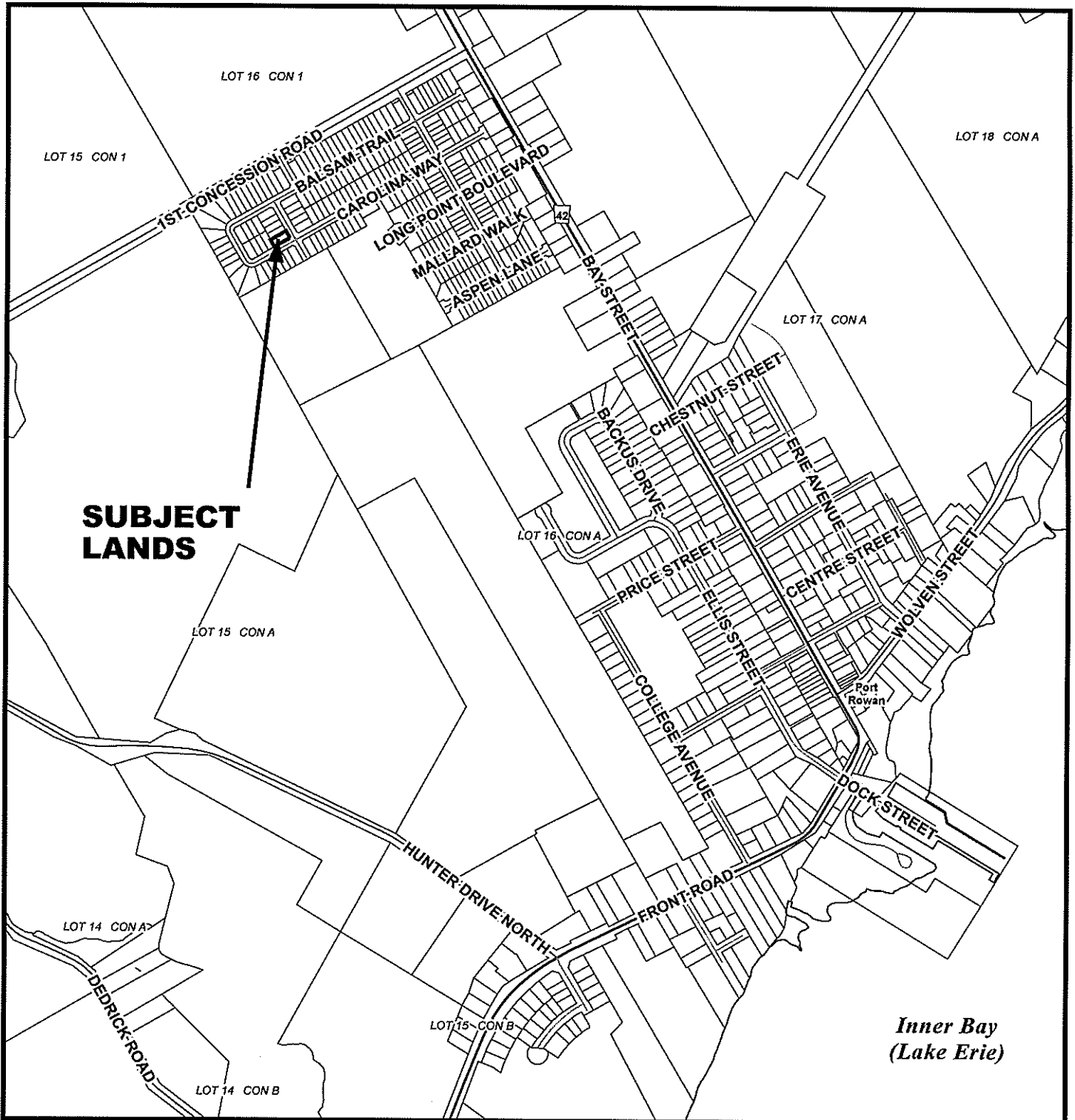
JUNE 13, 2005  
 LONDON, ONTARIO  
 R. H. KRUY'S, O.L.S. 2005  
 NO PERSON MAY COPY, REPRODUCE, DISTRI OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. H. ONTARIO

SURVEYED BY BK	CHECKED BY RIK/GEC	FILE NO. 04-1120C
DRAWN BY MII	DATE 05/06/13	

# MAP 1

File Number: AN-021/2007

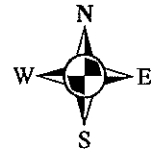
Urban Area of PORT ROWAN



# MAP 2

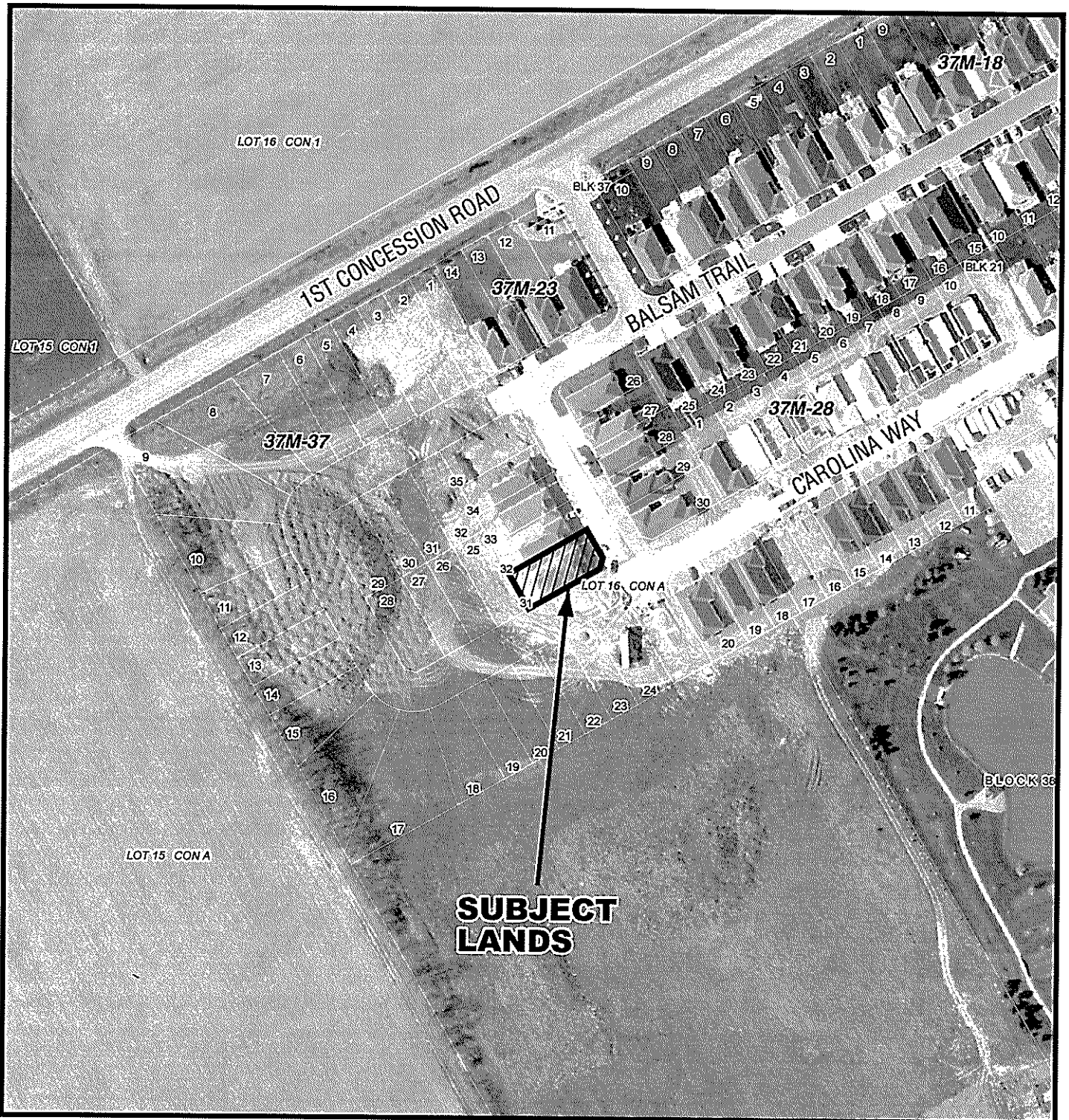
File Number: AN-021/2007

Urban Area of PORT ROWAN

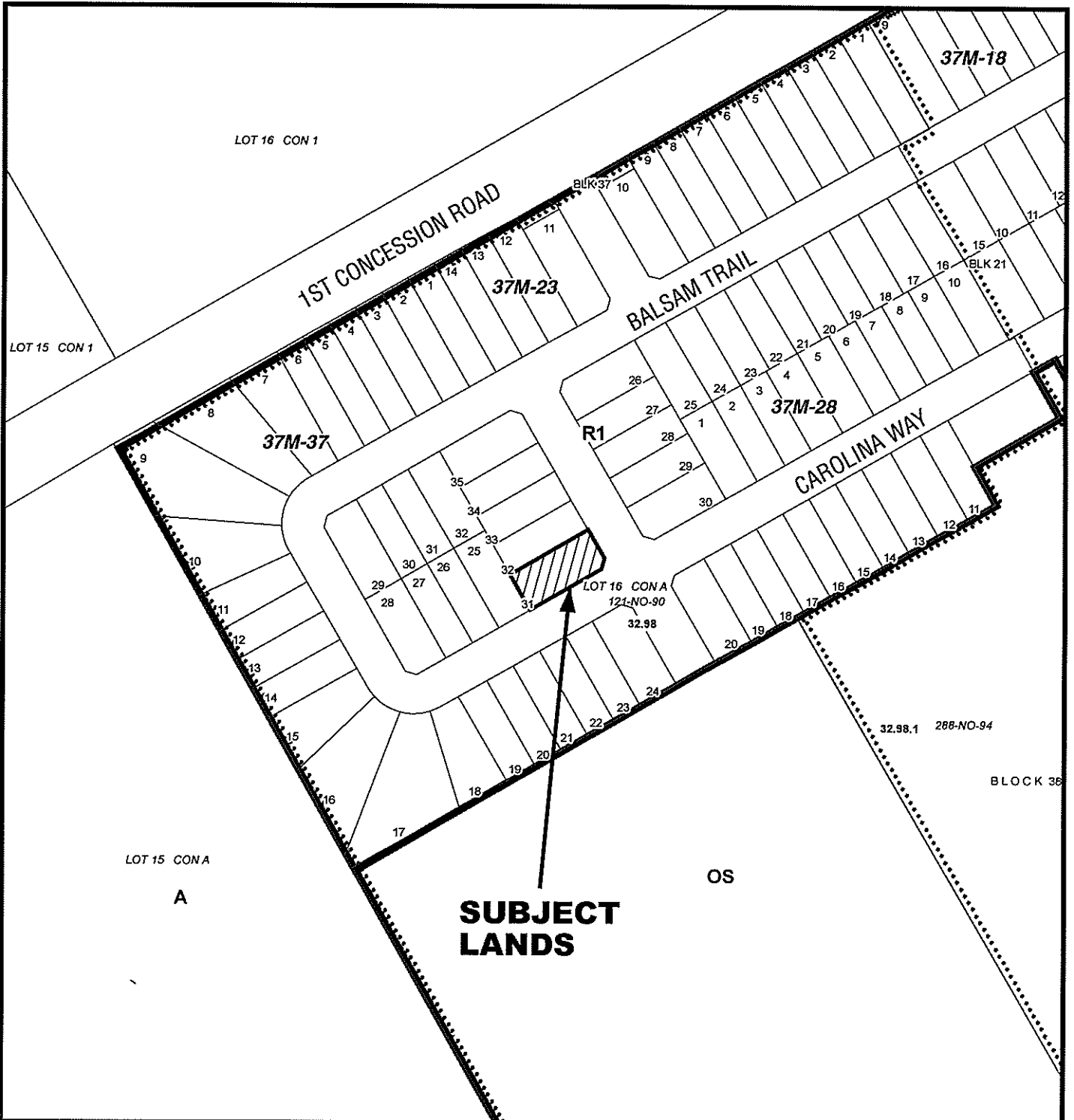
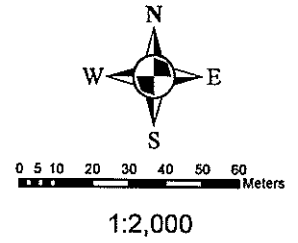


0 5 10 20 30 40 50 60 Meters

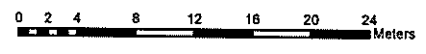
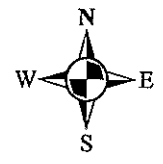
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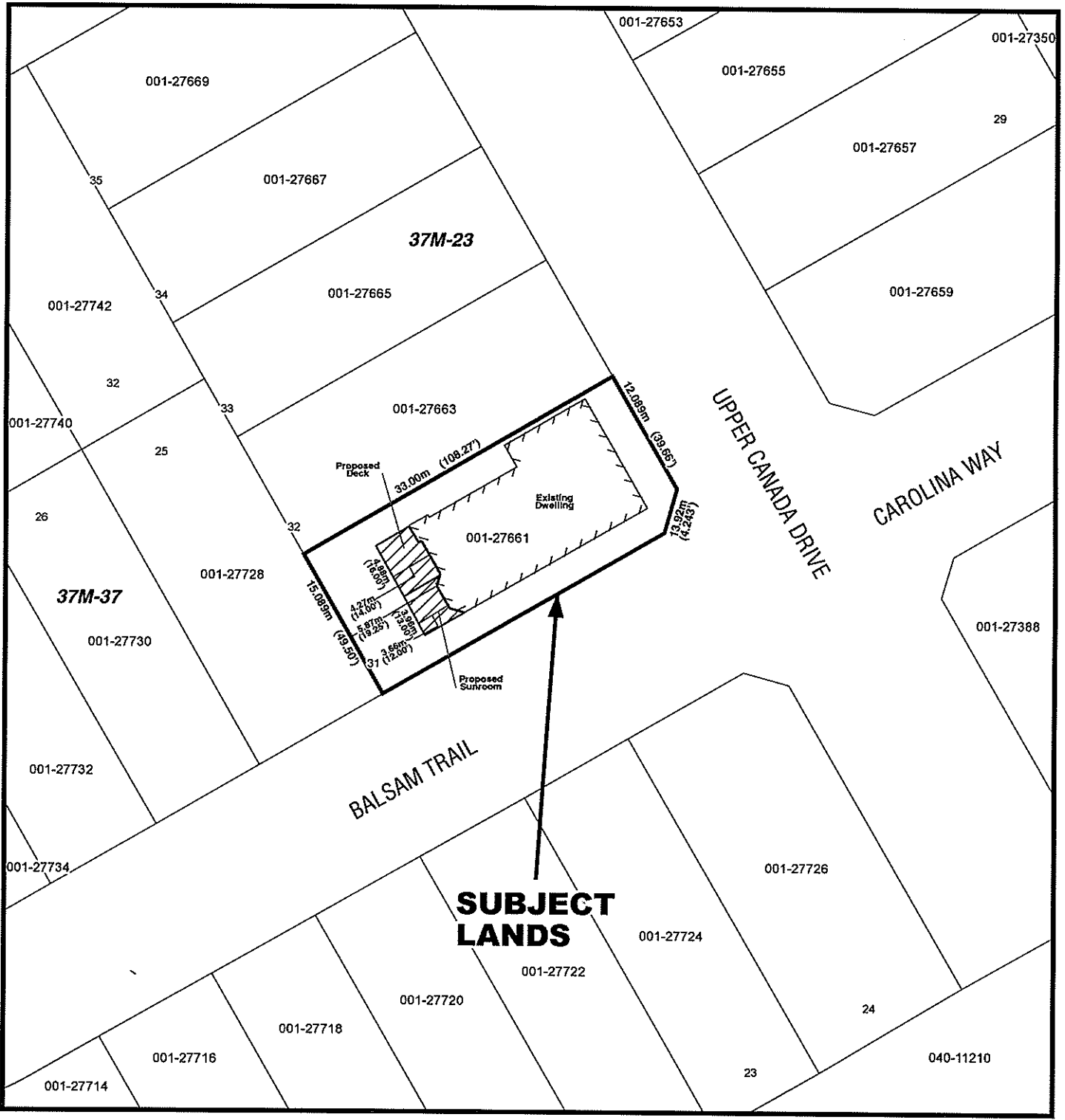
**MAP 3**  
**File Number: AN-021/2007**  
**Urban Area of PORT ROWAN**



**MAP 4**  
**File Number: AN-021/2007**  
**Urban Area of PORT ROWAN**



1:500



**SUBJECT  
LANDS**