



# 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 requires your comments by:

## JUNE 4<sup>TH</sup>, 2008

**FILE NO.: AN-021/2008**

**ROLL NO.: 3310-543-050-16800**

**APPLICANT:**

Michael, Elizabeth & Jessica Leal, 2273 St. Ann's Court, Oakville, ON L6L 5V7

**AGENT:**

Bob Harris, Box 313, 113 Wolven Street, Port Rowan, ON N0E 1M0

**LOCATION:**

Lot 99, Plan 219 SWAL (9 Bass Lane, Long Point)

**PROPOSAL:**

- Relief of 357.2 sq.m. (3845 sq. ft.) from the required lot area of 700 sq. m. (7535 sq. ft.) to allow a lot area of 324.8 sq. m. (3690 sq. ft.);
- Relief of 2.75 m. (9 ft.) from the required lot frontage of 15 m. (50 ft.) to allow a lot frontage of 12.5 m. (41 ft.);
- Relief of 3.96 m. (13 ft.) from the minimum front yard setback of 6 m. (20 ft.) to allow a front yard setback of 2.13 m. (7 ft.);
- Relief of 5% from the maximum lot coverage of 15% to allow a lot coverage of 20% to permit the construction of a first and second storey deck on an existing cottage..

- 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: May 21<sup>st</sup>, 2008**

### PLEASE REPLY BY EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP  
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0  
(519) 875-4485 ext 1834  
**EMAIL: [t.scott.peck@norfolkcounty.ca](mailto:t.scott.peck@norfolkcounty.ca)**

**NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT SUBMITTED WRITTEN COMMENTS BY JUNE 4<sup>TH</sup> WILL BE CONSIDERED AS HAVING NO COMMENT.**

**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](mailto: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-21/08  
 Related File: -  
 Fees Submitted: April 28/08  
 Application Submitted: " " "  
 Sign Issued: " " "  
 Complete Application: " " "

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- 543-050-168-00-0000

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. 1-NO 85

A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> LEAL / ELIZABETH, JESSICA, MICHAEL Phone # 905-827-2756  
 Address 2273 ST. ANNS COURT. Fax # \_\_\_\_\_  
 Town / Postal Code OKVILLE L6L-5V7 E-mail \_\_\_\_\_  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent HARRIS / BOB Phone # 519-586-3507  
 Address Box 313, 113 WOLVEN ST. Fax # "  
 Town / Postal Code PORT ROWAN NOEIMO E-mail chuckie313@hotmail.com

Name of Owner <sup>2</sup> LEAL Phone # 905-827-2756  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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 sent <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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 mortgages, charges or other encumbrances on the subject lands:

N/A



L99  
0-19

MINOR VARIANCE

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>99</u>
Registered Plan Number	<u>219</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>40'</u>	Depth (metres/feet)	<u>96' 75'</u>
Width (metres/feet)	<u>40'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3000' <sup>2</sup></u>
Municipal Civic Address	<u>#9 BASS LAKE LONG POINT</u>		

Are there any easements or restrictive covenants affecting the subject lands?

Yes  No

If yes, describe the easement or covenant and its effect:

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**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):

TO DEMOLISH AND REMOVE EXISTING DECK ON FRONT OF COTTAGE AND CONSTRUCT NEW 2 STORY DECK.

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

relief of required lot area 700m<sup>2</sup> (7535ft<sup>2</sup>) - proposed 324.8<sup>m<sup>2</sup></sup> (3650ft<sup>2</sup>) deficient 357.2m<sup>2</sup> (3845ft<sup>2</sup>)

" " " lot frontage 15m (50ft) - proposed 12.5<sup>m</sup> (41ft) deficient 2.75m (9ft)

" " " Front Yard 6m (20ft) - proposed 2.13m (7ft) deficient 3.96m (13ft)

" " " % Lot Coverage 15% - proposed 20% deficient 5%

to allow construction of first and second story deck on an existing cottage

MINOR VARIANCE

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

LIMITED SPACE FROM ROAD ALLOWANCE TO FRONT OF COTTAGE WHERE DECK NEEDS TO BE.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort.

Present zoning:

LP

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:

[Empty lines for description]

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

56 YEARS

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.

[Empty lines for description, crossed out with a diagonal line]

**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:

GROUND FLOOR 640'² / GROSS 1280'²  
2 STOREYS

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: ?

OCT 2007

Present use of the subject lands:

COTTAGE

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

OVER 20 YEARS

Existing use of abutting properties:

COTTAGES

**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:

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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

## 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:

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Land it affects:

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Purpose:

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Status/decision:

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**MINOR VARIANCE**

Effect on the requested amendment:

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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:

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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:

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

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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:

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Name of road/street:

BASS LANE

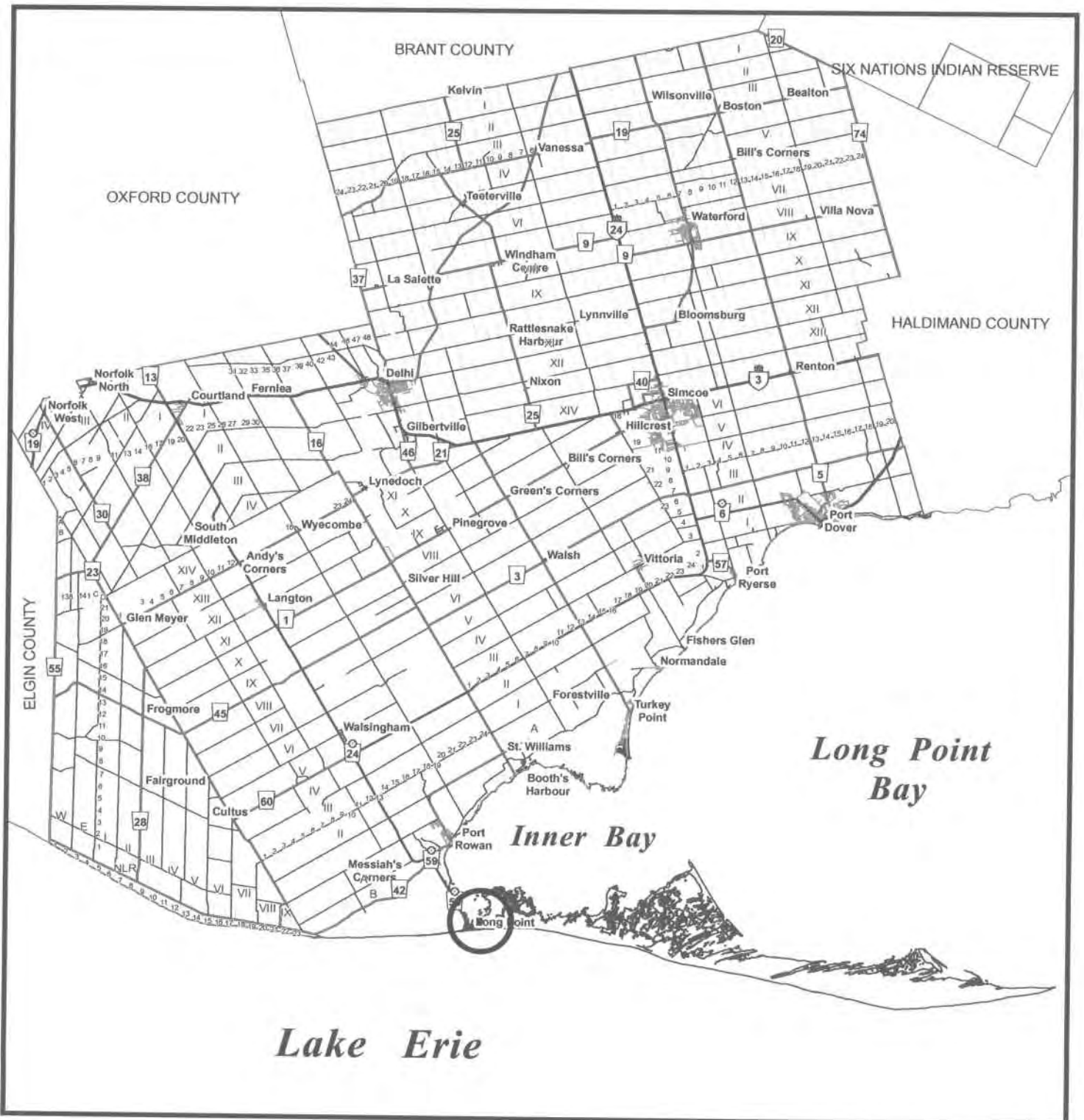
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# MAP 1

File Number: AN-021/2008

## Geographic Township of SOUTH WALSHINGHAM



# MAP 2

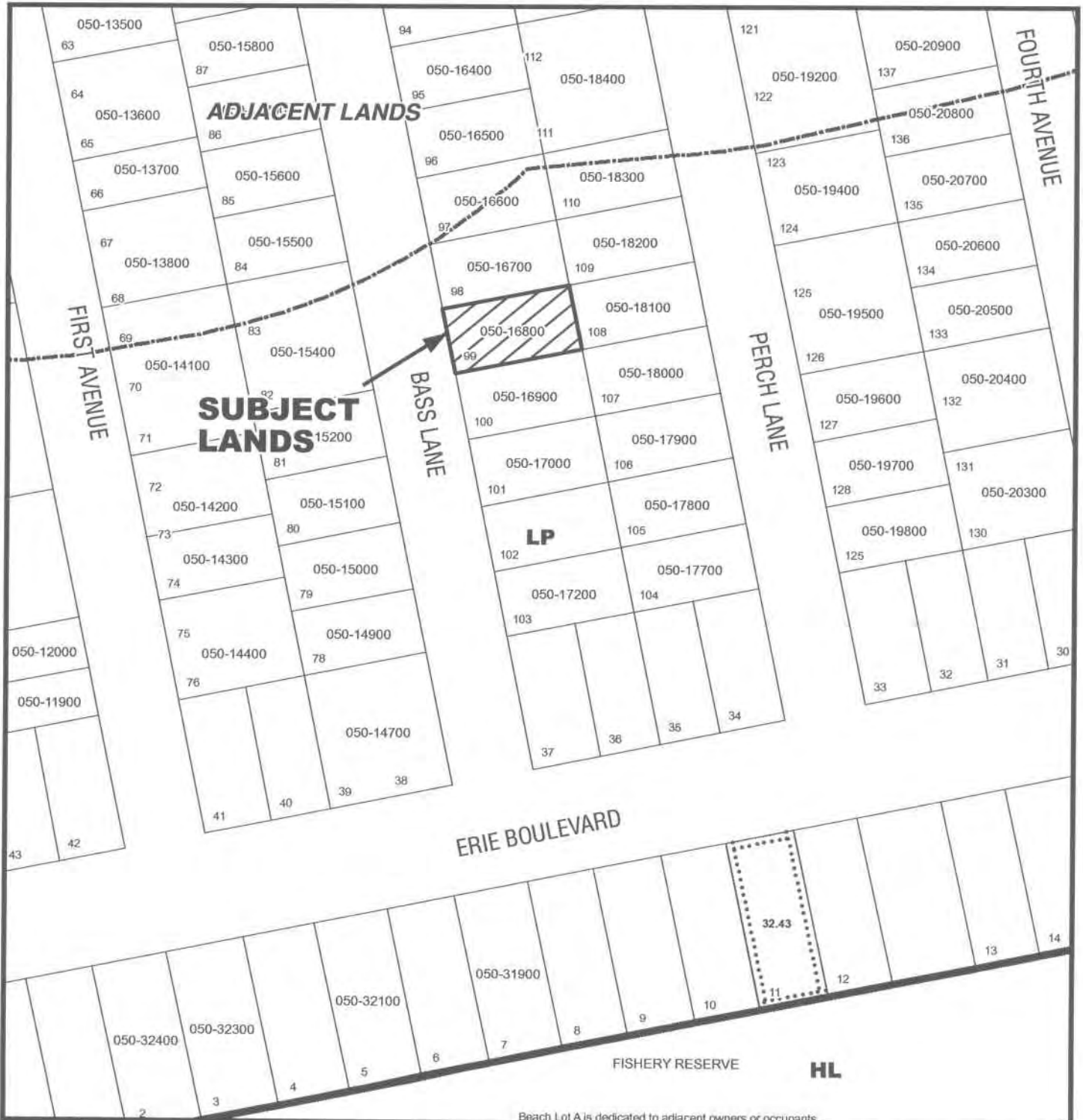
File Number: AN-021/2008

Geographic Township of SOUTH WALSHINGHAM



5 2.5 0 5 10 15 20 Meters

1:1,000



# MAP 3

File Number: AN-021/2008

Geographic Township of SOUTH WALSINGHAM



2.5 250 2.5 5 7.5 10 Meters

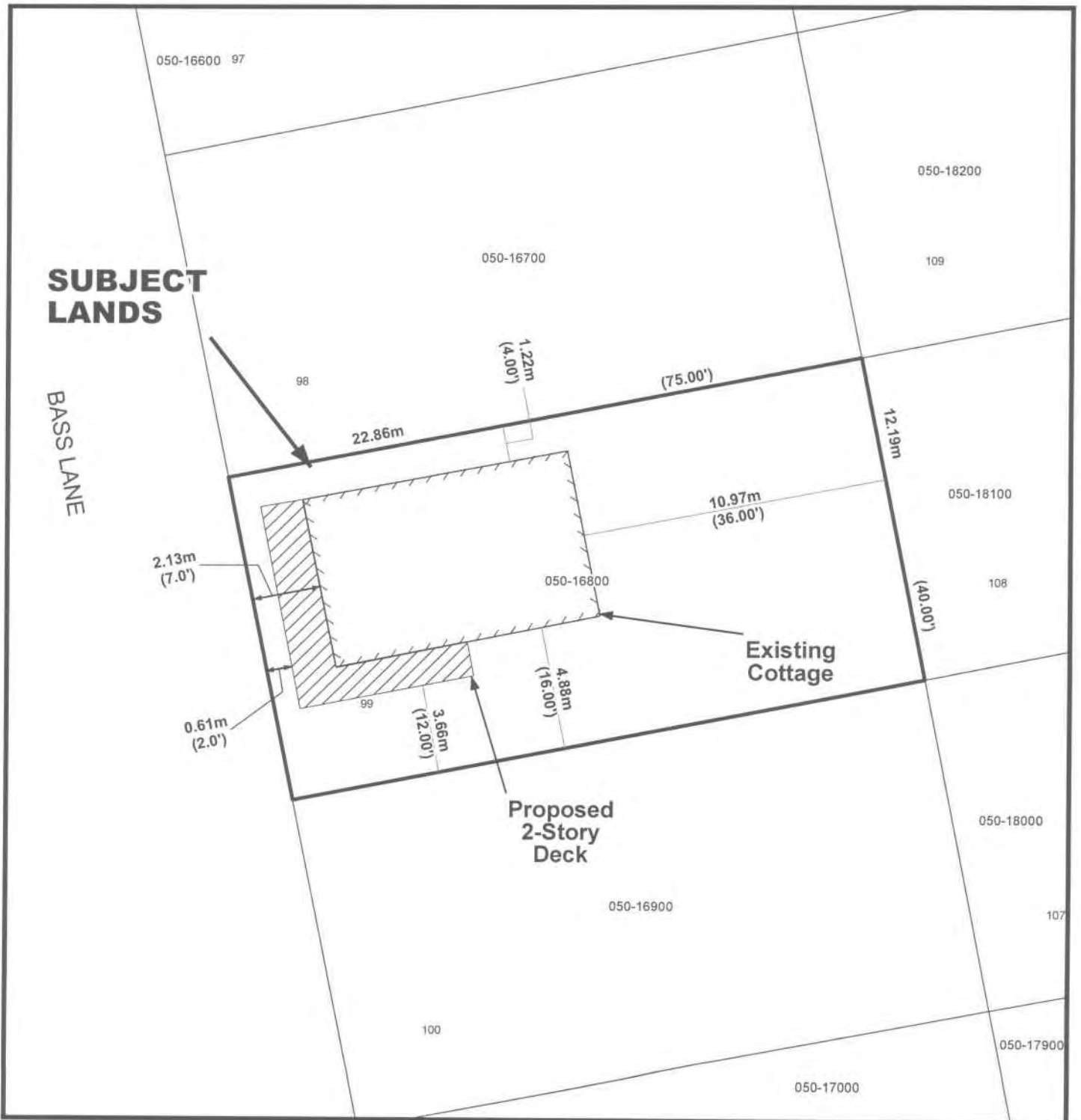
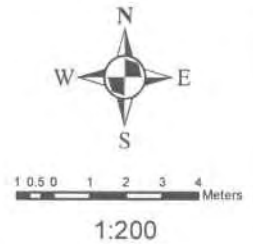
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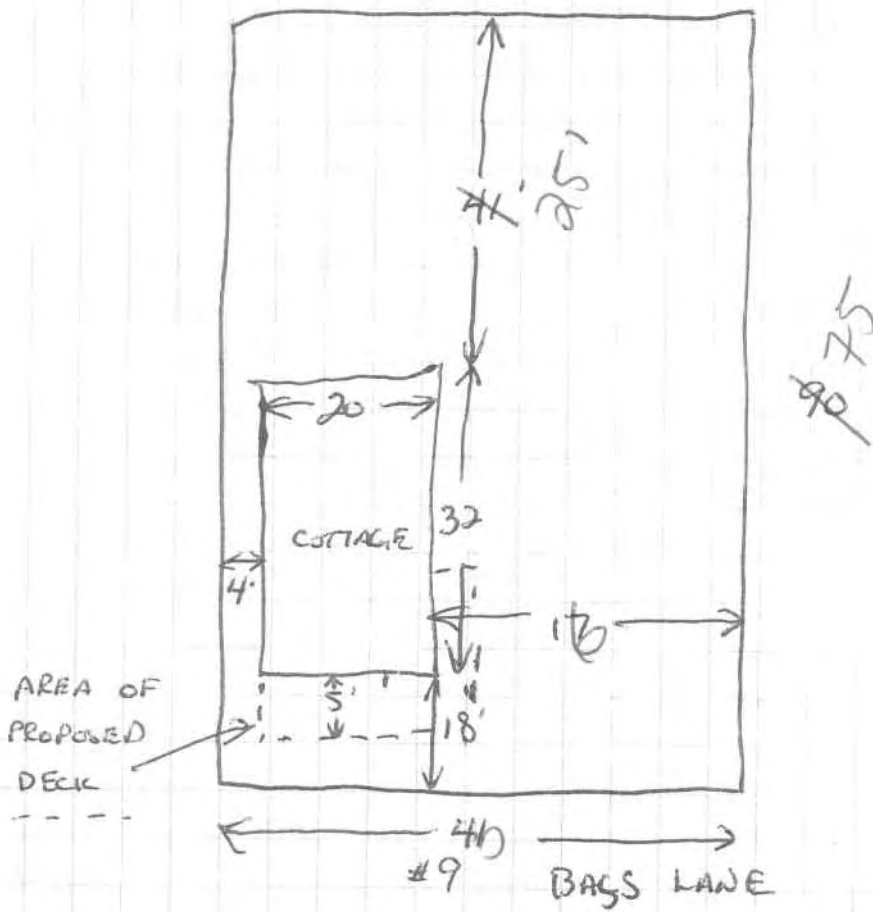


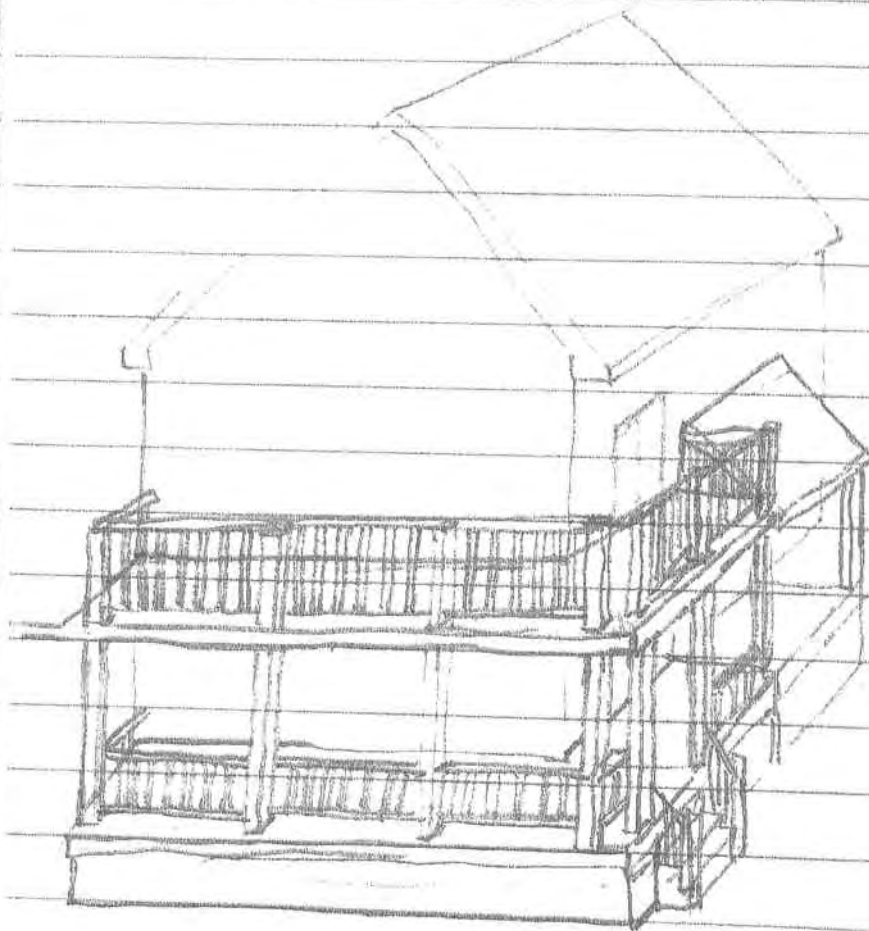
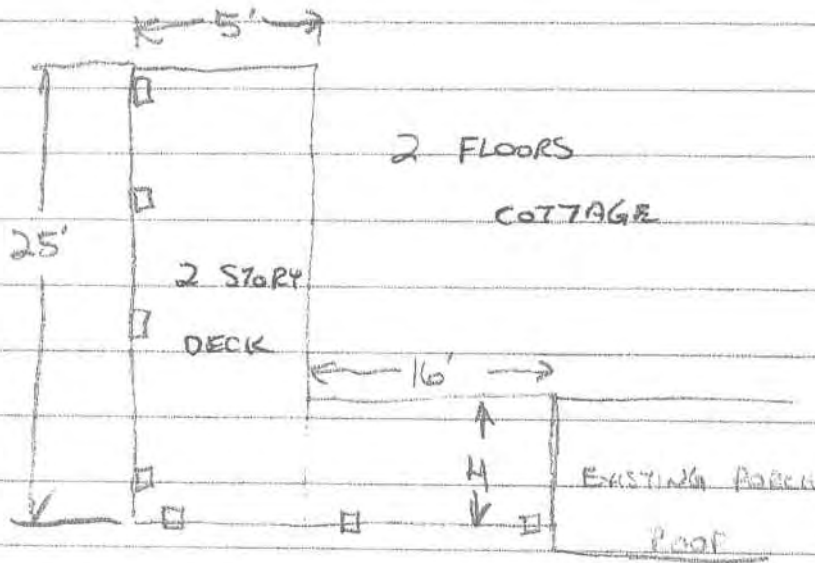
# MAP 4

File Number: AN-021/2008

Geographic Township of SOUTH WALSINGHAM







MR. LEAL,  
 THIS IS A ROUGH IDEA  
 OF WHAT YOUR DECK  
 WOULD LIKE ~~LIKE~~  
 WRAPPED AROUND TOP  
 AND BOTTOM

BASS LAKE





# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-050-168-00-0000

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: 12/24/2006

Owner	LEAL MICHAEL MIRANDA CONRAD ELIZABETH MIRANDA L	Property Lot		Former Municipality	Norfolk
Civic Address	9 BASS LANE	Block		Plan	
Legal Description	SWAL PLAN 219 LOT 99	Part		Reference Plan	
Zoning	LP LP	Concession		Extension to a Non-conforming use?	
By-law	1-NO 85	Current Use of Property	Residential	Township	
		Proposed Use of Property	Unknown		

## Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area	700	7535	324.8	3690	357.2	3845
b) Lot Frontage	15m.	50	12.5m	41	2.75m	9
c) Front Yard Setback	6m	20	2.13	7.0	3.96	13
d) Exterior Side Yard						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage	15		20		5	
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

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