



**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:

May 16TH, 2007

FILE NO.: AN-028/2007

ASSESSMENT ROLL NO.: 3310-336-060-00200

APPLICANT:

Tammy and Thadeius Stobba, 980 Conc. 8, Townsend, ON N0E 1Y0

AGENT:

John Van Thuyl, 937 Conc. 6, RR# 1, Waterford, ON N0E 1Y0

LOCATION:

Lot 13, Concession 8 TWN (980 Conc. 8, Townsend)

PROPOSAL:

- Relief of 0.18 m (0.6 ft) from the maximum height of an accessory building (Section 3.3a) of 5 m (16.4 ft) to permit an accessory building that is 5.1 m (17 ft) in height
- Relief of 138 m² (1,484 ft²) from the maximum area for accessory structures (Section 3.3g) of 100 m² (1,076 ft²) to permit a new accessory structure which together with the existing shed will total 238 m² (2,560 ft²)

- 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 2nd, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@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 1835; 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.

MINOR VARIANCE

THE CORPORATION OF
NORFOLK COUNTY
RECEIVED
APR 26 2007

Office Use:
File Number: AN-028/2007
Related File: NA
Date Submitted: April 24, 2007
Date Received: "
Sign Issued: "

PLANNING DEPT.

Sh

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: 3310-336-060-002.

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 Applicant ¹ Tammy & Thaddeus Stobla Phone # 519-443-8148
Address 980 CONC. 8 TOWNSEND. Fax # _____
NOE 1YO. E-mail _____

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

Name of Agent John Van Thuy 1 Phone # 519-443-7521
Address 937 CONC. 6 ~~FEED~~ Fax # 732-6404 cell.
RR #1 Waterford E-mail _____
NOE 1YO

Name of Owner ² _____ Phone # _____
Address _____ Fax # _____
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 sent ³: 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 mortgages, 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	_____
Concession Number	<u>8</u>	Lot Number(s)	<u>13</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>306 ft (93.2m)</u>	Depth (metres/feet)	<u>260.4 ft (79.3m)</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>1.8 acres (.74 ha.)</u>
Municipal Civic Address	<u>980 Conc. 8 Townsend</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):

- Would like to construct a workshop & storage building for woodworking hobby (makes birdhouses, lawn ornament chairs & other wooden crafts).

- his hobby is for personal use only
- the existing shed is less than 100 sq ft

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

- 1) Relief of 6 ft (1.8m) from the max. height of an accessory building (Section 3.3a) of 16.4 ft (5m) to permit an accessory building that is 17 ft (5.1m) in height.
- 2) Relief of 1484 ft² (138m²) from the max. area for accessory structures (Section 3.3g) of 1076 ft² (100m²) to permit a new accessory structure which together with the existing shed total 2560 ft² (238m²).



MINOR VARIANCE

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

- The existing shed & lean-to are too small to ~~provide~~ ^{provide} sufficient space for the applicant's hobby & to provide storage for his wood working & lawn equipment. Right now his tractor & other implements are stored outside, & he would like them secured & in shelter

D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

Agricultural

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:

See sketch

- 1 single dwelling with attached 2 car garage
- 1 existing shed - approx. 500 ft²
- & an open lean-to

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

house - approx 25 years ago,
shed - unknown

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.

NA

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:

- refer to sketch
Proposed shed - 50 ft x 40 ft, 40 to 17-ft incl.

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

this spring if approved

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:

2005 (fall)

Present use of the subject lands:

residential

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

over 25 years

Existing use of abutting properties:

residence & agriculture

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:

general knowledge of the area

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? *NA*

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:

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"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input 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 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 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance

MINOR VARIANCE

H. SERVICING AND ACCESS

Indicate what services are existing available or proposed: - No new fixtures proposed. OR washroom

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:

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:

Name of road/street:

5th Concession Rd Townsend

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

ASAP. was not aware of issue relating to sign of
laboratory building & it. till now

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.

- The building is solely for personal use, the lands are
just under 2000. The building proposed also will
fit in with the house & will have windows along
the sides. The property is bound on 3 sides
by large mature spruce trees 20-25 ft high
which helps as a buffer



Zoning Deficiency

Norfolk CityView Web

File - AN-028/200;

Roll Number 33-10-336-060-002-00-0000

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: STOBBA TAMMY LYNN
STOBBA THADEIUS (TEDDY) L

Property Lot: Former Municipality:

Block: Plan:

Civic Address: 980 CONC 8 TOWNSEND

Part: Reference Plan:

Legal Description: TWN CON 8 PT LOT 13

Concession: Extension to a Non-conforming use?:

Zoning: Agricult Current Use of Property: Residential Township:

By-law: NW1-2000 Proposed Use of Property: Resident Townsend

Zoning Deficiency

DEVELOPMENT STANDARDS

	Required (Meters/Feet)		Proposed		Deficiency	
	ft	metres	ft.	metres	ft	metres
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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
g) Rear Yard	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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 3.3(a)	<u>16.4'</u>	<u>5m</u>	<u>17'</u>	<u>5.18m</u>	<u>0.6ft</u>	<u>.18m</u>
k) Accessory Building 3.3(g)	<u>1076ft²</u>	<u>100m²</u>	<u>2560ft²</u>	<u>238m²</u>	<u>1484ft²</u>	<u>138m²</u>
Accessory Building Comments	<u>2 buildings - existing shed 4 to = 560 ft² - proposed workshop 2000 ft² } Total 2560 ft²</u>					
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:

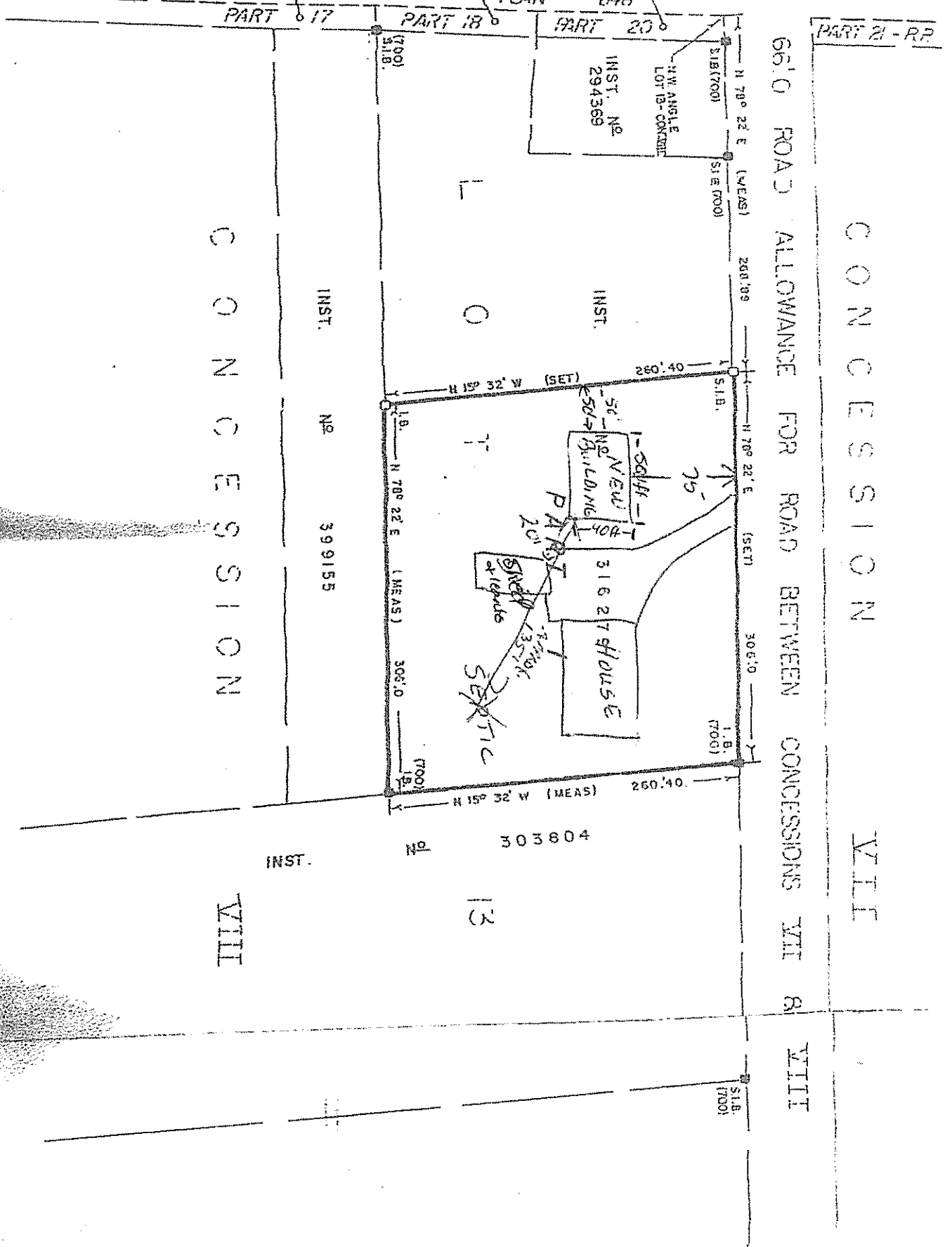
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

ALLOWANCE FOR ROAD BETWEEN LOTS 12 & 13
 (AS WIDENED BY REGISTERED PLAN 846)

REGISTERED PLAN 846



IN ACCORDANCE WITH THE SURVEYS ACT
 THE REGULATIONS MADE THEREUNDER
 ON THE 15th DAY OF MARCH 1997

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND
 1" x 1/4" STANDARD IRON BARS SHOW
 5/8" x 5/8" IRON BARS SHOW
 5/8" x 2" IRON BARS SHOW

S.I.B.
 I.B.
 L.B.

JEWITT AND DIXON LTD.
 ONTARIO LAND SURVEYORS
 90 KENT STREET, SOUTH, ONTARIO

FIELD WORK
 CALCULATED
 PLAN



CityView™
Municipal Software Corporation

County Boundary	Img
2006 Air Photo East	Img
2006 Air Photo Center	Img
2006 Air Photo West	Img
Municipal Boundary	Img
Lake Erie	Img
Urban Boundary	Img
Hamlet Boundary	Img
Property	Img
Label X Sm - Street	Txt
Label Sm - Roll No.	Txt
Label Sm - Civic A	Txt

Legend:

Scale 1:965

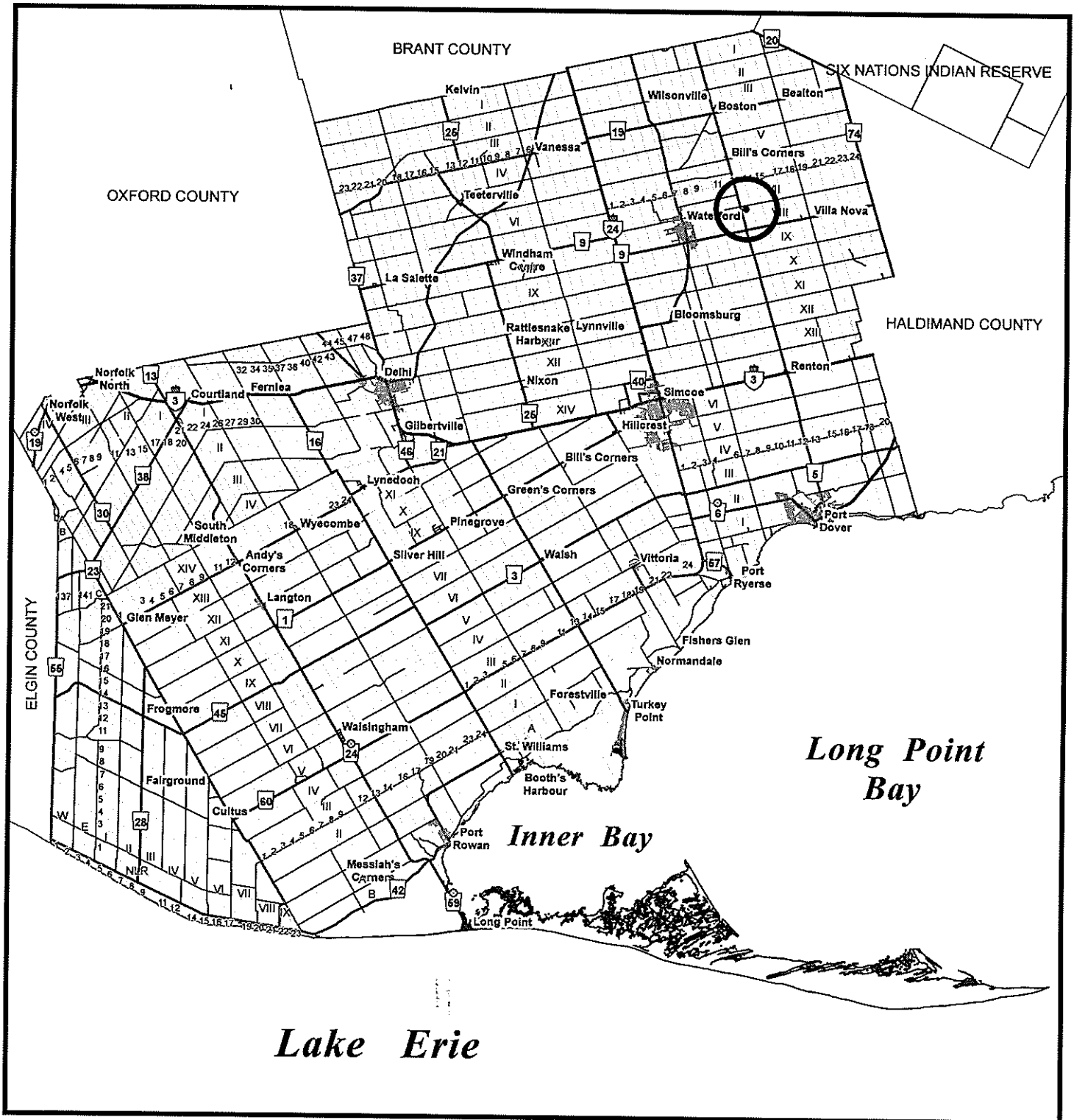




MAP 1

File Number: AN-028/2007

Geographic Township of TOWNSEND



MAP 2

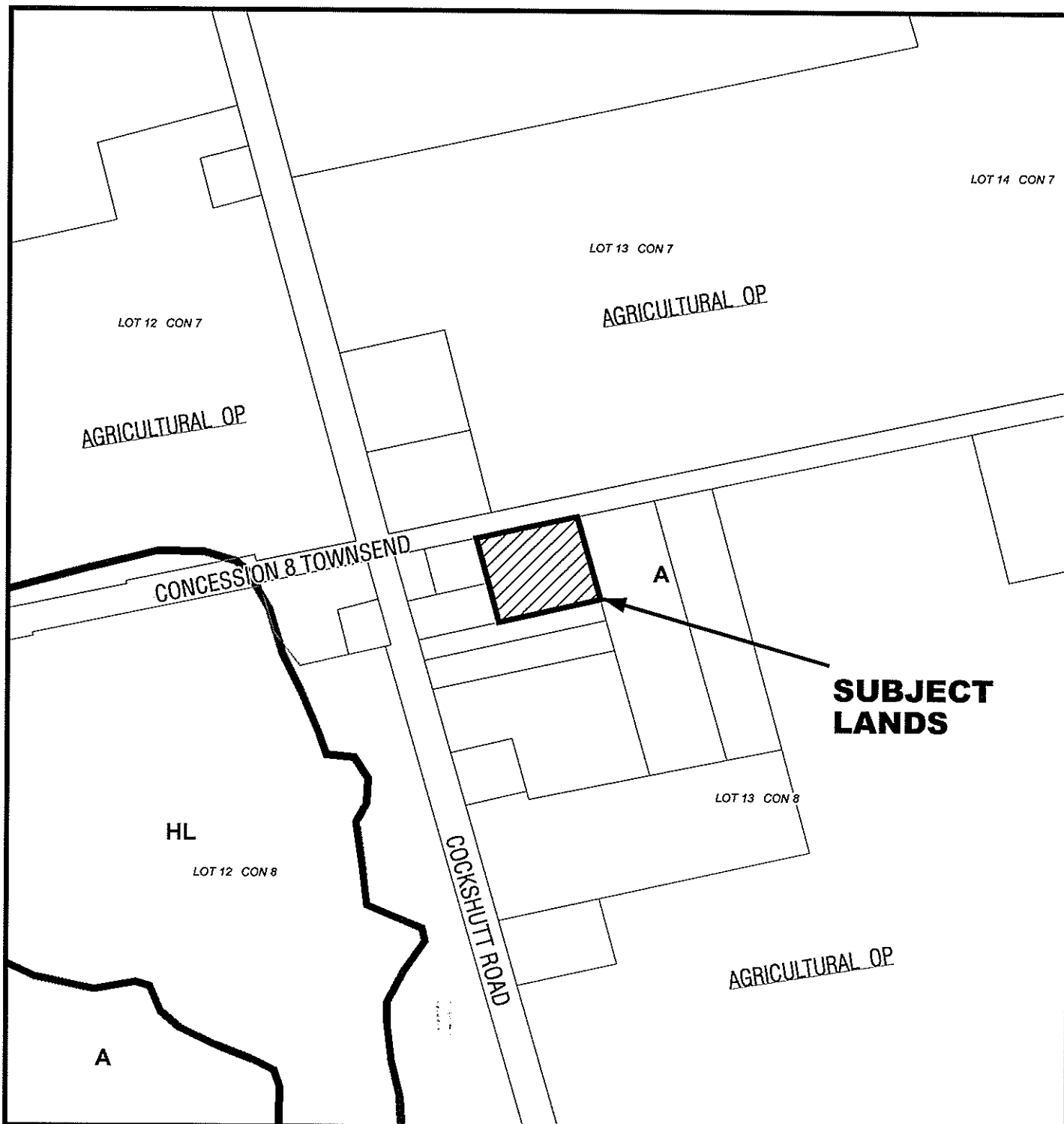
File Number: AN-028/2007

Geographic Township of TOWNSEND



0 15 30 60 90 120 150 180 Meters

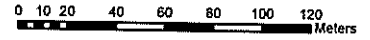
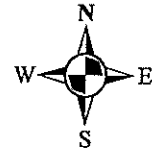
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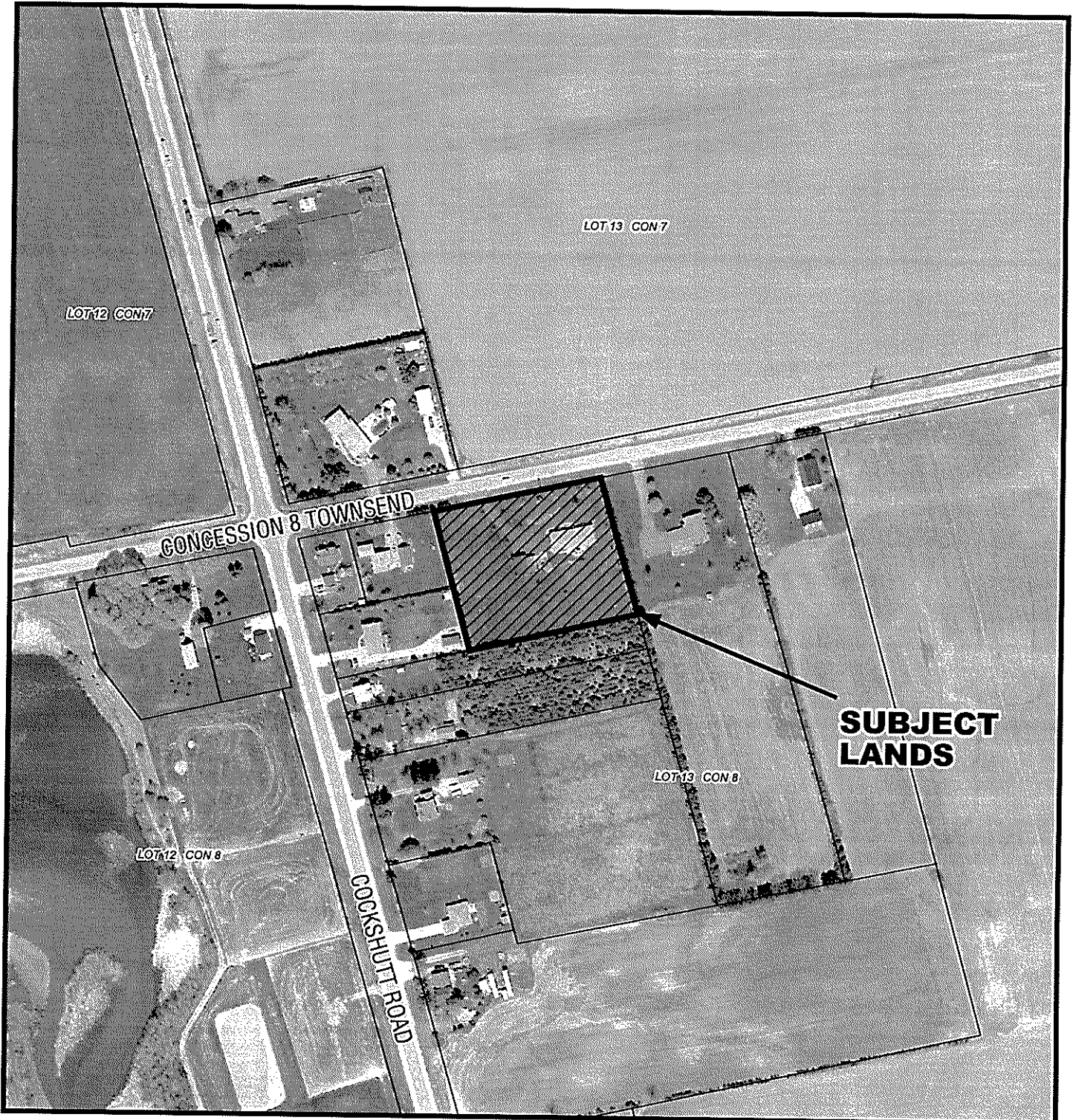
MAP 3

File Number: AN-028/2007

Geographic Township of TOWNSEND



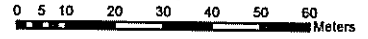
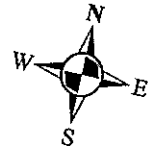
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MAP 4

File Number: AN-028/2007

Geographic Township of TOWNSEND



1:1,500

