



COMMENT REQUEST FORM

FILE NO.: AN-028/2008 **ROLL NO.: 3310-337-060-23900**

- | | |
|--|--|
| <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 checked="" type="checkbox"/> Conservation Authority |

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:

JULY 2nd, 2008

APPLICANT:
Craig Combe, 510 McGregor Avenue London, ON N6V 2S9

AGENT:
M.C. Engineering, Box 1002 Simcoe, ON N3Y 2V4

LOCATION:
Block 2, Rlan 178 WDH (2 Creekside Lane, Port Ryerse)

PROPOSAL:
CONSTRUCT A GARAGE REQUIRING RELIEF OF:
• 7.8 sq. m. (25.59 sq. ft.) from the required rear yard setback of 9.0 m. (29.53 ft.) to permit a rear yard setback of 1.2 m. (3.94 ft.)
• 1.7 m. (5.57 ft.) from the maximum building height of 5.0 m. (16.4 ft.) to permit a buiding height of 6.7 m. (21.98 ft.);
• 15.5 sq. m. (166.84 sq. ft.) from the maximum lot coverage of an accessory building of 100 sq.m. (1076.39 sq. ft.) to permit an accessory building with a lot coverage of 115.5 sq. m. (1243.23 sq. ft.)

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

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, ACST (A), Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT

CIRCULATION DATE: June 18th, 2008

MINOR VARIANCE

Office Use: AN-28/08
File Number:
Related File:
Fees Submitted: June 3/08
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: 3310-337 060 239

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-DEB

A. APPLICANT INFORMATION

AGENT
Name of Applicant: M.C. ENGINEERING Phone #: 519-428-6790
Address: Box 1002 SIMCOE Fax #: 426 8960
Town / Postal Code: N3Y 2V4 E-mail: Jim@MCEngineering.net

Name of Agent: Phone #:
Address: AS ABOVE Fax #:
Town / Postal Code: E-mail:

APPLICANT:
Name of Owner: CRAIG COMBE Phone #: 519 432 3443
Address: 510 MCGREGOR AVE Fax #:
Town / Postal Code: LONDON ON N6V E-mail: CCOMBE@INTASCO.COM

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: [X] Applicant [X] 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 mortgagees, charges or other encumbrances on the subject lands:
NIL

MINOR VARIANCE

Note: dwelling & es side yard not front yard & ∴ requires rear yard relief.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Former Woodhouse Twp. Urban Area or Hamlet PORT ARTHUR

Concession Number _____ Lot Number(s) LOTS 1, 2, 3, 4 11 LOT 7

Registered Plan Number _____ Lot(s) or Block Number(s) BLK # 2

Reference Plan Number R.P. 17B Part Number(s) _____

Frontage (metres/feet) 174' Depth (metres/feet) 168'

Width (metres/feet) 174' @ ROAD To 56' @ Lot area (m² / ft² or hectares/acres) 23,680 m² (.54 ACRES)

Municipal Civic Address 2 CREEK SIDE ~~LANE~~ Lane
PORT ARTHUR

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):

Proposed
Relief
of
DETACHED RESIDENTIAL GARAGE
7.8 m. (25.59 ft.) from rear yard setback, 1.7 m. (5.57 ft.) from
max. height of accessory building, & 15.5 m² (166.84 sq. ft.) from max. lot
coverage of accessory building to permit a garage

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

PROPOSAL EXCEEDS PERMITTED COVERAGE BY 167 m²
PROPOSAL EXCEEDS PERMITTED HEIGHT BY 5'6"
PROPOSAL DOES NOT MEET REAR YARD
REQUIREMENTS. RELIEF OF 7.8 m
(25.59')

MINOR VARIANCE

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

OWNER WANTS TO HAVE STORAGE ABOVE & BELOW
CAR GARAGE WHICH RESULTS IN VARIATION OF HEIGHT
& COVERAGE CRITERIA IN BY-LAW
- BY LAW DEMANDS FRONT YARD TO BE ON COMMERCIAL
LOGICAL SIDEYARD ~~BE~~ NOW REAR YARD. (FOOD)

D. PROPERTY INFORMATION

Present official plan designation(s): Hamlet

Present zoning: R.H.

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:

EXISTING DWELLING & GARDEN SHED TO BE
RETAINED

If known, the date existing buildings or structures were constructed on the subject lands: APPROX 1950

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.

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:

NEW DETACHED GARAGE WITH WALK OUT BASEMENT
STORAGE & 2ND FLOOR STORAGE

If known, the date the proposed buildings or structures will be constructed on the subject lands:
AUGUST 2008

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:
2000

Present use of the subject lands:
RESIDENTIAL / SUMMER HOME

If known, the length of time the existing uses have continued on the subject lands:
RESIDENCE FOR 30+ YEARS

Existing use of abutting properties:
RESIDENTIAL

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:

HISTORICAL DATA

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:

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

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:

2 CREEFSIDE ROAD



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-337-060-239-00-0000

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: Property Lot: Former Municipality:
 Block: Plan:
 Civic Address: Part: Reference Plan:
 Legal Description: Concession: Extension to a Non-conforming use?:
 Zoning: Current Use of Property: Township:
 By-law: Proposed Use of Property:

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
b) Lot Frontage	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
c) Front Yard Setback	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="7.80 0.00"/>	<input type="text" value="7.80 0.00"/>
d) Exterior Side Yard	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
e) Interior Side Yard (Rt)	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
f) Interior Side Yard (Lt)	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
g) Rear Yard	<input type="text" value="9.00"/>	<input type="text" value="29.53"/>	<input type="text" value="1.20"/>	<input type="text" value="3.94"/>	<input type="text" value="7.80"/>	<input type="text" value="25.59"/>
h) Dwelling Unit Area	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
i) % Lot Coverage	<input type="text" value="10.00"/>		<input type="text" value="5.00"/>		<input type="text" value="5.00"/>	
j) Height of Building	<input type="text" value="5.00"/>	<input type="text" value="16.40"/>	<input type="text" value="6.70"/>	<input type="text" value="21.98"/>	<input type="text" value="-1.70"/>	
k) Accessory Building	<input type="text" value="100.00"/>	<input type="text" value="1,076.39"/>	<input type="text" value="115.50"/>	<input type="text" value="1,243.23"/>	<input type="text" value="-15.50"/>	<input type="text" value="-166.84"/>
Accessory Building Comments	<input type="text"/>					
l) Parking	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
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" value="DETACHED GARAGE SIZE & HEIGHT ARE OVER BY-LAW REQUIR."/>		Other Description: <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-028/2008

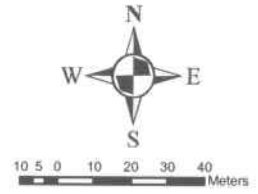
Geographic Township of WOODHOUSE



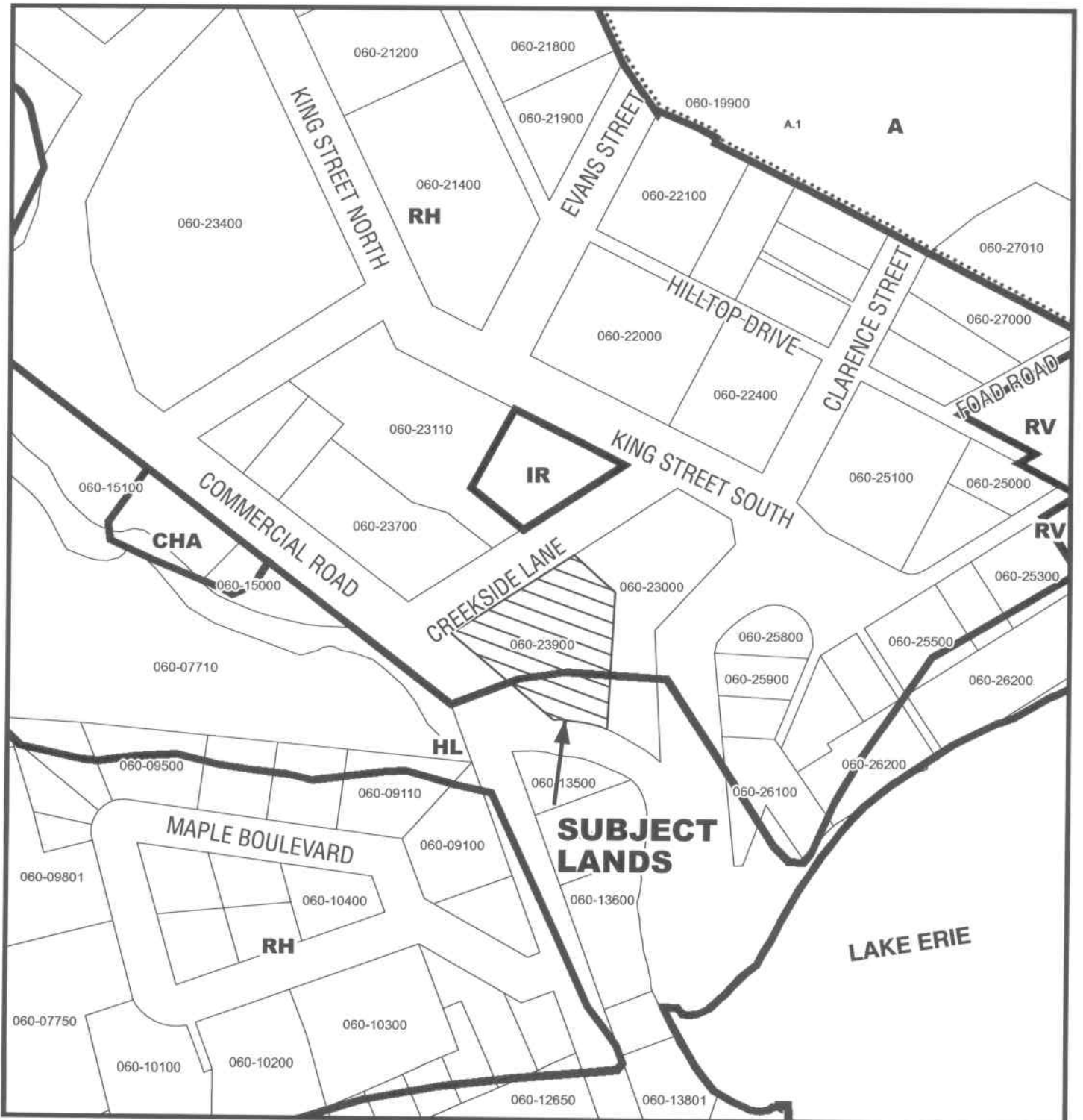
MAP 2

File Number: AN-028/2008

Geographic Township of WOODHOUSE



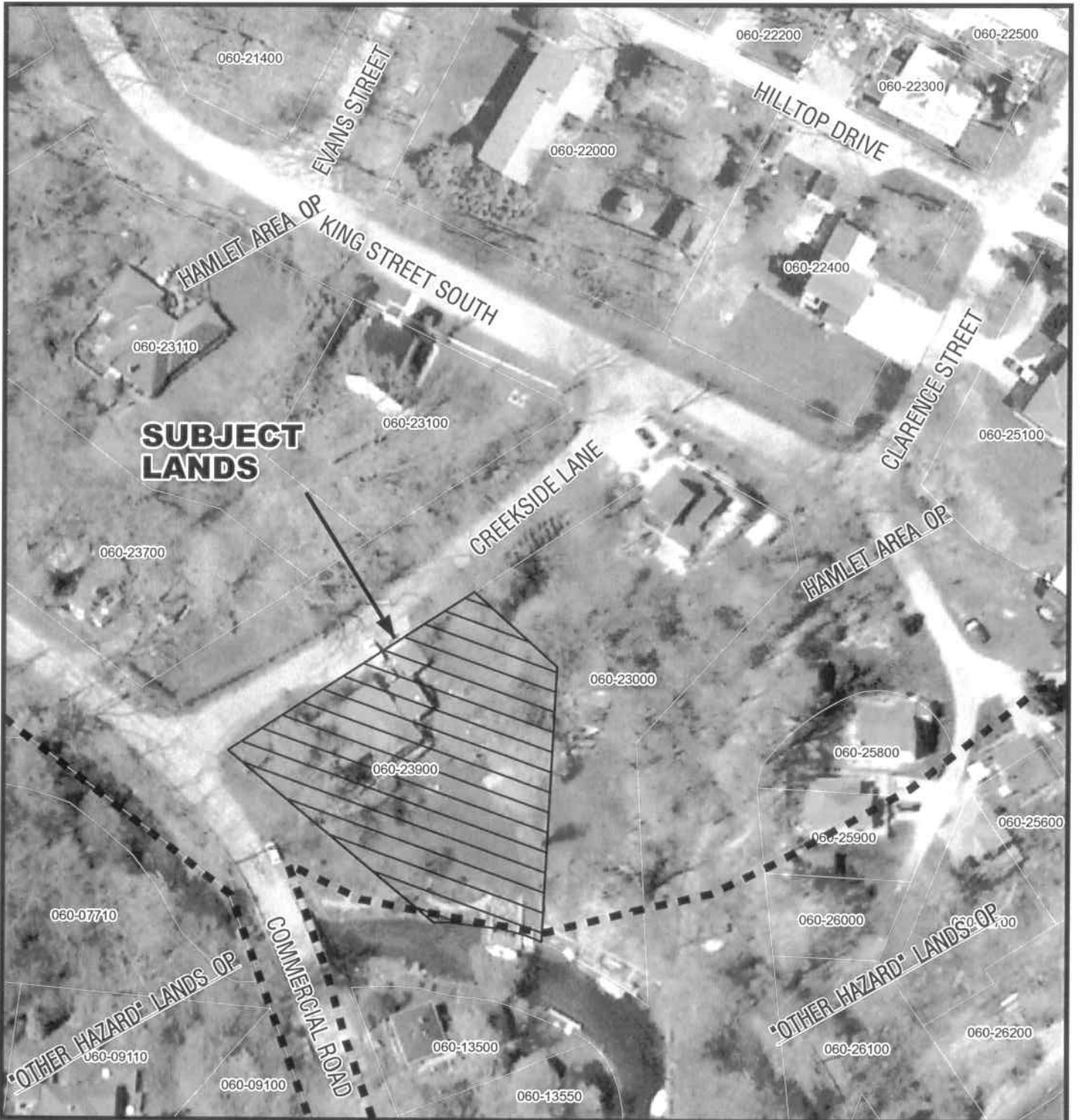
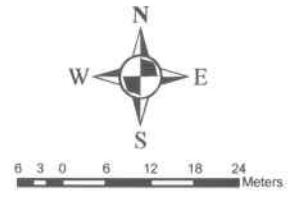
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MAP 3

File Number: AN-028/2008

Geographic Township of WOODHOUSE



MAP 4

File Number: AN-028/2008

Geographic Township of WOODHOUSE

