



COMMENT REQUEST FORM

FILE NO.: AN-032/2009

ROLL NO.: 3310-335-020-08600

- | | |
|--|---|
| <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 |

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:**

AUGUST 3RD, 2009

APPLICANT:

Gerry Ryerse, 208 Leamon St, Box 831 Waterford, ON N0E 1Y0

AGENT:

N/A,

LOCATION:

Pt Lot 22, Block K, Plan 19B (208 Leamon Street, Waterford)

PROPOSAL:

ERECT A DETACHED GARAGE REQUIRING RELIEF OF:

- 22.83 sq.m. (246.0 sq.ft.) from the maximum size of an accessory building of 50.0 sq.m. (538.0 sq.ft.) to allow for the construction of a detached garage of 72.83 sq.m. (784.0 sq.ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

EMAIL: shirley.cater@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, 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.

CIRCULATION DATE: July 20th, 2009

MINOR VARIANCE

Office Use:

File Number: AN-032/2009
Related File:
Fees Submitted: July 8/09
Application Submitted: July 8/09
Sign Issued: July 8/09
Complete Application: July 8/09

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: 3310-335.020.08600.0000

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. NW 1-2000

A. APPLICANT INFORMATION

Name of Applicant 1: Gerry Ryerse
Address: 208 Leamon St Box 831
Town / Postal Code: Waterford, On N0E1Y0
Phone #: (519) 443-0510

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

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

Name of Owner 2: DONNA RYERSE
Address: 208 LEAMON BOX 831
Town / Postal Code: WATERFORD, ON N0E1Y0
Phone #: 519-443-0510

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: [X] 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:

Blank lines for listing mortgages, charges or other encumbrances.

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|-----------------------|---|---|
| Geographic Township | _____ | Urban Area or Hamlet | <u>Waterford</u> |
| Concession Number | _____ | Lot Number(s) | _____ |
| Registered Plan Number | <u>19-B</u> | Lot(s) or Block Number(s) | <u>Bl. K Pt. Lot 22</u> |
| Reference Plan Number | <u>—</u> | Part Number(s) | <u>—</u> |
| Frontage (metres/feet) | <u>27.13 m / 89'</u> | Depth (metres/feet) | <u>46.6 m / 152'9"</u> |
| Width (metres/feet) | <u>27.13 m / 89'</u> | Lot area (m ² / ft ² or hectares/acres) | <u>1264 m² / 13,600 ft² ±</u> |
| Municipal Civic Address | <u>208 Leaman St.</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):

Erect a garage (detached) which is 28' x 28'.

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

Relief of 22.83 m² (246 sq. ft.) from the maximum size of accessory building of 50 m² (538 sq. ft.) to allow a garage of 72.83 m² (784 sq. ft.)

MINOR VARIANCE

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

Vehicle storage, work shop and other storage requires a double garage - slightly deeper.

D. PROPERTY INFORMATION

Present official plan designation(s):

Res.

Present zoning:

R1-A

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

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

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.

garage / workshop

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:

1 storey 28' x 28' garage

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

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: 2008

Present use of the subject lands: Residential

If known, the length of time the existing uses have continued on the subject lands: 30-35 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:

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) | |
|--|------------------------------|--|---|---|
| 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 checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No _____ distance |
| Floodplain | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" 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: *existing*

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
- Provincial highway
- Municipal road
- Other (describe below)

If other, describe:

Name of road/street: *Leaman Street*

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

wish to start construction

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.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-335-020-086-00-0000

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: RYERSE DONNA LYNN
 Property Lot: 22
 Former Municipality: Waterford
 Block: K
 Plan: 19B
 Part:
 Reference Plan:
 Civic Address: 208 LEAMON ST Unit 00000
 Legal Description: WAT PLAN 19B BLK K PT LOT 22
 Concession:
 Extension to a Non-conforming use?:
 Zoning: R1-A
 Current Use of Property: SFD
 Township: Nanticoke
 By-law: NW1-2000
 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 | | | | | | |
| k) Accessory Building 3.3 | 50 ^m | 538 ^{ft} | 72.835m | 784 ^{ft} | 22.83m | 246 ^{ft} |
| Accessory Building Comments | Construct 28' x 28' Garage. | | | | | |
| 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.

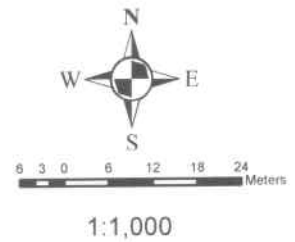
I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures: [Signature] Owner/Applicant [Signature] Building Inspector March 30/09

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:

GEROLD RYERSE Name 208 LEAMON ST. WATERFORD ON. Address

MAP 2
File Number: AN-032/2009
Urban Area of WATERFORD



MAP 3
File Number: AN-032/2009
Urban Area of WATERFORD

