



**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:

September 12TH, 2007

FILE NO.: AN-048-/2007

ASSESSMENT ROLL NO.: 3310-545-030-09500

APPLICANT:

John Klassen, 191 Lakeshore Rd, R R #2, Port Burwell, ON N0J 1T0

AGENT:

LOCATION:

Lot 3 Concession NLR HGN (191 Lakeshore Rd)

PROPOSAL:

Relief of 14.94 m. (49 ft.) from the required 30.48 m. (100 ft.) to permit a front yard zoning by-law of 15.54 m. (51 ft.)

- 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: August 29th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

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

FAX: (519) 428-3069 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: Larry Dawson, 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: larry.dawson@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-48/07
Related File: _____
Fees Submitted: Aug 17/07
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: 3310-545-030-0950

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 ¹ John Klassen Phone # 519-876-3168
Address 191 LAKESHORE RD 42 Fax # _____
Town / Postal Code PORT BURWELL REGION E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.
NO JITA

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

Name of Owner ² _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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:
Bank of Nova Scotia Tillsonburg

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Houghton</u>	Urban Area or Hamlet	
Concession Number	<u>NLR</u>	Lot Number(s)	<u>3</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>134.4' ft</u>	Depth (metres/feet)	<u>164.2 ft</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>22069 ft²</u>
Municipal Civic Address	<u>191 Lakeshore Rd</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):

propose to construct addition onto house along same frontage as existing house

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

relief of front yard setback proposed 18.4' required 43' deficient 24.7 ft

REG RD BYLAW REQUIRES 100' SET BACK FROM RD 42 IS 66' WIDE 33+18 = 51 - 100 = 49

MINOR VARIANCE

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

location of existing house

D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

Agriculture

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:

house and garage

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

70 + 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.

/

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:

addition onto existing house - see attached

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:

2000 ±

Present use of the subject lands:

residence

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

Existing use of abutting properties:

house on west - agriculture remaining area

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:

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:

191 Lakeshore Rd

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

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 33-10-545-030-095-00-0000

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: WALL MARY
KLASSEN JOHAN

Civic Address: 191 LAKESHORE RD

Legal Description: HGN CON NLR PT LOT 3

Zoning: A

By-law:

Property Lot: []

Block: []

Part: []

Concession: []

Former Municipality: []

Plan: []

Reference Plan: []

Extension to a Non-conforming use?: []

Current Use of Property: SFD

Proposed Use of Property: ADDITION TO SFD

Township: []

Zoning Deficiency

DEVELOPMENT STANDARDS **Required (Meters/Feet)** **Proposed** **Deficiency**

a) Lot Area	[]	[]	[]	[]	[]	[]
b) Lot Frontage	[]	[]	[]	[]	[]	[]
<i>REG RD</i> c) Front Yard Setback <i>e</i>	30.48	4100	15.54	51	14.94	99 FT
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	[]	[]	[]	[]	[]	[]
Accessory Building Comments	[]					
l) Parking	[]	[]	[]	[]	[]	[]
m) Other <i>FRONT YD</i> <i>20.24 BY-LAW</i>	[]	43	[]	18	[]	25 FT

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:

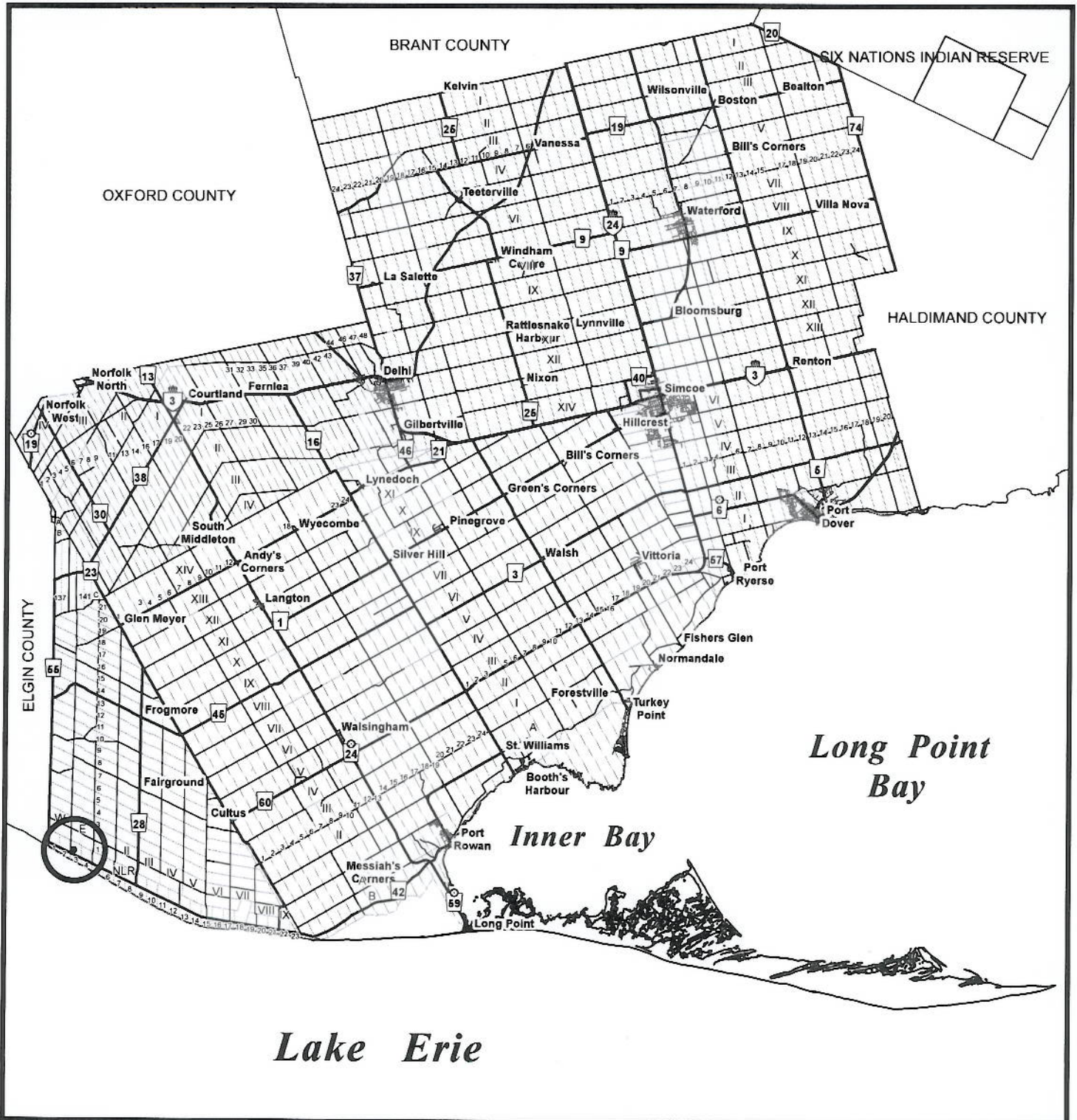
Name

Address

MAP 1

File Number: AN-048/2007

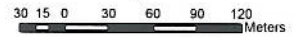
Geographic Township of HOUGHTON



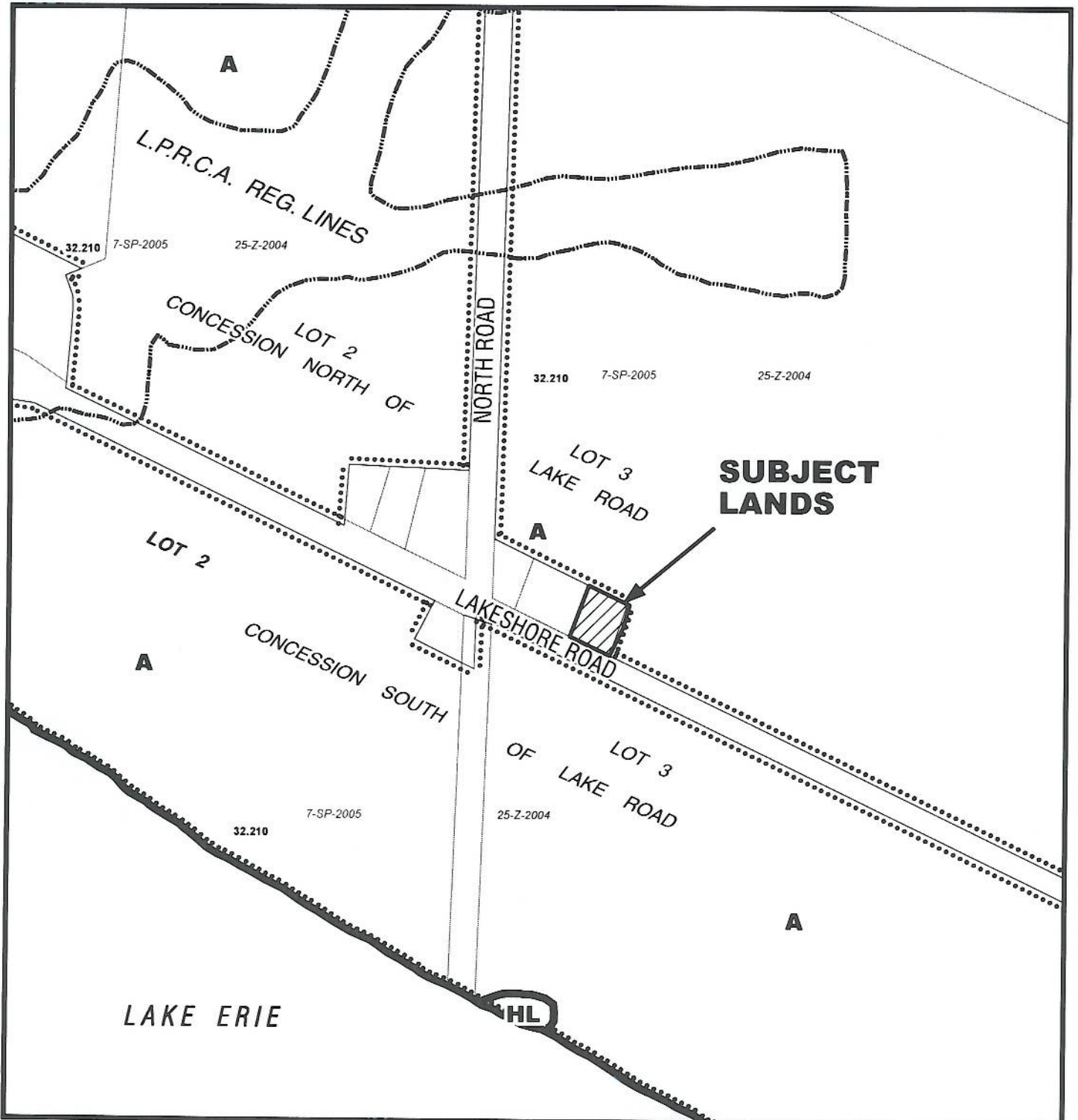
MAP 2

File Number: AN-048/2007

Geographic Township of HOUGHTON



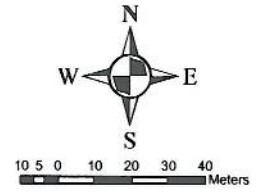
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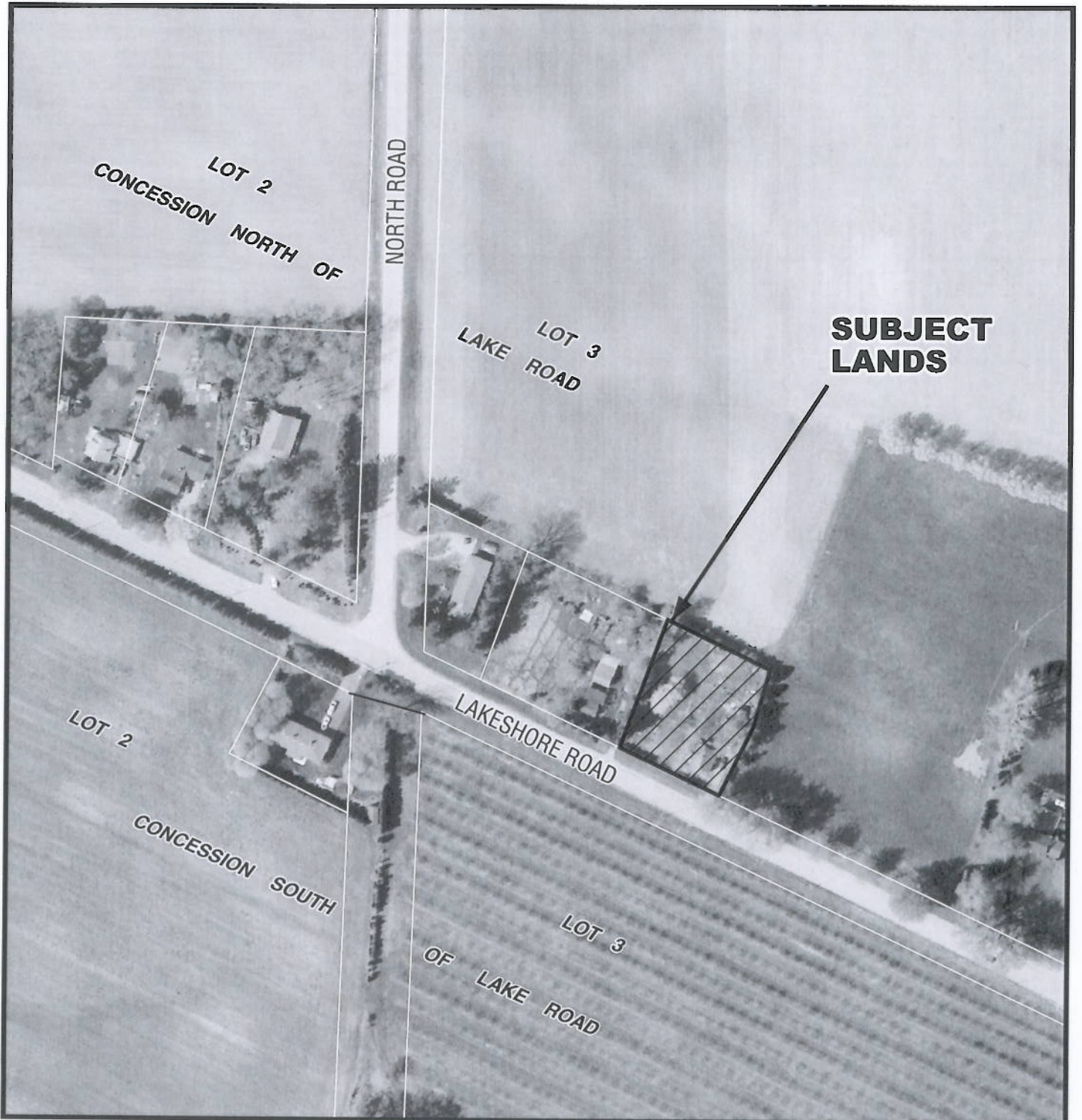
MAP 3

File Number: AN-048/2007

Geographic Township of HOUGHTON



1:2,000



MAP 4
File Number: AN-048/2007
Geographic Township of HOUGHTON

