



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

# FILE NO: ANPL2012113

Building Department  
 Building Inspector (Sewage System Review)  
 Forestry Division  
 GIS Section  
 Fire/EMS  
 Public Works NOTE: If an agreement is required  
please attach the clauses you require in the  
agreement.

Railway  
 Norfolk Power  
 Ministry of Transportation  
 Union Gas  
 Norfolk Heritage Committee  
 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 3<sup>rd</sup>, 2012

**APPLICANT:**

WILSHIRE MARY PATRICIA, RR 3 STN MAIN TILLSONBURG, ON N4G 4G8

**LOCATION:** SWAL PLAN 436 LOT 592 (46 Old Cut Blvd)

**ASSESSMENT ROLL NO.:** 3310543070350000000

**PROPOSAL:**

RECOGNIZE EXISTING DEFICIENCY FOR COTTAGE SETBACK REQUIRING RELIEF OF:  
5.4 m (18 ft.) from the required front yard setback of 6 m (20 ft.) to permit a reduced front yard setback of 0.60 m (2 ft.)

PERMIT THE CONSTRUCTION OF A CARPORT REQUIRING RELIEF OF:

16 ft. from the required front yard setback of 20 ft. to permit a reduced front yard setback of 4 ft.

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### PLEASE REPLY BY EMAIL DIRECTLY TO:

**MARY ELDER, MCIP, RPP**

PO Box 128, 22 Albert Street, Langton ON N0E 1G0  
(519) 875-4485 ext: 1341

**EMAIL:** [mary.elder@norfolkcounty.ca](mailto:mary.elder@norfolkcounty.ca)

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, 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](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.

**CIRCULATION DATE:** June 18, 2012

**MINOR VARIANCE**

- LPRCA fee collected May 31st
- holding tank therefore no OSSDS required.

Office Use:

File Number:

Related File:

Fee Submitted:

Application Submitted:

Sign Issued:

Complete Application:

ANPL2012113✓May 31st 2012May 31st 2012May 31st 2012May 31st 2012KR

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:** 3310-543-070-350

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. \_\_\_\_\_

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> MARY/GEORGE WILTSHERE Phone # 519-688-3125

Address RR#3, 244 QUARTERLINE RD Fax # 519-688-3125

Town / Postal Code TILSONBURG, N4G 4G8 E-mail wiltshir@execulink.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent above Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner<sup>2</sup> MARY WILTSHERE Phone # same

Address same 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 mortgagees, charges or other encumbrances on the subject lands:

NIL

## MINOR VARIANCE

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

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>436</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>66'</u>	Depth (metres/feet)	<u>91' ±</u>
Width (metres/feet)	<u>66'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>.16 acre</u>
Municipal Civic Address	<u>46 OLD CUT BLVD.</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):

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To build an open car port and need to fulfill front yard set back requirement

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

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RECOGNIZE EXISTING DEFICIENCY FOR COTTAGE SETBACK REQUIRING RELIEF OF:

5.4 m (18 ft.) from the required front yard setback of 6 m (20 ft.) to permit a reduced front yard setback of 0.60 m (2 ft.)

PERMIT THE CONSTRUCTION OF A CARPORT REQUIRING RELIEF OF:

16 ft. from the required front yard setback of 20 ft. to permit a reduced front yard setback of 4 ft.

## MINOR VARIANCE

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

The existing cottage has been there 60 years and is in keeping with the frontage line of neighbouring cottages.

### D. PROPERTY INFORMATION

Present official plan designation(s):

resort residential

Present zoning:

LONG POINT

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:

cottage 24' x 30', shed 8x10 (1.2m side yard)  
boathouse 16' x 24'

see sketch

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

1953

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.

to park vehicles

## 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:

only proposed structure is an open car port 24 x 24 feet x 16 feet to peak

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:

1982

Present use of the subject lands:

SEASONAL COTTAGE

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

cottage since 1953

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:

Relief of front yard setback to build car port

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)
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 type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>23 meters</u> 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 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 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 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:

holding tank

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:

OLA CUT BLVD

## MINOR VARIANCE

### I. OTHER INFORMATION

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

Yes  No

If yes, describe:

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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.

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## ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

STREET # 46

ROLL No. 3310543070350000000

LEGAL DESCRIPTION:  
SWAL PLAN 436 LOT 592, IRREG,  
0.14AC 66.00FR D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME OLD CUT BLVD

ZONING

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)	PROPOSED (m/ft)	DEFICIENCY (m/ft)
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	6	20	0.60
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>		
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>

ADDITIONAL COMMENTS: This application pertains to the construction of an attached carport which has a proposed front yard setback of 4 feet however the existing cottage has an existing front yard setback of just 2 feet.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

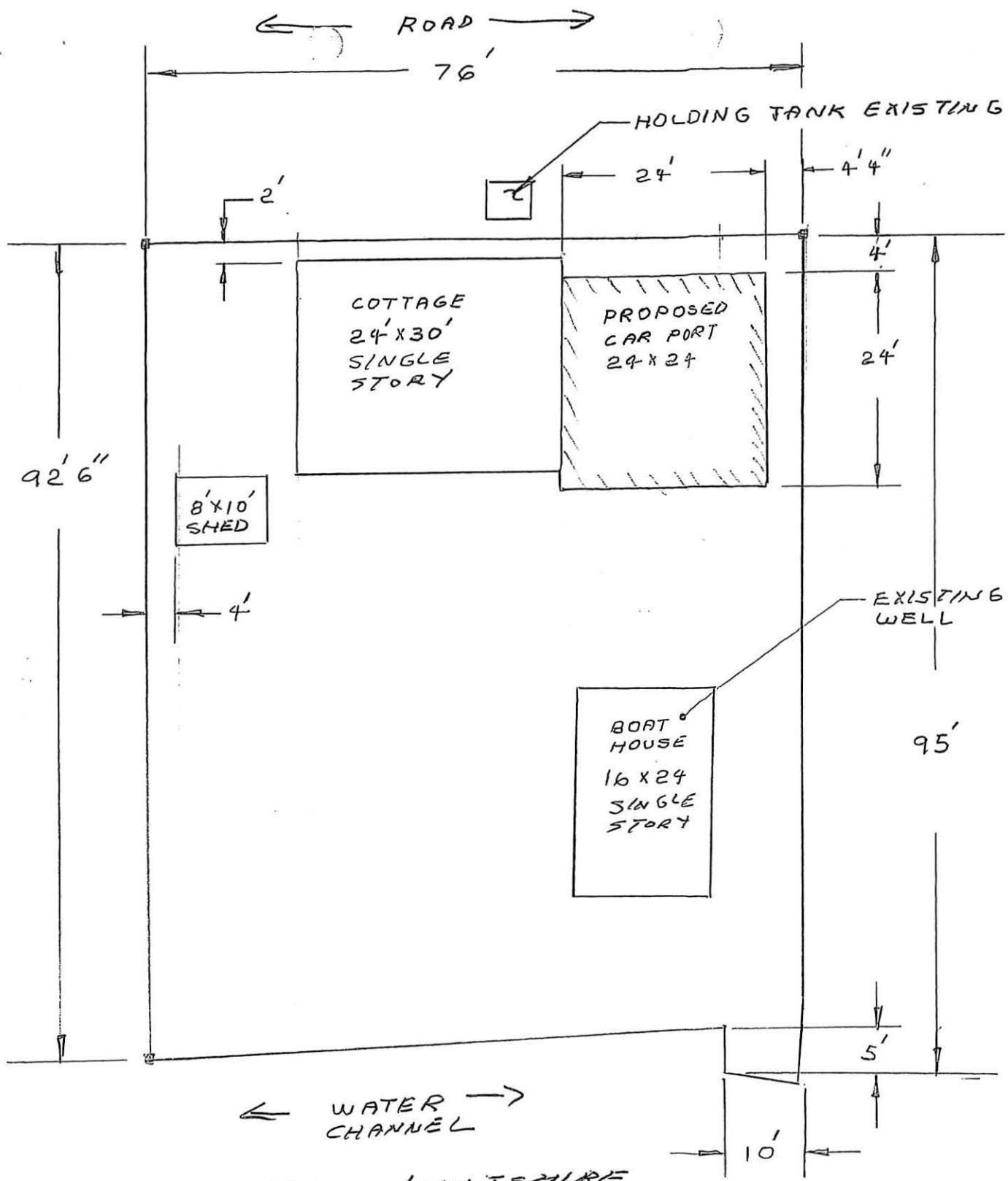
Mary Walsingham May 31/12  
Signature of owner or authorized agent  
Date

PREPARED BY: David McPherson

AS PER:

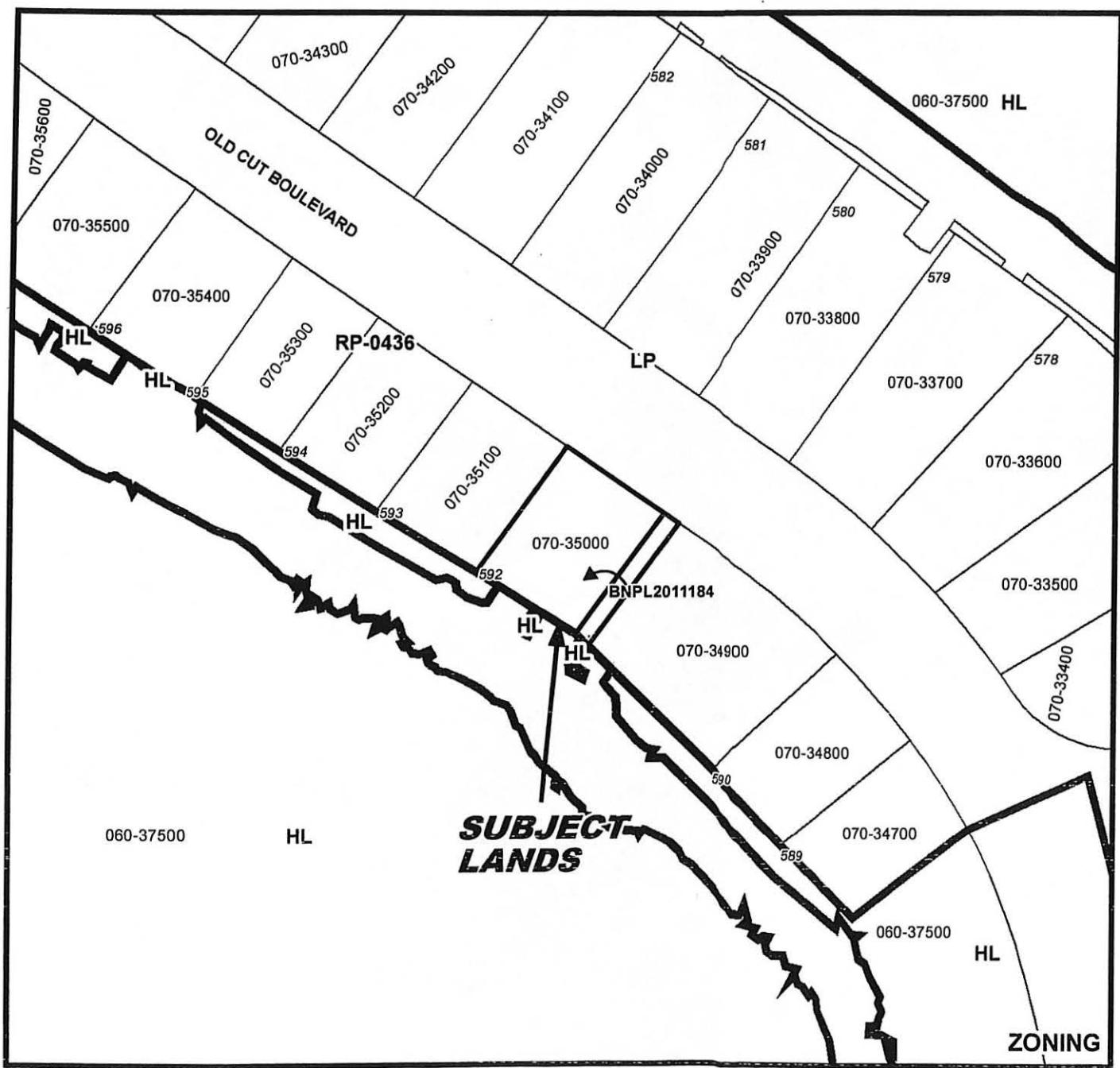
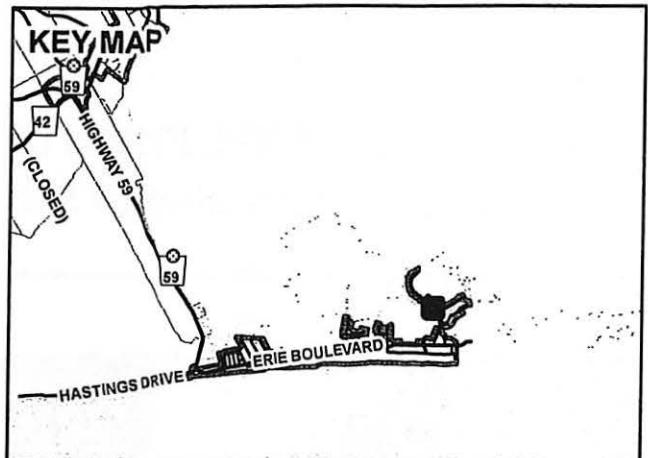
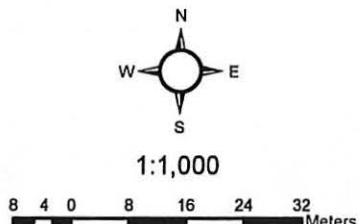
Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County

David McPherson May 31/12  
Signature of building inspector  
Date



GEORGE + MARY WILTSYRE  
46 OLD CUT BLVD.  
LONG POINT.  
519-688-3125 (HOME)

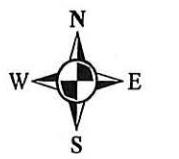
**MAP 1**  
**File Number: ANPL2012113**  
Geographic Township of  
**SOUTH WALSINGHAM**



## MAP 2

File Number: ANPL20120113

## **Geographic Township of SOUTH WALSINGHAM**



1:500



## MAP 3

File Number: ANPL20120113

Geographic Township of SOUTH WALSINGHAM

