THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2013163

X	Building Department		Railway
X	Health Unit		Norfolk Power
X	Forestry Division		Hydro One
X	GIS Section		Ministry of Transportation
X	Fire/EMS	X	Union Gas
X	Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.	X	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**:

September 30, 2013

APPLICANT: WALL DAVID KNELSEN & HELENA REIMER, 132 MCDOWELL RD W RR 1 LANGTON, ON N0E 1G0

LOCATION: NWAL CON 10 PT LOT 14 RP, 37R8878 PART 1 (132 McDowell Road, West)

ASSESSMENT ROLL NO.: 3310542040004100000

PROPOSAL:
CONSTRUCTION OF AN ACCESSORY BUILDING REQUIRING RELIEF OF:
1.12 m from the maximum accessory building height of 4.5 m to permit an accessory building with a height of 5.62 m.
This relief will permit the construction of a shop for personal use on this rural residential lot.

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D
60 Colborne Street S., Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1342
EMAIL: pam.duesling@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 application, you must make a written request to:

Meghan Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@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: September 16, 2013

MINOR VARIANCE

File Number	ANPL2013163	Application Fee	Aug 30, 2013
Related File Number	—	Conservation Authority Fee	N/A.
Pre-consultation Meeting On	Aug 30, 2013	OSSD Form Provided	
Application Submitted On	Aug 30, 2013	Sign Issued	Aug 30, 2013
Complete Application On	Aug 30, 2013		N/A.

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- 542.040.00410.0000

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. 1NO-85.

A. APPLICANT INFORMATION

Name of Applicant [1]	David + Helena Wall	Phone #	519-875-1258
Address	132 McDowell Rd. W. RR1	Fax #	
Town / Postal Code	Langton N0E 1G0	E-mail	

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

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 mortgagees, charges or other encumbrances on the subject lands:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	North Walsingham	Urban Area or Hamlet	
Concession Number	Con. 10	Lot Number(s)	14
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	37R-8878	Part Number(s)	
Frontage (metres/feet)	220'	Depth (metres/feet)	
Width (metres/feet)	198'	Lot area (m^2 / ft^2 or hectares/acres)	1 acre
Municipal Civic Address	132 Mc Dowell Rd. W. RR1 Langton		N0E1G0

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):

Build a shop to store hobbies and toys and future RV

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

relief of 1.12 m from the maximum accessory building height of 4.5 m to permit a height of 5.62 m.

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

Want to park inside with an RV or work truck

D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture

Present zoning: Agriculture

Is there a site specific zone on the subject lands? No

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:

Sketch

If known, the date existing buildings or structures were constructed on the subject lands:
House was built in 2005

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.

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:

plan

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

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: 2004

Present use of the subject lands:

If known, the length of time the existing uses have continued on the subject lands: 7 yrs.

Existing use of abutting properties:

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

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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:

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)	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Wooded area	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Municipal landfill	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Floodplain	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Rehabilitated mine site	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Active mine site within one kilometre	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Active railway line	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Seasonal wetness of lands	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Erosion	☐ Yes ☐ No	☐ Yes ☐ No ____ distance
Abandoned gas wells	☐ Yes ☐ No	☐ Yes ☐ No ____ distance

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: McDowell Rd.

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.

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **a sketch**, in metric units, drawn to scale, must be included as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any restrictive covenant or easements affecting the subject land
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
9. Any proposed subdivision of the subject lands
10. Current uses of land that is adjacent to the subject land
11. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

The Committee of Adjustment may require that an Ontario land surveyor sign the plan.

Scott

A **Zoning Deficiency Form** completed by the Building Inspector must accompany this application. A Zoning Deficiency Form can be obtained from Norfolk County Building Inspector at 22 Albert Street, Langton, ON or 8 Schellburg Avenue, Simcoe.

Five (5) copies of any applicable information/reports indicated in the development application form.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

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 # 132 McDowell Road W ROLL No. 3310542040004100000

LEGAL DESCRIPTION:
NWAL CON 10 PT LOT 14 RP,
37R8878 PART 1, REG, 1.00AC
220.00FR 198.00D

UNIT # TOWNSHIP Norfolk - N. Walsingham PRRFI20131538

STREET NAME ZONING A

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	4.5	14'-9"	5.62		1.12	
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:
Values taken from Drawing prepaired by the Home Owner. 16'-0" side wall (4.87m) + Truss to mid span 2'-5" (.75m) 4:12 pitch

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.

Signature of owner or authorized agent — Date: Aug 30 2013

PREPARED BY: Scott Northcott

AS PER:

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

Signature of building inspector — Date: AUGUST 30, 2013

MAP 1
File Number: ANPL2013163

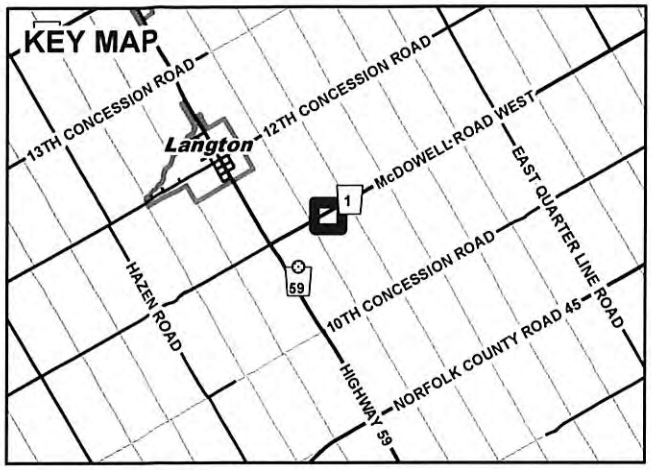
Geographic Township of

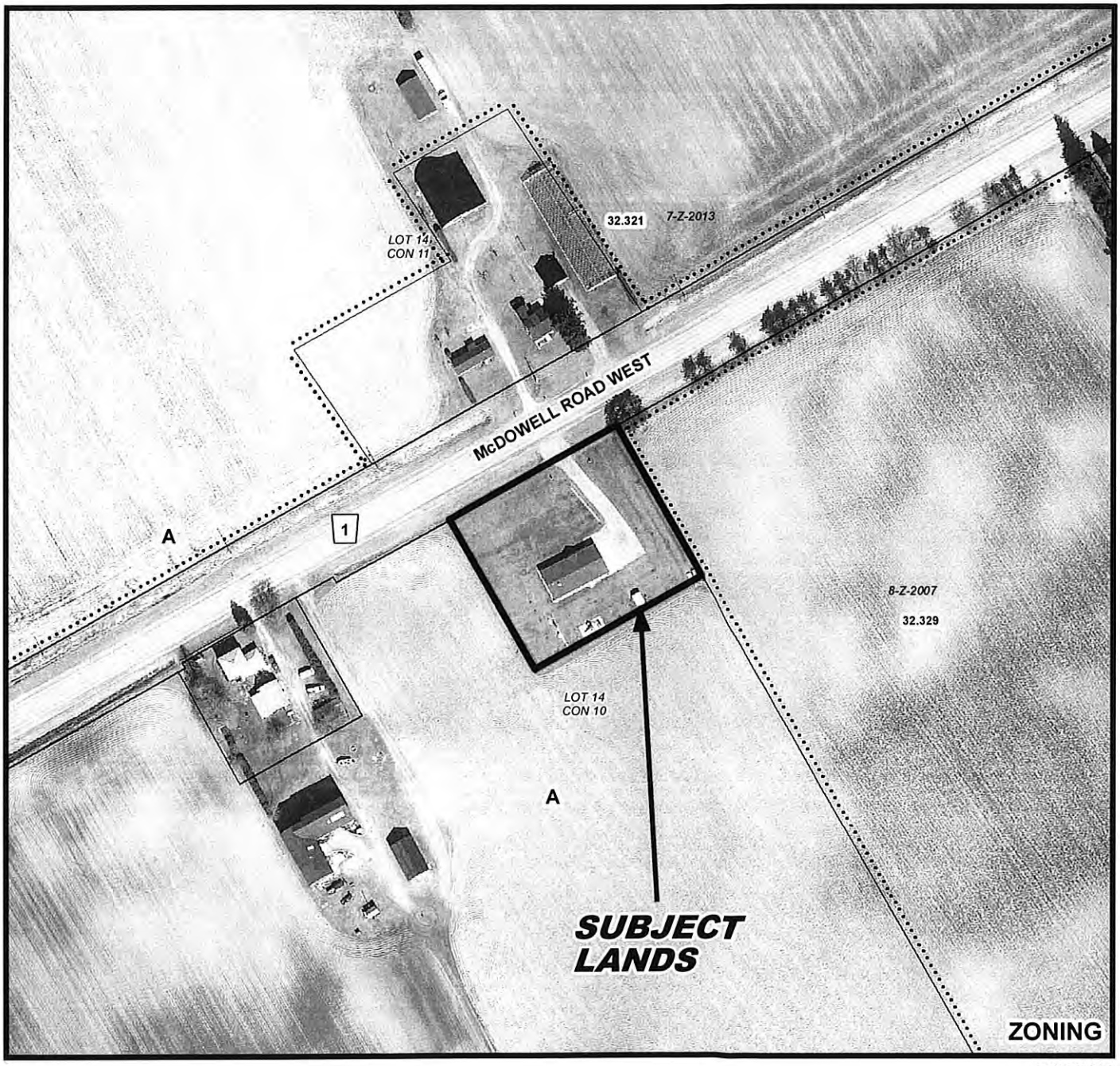
NORTH WALSINGHAM

N
W E
S

1:2,000

10 5 0 10 20 30 40 Meters

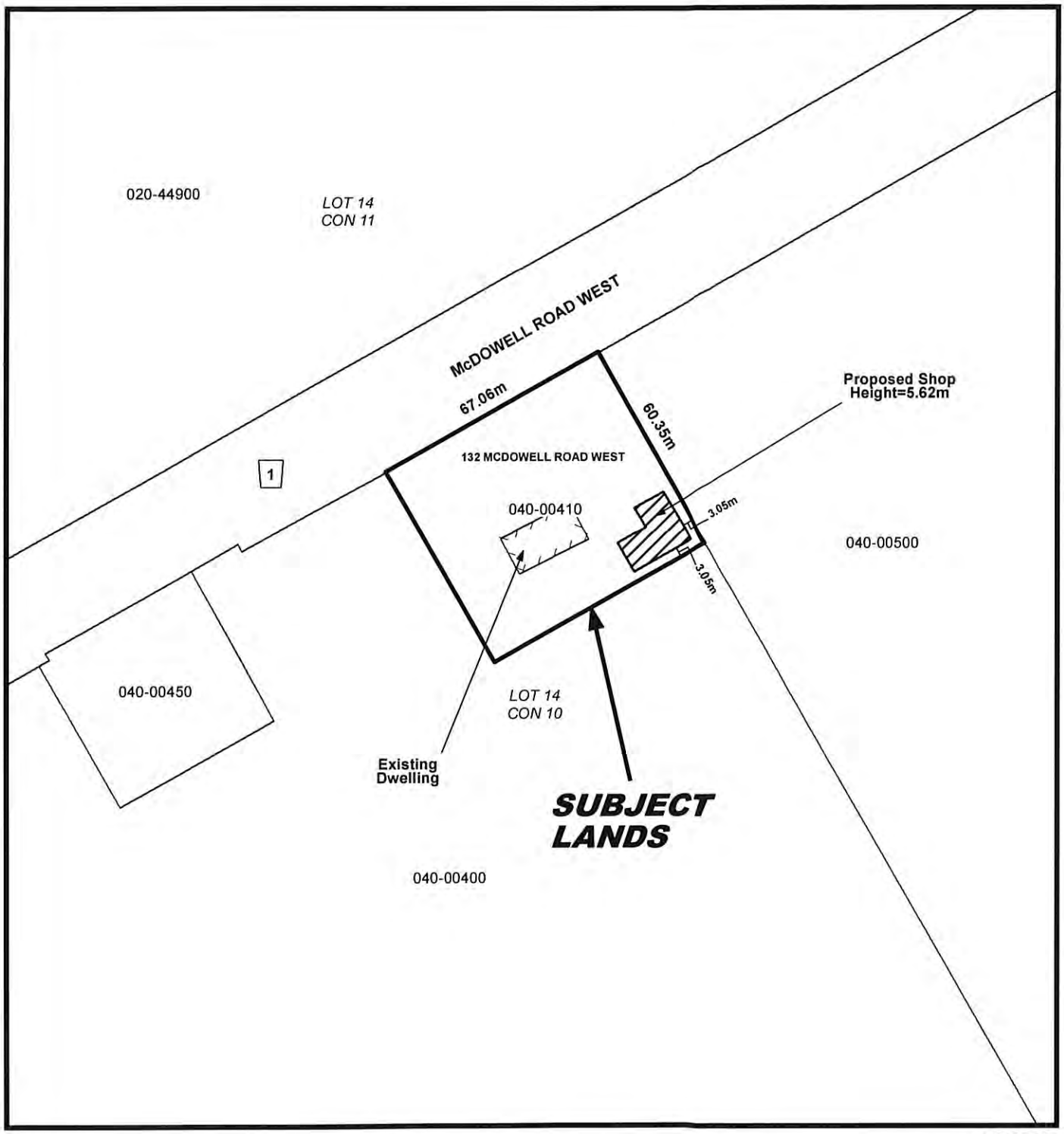




06/09/2013

MAP 2
File Number: ANPL2013163
Geographic Township of NORTH WALSINGHAM

N
W E
S
6 3 0 6 12 18 24 Meters
1:1,500



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