



**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:

January 10TH, 2007

FILE NO.: AN-001/2007

ASSESSMENT ROLL NO.: 3310-401-009-22870

APPLICANT:

Elizabeth Redden, 10 Mann Avenue, Simcoe, ON N3Y 5J3

AGENT:

Mike Redden, 10 Mann Avenue, Simcoe, ON N3Y 5J3

LOCATION:

Lot 4, Concession 1114 SIMCOE (10 Mann Avenue, Simcoe)

PROPOSAL:

- Relief of 0.16 m (0.52 ft) from the required side yard setback for an accessory building of 1.2 m (3.9 ft) to permit a setback of 1.04 m (3.44 ft)
- Relief of 0.09 m (0.29 ft) from the projection of eaves into a yard of 0.7 m (2.29 ft) to permit a projection into the yard of 0.79 m (2.6 ft) such that the eaves will be located 10 in (25.4 cm) from the interior lotline.
- Relief of 0.4 m (1.5 ft) from the maximum height for a fence of 2.0 m (6.5 ft) to permit sections of the fence to be 2.4 m (8 ft) high

- ☒ Conservation Authority
- ☒ 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.

- ☒ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☒ Building Department
- ☒ GIS Section

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 401-009-228-70.
(to be provided by applicant/agent)

Office Use

File No. AN-001/2007
Date Submitted Nov 15/06
Date Received Nov 15/06
Sign Issued Nov 20/06



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-1999.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner Elizabeth Redden Phone No. 519-428-9119
Address 10 Mann Avenue Fax No. _____
Simcoe, ON Postal Code N3Y 5J3
E-mail _____
2. Agent (if any) Mike Redden Phone No. 519-428-9119
Address 10 Mann Avenue Fax No. 519-426-5174
Simcoe, ON Postal Code N3Y 5J3
WORK- 519-426-5160 E-mail mike.redden@goodcar.com

Please specify to whom all communications be sent:

☐ Owner ☒ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Bank of Montreal, Norfolk Street, Simcoe

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Town of Simcoe
Urban Area or Hamlet _____
Concession Number 1114 Lot Number 4
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address 10 Mark Avenue, Simcoe

2. Dimensions of Land Affected:

Frontage: <u>14.9</u> m.	Depth: <u>30.0</u> m.
<u>49.21</u> ft.	<u>98.43</u> ft.
Width: <u>45.21</u> m.	Area: <u>450</u> m ² .
<u>49.21</u> ft.	<u>4844</u> ft ² .

3. Are there any easements or restrictive covenants affecting the property?

☐ Yes☒ No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF APPLICATION

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

- would like to construct a gazebo for shade & the eaves will extend into the yard.

- also would like to construct a staggered fence that would be 8 ft at its highest point (along both side yards)

2. Nature and extent of relief applied for: (assistance is available)

① To seek relief from Section 3.3d - seeking relief of .16m (652 ft) from the required side yard setback for an accessory building of 1.2m (3.9 ft) to permit a setback of 1.04m (3.44 ft)

MIN ② To seek relief from Section 3.9c - seeking relief of .09m (.29 ft) from the projection of eaves into a yard of .7m (1.0m - .3m) to permit a projection into yard of .79m (2.6 ft)* (Note - the outer edge is to be 10" (8") from interior lot line)

③ To seek relief from Section 3.12: relief of .4m (1.5 ft) from the maximum height for a fence of 2.0m (6.5 ft) to permit sections of the fence to be 2.4m (8 ft) high

3. Why is it not possible to comply with the provision of the by-law?

- the location of the pool dictates the location of the gazebo; have also reduced it somewhat & plan on installing eavestroughs.

- would like to construct a fence which is variable in terms of elevation for privacy but at its highest point would be 8 ft high - by-law only permits 6.5 ft

*Note this projection is to the outer edge of the eavestroughs

D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

see attached plans

Date of Construction of all building and structures on the subject land: house - 1989.

pool - 1993

2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

-refer to attached plans.

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

3. Date of acquisition of the subject land: 1993
4. Existing use of the subject property: single detached dwelling.
5. Length of time the existing uses of the subject property have continued: since 1989
6. Existing use of abutting properties: residential & park

7. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☒
Individual Wells ☐
Other (describe) ☐

Sewage Treatment

Sewers ☒
Communal System ☐
Septic Tank & Tile Bed ☐
Other (describe) ☐

Storm Drainage*

Storm Sewers ☒
Open Ditches ☐
Other (describe) ☐

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐ No ☒

* Has the existing drainage on the subject land been altered?

Yes ☐ No ☒

* Does a legal and adequate outlet for storm drainage exist?

Yes ☒ No ☐ Unknown ☐

8. Existing or proposed access to the subject land:

☐ Unopened Road ☒ Municipal Road

☐ Provincial Highway ☐ Other (specify) _____

Name of Road/Street Mann Avenue

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Residential

2. What is the existing zoning of the subject land: R1-B.3.

(if required, assistance is available for questions 1 and 2 above)



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-401-009-228-70-0000

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	REDDEN ELIZABETH THERESA	Property Lot		Former Municipality	Simcoe
Civic Address	10 MANN AVE	Block		Plan	
Legal Description	PLAN 1114 LOT 4	Part		Reference Plan	
Zoning	R1-B3	Concession		Extension to a Non-conforming use?	
By-law	1-1999	Current Use of Property	Residential	Township	
		Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	440m ²				OK	
b) Lot Frontage						
c) Front Yard Setback						
d) Exterior Side Yard	3.0m				N/A	
e) Interior Side Yard (Rt)	1.0m				✓	
f) Interior Side Yard (Lt)	1.0m				✓	
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage	42%		39% **		OK	
j) Height of Building						
side-k) Accessory Building 3.3d	1.2m	3.9 ft	1.0m	3.44 ft	.16m	.52 ft
rear Accessory Building 3.3e	1.0m	3.2 ft	1.0m	3.3 ft	OK	OK
1.0m-.3 * 4) Overhang eaves 3.9c	.7m	2.29 ft	.79m	2.6 ft	.09m	.29 ft
m) Other fence 3.12	2.0m	6.5 ft	2.4m	8 ft	.4m	1.5 ft

Other Clause:

Other Description:

Note - to the outer
edge of eave troughs
and downspouts directed
to owner's property.

** According to plans by Scott Giles.

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:

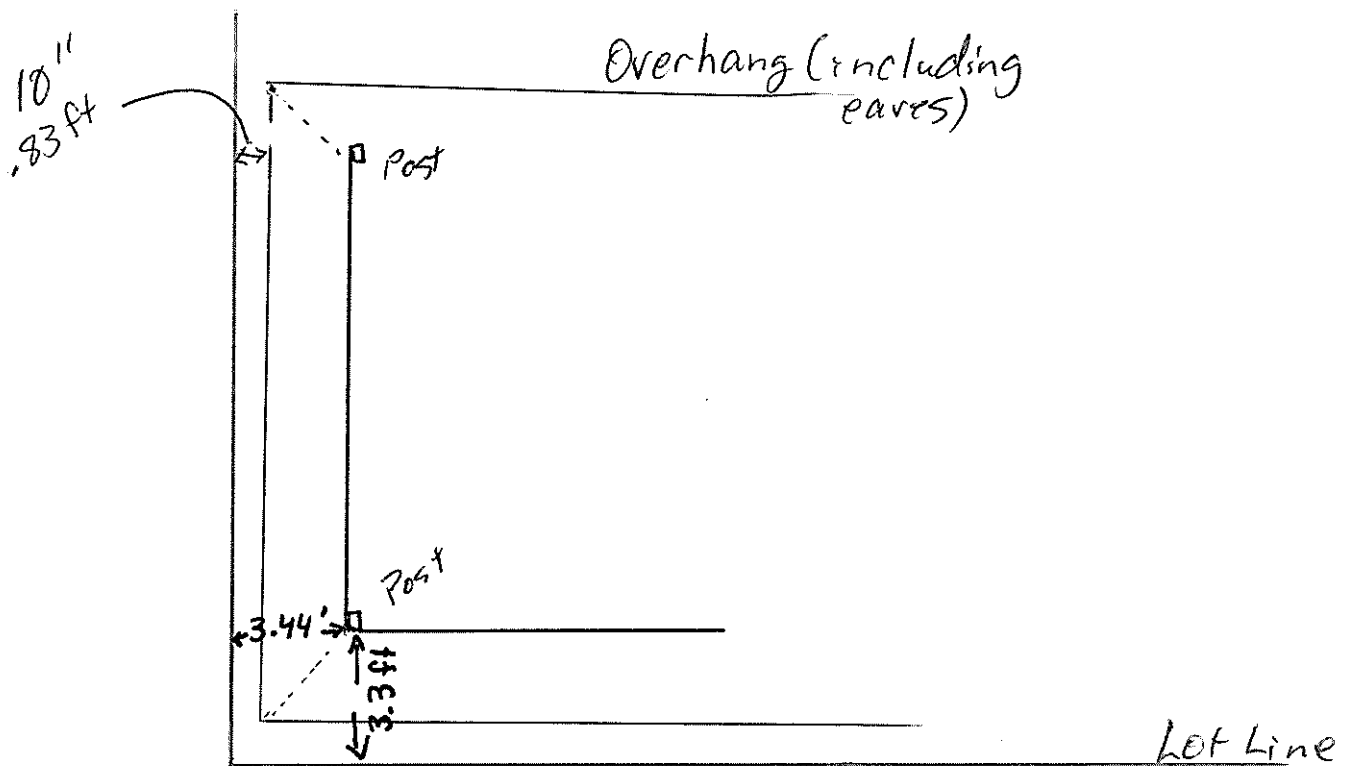
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

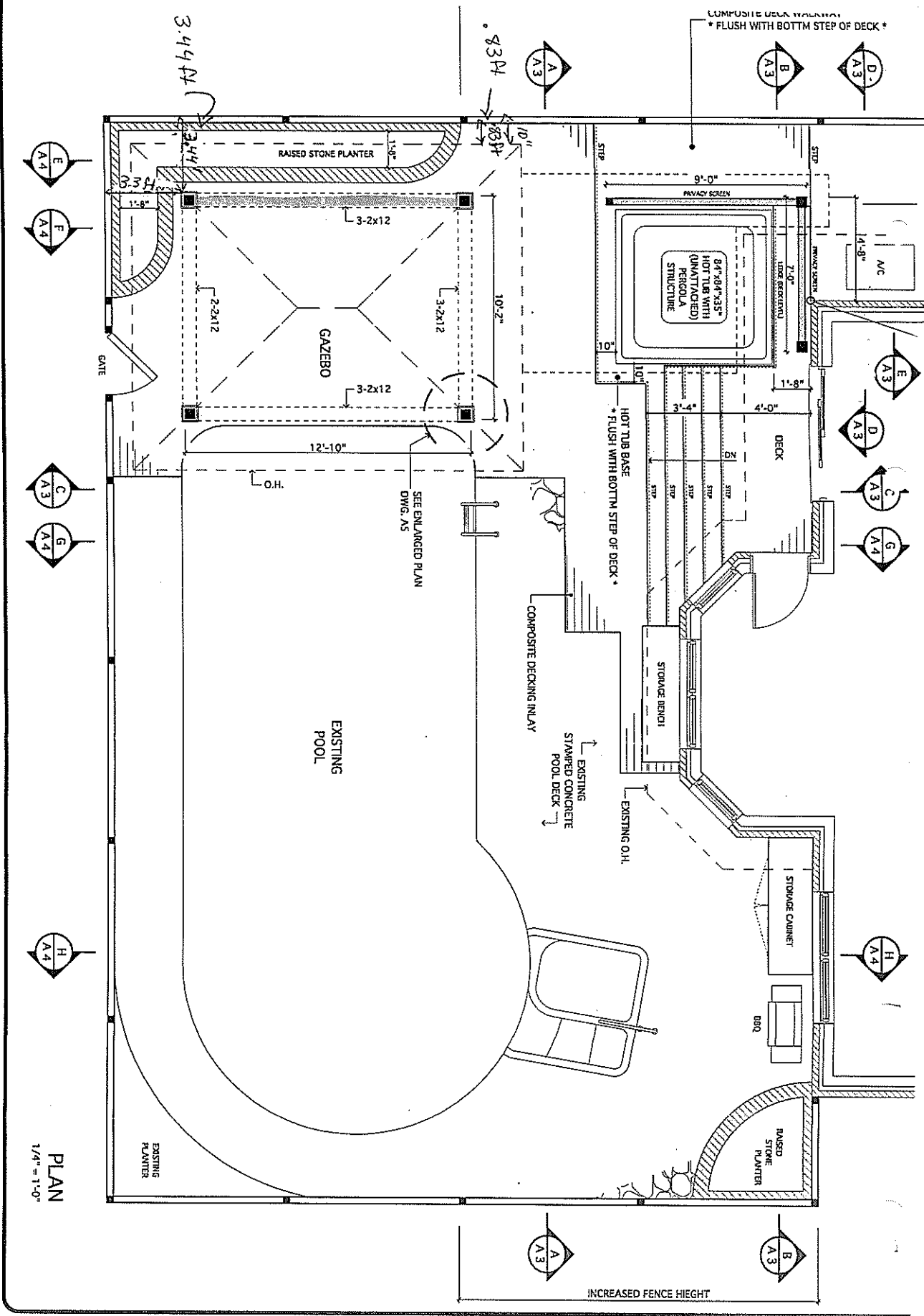
0.3m = 11"

Diagram to assist



Note overhang is 2' 4"
+ 4" eavestroughs.

2' 8"
= 2.6 ft



PLAN
1/4" = 1'-0"

S.P.F. - STRUCTURE, PER 1.10
F.M. - FLASH MOUNTED
P.L. - POINT LOAD
B.U.B. - BUILT-UP BEAM
B.U.C. - BUILT-UP COLUMN
I.O.C. - DIMENSION TO BE COM
P.T. - PRESSURE TREATED

MECHANICAL NOT

- 1) ALL ELECTRICAL APPLIANCES AND MANUFACTURED SPACE LIGHTING.
- 2) PROVIDE UNDERGROUND ETLH

PLAN NOTES:

- 1) PLAN ACCURACY
- 2) WORK THIS DRAWING WITH

REVISION	
A	ISSUED TO
0	ISSUED TO
1	GAZEBO W

THESE DRAWINGS ARE THE PROPRIETARY AND HAVE BEEN INCORPORATED INTO THE PROJECT FOR THE PURPOSE WITHOUT WRITTEN CON.

BUILDING TECH
DESIGN
71 THOMPSON

B.C.I.N. FIRM REGISTRATION NO.
B.C.I.N. INDIVIDUAL REGISTRANT
B.C.I.N. INDIVIDUAL REGISTRANT
B.C.I.N. INDIVIDUAL REGISTRANT

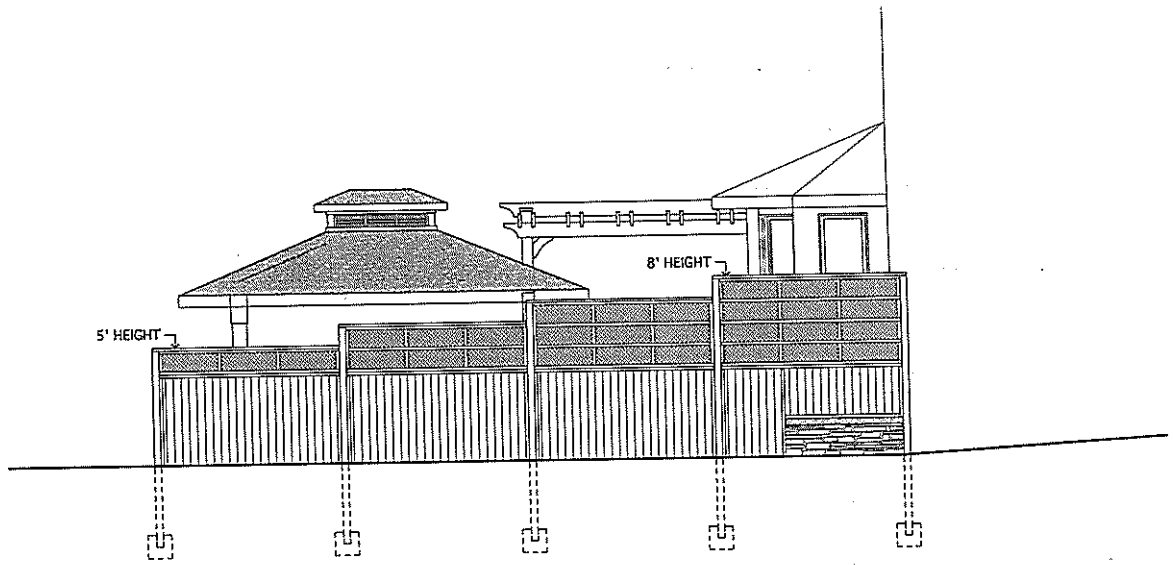
PROJECT
PROPOSED R
Mr. &
10 MAIN STREET

DESIGNED

DRAWN

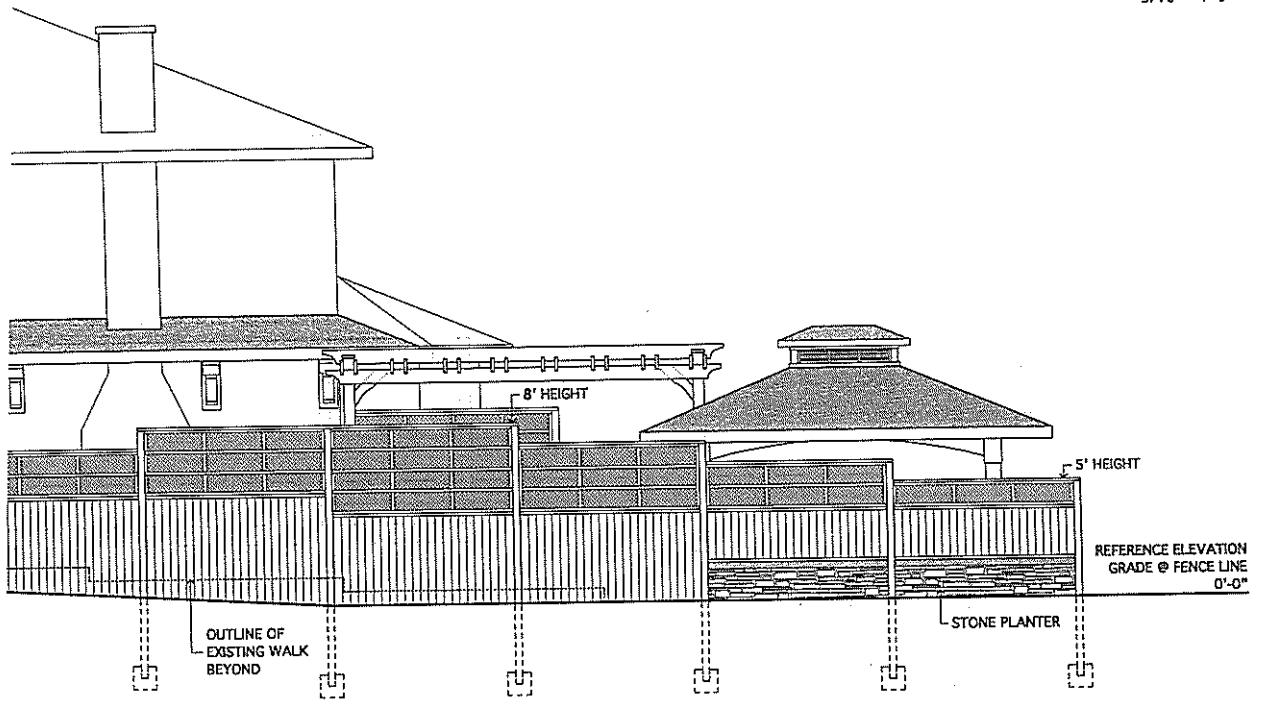
SCALE

DATE



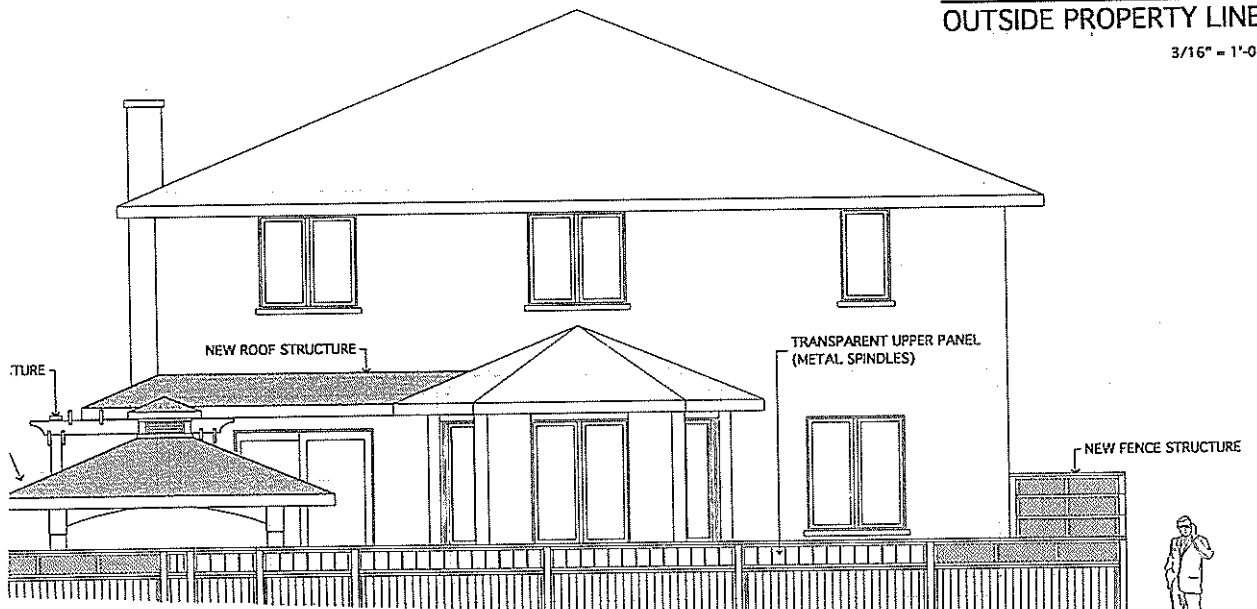
EAST ELEVATION
OUTSIDE PROPERTY LINE

3/16" = 1'-0"



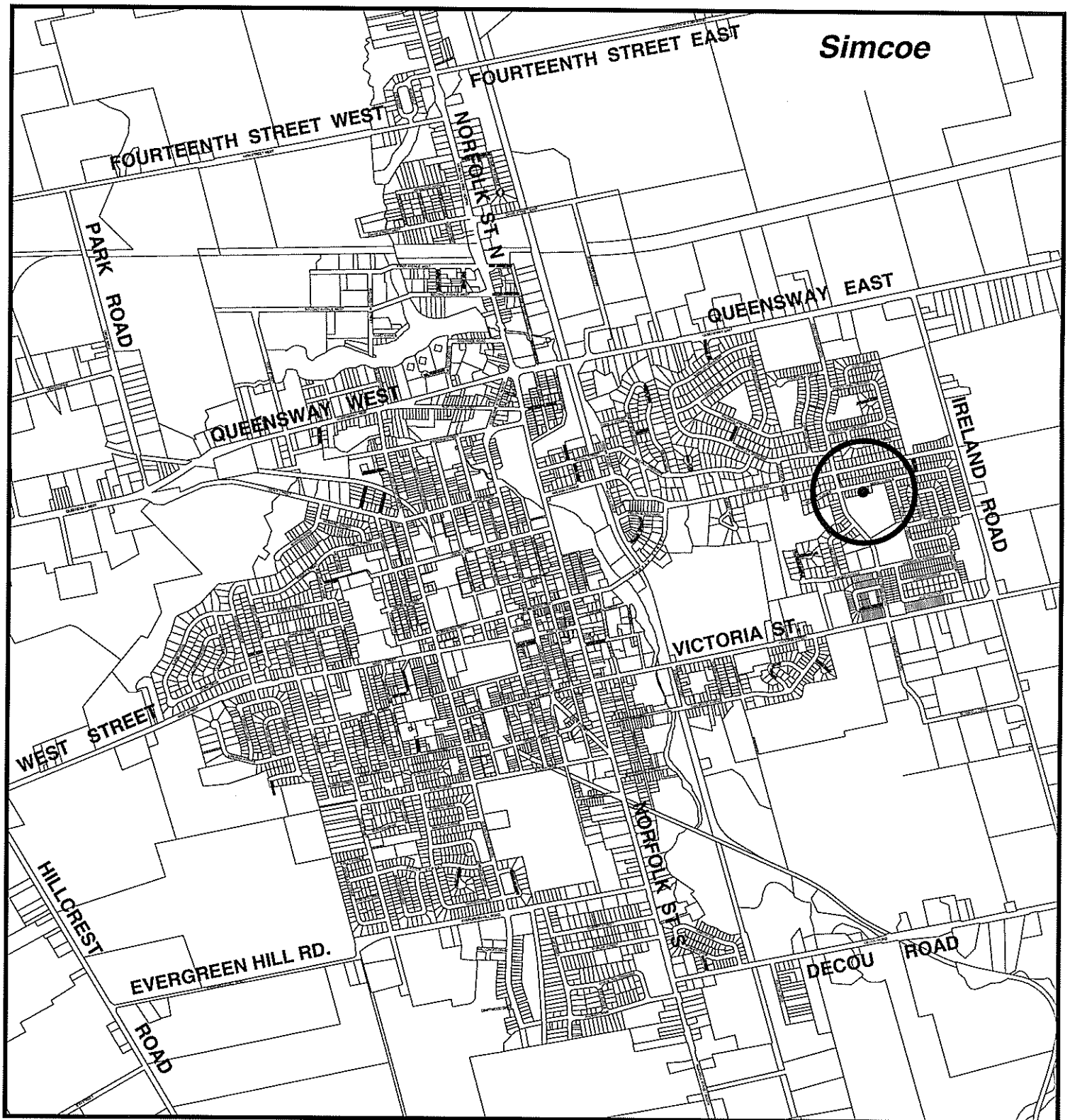
WEST ELEVATION
OUTSIDE PROPERTY LINE

3/16" = 1'-0"



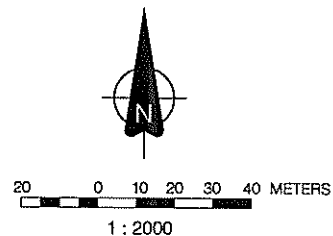
MAP 1

File Number: AN-001/2007
Urban Area of SIMCOE



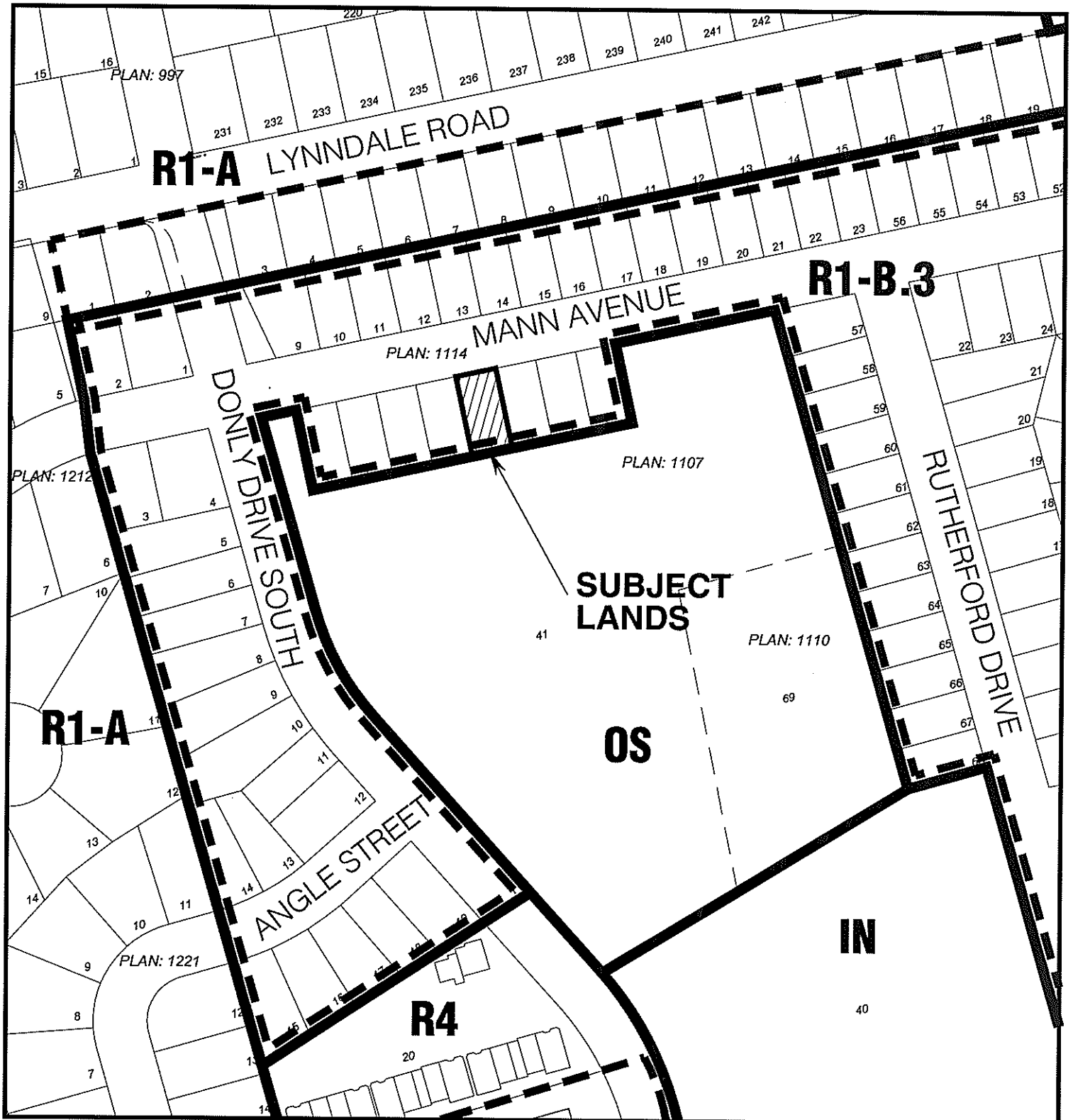
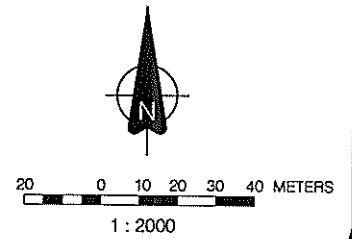
MAP 2

File Number: AN-001/2007
Urban Area of SIMCOE



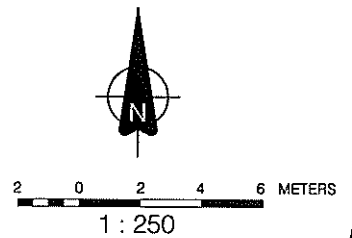
MAP 3

File Number: AN-001/2007
Urban Area of SIMCOE



MAP 4

File Number: AN-001/2007
Urban Area of SIMCOE



MANN AVENUE

15m 49.21'

009-22860

009-22870

29.99m 98.39'

009-22880

Proposed
Gazebo
Roof
Over hang

Existing
House

Existing
Pool

3

4

5

0.83'
0.25m
EAVES

2.66'
0.81m

12.83'
3.91m

3.44'
1.05m

3.10m
10.16'

3.3'
1.01m

Proposed
Gazebo