



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:

February 7TH, 2007

FILE NO.: AN-007/2007

ASSESSMENT ROLL NO.: 3310-401-014-26900

APPLICANT:

Robert Kowalsky, 2 Normandy Circle, Simcoe, ON N3Y 4J5

LOCATION:

Plan 902, Lot 153 SIMCOE (2 Normandy Circle, Simcoe)

PROPOSAL:

- Relief of 1.89 m (6.2 ft) from the required 6.0 m (19.69 ft) to permit a front yard setback of 4.11 m (13.48 ft) for the addition of a carport to the North side of the existing home

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conservation Authority | <input checked="" type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Treasury Department | <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input checked="" type="checkbox"/> GIS Section |

CIRCULATION DATE: January 24th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1234

FAX: (519) 428-3069 EMAIL: lucy.hives@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- 401 014 269
(to be provided by applicant/agent)

Office Use

File No. AN-07/07

Date Submitted Jan. 3/07

Date Received "

Sign Issued (2) "



THE CORPORATION OF
NORFOLK COUNTY

RECEIVED
JAN 04 2007

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. **PLANNING DEPT.**

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 ROBERT KOWALSKY Phone No. 519-426-4264
Address 2 NORMANBY CIRCLE Fax No. 519-426-7107
SIMCOE ONT. Postal Code N3Y 4J5
E-mail BOB @ SECOND AVE PRINTING, COM
2. Agent (if any) _____ Phone No. _____
Address _____ Fax No. _____
Postal Code _____
E-mail _____

Please specify to whom all communications be sent:

☒ Owner ☐ Agent

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

NIL

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township _____
Urban Area or Hamlet TOWN OF SIMCOE
Concession Number _____ Lot Number _____
Registered Plan Number 902 Lot(s)/Block(s) 153
Reference Plan Number _____ Part Number(s) _____
Civic Address 2 NORMANDY CIRCLE

2. Dimensions of Land Affected:

Frontage: <u>20.80</u> <u>18</u> m.	Depth: <u>32.0</u> m.
<u>59.06</u> ft.	<u>105</u> ft.
<u>68.23</u>	
Width: _____ m.	Area: <u>2,183.6</u> m ² .
_____ ft.	<u>7,164.15</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:

BELL EASEMENT - SEE PLAN

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.)

ADD A CARPORT TO THE NORTH SIDE OF
EXISTING HOME

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

FRONT YARD SETBACK - REQUIRED - 19.69 ft
PROPOSED - 13.47 ft

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

NOT ENOUGH FRONT YARD SPACE FOR
PROPOSED CARPORT.

Note: this lot is on a corner. The SFD
faces the side yard, not the "frontage".
Ab.

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)

EXISTING HOUSE - FRONT YARD - 37.8 - EXT. LEFT - 26.8
- RIGHT - 16.3 REAR - 25.3

SHED - RIGHT 4.0 FRONT YARD 24'

Date of Construction of all building and structures on the subject land: HOUSE 1972

SHED 2000

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)

PROPOSED CARPORT - FRONT - 13.47 EXT LEFT 26.8
RIGHT - 16.3

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

CARPORT

3. Date of acquisition of the subject land: 1972 - DEC
4. Existing use of the subject property: SINGLE FAMILY DWELLING
5. Length of time the existing uses of the subject property have continued: SINCE 1972
6. Existing use of abutting properties: SINGLE FAMILY DWELLINGS

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 CORNER OF BROCK ST & NORMANDY CIRCLE**E. LAND USE**1. What is the existing Official Plan designation(s) of the subject land: URBAN RESIDENTIAL2. What is the existing zoning of the subject land: R1-B

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

F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?

Yes ☐

No ☒ If yes, record file number and briefly describe

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. _____

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes ☐

No ☒ If yes, File No. _____

4. Is there any other application on this property that could affect this application?

Yes ☐

No ☒ If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Zoning Deficiency

AN-07/07

Norfolk CityView Web

Roll Number 33-10-401-014-269-00-0000

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 **KOWALSKY MARGARET JANE**
KOWALSKY ROBERT JOSEPH

Property Lot

153

Former Municipality

Town of Simcoe

Block

Plan

902

Civic Address **2 NORMANDY CIR**

Part

Reference Plan

Legal Description **PLAN 902 LOT 153**

Concession

Extension to a Non-conforming use?

Zoning

R1-B

Current Use of Property

S.F.D

Township

By-law

1-1999

Proposed Use of Property

S.F.D

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	540.00	5,812.51	665.50	7,163.38	0.00	0.00
b) Lot Frontage	18.00	59.06	20.80	68.24	0.00	0.00
c) Front Yard Setback	6.00	19.69	4.11	13.48	1.89	6.22
d) Exterior Side Yard	6.00	19.69	8.17	26.80	0.00	0.00
e) Interior Side Yard (Rt)	1.20	3.94	4.97	16.31	0.00	0.00
f) Interior Side Yard (Lt)	0.00	0.00	0.00	0.00	0.00	0.00
g) Rear Yard	7.50	24.61	7.70	25.26	0.00	0.00
h) Dwelling Unit Area	92.00	990.28	100.79	1,084.89	0.00	0.00
i) % Lot Coverage	35.00		23.00		12.00	
j) Height of Building	0.00	0.00	0.00	0.00	0.00	
k) Accessory Building	0.00	0.00	0.00	0.00	0.00	0.00
Accessory Building Comments						
l) Parking	0.00	0.00	0.00	0.00	0.00	0.00
m) Other						

Other Clause: **Attached carport in the front**

Other Description:

yard setback

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

SCALE 1" = 20'

FD. 1.8.

S. 81° 36' 50" E

68' 23"

FD. 1.8.

105' 0"

PROPOSED CARPORT

37' 9"

13' 47"

78'

24' 33"

EXISTING DRIVEWAY

105' 0"

152

4' 6"

105' 0"

EXISTING SHED 8'x12'

AREA AREA %

16' 3"

16' 0"

OF LOT = 7164

OF HOUSE = 1084

BUILT ON = 15.15 %

50 FT.

50 FT.

1 STOREY BRICK HOUSE #2

16.3'

25.3'

26' 8"

25.3'

LOT 153

N. 08° 23' 10" E

154

50' 4"

F.D. 1.8.

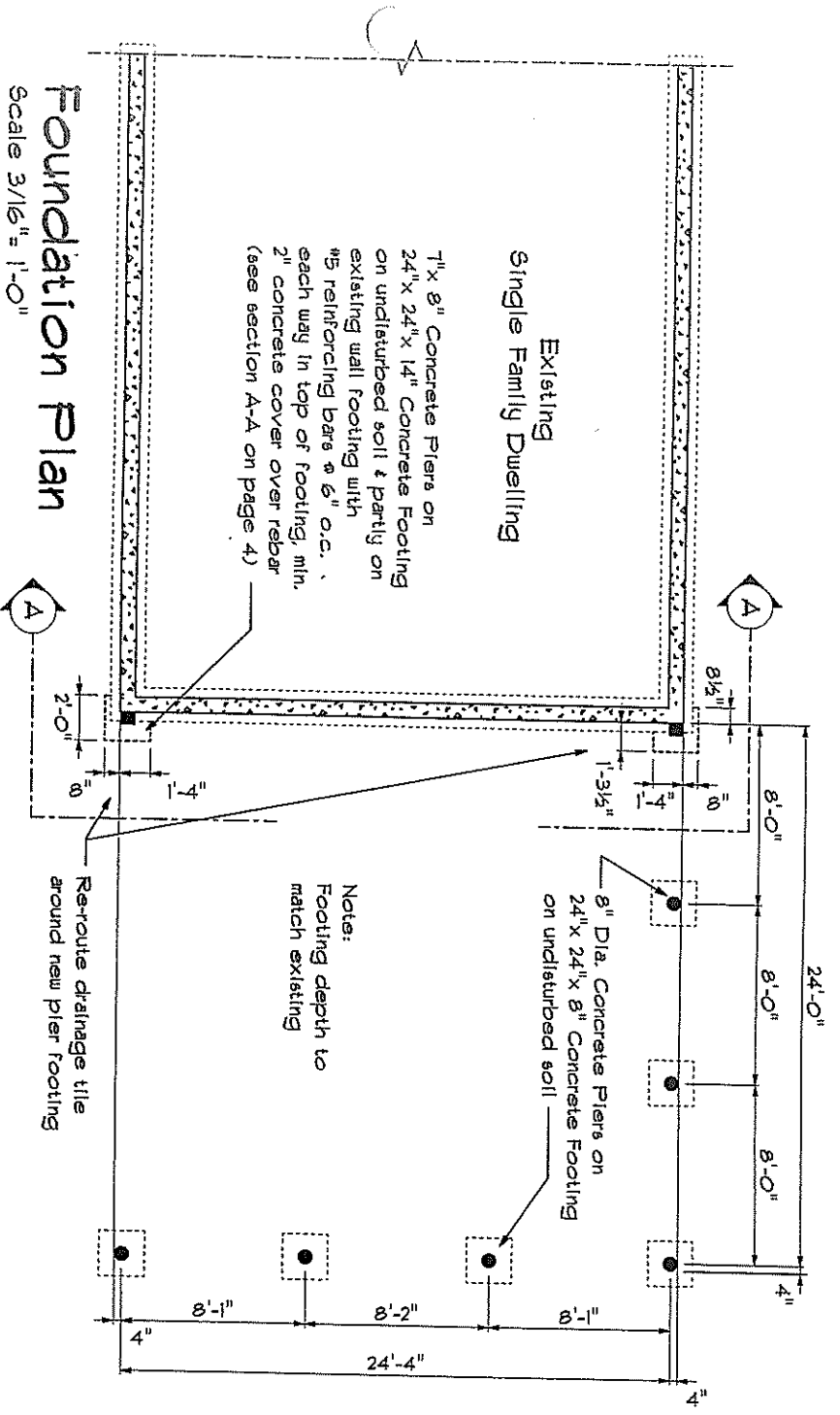
FASEMENT INST 68' 23" Y N° 327698

S. 81° 36' 30" E

FD. 1.8.

NORMANDY CIRCLE (66' WIDE)

REPRODUCTIONS OF THIS PLAN ARE NOT VALID
UNLESS BEARING THE SURVEYOR'S SEAL.



Foundation Plan Scale 3/16" = 1'-0"

GENERAL NOTES

1. The plans for this project are the property of Phurg Design Build Consultant. They are not to be copied in any way shape or form, in whole or in part.
2. It is the responsibility of the owner &/or contractor to ensure that the provisions of the applicable zoning bylaw and all other applicable bylaws of the municipality are being complied with as they relate to the proposed construction.
3. Contractor to check and verify any discrepancies before construction begins, verify all dimensions on site and ensure that all materials, details and methods of construction meet or exceed the requirements of the latest edition of the Ontario Building Code (OBC), Local Codes and Zoning requirements.
4. All structural elements not obtainable through the O.B.C. Tables are to be sized, stamped and approved by a Registered Professional Engineer.
5. Drawings are not to be scaled.
6. Window and door sizes may not be exactly as shown.
7. Phurg Design Build Consultant is not responsible for any misrepresentations of these drawings and will not take any responsibility for any changes made to the drawings by the contractor, owner or others.

<p>These plans are the property of Phurg Design Build Consultant. Use of these plans has only been authorized for the project noted on this page and these plans have been signed in red below by:</p> <p><i>Doug Ferguson</i> Doug Ferguson, B.C.I.N. # 28884</p>	
<p>Project # 012-2006-071</p>	
<p>Date: December 11, 2006</p>	
<p>Proposed Attached Carport</p>	
<p>2 Normandy Circle Simcoe Norfolk County</p>	
<p>Page 1 of 4</p>	
<p>Phurg Design Build Consultant Doug Ferguson 31 Willowdale Crescent Port Dover, Ontario N0A 1N5 e-mail: dferguson@sympatico.ca</p>	

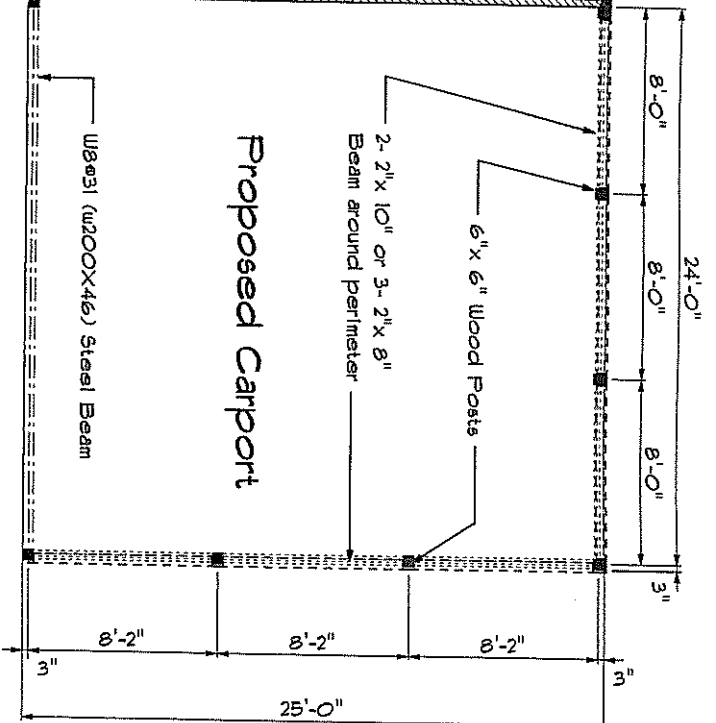
Existing Single Family Dwelling

Floor Plan

Scale 3/16" = 1'-0"

TECHNICAL NOTES

1. Excavation
1. Actual soil bearing capacity to be determined at the site.
2. Excavation for the foundations to extend to undisturbed soil having a minimum allowable bearing pressure 15 kPa (150 psf).
2. Backfill
1. Backfill within 600mm (24 5/8 in) of the foundation shall be free of debris and boulders larger than 250 mm (9 7/8 in) diameter.
3. Footings and Foundations
1. Footings for walls, columns, etc. to extend below the frost line and bear on undisturbed soil.
2. Concrete strength to be minimum 15 MPa (2200 psi), except as noted.
3. Exterior foundation walls to extend at least 150 mm (5 7/8") above finished ground level.



4. Surface Drainage
1. The building site is to be graded so that water will not accumulate at or near the building or adversely affect adjacent properties.

5. Concrete Floors and Flatwork
1. Concrete strength for garage and carport floors and all exterior flatwork to be minimum 32 MPa (4650 psi) and have 5% to 8% air entrainment.
2. Other slabs to have min. concrete strength of 25 MPa (3,600 psi)
3. Concrete slabs to be minimum 75 mm (3") thick on a minimum of 100 mm (4") of coarse, clean granular material.
4. All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.

6. Wood Frame Construction
1. Holes or notching in roof, floor, wall and ceiling members to be restricted to the sizes outlined in the OBC.
2. Roof trusses shall not be notched drilled or weakened unless accommodated for in the design.
3. Provide 45 deg angle bracing at posts for lateral support.
4. Columns are to be anchored to concrete piers with the saddles embedded minimum 4" into the concrete piers.
7. Caulking
1. Caulking shall be provided between masonry, siding or stucco & adjacent door and window frames or trim and anywhere else where it is required to prevent the entry of water into the structure.

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Doug Ferguson
Doug Ferguson, B.C.I.N. # 28884

Project # 012-2006-071

Date: December 11, 2006

Proposed
Attached Carport

2 Normandy Circle
Simcoe
Norfolk County

Page 2 of 4

Phung Design Build Consultant
Doug Ferguson
31 Willowdale Crescent
Port Dover, Ontario N0A 1N5
e-mail: dferguson@sympatico.ca

Shingles & roof slope
to match existing

Existing Single
Family Dwelling

Proposed Carport

Front Elevation

Scale 3/16" = 1'-0"

Shingles & roof slope
to match existing

Opening

Opening

Opening

Sliding

Existing Single
Family Dwelling

Rear Elevation

Scale 3/16" = 1'-0"

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Doug Ferguson, B.C.I.N., # 28884

Project # 012-2006-OTT

Date: December 11, 2006

Proposed
Attached Carport

2 Normandy Circle
Simcoe
Norfolk County

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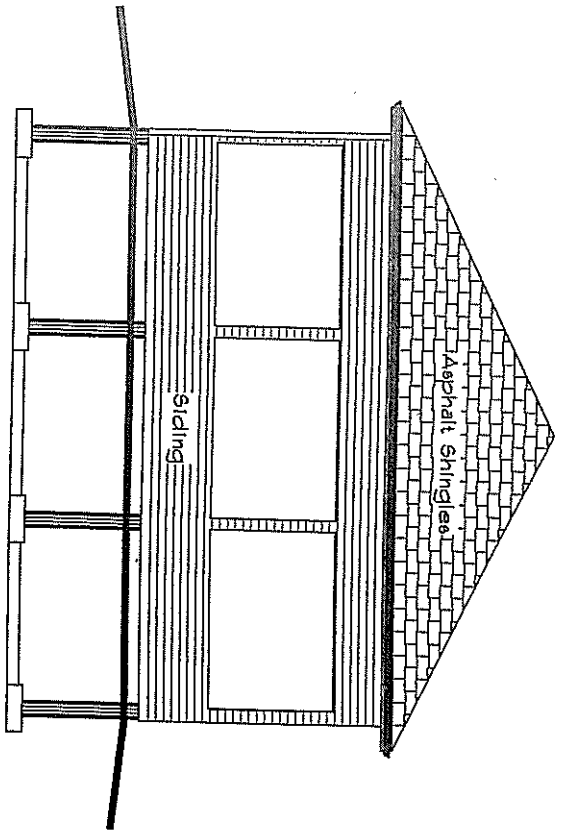
Phurg Design Build Consultant

Doug Ferguson

31 Willowdale Crescent

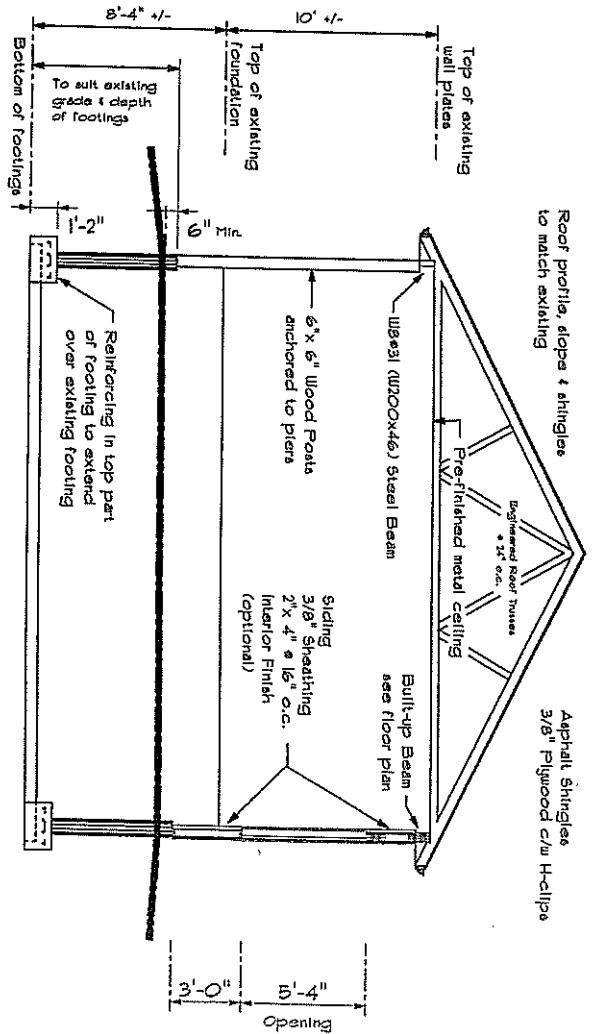
Port Dover, Ontario N0A 1N5

e-mail: dhferguson@sympatico.ca



Right Elevation

Scale 3/16" = 1'-0"



Section A-A

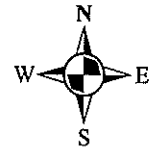
Scale 3/16" = 1'-0"

<p>Phung Design Build Consultant Doug Ferguson 31 Willowdale Crescent Port Dover, Ontario NOA 1N5 e-mail: dferguson@sympatico.ca</p>	<p>Date: December 11, 2006</p> <p>Project # 012-2006-071</p> <p>Page 4 of 4</p>	<p>Proposed Attached Carport</p> <p>2 Normandy Circle Simcoe Norfolk County</p>	<p>These plans are the property of Phung Design Build Consultant. Use of these plans has only been authorized for the project noted on this page and these plans have been signed in red below by:</p> <p><i>D. Ferguson</i> Doug Ferguson, B.C.I.N. # 28884</p>
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MAP 1

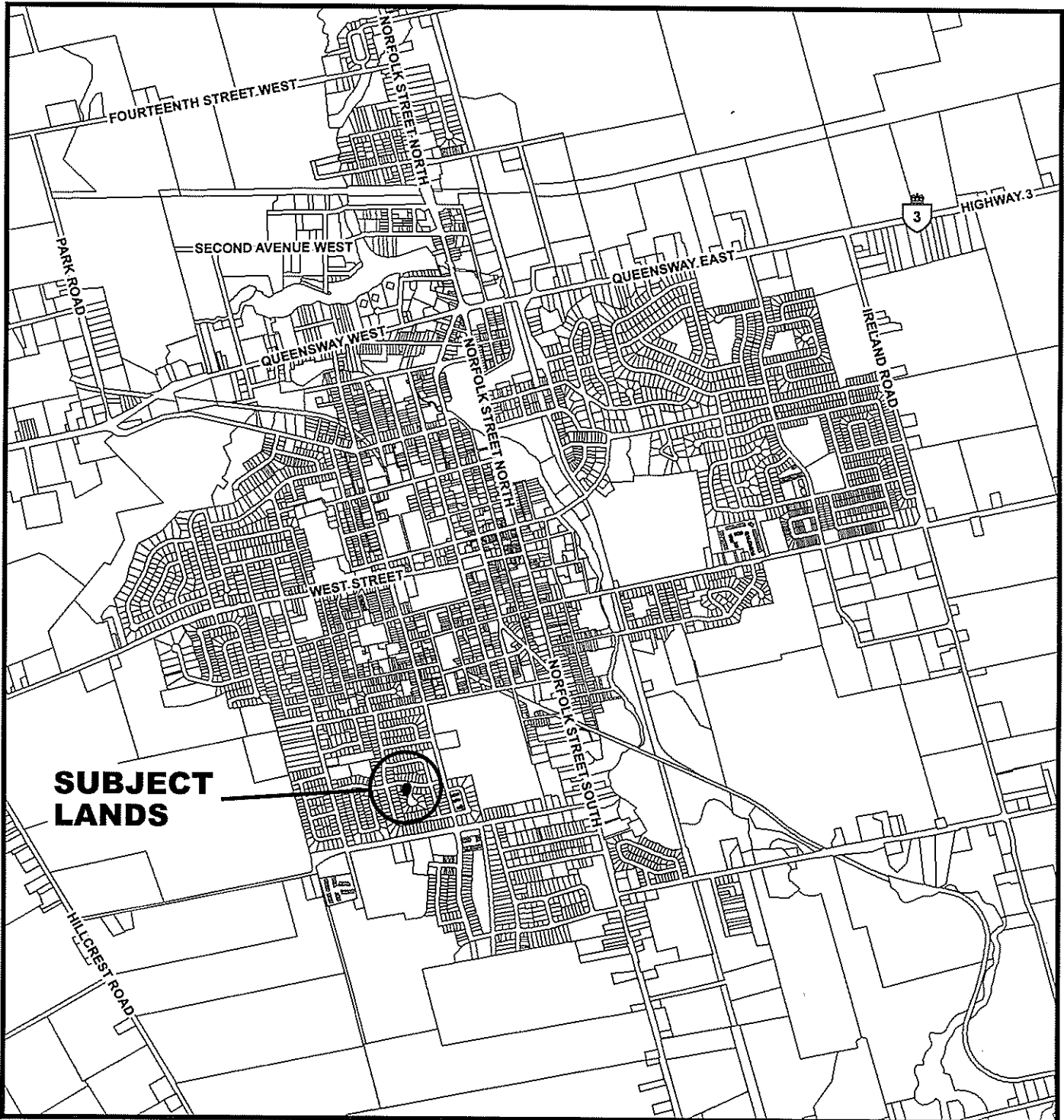
File Number: AN-007/2007

Geographic Township of SIMCOE

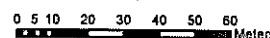


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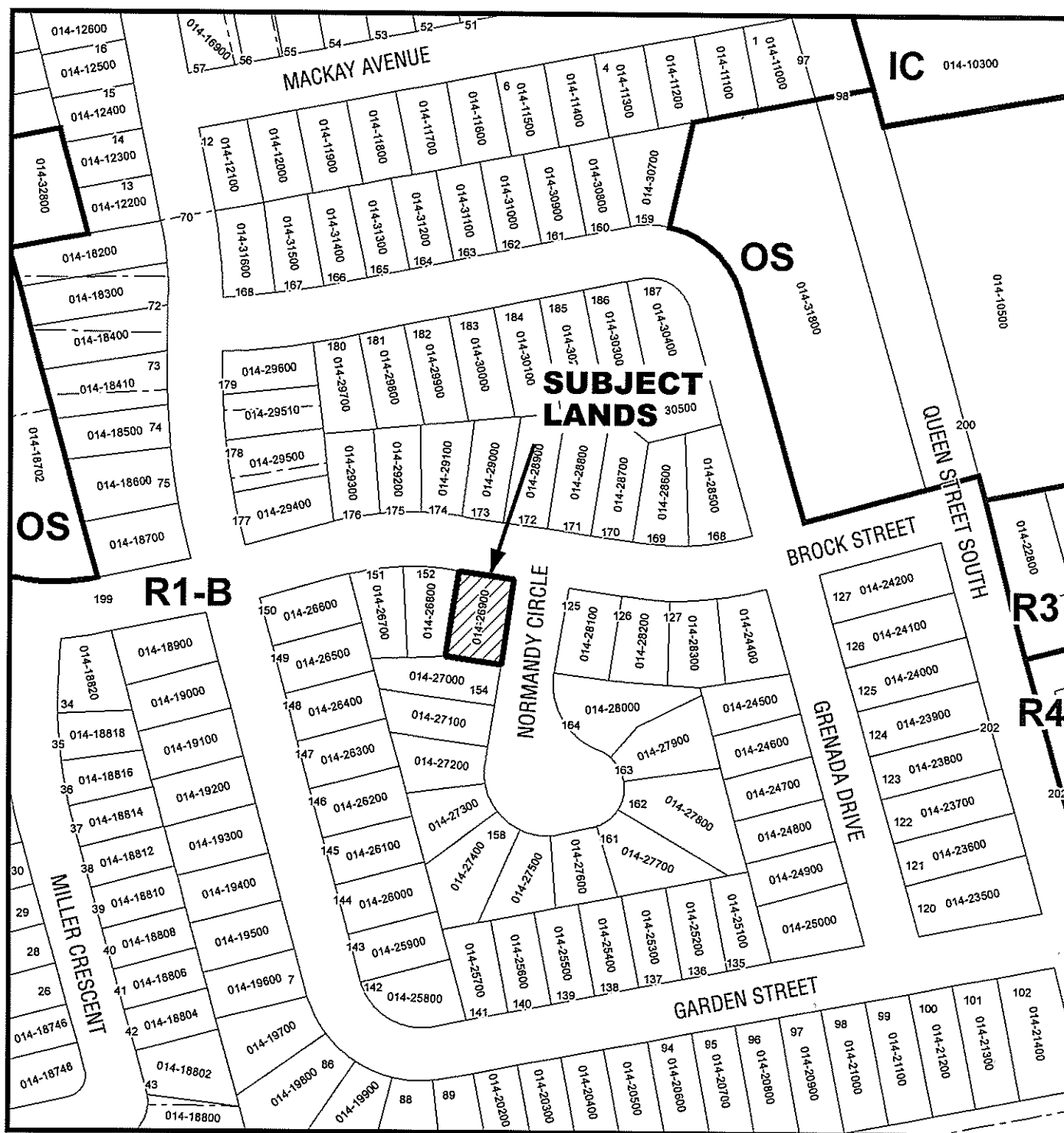
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Geographic Township of SIMCOE



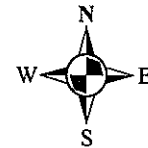
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MAP 3

File Number: AN-007/2007

Geographic Township of SIMCOE



0 4 8 16 24 32 40 48 Meters

1:1,500



MAP 4
File Number: AN-007/2007
Geographic Township of SIMCOE

