



COMMENT REQUEST FORM

FILE NO.: AN-011/2010

ROLL NO.: 3310-491-011-31000

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

MARCH 1ST, 2010

APPLICANT:

Ahmad & Nivine Zaher, 123 Sheridan St. Brantford, ON N3S 4P5

LOCATION:

Lot 5, Blk 7 Plan 47B WDM (Corner of Teeterville Rd and Palmer St.)

PROPOSAL:

PERMIT THE CONSTRUCTION OF A SINGLE DETACHED DWELLING REQUIRING RELIEF OF:

- 378 sq.m. (4072 sq.ft.) from the required lot area of 1390 sq.m. (14,962 sq.ft.) to permit a lot area of 1,012 sq.m. (10,890 sq.ft.);
- 10 m. (32.5 ft.) from the required lot frontage of 30 m. (98.5 ft.) to allow a lot frontage of 20m (66 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, SENIOR PLANNER, MCIP, RPP

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

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:

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

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: February 15th, 2010

\$692.

MINOR VARIANCE

Office Use:

File Number:

AN-011/2010

Related File:

Fees Submitted:

January 27, 2010

Application Submitted:

Sign Issued:

Complete Application:

me.

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: 3310-491 011 31000

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. Delhi 29.2 zoning

A. APPLICANT INFORMATION

Name of Applicant¹ Ahmad and Nivine Zaker Phone # 519-720-6988
Address 123 Sheridan St. Brantford Fax #
Town / Postal Code N3S 4P5 E-mail nivine-2@hotmail.com

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 Owner² Ahmad and Nivine Zaker Phone # 519-720-6988
Address 123 Sheridan St. Fax #
Town / Postal Code Brantford N3S 4P5 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 sent³: ☒ 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	_____	Urban Area or Hamlet	<u>Teekerville</u>
Concession Number	_____	Lot Number(s)	<u>5</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>7</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>166 feet</u>	Depth (metres/feet)	_____
Width (metres/feet)	<u>165 feet</u>	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	<u>Corner of Teekerville Rd and Palmer st.</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):

We would like to build a one family dwelling house in Teekerville so we can be close to my wife's parents so they can babysit our kids while we are at work and school. This is important to us because we want to ensure that our kids are safe and with someone we trust. Their grandparents are the best candidates.

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

Relief of 378 m² (4072 sq.ft.) from required lot area of 1390 m² (14,962 sq.ft.) to permit lot area of 1,012 m² (10,890 sq.ft.) and Relief of 10m² (33.5') from required frontage of 30m (98.5') to allow frontage of 20m (66') to allow development of a single detached dwelling.

MINOR VARIANCE

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

The vacant lot that I have purchased has a frontage of 20 metres when the by-law states it has to be 30 metres for me to be able to build a one family dwelling. Also, my lot area is 1012 meters when the by-law states it has to be 1390 meters.

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

CHA

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:

None

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

N/A

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.

N/A

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:

2 storey dwelling 32 ft x 58 ft = 9.75 ~~32~~ metres
x 17.68 m, area = 1856 sq. ft. 172.42 metres.

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

The end of April 2010

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:

June 1 2009

Present use of the subject lands:

vacant lot

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

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

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:

The owner before left the lot vacant and did not use it.

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

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:

Palmer street

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 33-10-491-011-310-00-0000

AN-011/2010

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: 01/21/2010

Owner	SAMMUT ELEANOR AHMAD ZAHED & NIVINE ZAHED	Property Lot	5	Former Municipality	Delhi
Civic Address		Block	7	Plan	47B
Legal Description	WDM PLAN 47B BLK 7 LOT 5	Part		Reference Plan	
Zoning	CHA	Concession		Extension to a Non-conforming use?	
By-law	DELHI 29.2 ZONING	Current Use of Property	VACANT	Township	TEETERVILLE
		Proposed Use of Property	SINGLE FAMILY DWELLING		

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area	1,390	14962	1,012	10890	378	4072
b) Lot Frontage	30.0	98.5	20.0	66	10	32.5
c) Front Yard Setback						
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						
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:

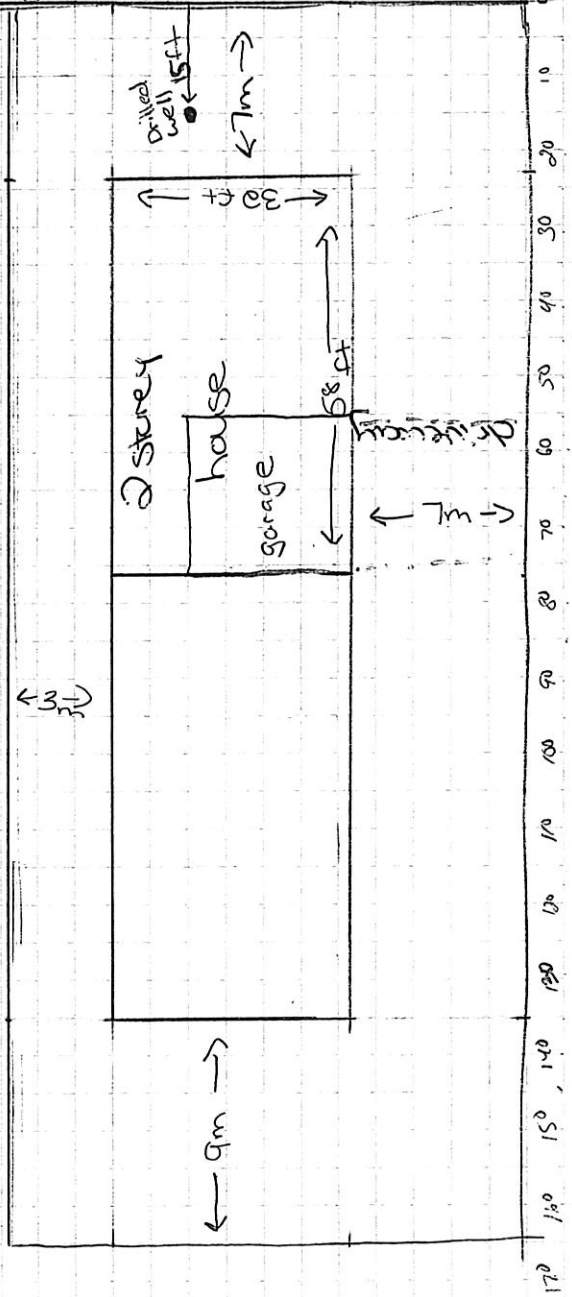
Nivine Zaher
Name

123 Sheridan St. Brampton ON N3S 4P5
Address

Teeterville Rd.

66ft

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17



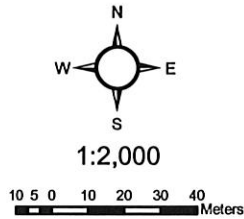
Palmer St. 165ft.

MAP 1

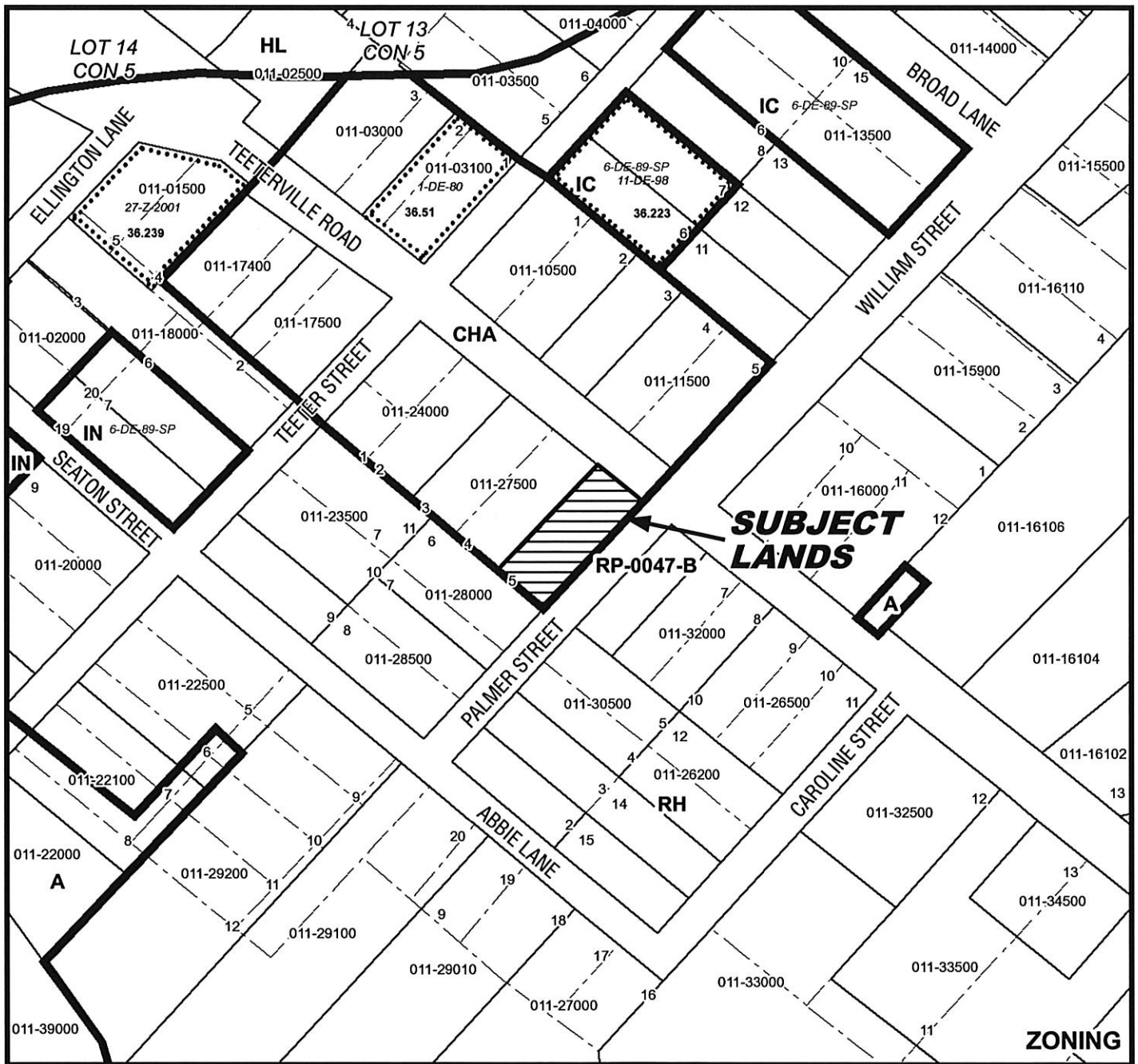
File Number: AN-011/2010

Geographic Township of

WINDHAM



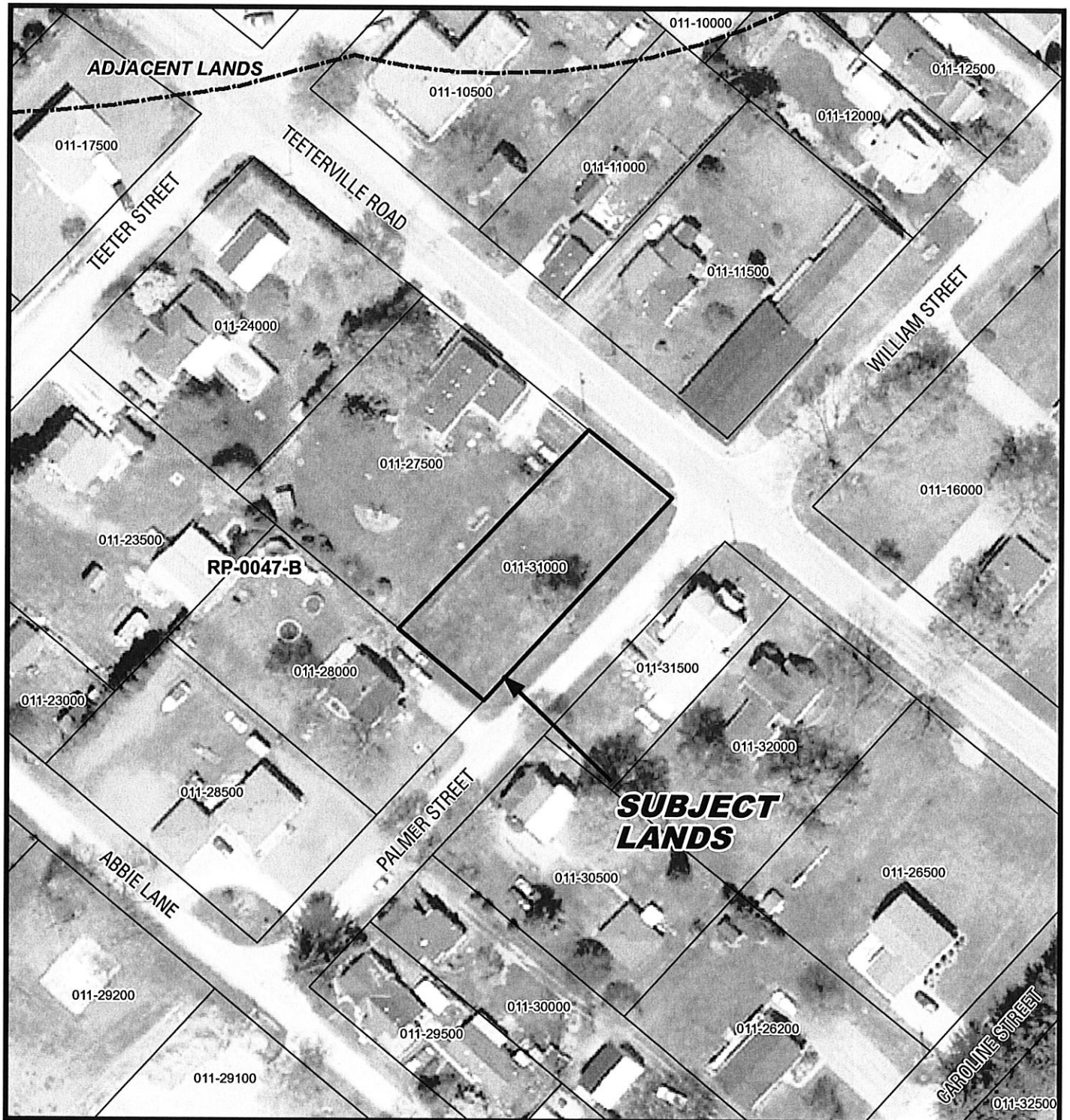
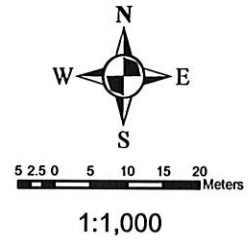
KEY MAP



MAP 2

File Number: AN-011/2010

Geographic Township of WINDHAN



MAP 3

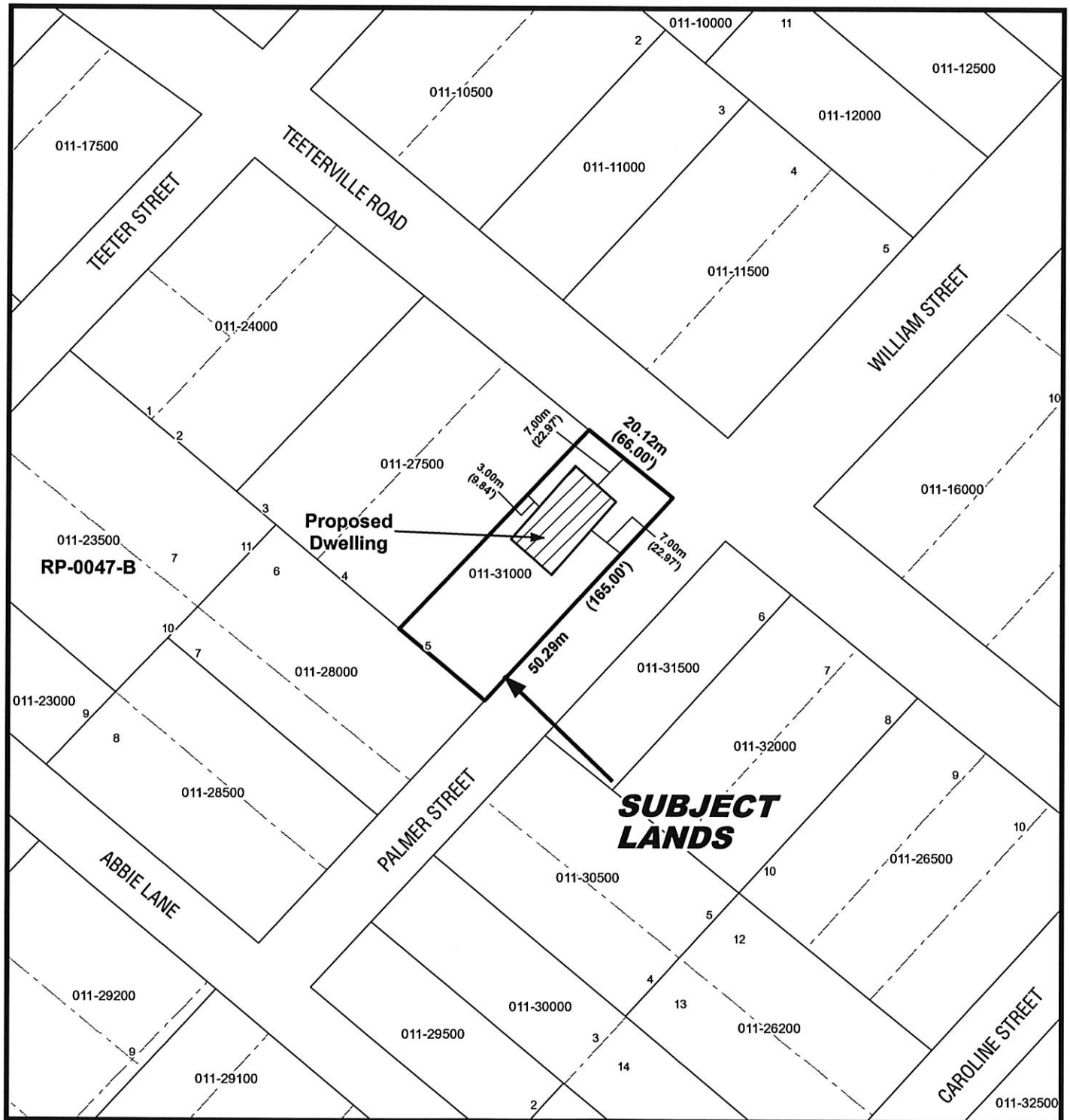
File Number: AN-011/2010

Geographic Township of WINDHAN



5 2.5 0 5 10 15 20 Meters

1:1,000



3310491011285000000

ABARE JOSEPH PAUL
ABARE LINDA MARIE
12 PALMER ST
TEETERVILLE ON N0E 1S0

3310491011295000000

COOK ELDEN HARRY LEROY
13 PALMER ST PO BOX 14
TEETERVILLE ON N0E 1S0

3310491011320000000

GIBSON ROBERT LEE
3783 TEETERVILLE RD PO BOX 65
TEETERVILLE ON N0E 1S0

3310491011230000000

MCCREADY WILLIAM EDWARD
MCCREADY NANCY DIANE
162 TEETER ST PO BOX 75
TEETERVILLE ON N0E 1S0

3310491011262000000

TAYLOR ROBERT BRIAN
TAYLOR KATHRYN ANN
8 CAROLINE ST PO BOX 74
TEETERVILLE ON N0E 1S0

3310491011105000000

WALDICK RODERICK OWEN
WALDICK MARY ELIZABETH GRACE
3800 TEETERVILLE RD PO BOX 44
TEETERVILLE ON N0E 1S0

3310491011280000000

CHEREWKA JEFFERY ALLAN
CHEREWKA CHERYL ANNE
8 PALMER ST
TEETERVILLE ON N0E 1S0

3310491011160000000

CRAGGS SYLVIA M ESTATE
3782 TEETERVILLE RD PO BOX 36
TEETERVILLE ON N0E 1S0

3310491011150000000

HARE DOUGLAS IAN
HARE CLIFFORD GORDON
3794 TEETERVILLE RD PO BOX 22
TEETERVILLE ON N0E 1S0

3310491011305000000

MYERSCOUGH IVAN CLARKE
MYERSCOUGH LINDA MARGARET
7 PALMER ST PO BOX 67
TEETERVILLE ON N0E 1S0

3310491011275000000

TRIGGER STEPHEN WALTER
TRIGGER PATRICIA MARLENE
3795 TEETERVILLE RD PO BOX 3
TEETERVILLE ON N0E 1S0

3310491011235000000

WALTERS GEORGE WESLEY
WALTERS CAROLYN BESSIE
168 TEETER ST PO BOX 54
TEETERVILLE ON N0E 1S0

3310491011315000000

COLLVER ADAM JOHN
VRANKEN KRISTINA TERESA M
3785 TEETERVILLE RD GD
TEETERVILLE ON N0E 1S0

3310491011240000000

FAKELMAN RANDOLPH MARTIN
FAKELMAN LUANNE COLLEEN
170 TEETER ST PO BOX 35
TEETERVILLE ON N0E 1S0

3310491011300000000

HOVIUS CHRISTOPHER ADRIAAN
VERHEYEN ERIN NICOLE
11 PALMER ST
TEETERVILLE ON N0E 1S0

3310491011265000000

SIM PATTI ANN
4 CAROLINE ST PO BOX 8
TEETERVILLE ON N0E 1S0

3310491011110000000

VAN WOUTENBERG GERRIT
VAN WOUTENBERG MARIE G
3796 TEETERVILLE RD PO BOX 84
TEETERVILLE ON N0E 1S0

3310491011310000000

ZAHER AHMAD
ZAHER NIVINE
123 SHERIDAN ST
BRANTFORD ON N3S 4P5

