



**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:

April 11TH, 2007

FILE NO.: AN-018/2007

ASSESSMENT ROLL NO.: 3310-401-009-25042

APPLICANT:

John Stanley and Maria Teresa Hawrylak, 37 Landon Avenue, Simcoe, ON N3Y 5K8

AGENT:

James Boll, Brimage, Tyrrell, 21 Norfolk Street North, P.O. Box 188, Simcoe, ON N3Y 4L1

LOCATION:

Lot 18 SIMCOE (37 Landon Avenue)

PROPOSAL:

- Relief of 0.1 m (0.15 ft) from the required right interior side yard of 1.2 m (4 ft) to allow a setback of 1.1 m (3.85 ft)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Building Department | |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | |
| <input checked="" type="checkbox"/> Forestry Division | |
| <input checked="" type="checkbox"/> Treasury 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 |
| <input checked="" type="checkbox"/> Norfolk Power |
| <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway |
| <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: March 28th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 234

FAX: (519) 875-4789 EMAIL: t.scott.peck@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:

33-10-401-009-25042

(to be provided by applicant/agent)

Office Use

File No. AN-18/07
Date Submitted Feb 26 2007
Date Received March 1/07
Sign Issued March 1/07



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 John Stanley Hawrylak. Phone No. 519-429-3804
Maria Tersa Hawrylak Fax No. _____
Address 37 Landon Avenue
SIMCOE ON Postal Code N3Y 5K8
E-mail _____
2. Agent (if any) James A. Boll, Brimage, Tyrrell PhoneNo. 519-426-5840
Address 21 Norfolk Street North Fax No. 519-426-5572
PO Box 188, SIMCOE ON Postal Code N3Y 4L1
E-mail jboll brimage.com

Please specify to whom all communications be sent:

☐ Owner ☒ Agent

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

None

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Simcoe
- Urban Area or Hamlet Simcoe
- Concession Number _____ Lot Number 18
- Registered Plan Number 1206 Lot(s)/Block(s) _____
- Reference Plan Number _____ Part Number(s) _____
- Civic Address 37 Landon Avenue, Simcoe, ON N3Y 5K8

2. Dimensions of Land Affected:

Frontage: <u>11.99</u> m.	Depth: <u>30.00</u> m.
<u>39.37</u> ft.	<u>98.43</u> ft.
Width: <u>11.99</u> m.	Area: <u>359.98</u> m ² .
<u>39.37</u> ft.	<u>3,875</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.)

Single Family Residential Home has been erected and an interior side yard
was found to be deficient when property was surveyed.

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

Relief of the set back requiremen of 4' or 1.2 m for interior side yard.

Existing house has an east interior side yard of 3.85" or 1.1 m. Therefore,
relief requested is an interior side yard of 3.85 or 1.1 m.

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

Set back requirement not in conformity and the house is existing.

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)

Brick and Vinyl Sided House; side (West) = 4.05 rear; 4.1 front;

Rear = 24.65; Side (East) = 3.85; Front = 19.95; Ground Floor (House) Area =
1,544 sq. ft - see Plan

Date of Construction of all building and structures on the subject land: May 31, 2006

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)

N/A

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

N/A

3. Date of acquisition of the subject land: August 29, 2006
4. Existing use of the subject property: Single Family Residential
5. Length of time the existing uses of the subject property have continued: since construction
6. Existing use of abutting properties: Single Family Residential

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 Landon Avenue

E. LAND USE

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

2. What is the existing zoning of the subject land: Residential

(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

Norfolk CityView Web

Roll Number 33-10-401-009-250-42-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Owner	HAWRYLAK JOHN STANLEY HAWRYLAK MARIA TERESA		Property Lot	18	Former Municipality	Simcoe
Civic Address	37 LONDON AVE		Block		Plan	1206
Legal Description	PLAN 1206 LOT 18		Part		Reference Plan	
Zoning	R1-C	R1-C	Concession		Extension to a Non-conforming use?	
By-law	1-1999		Current Use of Property	Residential	Township	Simcoe
			Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area						
b) Lot Frontage						
c) Front Yard Setback						
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	1.2	4	1.1	3.85	0.1	0.15
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:

Name

Address

**NORFOLK COUNTY
- BUILDING DIVISION -**

PERMIT NO. B2006-00349
DATE Aug 29 1966
OWNER Standard Homes
CONTRACTOR W
LOCATION 37 London Ave

BUILDING PERMIT INSPECTIONS

☐ Subgrade ☐ Framing ☐ Drywall or Plaster ☐ Other
☐ Foundation ☐ Insulation ☒ Completion

PLUMBING PERMIT APPLICATIONS

☐ Rough In ☐ Other ☒ Final

☒ Approved ☐ Not Approved

DEFICIENCIES Check Not NOTED
- Let Building Certificate & Approval.
- Subject to Minor Variance To Allow
 Influence of 12 1/2 Sq foot
- ~~Structure~~ Separate Super Pipe for Cell
 Best Work

(See Over)

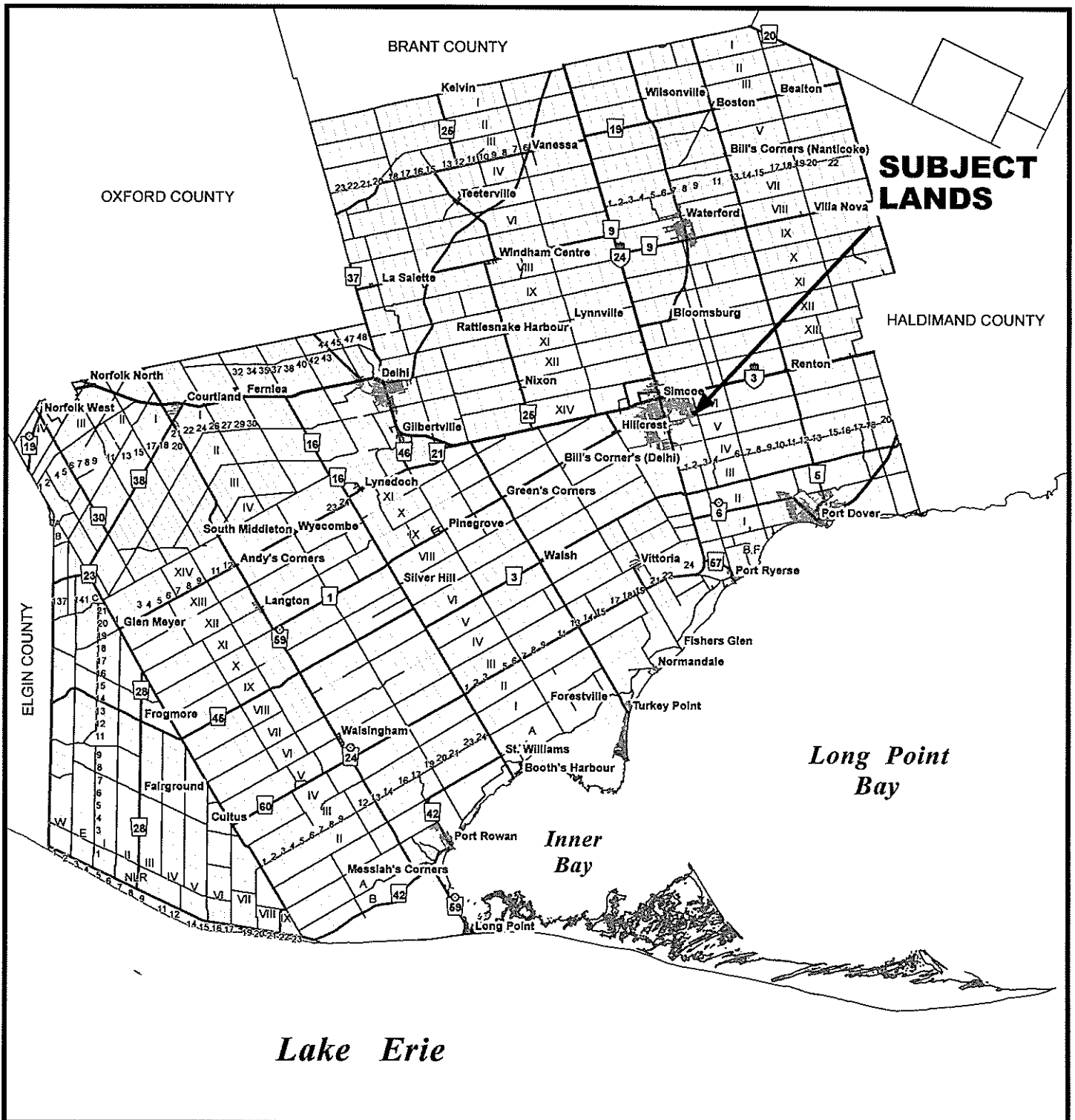
[Signature]
INSPECTOR

TELEPHONE NO.

MAP 1

File Number: AN-018/2007

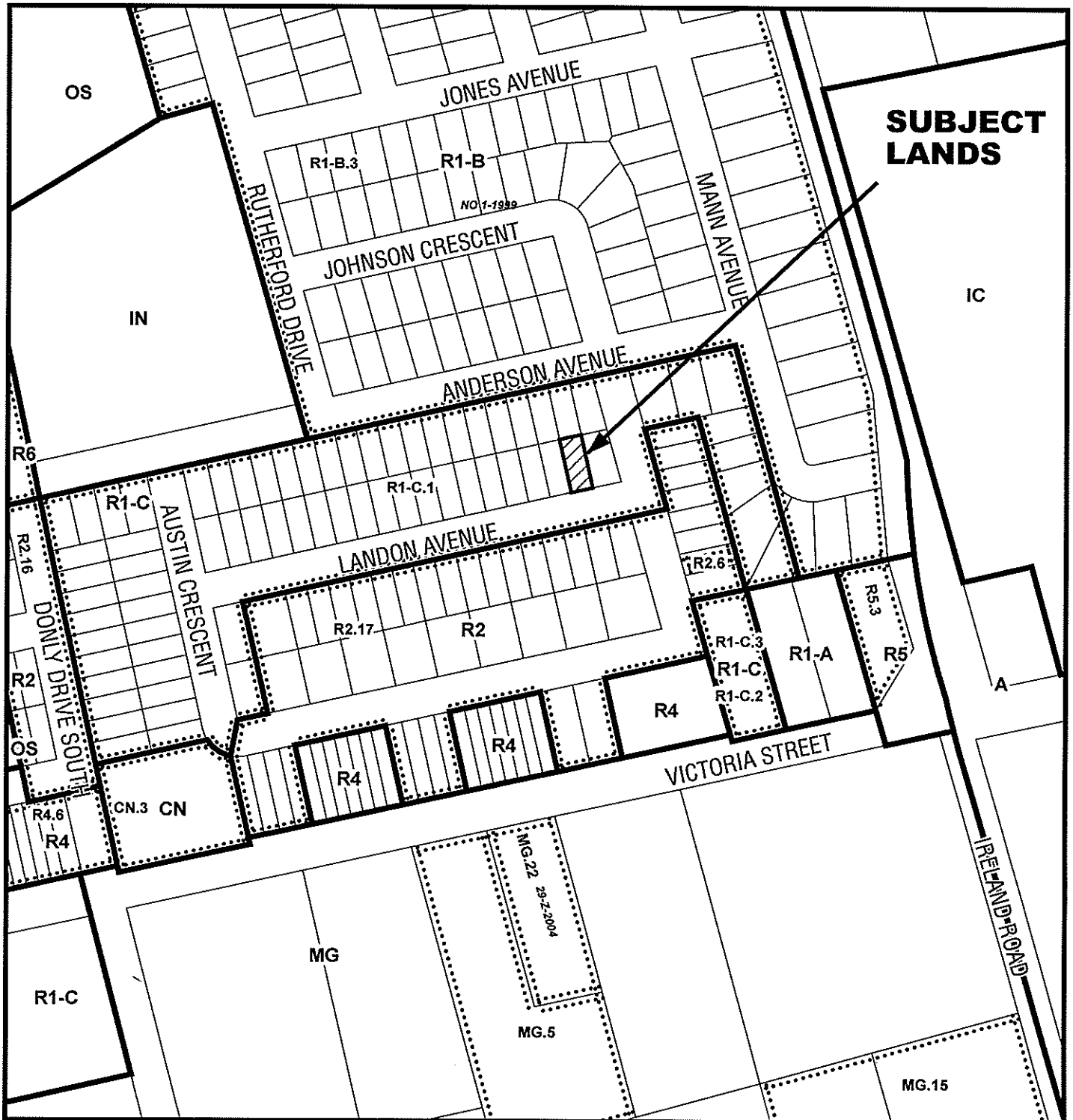
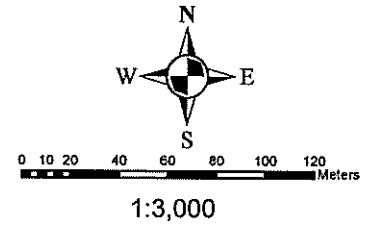
Urban Area of SIMCOE



MAP 2

File Number: AN-018/2007

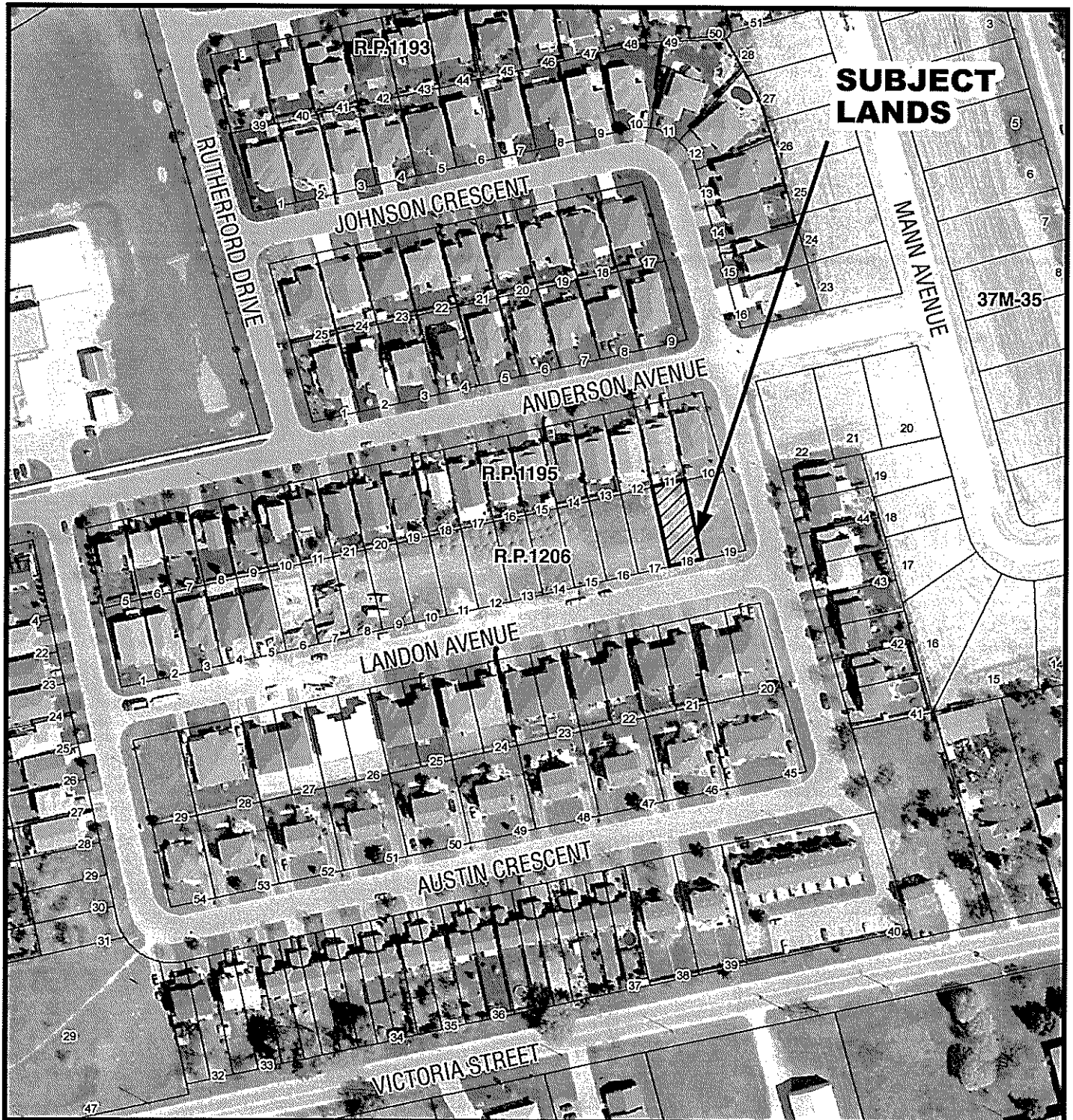
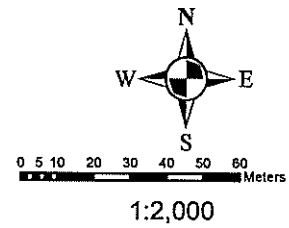
Urban Area of SIMCOE



MAP 3

File Number: AN-018/2007

Urban Area of SIMCOE



MAP 4

File Number: AN-018/2007

Urban Area of SIMCOE

