



**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-019/2007

ASSESSMENT ROLL NO.: 3310-492-004-05000

APPLICANT:

OKSAL LTD., 295 Adams Avenue, Delhi, ON N4B 1P9

AGENT:

Henry Dalm, 9 Belmont Avenue, Tillsonburg, ON N4G 5V9

LOCATION:

Plan 189, Lots 2 to 4 DELHI (257-249 James Street, Delhi)

PROPOSAL:

- Relief of 10 parking spaces from the required 57 parking spaces to allow a total of 47 parking spaces

- | | |
|--|--|
| <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 checked="" 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- 492-004-05000
(to be provided by applicant/agent)

Office Use

File No. AN-19/07
Date Submitted March 19/07
Date Received March 19/07
Sign Issued March 19/07



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-DE 80.

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 OKSAL LTD. Phone No. (519) 582-3300
Address 295 ADAMS AVE. Fax No. SAME
DELIHI. Postal Code N4B 1P9
E-mail nancyel@sympatico.ca

2. Agent (if any) Henry Dalm. Phone No. 519-688-0228.
Address 9 Belmont Ave. Fax No. 519-688-9489.
Tillsonburg, ON. Postal Code N4G 5V9
E-mail hdalm@sympatico.ca.

Please specify to whom all communications be sent:

☐ Owner

☒ Agent

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

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township County of Norfolk
Urban Area or Hamlet Delhi
Concession Number _____ Lot Number 2 to 4
Registered Plan Number PA 189 Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Civic Address James St. Delhi
RA # 3310-492-004-05000

2. Dimensions of Land Affected:

Frontage: 19 m.
198' ft.

Depth: _____ m.
132' ft.

Width: _____ m.
_____ ft.

Area: _____ m².
26136.0 ft².

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.)

to renovate part of a plaza into a
restaurant.

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

to have the parking requirement dropped
from 57 parking spaces to 47 parking
spaces.

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

The entire property is developed and
there is no additional space to allow
the creation of more parking spaces.

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)

Date of Construction of all building and structures on the subject land: 1983

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)

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: 1983
4. Existing use of the subject property: Retail & office space
5. Length of time the existing uses of the subject property have continued: 20+ yrs
6. Existing use of abutting properties: VACANT & 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

James St.E. LAND USE1. What is the existing Official Plan designation(s) of the subject land: Commercial2. What is the existing zoning of the subject land: C6

(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 33-10-492-004-050-00-0000

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	OXSAL LTD	Property Lot		Former Municipality	
Civic Address	00257-249 JAMES ST - Unit 00257	Block		Plan	
Legal Description	PLAN 189 LOT 2 TO LOT 4	Part		Reference Plan	
Zoning	CG	Concession		Extension to a Non-conforming use?	
By-law	1 DE80	Current Use of Property	MULTI MALL	Township	DELHI.
		Proposed Use of Property	RESTAURANT/TAVERN.		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area					N/A	
b) Lot Frontage					N/A	
c) Front Yard Setback					N/A	
d) Exterior Side Yard					N/A	
e) Interior Side Yard (Rt)					N/A	
f) Interior Side Yard (Lt)					N/A	
g) Rear Yard					N/A	
h) Dwelling Unit Area					N/A	
i) % Lot Coverage					N/A	
j) Height of Building					N/A	
k) Accessory Building					N/A	
Accessory Building Comments						
l) Parking		57		47		DM 10 SPACES -
m) Other						

Other Clause:

RELIEF OF NUMBER
OF PARKING SPACES
FOR MULTIPLE USE.
SECTION 7.8.

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:

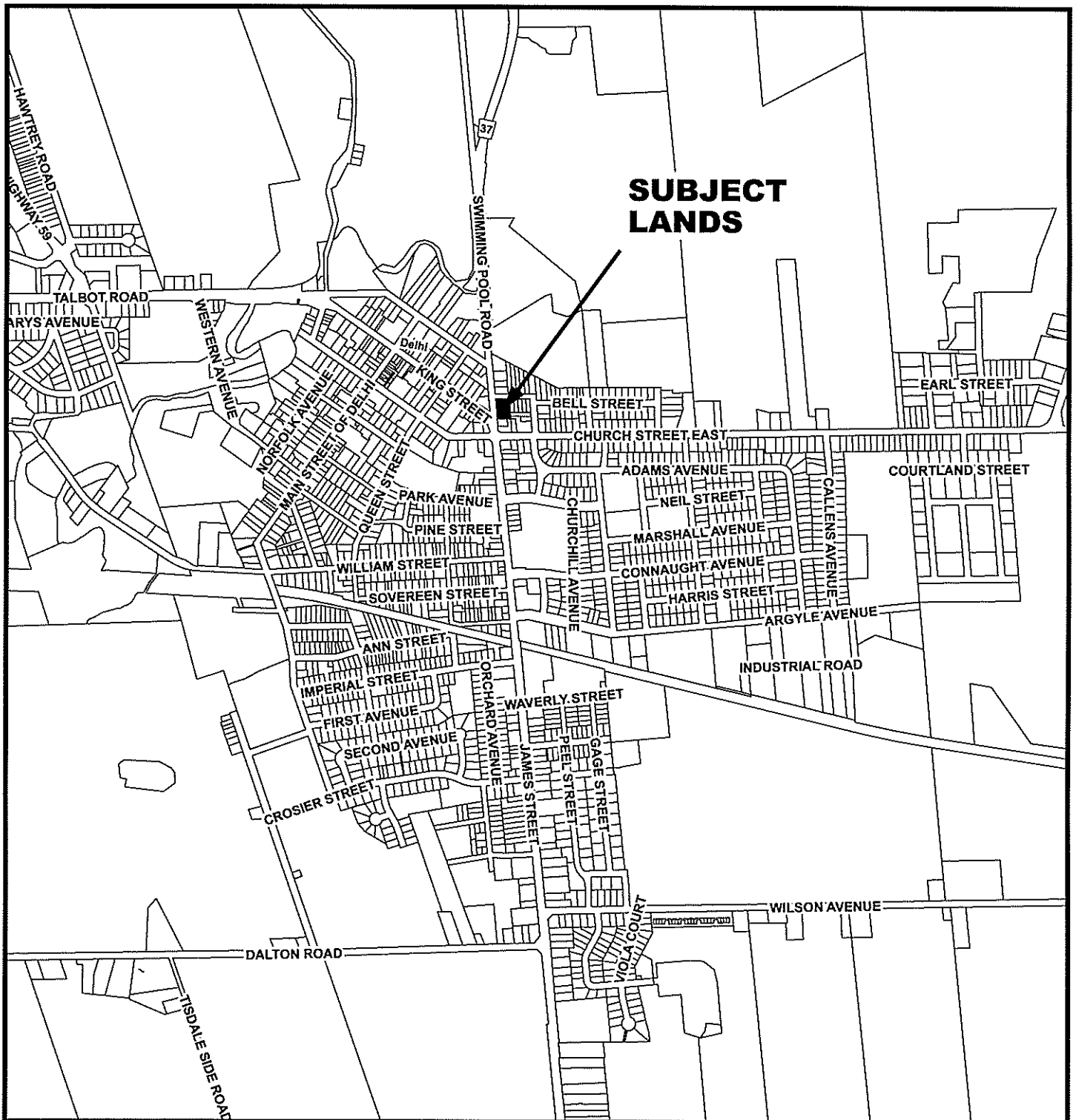
Name

Address

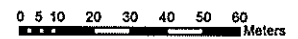
MAP 1

File Number: AN-019/2007

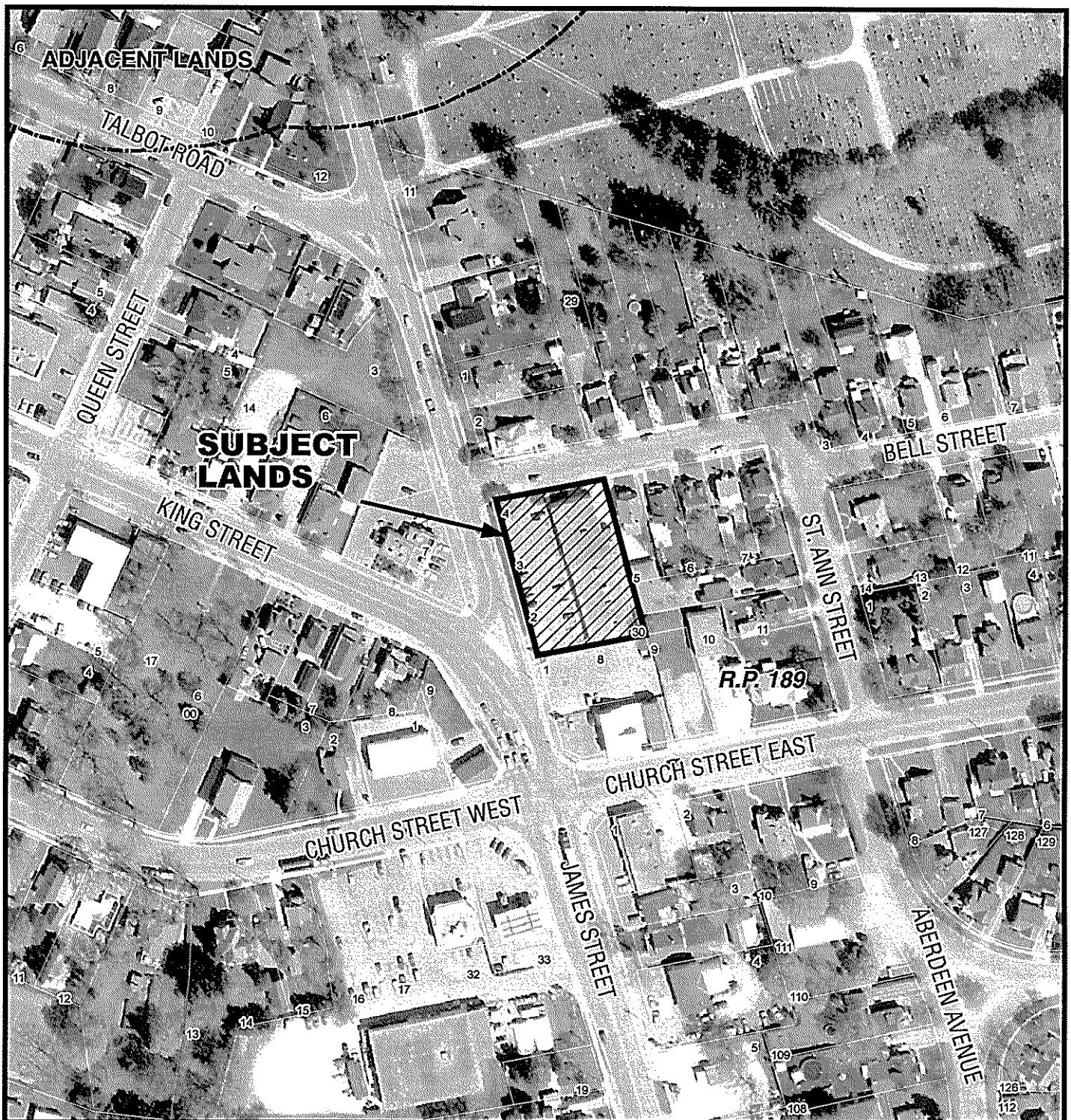
Urban Area of DELHI



Urban Area of DELHI



1:2,000



MAP 3
File Number: AN-019/2007
Urban Area of DELHI

