



COMMENT REQUEST FORM

FILE NO.: AN-030/2009

ROLL NO.: 3310-493-100-35600

- ☒ Building Department
- ☒ 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.

- ☒ GIS Section
- ☐ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☒ 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:

AUGUST 3RD, 2009

APPLICANT:

Tom Krukowski, 85 Kent Road Brantford, ON N3R 7W6

LOCATION:

Lot 138, Plan 190 (32 Ferris Street)

PROPOSAL:

REPLACEMENT OF A COTTAGE REQUIRING RELIEF OF:

- 8.3% from the maximum lot coverage of 15% to permit a lot coverage of 23.3%;

RECOGNIZE EXISTING DEFICIENCIES REQUIRING RELIEF OF:

- 135 sq.m. (1448 sq.ft.) from the required lot area of 700 sq.m. (7532 sq.ft.) allow a lot area of 565.4 sq.m. (6084 sq.ft.);
- 2.34 m. (7.69 ft.) from the required front yard setback of 6 m. (19.69 ft.) to allow a front yard setback of 3.66 m. (12 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: July 20th, 2009

MINOR VARIANCE

Office Use:

File Number: AN-030/2009
Related File: _____
Fees Submitted: June 19, 2009
Application Submitted: June 19, 2009
Sign Issued: June 19, 2009
Complete Application: _____

LPRCA Fee collected.

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: 3310-493-100-35600

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. 1-PE 80

A. APPLICANT INFORMATION

Name of Applicant ¹ TOM KRUKOWSKI Phone # 519 770 0314
Address 85 KENT ROAD Fax # _____
Town / Postal Code BRANTFORD N3R 7W6 E-mail SKI789@HOTMAIL.COM

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent TOM KRUKOWSKI Phone # 519 770 0314
Address 85 KENT ROAD Fax # _____
Town / Postal Code BRANTFORD N3R 7W6 E-mail SKI789@HOTMAIL.COM

Name of Owner ² JOSEPH + CAROLE SOBOLEWSKI Phone # 519 756 6240
Address 4 ROSEWOOD CRT Fax # _____
Town / Postal Code BRANTFORD N3R 7C9 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 sent ³: ☒ 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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number		Lot Number(s)	<u>138</u>
Registered Plan Number	<u>190</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	<u>117.1 Ft (35.69m)</u>
Width (metres/feet)	<u>52 FT (15.85m)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>6090 Ft² (565.8m²)</u>
Municipal Civic Address	<u>32 FERRIS STREET</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):

DEMOLITION OF THE EXISTING COTTAGE AND A REBUILD IN A
DIFFERENT LOCATION SIMILAR TO LINE OF EXISTING COTTAGES
TO SOUTH.

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

Relief of 8.3% from maximum lot coverage of 15% to
permit lot coverage of 23.3% to permit replacement
of a cottage.
Existing:
Relief of 135m² from required 700m² to permit lot area
of 565m².

MINOR VARIANCE

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

TOTAL SIZE OF LOT

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT

Present zoning:

LAKE SHORE

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:

GARAGE LOCATED AT REAR OF PROPERTY WILL BE RETAINED IN ITS
PRESENT LOCATION AS PER SITE PLAN. COTTAGE WILL BE DEMOLISHED

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

GARAGE AND COTTAGE WERE BUILT PRIOR TO 1945

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.

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:

PROPOSED COTTAGE TO BE AS PER THE ATTACHED DRAWING

TOTAL SQUARE FOOTAGE TO BE 1800

FOOTPRINT 35'x32'

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

SEPTEMBER 2009

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:

1977

Present use of the subject lands:

COTTAGE

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

SINCE BUILT

Existing use of abutting properties:

COTTAGE AND RESIDENCE

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:

LOCAL KNOWLEDGE

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <u>175</u> 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

MINOR VARIANCE

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:

Boww SYSTEM

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 ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

FERRIS ST

MINOR VARIANCE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☒ Yes ☐ No

If yes, describe:

WOULD LIKE TO BEGIN CONSTRUCTION MID SEPTEMBER

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 33-10-493-100-356-00-0000

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 SOBOLEWSKI CAROLE
SOBOLEWSKI JOSEPH

Property Lot

Former Municipality

Block

Plan

Part

Reference Plan

Concession

Extension to a Non-conforming use?

Civic Address 32 FERRIS ST Unit 00000

Legal Description CHR PLAN 190 LOT 138

Zoning

L

Current Use of Property

Township

By-law

1-DE80

Proposed Use of Property

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)
- f) Interior Side Yard (Lt)
- g) Rear Yard
- h) Dwelling Unit Area
- i) % Lot Coverage
- j) Height of Building
- k) Accessory Building

700	7532	565.4	6084	135	1448
6	19.686	3.66	12	2.34	7.086
15		23.3		8.3	

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

June 23/09

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:

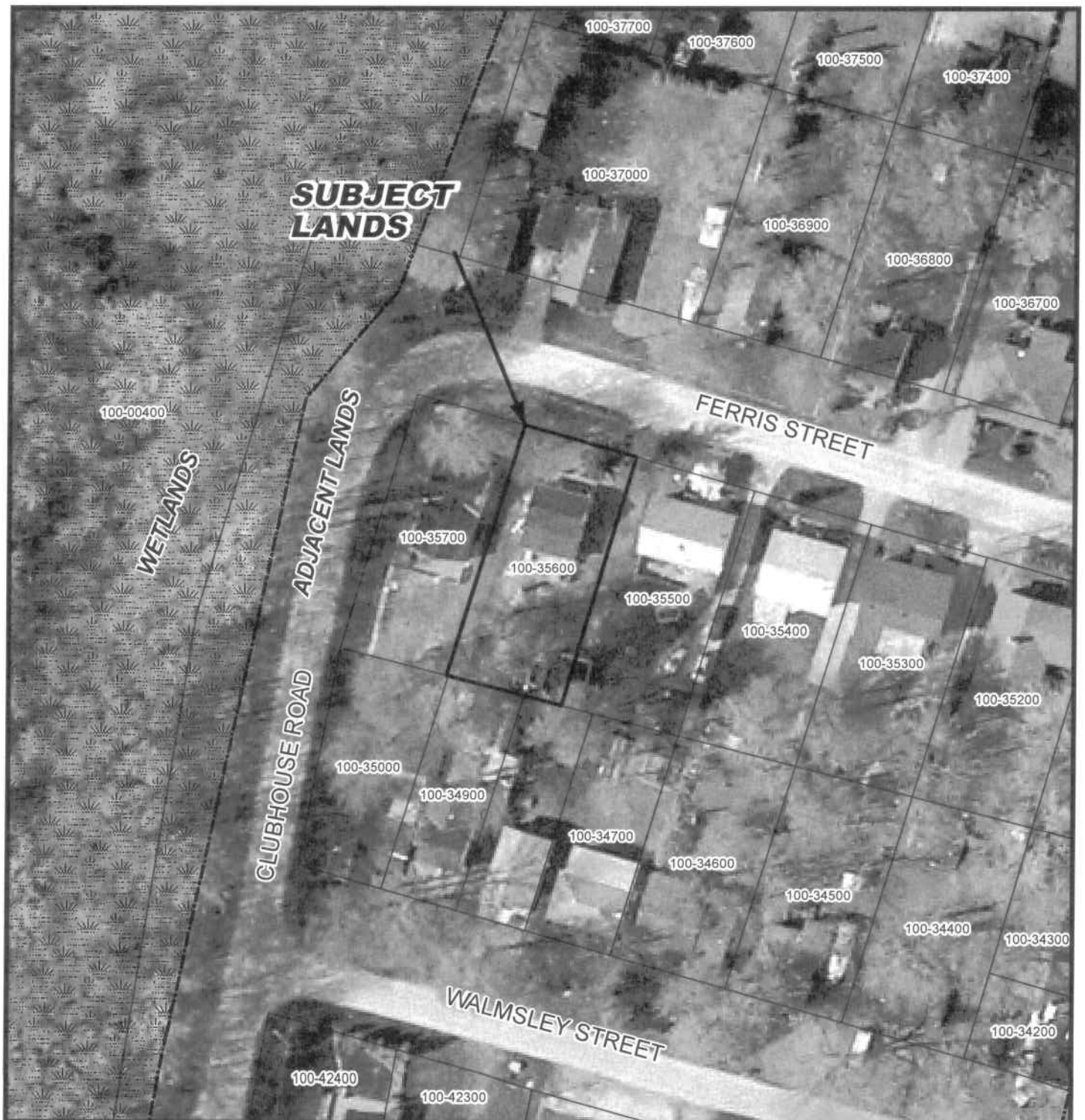
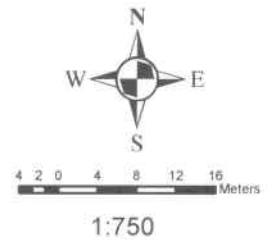
Name

Address

MAP 2

File Number: AN-030/2009

Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: AN-030/2009

Geographic Township of CHARLOTTEVILLE



1:500

