



COMMENT REQUEST FORM

FILE NO.: AN-037/2008

ROLL NO.: 3310-492-008-14000

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

September 3, 2008

APPLICANT:

Brant Terra Homes Ltd., 48 St. Andrews Drive Brantford ON N3T 6H3

AGENT:

G. Douglas Vallee Ltd., c/o Michael Higgins, 2 Talbot Street North Simcoe ON N3Y 3W4

LOCATION:

Lots 28 and 29, Plan 237, Part Lot 1, Blk 26, Plan 189, MID (48 Imperial Street, Delhi)

PROPOSAL:

CONSTRUCT TOWNHOUSES REQUIRING RELIEF OF:

- Relief of 1.5 m (4.92 ft) from the required 9.0 m (29.53 ft) rear yard to permit a 7.5 m (24.6 ft) rear yard.
- Section 7.2.3(c) visitor parking space encroaches into front yard setback.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SHIRLEY CATER, MCIP, RPP

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1+290

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 (A), 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.

NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT

CIRCULATION DATE: August 20, 2008

MINOR VARIANCE

Office Use:

File Number: AN-37/08
Related File: SP-4/08 + SP-18/08
Fees Submitted: July 31/08
Application Submitted: July 31/08
Sign Issued: July 31/08
Complete Application: July 31/08

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- 492-008-14000

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-DE 80

A. APPLICANT INFORMATION

90 JIM SPEELZIEK
Name of Applicant ¹ BRANT TERRA HOMES LTD Phone # 519-756-4682
Address 48 ST. ANDREWS DR Fax # _____
Town / Postal Code BRANTFORD ON N3T 6H3 E-mail _____

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

90 MICHAEL HIGGINS
Name of Agent G DOUGLAS VALLEE LTD Phone # 519-426-6270
Address 2 TALBOT STREET NORTH Fax # 519-426-6277
Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner ² DE GRANDISCO INC Phone # 519-758-0216
Address 20 CHERRY HILL LANE Fax # _____
Town / Postal Code BRANTFORD ON N3T 6H4 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:

NOT KNOWN

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>MIDDLETON</u>	Urban Area or Hamlet	<u>DELHI</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>PLAN 189E 237</u>	Lot(s) or Block Number(s)	<u>LOTS 28E 29E LOT 1 BLK 26</u>
Reference Plan Number	<u>37R6056</u>	Part Number(s)	<u>DT 1</u>
Frontage (metres/feet)	<u>50M (164FT)</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m ² / ft ² or hectares/acres)	<u>.79ha (1.9ac)</u>
Municipal Civic Address	<u>48 IMPERIAL 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):

PROPOSE A TOWNHOUSE DEVELOPMENT AND A
REDUCED REAR YARD TO ACCOMMODATE INCREASED
TOWNHOUSE UNIT FLOOR AREA

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

REQUEST A REDUCED REAR YARD FROM 9m TO 7.3m.
SECTION 11.2.2 (C) MINIMUM YARD REQUIREMENTS (iv)
REAR YARD - 9 METRES REQUEST 7.3m

MINOR VARIANCE

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

SITE PLAN HAS BEEN REVISED TO INCREASE THE USEABLE
LOOK AREA PER TOWNHOUSE UNIT WHICH HAS RESULTED
IN A REDUCED REAR YARD.

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

URBAN RESIDENTIAL TYPE 4 ZONE R4

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:

VACANT LAND

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

VACANT LAND

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.

VACANT LAND

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:

TOWN HOUSE UNITS. AVERAGE SIZE 1300 SQFT

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

VACANT LAND

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:

2006

Present use of the subject lands:

VACANT LAND

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

VACANT LAND

Existing use of abutting properties:

RESIDENTIAL

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:

LUMBER YARD.

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:

ESA SUBMITTED WITH ZONING APP ZN-064/2007

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:

ZN-064/2007 SP-4/2008

Land it affects:

SUBJECT LANDS.

Purpose:

REZONE TO R4

Status/decision:

APPROVED.

MINOR VARIANCE

Effect on the requested amendment:

NONE

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

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:

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:

IMPERIAL STREET

MINOR VARIANCE

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 33-10-492-008-140-00-0000

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	ADCOCK DEVELOPMENTS LTD	Property Lot		Former Municipality	
Civic Address	48 IMPERIAL ST	Block		Plan	
Legal Description	PLAN 237 LOTS 28,29	Part		Reference Plan	
Zoning	R4	Concession		Extension to a Non-conforming use?	
By-law	1-DE 80	Current Use of Property	Vacant Land	Township	DAW
		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)						
f) Interior Side Yard (Lt)						
g) Rear Yard	9	29.52	7.5	24.6	1.5	4.92ft
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						
Accessory Building Comments						
l) Parking	7, 2, 3(c)	VISITOR PARKING SPACE ENCRONES INTO FRONT YD SETBACK				
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

MAP 1

File Number: AN-037/2008

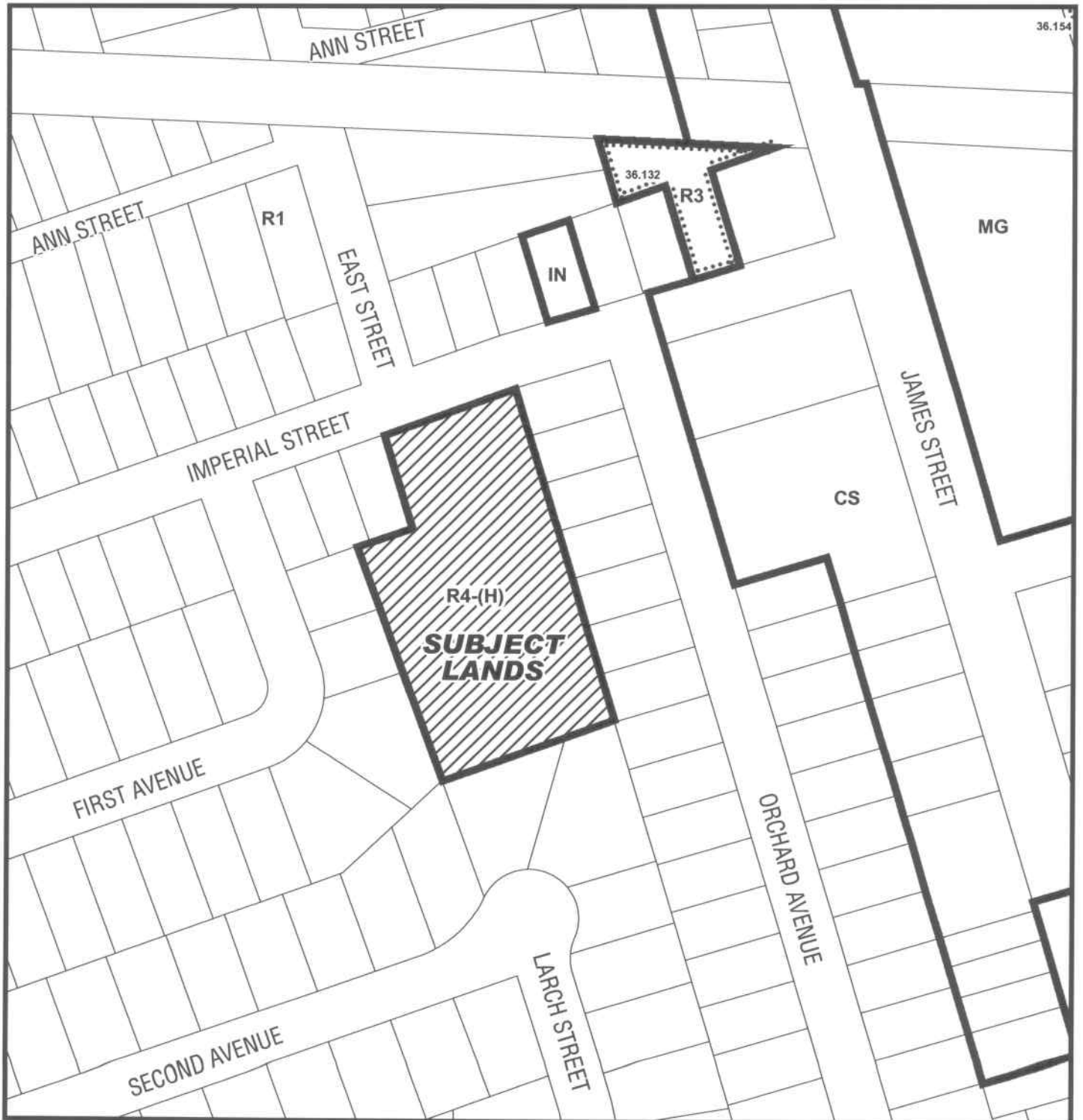
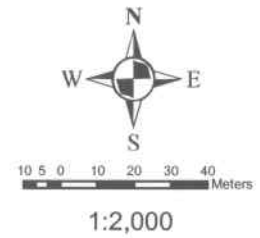
Urban Area of DELHI



MAP 2

File Number: AN-037/2008

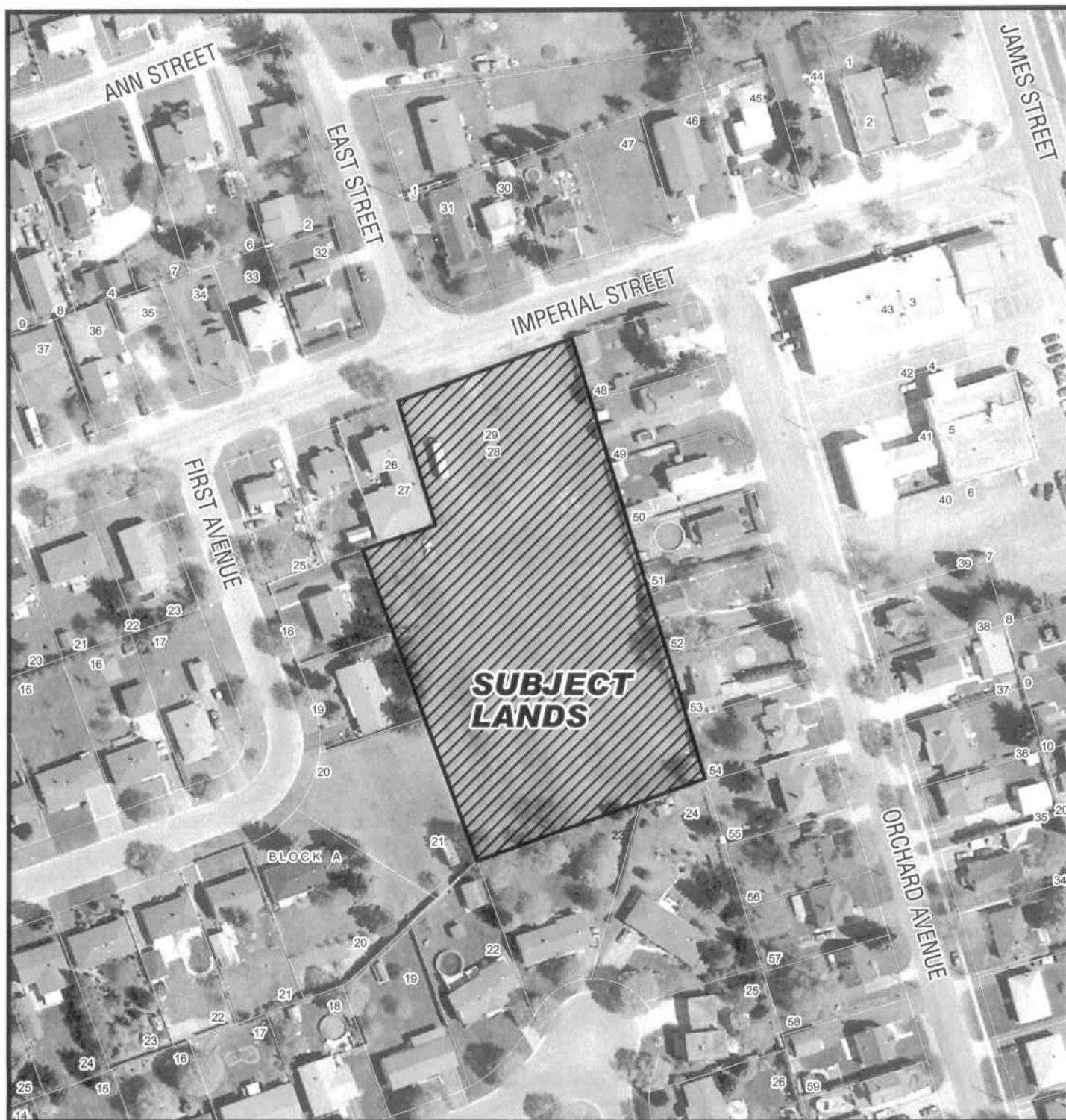
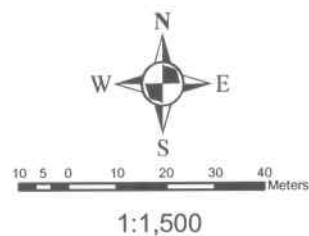
Urban Area of DELHI



MAP 3

File Number: AN-037/2008

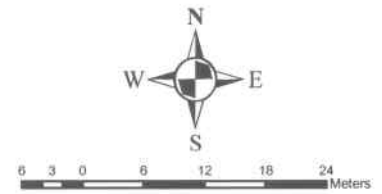
Urban Area of DELHI



MAP 4

File Number: AN-037/2007

Urban Area of DELHI



1:725

