



## COMMENT REQUEST FORM

**FILE NO.: AN-042/2008**

**ROLL NO.: 3310-401-016-17100**

- ☒ 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:

# October 1, 2008

**APPLICANT:**

Stephen L. Grant, 55 Parker Drive Simcoe, ON N3Y 1A3

**AGENT:**

N/A

**LOCATION:**

Part Lot 37, RPlan 332 SIMCOE (55 Parker Drive)

**PROPOSAL:**

REMOVAL AND RECONSTRUCTION OF AN EXISTING TWO STOREY DECK REQUIRING RELIEF OF:

- Section 3.9 (e) to allow deck or unenclosed porch to project 3.05 m (10 ft) into rear yard and balcony to be 3.29 m. (10.79 ft.) from rear lot line;
- Section 3.7.1 (c) to permit deck to project 3.05 m. (10 ft.) into required rear yard

### 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](mailto: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](mailto: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: September 17, 2008**

## MINOR VARIANCE

### Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN-042/2008August 29, 2008August 29, 2008August 29, 2008August 29, 2008*MR*

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:** 3310-401-016-171-00-0000

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. 1-1999

### A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> STEPHEN L. GRANT Phone # 519-429-0162  
Address 55 PARKER DRIVE Fax # \_\_\_\_\_  
Town / Postal Code SIMCOE N3Y 1A3 E-mail grantst@sympatico.ca

<sup>1</sup> 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 Owner <sup>2</sup> WANDA P. GRANT Phone # SAME AS ABOVE  
Address SAME Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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:  
Bank of Montreal, 23 Norfolk St. S., Simcoe, ON.  
N3Y 2V8

## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK COUNTY</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number		Lot Number(s)	<u>part 37</u>
Registered Plan Number	<u>332</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	<u>Varies.</u>
Frontage (metres/feet)	<u>(106.71 ft) 32.53m</u>	Depth (metres/feet)	<u>20.6 ha, LEFT 74.24ft RIGHT (67.61ft)</u>
Width (metres/feet)	<u>(102.0 ft) 31.09m</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>(7526 ft<sup>2</sup>) 699 metre</u>
Municipal Civic Address	<u>55 Parker Drive</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):

REAR OF MY LOT SLOPES STEEPLY AWAY FROM HOUSE. USEABLE  
OUTSIDE LIVING SPACE IS MINIMAL. THE DECK AREA REQUESTED IS  
LARGE ENOUGH FOR TABLE & CHAIRS AS WELL AS SOME  
DECORATIVE PLANTINGS. NO STAIRCASE WILL BE BUILT TO TOP DECK.  
CURRENT DECKS ARE TOO SMALL FOR THIS PURPOSE.

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

1. permit projection of balcony 3<sup>05</sup> metres into rearyard and  
balcony to be 3.29 metres (10.79) from rear lot line (sect. 3.9c)  
(10ft)
2. permit deck to project 3<sup>05</sup> metre into required rear yard  
(10ft) 1 (sect 3.7c)

## MINOR VARIANCE

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

MY LOT IS VERY SHALLOW, PROVIDING 22 FT OF SLOPING TERRAIN TO THE REAR LOT LINE. DECKS PROVIDE USEABLE OUTSIDE LIVING SPACE, WITH NO ENCRoACHMENT ON NEIGHBOURS PRIVACY.

## D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

R2

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:

EXISTING 2 STOREY DECK WILL BE DEMOLISHED AND REPLACED

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

LAST SURVEY MAY 10, 1974

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.

NIL

## 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:

CONSTRUCT 2 LEVEL DECK, ONE AT 1<sup>ST</sup> FLOOR LEVEL 10' WIDE X 24' LONG, 2<sup>ND</sup> AT 2<sup>ND</sup> FLOOR LEVEL 10' WIDE X 16' LONG. ACCESS TO 1<sup>ST</sup> STOREY DECK IS 6 STEPS DOWN ON LOT 38 SIDE TO LANDSCAPED LANDING AND STEPS DOWN TO BASEMENT LEVEL, 10' FROM LOT 39 LOT LINE. NO STAIR ACCESS PROVIDED TO 2ND FLOOR DECK.

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

LATE FALL 2008 OR EARLY SPRING 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:

28 MARCH 2003

Present use of the subject lands:

SINGLE FAMILY DWELLING

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

SINCE BUILT.

Existing use of abutting properties:

RESIDENTIAL R2 & R1

## 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:

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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:

part of plan of  
subdivision

## MINOR VARIANCE

Effect on the requested amendment:

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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:

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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:

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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:

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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:

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Name of road/street:

*Parker Drive*

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## MINOR VARIANCE

### I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

I WOULD LIKE TO HAVE FOOTINGS IN THE GROUND THIS FALL.

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.

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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-401-016-171-00-0000

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	GRANT WANDA PATRICIA GRANT STEPHEN LESLIE	Property Lot		Former Municipality	
Civic Address	55 PARKER DR	Block		Plan	
Legal Description	PLAN 332 PT LOT 37	Part		Reference Plan	
Zoning	R2 (Sfd - R1-C)	Concession		Extension to a Non-conforming use?	
By-law	1-1999	Current Use of Property	Single Family Dwelling	Township	
		Proposed Use of Property	Single Family Dwelling		

## 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	6.0 m	19.68	3.29	10.79	2.71	8.89
h) Dwelling Unit Area						
i) % Lot Coverage						
j) Height of Building						
k) Accessory Building						
Accessory Building Comments						
l) Parking						
m) Other						

Other Clause: 3.7.1(e) deck or enclosed porch

Other Description:

3.9(e) balcony - project 1.5 m  
into rear yard 6.0 m.

project 3.05 m (10 ft)  
propose project 3.05 m  
propose 3.29 m (10.8 ft) to rear  
lot line.

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:

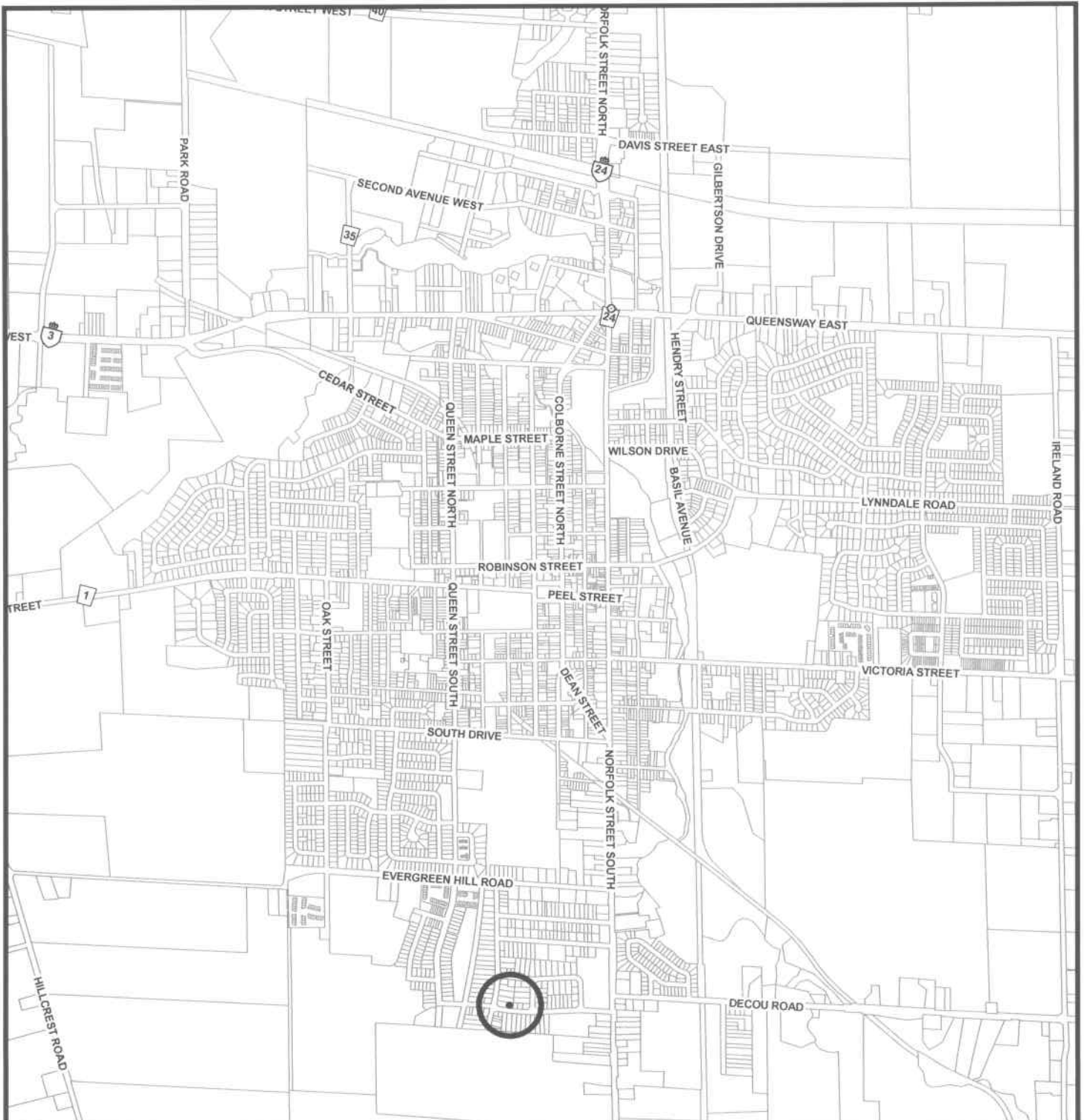
Name

Address

# MAP 1

File Number: AN-042/2008

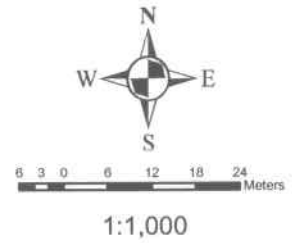
Urban Area of SIMCOE



## MAP 2

File Number: AN-042/2008

Urban Area of SIMCOE



# MAP 3

File Number: AN-042/2008

Urban Area of SIMCOE

