



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT  
**COMMENT REQUEST FORM**

**FILE NO: ANPL2010034**

☒ Building Department  
☒ Building Inspector (Sewage System Review)  
☒ Forestry Division  
☒ GIS Section  
☒ Fire/EMS  
☒ Public Works - NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway  
☒ Norfolk Power  
☐ Ministry of Transportation  
☐ 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:**

**May 31, 2010**

**APPLICANT:**

CULVER WILLIAM JOSEPH L, 1543 CHARVILLE RD 8 RR 6 STN MAIN, SIMCOE, ON N3Y 4K5

**AGENT:**

RE/MAX ERIE SHORES REALTY INC, BILL CULVER, 103 QUEENSWAY E, SIMCOE, ON N3Y 4M5

**LOCATION:** PLAN 189 BLK 22 LOT 23 DELHI (62 SOVEREEN STREET)

**ASSESSMENT ROLL NO.:** 3310492007079000000

**PROPOSAL:**

RECOGNIZE EXISTING DWELLING LOCATION DEFICIENCIES AND DEFICIENCY CREATED THROUGH SEVERANCE APPLICATION BNPL2010033 REQUIRING RELIEF OF:

120 sq m (1,291.67 sq ft) from the required 560 sq m (6,027.79 sq ft) minimum lot area to permit a lot with an area of 440 sq m (4736.12 sq ft);

1.71 m (5.61 ft) from the required 9 m (29.53 ft) minimum rear yard setback to permit a rear yard setback of 7.29 m (23.92 ft);

1.71 m (5.61 ft) from the required 6 m (19.69 ft) front yard setback to permit a front yard setback of 2.17 m (7.12 ft)

---

**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**Mary Elder, MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3

519-426-5870 Ext. 1341

**EMAIL: [mary.elder@norfolkcounty.ca](mailto:mary.elder@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 application, 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](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.

**CIRCULATION DATE:** May 17, 2010

**MINOR VARIANCE**

**RETAINED**

**Office Use:**

File Number: ANPL2010 034  
 Related File: BNPL 2010033, ANPL2010035  
 Fees Submitted: May 6, 2010  
 Application Submitted: May 6, 2010  
 Sign Issued: May 7, 2010  
 Complete Application: May 7, 2010

*me*

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: 3310-492-007-075-00-0000**

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-DE 80

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> EULJER/WOZNIAK Phone # 426-8174  
 Address 1543 CONC #8 Fax # \_\_\_\_\_  
 Town / Postal Code D3L-4K5 E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent BILL EULJER Phone # 426-0081  
 Address 103 QUEENSWALE Fax # 426-2424  
 Town / Postal Code D3L-4M5 E-mail beuljer@sympatico.ca

Name of Owner <sup>2</sup> EULJER/WOZNIAK Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ 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:

FIRST ENTIRE LOAN

## MINOR VARIANCE

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

Geographic Township	Urban Area or Hamlet	DELHI
Concession Number	Lot Number(s)	23
Registered Plan Number	Lot(s) or Block Number(s)	22
Reference Plan Number	Part Number(s)	188
Frontage (metres/feet)	Depth (metres/feet)	21.88 (72) M
Width (metres/feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	440 sqm
Municipal Civic Address	#62 SOVEREEN ST DELHI	

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):

SEVER A LOT FROM THE REAR  
MAINTAIN EXISTING SINCE FAMILY  
NAME

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

RELIEF OF REAR YARD - LOT AREA

FRONT YARD

- Relief of 120 sqm (1,291.67 sqft) from the required 560 sqm (6,027.79 sqft) to permit a lot area of 440 sqm (4,736.12 sqft)
- Relief of 1.71 m (5.61 ft) from the required 9 m (29.53 ft) rear yard set back to permit a set back of 7.29 m (23.92 ft)
- Relief of 1.71 m (5.61 ft) from the required 6 m (19.69 ft) required front yard set back to permit a 2.17 m (7.12 ft) front yard set back

## MINOR VARIANCE

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

LOT IS SLIGHTLY DEFICIENT IN REAR  
TERRACE YARD.

### D. PROPERTY INFORMATION

Present official plan designation(s):

OR URBAN RES

Present zoning:

R1.

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:

1 1/2 STOREY 3 BEDROOM HOME - SKETCH  
ATTACHED

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

40-50 YEARS

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.

N/A

## 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:

ONE / HALF STOREY 3 BED ROOM HOME  
860 SQ FT ON MAIN + 300 ON 1/2 STOREY

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

PRIME TO 1550

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:

MAY 05 10

Present use of the subject lands:

R. B. SINGLE FAMILY

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

Existing use of abutting properties:

## 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:

---

---

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:

CONSENT APPLICATION AN PL 2010  
Re 035

Land it affects:

Subject lands lands adjacent  
to Subject lands

Purpose:

Sever urban lot variances for  
new lot

Status/decision:

pending pending

## MINOR VARIANCE

Effect on the requested amendment:

CREATES LOT WITH DEFICIENCIES  
ACCORDING TO B.Y.L.U.

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 type="checkbox"/> No	____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 type="checkbox"/> No	____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	____ distance
Active railway line	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	200-300 distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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:

EDGE ST - SUIREEN

---



## 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.

BELIEVE THAT IF NEW LOT IS CREATED  
IT WILL BE IN GENERAL CONFORMITY WITH  
OTHERS IN AREA EVEN IF DEFICIENT  
TO ZONING BYLAW.

---



# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-492-007-079-00-0000

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: 05/03/2010

Owner	ARN-SMITH JOESPH LAWRENCE SMITH LAURA LEE	Property Lot	23	Former Municipality	Delhi
		Block	22	Plan	189
Civic Address	62 SOVEREEN ST Unit 00000	Part		Reference Plan	
Legal Description	PLAN 189 BLK 22 LOT 23	Concession		Extension to a Non-conforming use?	
Zoning	R1	Current Use of Property	Residential	Township	
By-law	1-DE 80	Proposed Use of Property	Residential		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	560.00	6,027.79	440.00	4,736.12	120.00	1,291.67
b) Lot Frontage	18.00	59.06	20.11	65.98	(2.11)	(6.92)
c) Front Yard Setback	6.00	19.69	2.17	7.12	1.71	5.61
d) Exterior Side Yard	6.00	19.69	7.17	23.52	(1.17)	(3.84)
e) Interior Side Yard (Rt)	0.00	0.00	0.00	0.00	0.00	0.00
f) Interior Side Yard (Lt)	1.20	3.94	4.80	15.75	(3.60)	(11.81)
g) Rear Yard	9.00	29.53	7.29	23.92	1.71	5.61
h) Dwelling Unit Area	80.00	861.11	80.00	861.00	0.00	0.00
i) % Lot Coverage					0.00	
j) Height of Building	11.00	36.09		0.00	11.00	
k) Accessory Building		0.00		0.00	0.00	0.00
Accessory Building Comments						
l) Parking		0.00		0.00	0.00	0.00
m) Other						
Other Clause:	DEF. FOR RETAINED PARCEL		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

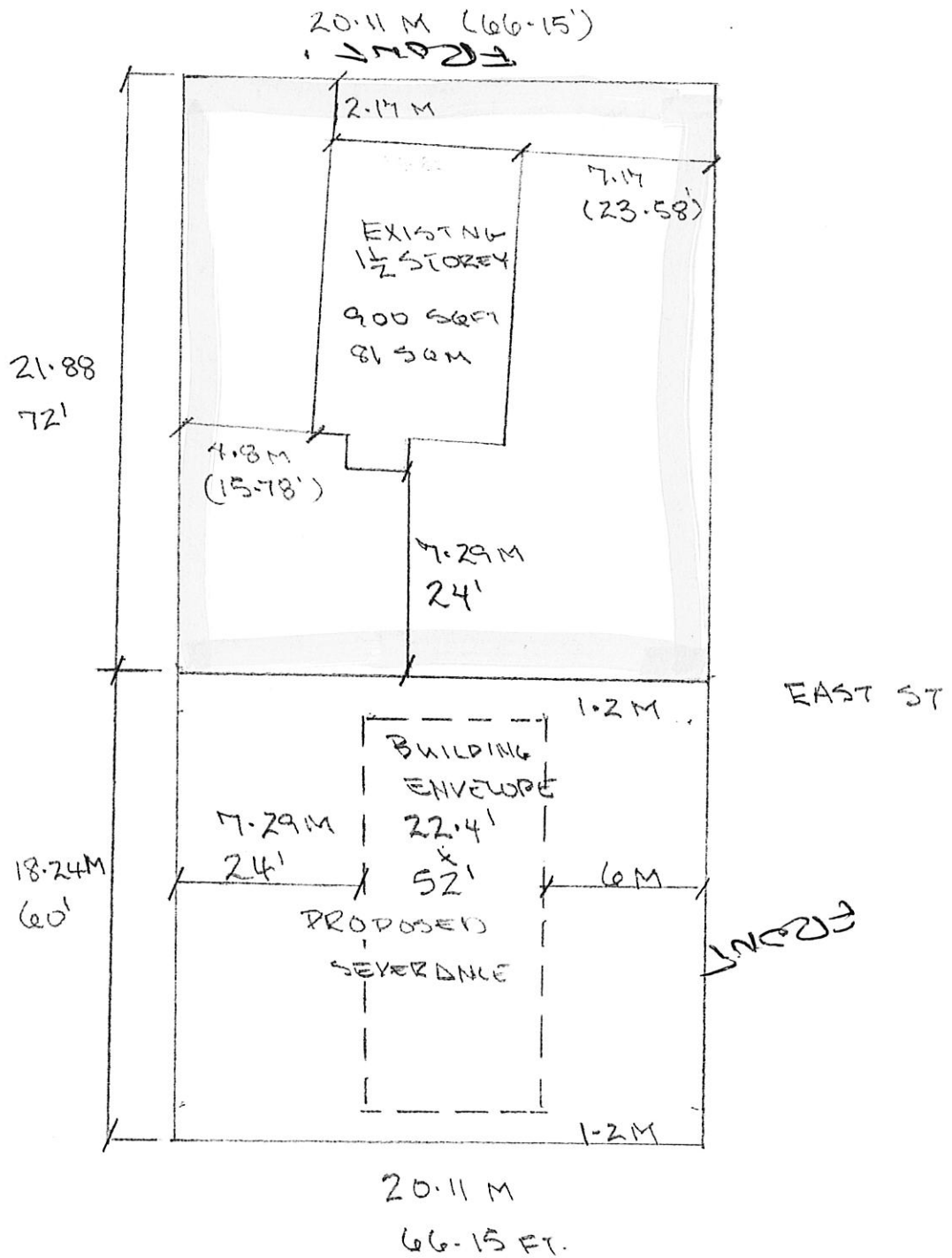
CULVER / WOZNIAK  
#62 SOVEREEN ST  
DELHI

492-007-079-00

LOT 23 Bk 22 RD 189



SOVEREEN ST

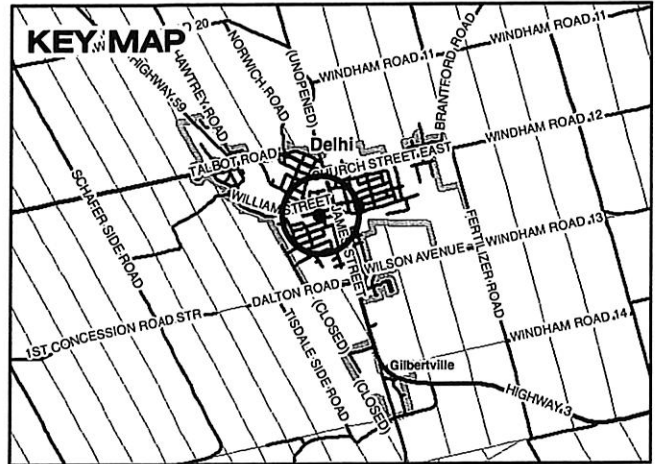
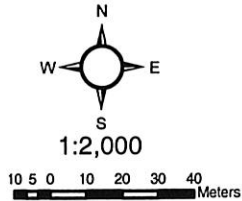


House

# MAP 1

File Number: BNPL2010033,  
ANPL2010034 &  
ANPL2010035

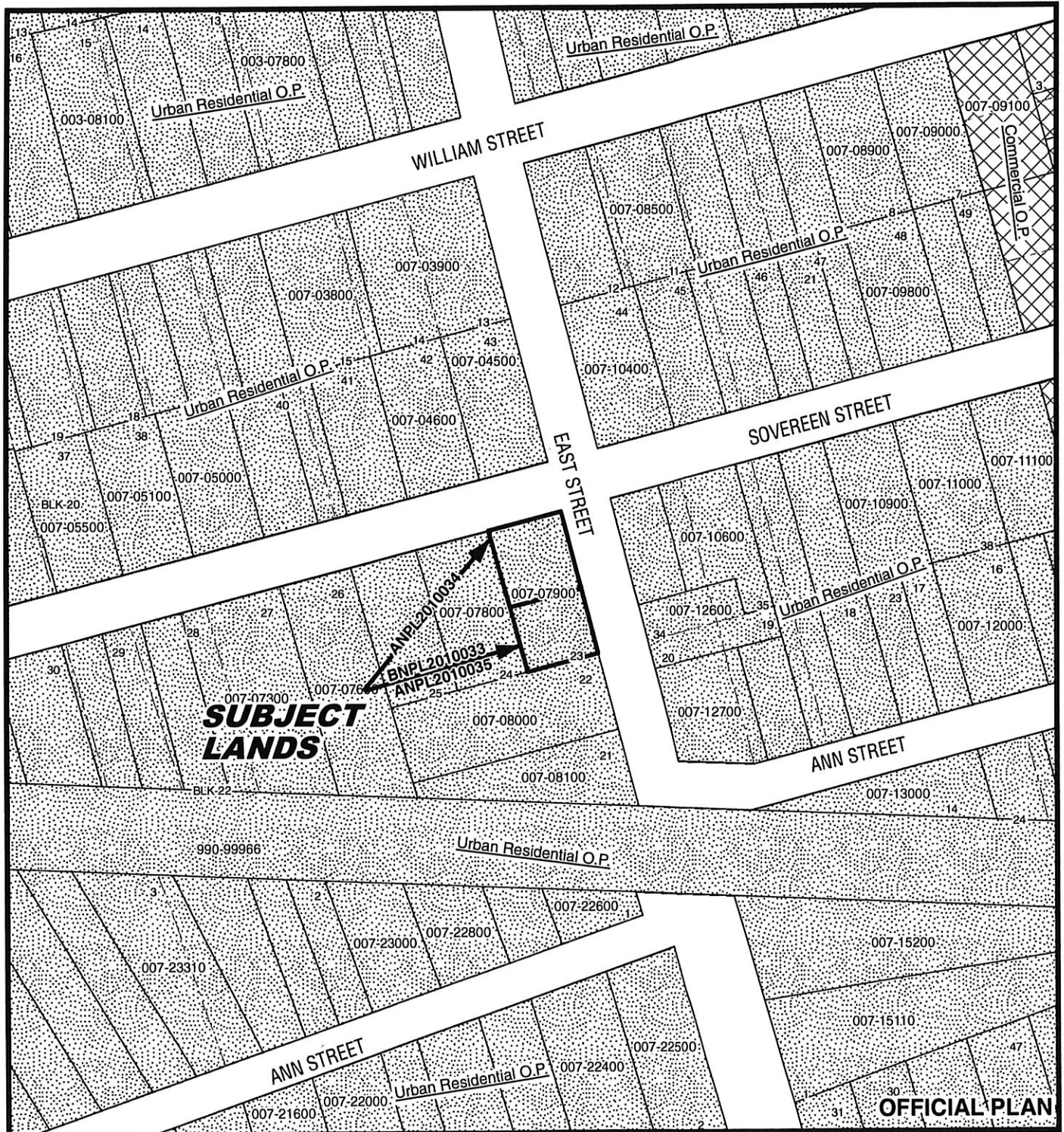
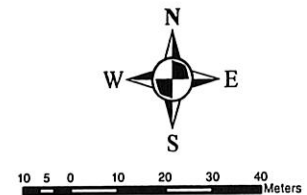
Urban Area of  
**DELHI**



## MAP 2

File Number: BNPL2010033, ANPL2010034 &  
ANPL2010035

Urban Area of DELHI





## Urban Area of DELHI



A horizontal scale bar with markings at 6, 3, 0, 6, 12, 18, and 24 Meters.

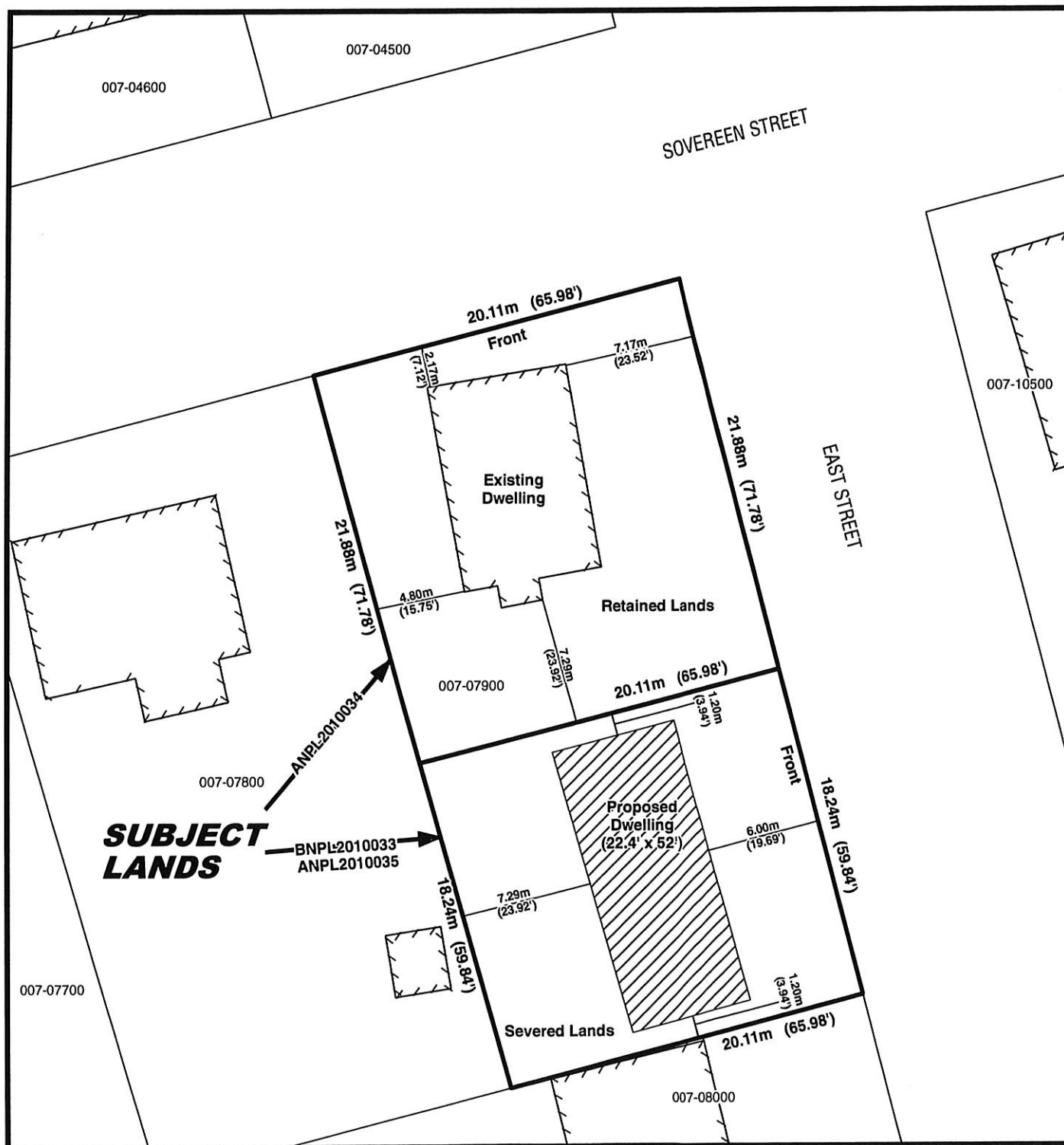
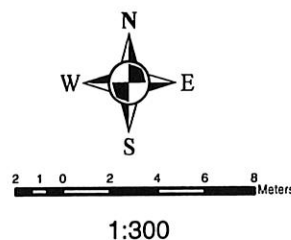
1:750



# MAP 4

File Number: BNPL2010033, ANPL2010034 &  
ANPL2010035

Urban Area of DELHI



# LOCATION OF LANDS AFFECTED

File Number: BNPL2010033, ANPL2010034 &  
ANPL2010035

Urban Area of DELHI

