



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM

FILE NO: ANPL2010035

☒ 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 (62 SOVEREEN ST, DELHI)

ASSESSMENT ROLL NO.: 3310492007079000000

PROPOSAL:

RECOGNIZE EXISTING DWELLING LOCATION DEFICIENCIES AND DEFICIENCY CREATED THROUGH SEVERANCE APPLICATION BNPL2010033 REQUIRING RELIEF OF: 98.2 sq.m (1057.02 sq ft) from the required 465 sq.m (5005.22 sq.ft.) lot area to permit a lot having an area of 366.8 sq.m. (3948.20 sq.ft.); 1.71 m (5.61 ft) from the required 9 m (29.53 ft) rear yard set back to permit a rear yard setback of 7.29 m (23.92 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

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

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

SEVERED

Office Use:

File Number: ANPL 2010 035
 Related File: BNPL 2010 033, ANPL 2010 034
 Fees Submitted: May 6, 2010
 Application Submitted: May 6, 2010
 Sign Issued: May 7, 2010
 Complete Application: May 7, 2010 *we*

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: **3310-482-007-08-00-0000**

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 ¹ CULVER/WOZNIAK Phone # _____
 Address RR#6 SIMCOE CNT Fax # _____
 Town / Postal Code N3Y-4K5 E-mail _____

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

Name of Agent BILL CULVER Phone # SK-426-0081
 Address 103 QUEENSWAY EAST Fax # SK-426-2424
 Town / Postal Code N3Y-4M5 E-mail bculver@sympatico.ca

Name of Owner ² CULVER WOZNIAK Phone # _____
 Address RR#6 SIMCOE Fax # _____
 Town / Postal Code N3Y-4K5 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:

FIRST ONTARIO CREDIT

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	<u>DELHI</u>
Concession Number	_____	Lot Number(s)	<u>23</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>22</u>
Reference Plan Number	_____	Part Number(s)	<u>185.</u>
Frontage (metres/feet)	<u>20m 18.24m</u>	Depth (metres/feet)	<u>20.11 m</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>366.80 m.</u>
Municipal Civic Address	<u>#62 SOUTHERN ST DELHI,</u>		

Are there any easements or restrictive covenants affecting the subject lands? Will be East Street.

☐ 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 LOT FOR RESIDENTIAL - R1 ZONING -
FOR SINGLE FAMILY ATTACHED GARAGE

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

RELIEF OF REAR YARD + LOT AREA
TO COMPLY WITH BYLAW.

MINOR VARIANCE

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

LOT IS SLIGHTLY DEFICIENT IN AREA
+ REAR YARD

D. PROPERTY INFORMATION

Present official plan designation(s):

U R B A N R E S

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:

GARDEN S HED TO BE REMOVED IF
APPROVED

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

UNKNOWN

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:

SINGLE FAMILY HOME ATTACHED GARAGE

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

UNKNOWN.

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 / 10

Present use of the subject lands:

R1 - SINGLE FAMILY RES.

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

40-50 YEARS

Existing use of abutting properties:

SINGLE FAMILY HOMES.

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:

VISUAL INSPECTION

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 RE ANPL 2010 034

Land it affects:

BN PL 200033
Subject lands

lands adjacent to subject lands

Purpose:

Sever urban lot

relief for existing and new situations

Status/decision:

pending

pending



MINOR VARIANCE

Effect on the requested amendment:

~~CREATES LOT WITH DEFICIENCIES~~
ALL DEPENDING TO
BY-LAW

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

If other, describe:

EAST ST

Name of road/street:

12

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.

I BELIEVE THAT IF NEW LOT IS
CREATED IT WILL BE IN CONFORMITY
WITH OTHERS IN AREA EVEN ~~IF~~ 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	465.00	5,005.22	366.80	3,948.20	98.20	1,057.02
b) Lot Frontage	48.00 15	59.06 49.21	15.00 18.24	48.21 59	0.00	0.00
c) Front Yard Setback	6.00	19.69	6.00	19.69	1.51	6.51
d) Exterior Side Yard	6.00	19.69	6.00	19.69	0.00	19.69
e) Interior Side Yard (Rt)	1.20	3.94	1.20	3.94	0.00	0.00
f) Interior Side Yard (Lt)	1.20	3.94	1.20	3.94	0.00	0.00
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	0.00	00.00	000.11
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 SEVERED 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:

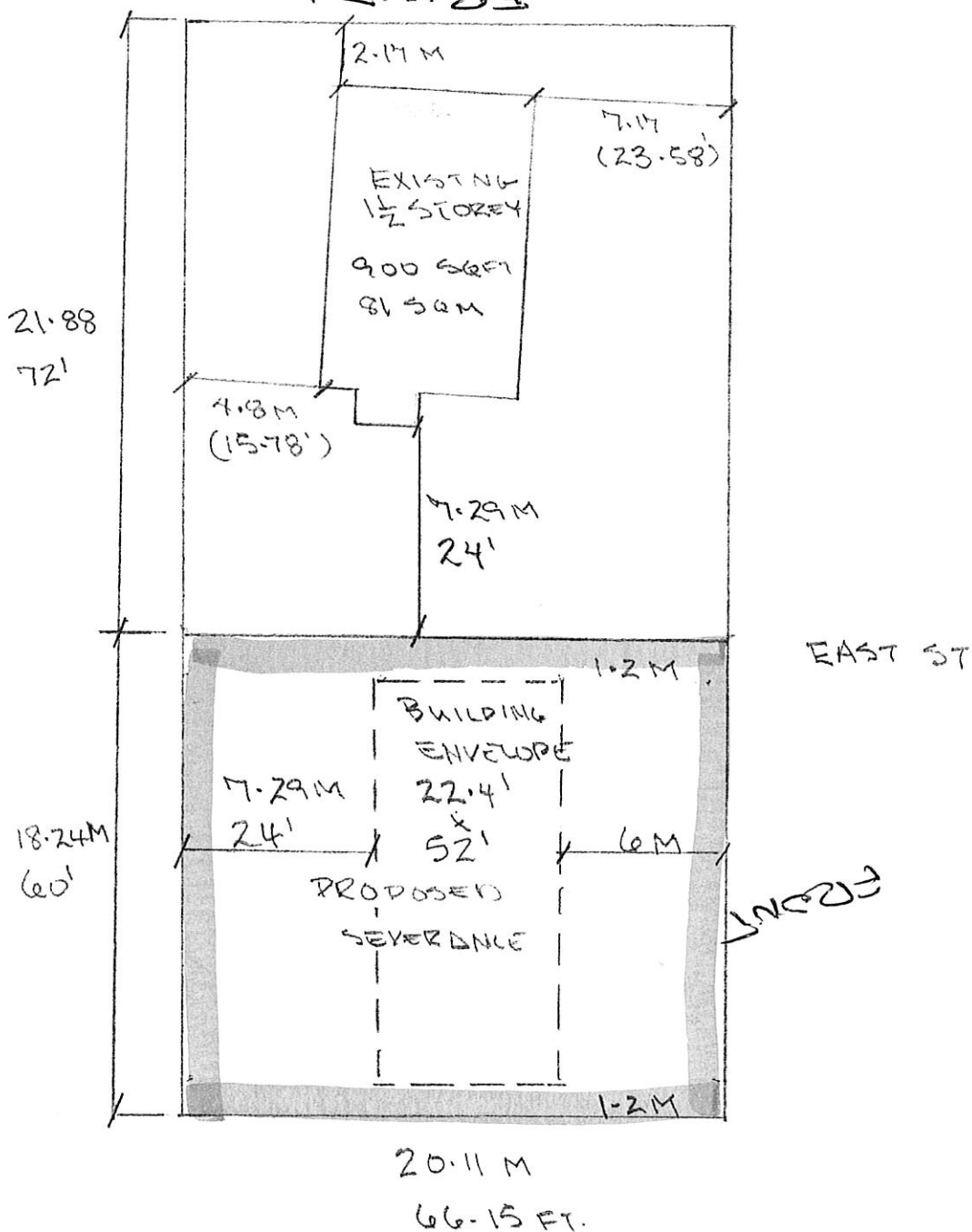
Name

Address

LOT 23 BL 22 RD 189

4

20.11 M (66-15')



05070

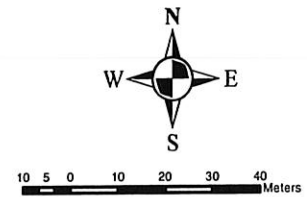
A scale bar labeled "Meters" with markings at 10, 5, 0, 10, 20, 30, and 40.



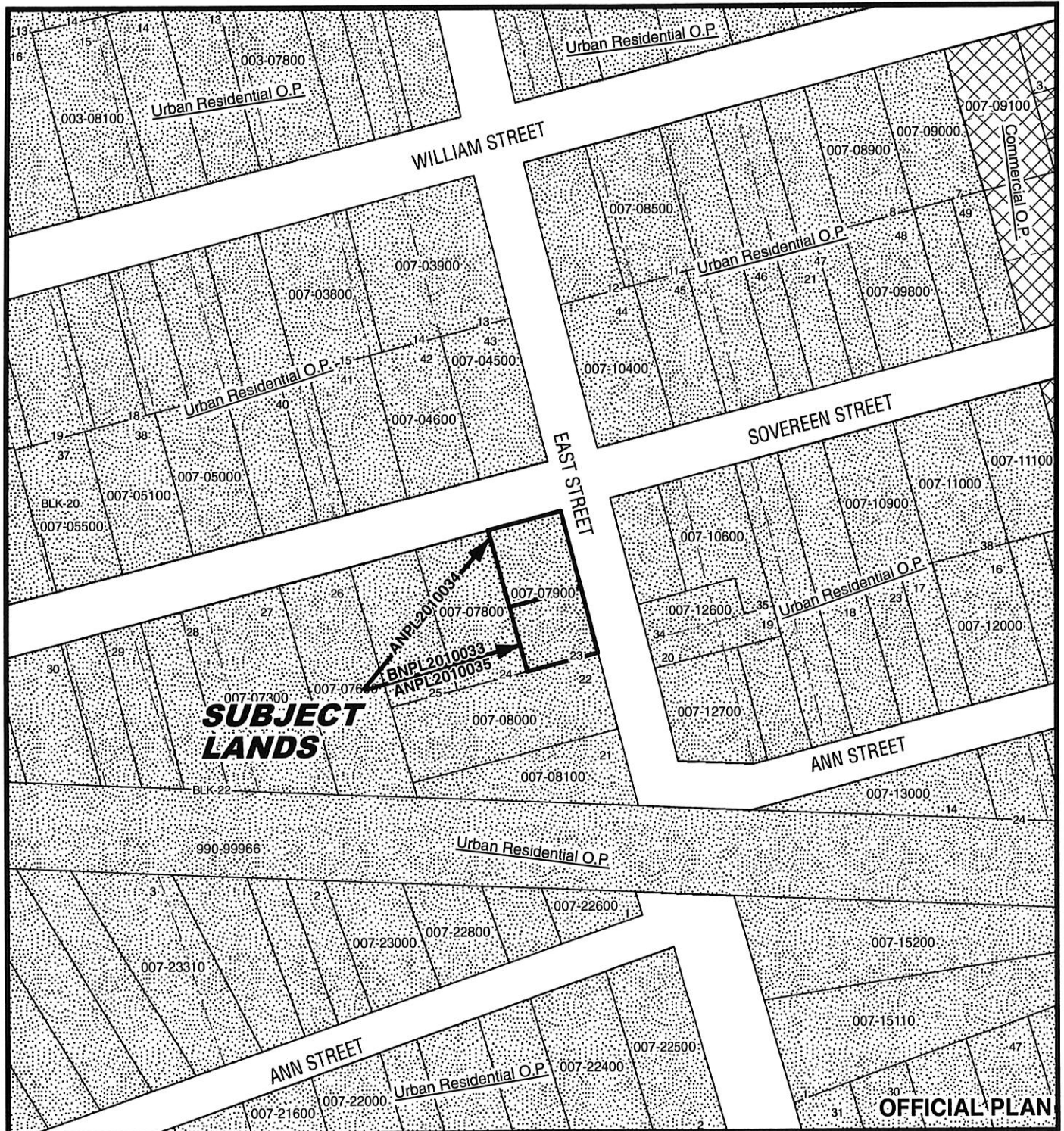
MAP 2

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

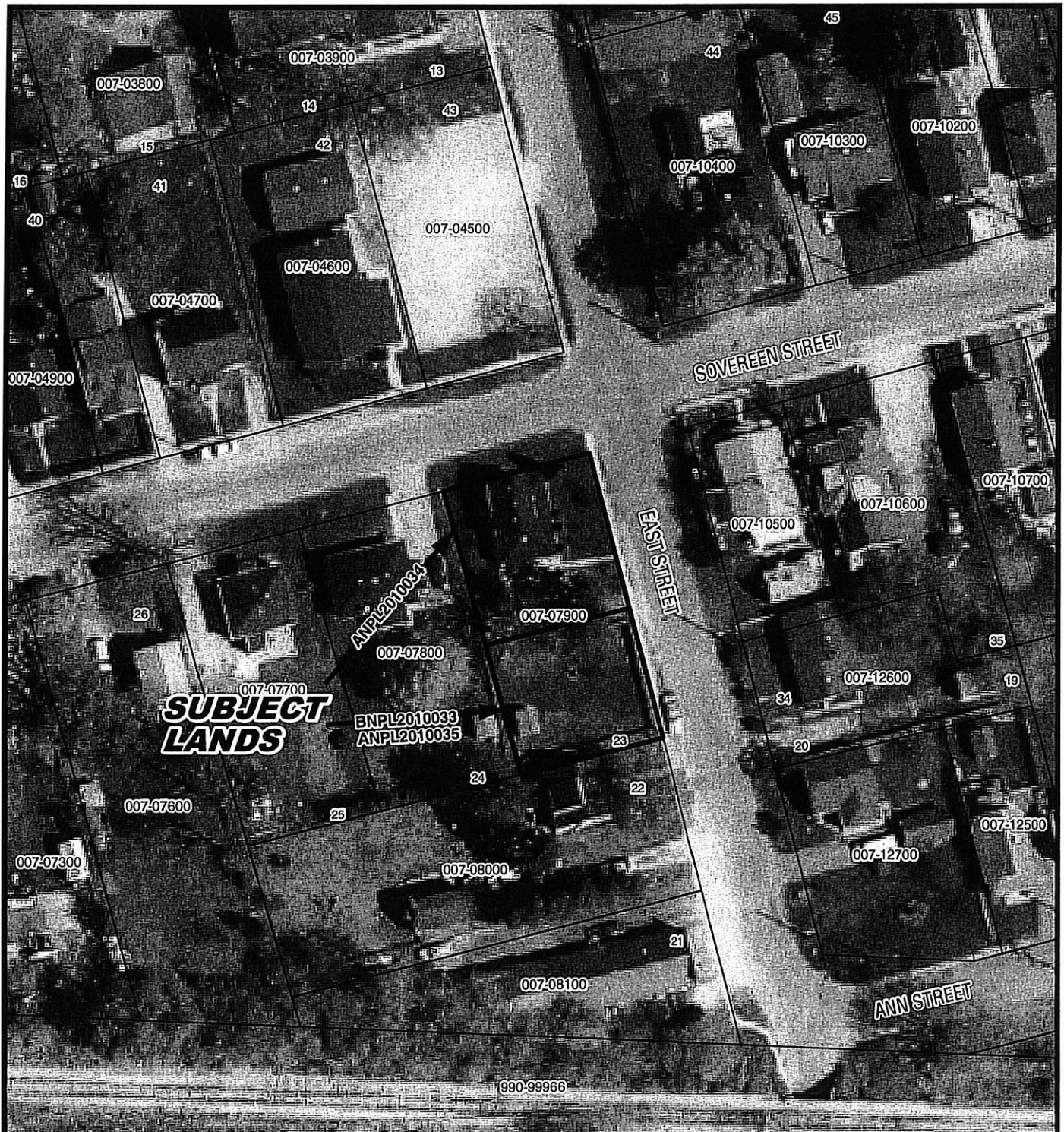
Urban Area of DELHI



1:1,500



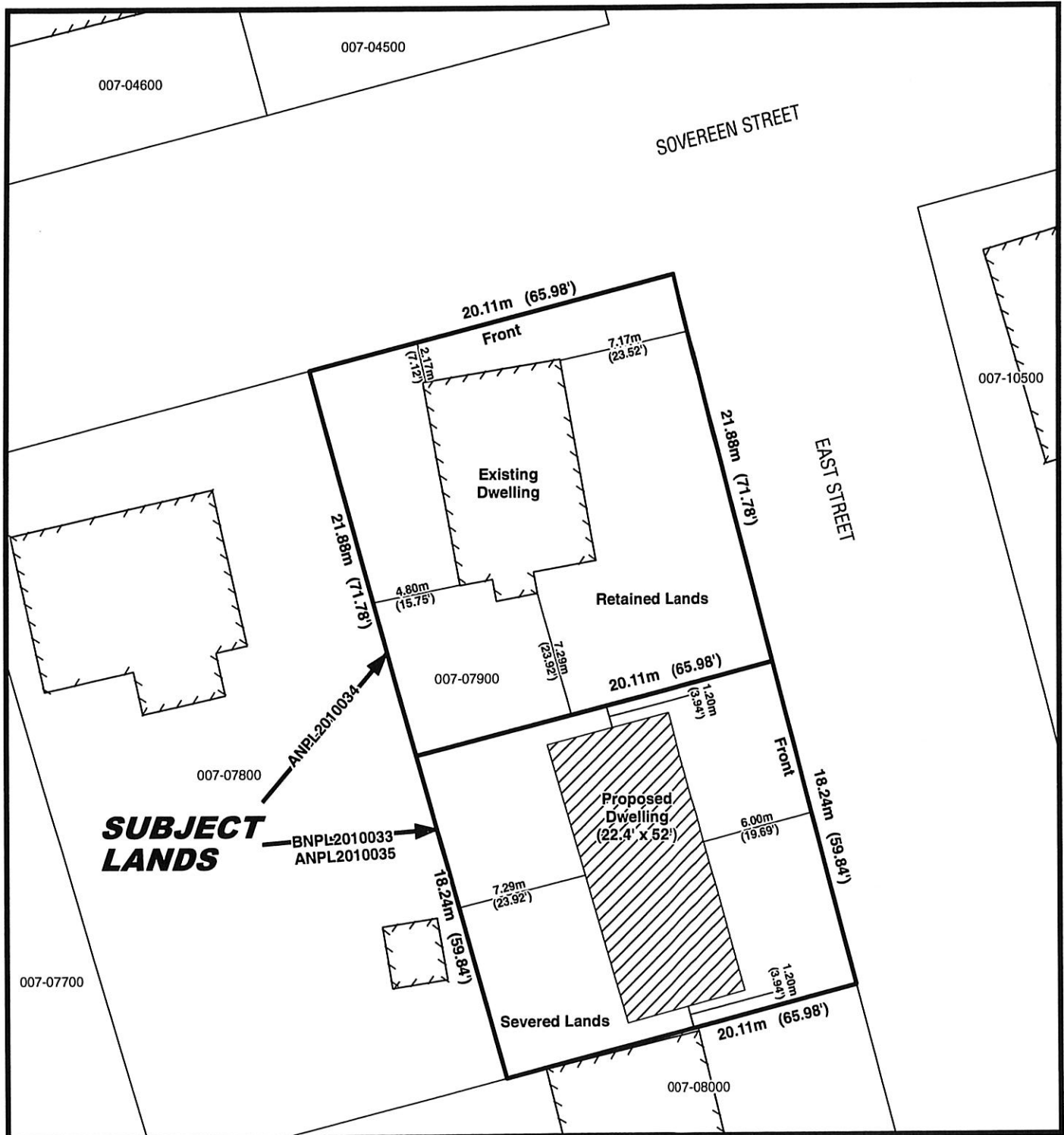
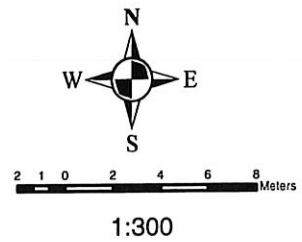
Urban Area of DELHI



MAP 4

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

Urban Area of DELHI



LOCATION OF LANDS AFFECTED

File Number: BNPL2010033, ANPL2010034 &
ANPL2010035

Urban Area of DELHI



2 1 0 2 4 6 8 Meters

1:300

