



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2010059

☒ 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:**

July 05, 2010

APPLICANT:

GILES BRYAN DOUGLAS, 190 JOHN ST, SIMCOE, ON N3Y 2Y5

LOCATION: WDM CON 14 PT (1 WINDHAM EAST QUARTERLINE)

ASSESSMENT ROLL NO.: 3310403025043000000

PROPOSAL:

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE CONSTRUCTION OF AN ADDITION AT FRONT OF DWELLING AND TO RECOGNIZE DEFICIENCIES OF EXISTING GARAGE REQUIRING RELIEF OF:
4.6 m (15.09 ft.) from the required front yard setback of 13 m. (42.65 ft.) to allow a front yard setback of 8.4 m. (27.56 ft.);
1.72 m. (5.64 ft.) from the required exterior side yard setback of 13 m. (42.65 ft.) to allow an exterior side yard setback of 11.28 m. (37 ft.);
0.15 m (0.49 ft.) from the required interior side yard (right) setback of 3 m. (9.84 ft.) to allow an interior side yard (right) setback of 2.85 m (9.35 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

Pam Duesling, MCIP, RPP, Ec.D
60 Colborne Street S., Simcoe ON N3Y 4H3
519-426-5870 Ext. 1342

EMAIL: pam.duesling@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: June 21, 2010

MINOR VARIANCE

Circ. to MTO

OSSDS form sent to P. Berry Jun 8/10

Office Use:

File Number:

AN PL 2010 059

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

Jun. 8/10

11

11

11

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: 3310-403.025.04300.0000

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. _____

A. APPLICANT INFORMATIONName of Applicant¹

Bryan Giles

Phone #

519-428-2809

Address

190 JOHN ST

Fax #

Town / Postal Code

Simcoe N3Y2Y5

E-mail

bryangiles@kwic.com

¹ 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 Owner²

BRYAN / YVONNE Giles

Phone #

519-428-2809

Address

190 JOHN ST

Fax #

Town / Postal Code

Simcoe N3Y2Y5

E-mail

bryangiles@kwic.com

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 sent³:

☐

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:

*BANK of MONTREAL - 865 HARRINGTON COURT, BURLINGTON
L7N 3P3*

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WINDHAM</u>	Urban Area or Hamlet	
Concession Number	<u>14</u>	Lot Number(s)	<u>6</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	<u>6</u>
Frontage (metres/feet)	<u>46.64m / 152.98'</u>	Depth (metres/feet)	<u>61.59m / 202'</u>
Width (metres/feet)	<u>32.01m / 105'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>SOAC</u>
Municipal Civic Address	<u>#1 WINDHAM EAST 1/4 LINE.</u>		

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

6m UNION GAS RIGHT OF WAY ACROSS SOUTH PORTION OF
PROPERTY

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):

ADDITION TO EXTEND MAIN FLOOR BEDROOM 2.15m. IN LINE
WITH EXISTING SUN ROOM & REPLACING FOUNDATION WALL
AND FOOTINGS UNDER SUN ROOM.

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

- to permit construction of an addition at front of dwelling
& to recognize existing garage:
- * ① Relief of 4.6 m. (15'2") from required ^{front yard setback} ~~exterior side yard~~ of 13 m. (42'8") to permit ^{front yard setback} ~~ext. side yd.~~ of 8.4 m. (27'6")
 - ② Relief of 1.72 m. (5'8") from req'd ext. side yd of 13 m. (42'8") to permit ext. side yd of 11.28 m. (37')
 - ③ Relief of 0.15 m. (6") from req'd int. side yd. of 3 m. (9'10") to permit int. side yd. of 2.85 m (9'4")

MINOR VARIANCE

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

EXISTING HOUSE WITHIN 13 m FRONT YARD SET BACK
AND WITHIN 3 m INTERIOR SET BACK - GARAGE WITHIN
13 m EXTERIOR SIDE YARD SET BACK.

D. PROPERTY INFORMATION

Present official plan designation(s):

A

Present zoning:

AGRICULTURE.

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:

REPLACE EXISTING SUN ROOM & ENLARGE MAIN FLOOR
BEDROOM.

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

1938

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.

FRONT ENTRANCE AND BEDROOM

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:

ENLARGING MAIN FLOOR BEDROOM 2.15m x 3.24m

REPAIRING FOUNDATION & SUN ROOM 2.15m x 3.37m

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

2010

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 2009

Present use of the subject lands:

RESIDENTIAL

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

70+ YEARS

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:

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:

GENERAL KNOWLEDGE OF PROPERTY & FORMER OWNER

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 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 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:

#1 WINDHAM EAST QUARTER LINE RD

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

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 1

ROLL No. 3310403025043000000

LEGAL DESCRIPTION:
WDM CON 14 PT LOT 8, IRREG,
0.50AC 152.98FR D

UNIT #

TOWNSHIP Simcoe - Windham

STREET NAME WDM E 1/4 LINE RD

ZONING AGR

ZONING DEFICIENCY

DEVELOPMENT STANDARD	M	REQUIRED (m/ft)	M	PROPOSED (m/ft)	M	DEFICIENCY (m/ft)	P
LOT AREA							
LOT FRONTAGE							
FRONT YARD SETBACK		13		42.65		8.4	27.56
EXTERIOR SIDE YARD	BL	13		42.65		11.28	37
INTERIOR SIDE YARD (RIGHT)	BL	3		9.84		2.80	19.88
INTERIOR SIDE YARD (LEFT)							
REAR YARD SETBACK							
DWELLING UNIT AREA							
% LOT COVERAGE							
BUILDING HEIGHT							
ACCESSORY BUILDING							
ACCESSORY BUILDING COMMENTS							
PARKING SPACES							

ADDITIONAL COMMENTS: Simcoe Zoning By-Law 1-1999 Section 10.1.2 (c)

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

Date

PREPARED BY: Bruce Little

AS PER:

Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

Signature of building inspector

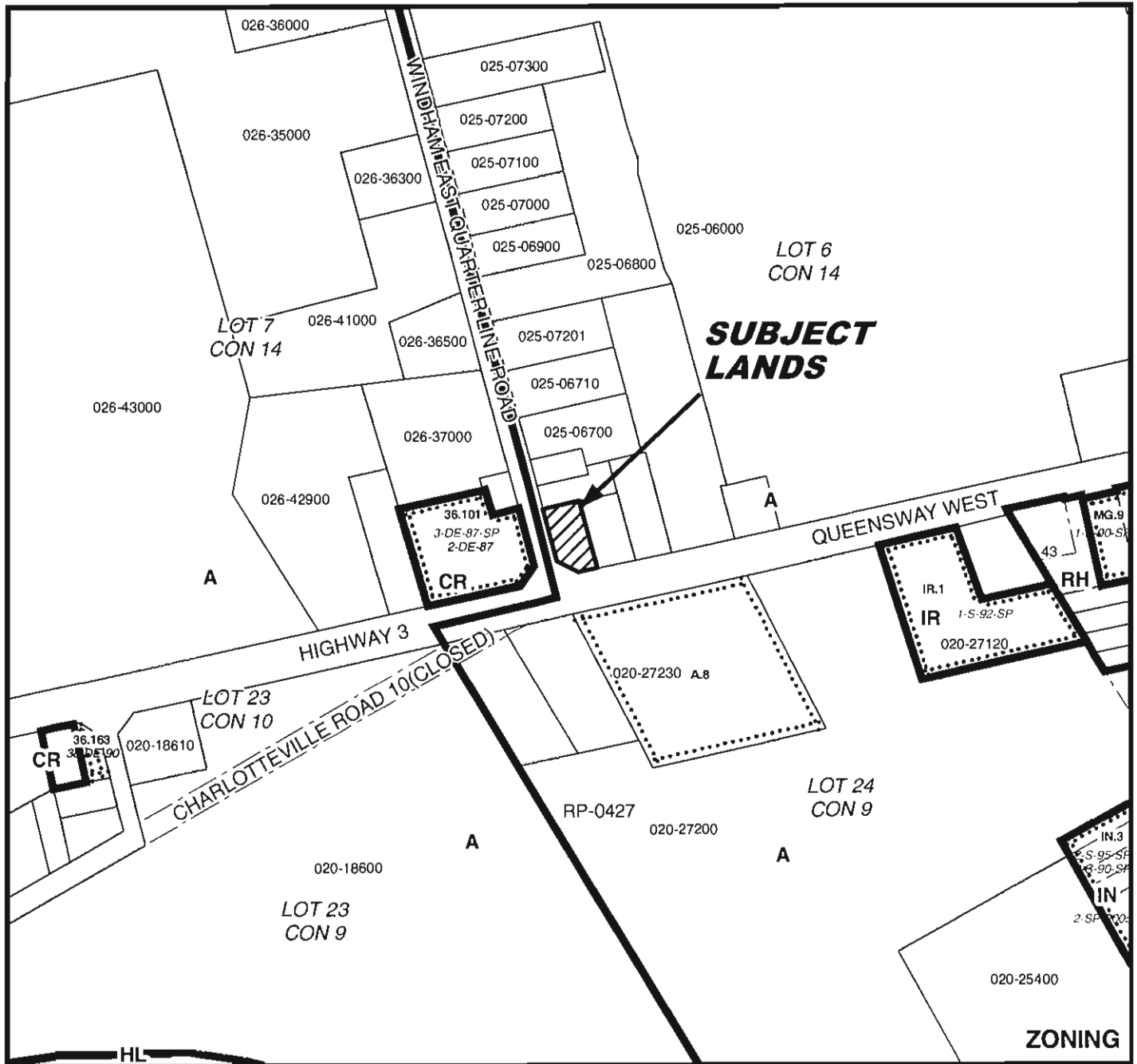
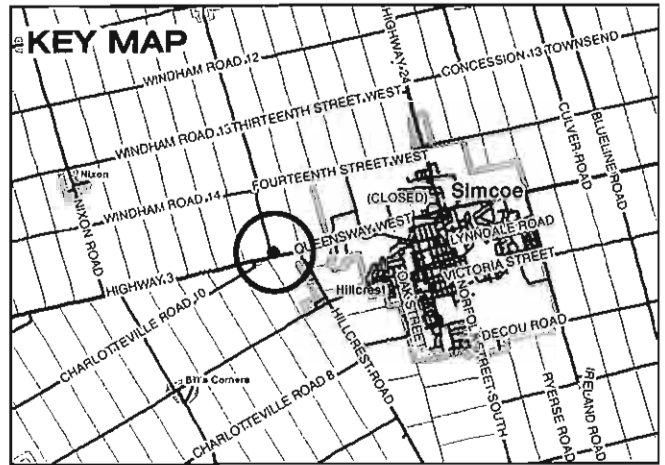
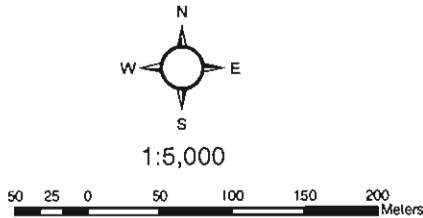
Date

MAP 1

File Number: ANPL2010059

Geographic Township of

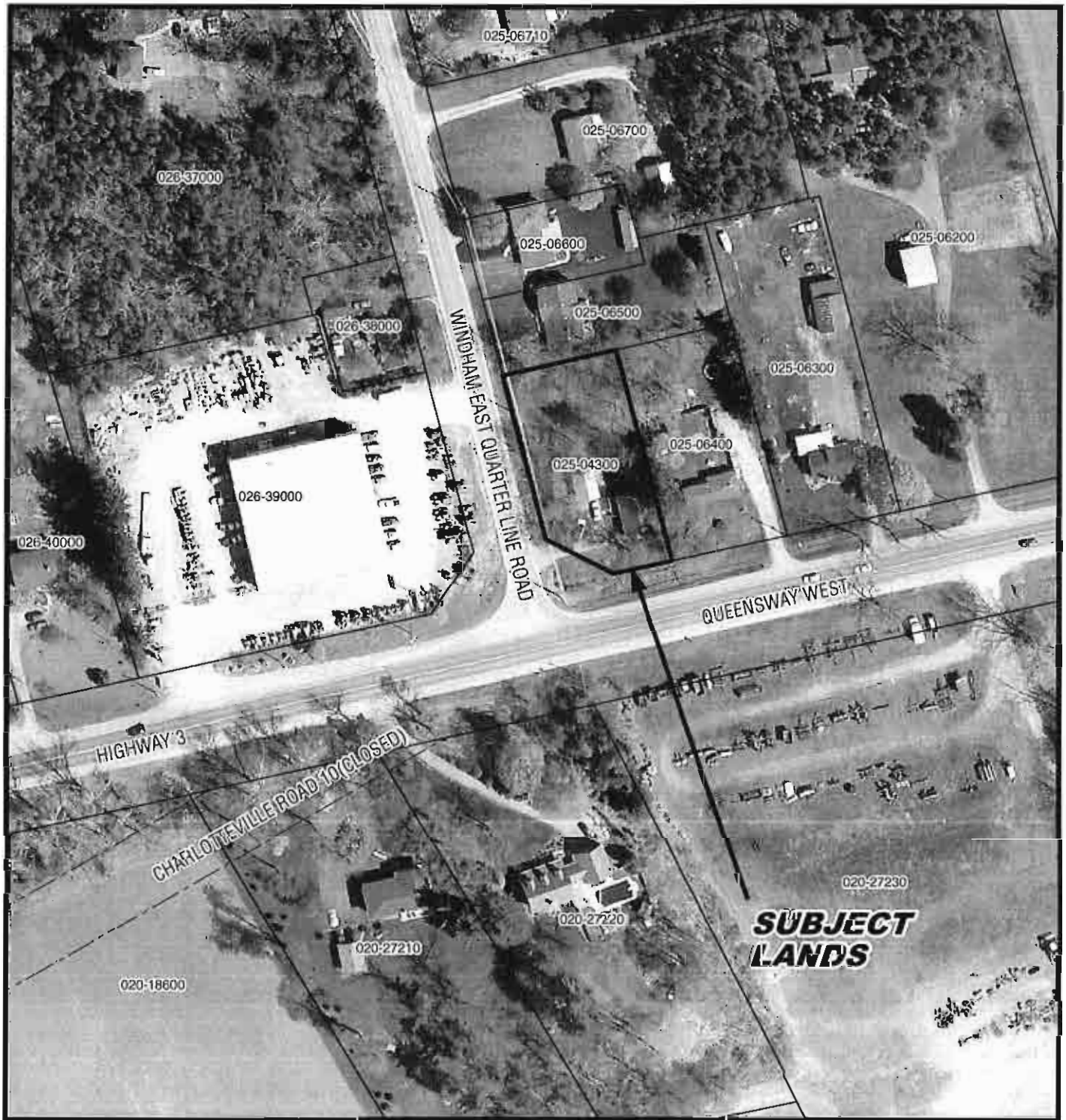
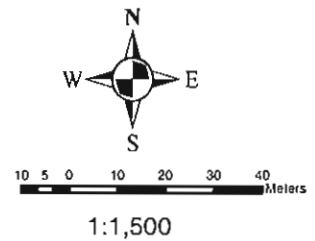
WINDHAM



MAP 2

File Number: ANPL2010059

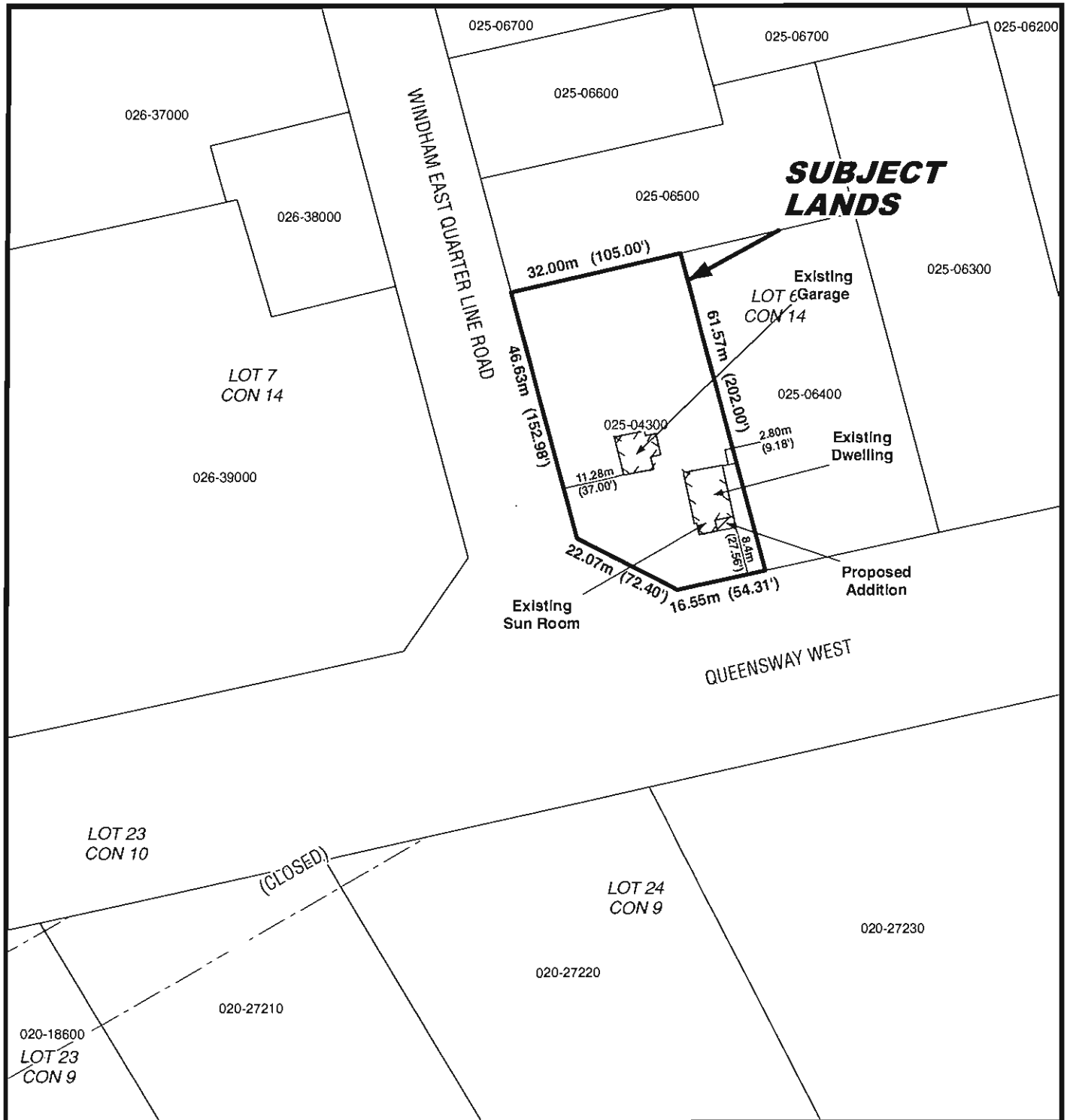
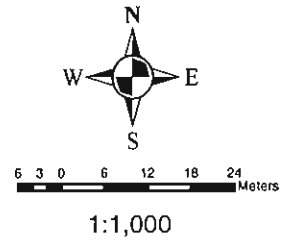
Geographic Township of WINDHAM



MAP 3

File Number: ANPL2010059

Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2010059

Geographic Township of WINDHAM



6 3 0 6 12 18 24 Meters

1:1,000

