



## COMMENT REQUEST FORM

**FILE NO: ANPL2010069**

☒ 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:**

**AUGUST 3<sup>RD</sup>, 2010**

**APPLICANT:**

MAYER JOE, BOX 65522 DUNDAS, ON L9H 6Y6

**AGENT:**

**LOCATION:** PLAN 189 BLK 15 PT LOTS 5, AND 10 (174 KING STREET, WEST)

**ASSESSMENT ROLL NO.:** 3310492001091000000

**PROPOSAL:**

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE SEVERANCE OF A FREEHOLD STREET TOWNHOUSE  
REQUIRING RELIEF OF:

1.07 m (3.51 ft) from the required lot frontage of 9 m (29.53 ft) to permit a lot frontage of 7.93 m (26.02 ft).

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3  
(519) 426-5870 ext: 1290

**EMAIL:** [shirley.cater@norfolkcounty.ca](mailto:shirley.cater@norfolkcounty.ca)

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**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:** July 19<sup>th</sup>, 2010

**MINOR VARIANCE****Office Use:**

File Number: ANPL 2010069  
Related File: BNPL 2010 056  
Fees Submitted: \_\_\_\_\_  
Application Submitted: July 7, 2010  
Signed: July 8, 2010  
Complete Application: July 8, 2010

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.

**Properly assessment roll number: 3310-492-001-09100**

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-DE80

**A. APPLICANT INFORMATION**

Name of Applicant: JOE MAYER Phone #: 905 659 1393  
Address: Box 65522 Fax #: 905 659 1792  
Town / Postal Code: DUNDAS ONT L9H 6Y6 Email: joe@mayer@aol.com  
\* 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: \_\_\_\_\_ Email: \_\_\_\_\_  
Name of Owner: MAYER DEVELOPMENTS Phone #: AS ABOVE  
637541 ONTARIO LIMITED  
Address: \_\_\_\_\_ Fax #: ↓ ↓  
Town / Postal Code: AS ABOVE Email: ↓ ↓

\* 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>2</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>2</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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## MINOR VARIANCE

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

Geographic Township	NORFOLK	Urban Area or Hamlet	DELHI
Concession Number		Lot Number(s)	5
Registered Plan Number		Lot(s) or Block Number(s)	LOT 5 BLOCK 15
Reference Plan Number	189	Part Number(s)	
Frontage (metres/feet)	7.953	Depth (metres/feet)	50.948
Width (metres/feet)	7.953	Lot area (m <sup>2</sup> /ft <sup>2</sup> ) or hectares/acres	405.19
Municipal Civic Address	174 KING ST. W. DELHI		

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

☒ Yes ☐ No

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

NORFOLK POWER EASEMENT TO HAVE  
TRANSFORMER ON 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):

BUILD A TOWNHOUSE WHICH IS CENTRE  
UNIT OF 3 UNITS. WIDTH OF PROPERTY  
IS 7.953 M.

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

Facilitate the severance of a freehold townhouse  
requiring relief of:

-1.27 m (3.51') from required lot frontage of 9.0 m (29.52')  
to permit lot frontage of 7.93 m (26.01').

## MINOR VARIANCE

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

TO FIT THE 3 UNITS ON THE LOT THE  
MIDDLE UNIT NEEDS RELIEF OF  
1.0M.

## D. PROPERTY INFORMATION

Present official plan designation(s):

CBD.

Present zoning:

R4- 36.290

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:

THERE ARE 3 TOWNHOUSES UNDER  
CONSTRUCTION AND ARE TO BE FREEHOLD  
UNITS.

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

APRIL 2010

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.

## 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:

SEE ATTACHED DRAWING.

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

APRIL 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:

SEPT 2008

Present use of the subject lands:

RESIDENTIAL 3 TOWNHOUSE PROJECT.

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

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:

WAS PARKING LOT FOR FARM MACHINERY.

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:

ANEC DOTAL HISTORY FROM FORMER OWNER,  
REAL ESTATE PEOPLE + NEIGHBOURS.

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:

172 AND 176 KING ST. W. DELHI,

Purpose:

TO SEVER 3 TOWNHOUSE UNITS.

Status/decision:

GOING TO MEETING JULY 22 /10.

## 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:

YES

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)
Unstock facility or stockyard (if yes, complete form 2 - 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> 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 ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

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Name of road/street:

KING STREET, DELHI



MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

OWNERSHIP CHANGE PENDING FOR AUG. 30/10.

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

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4455

### PROPERTY INFORMATION

STREET # 172

ROLL No: 3310492001091000000

LEGAL DESCRIPTION:  
PLAN 189 BLK 15 PT LOTS 5, AND 10,  
IRREG. 15926.00SF 96.12FR D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME KING ST

ZONING R4, 1-DE80

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA					-	
LOT FRONTAGE	9.0	29.5	7.953	26.1	1.047	3.4
FRONT YARD SETBACK					-	
EXTERIOR SIDE YARD					-	
INTERIOR SIDE YARD (RIGHT)					-	
INTERIOR SIDE YARD (LEFT)					-	
REAR YARD SETBACK					-	
DWELLING UNIT AREA					-	
% LOT COVERAGE					-	
BUILDING HEIGHT					-	
ACCESSORY BUILDING					-	
ACCESSORY BUILDING COMMENTS	-					
PARKING SPACES					-	

#### ADDITIONAL COMMENTS:

9.0m required setback as per special provision 36.290 in by-law 1-DE80.

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: Scott Hamill

AS PER:

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

Signature of building inspector

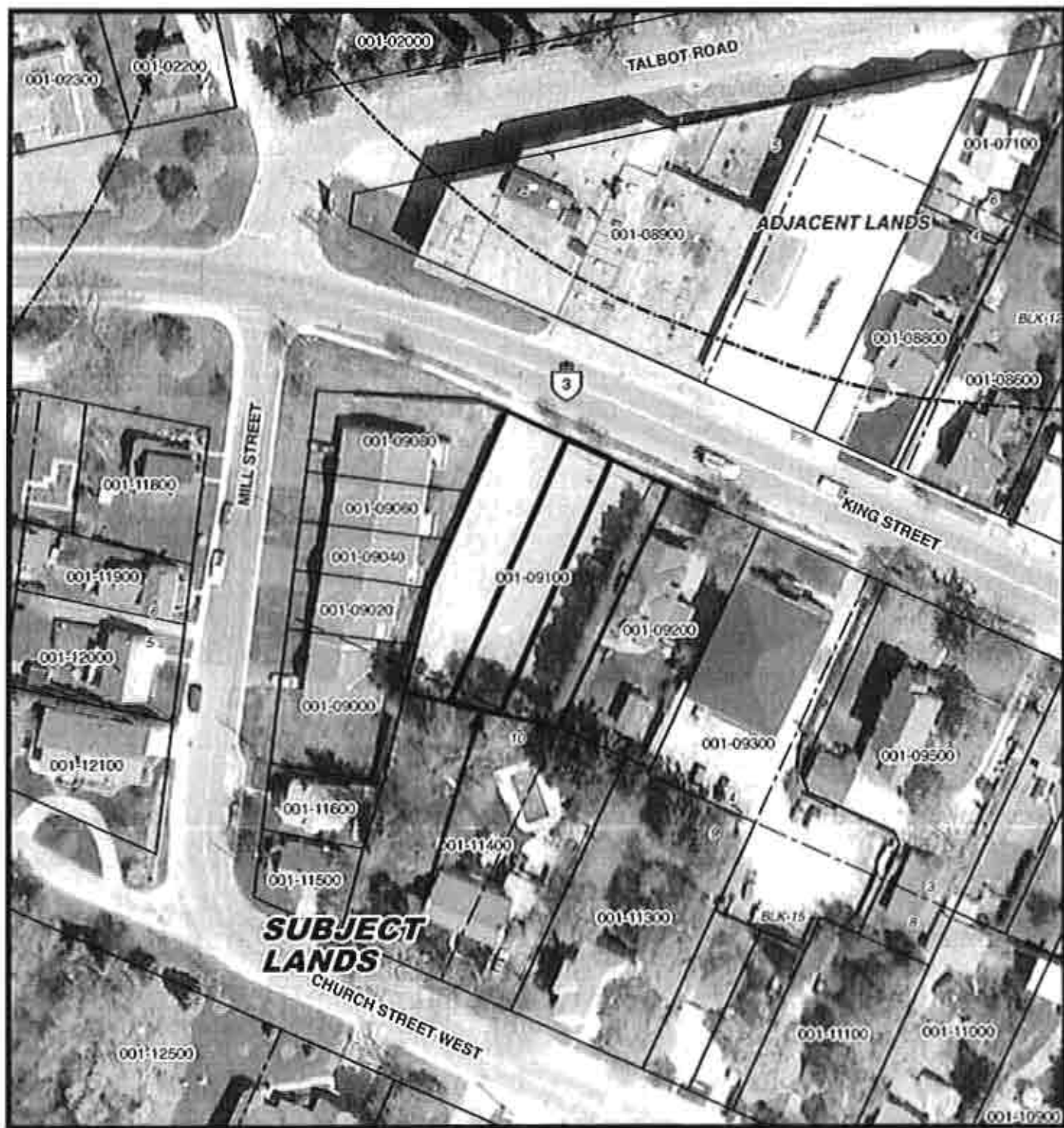
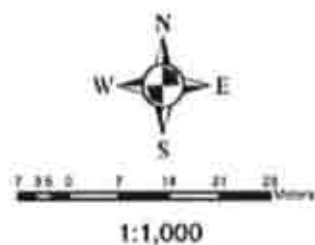
July 8/10  
Date



## MAP 2

File Number: ANPL2010069

Urban Area of DELHI



# MAP 3

File Number: ANPL2010069

Urban Area of DELHI

