



## COMMENT REQUEST FORM

# FILE NO: ANPL2010103

☒ 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:

## SEPTEMBER 7<sup>TH</sup>, 2010

**APPLICANT:**

GEORGE VANKERREBROECK, EST. OF GHESQUIRE CLAUDINE, 10 HILDROP CR., TILLSONBURG, ON

**AGENT:**

CIVIC PLANNING SOLUTIONS INC., DAVID ROE, 599 LARCH STREET DELHI, ON N4B 3A7

**LOCATION:** PLAN 189 BLK 13 PT LOT 5 (102 QUEEN STREET)

**ASSESSMENT ROLL NO.:** 3310492002007000000

**PROPOSAL:**

An application has been received to facilitate the creation of a new lot where properties have merged in title requiring relief of:

- 0.63 metres (2.07') from required lot frontage of 18 m (59.06') to permit a lot frontage of 17.37 m (56.99');
- 0.79 m (2.59') from the required front yard setback of 6 m (19.69') to permit a front yard setback of 5.2 m (17.10');
- 6 m (19.69') from the required exterior side yard setback of 6 m (19.69') to permit an exterior side yard setback of 0 m;
- 0.76 m (2.49') from the required exterior side yard for accessory buildings of 6 m (19.69') to permit an accessory building with an exterior side yard setback of 5.24 m (17.20').

### 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](mailto: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](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:** August 23<sup>rd</sup>, 2010

69282 + 1384 + 887 = 2251 #1

MINOR VARIANCE

Properties have merged.

Office Use:

File Number: ANPL2010103  
Related File: BNPL2010102, ANPL2010104  
Fees Submitted: August 10, 2010  
Application Submitted: August 10, 2010  
Signed: August 10, 2010  
Complete Application: August 10, 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.

Property assessment roll number: 3310- 4928020-07000

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-DC-60

A. APPLICANT INFORMATION

Name of Applicant<sup>1</sup> George Vankerrebroeck, Estate of Phone # 519-688-0659  
Address c/o Claudine Ghesquire, 10 Hilldrop Crescent Fax # \_\_\_\_\_  
Town / Postal Code Tillsonburg, ON N4G 4G2 E-mail \_\_\_\_\_

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

Name of Agent David Roe, Civic Planning Solutions Inc Phone # 519-582-1174  
Address 599 Larch St. Fax # \_\_\_\_\_  
Town / Postal Code Delhi, ON N4B 3A7 E-mail \_\_\_\_\_

Name of Owner<sup>2</sup> Same as applicant 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:

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

## MINOR VARIANCE

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

Geographic Township		Urban Area or Hamlet	<u>Delhi</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>189</u>	Lot(s) or Block Number(s)	<u>5 Block 13</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>17.37/ 57 ft</u>	Depth (metres/feet)	<u>133.28 ft</u>
Width (metres/feet)	<u>17.37m /57 ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>696.2 m2 /7494 ft2</u>
Municipal Civic Address	<u>102 Queen Street</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):

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

See attached zoning deficiency sheet - Relief from lot frontage - .63m, front yard set back - .79m, exterior side yard - 6m, plus accessory building def of 17.2 ft

- An application has been received to facilitate the creation of a new lot where properties have merged in title requiring relief of:
- .63 metres (2.07') from required 18 metres (59.06') to permit lot frontage of 17.37 metres (56.99'); \_\_\_\_\_
- .79 metres (2.59') from required 6 metres (19.69') to permit front yard setback of 5.2 metres (17.10'); \_\_\_\_\_
- 6 metres (19.69') from required 6 metres (19.69') to permit exterior side yard setback of 0 m; \_\_\_\_\_
- 0.76 metres (2.49') from required 6 metres (19.69') to permit an accessory building with an exterior side yard setback of 5.24 metres (17.20'). \_\_\_\_\_

## MINOR VARIANCE

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

EXISTING SITUATION:

## D. PROPERTY INFORMATION

Present official plan designation(s):

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:

see attached.

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

older buildings

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:

None proposed

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

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:

Present use of the subject lands:

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:

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:

Knowledge of Agent.

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:

Parcel's # 1 & # 2

Purpose:

Severance

Status/decision:

applied for

## 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 distance <input checked="" type="checkbox"/> No _____
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
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 distance <input checked="" type="checkbox"/> No _____
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____

## MINOR VARIANCE

Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes distance <input checked="" type="checkbox"/> No _____



## 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:

Queen Street

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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  
519-875-4485

### PROPERTY INFORMATION

STREET # 102

ROLL No. 3310492002007000000

LEGAL DESCRIPTION:  
PLAN 189 BLK 13 PT LOT 5, REG.  
0.20AC 66.00FR 132.00D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME QUEEN ST

ZONING R2

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	560		696.2			
LOT FRONTAGE	18		17.37		.63	
FRONT YARD SETBACK	6		5.2		.79	
EXTERIOR SIDE YARD	6		0		6	
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)	3		9.5			
REAR YARD SETBACK	9					
DWELLING UNIT AREA	80					
% LOT COVERAGE						
BUILDING HEIGHT	11					
ACCESSORY BUILDING	56 sq m		22.9			
ACCESSORY BUILDING COMMENTS	MAX SIZE FOR ACCESSORY 5.6 SQ M EXTERIOR SIDE YARD 6M - DEF. 17.2 FT					
PARKING SPACES						

ADDITIONAL COMMENTS:

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:

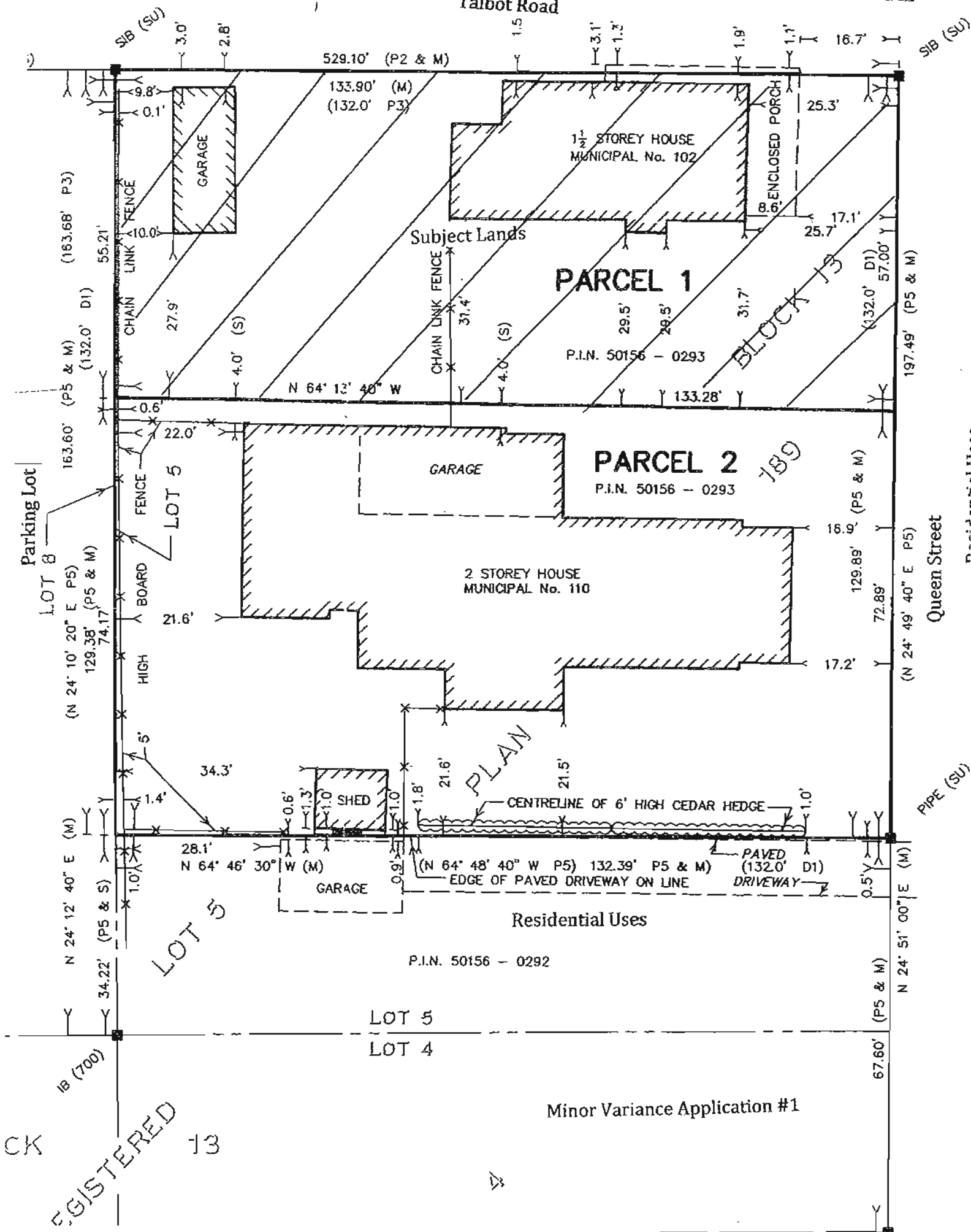
AS PER:

Signature of building inspector

Date

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

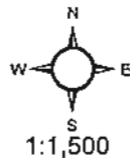
Talbot Road



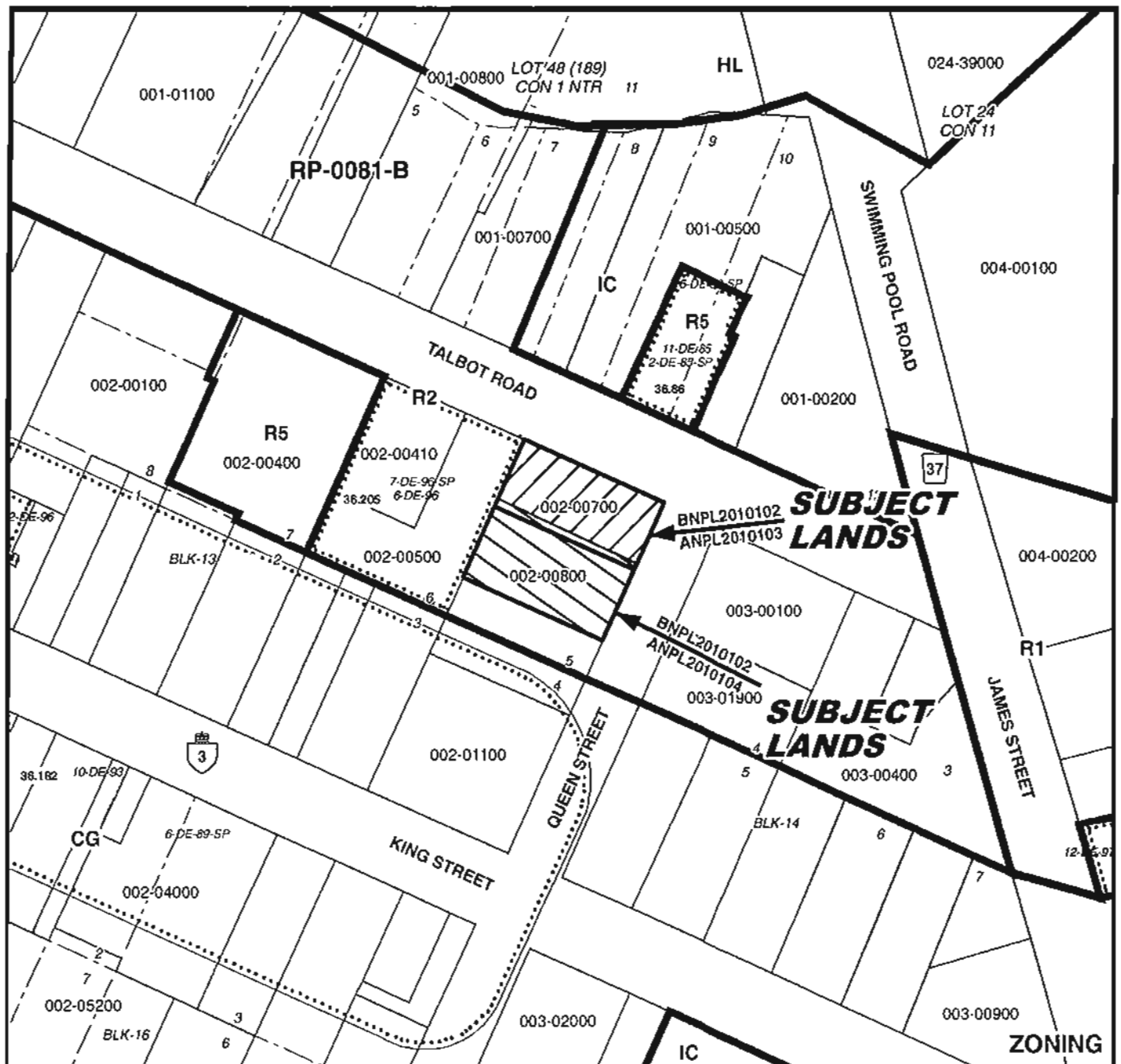
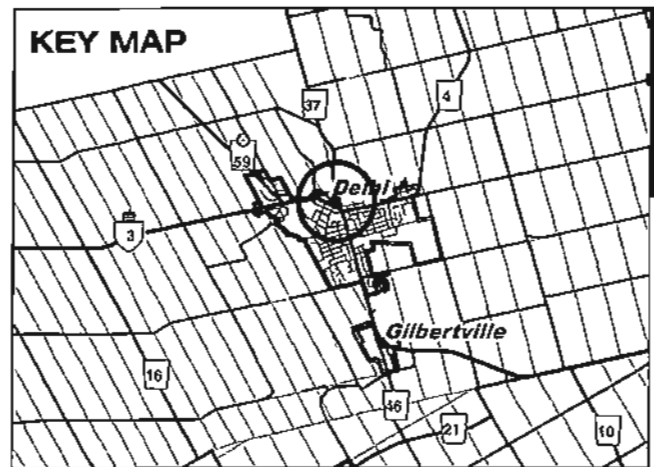
# MAP 1

File Number: BNPL2010102,  
ANPL2010103 &  
ANPL2010104

Urban Area of  
**DELHI**



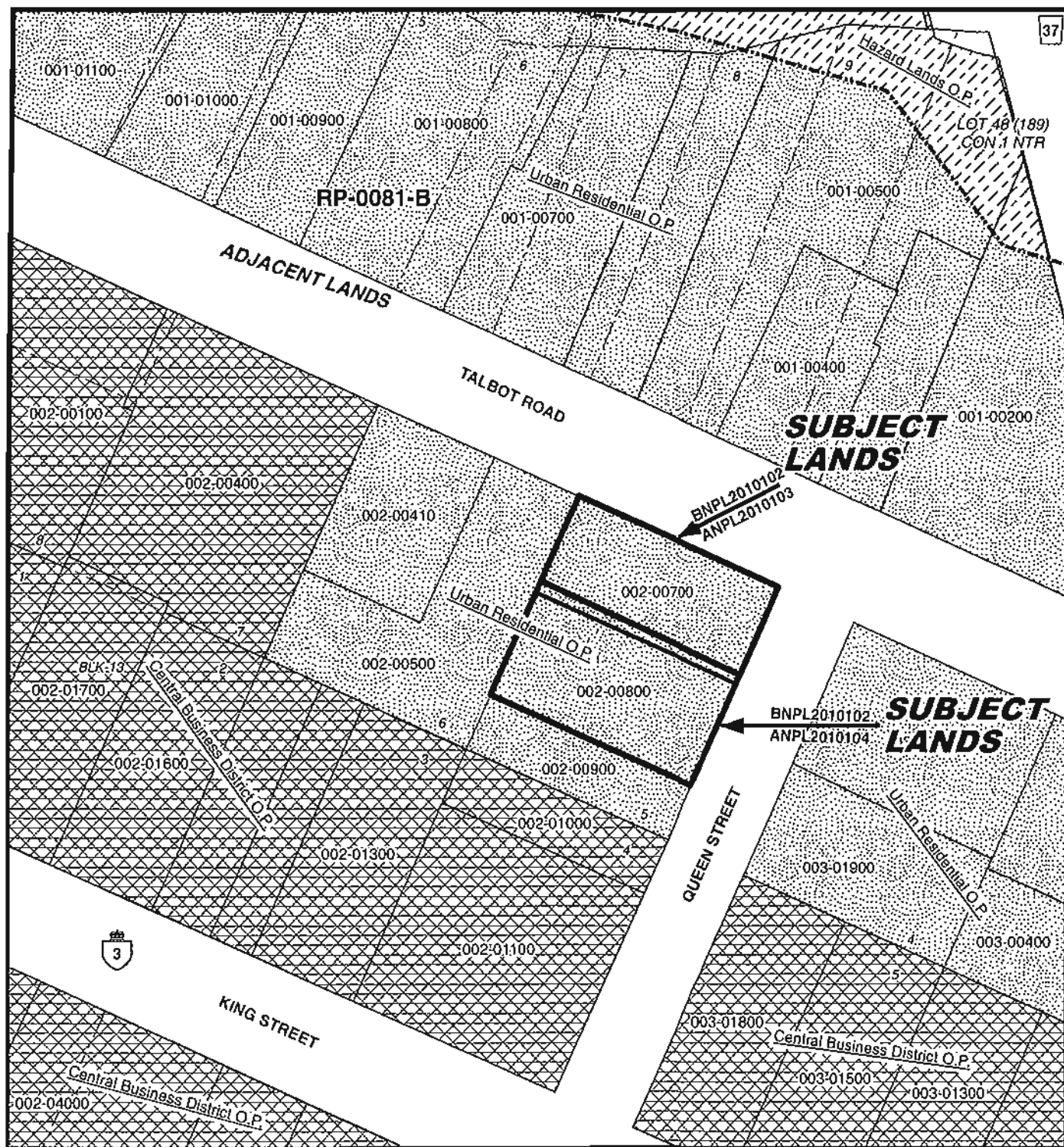
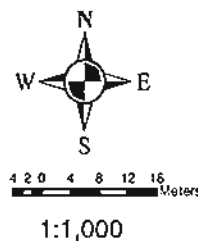
10 5 0 10 20 30 40  
Meters



## MAP 2

File Number: BNPL2010102, ANPL2010103 &  
ANPL2010104

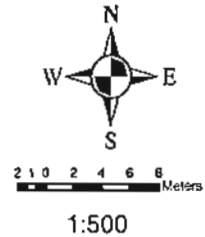
Urban Area of DELHI



# MAP 3

File Number: BNPL2010102, ANPL2010103 &  
ANPL2010104

Urban Area of DELHI



# MAP 4

File Number: BNPL2010102, ANPL2010103 &  
ANPL2010104

Urban Area of DELHI

