



## COMMENT REQUEST FORM

**FILE NO: ANPL2010198**

☒ 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  
☒ Union Gas  
☒ Norfolk Heritage Committee  
☐ 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:**

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

**APPLICANT:**

CRANDALL BRIAN GREGORY, 88 OAK ST SIMCOE, ON N3Y 3J8

**AGENT:**

CRANDALL JENNIFER DIANE, 88 OAK ST SIMCOE, ON N3Y 3J8

**LOCATION:** GORE PT LOT 12 (88 Oak Street)

**ASSESSMENT ROLL NO.:** 3310401014089000000

**PROPOSAL:**

RECOGNIZE DEFICIENCIES CREATED THROUGH SEVERANCE APPLICATION BNPL2010197 REQUIRING RELIEF OF:

10.428 m (34.2 ft) from the required lot frontage of 15 m (49.2 ft) to permit a lot frontage of 4.572 m (15 ft).

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**SHIRLEY CATER, MCIP, RPP, ECD**

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 Alberf 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: December 20<sup>th</sup>, 2010**

# MINOR VARIANCE

## Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

BN PL 2010 198  
BN PL 2010 197  
Dec. 7, 2010  
Dec 6, 2010  
Dec 7, 2010  
Dec 7, 2010

m2.

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- <sup>401</sup> ~~2840010~~ 014 08 900

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. 1-1999

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> Brian Crandall Phone # 519 428-6230

Address 88 OAK ST Fax #

Town / Postal Code Simcoe ON N34 3J8 E-mail

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

Name of Agent Jennifer Crandall Phone # 519 426-4049

Address 88 OAK ST Cell # 519 429-2377

Town / Postal Code Simcoe ON N34 3J8 E-mail j.crandall@sympatico.ca

Name of Owner <sup>2</sup> Jennifer Crandall Phone # 519 426-4049

Address 88 OAK Street Cell # 519 429-2377

Town / Postal Code Simcoe ON N34 3J8 E-mail j.crandall@sympatico.ca

<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:

TD Canada Trust

# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	Norfolk, Simcoe
Concession Number	Lot Number(s)	Gore Pt Lot 12
Registered Plan Number	Lot(s) or Block Number(s)	
Reference Plan Number	Part Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	505.46 ft / 154.96 m
Width (metres/feet)	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	0.95 AC / 3844.65 m <sup>2</sup>
Municipal Civic Address	88 OAK STREET - GORE PT LOT 12	

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):

Currently there are two houses on the lot. This would split the lot so that each home would be on an individual lot. Please see drawings attached.

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

a cement garage would need to be removed from the severed lot to allow access to back lot to Oak Street.

→ Relief of 10.428m (34.2 ft) from the required 15m (49.21') to permit a lot frontage of 4.572m (15')

## MINOR VARIANCE

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

The laneway to access the back lot would not meet the bylaw and would be 15ft wide frontage for the back lot. Please see diagram.

### D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential.

Present zoning:

R1B

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 two homes, one at the front of the lot and one at the back of the lot. There are 2 small sheds at the back of the shed as well and one cement block garage at the front of the lot to be removed. Please see sketch attached.

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

Approx 1950's

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.

NOT Applicable

## 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:

NOT applicable

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:

July 1998

Present use of the subject lands:

urban Residential

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

unknown

Existing use of abutting properties:

urban Residential and a woodlot to the rear.

## 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:

my grandparents built these homes and  
we purchased the property from their estate

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:

BN PL 2010 197

Land it affects:

Create subject lands

Purpose:

divide lot so one house per lot.

Status/decision:

pending.

## MINOR VARIANCE

Effect on the requested amendment:

creates need.

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 stackyard (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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>0</u> 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 checked="" 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: Existing

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 ☒ unknown

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:

lane way

Name of road/street:

both names to access OAK ST.





## I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

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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  
519-875-4485

### PROPERTY INFORMATION

STREET # 88

ROLL No. 3310401014089000000

LEGAL DESCRIPTION:  
GORE PT LOT 12, REG. 0.98AC  
82.00FR 513.73D

UNIT # 00088

TOWNSHIP SIMCOE

STREET NAME OAK ST

ZONING R1-B

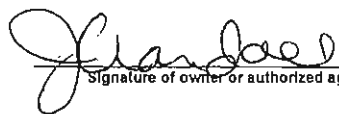
### ZONING DEFICIENCY

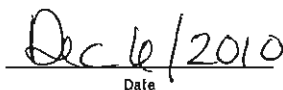
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE	15 M	49.21'	4.572 M	15'	10.428 M	34.2'
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: SIMCOE BY-LAW SECTION 5.1.2.

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

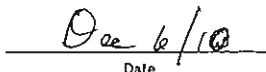
  
Date

PREPARED BY:

AS PER:

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

  
Signature of building inspector

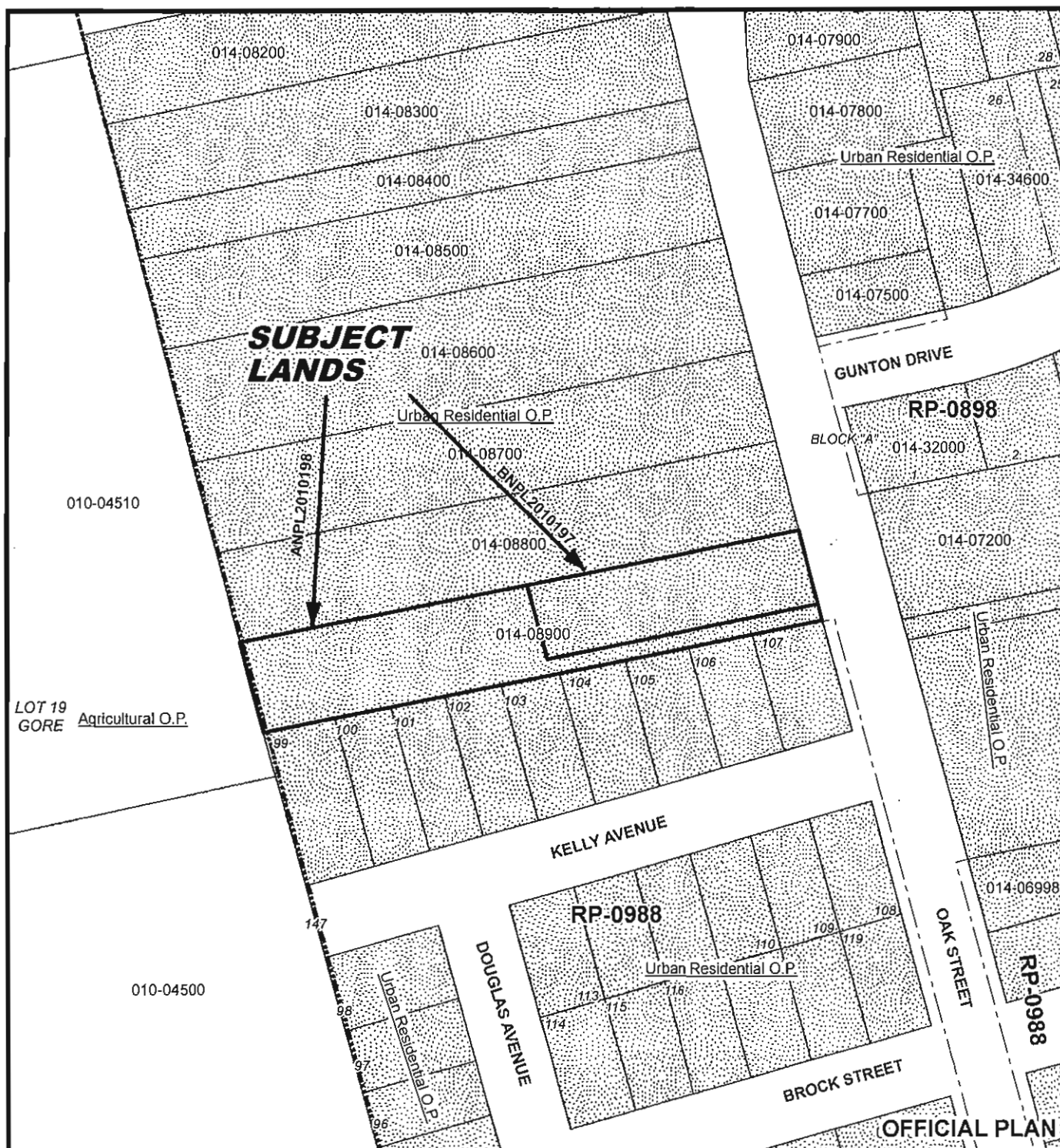
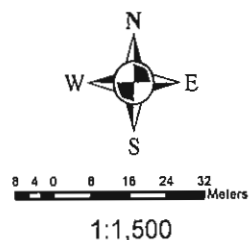
  
Date



## MAP 2

File Number: BNPL2010197 & ANPL2010198

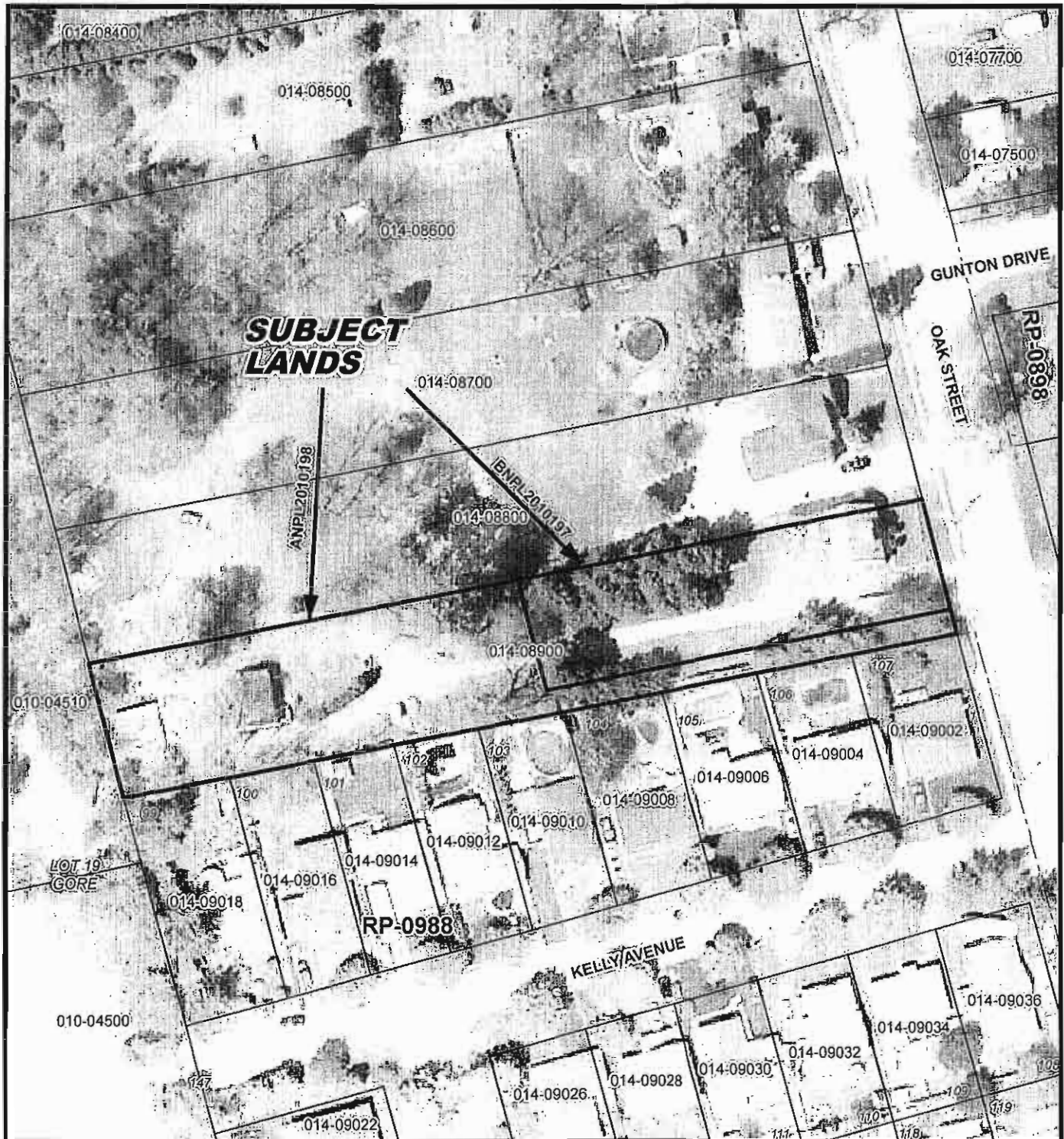
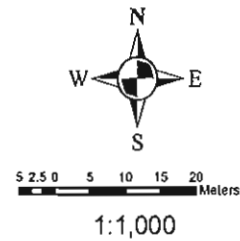
Urban Area of SIMCOE



# MAP 3

File Number: BNPL2010197 & ANPL2010198

Urban Area of SIMCOE



## Urban Area of SIMCOE

