



COMMENT REQUEST FORM

FILE NO: ANPL2011064

☒ 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
☒ Brant County

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:**

APRIL 4TH, 2011

APPLICANT:

SIMPSON ERIC DANIEL, SIMPSON KATRINA LYNNE, 4597 KELVIN RD RR 3 SCOTLAND, ON N0E 1R0

AGENT:

R.C. DIXON, O.L.S. - JEWIT AND DIXON LTD., 51 PARK ROAD SIMCOE, ON N3Y4J9

LOCATION: WDM PLAN 50B BLK 2 LOTS 1,2, PT LOT 3 (4597 Kelvin Road)

ASSESSMENT ROLL NO.: 3310491003025000000

PROPOSAL:

RECOGNIZE THE EXISTING FOUNDATION SETBACKS IN ORDER TO PERMIT AN ADDITION TO THE EXISTING DWELLING REQUIRING RELIEF OF:

4.3 m (13.9 ft) from the required 6 m (19.6 ft) front yard set back to permit a 1.7 m (5.7 ft) front yard set back

1.2 m (3.9 ft) from the required 1.2 m (3.9 ft) interior side yard (left) to permit a 0 m (0 ft) set back

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

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: March 21st, 2011

MINOR VARIANCE

Office Use:

File Number:

ANP 2011064

Related File:

Fees Submitted:

March 9, 2011

Application Submitted:

Sign Issued:

March 10, 2011

Complete Application:

March 9, 2011

112.

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: 3310-491 003 02500 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 Applicant¹ ERIC + KATRINA SIMPSON Phone # 519-446-3626
Address 4597 KELVIN Rd. Fax # _____
Town / Postal Code SCOTLAND NOE BRO E-mail kate-eric@silomail.com

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

Name of Agent R. C. Dixon Phone # (519) 426-0842
Address 51 Park Road Fax # 426-1034
Town / Postal Code Simcoe N3Y 4J9 E-mail surveyors@amtelecom.net

Name of Owner² _____ Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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 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:



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Windham	Urban Area or Hamlet	Kelvin
Concession Number		Lot Number(s)	
Registered Plan Number	50-B	Lot(s) or Block Number(s)	Bl. 2 Lots 1-3
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	40.23 m / 132'	Depth (metres/feet)	59.13 m / 194'
Width (metres/feet)	40.23 m / 132'	Lot area (m ² / ft ² or hectares/acres)	0.24 ha. / 0.59 ac.
Municipal Civic Address	4597 Kelvin Road		

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):

The existing dwelling on this property is close to the road on the front and south side is close to Kelly St. While they have legal non-conforming status, the owners plan to remove piece-meal additions at the rear and north-west corners and replace them with a new addition as illustrated. A concrete pad on east and south sides are attached to the

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

foundation and they wish to place a deck (two level) over the concrete along the front of the house once the addition is added.

Requested: relief of 3'9 from the required 3'9 set-back for interior side-yard left.
relief of 13'9 from the required 19'6 set-back (front yard) to allow for a front yard set-back of 5'7.

Note! once Kelly St. is closed and part conveyed to the applicants - both the 0 interior side-yard left and encroachment onto Kelly St. will be resolved.

MINOR VARIANCE

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

The existing nature of front and side set-backs are long standing and legal non-conforming. The addition on the north side will be 0'1" \pm closer to the road to keep it on a straight building front. The proposed deck will cover concrete pad and be like a porch. The close proximity to the road is common in Kelvin as well as other areas developed before zoning by-laws.

D. PROPERTY INFORMATION

Present official plan designation(s):

Hamlet

Present zoning:

Hamlet Residential

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 is a 1 storey vinyl-sided dwelling and a frame building (see sketch) a portion of the house (former addition) is to be removed and replaced by a new larger addition as shown on the sketches.

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

pre 1960

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.

additional dining area, stairwell, 3 bedrooms and front entrance.

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:

WE ARE HOPING TO ADD ON EXTRA DINING ROOM SPACE, THREE BEDROOMS,
A NEW FRONT ENTRANCE + STAIRWELL. OUR PROPOSED ADDITION
WILL BE 29' - 10" IN LENGTH + 24' 10" WIDE.

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:

MAY 31ST, 2004

Present use of the subject lands:

residential

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

pre 1960

Existing use of abutting properties:

residential

E. PREVIOUS USE OF THE PROPERTY

Has there been on 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:

Local Knowledge

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:

will allow for a proposed addition and low level deck.

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 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 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:

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:

(Windham Street) Kelvin Road

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:

Kelvin Road

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.

the concrete slabs are joined to the foundation and cannot be removed without serious consequences. The porch/deck will cover the slab and allow for a functional porch - the same set-back as the slab. Also, contractors are scheduled to begin in spring.



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 # 4597

ROLL No. 3310491003025000000

LEGAL DESCRIPTION:
WDM PLAN 50B BLK 2 LOTS 1,2, PT
LOT 3 RP 37R3434 PART 1, REG,
0.59AC 132.00FR 194.00D

UNIT #

TOWNSHIP Delhi - Windham

STREET NAME KELVIN RD

ZONING RH

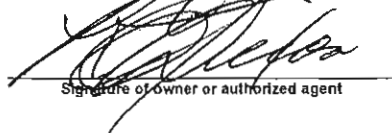
ZONING DEFICIENCY

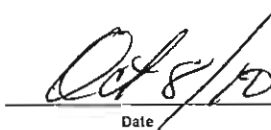
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	6 M	19.6	1.7 M	5.7 FT	4.3 M	13.9 FT
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	1.2 M	3.9 FT	0	0	1.2 M	3.9 FT
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

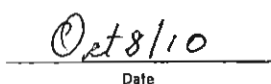

Date

PREPARED BY: BRUCE LITTLE

AS PER:

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


Signature of building inspector


Date

SKETCH SHOWING
SEVERANCE APPLICATION
OF

LOTS 1 AND 2
AND PART OF
LOT 3

BLOCK 2

REGISTERED PLAN 50-B

IN THE GEOGRAPHIC

TOWNSHIP OF WINDHAM

IN

NORFOLK COUNTY

SCALE: 1 : 40'

JEWITT AND DIXON LTD.

MARCH 9, 2011

NOTE:

TO BE REMOVED DENOTES TBR
AREA OF PARCEL = 25567 SQ. FT.
0.59 ACRES

AREA OF EXISTING DWELLING = 726 SQ. FT.
AREA OF PROPOSED ADDITION = 740 SQ. FT.

NOTE:

THIS PLAN IS IN FEET AND CAN BE CONVERTED
TO METRIC BY DIVIDING BY 3.2808

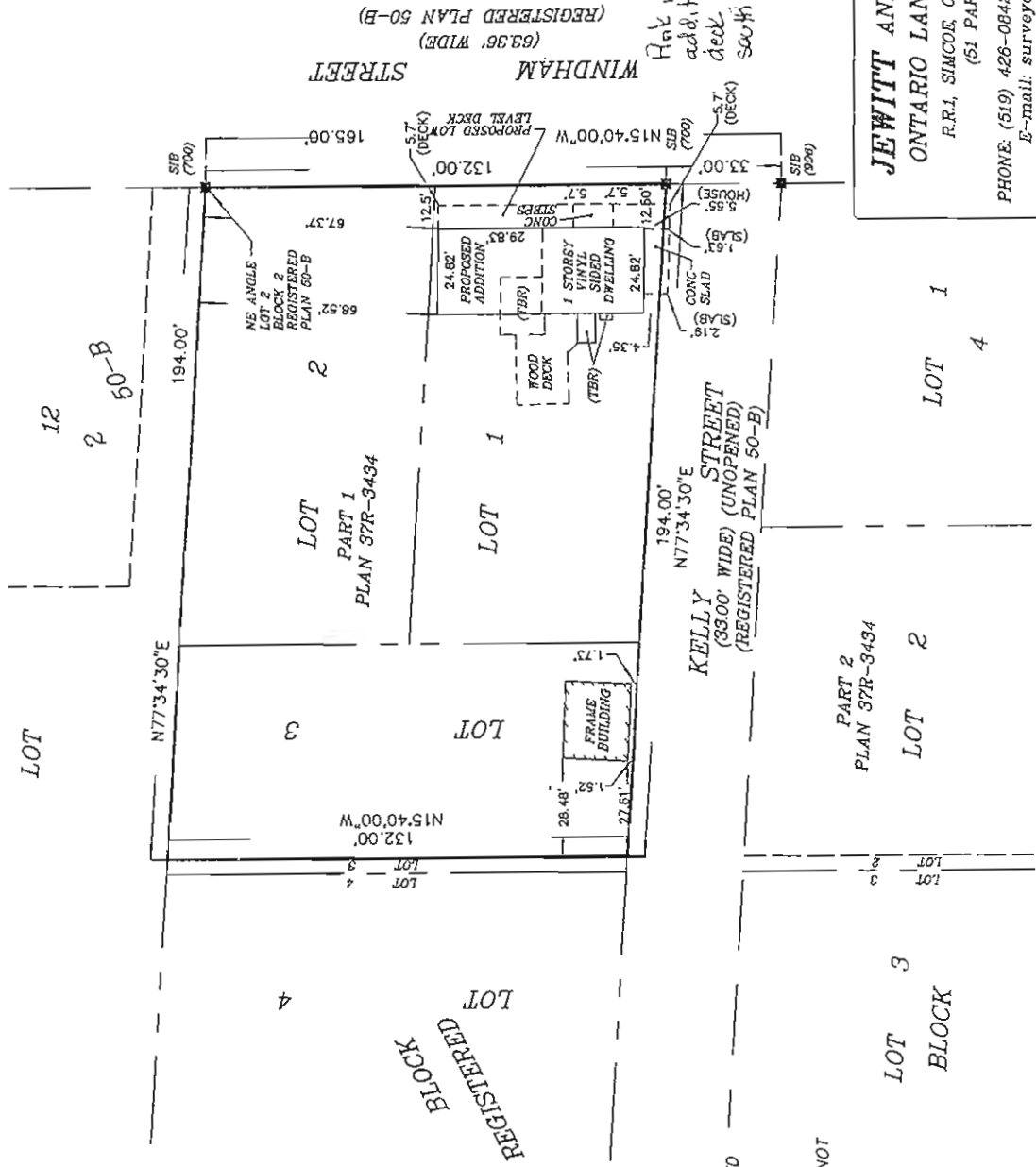
CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

DATE: MARCH 9, 2011

R. C. DIXON, O.L.S.

THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL.



LOT 1
LOT 2
LOT 3
LOT 4

PART 2
PLAN 37R-3434

LOT 3
BLOCK

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

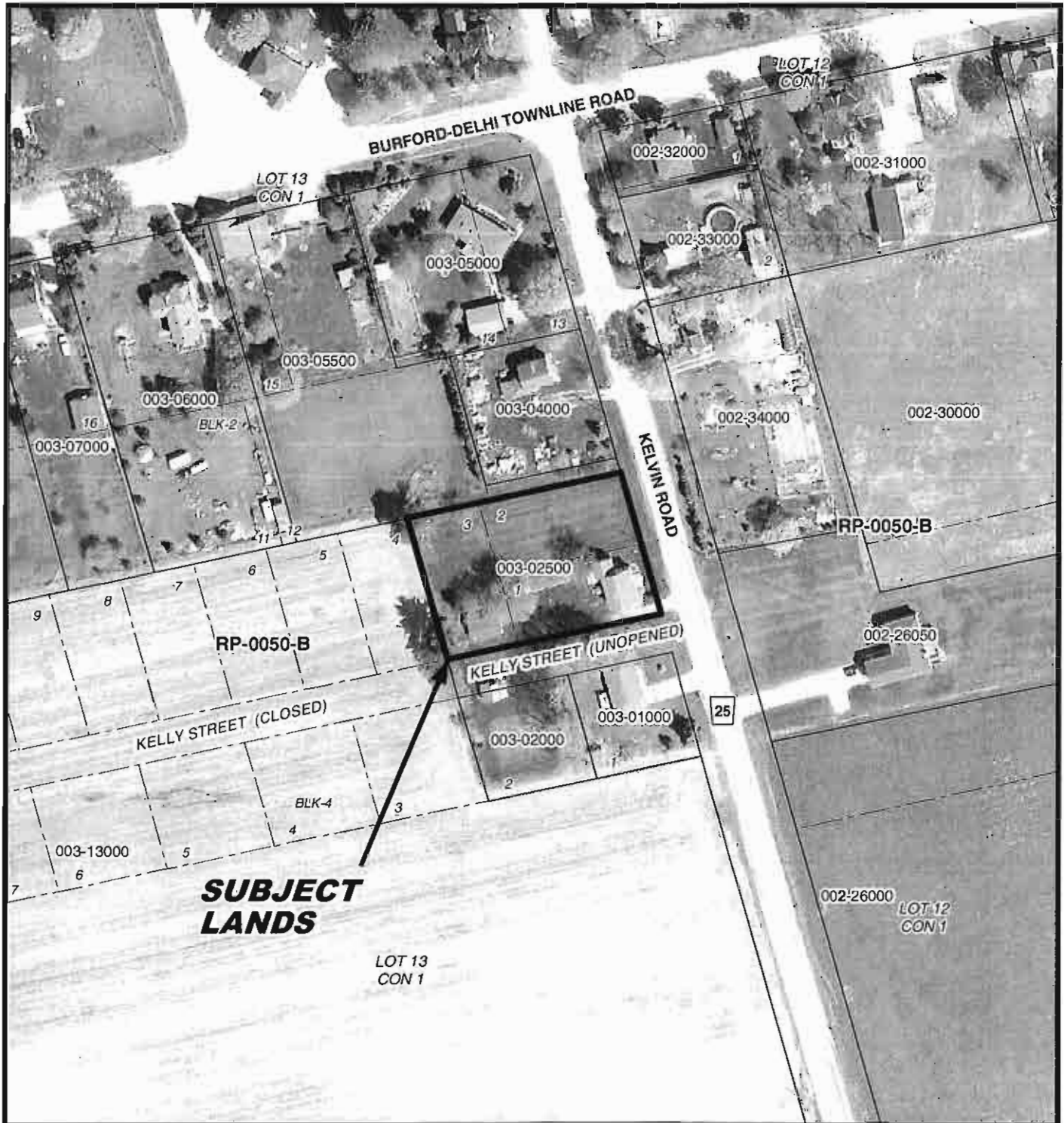
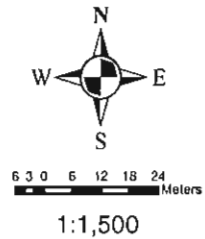
JOB # 10-759 SIMPSON

JOB #	10-259	SIMPSON
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MAP 2

File Number: ANPL2011064

Geographic Township of WINDHAM



MAP 3

File Number: ANPL2011064

Geographic Township of WINDHAM

