



COMMENT REQUEST FORM

FILE NO: ANPL2011076

☒ 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:

May 2nd, 2011

APPLICANT:

KOZICKI MARK ANTHONY, 1151 CONC 5 TOWNSEND RR 1 WATERFORD, ON N0E 1Y0

LOCATION: TWN CON 5 PT LOT 14 (1130 Concession 5)

ASSESSMENT ROLL NO.: 33103360400100000000

PROPOSAL:

An application has been received to permit the construction of a covered porch requiring relief of: 5.43 (17.81 ft.) from the required front yard setback of 13m. (32.65 ft.) to permit a setback for the porch of 7.547 m. (25 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) 875-4769
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: April 18th, 2011

MINOR VARIANCE

Receipt &
ODS form
submitted to Bldg.
SB

Office Use:

File Number

ANPL 2011 076

Issued Date

Fee Submitted

March 29, 2011

Application Submitted

Signature

Complete Application

11

11

11

SB

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- 3360.040.01000.0000

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. NW 1-2000

A. APPLICANT INFORMATION

Name of Applicant: MAAIL KOZICKI

Phone #

1-519-410-7637

Address

RR#1

Fax #

1-519-443-0788

Town / Postal Code

WATERLOO ONT N0L-1Y0

Email

bonmarfarms@shaw.ca

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

Email

Name of Owner²

MAAIL KOZICKI

Phone #

1-519-410-7637

Address

RR#1

Fax #

1-519-443-0788

Town / Postal Code

WATERLOO ONT N0L-1Y0

Email

bonmarfarms@shaw.ca

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 sent ³:

☒ 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 Norfolk Urban Area or Hamlet _____
 Concession Number 5 Lot Number(s) 14
 Registered Plan Number _____ Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) 160'-0" Depth (metres/feet) 165'-0"
 Width (metres/feet) 160'-0" Lot area (m² / ft² or hectares/acres) 26,400 sq ft
 Municipal Civic Address 11300 CMC. #5 BOSTON, ONTARIO

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):

~~REPLACE EXISTING FRONT STEPS ON~~
 EXISTING RESIDENCE WITH NEW COVERED PORCH
 EXIST. RESIDENCE IS WITHIN FRONT YARD SETBACK. ESTABLISHED
 AFTER CONSTRUCTION OF THE RESIDENCE
 Please explain the nature and extent of the amendment requested (assistance is available):

CONSTRUCT NEW REPLACEMENT OF EXIST. FRONT ENTRY
 STEPS WITH NEW COVERED PORCH WITHIN EXIST
 SETBACK.

Proposal to permit construction of covered porch requiring
 relief of: 6.43 m. (21 ft.) from required front yard setback of
 13 m. (42.65 ft.) to permit a setback for the porch
 of 7.57 m. (25 ft.)

MINOR VARIANCE

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

EXISTING FRONT PORCH IS WITHIN EXIST. SETBACK
ESTABLISHED AFTER CONSTRUCTION OF EXIST. RESIDENCE

D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:

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:

2 ADJ. EXISTING RESIDENCES TO BE RETAINED &
RENOVATED

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

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.

NEW ADDITION IS TO BE ADDED TO THE REAR OF THE EXIST.
RESIDENCE CONTAINING LIVING & ENTRY & GARAGE
& BEDROOM. NEW WASHROOM & DOOR IS ADDED IN NEW
ADDITION. (REFER TO ATTACHED DWG)

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:

EXIST. RESIDENCE TO RECEIVING NEW 2-STOREY ADDITION
ON REAR OF EXIST. & NEW COVERED PORCH AT FRONT OF
EXIST. RESIDENCE. (REFER TO ATTACHED DRAW.)

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:

RESIDENTIAL

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

Existing use of abutting properties:

FRONT LOT

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:

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:

NEW COVERED PORCH WITHIN FRONT YARD SETBACK

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☒ Yes

☐ No

SEE ATTACHED Dwg A1.1

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)	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Wooded area	☐ Yes ☐ No	☐ Yes ☐ No _____ distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Provincially designated wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☐ No	☐ Yes ☐ No _____ distance
Floodplain	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☒ No	☐ Yes ☐ No _____ distance
Active railway line	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Seasonal wetness of lands	☐ Yes ☒ No	☐ Yes ☐ No _____ distance
Erosion	☐ Yes ☒ No	☐ Yes ☒ No _____ distance
Abandoned gas wells	☐ Yes ☐ No	☐ Yes ☐ 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:

CONCESSION #15

MINOR VARIANCE

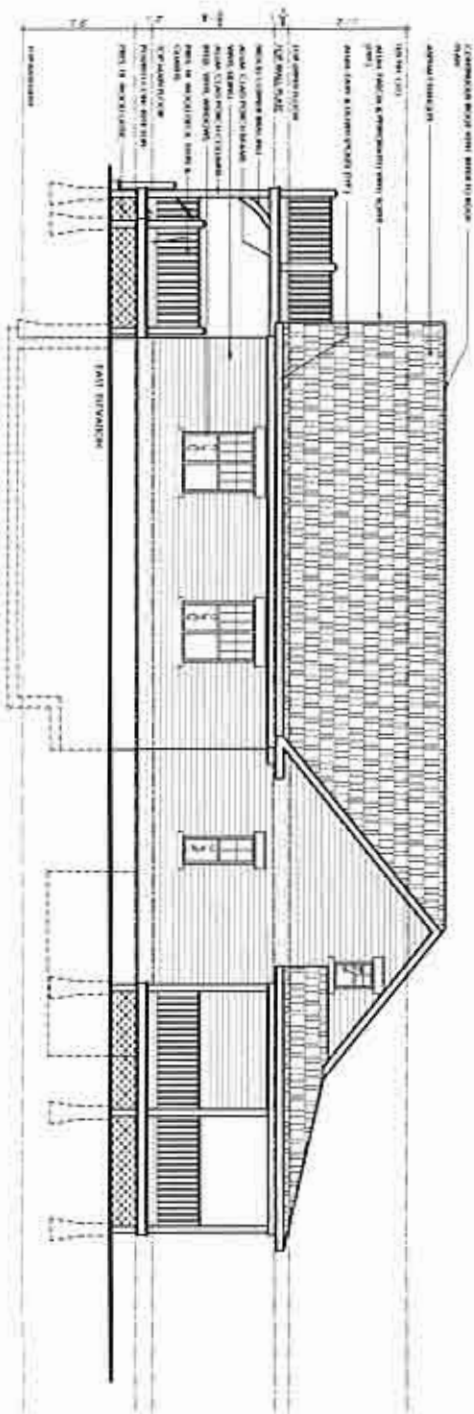
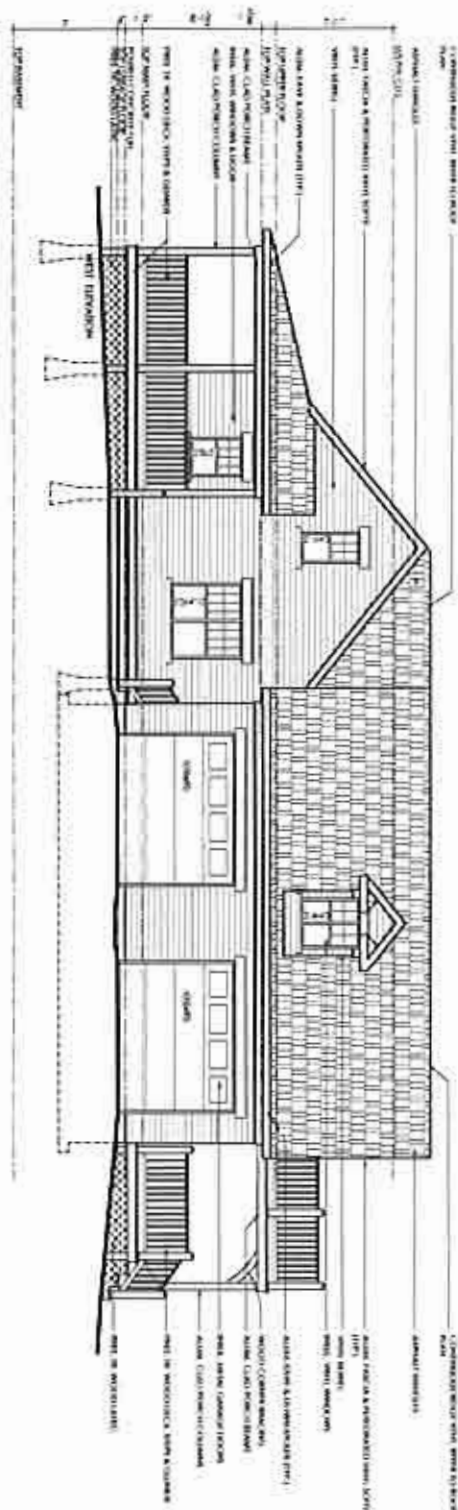
I. OTHER INFORMATION

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.

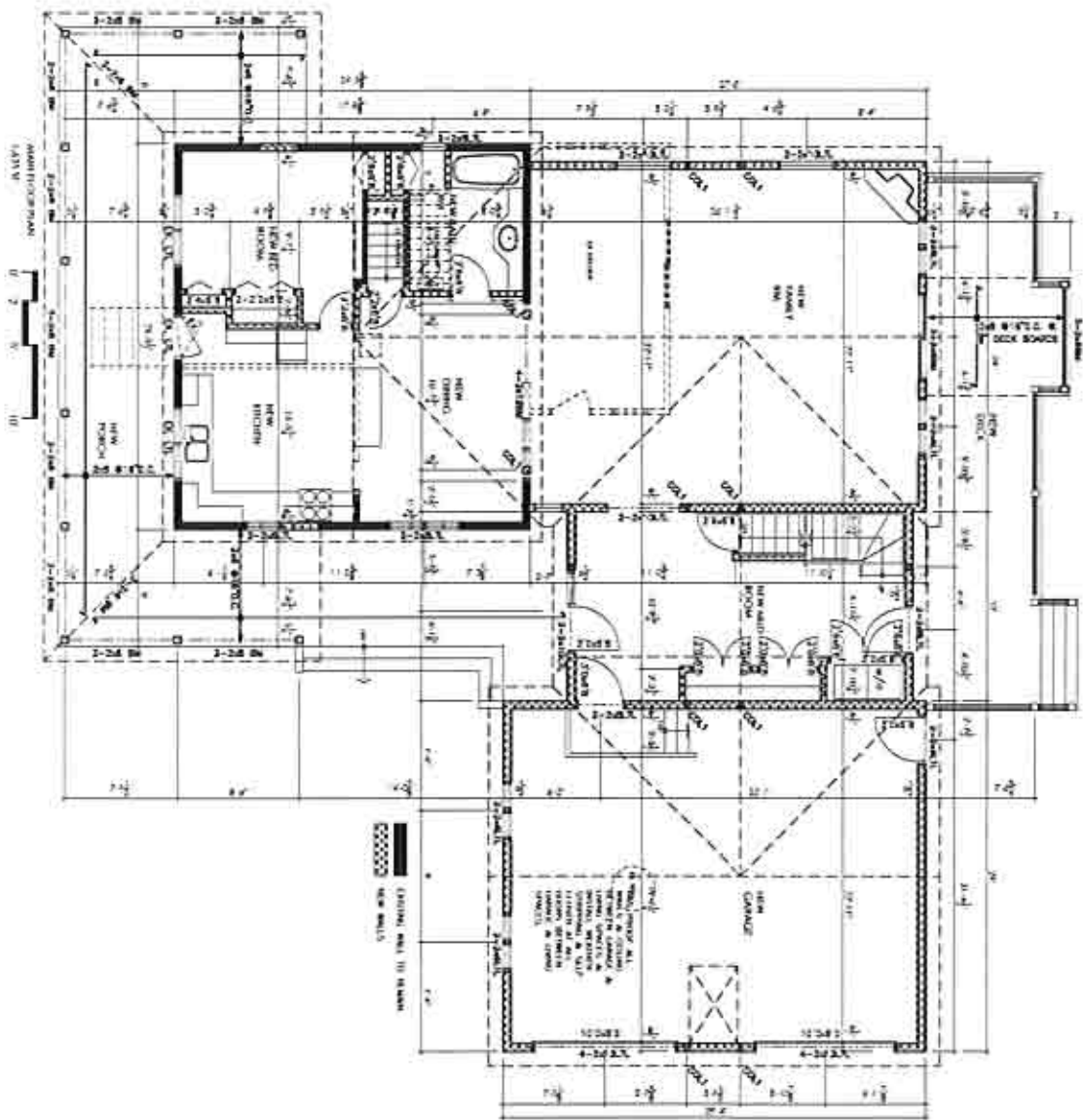


A3.2

OWG NAME: ELEVATIONS
SCALE: 3/16"=1'-0"
PLOT DATE:
REV. DATE:

NAME: Kozicki-#1130 Property
PLACE: Conc #9, Boston, Ontario
DATE: Sept. 2010

Real Concepts
Customized Designs
Paul D. Ward
162 Dufferin Ave. N.
Brimley, Ontario M1T 1M1
Tel: 905-462-2811
Email: paul@realconcepts.ca



A2.1

DWG. NAME 1st FLOOR PLAN

SCALE 1"=8'-0"

FLOOR DATE

REV. DATE

NAME Kozicki-#1130 Property

PLACE Core #9, Boston, Ontario

DWG. Set 200



Red Concepts

Custom Home Designs

Paul D. Ward

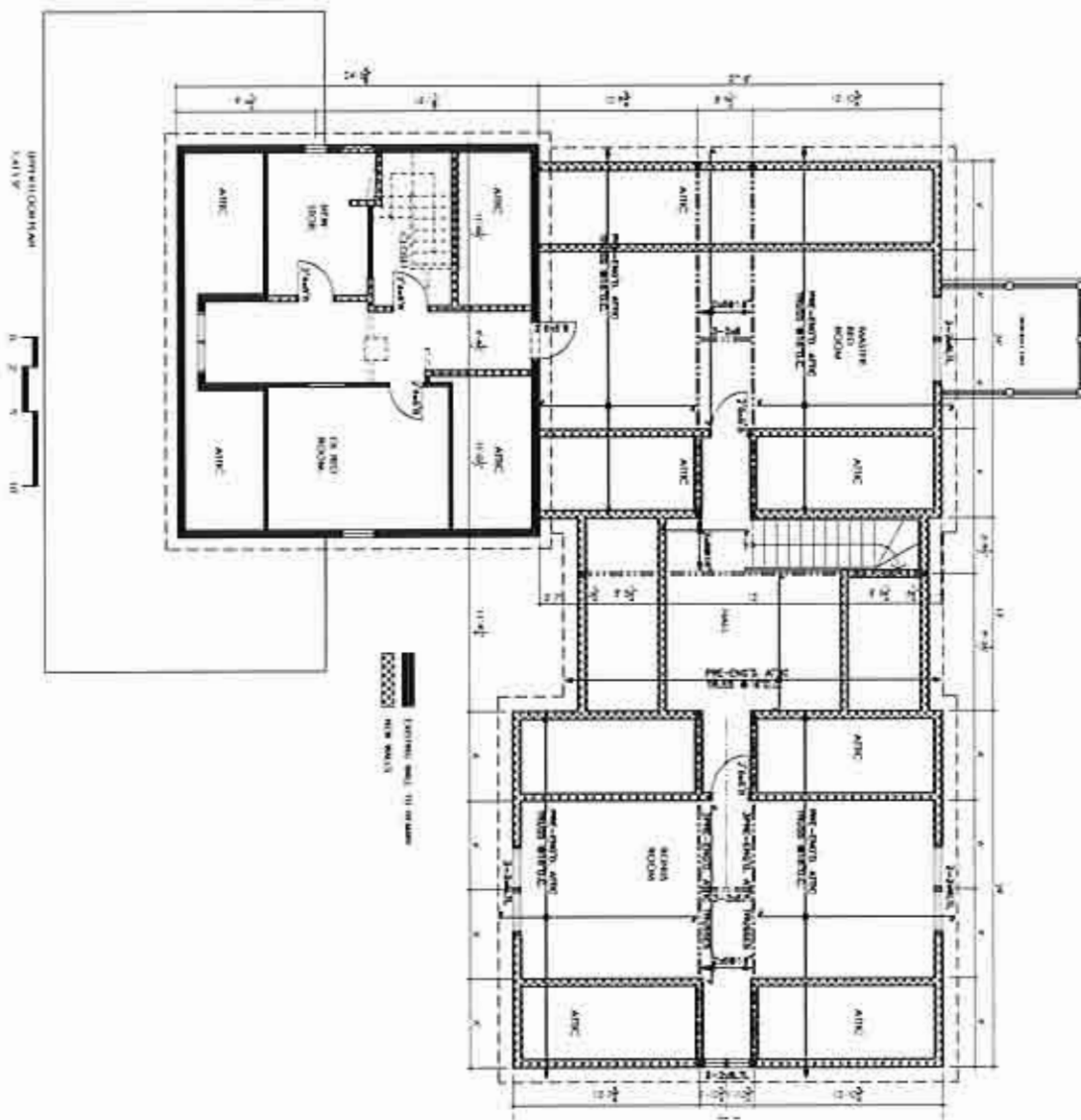
222 Dufferin Ave. E.

Brampton, Ontario L6Y 4R5

Tel: 905-876-2807

E-mail: paul@redconcepts.ca





A2.2

DWG NAME: 1PREFLOOR PLAN
 SCALE: 1/4" = 1'-0"
 PLOT DATE:
 REV. DATE:

NAME: Kozicki-#1130 Property
 PLACE: Cor #9, Boston, Ontario
 DATE: Sept 2010



Red Concepts
 Custom Home Plans
 Paul G. Ward
 833 Dundas St. W.
 Toronto, Ontario M6J 4G1
 Tel: 416-491-2887
 Email: paul@redconcepts.ca





ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-428-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4455

PROPERTY INFORMATION

STREET # 1130

ROLL No. 3310338040010000000

LEGAL DESCRIPTION:
TWN CON 5 PT LOT 14 RP, 37R4535
PART 1, REG, 0.59AC 160.00FR
160.000

UNIT #

TOWNSHIP Nanticoke - Townsend

STREET NAME CONC 5 TOWNSEND

ZONING AGR

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK	13M	42.65	7.57M	24.83	4.43M	21.1781
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: NANTICOKE ZONING BY-LAW NW 1-2000
SECTION 10: AGRICULTURAL ZONES
10.1.2 ZONE PROVISIONS (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

MAR 23/11
Date

PREPARED BY: Steven Little

AS PER:

Signature of building inspector

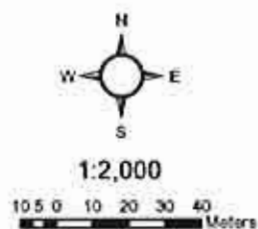
MAR 22/11
Date

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

MAP 1
File Number: ANPL2011076

Geographic Township of

TOWNSEND



MAP 2

File Number: ANPL2011076

Geographic Township of TOWNSEND

