



COMMENT REQUEST FORM

FILE NO: ANPL2011090

☒ 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:**

June 6th, 2011

APPLICANT:

WHITEHEAD DEBORAH ELEANOR
WHITEHEAD RICHARD ALLAN, 200 QUEEN ST N SIMCOE, ON N3Y 3Y6

LOCATION: PLAN 182 BLK 52 PT LOT 5 (200 Queen Street, North)

ASSESSMENT ROLL NO.: 3310401002120000000

PROPOSAL:

PERMIT THE CONSTRUCTION OF A NEW PORCH AND STEP ON AN EXISTING NON-CONFORMING SINGLE DETACHED DWELLING REQUIRING RELIEF OF:

Section 3.22.2 to permit porch addition which further encroaches into front yard

5.07 m (16.63 ft) from the required 6 m (19.69 ft) front yard set back to permit a 0.93 m (3.05 ft) front yard set back;

4.5 m (14.76 ft) from the required 6 m (19.69 ft) exterior side yard to permit a 1.5 m (5 ft) exterior side yard set back;

Section 3.29 of the Town of Simcoe Zoning By-law to permit the existing encroachment into the sight triangle is also requested.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1341

EMAIL: mary.elder@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

CIRCULATION DATE: May 23rd, 2011

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.

MINOR VARIANCE

Office Use:

File Number:

ANPL2011090

Related File:

Fees Submitted:

May 3, 2011

Application Submitted:

May 3, 2011

Sign Issued:

May 5, 2011

Complete Application:

May 5, 2011

me

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: 3310-40100212000

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 Applicant¹

RICHARD WHITEHEAD

Phone #

519-426-7272

Address

200 QUEEN ST. N.

Fax #

Town / Postal Code

N3Y-3Y6

E-mail

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

E-mail

Name of Owner²

RICHARD + DEBBIE WHITEHEAD

Phone #

SEE ABOVE

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:

T.D. CANADA TRUST

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township		Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>182</u>	Lot(s) or Block Number(s)	<u>52</u>
Reference Plan Number		Part Number(s)	<u>5</u>
Frontage (metres/feet)	<u>(39.67') 11.17m.</u>	Depth (metres/feet)	<u>1R.</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>0.06 AC.</u>
Municipal Civic Address	<u>200 QUEEN ST. N.</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):

EXISTING BUILDING IS IN THE FRONT YARD
SET BACK STAIRS AND PORCH HAVE BEEN
RENOVATED AND NEED RELIEF

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

1. Relief of Section 3.22.2 to permit porch addition which further encroaches into front yard,
2. Relief of 5.07m (16.63ft) from the required 6m (19.69') front yard set back to permit a 0.93m (3.05') front yard set back
3. Relief of Section 3.29 to permit existing ^{but new} porch in the right triangle
4. Relief of 4.5 m (14.76 ft) from the required ^{10m (19.69 ft)} exterior side yard to permit an exterior side yard of 1.5 m (5 ft) for the new porch addition only.

MINOR VARIANCE

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

PORCH AND STAIRS ARE ALREADY IN PLACE
NEED RELIEF TO MOVE STAIRS FROM FRONT OF
HOUSE TO SIDE OF HOUSE

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

R-2

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 SURVEY

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

NEW ADDITION AUG. 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:

WANT TO ERECT NEW STAIRS

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

AUG. 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:

AUG. 2000

Present use of the subject lands:

RESIDENCE

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

MORE THAN 50 YEARS

Existing use of abutting properties:

HOUSING

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:

FAR AS I KNOW

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:

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 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
Retrified 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:

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:

QUEEN ST N.

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

HAVE BUILDING PERMIT

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.

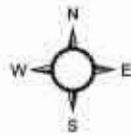
FOUND PROBLEMS LATER ON

MAP 1

File Number: ANPL2011090

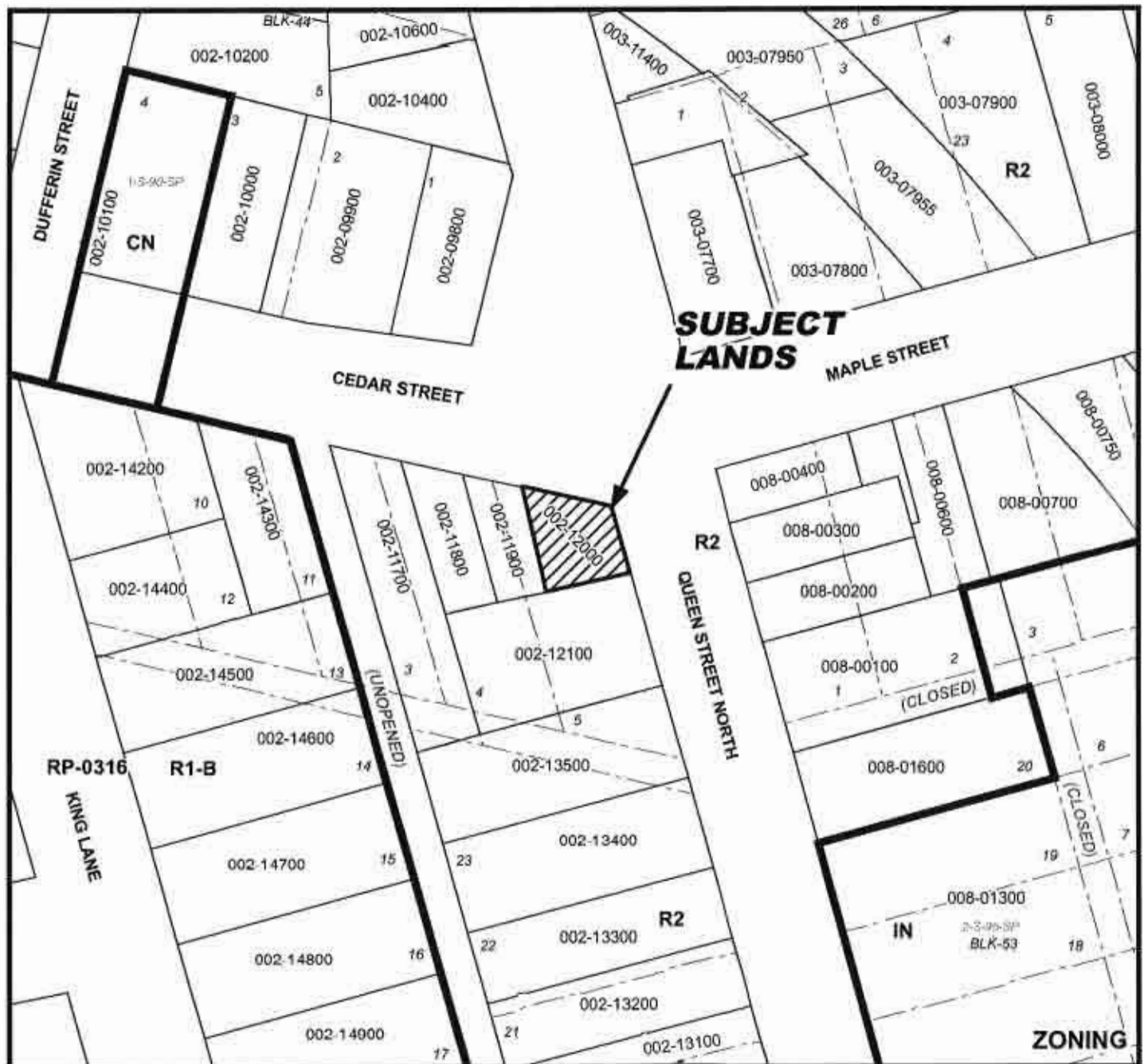
Urban Area of

SIMCOE



1:1,000

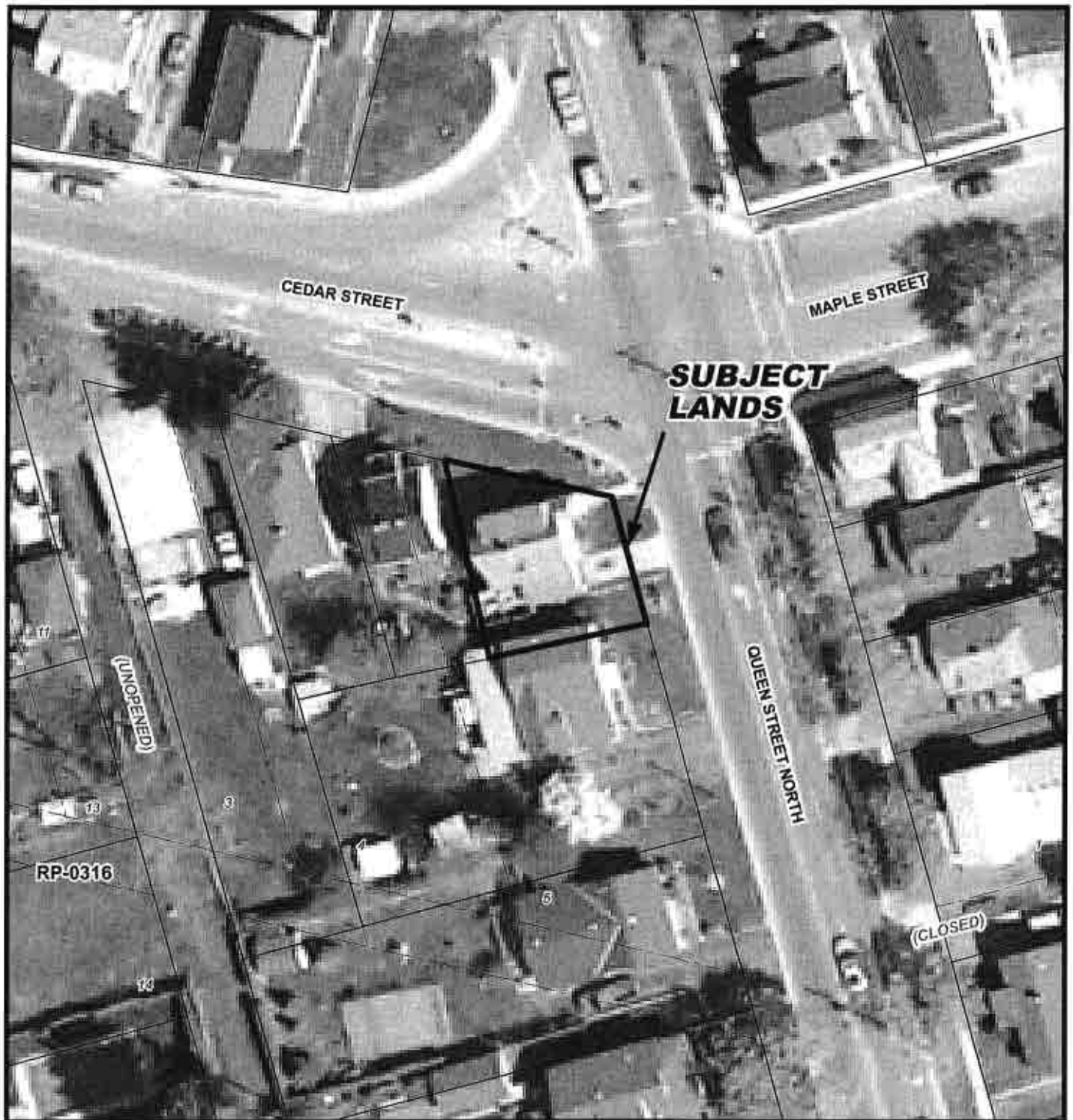
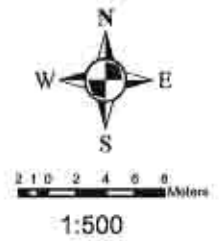
9 4.5 0 9 18 27 36 Meters



MAP 2

File Number: ANPL2011090

Urban Area of SIMCOE



MAP 3

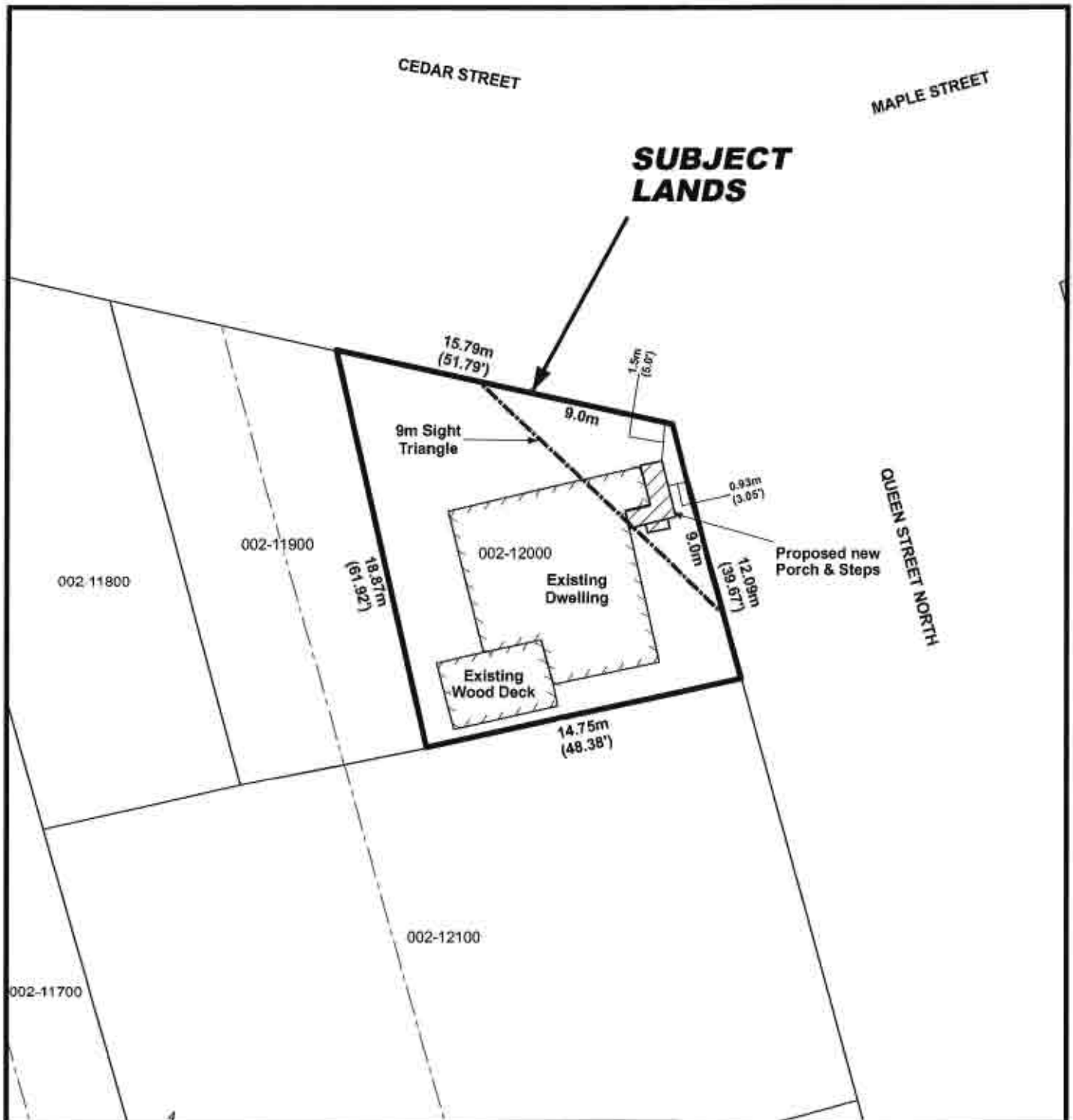
File Number: ANPL2011090

Urban Area of SIMCOE

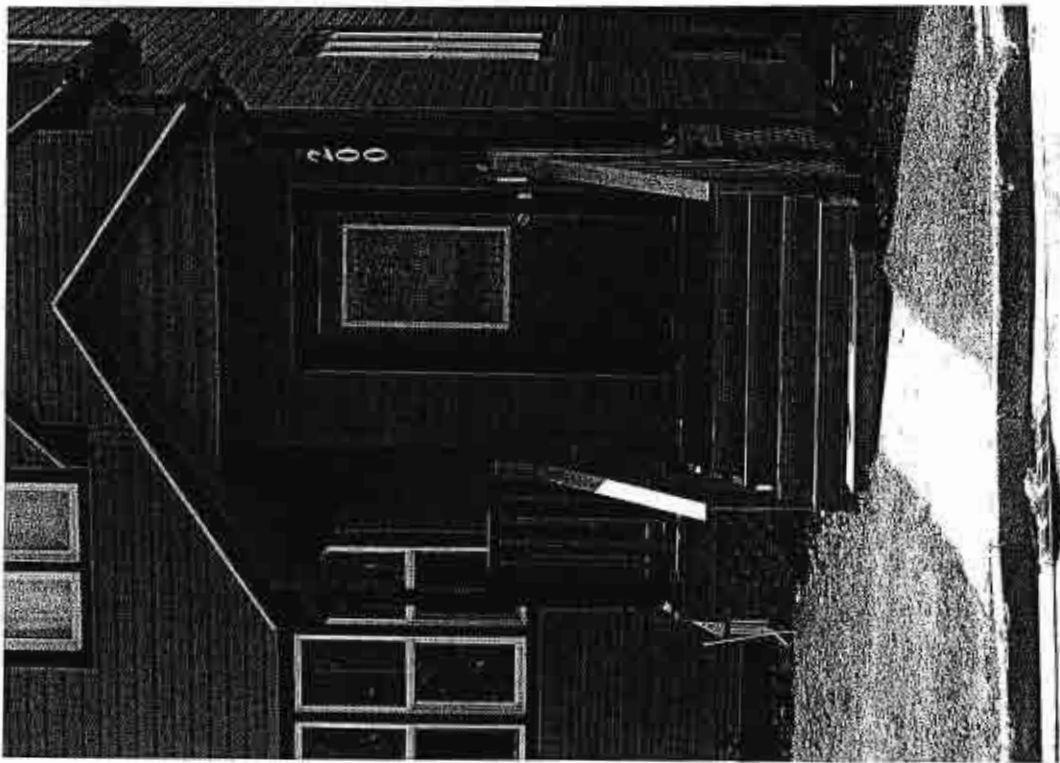


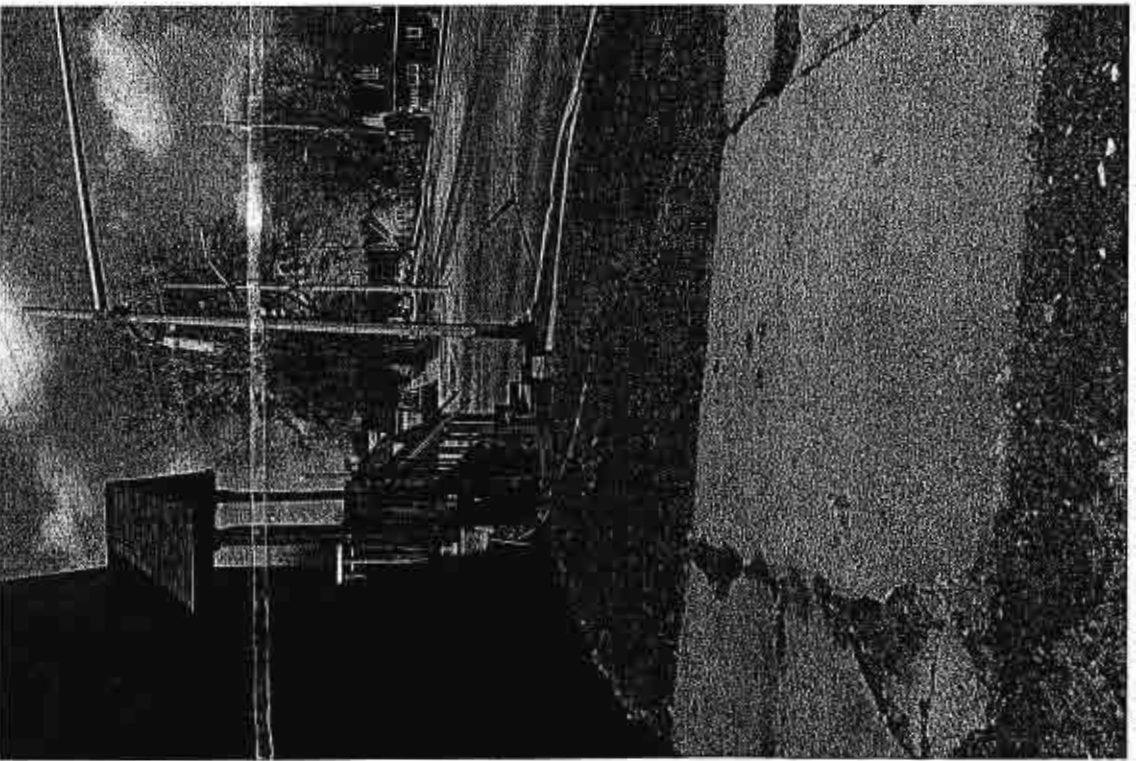
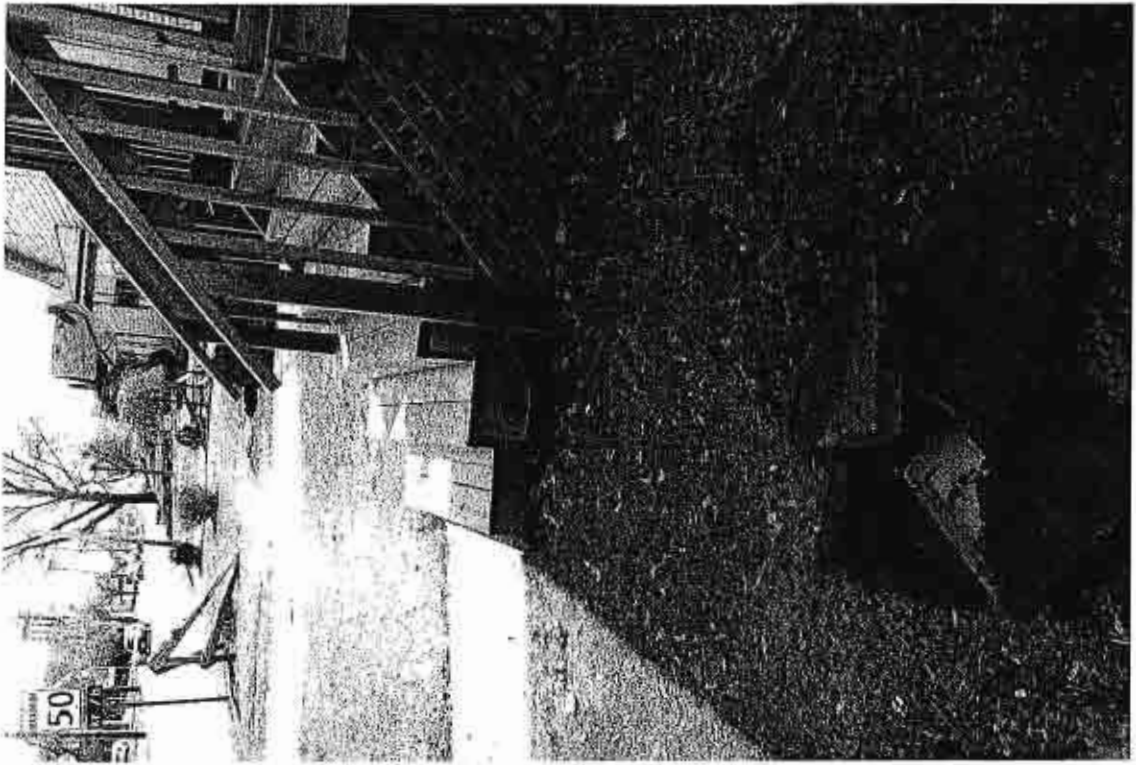
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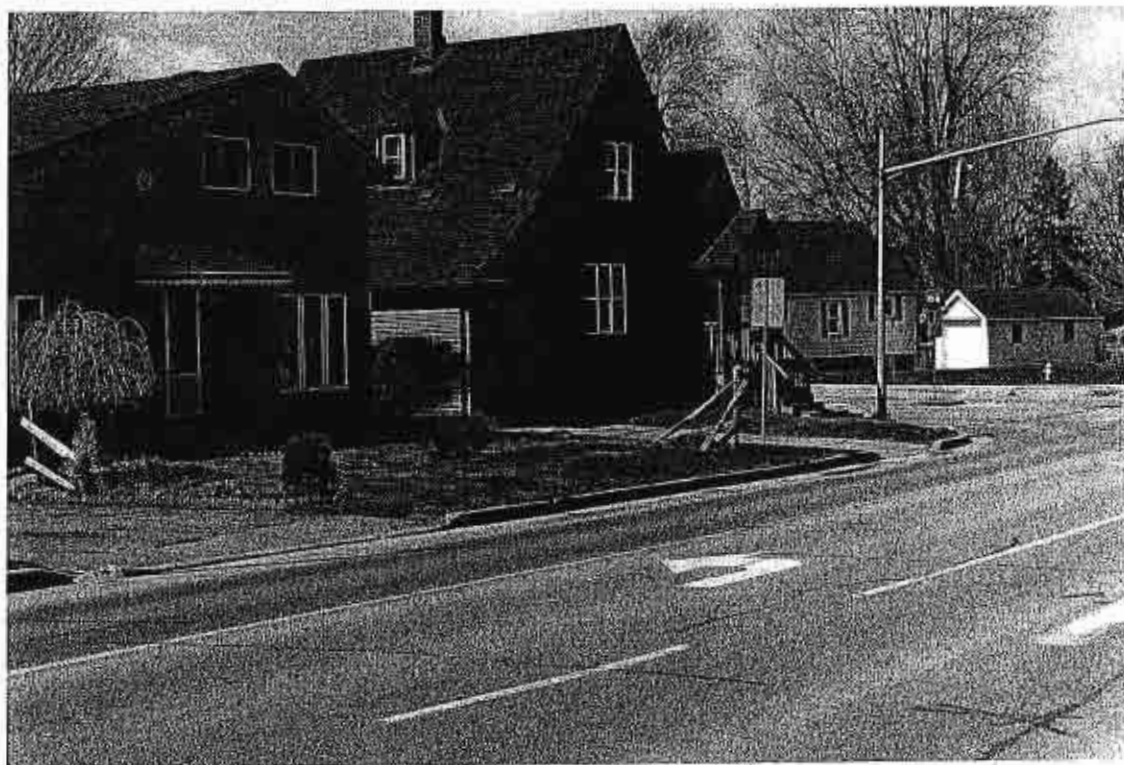
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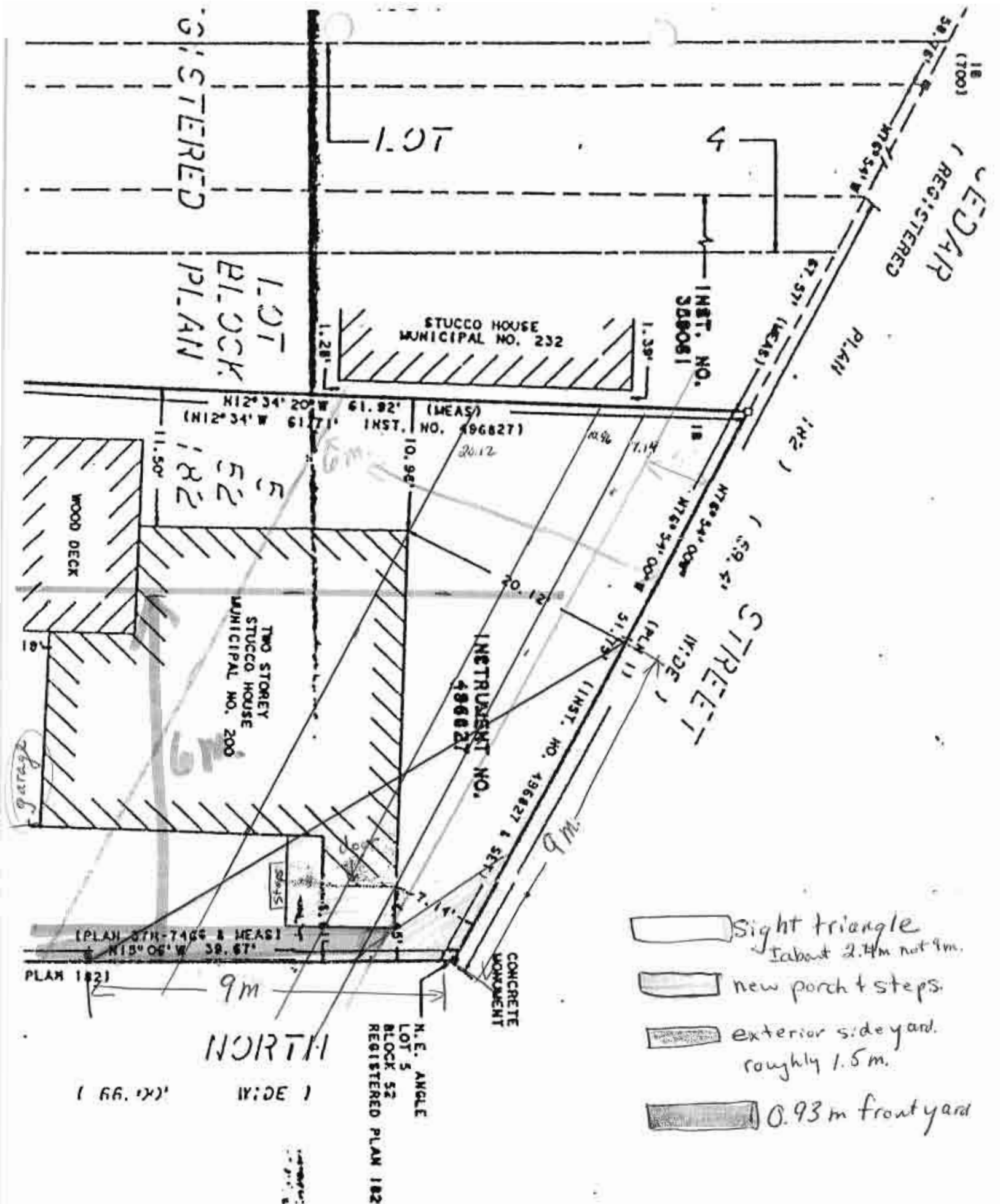












LARRY LESAGE
420-7965

garage

RICK + DEBBIE WHITEHEAD
200 QUEEN ST. NORTH

Front line of house
JOIST HANGERS

2' 8"

Vestibule/entrance

6" LAG BOLTS

Centred
New
Steps

6' 10"

8' 8"

3' 3"

4x4
P.T.

2x8 on 16" OC

8" SOND TUBES

CONCRETE MIX

P.T.

4x4 POSTS 4' 0" IN GROUND

4 STEP STRINGER

RECEIVED

SEP 09 2010

BRIDGES & STRUCTURAL

RICK + DEB WHITEHEAD



★ shall be designed to resist the specified loads prescribed in Table 9.2.8.2. SB-7 Groundliner

OCT 15 2009

REVIEWED

OCT 15 2010

PER
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

File



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 # 200

ROLL No. 3310401002120000000

LEGAL DESCRIPTION:
PLAN 182 BLK 52 PT LOT 5, IRREG,
0.06AC 39.67FR D

UNIT #

TOWNSHIP Simcoe - Simcoe

STREET NAME QUEEN ST N

ZONING R-2

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK	6M	19' 8 1/4"	0.93M	3' 5/8"	5.07M	16' 7 5/8"
EXTERIOR SIDE YARD <i>"new porch only"</i>	6M	19.69'	1.5m	5'	4.5	14.76
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: 3.22.2 TO RECOGNIZE EXISTING PORCH AND STEPS OF NON COMFORMING BUILDING

3.29 RELIEF OF SIGHT TRIANGLE

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.

Mrs. Debra White *May 04 11*
Signature of owner or authorized agent Date

PREPARED BY: Ingram Loewe

AS PER:

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

[Signature]
Signature of building inspector

May 04, 2011
Date

