



COMMENT REQUEST FORM

FILE NO: ANPL2011220

☒ 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:

October 31ST, 2011

APPLICANT:

BRZOWSKI LOUIS RONALD, 412 FOURTEENTH ST W RR 7 SIMCOE, ON N3Y 4K6

LOCATION: WDM CON 14 PT LOT 5 (412 14th Street)

ASSESSMENT ROLL NO.: 3310403025087000000

PROPOSAL:

An application has been received to regularize existing accessory to residential building for use as a home occupation (automobile servicing) requiring relief of:

6.4m (12 ft) from required 10 m (3 ft) interior side yard setback (LEFT) to allow an interior side yard setback of 3.6m (12 ft);

7 m (23 ft) from required 10 m (3 ft) rear yard setback to allow rear yard setback of 3m (10 ft);

34 sq.m. (366 sq.ft.) from maximum useable floor area for a home occupation of 100 sq.m. (328 sq.ft.) to allow home occupation of 134 sq.m. (1442.4 sq.ft.);

58 sq.m. (624.33 sq.ft.) from the maximum permitted lot coverage of all accessory buildings of 100 sq.m. (1076.43 sq.ft.) to allow a maximum lot coverage for all accessory buildings of 158 sq.m. (1700.75 sq.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) 875-4789
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: October 17, 2011

MINOR VARIANCE

Office Use:

File Number:

ANPL 2011220

Related File:

Fees Submitted:

Out 5/11

Application Submitted:

Sign Issued:

Complete Application:

11

11

11

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- 403 025 0870 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. 1-1999

A. APPLICANT INFORMATION

Name of Applicant¹

Lou Brzozowski

Phone #

519 426-8921

Address

Rn 7

Fax #

Same

Town / Postal Code

Simcoe On N3Y4K6

E-mail

L.Brzozowski@explenet.com

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

Same

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:

None

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Windom</u>	Urban Area or Hamlet	_____
Concession Number	<u>412 14th St Con 14</u>	Lot Number(s)	<u>Pt Lot 5</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Port Number(s)	_____
Frontage (metres/feet)	<u>112'</u>	Depth (metres/feet)	<u>231'</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	<u>412 14th St.</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):

Permit use of accessory building as a home ~~industry~~ ^{Automotive Repair} being done by person living in house.

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

* Purpose to regularize existing ~~but~~ accessory to residential building for use as a home occupation (automobile servicing) requiring relief:
7m (23ft) from required 10m side yard setback to allow side yard setback of 3m (10ft)
7m (23ft) from required 10m rear yard setback to allow rear yard setback of 3m (10ft)
34m² (366ft²) from maximum usable floor area for a home occupation of 100m² (328ft²) to allow home occupation of 134m² (1442.4ft²)

MINOR VARIANCE

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

Accessory bldg larger than permitted (100 meters sq)

D. PROPERTY INFORMATION

Present official plan designation(s):

A

Present zoning:

A

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:

House 70x42	1 story.
Storage Bldg 36x40	20' High
Proposed shed 10x16	10 High 10x10 shed.

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.

House 1960 + or -	
Storage Bldg 1997	
Sshed 2011	Sshed 1960 + or -

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:

10 x 16 Shed.

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

Anytime

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:

1993

Present use of the subject lands:

Residential + Auto repair shop.

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

1960

Existing use of abutting properties:

Residential each side Farm on south end
Farm on north end.

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:

Auto repair shop on subject land.

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: A-1097-S

Land it affects: 412 14th St

Purpose: Relief of Accessory bldg height

Status/decision: Approved

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
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

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 ☐ Provincial highway
☒ Municipal road ☐ Other (describe below)

If other, describe:

Name of road/street:

14 th St



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-1377
Langton: 22 Albert St.
Langton, ON
N3E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 412

FOURTEENTH ST.

ZONING A,

3310 40302508700

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT) 3.15(d)		10m		3.6m		4.4m
REAR YARD SETBACK		10m		3m		7m
DWELLING UNIT AREA						
% LOT COVERAGE ALL BLDGS		100m ² MAX		158m ²		58m ²
BUILDING HEIGHT						
ACCESSORY BUILDING 3.15(d)		100m ² MAX		134m ²		34m ²
ACCESSORY BUILDING COMMENTS	USE OF ACC. BLDG AS HOME INDUSTRY OVER 100m ²					
PARKING SPACES						

ADDITIONAL COMMENTS:

ACC. BLDG 34m² LARGER THAN PERMITTED

AS A HOME INDUSTRY, 3.15(d)

BLDG. TOO CLOSE TO PROP. LINE TO BE USED AS HOME INDUSTRY

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: Lois Brizovich Date: OCT 5-11

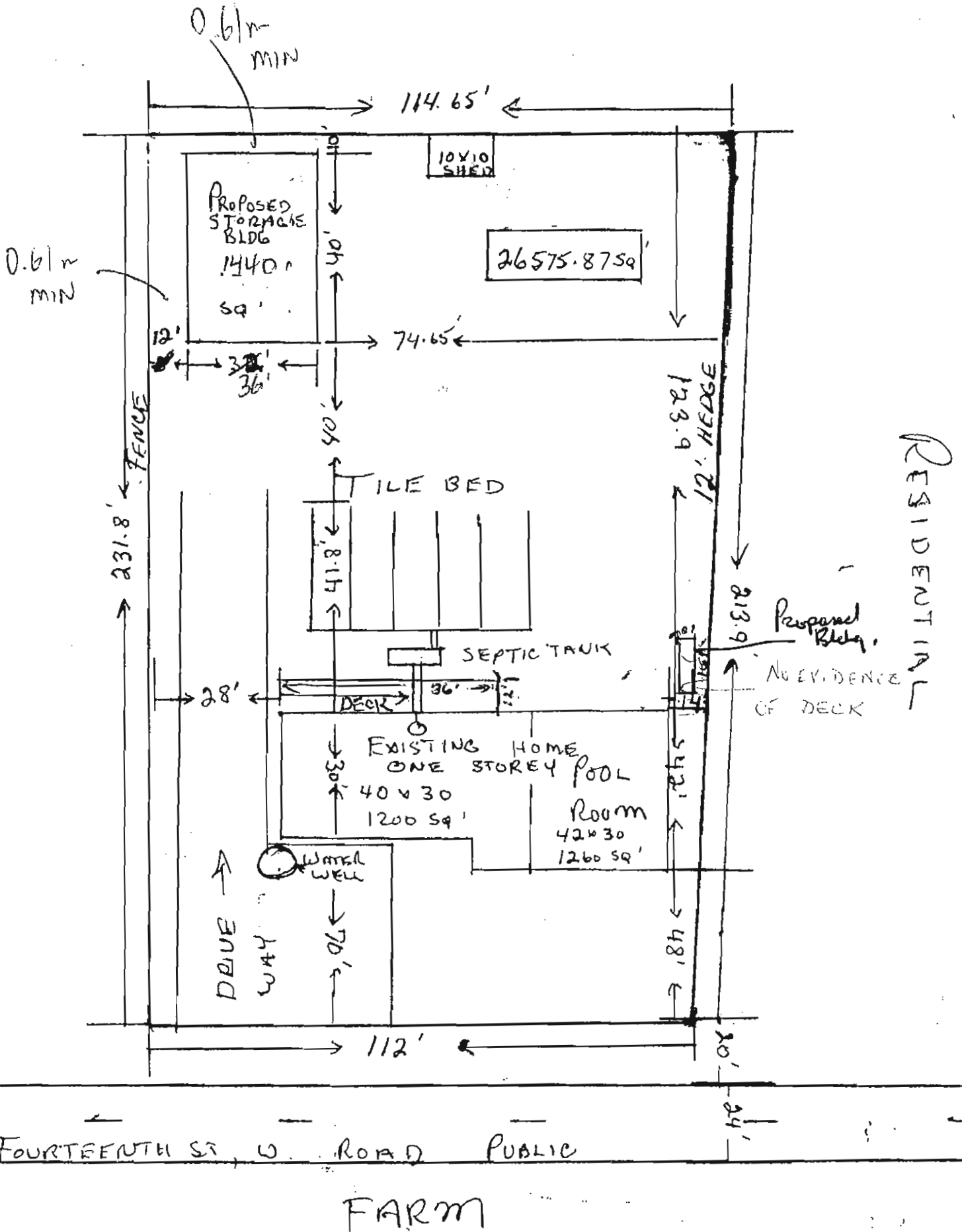
PREPARED BY: Devon Fisdale Paul BERRY AS PER:

Signature of building inspector: [Signature] Date: OCT 5/11

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

FARM

HOBBY FARM

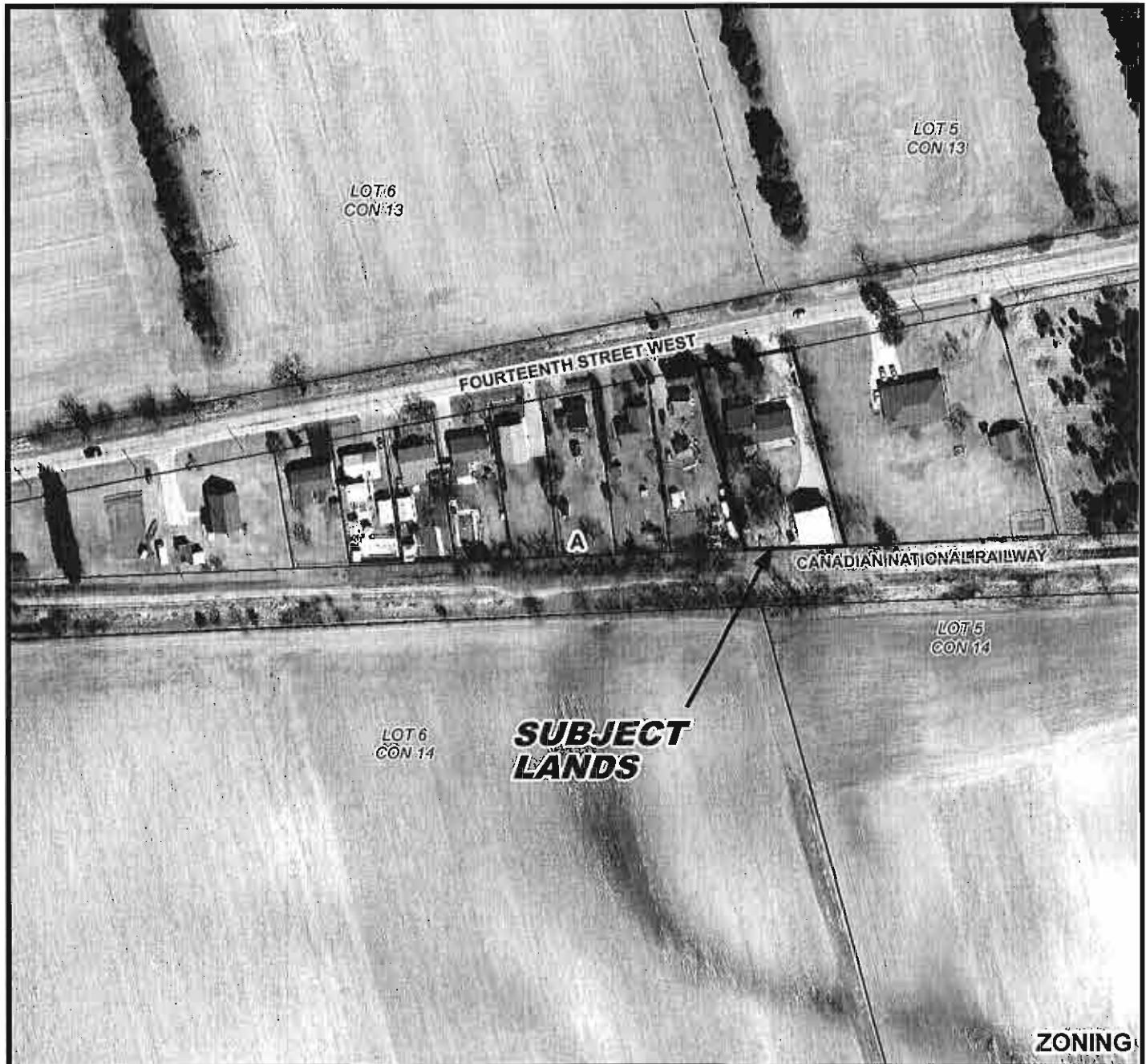
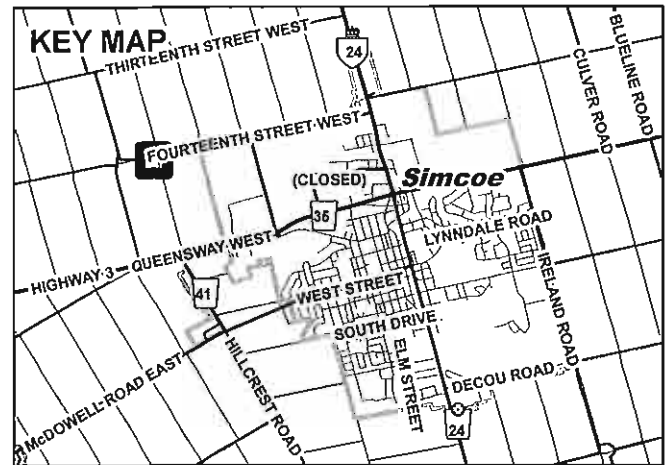
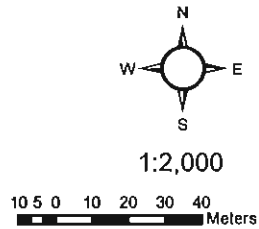


RESIDENTIAL

FOURTEENTH ST, W. ROAD PUBLIC

FARM

MAP 1
File Number: ANPL2011220
Geographic Township of
WINDHAM



MAP 2

File Number: ANPL2011220

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:500

