



## COMMENT REQUEST FORM

**FILE NO: ANPL2012006**

☒ 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 30<sup>th</sup>, 2012**

**APPLICANT:**

D'HONDT PAMELA, 6 BUCHAN STREET OTTERVILLE, ON N0J1R0

**LOCATION:** PLAN 214 LOTS 110,111 (302 Aberdeen Ave)

**ASSESSMENT ROLL NO.:** 3310492004124000000

**PROPOSAL:**

RECOGNIZE DEFICIENCY CREATED THROUGH SEVERANCE APPLICATION BNPL2012002 REQUIRING RELIEF OF: 3.8 m (12.47 ft.) from the required lot frontage of 20 m (65.62 ft.) to permit a lot frontage of 16.2 m (53.15 ft.). This application is submitted concurrently with BNPL2012002 creating a new urban residential lot.

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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 Albert 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:** January 16, 2012



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**CIRCULATION DATE:** January 16, 2012

# MINOR VARIANCE

302 ABENASSON

## Office Use:

File Number:

AN PL 2012 006

Related File:

BN PL 2012 002

Fees Submitted:

Jan 5, 2012

Application Submitted:

"

Sign Issued:

"

Complete Application:

"

W2.

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- 492 804 12400

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 Applicant<sup>1</sup>

Pamela Dittmar

Phone #

519-879-9458

Address

86 Buxton St

Fax #

519-879-9442

Town / Postal Code

Ottawa Ontario

E-mail

p.dittmar10@hotma.1.com

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

Name of Agent

Joan Dittmar  
as above

Phone #

Fax #

as above

Town / Postal Code

E-mail

Name of Owner<sup>2</sup>

Estate of Melba Acker

Phone #

519-326-6728

Address

40 Glen Ridge

Fax #

Town / Postal Code

Leamington Ontario

E-mail

<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 mortgages, charges or other encumbrances on the subject lands:

N/L

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township \_\_\_\_\_ Urban Area or Hamlet Peckin  
Concession Number \_\_\_\_\_ Lot Number(s) \_\_\_\_\_  
Registered Plan Number 284 Lot(s) or Block Number(s) 110 & 111  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Frontage (metres/feet) \_\_\_\_\_ Depth (metres/feet) 151' front 124' rear  
Width (metres/feet) 133.83 Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 0.41 acres  
Municipal Civic Address 302, Aberdeen Ave Peckin Ont.

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):

LOT 110+111 was #2 lots before, after death of  
Neelie Arthur wife it was in his name & then merged  
into 1 lot. want to put back into 2 lots.

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

request of 3.8m (12.47 ft) from the Required 20m (65.62 ft)  
to permit a lot frontage of 16.2 m (53.15 ft)

## MINOR VARIANCE

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

Existing Quonset hut location.

### 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:

on wooded lot, Quonset hut to stay  
1 story steel roof of all off frontage.

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

1985 approx

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.

remain same.

## 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:

*see attached map.*

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

*april 2012.*

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:

*Feb 1 2012.*

Present use of the subject lands:

*(storage)*

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

*25 years*

Existing use of abutting properties:

*residential*

## 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

Effect on the requested amendment:

*Creates lot with reduced frontage.*

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 welland (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:

---

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:

302  
Aberdeen Ave Perth Ontario

---



**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

88280

Questions:

↓

Can I put 4 or 5 screws detached from car's in  
- Can I put 4 or 5 screws detached from car's in  
- Does it have to be severed to be severed. (D.V.G.)  
- Does it have to be severed to be severed. (D.V.G.)



# 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 # 302  
UNIT # 00308  
STREET NAME ABERDEEN AVE  
ROLL No. 3310492004124000000  
TOWNSHIP Delhi - Town of Delhi  
ZONING R2

LEGAL DESCRIPTION:  
PLAN 214 LOTS 110,111, IRREG,  
0.40AC 133.83FR D

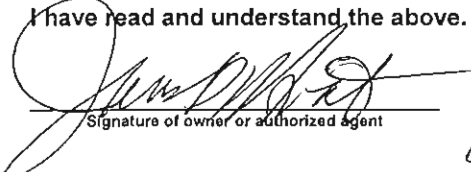
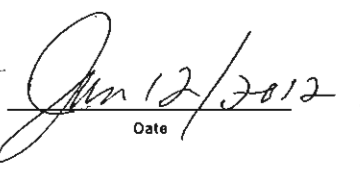
## ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE	20	65.62	16.2	53.15	3.8	12.47
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: Zoning By-Law : Delhi - 1-DE 80; Section 9 (R2); 9.2 (b) Minimum Lot Frontage - 20 metres required.

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.


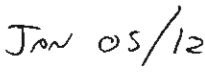
I have read and understand the above.

  
Signature of owner or authorized agent  
  
Date

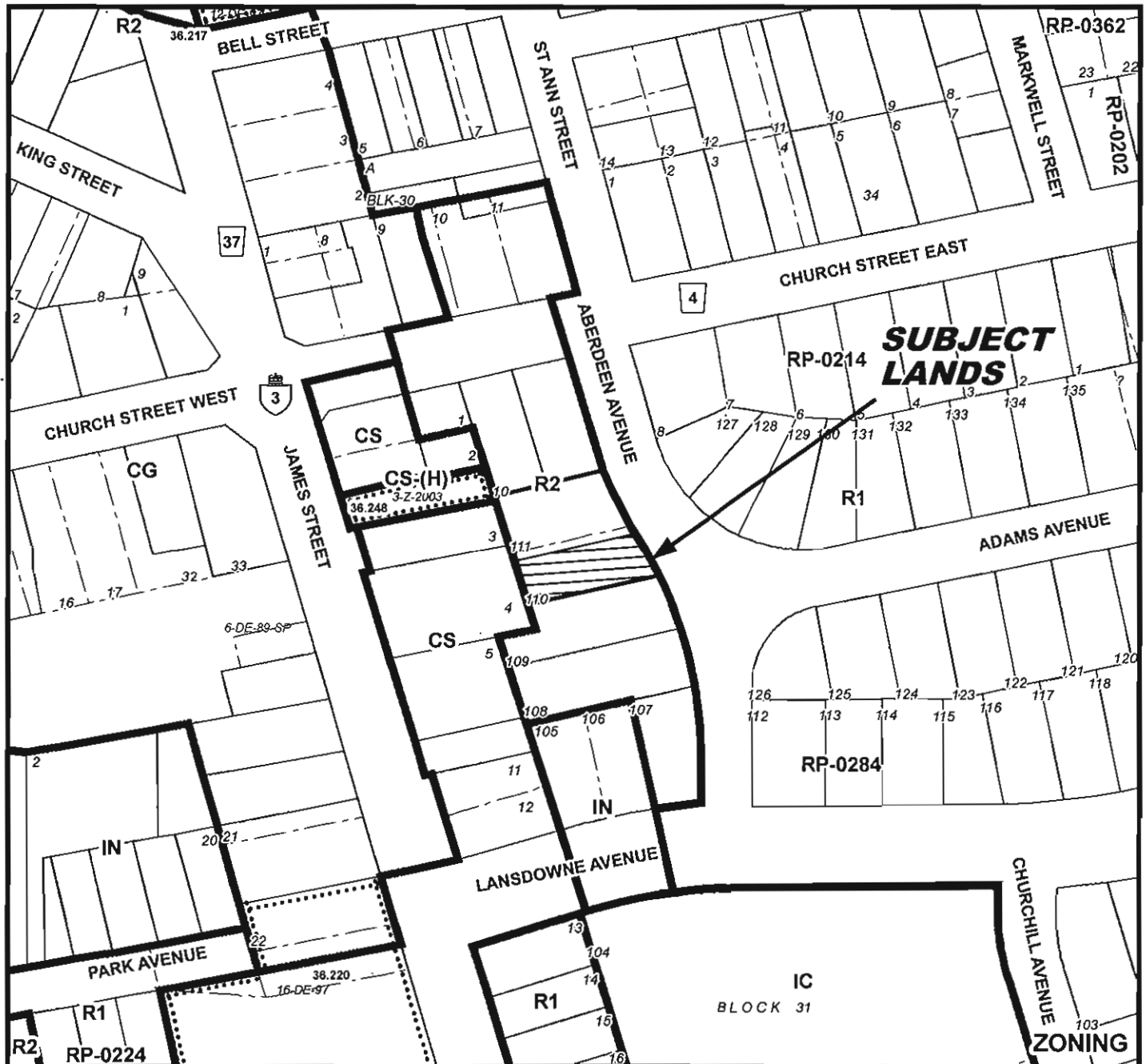
PREPARED BY: Bill Brouwer

AS PER:

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

  
Signature of building inspector  
  
Date

Urban Area of  
**DELHI**



## MAP 2

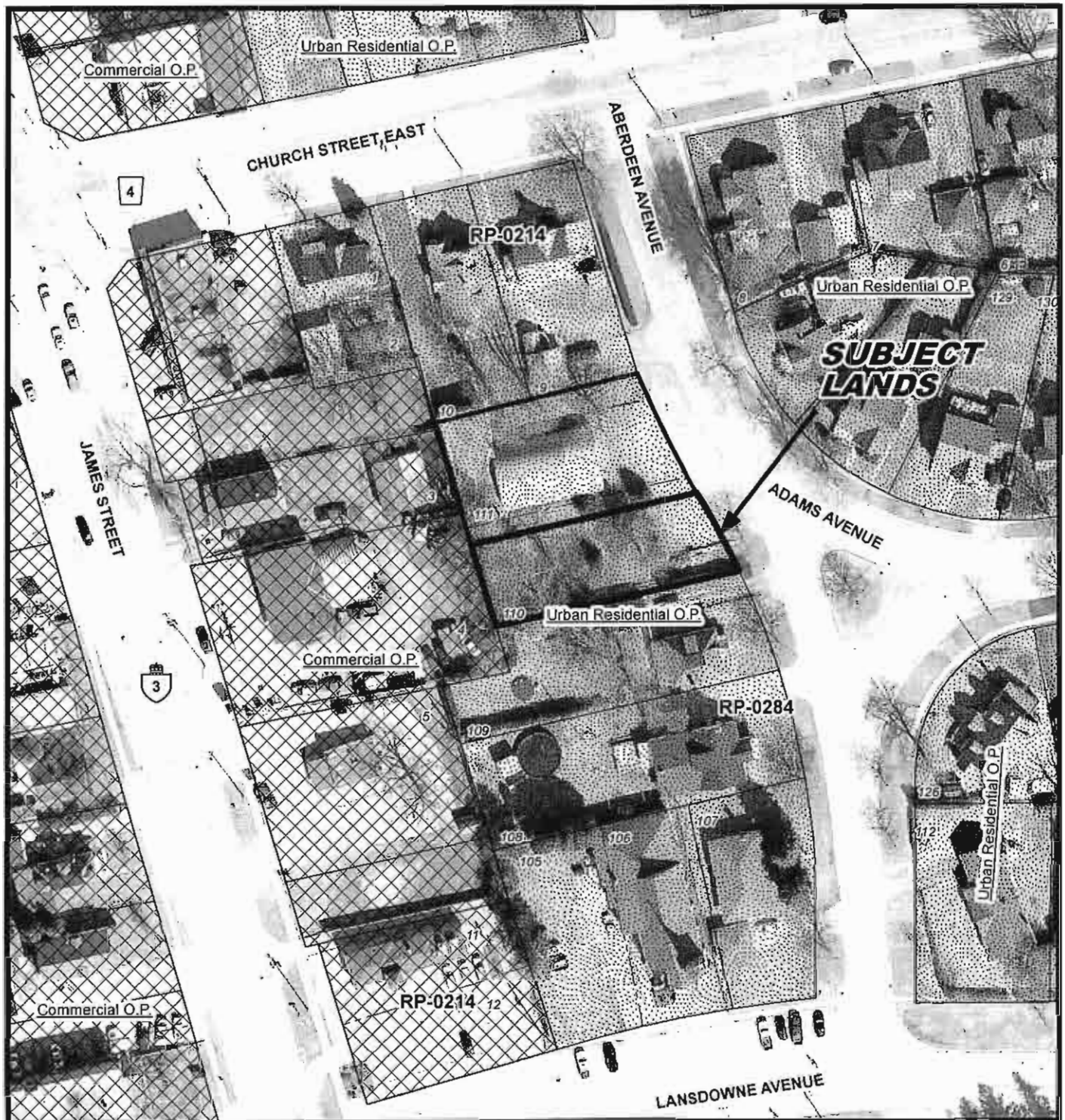
File Number: BNPL2012002 & ANPL2012006

Urban Area of DELHI



4 2 0 4 8 12 16  
Meters

1:1,000



# MAP 3

File Number: BNPL2012002 & ANPL2012006

Urban Area of DELHI

