



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2012103**

☒ 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  
  
☒ Trillium Railway

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:**

**July 3<sup>rd</sup>, 2012**

**APPLICANT:**

BEHRENS ANDREW WALTER, 50 BURWELL RD RR 2 STN MAIN TILLSONBURG, ON N4G 4G7

**LOCATION:** PLAN 189 BLK 23 LOT 16 (23 Ann Street)

**ASSESSMENT ROLL NO.:** 3310492007120000000

**PROPOSAL:**

CONSTRUCT A SINGLE FAMILY DWELLING REQUIRING RELIEF OF:

60 sq.m. (646 sq.ft.) from the minimum required lot area of 465 sq.m. (5005 sq.ft.) to permit a lot having an area of 405 sq.m. (4359 sq.ft.)

5 m (16 ft) from the minimum required lot frontage of 15 m (49 ft.) to permit a lot having a reduced frontage of 10 m (33 ft.)

0.2 m from the minimum required interior side yards of 1.2 m to permit interior side yards of 1.0 m

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**MARY ELDER, MCIP, RPP**

PO Box 128, 22 Albert Street, Langton ON N0E 1G0  
(519) 875-4485 ext: 1341

**EMAIL:** [mary.elder@norfolkcounty.ca](mailto:mary.elder@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)

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**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: June 18, 2012**

MINOR VARIANCE

RECEIVED

MAY 15 2012

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING

Office Use

File Number:

Related File:

Fee Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN PL 2012 16 3

BNPL 2012 067

June 1, 2012

May 18, 2012

May 18, 2012

June 1, 2012

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- 492-007.12000.0000

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 Applicant <sup>1</sup> Andrew Behrens Phone # (519) 842-8629

Address 50 Brewell rd. Fax # \_\_\_\_\_

Town / Postal Code Tillsonburg N4G-4G7 E-mail \_\_\_\_\_

<sup>1</sup> 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 Owner <sup>2</sup> Tabco Limited Phone # (519) 842-8629

Address 50 Brewell rd. Fax # \_\_\_\_\_

Town / Postal Code Tillsonburg N4G-4G7 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 mortgagees, charges or other encumbrances on the subject lands:

none

# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Norfolk County</u>	Urban Area or Hamlet	<u>Urban / Delhi</u>
Concession Number		Lot Number(s)	<u>16</u>
Registered Plan Number	<u>189</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>23</u>	Part Number(s)	
Frontage (metres/feet)	<u>33 ft proposed</u>	Depth (metres/feet)	<u>132 ft</u>
Width (metres/feet)	<u>33 ft 66 ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>8,712 sq ft</u>
Municipal Civic Address	<u>23 Ann St. Delhi</u>		<u>4,356 sq ft<sup>2</sup> proposed</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):

- Sever Current lot of 66 ft into 2 lots
- of 33 ft.
- Construct single family dwelling on each lot.

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

Proposed frontage doesn't meet minimum

requirement of 15 meters.

Proposed lot area of 4,356 sq ft<sup>2</sup>

Construct a single family dwelling on each lot.

- o relief of 60 sq m (646 sq ft) from the required 465 sq m (5005 sq ft) lot area to permit a lot of 405 sq m (4359 sq ft)
- o relief of 0.2 m from the required 1.2 m interior side yards to permit 1.0 m side yard
- o relief of 5 m (16 ft) from the required 15 m (49 ft) to permit a lot frontage of 10 m (33 ft).

## MINOR VARIANCE

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

Neighbouring lots are established as 33 ft wide lots. Described as 1 chain. Currently property exists as 2 chains. I am proposing a Severance to create 2 lots ~~as~~ being 1 chain.

### D. PROPERTY INFORMATION

Present official plan designation(s):

plan 189 block 23 lot 16 / urban residential

Present zoning:

R1

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:

none.

~~at the~~ Currently exist a poured concrete side walk with concrete stairs, width of 1.8 meters.

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

unknown

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.

N/A

## 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:

Single family dwelling

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

June 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:

June 2010

Present use of the subject lands:

Vacant land

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

unknown

Existing use of abutting properties:

Single family dwelling

## 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:

Previous owner check at time of purchase.

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:

unknown

Land it affects:

23 Ann St. Delhi

Purpose:

Construction of single family dwelling pending Severance approval

Status/decision:

unknown

## MINOR VARIANCE

Effect on the requested amendment:

Request for Severance

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 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 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 type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental features	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s)) <u>Dave's variety</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Active railway line <u>unknown</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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:

no storm drainage

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:

Ann Street



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

application for sewerance already submitted

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.

Existing lots on the street are of a 33 ft  
frontage, & the proposed sewerance complies  
with the building plan. Building department  
supports the application.



# 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 # 23

ROLL No. 3310492007120000000

LEGAL DESCRIPTION:  
PLAN 189 BLK 23 LOT 16, REG,  
0.20AC 66.00FR 132.00D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME ANN ST

ZONING R-1


## ZONING DEFICIENCY

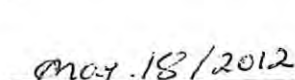
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	465	5005	405	4359	60	646
LOT FRONTAGE	15	49	10	33	5	16
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.2	3.94	1.0	3.28	0.2	0.66
INTERIOR SIDE YARD (LEFT)	1.2	3.94	1.0	3.28	0.2	0.66
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: **Zoning By-Law 1-DE 80**

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

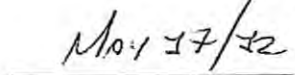
  
Date

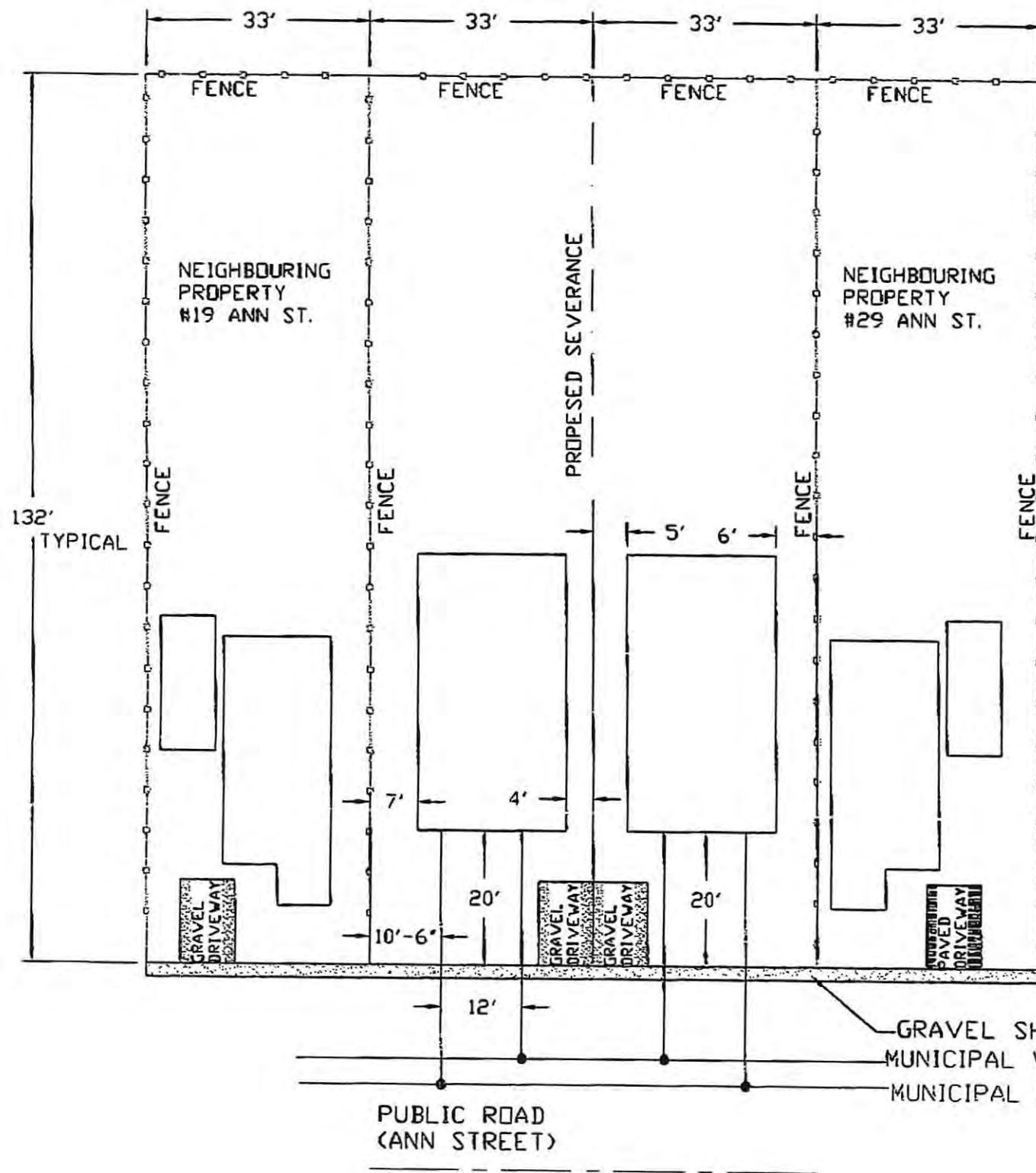
PREPARED BY: Bill Brouwer

AS PER:

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

  
Signature of building inspector

  
Date



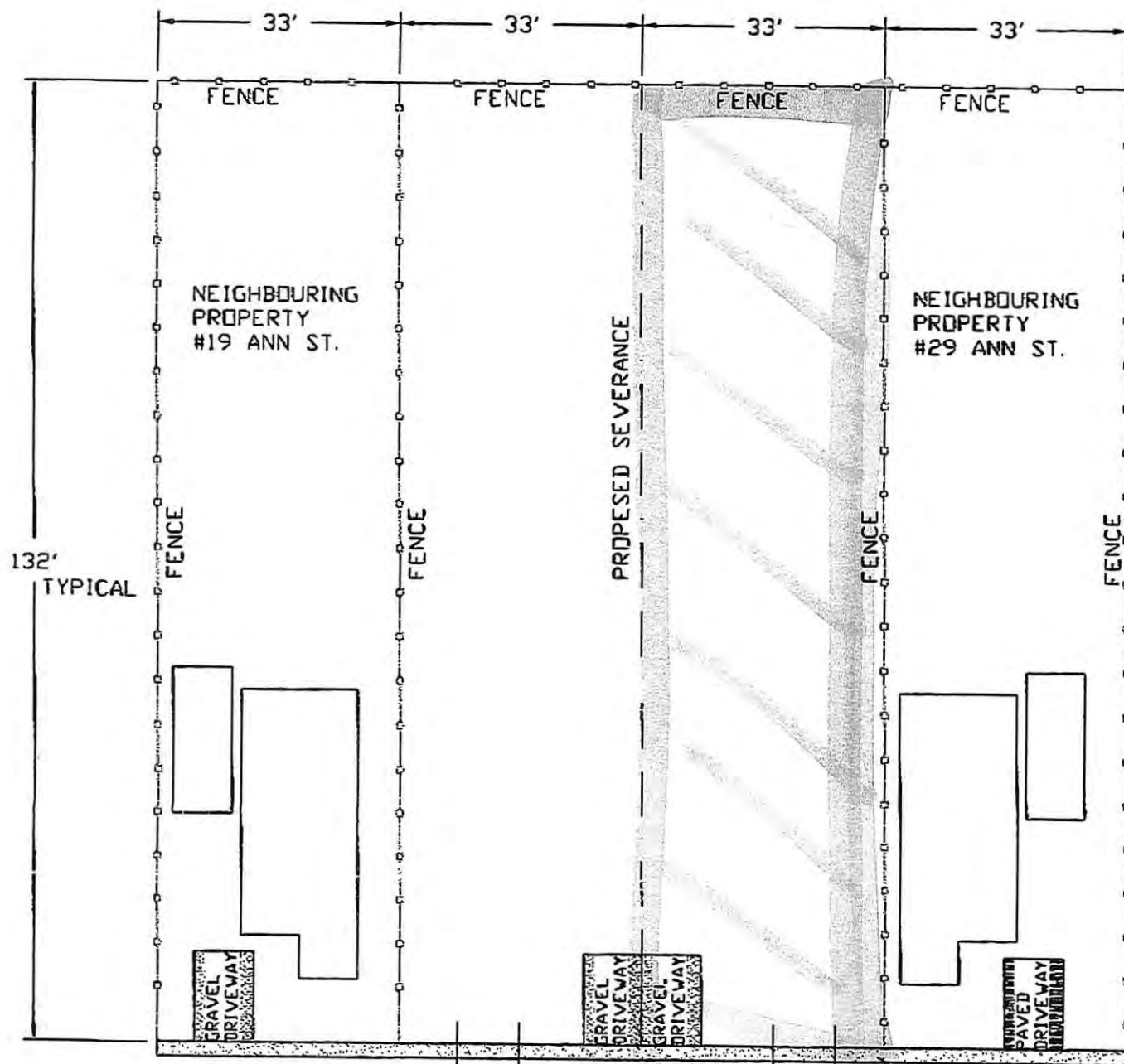
PROPOSED  
SEVERANCE

ANDREW BEHRENS  
23 ANN ST.  
DELHI ON.  
PLAN 189  
BLK 23  
LOT 16



NORTH

THIS IS A CONCEPTUAL  
REPRESENTATION.  
SIZES, DIMENSIONS,  
AND LOCATIONS WILL  
BE EXAMINED WHEN  
APPLICATION FOR  
BUILDING PERMIT IS  
SUBMITTED.



CURRENT LOT

ANDREW BEHRENS  
23 ANN ST.  
DELHI ON.  
PLAN 189  
BLK 23  
LOT 16



PUBLIC ROAD  
(ANN STREET)

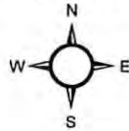
GRAVEL SHOULDER  
MUNICIPAL WATER SUPPLY  
MUNICIPAL SEWER SERVICE

# MAP 1

## File Number: ANPL2012100 & ANPL2012103

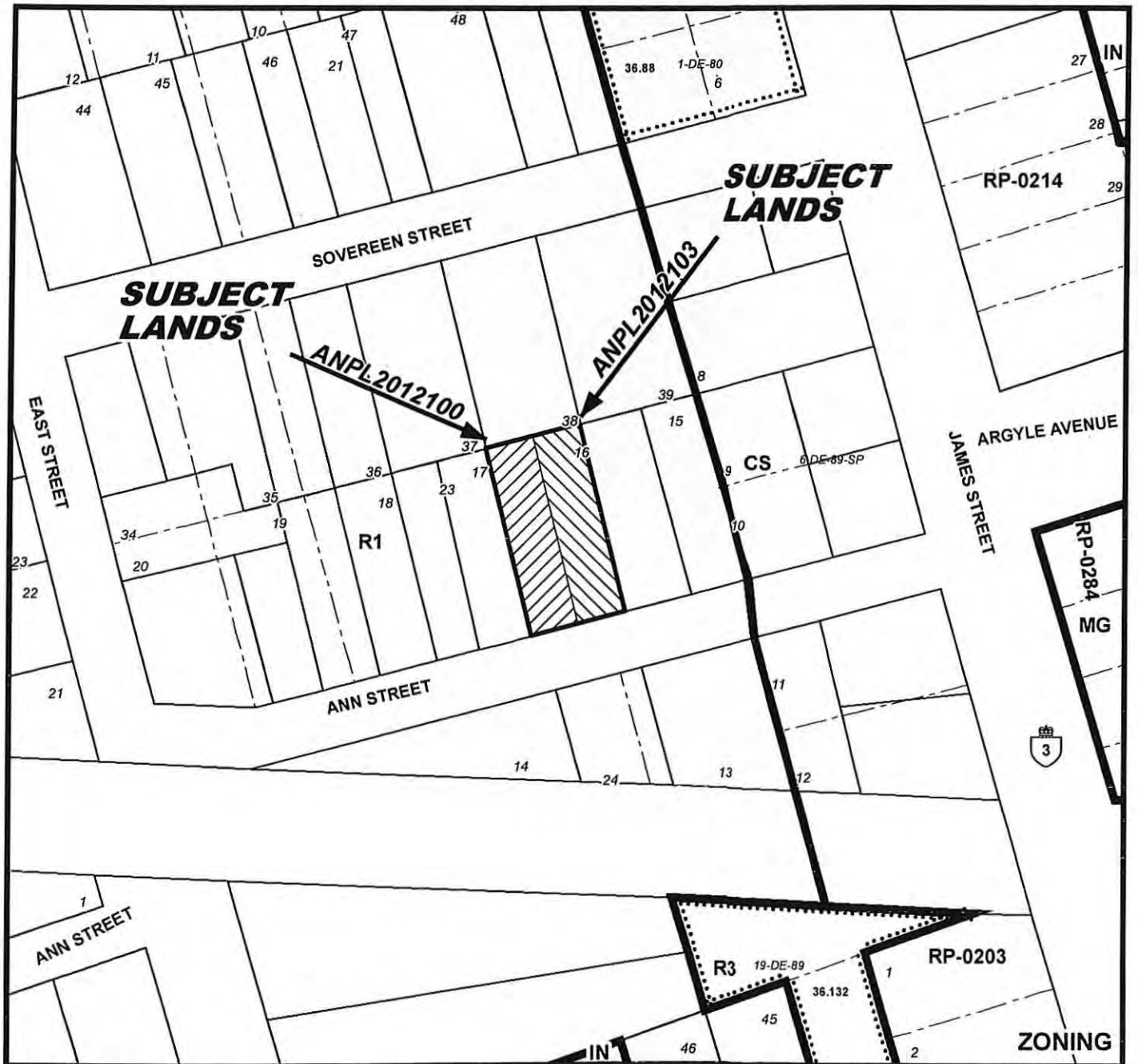
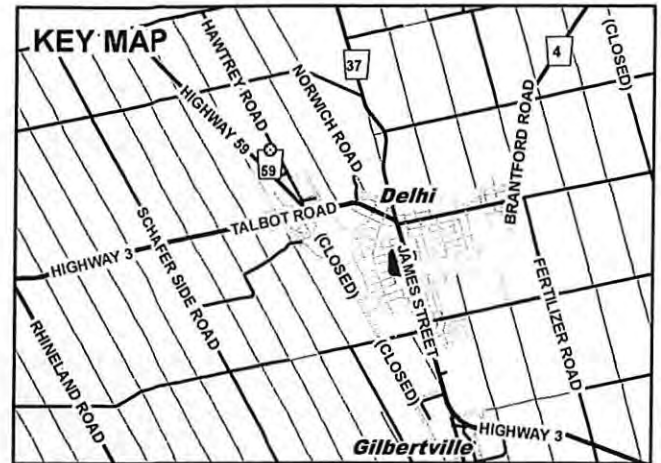
Urban Area of

### DELHI



1:1,200

10 5 0 10 20 30 40 Meters





## MAP 2

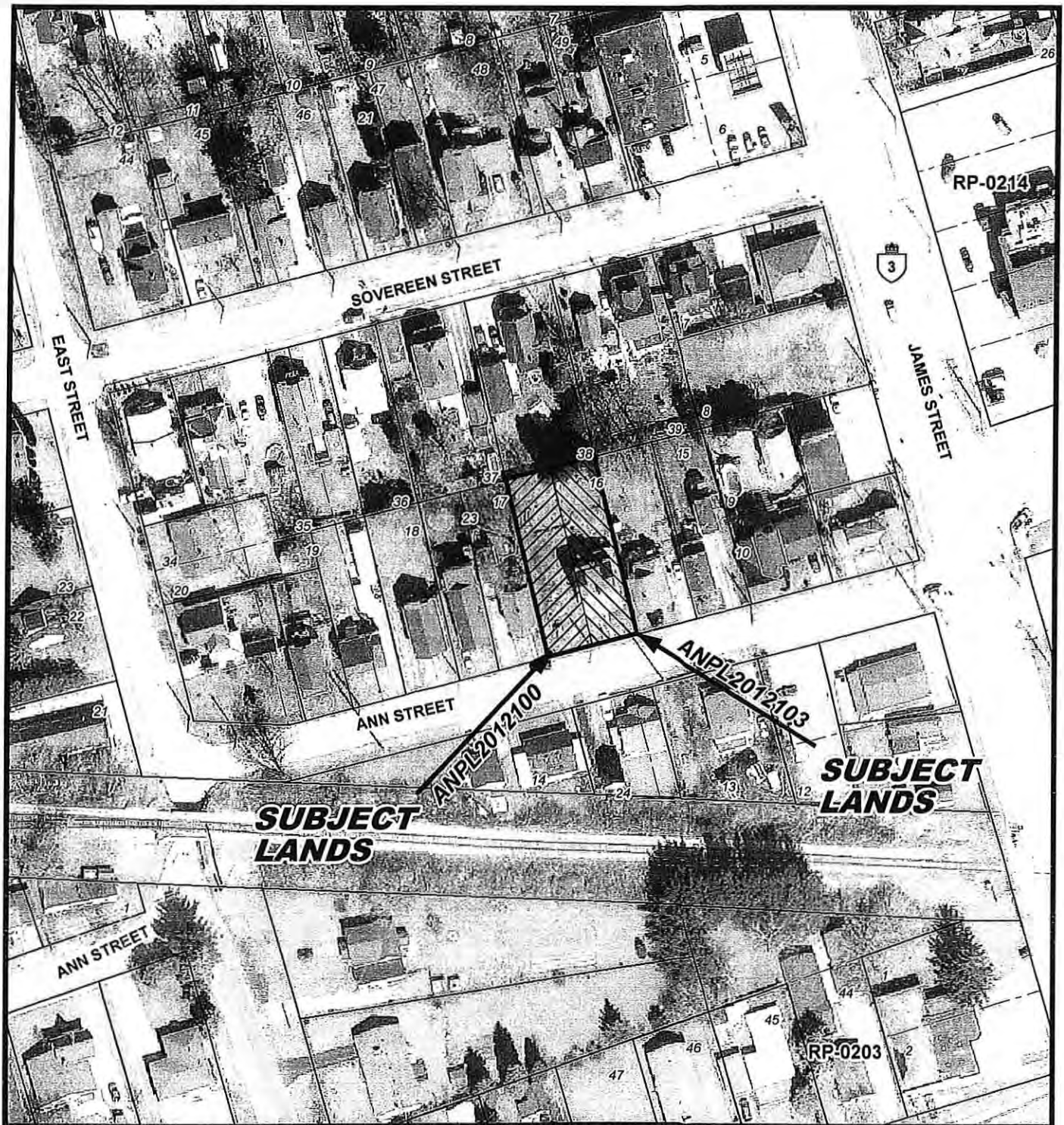
File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI



52.50 5 10 15 20 Meters

1:1,200



# MAP 3

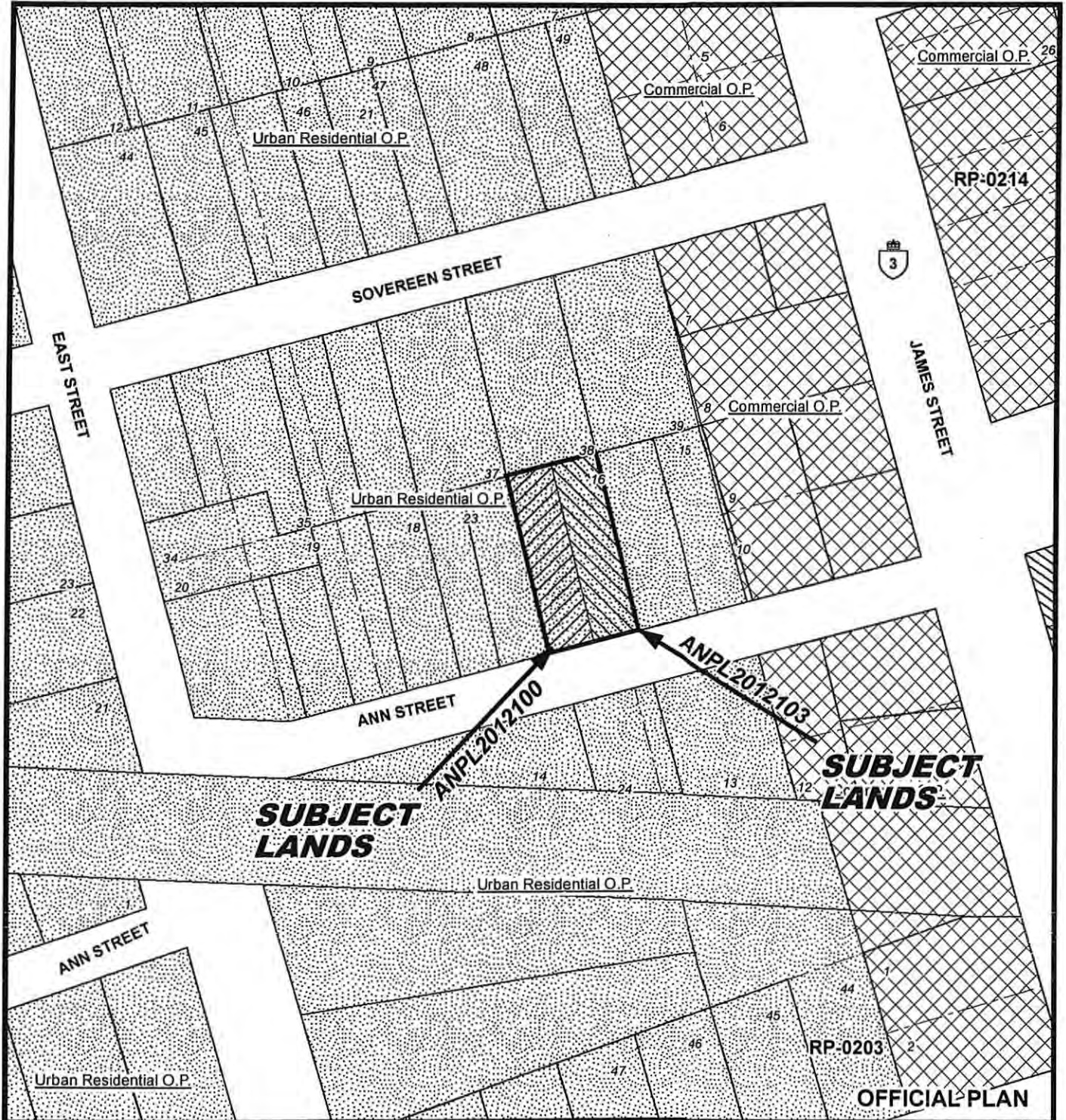
File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI



52.50 5 10 15 20 Meters

1:1,200



# MAP 4

File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI

