



COMMENT REQUEST FORM

FILE NO: ANPL2012154

☒ 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:**

August 7th, 2012

APPLICANT:

BHATT NEAL, 2439 VALLEY FOREST WAY OAKVILLE, ON L6H 6X3

AGENT:

DARRYL HAGAN CONSTRUCTION, RR#1 WINDHAM CENTRE, ON N0E2A0

LOCATION: CHR PLAN 133 PT LOT 14 (1 Ferris Street)

ASSESSMENT ROLL NO.: 3310493100154000000

PROPOSAL:

CONSTRUCT A SEASONAL DWELLING REQUIRING RELIEF OF:

516.6 sq.m. (5560.52 sq.ft.) from the minimum required lot area of 700 sq.m. (7534.74 sq.ft.) to permit a lot area of 183.4 sq.m. (1974.22 sq.ft.);

4.5 m (14.7 ft) from the required minimum front yard setback of 6 m (19.7 ft) to permit a front yard setback of 1.5 m (5 ft)

7.2 m (23.5 ft) from the minimum required rear yard setback of 9 m (29.5 ft) to permit a rear yard setback of 1.8 m (6 ft)

16% from the maximum lot coverage of 15% to permit an increased lot coverage of 31%.

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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: July 23, 2012

MINOR VARIANCE

ANPL 2012154

Office Use:

File Number:

~~BNPL 2012138~~

Related File:

0

Fees Submitted:

July 10th 2012

Application Submitted:

July 10th 2012

Signed:

Complete Application:

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: 3310-493-100-154-00

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. _____

A. APPLICANT INFORMATION

Name of Applicant¹

NEAL BHATT

Phone #

1-647-287-6325

Address

2439 VALLEY WAY

Fax #

Town / Postal Code

ORRVILLE ONT. L6H6X3

E-mail

neal@bhattmak.net

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

DARREN HOGAN

Phone #

CELL 519 428 7350

Address

1235 WINDHAM COUNTRY RD

Fax #

Town / Postal Code

#9 NOE TAO

E-mail

hoganconst.@kwik.com.

Name of Owner²

BHATT

Phone #

Address

Fax #

Town / Postal Code

E-mail

NEAL@BHATTMAK.NET

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:

N/A.

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CARLTONVILLE Urban Area or Hamlet TURKEY POINT
 Concession Number _____ Lot Number(s) # 1 FERRIS ST.
 Registered Plan Number 37R-7330 Lot(s) or Block Number(s) PART
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) 55 FEET Depth (metres/feet) 32' LET 39' RT.
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 1925 ft² 178.83m²
 Municipal Civic Address #1 FERRIS STREET T.P. 0.04 acres

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):

REMOVE EXISTING SUMMER RESIDENCE, REPLACE WITH NEW SAME
USAGE.

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

- relief of lot coverage → def 16%
- rear yard setback → def 7.2m
- front yard setback → def 4.5m
- Lot area → def 516.6m



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Related file:

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Fax #

Town / Postal Code

ORANVILLE ONT. L6H6X3

E-mail

neal@bhattmail.net

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

PARRY HOGAN

Phone #

CELL 519 428 7350

Address

1235 WINDHAM COUNTY RD

Fax #

Town / Postal Code

#9 NOE TAO

E-mail

hoganconst.@kwic.com.

Name of Owner²

BHATT

Phone #

Address

Fax #

Town / Postal Code

E-mail

NEAL@BHATTMAIL.NET

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Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

N/A.

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTVILLE.</u>	Urban Area or Hamlet	<u>TURKEY POINT.</u>
Concession Number		Lot Number(s)	<u># 1 FERRIS ST.</u>
Registered Plan Number	<u>37R-1330</u>	Lot(s) or Block Number(s)	<u>PART</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>55 FEET.</u>	Depth (metres/feet)	<u>32' LET 39' RT.</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>1925 ft² 178.83m²</u>
Municipal Civic Address	<u>#1 FERRIS STREET</u>		<u>T.P.</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):

REMOVE EXISTING SUMMER RESIDENCE, REPLACE WITH A NEW SAME
USAGE.

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

- relief of lot coverage $\rightarrow$ def 16%
- rear yard setback $\rightarrow$ def 7.2m
- front yard setback $\rightarrow$ def 4.5m
- Lot area $\rightarrow$ def 516.6m

MINOR VARIANCE

Please explain why it is not possible to comply with the provision of the zoning by-law: (PLANNING DEPT.)

EXISTING UNDERSIZED LOT. DEVELOPED 60+ YEARS
AGO - UNABLE TO MEET ALL SETBACKS & COVERAGE.

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:

EXISTING DEMOLISHED. (PROPOSED)

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

PRIOR 1950

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:

• PROPOSED NEW 3 LEVEL SUMMER RESIDENCE
• FRONT SETBACK. 1.6 M. (5 FT)
• LEFT SIDE 1.3 M. (4 FT)
• RIGHT SIDE 1.0 M. (23 FT)
• GROUND FLOOR. 440 M²
• 2ND FLOOR. 616 M²
• ATTIC AREA. 200+ M²
(PLEASE REFER TO SKETCH)

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

PROPOSED NOV. 1 / 2012. AFTER APPROVAL.

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:

2008

Present use of the subject lands:

SUMMER RESIDENCE

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

60+ YEARS.

Existing use of adjoining properties:

S.F.D. COTTAGE / 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

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:

AREA ORIGINAL DEVELOPMENT HAS NOT CHANGED

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 (POSSIBLY 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 (PLANNING DEPT.)

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 significant 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

POSSIBLY HIGHWAY.

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 lile bed
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Open ditches
☐ Other (describe below)

(NATURAL DRAINAGE)

If other, describe:

PRIVATE WATER TREATMENT PROVIDER.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes

☐ No

Will BE DISCUSSED - NO PROPOSED
CHANGE TO EXISTING GRADING.

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:

1 FERRIS ST. To P.

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.

- PROPOSED LOT COVERAGE. 23%.
- EXISTING LOT COVERAGE 70% + -
- NEW APPROVED SEPTIC SYSTEM
- PROPOSED SET BACK FROM MUNICIPAL ROAD WAY



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 # 1

ROLL No. 3310493100154000000

LEGAL DESCRIPTION:
CHR PLAN 133 PT LOT 14, REG,
0.04AC 55.00FR 55.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME FERRIS ST

ZONING L

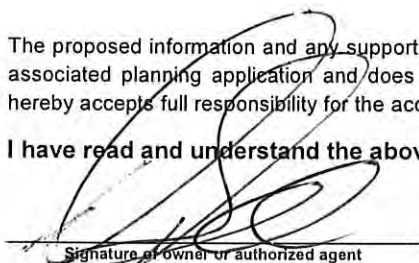
ZONING DEFICIENCY

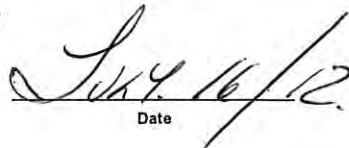
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	700	7534.74	183.4	1974.22	516.6	5560.52
LOT FRONTAGE						
FRONT YARD SETBACK	6	19.7	1.5	5	4.5	14.7
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK	9	29.5	1.8	6	7.2	23.5
DWELLING UNIT AREA						
% LOT COVERAGE	15		31		16	
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

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

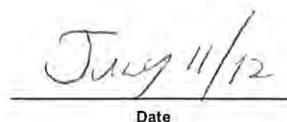

Date

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

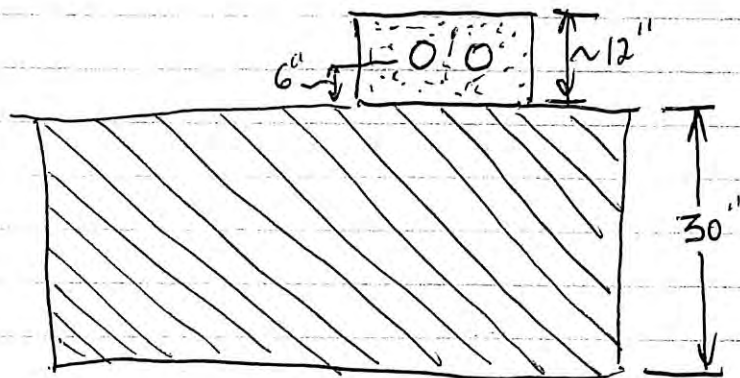
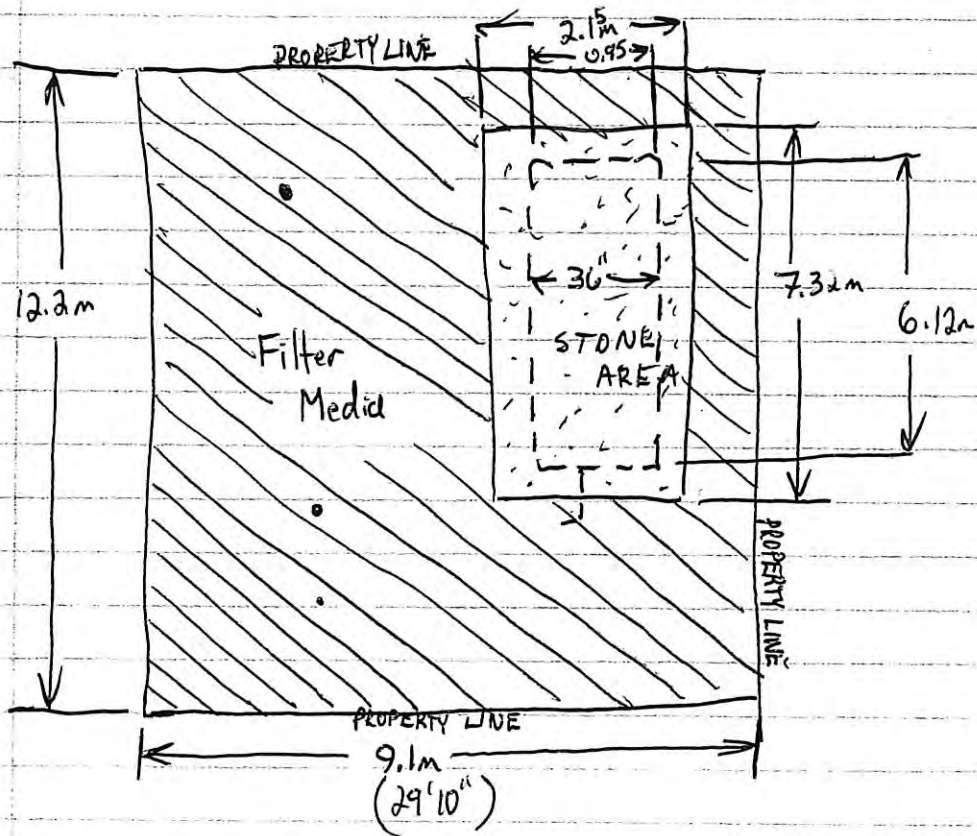
2 Bedrooms — 1,100 ~~gal~~ L/day

$T = 10 \text{ min/cm}$

Less than 20 fixture — $\emptyset$

Less than 2100 ft² — $\emptyset$

$Q = 1,100 \text{ L/day}$

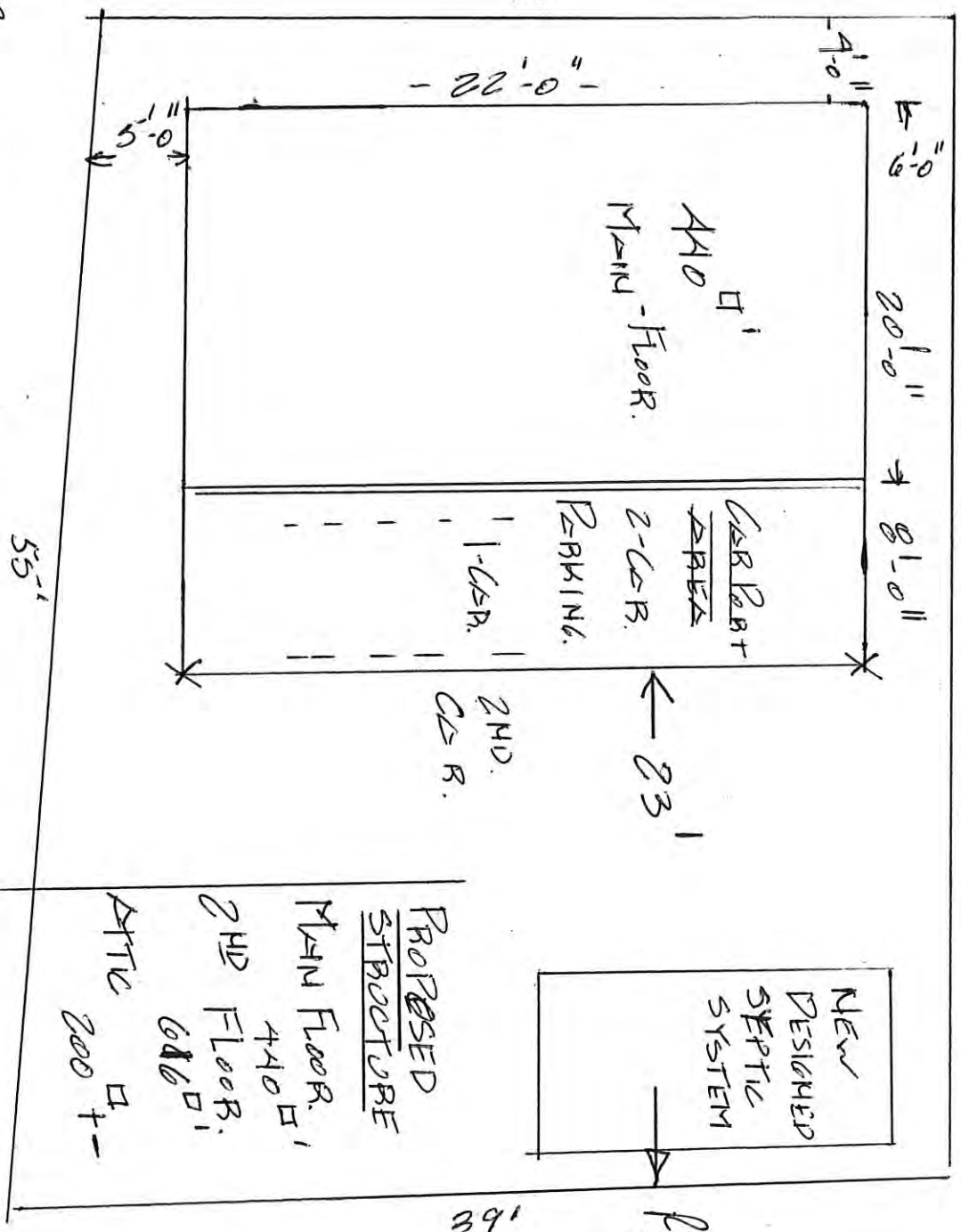


LOT. 1925 D1

PROPOSED COVERAGE. 23%.

EXISTING COVERAGE TO BE REMOVED. 70%+-

REAR.
55'



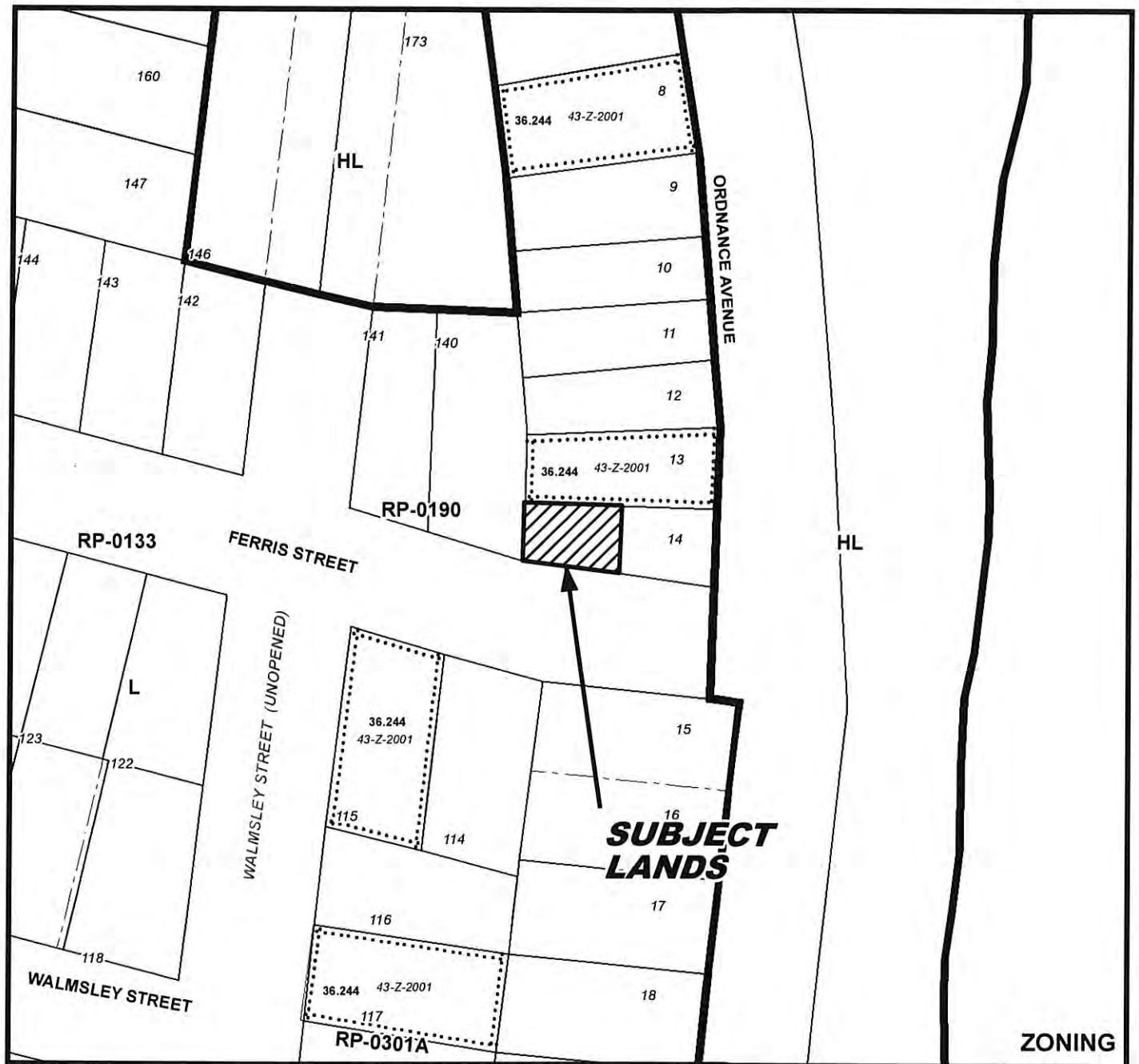
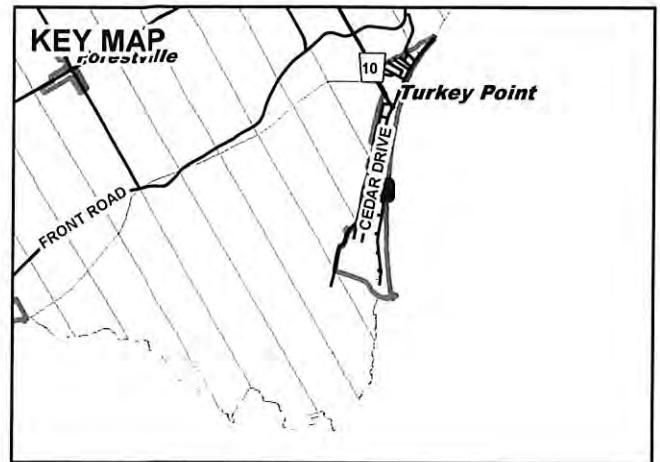
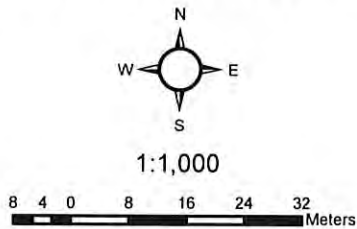
* PROPOSED.

#1 REAR ST.

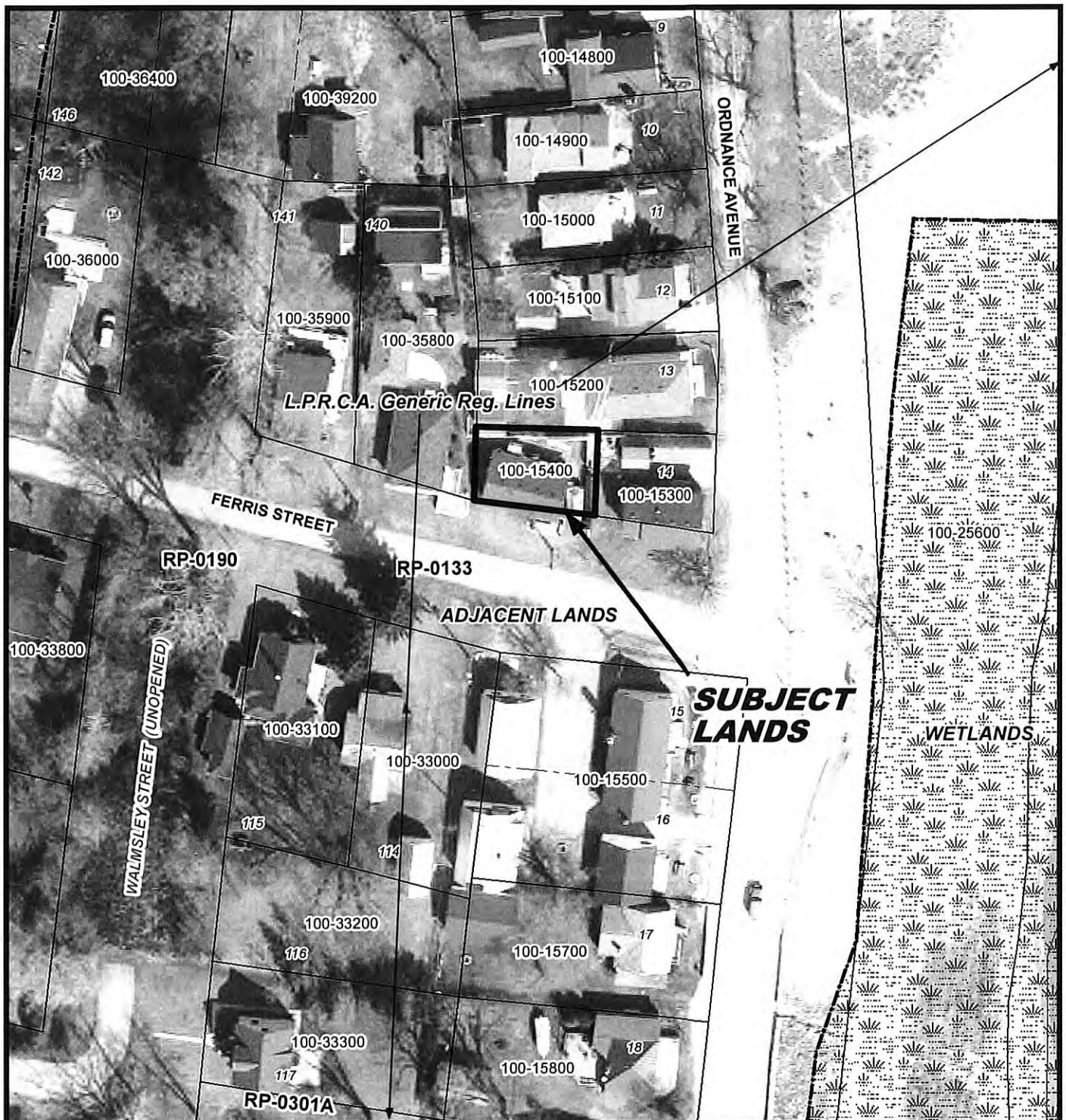
DARRYL HAGAN CONSTRUCTION LTD.
1235, R. R. 1 Windham Centre NOE 2A0
(519) 443-5020: Phone
(519) 428-7350: Cell
haganconst@kwic.com : Email
(519) 443-4018: Fax

MAP 1
File Number: ANPL2012154

Geographic Township of
CHARLOTTEVILLE



Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2012154

Geographic Township of CHARLOTTEVILLE

