



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012170

☒ 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:**

September 4, 2012

APPLICANT:

SMITH HEATHER BREANNE, 14 DONLY DR N SIMCOE, ON N3Y 4V9

LOCATION: PLAN 997 LOT 18 (14 Donly Drive, North)

ASSESSMENT ROLL NO.: 3310401005376340000

PROPOSAL:

PERMIT THE ESTABLISHMENT OF A DECK REQUIRING RELIEF OF:

0.6 m (2 ft) from the required minimum side yard setback of 1.2 m (4.0 ft) to permit a side yard setback of 0.6 m (2 ft) on the north side of the property.

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

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: August 20, 2012

MINOR VARIANCE

Office Use:

File Number: ANPL 2012 170
Related File: N/A
Fees Submitted: ✓
Application Submitted: ✓ July 30, 2012.
Sign Issued: August 1, 2012 JF.
Complete Application: August 1, 2012 JF.

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: 3310-40A-005-37634

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 Applicant ¹ Heather Smith Phone # 519.429.0036
Address 14 Donly Dr N Simcoe Fax # —
Town / Postal Code Simcoe N3Y 4V9 E-mail hi-smith@eastlink.ca

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 Owner ² same as applicant 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 sent ³: ☒ 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:

MINOR VARIANCE

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

not enough space for 3' landing + 4'
to ~~com~~ adhere to building code.
deck is already existing

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban residential

Present zoning:

Residential R1B

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:

n/a house (attached deck)
attached carport
shed

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

1975(?)

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.

No

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:

Land it affects:

Purpose:

Status/decision:

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:

Donly Dr N



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 # 14

ROLL No. 3310401005376340000

LEGAL DESCRIPTION:
PLAN 997 LOT 18, REG. 0.13AC
52.00FR 110.00D

UNIT #

TOWNSHIP Simcoe - Simcoe

STREET NAME ONLY DR N

ZONING

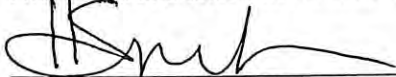
ZONING DEFICIENCY

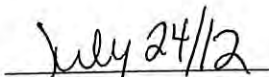
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.2	4.0	.6	2	.6	2
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: deck was built in conjunction with the fence to create a walkway. sideyard is 2 ft from fence to property line

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:

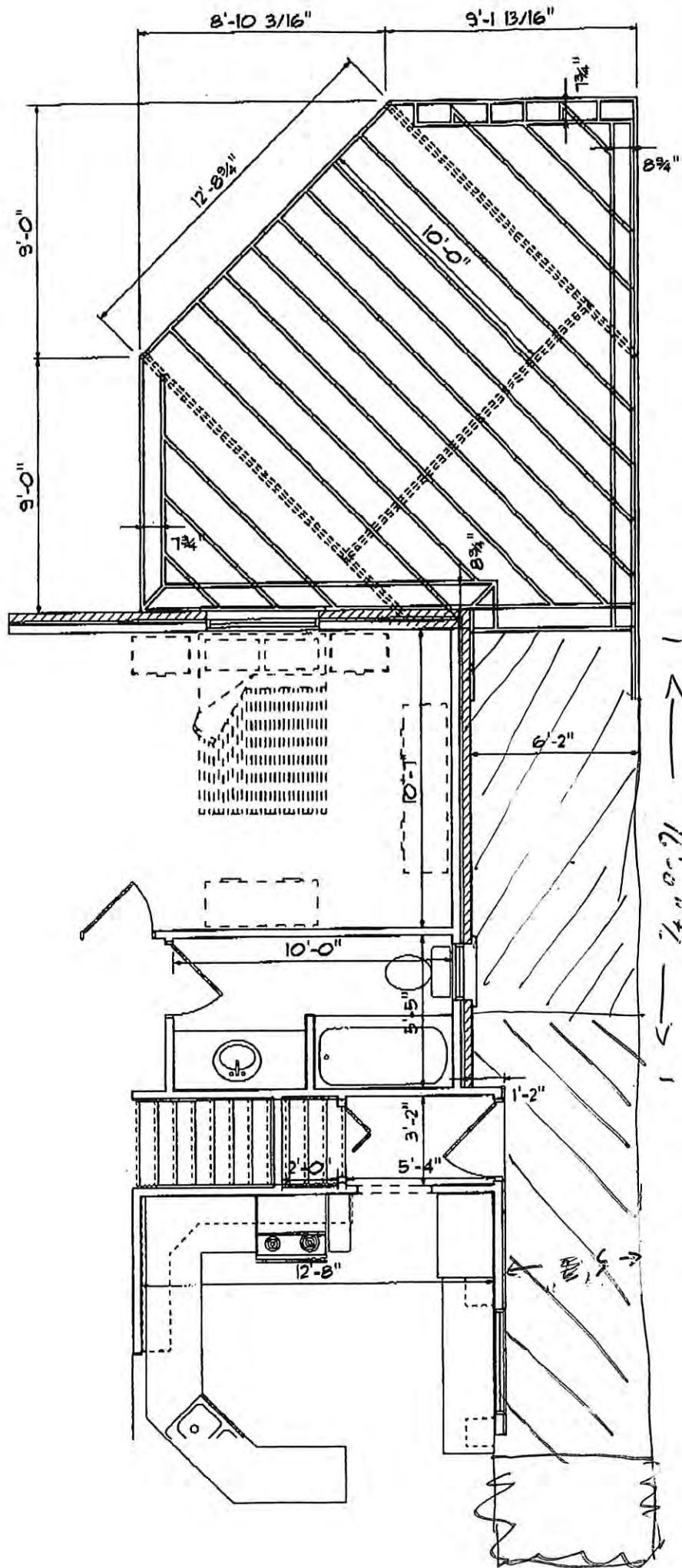
Laurel Lee Sowden

AS PER:

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

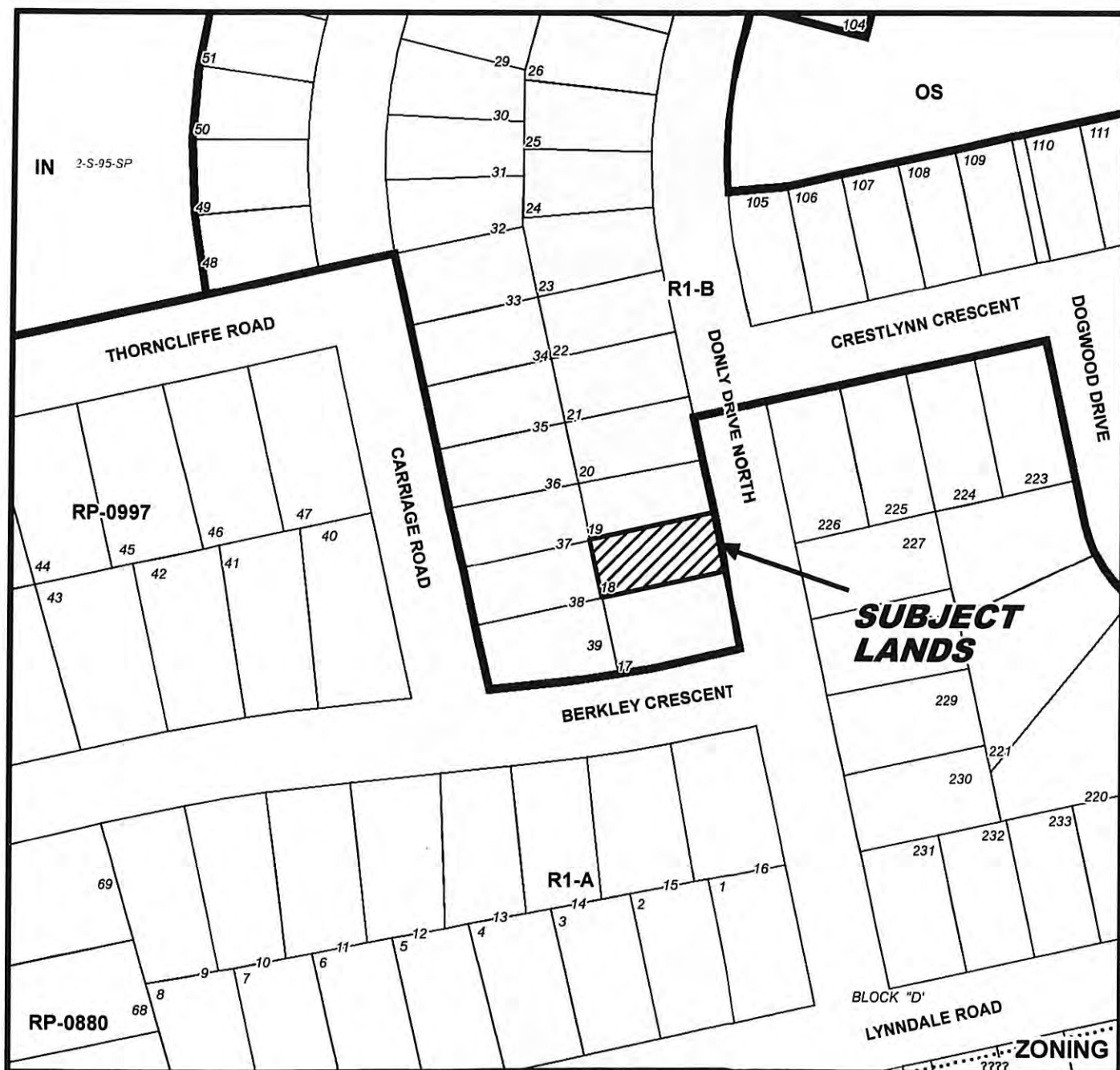
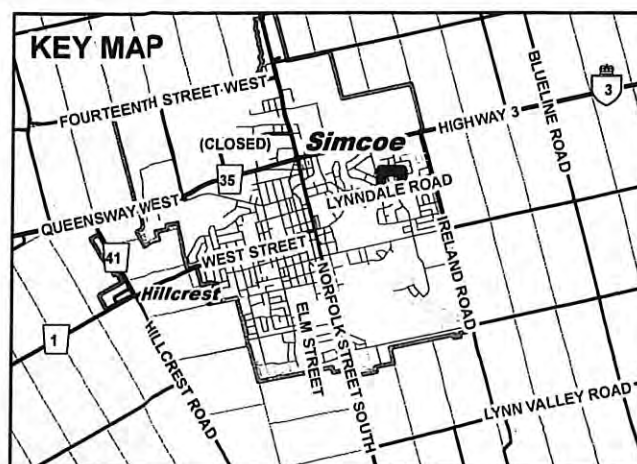

Signature of building inspector

Date



Legend:
 * Framing plan
 (structural)
 * Cross section

Urban Area of
SIMCOE



MAP 2

File Number: ANPL2012170

Urban Area of SIMCOE



MAP 3

File Number: ANPL2012170

Urban Area of SIMCOE

