



COMMENT REQUEST FORM

FILE NO: ANPL2012221

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Hydro One
☐ 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:**

November 5, 2012

APPLICANT:

AUCOIN INVESTMENTS INC, 113 CHURCH ST E PO BOX 997 WATERFORD, ON N0E 1Y0

AGENT:

G DOUGLAS VALLEE LIMITED - MICHAEL HIGGINS, 2 TALBOT STREET NORTH SIMCOE, ON N3Y 3W4

LOCATION: WAT PLAN 19B BLK 18 LOT 19, PT LOT 20 (99 Sovereign Street, West)

ASSESSMENT ROLL NO.: 3310335010221000000

PROPOSAL:

FACILITATE A RELATED SEVERANCE REQUIRING RELIF OF:

0.46 m (2 ft) from the minimum required lot frontage of 15 m (50 ft) to permit a lot frontage of 14.54 m (48 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 22, 2012

MINOR VARIANCE

Office Use:

File Number: ANPL 2012 221
Related File: ANPL 2012 222
Fees Submitted: Oct 9/12
Application Submitted: Oct 9/12
Sign Issued: Oct 9/12
Complete Application: Oct 9/12

(PD)

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- 335010221000

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. NWI-2000

A. APPLICANT INFORMATION

Name of Applicant Paul Aucoin Phone # _____
AUCOIN INVESTMENTS
Address 41 MORTON AVE E Fax # _____
Town / Postal Code BRANTFORD ON N3R 7J5 E-mail _____

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

Name of Agent Michael Higgins Phone # 519-426-6270
4 DOUGLAS VALLEE LTD
Address 2 TALBOT STREET NORTH Fax # 519 426-6277
Town / Postal Code SIMCOE ON N3Y 3W4 E-mail michaelhiggins@advallee.ca

Name of Owner ² AUCOIN INVESTMENTS Phone # _____
Address 41 MORTON AVE E Fax # _____
Town / Postal Code BRANTFORD ON N3R 7J5 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:

NOT KNOWN

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TOWNSEND Urban Area or Hamlet WATERFORD
Concession Number _____ Lot Number(s) _____
Registered Plan Number 19B Lot(s) or Block Number(s) Block 18 Lot 19 & Pt Lot 20
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) 29.096m (95.45ft) Depth (metres/feet) 38.415m (126ft)
Width (metres/feet) IRREGULAR Lot area (m² / ft² or hectares/acres) 1129.45m² (.276c)
Municipal Civic Address 99 SOVEREIGN STREET WEST.

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):

REQUEST RELIEF OF LOT FRONTAGE TO PERMIT
THE SEVERANCE OF A VACANT LOT.

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

RELIEF OF LOT FRONTAGE R1-A ZONE
FROM 15m to 14.54m. PART 2 ON THE ATTACHED
DRAWING.

MINOR VARIANCE

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

LOT FRONTAGE INFORMATION FROM MPAC WAS INCORRECT
SURVEYOR VERIFIED FRONTAGE AT 29.05m RATHER
THAN 30m.

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

R1A

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:

VACANT LOT

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

VACANT LOT

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.

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 DETACHED DWELLING IN ACCORDANCE
WITH THE R1A YARD PROVISIONS

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

NOT KNOWN

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:

NOT KNOWN

Present use of the subject lands:

VACANT LOT

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

NOT KNOWN

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

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:

OWNER.

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:

BN PL2012007

Land it affects:

SUBJECT LAND

Purpose:

TO SEVER THE LOT INTO EQUAL PARTS.

Status/decision:

APPROVED.

MINOR VARIANCE

Effect on the requested amendment:

VARIANCE FOR LOT 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 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 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 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
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

Name of road/street:

SOVEREIGN STREET WEST

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

FEB 16 2013

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.

REQUEST THE COMMITTEE OF ADJUSTMENT
ALLOW THE CONSENT FROM 15.11 m to 14.5 m
FOR LOT FRONTAGE AND A LOT AREA FROM 58618 sq.m.
to 56472 sq.m.



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
619-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
619-875-4485

PROPERTY INFORMATION

STREET # 00

ROLL No. 3310335010221000000

LEGAL DESCRIPTION:
WAT PLAN 19B BLK 18 LOT 10, PT
LOT 20, REG, 0.28AC 89.18FR
128.08D

UNIT #

TOWNSHIP Nanticoke - Waterford

STREET NAME SOVEREIGN ST W

ZONING R1-A

ZONING DEFICIENCY

DEVELOPMENT STANDARD

	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	480	4843.8	667	6980.7		
LOT FRONTAGE	15	49.21	14.6	47.57	.8	1.84
FRONT YARD SETBACK	6					
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK	7.5					
DWELLING UNIT AREA	80					
% LOT COVERAGE						
BUILDING HEIGHT	11					
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

Oct 12/12
Date

PREPARED BY:

AS PER:

Laurel Lee Sowden

Signature of building inspector

Oct 12/12
Date

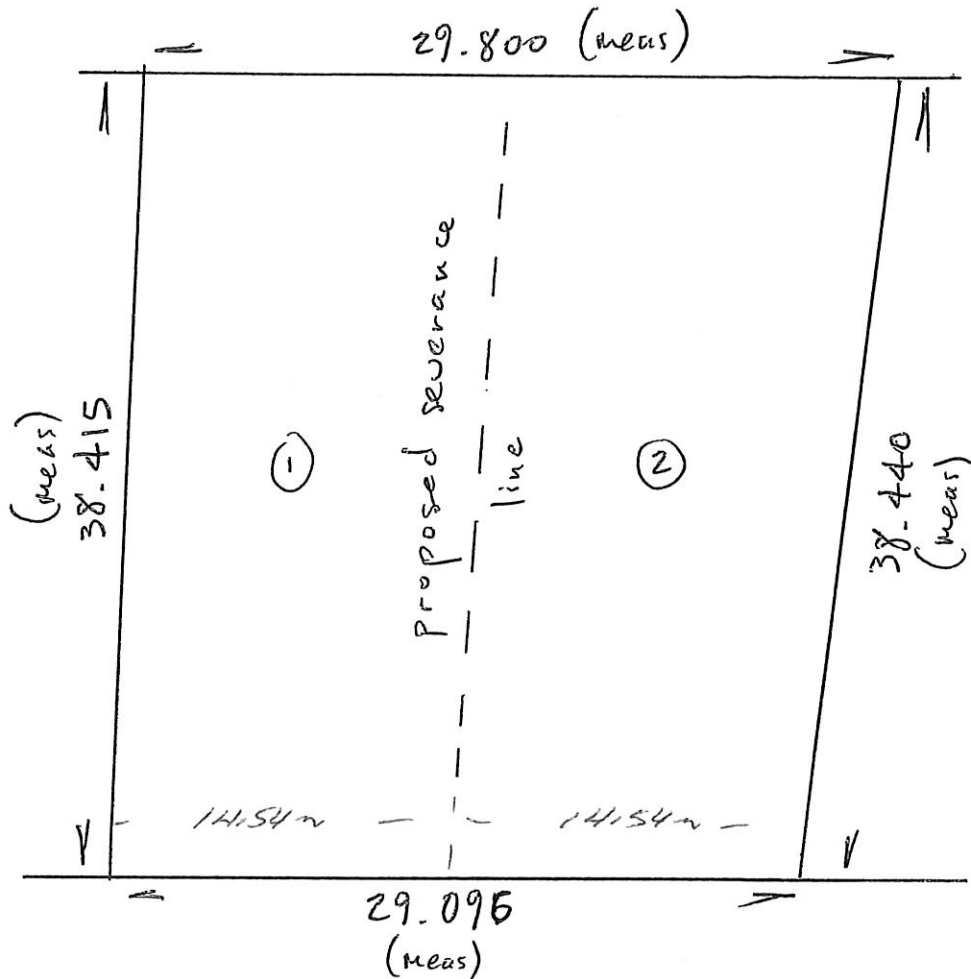
Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County



vallee & yeo

Ontario Land Surveyor

COPY



#99 SOVEREIGN ST.

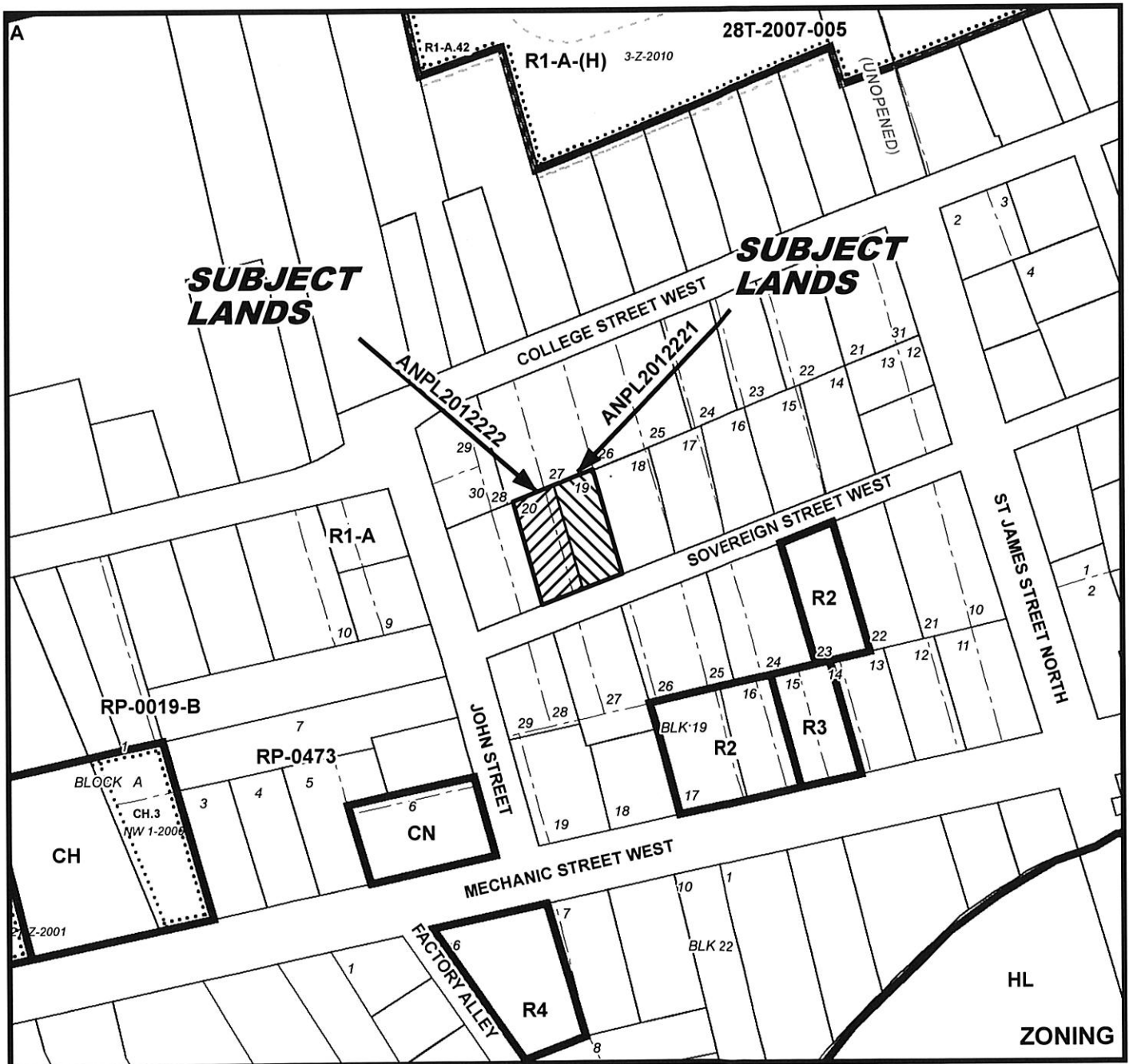
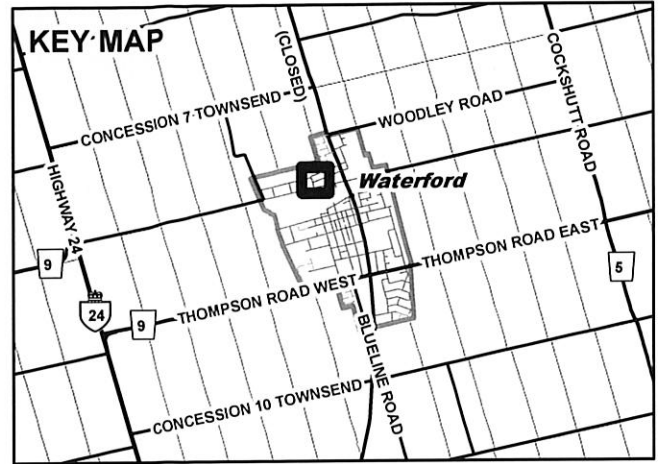
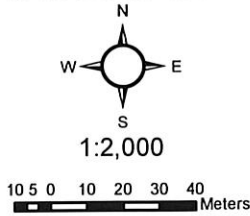
* Total Parcel Area = 1,129.450 m²

(equal split = 564.725 m²)

MAP 1

File Number: ANPL2012221 &
ANPL2012222

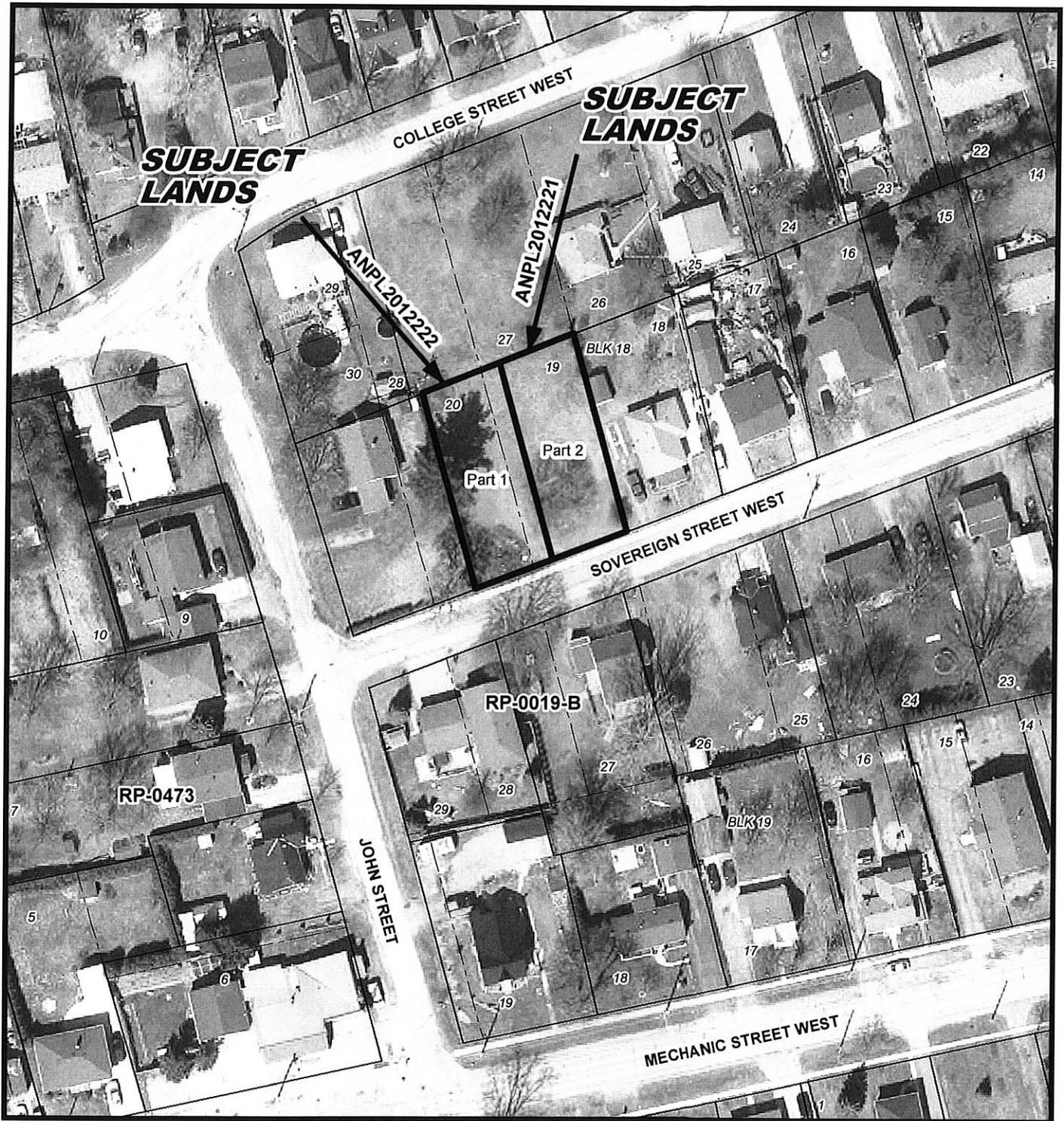
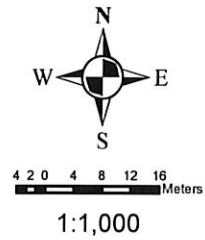
Urban Area of
WATERFORD



MAP 2

File Number: ANPL2012221 & ANPL2012222

Urban Area of WATERFORD



Urban Area of WATERFORD

