

MINOR VARIANCE

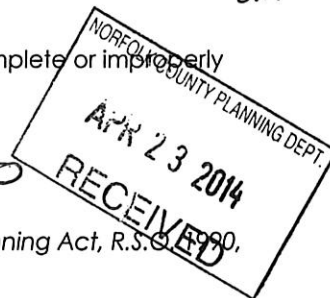
File Number	<u>ANPL2014078</u>	Application Fee	<u>\$722.00</u>
Related File Number		Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting On	<u>April 9/2014</u>	OSSD Form Provided	<u>—</u>
Application Submitted On	<u>April 23/2014</u>	Sign Issued	<u>May 7/2014</u>
Complete Application On	<u>May 7/2014</u>		

8M

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: 3310-334-020-30500

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. NW-1-2000



A. APPLICANT INFORMATION

Name of Applicant ¹	<u>HUGH MACNEIL</u>	Phone #	<u>519-861-2722</u>
Address	<u>P.O. BOX 215</u>	Fax #	<u>519-752-7803</u>
Town / Postal Code	<u>BRANTFORD N3T5M8</u>	E-mail	<u>hugh.macneil@bell.net</u>

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

Name of Agent	<u>HUGH MACNEIL</u>	Phone #	
Address	<u>PO BOX 215</u>	Fax #	<u>SAME</u>
Town / Postal Code	<u>BRANTFORD N3T5M8</u>	E-mail	

Name of Owner ²	<u>HUGH MACNEIL</u>	Phone #	
Address	<u>P.O. BOX 215</u>	Fax #	<u>SAME</u>
Town / Postal Code	<u>BRANTFORD N3T5M8</u>	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 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:

ROYAL BANK OF CANADA 722 COLBORNE ST. BRANTFORD

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOOD HOUSE</u>	Urban Area or Hamlet	<u>PT. DOVER</u>
Concession Number	<u>ONE</u>	Lot Number(s)	<u>PART LOT 10</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>RP37R212</u>	Part Number(s)	<u>ONE</u>
Frontage (metres/feet)	<u>243.07 FT</u>	Depth (metres/feet)	<u>316 FEET</u>
Width (metres/feet)	<u>1.97 ACRES IRREGULAR SKETCH</u>	Lot area (m ² / ft ² or hectares/acres)	<u>85,670 SQ FT</u> <u>(7939 SQ METRES)</u>
Municipal Civic Address	<u>418 NELSON ST. WEST.</u>		

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

APPROVED DRAINAGE DITCH AND OUTLET TO
SERVICE THE PROJECT.

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):

DEVELOPE 16 LOWRISE ONE LEVEL CONDOMINIUM
TOWN HOUSES.

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

RELIEF FROM 6 METRE SIDE YARD REQUIREMENT.

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

IRREGULAR LOT AND TO BRING CONSISTANCY TO
THE BUILDINGS.

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

R4 (H) URBAN RESIDENTIAL TYPE 4 ZONE WITH HOLDING

Is there a site specific zone on the subject lands?

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 DUPLEX SHEDS
TO BE DEMOLISHED AND REMOVED

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

1800's.

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

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 SITE PLAN ATTACHED

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

SUMMER 2014

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:

2009

Present use of the subject lands:

VACANT DUPLEX

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

SINCE BUILT

Existing use of abutting properties:

TOWNHOUSES, SINGLE FAMILY HOMES

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

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

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Provide the information you used to determine the answers to the above questions:

LOCAL KNOWLEDGE

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☒ Yes ☐ No ☐ Unknown

If yes, indicate the following information about **each** application:

File number: AGNPL 20111042
ZN-005/2010

Land it affects: PT LOT 10 CON 1 WOODHOUSE PT 1 37R212 NORFOLK COUNTY
BEING ALLOF PIN # 50245-0115 (LT)

Purpose: RE ZONE TO ALLOW 30 TOWN HOUSES.

Status/decision: APPROVED.

Effect on the requested amendment:

HOUSE KEEPING SIDE YARD DISTANCE DUE TO
IRREGULAR LOT.

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



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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 <u>100 FT</u> 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 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

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

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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:

RICHARDSON DRIVE.

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

CONSTRUCTION TIME.

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.

THIS APPLICATION IS A REDUCTION IN DENSITY. GOING
FROM 30 UNITS TWO STOREY TO ONLY 16 UNITS
ONE STOREY DESIGNED TO SUIT RESIDENTS NEEDS
AND WANTS IN THIS UPSCALE DEVELOPMENT.

Building and By-Law Division
Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377

Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485



ZONING DEFICIENCY PRZDF20140476

PROPERTY INFORMATION

STREET # 418 Nelson St. ROLL No. 3310334020305000000

LEGAL DESCRIPTION:
PDOV CON 1 PT LOT 10 RP, 37R212
PART 1, IRREG, 1.95AC 243.07FR
D

UNIT #

TOWNSHIP Nanticoke - Port Dover

STREET NAME

ZONING

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
EXTERIOR SIDE YARD	<input type="text" value="6"/>	<input type="text"/>	<input type="text" value="3"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="3"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

ADDITIONAL COMMENTS:

REVISED. Apr 23/14

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:

AS PER:

Apr 23/14

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

