

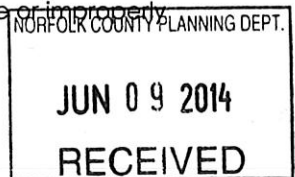
MINOR VARIANCE

| | | | |
|-----------------------------|---------------------------------|----------------------------|------------------|
| File Number | <u>ANPL2014118</u> | Application Fee | <u>\$ 723.00</u> |
| Related File Number | <u>ANPL2014117; BNPL2014116</u> | Conservation Authority Fee | <u>—</u> |
| Pre-consultation Meeting On | <u>June 12, 2014</u> | OSSD Form Provided | <u>—</u> |
| Application Submitted On | <u>June 12, 2014</u> | Sign Issued | <u>✓</u> |
| Complete Application On | <u>June 12, 2014</u> | | |

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-

401-005, 019.00



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 Applicant ¹ | <u>Robert Whitney</u> | Phone # | <u>519-443-5097</u> |
| Address | <u>219 Charles st</u> | Fax # | <u>—</u> |
| Town / Postal Code | <u>Waterford NOE1Y0</u> | E-mail | <u>bb.whitn57@gmail.com</u> |

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 | _____ | 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 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Simcoe Urban Area or Hamlet _____
 Concession Number _____ Lot Number(s) _____
 Registered Plan Number 182 Lot(s) or Block Number(s) 7 & 8 BLOCK 80
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) 11.0 m Depth (metres/feet) 31.56 m
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) A 347.73 m² B 348.32 m²
 Municipal Civic Address 110 McCall St. Simcoe On

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):

PROPOSED SINGLE FAMILY Dwelling
each lot. minor variance to reflect lot AREA
AND lot Frontage Deficiencies

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

Relief of lot area 11.68 m²
And Frontage 0.91 m

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

To Provide for another Dwelling on Property
in the area. Lot is a little small

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN Residential

Present zoning:

R2

Is there a site specific zone on the subject lands?

RIC

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:

All existing buildings to be demolished

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

About 1930

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.

Two new Residential STRUCTURES Proposed

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:

ON sketch

MINOR VARIANCE

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

Upon 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:

Feb 1 2014

Present use of the subject lands:

unoccupied

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

4 Months

Existing use of abutting properties:

Residential and

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:

Family home for 3 generations

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:

Land it affects:

Purpose:

Status/decision:

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

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 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 feature | <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)) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input 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 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

MINOR VARIANCE

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:

McCell
~~Charle~~ St Simcoe

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

Build as soon as possible

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.



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 # 110 McCall

ZONING

R1C-Simcoe
R2

★ LOT B ★

ZONING DEFICIENCY

| DEVELOPMENT STANDARD | REQUIRED (m/ft) | | PROPOSED (m/ft) | | DEFICIENCY (m/ft) | |
|-----------------------------|-----------------|--|-----------------|--|-------------------|--|
| LOT AREA | <u>360</u> | | <u>348.32</u> | | <u>11.68</u> | |
| LOT FRONTAGE | <u>12</u> | | <u>11.09</u> | | <u>0.91</u> | |
| FRONT YARD SETBACK | | | | | | |
| EXTERIOR SIDE YARD | | | | | | |
| INTERIOR SIDE YARD (RIGHT) | | | | | | |
| INTERIOR SIDE YARD (LEFT) | | | | | | |
| REAR YARD SETBACK | | | | | | |
| DWELLING UNIT AREA | | | | | | |
| % LOT COVERAGE | | | | | | |
| 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.

Robert W. Whiting June 9/14
Signature of owner or authorized agent Date

PREPARED BY: Devon Fiske Lisa Jennings AS PER:

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

[Signature] June 6/14
Signature of building inspector Date

Paul Dwyer June 12/14

