

MINOR VARIANCE

File Number ANPL2014236 Application Fee ✓
 Related File Number _____ Conservation Authority Fee N/A
 Pre-consultation Meeting On _____ OSSD Form Provided N/A
 Application Submitted On Dec. 5, 2014 Sign Issued _____
 Complete Application On _____

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-

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 1064928 ONTARIO INC. Phone # 519-442-7214
 Address 36 PARIS ROAD Fax # _____
 Town / Postal Code PARIS, ONT. N3L3H8 E-mail _____

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

Name of Agent JOE JELES Phone # 519-442-7214
 Address 36 PARIS ROAD Fax # _____
 Town / Postal Code PARIS, N3L3H8 E-mail JOE.JELES@ROGERS.COM

Name of Owner ² 1064928 ONTARIO INC. Phone # 519-442-7214
 Address 36 PARIS ROAD Fax # _____
 Town / Postal Code PARIS, ONT. N3L3H8 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:

NONE.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK COUNTY</u>	Urban Area or Hamlet	<u>DELHI</u>
Concession Number	<u>CONCESSION 12</u>	Lot Number(s)	<u>PART OF LOT 23</u>
Registered Plan Number	<u>37M-67</u>	Lot(s) or Block Number(s)	<u>23, 24, 46</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>3 CORNER LOTS</u>	Depth (metres/feet)	<u>APPROX 39m. EACH</u>
Width (metres/feet)	<u>19.8m, 20.18m; 20.17m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>780 m²</u>
Municipal Civic Address	<u>(LOT 23) - 287 COURTLAND, (LOT 24) - 3 BLUEGRASS BLVD., (LOT 46) - 332 COURTLAND ST.</u>		

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

☒ Yes ☐ No

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

EASEMENT FOR REAR YARD E.B. ON LOT #23**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):

VARIANCE FOR NEW HOME CONSTRUCTION ON 1 CORNER
LOTS IN NEW BLUEGRASS ESTATES SUBDIVISION. PRESENT
CORNER LOT SETBACKS RESTRICT SIMILAR HOME CONSTRUCTION.

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

SEEKING RELIEF OF 2.0m TO PERMIT EXTERIOR
SIDEYARD SET BACK OF 4.0m

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

BUILDERS CAN'T BUILD SIMILAR HOME SIZE ON CORNER
LOT AS INTERIOR LOTS.

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL

X

Present zoning:

R1

X

Is there a site specific zone on the subject lands?

No

X

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

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

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.

EXISTING NEW HOMES TO BE CONSTRUCTED

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:

MINOR VARIANCE

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

UNKNOWN

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:

2007

Present use of the subject lands: RESIDENTIAL

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

PLAN OF SUBDIVISION REGISTERED OCTOBER 2014

Existing use of abutting properties:

RESIDENTIAL / FARM LAND

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

MINOR VARIANCE

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

DRAFT PLAN OF SUBDIVISION APPLICATION / PROCESS

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: AGNPL2013211

Land it affects: BUEGRASS ESTATES SUBDIVISION PHASE I

Purpose: SUBDIVISION

Status/decision: REGISTERED OCT/2014

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

MINOR VARIANCE

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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No MUNICIPAL BLDG ON ARDIE ST ____ 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

MINOR VARIANCE

Has the existing drainage on the subject lands been altered?

☒ Yes

☐ No

PLAN OF SUBDIVISION

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:

CORTLAND STREET, CONNAUGHT AVE.

I. OTHER INFORMATION

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

☐ Yes

☒ No

If yes, describe:

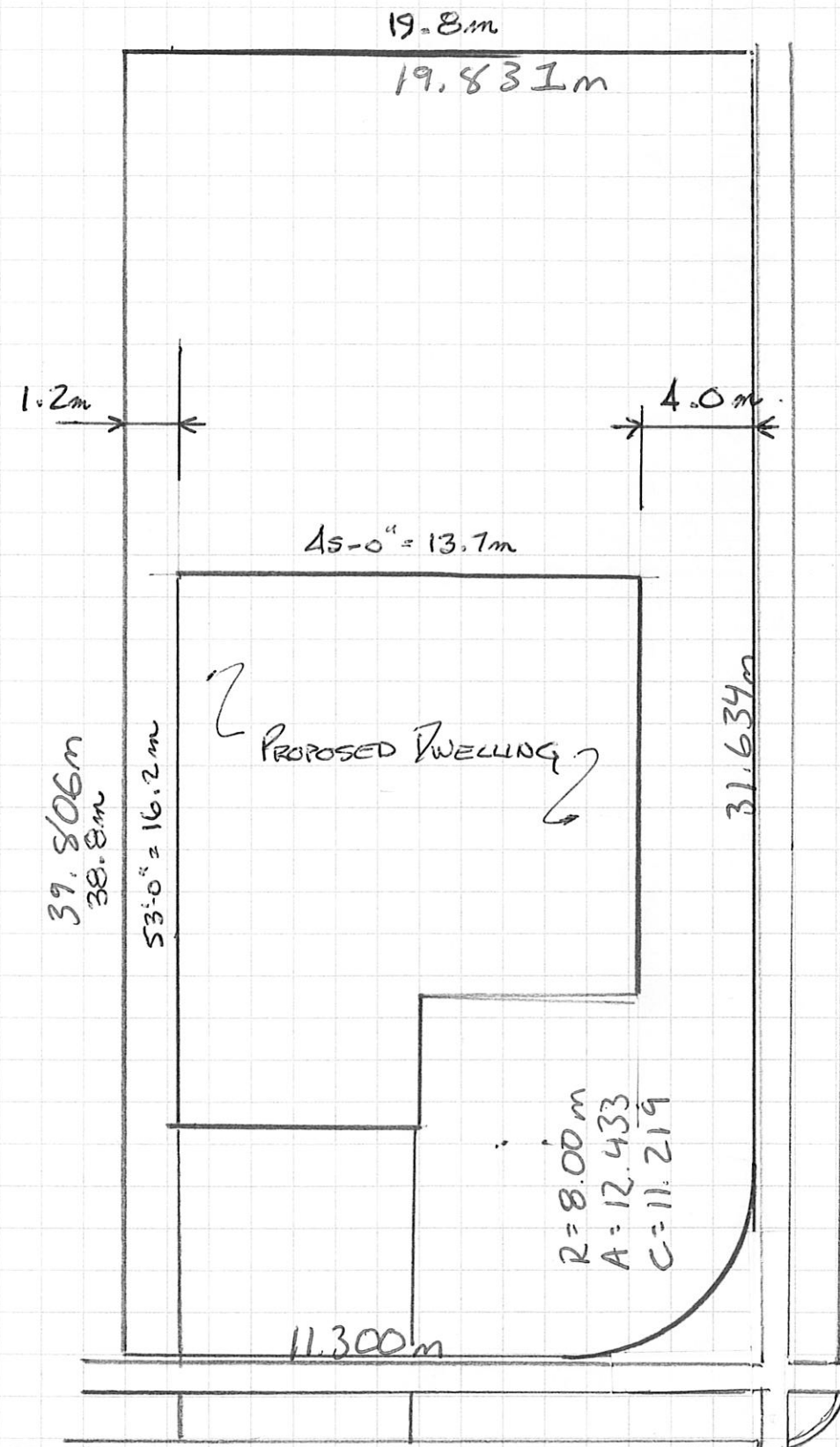
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

① BUILDING ELEVATION

② PROPOSED FLOOR PLAN

③ PLAN OF SUBDIVISION 37M-67

④ TYPICAL CORNER LOT DETAIL LOT 24.



BLUEGRASS ESTATES
SUBDIVISION.
DELHI, ONTARIO

TYPICAL CORNER
LOT DETAIL LOT 24

INFORMATION TAKEN
FROM JEWITT & DIXON
O/S PLAN P1406A966-1
PART OF SUBDIVISION
AGREEMENT DATED
JULY 15, 2014.

EXISTING STREET

EXISTING STREET

JOE DELES
36 PARIS RD
PARIS, N3L3H8
519-442-7214

PLAN OF SUBDIVISION
OF PART OF
LOT 23
CONCESSION 12
AND PART OF
BLOCK "A"
AND ALL OF
LOT 74
REGISTERED PLAN 975
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
NOW IN
NORFOLK COUNTY

SCALE 1 : 1000
JEWITT AND DIXON LTD.

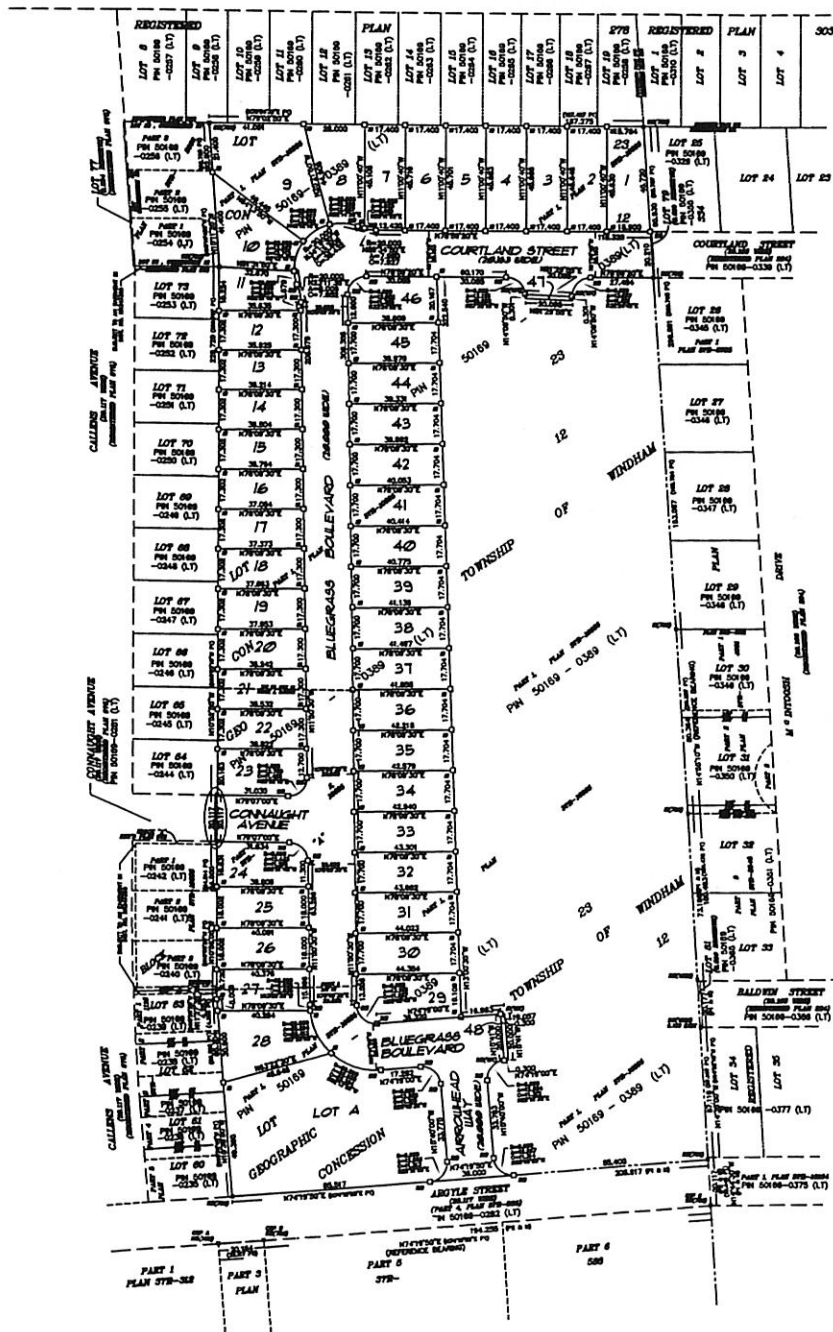
PLAN 37M-67

I CERTIFY THAT THIS PLAN IS PREPARED IN THE LAND SURVEY OFFICE FOR THE LAND SURVEY
OFFICE OF NORFOLK COUNTY AT _____ PLACE ON THE _____ DAY OF _____ 2014
AND SHOWN IN THE FIELD, RECORDED FOR THE
AND THE SURVEYOR IS A LICENSED LAND SURVEYOR IN THE PROVINCE OF ONTARIO.
LAND SURVEYOR
THIS PLAN CONVEYS PART OF PLAN 50169-0369 (L.T.)

BLUEGRASS ESTATES
PHASE 1

Appendix "A" - Plan of Subdivision
Bluegrass Estates, Delhi, Ontario

ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 11 AND 12
(KNOWN AS BRANTFORD ROAD)

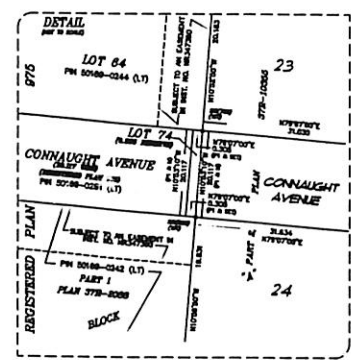


OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 46, BOTH INCLUDING, LOT A AND THE STREETS, NAMELY COURTLAND STREET, CONNAUGHT AVENUE,
BLUEGRASS BOULEVARD AND BRANTFORD ROAD HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF NORFOLK COUNTY AS
PUBLIC HIGHWAYS.
DATED _____ 2014
J.E. ALLEN
168888 ONTARIO LTD.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT
THE SURVEY ACT, AND THE LAND TITLE ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2014.
DATED _____ 2014
JIM PLUMMER, O.L.S.
FOR JEWITT AND DIXON LTD.

LEGEND

2.5m x 2.5m x 1.5m STANDARD	IRON BARS	SHOWS	→	88
1.5m x 1.5m x 1.5m	IRON BARS	SHOWS	→	88
1.5m x 1.5m x 1.5m	IRON BARS	SHOWS	→	88
LOT LINES	SHOWS			
DEED LINES	SHOWS			
POUND LINES	SHOWS			
POUND IRON BARS	SHOWS			
PLANTED IRON BARS	SHOWS			
JEWITT AND DIXON LTD. SHOWS				
4.5 x 0.001, 0.01	SHOWS			
UTENSIL MOUNTING	SHOWS			
CHISEL LINDEN	SHOWS			
PLAN 37M-1035	SHOWS			
PLAN 37M-1035	SHOWS			



NOTES
BEARINGS ARE ARITHMETIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
OF ANGLE AND/OR AS SHOWN ON PLAN 37M-1035, PART 1 OF
OF 17475767, AND CAN BE CONVERTED TO GRID BY APPLYING
A ROTATION OF 0°07'00" COUNTER CLOCKWISE.
DISTANCES AND COORDINATES ARE SPHERICAL AND CAN BE CONVERTED TO
GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999995, THEN MULTIPLY
BY 0.9998 TO CONVERT TO METRIC.
NORTH ARROW BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM
NAD83/UTM ZONE 17 (0°07'00" WEST LONGITUDE) AND UTM ZONE 18 (0°07'00" WEST
LONGITUDE) ARE TO A UTM GRID ACCURACY AS PER SEC. 14 (2) OF UTM ZONE 17/18
OBSERVED REFERENCE POINTS (OBSERVED FROM GPS OBSERVATIONS USING THE
CONNAUGHT NETWORK, UTM ZONE 17 (0°07'00" WEST LONGITUDE) AND UTM ZONE 18
COORDINATES ARE TO A UTM GRID ACCURACY AS PER SEC. 14 (2) OF UTM ZONE 17/18

POINT ID	NORTHING	EASTING
OSP A	44894.439	44894.439
OSP B	44894.439	44894.439
OSP C	44894.439	44894.439

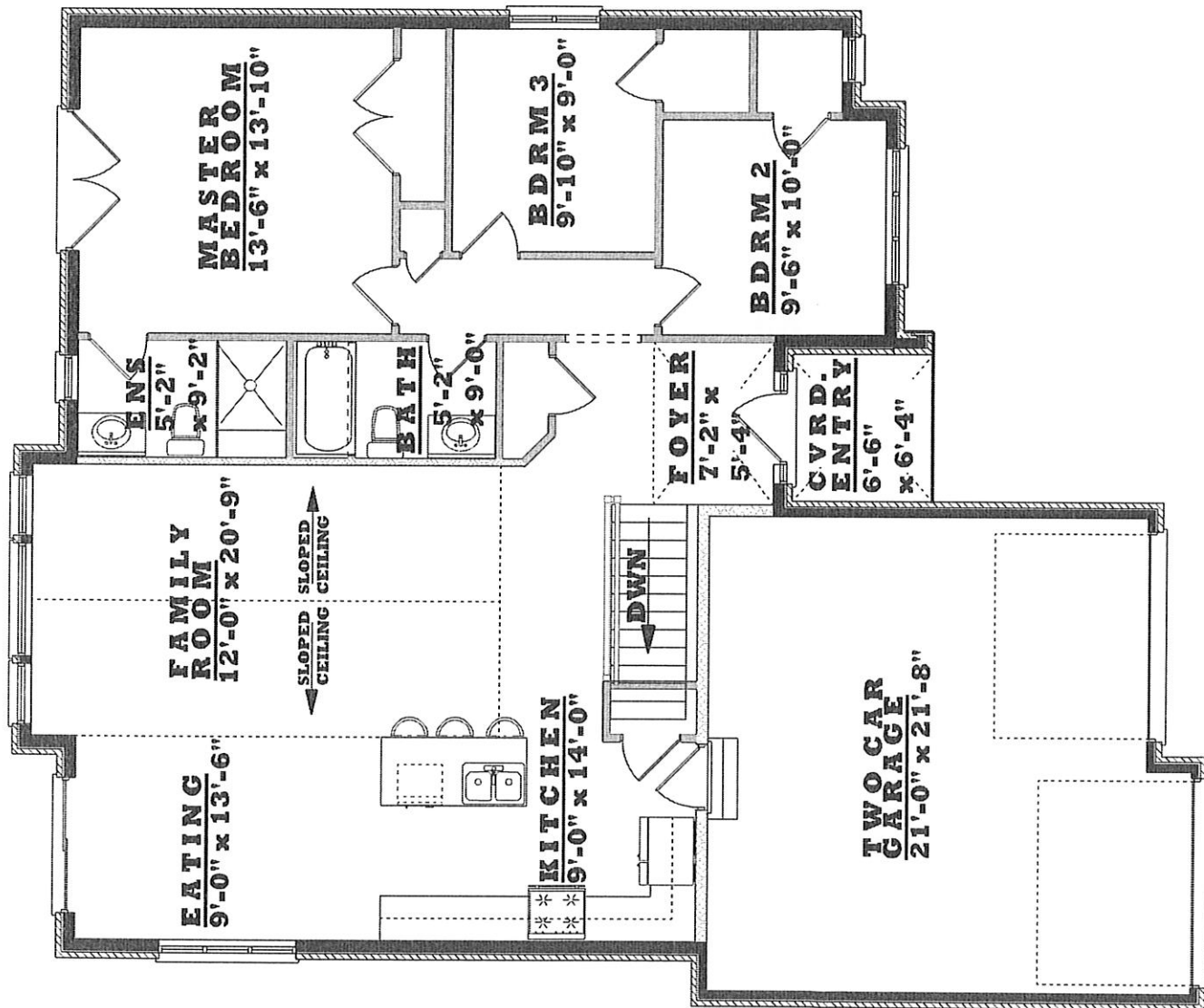
COORDINATES CANNOT BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

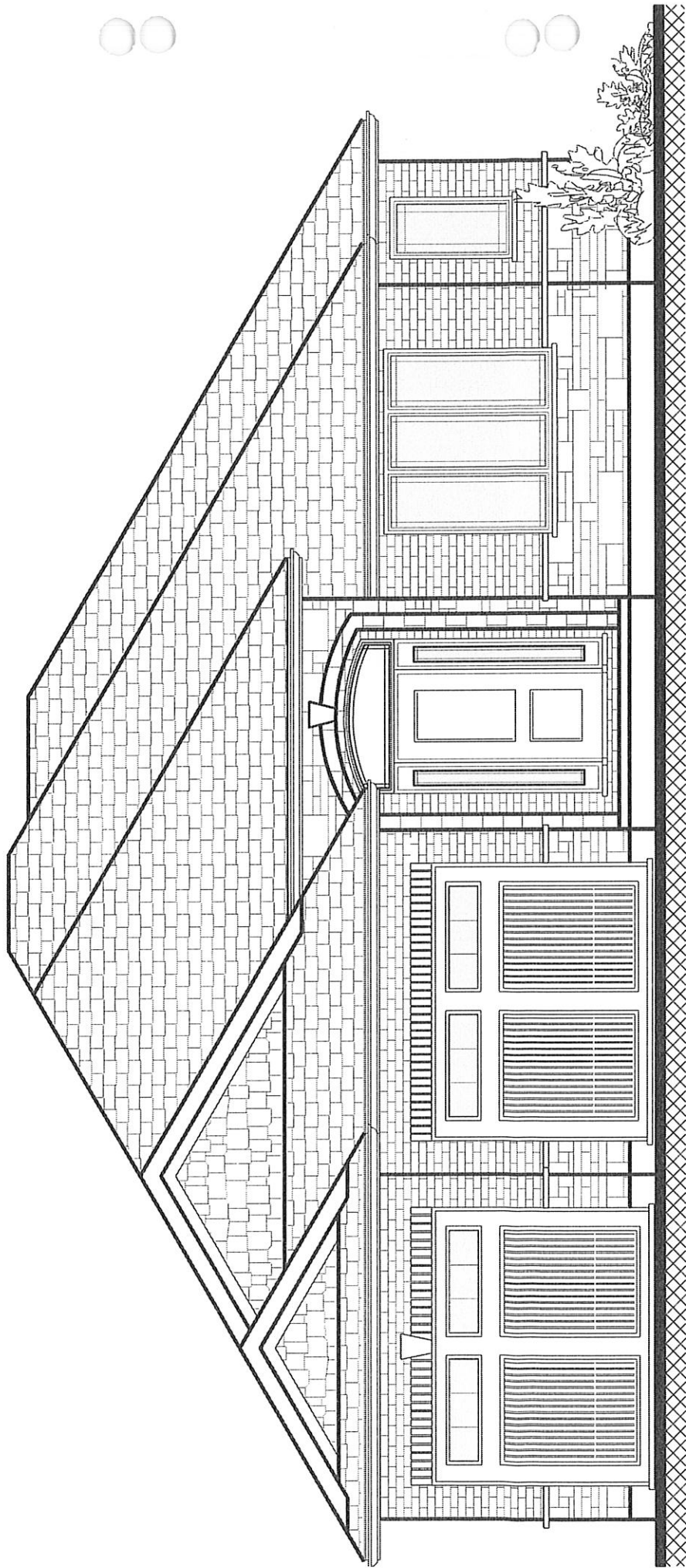
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, BRIDGE, ONTARIO, M7A 4J9
(51 PARK ROAD)
PHONE: (519) 488-0848 FAX: (519) 488-0034
E-MAIL: surveyors@jdw.com
P1406A9666-1

44'-0" 13.42m

1620m
23'-2"



MAIN FLOOR PLAN
GROSS FLOOR AREA = 1390 S.Q.F.T.



FRONT ELEVATION

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 PRZDF20142061

PROPERTY INFORMATION

STREET # 03

ROLL No. 3310492006023400000

LEGAL DESCRIPTION:
 RP 37R2088 PARTS 4 AND 5, DELPHI
 CON 12 PT LOT 23 PLAN, 975 PT BLK
 A, IRREG, 1.96AC 430.31FR D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME BLUEGRASS BLVD.

ZONING R1

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	560.00					
LOT FRONTAGE	18.00		18.93			
FRONT YARD SETBACK	6.00		6.00 (1)			
EXTERIOR SIDE YARD	6.00		4.00(2)		2.00	
INTERIOR SIDE YARD (RIGHT)	n/a					
INTERIOR SIDE YARD (LEFT)	1.20		1.20			
REAR YARD SETBACK	9.00		17.60			
DWELLING UNIT AREA	80.00		129.13			
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS	No accessory building indicated at this time					
PARKING SPACES	2		2			

ADDITIONAL COMMENTS:

Information taken from documents submitted by the owner and Reference Plan 37M-67, completed by Jewitt and Dixon Ltd. OLS file number P1406A9666-1. Plan not dated.

1) not indicated by the applicant in application.

2) Based on house plans submitted with the application the proposed house is 13.42m (44'-0") wide. With this house plan the exterior side yard setback would 5.21m and deficient 0.79m. Applicant is asking for 2.00m relief from exterior side yard setback.

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: Scott Northcott

AS PER:

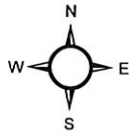
Fritz R. Enzlin CBCO, CRBO
 Chief Building Official
 Manager, Building & Bylaw Division
 Norfolk County

Dec 08, 2014

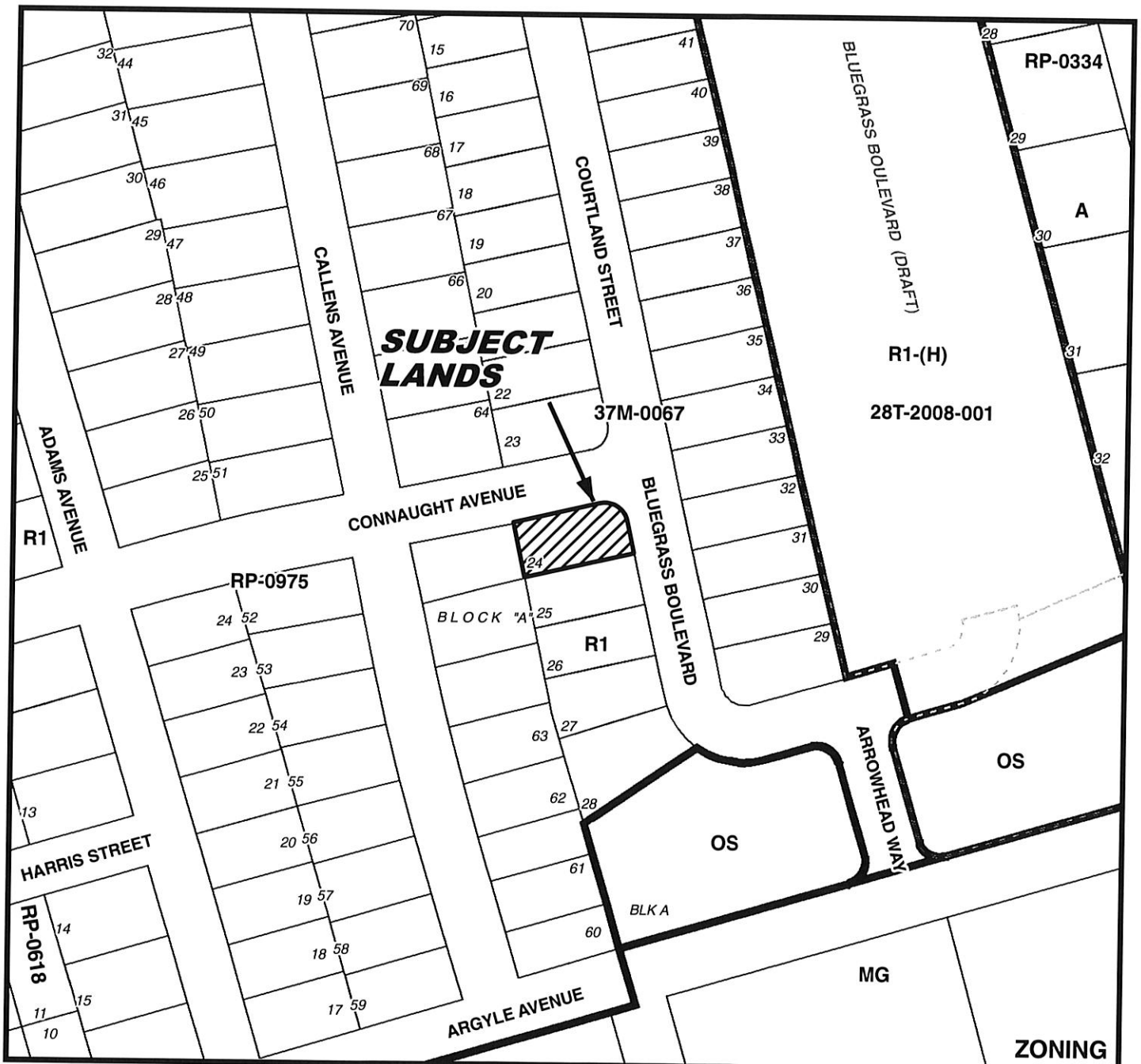
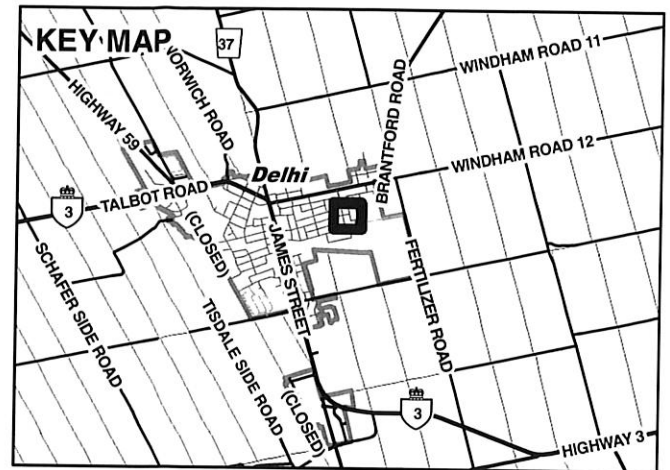
MAP 1
File Number: ANPL2014236

Urban Area of

DELHI



1:2,000



MAP 2

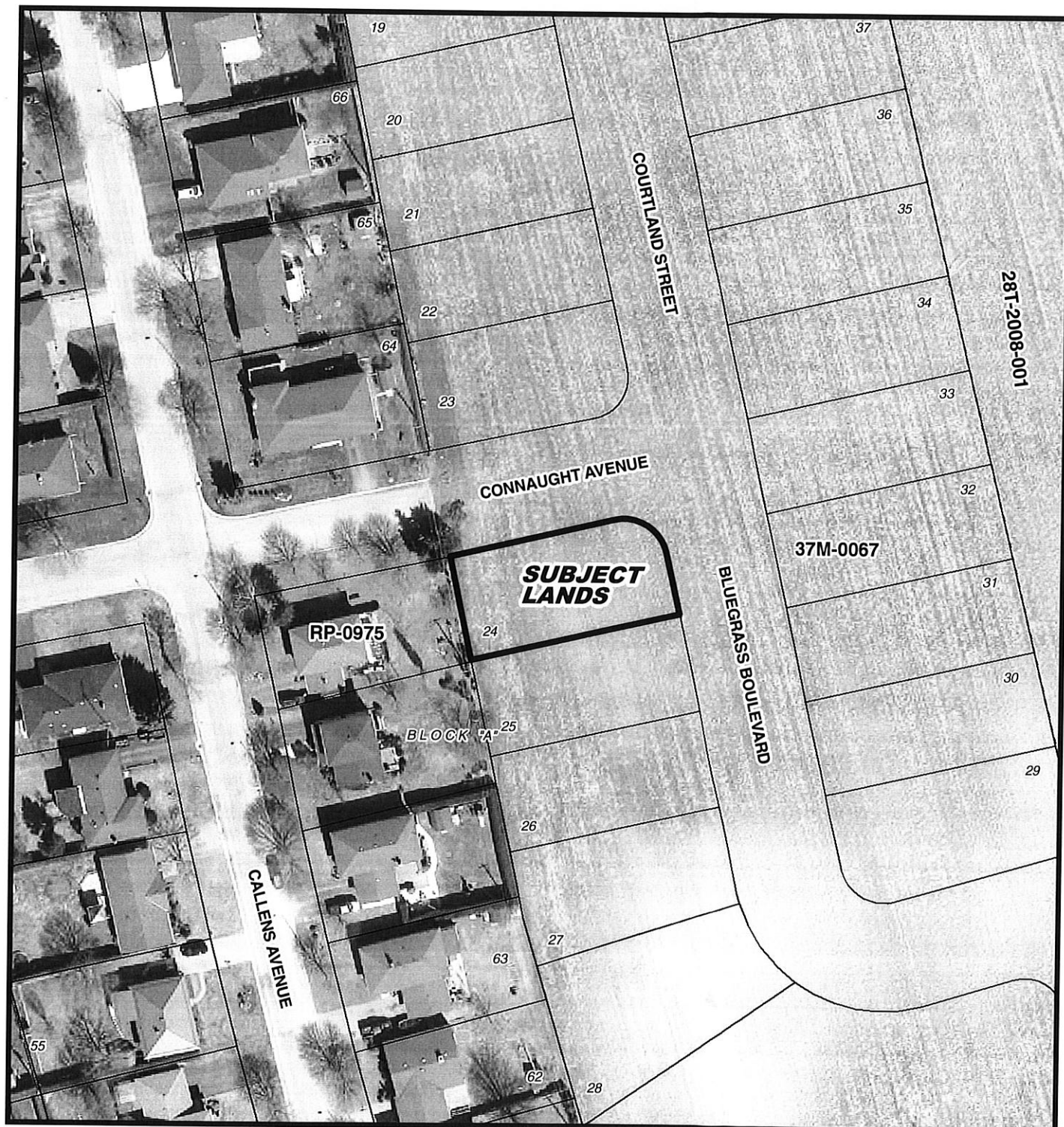
File Number: ANPL2014236

Urban Area of DELHI



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2014236

Urban Area of DELHI

