

MINOR VARIANCE

File Number	<u>ANPL2015143</u>	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	<u>NA</u>
Pre-consultation Meeting On	_____	OSSD Form Provided	<u>NA</u>
Application Submitted On	<u>July 9, 2015</u>	Sign Issued	_____
Complete Application On	<u>Aug 10, 2015</u> MS		

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:** 3310-401-015-05300

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 <sup>1</sup>	<u>Habitat for Humanity Brant</u>	Phone #	<u>519-759-8600</u>
Address	<u>408 Henry St.</u>	Fax #	_____
Town / Postal Code	<u>Brantford</u>	E-mail	<u>scocco@habitatbrant.org</u>

<sup>1</sup> 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 <sup>2</sup>	<u>Norfolk County</u>	Phone #	_____
Address	<u>50 Colbourne St. S</u>	Fax #	_____
Town / Postal Code	<u>Simcoe, N3Y 4N5</u>	E-mail	_____

<sup>2</sup> 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<sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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:

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**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Simcoe</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>17 and 18</u>
Registered Plan Number		Lot(s) or Block Number(s)	<u>Lots 17, 18 Block 127</u>
Reference Plan Number		Part Number(s)	<u>50 236 0109</u>
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	
Municipal Civic Address			

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):

Construct a two storey house for an applicant family  
meeting Habitat for Humanity requirements

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

Looking for reduced sideyards. (1'-3m) and a reduced  
frontyard (5m +/-)

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

The lot is oddly shaped and side yard adjacent to the  
cul-de-sac severely limits development of this lot, if  
no variance is permitted

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

Aug / Sep. 2015

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:

\_\_\_\_\_

Present use of the subject lands:

Unused Residential

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

\_\_\_\_\_

Existing use of abutting properties:

Residential Apartment Unit (80 Patterson St.), Private Residential Owners,  
70 Victoria St. Simcoe Hydro Electric Consumer.

**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:

Phase I and Phase II ESA were completed.

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

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Urban Residential

Present zoning:

R 2

Is there a site specific zone on the subject lands?

No

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:

There are no buildings or structures on the site. Therefore  
no buildings will be removed nor retained.

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

N/A

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:

Residential two storey house, find illustrations:  
- Site plan with setbacks dimensioned  
- Floor Plans  
- Ground Floor Area and Gross with house dimensions found  
in architectural drawings / plans

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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:

Patterson

I. OTHER INFORMATION

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

☐ Yes ☒ No

If yes, describe:

But time is of the essence to get started in Aug-Sept

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.

Habitat is a wonderful organization and your help to get this approved is appreciated by Habitat, but more important it is appreciated by our partner families who get the opportunity to move into their own home.

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If no, please explain:

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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:

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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 <i>There are trees on the site</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" 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 <i>Lynn River</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>40</i>	distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>5</i>	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)) <i>Norfolk Power</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>70</i>	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)

*Surface water flow to Creek*

If other, describe:

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Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No



## 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 # 95 PATTERSON

ZONING  
G

R2-R1-B.

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA		<u>360</u>		<u>327</u>		<u>33</u>
LOT FRONTAGE		<u>12</u>		<u>7.31</u>		<u>4.69</u>
FRONT YARD SETBACK		<u>4</u>		<u>5.44</u>		<u>0.56</u>
EXTERIOR SIDE YARD		<u>6</u>		<u>2.65</u>		<u>3.35</u>
INTERIOR SIDE YARD (RIGHT)		<u>1.2</u>		<u>N/A</u>		<u>N/A</u>
INTERIOR SIDE YARD (LEFT)		<u>1.2</u>		<u>3.55</u>		<u>OK</u>
REAR YARD SETBACK		<u>7.5</u>		<u>7.55</u>		<u>OK</u>
DWELLING UNIT AREA		<u>N/A</u>				
% LOT COVERAGE						
BUILDING HEIGHT		<u>9.2</u>		<u>6</u>		<u>OK</u>
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	<u>2</u>		<u>2</u>		<u>OK</u>	

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

Date

PREPARED BY:

AS PER:

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

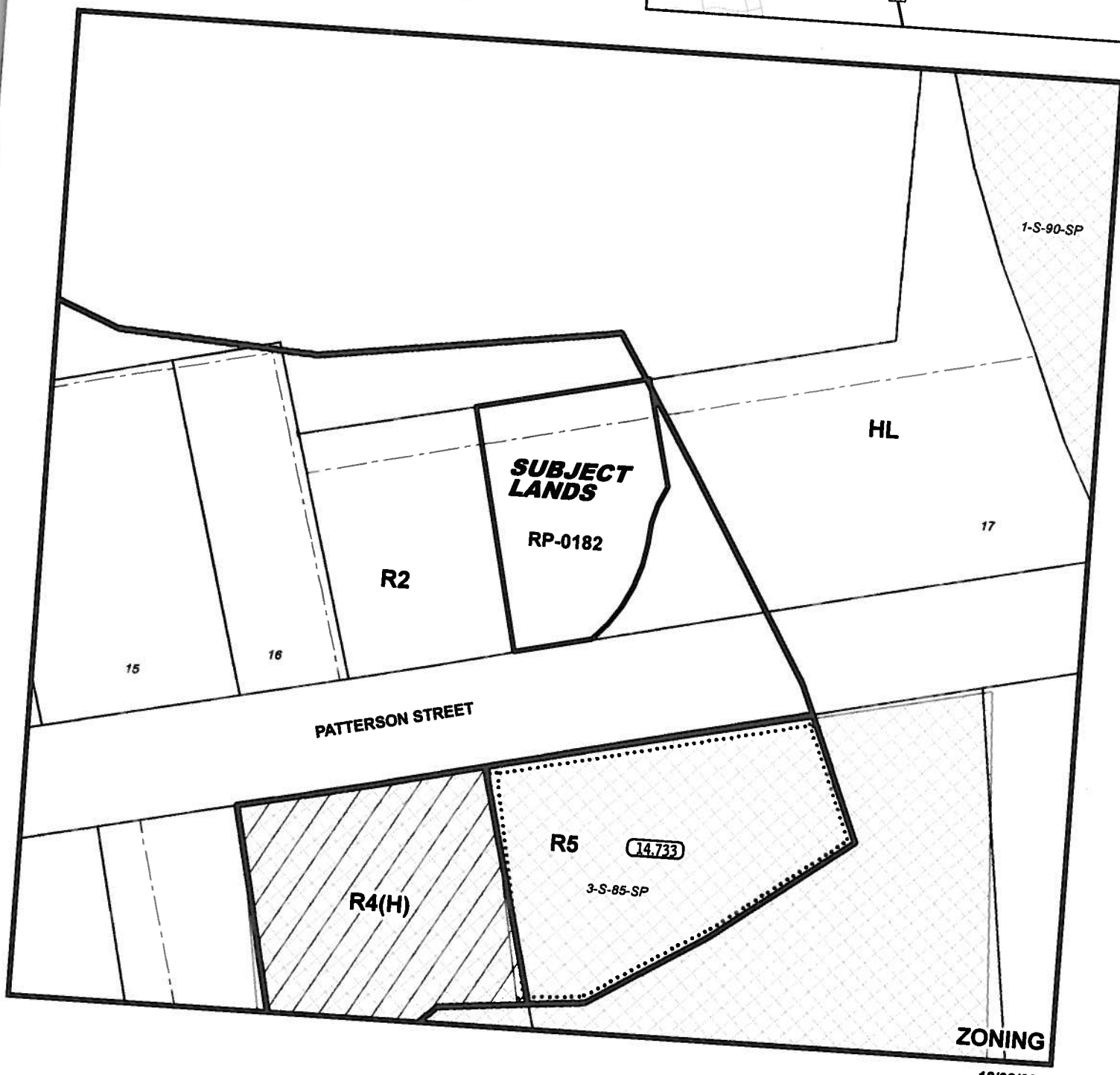
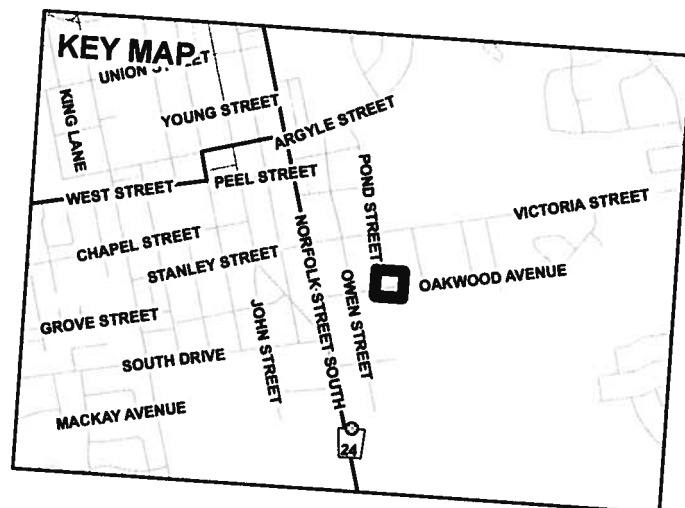
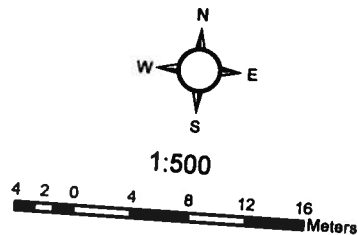
Signature of Building Inspector

Date

Aug 10/15



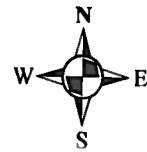
**MAP 1**  
**File Number: ANPL2015143**  
Urban Area of  
**SIMCOE**



## MAP 2

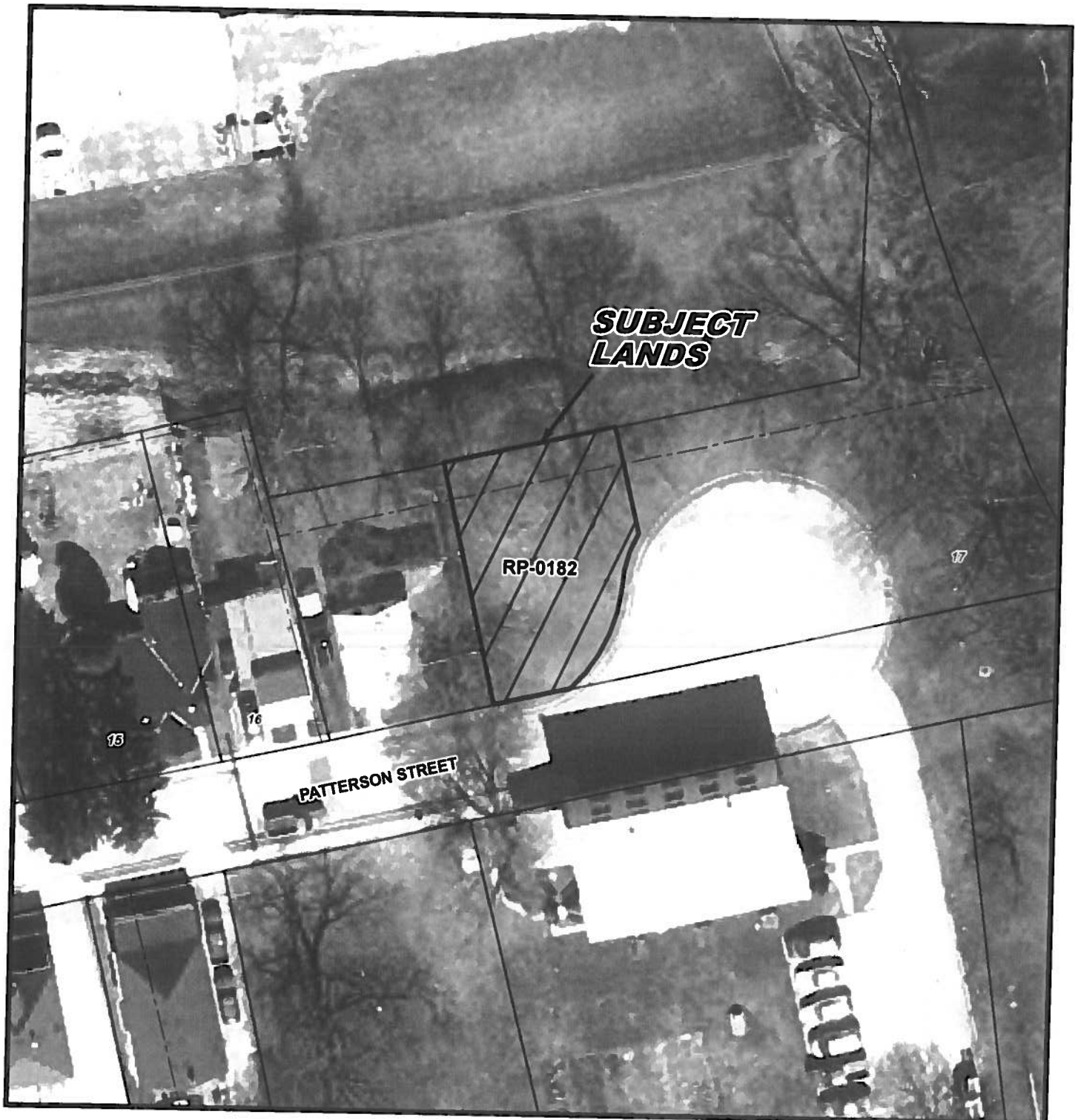
File Number: ANPL2015143

Urban Area of SIMCOE



2 1 0 2 4 6 8 Meters

1:500



12/08/2015

## Urban Area of SIMCOE

