

MINOR VARIANCE

AC

File Number ANPL2015184
 Related File Number SPPL2014223
 Pre-consultation Meeting On Sept 30/15
 Application Submitted On Sept 30/15
 Complete Application On Sept 30/15

Application Fee 814.⁰⁰
 Conservation Authority Fee N/A.
 OSSD Form Provided N/A.
 Sign Issued _____

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-**

492-002-01800-000

492-002-00100-000

492-002-01900-000

see attached application for consolidation

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. 1-7-2014

A. APPLICANT INFORMATION

Name of Applicant ¹ Delhi Imperial Place Community Health Centre attn: Linda VanLondersede Phone # (519) 582-2323 x. 239
 Address 105 Main Street Fax # (519) 582-1513
 Town / Postal Code Delhi, ON N4B 2L7 E-mail linda@dchc.ca

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 Imperial Place Delhi Community Health Centre Phone # 519-582-2323 ext 239
 Address 105 Main St. Fax # 519-582-1513
 Town / Postal Code Delhi, ON N4B 2L7 E-mail linda@dchc.ca

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 mortgages, charges or other encumbrances on the subject lands:

TD Bank (Delhi) Operating acct + LOC.

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Delhi</u>	Urban Area or Hamlet	<u>Delhi (North-East)</u>
Concession Number	<u>n/a</u>	Lot Number(s)	<u>Part of 1 and 8</u>
Registered Plan Number	<u>37R-7275 37R-8498</u> <u>37R-4557</u>	Lot(s) or Block Number(s)	<u>Block 13</u>
Reference Plan Number	<u>Plan 189</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>38.588m (Talbot Rd.)</u>	Depth (metres/feet)	<u>99.735m (greatest depth of thru-lot)</u>
Width (metres/feet)	<u>40.246m (at widest part)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3,325m²</u>
Municipal Civic Address	<u>105 Main Street, 99 King St., 97 King 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:

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):

1. Construction of a new 2 storey w/ full basement addition to increase size of present facility to accommodate further Doctor's offices and exam rooms. Addition has been located for best integration w/ existing facility to support patient circulation & wayfinding.
2. Renovations to existing site and parking areas to increase parking spaces available and to address issues associated w/ access to such parking. Two (2) two-way drive ways are proposed along w/ revisions to site lighting, SWM, grading, etc.

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

1. Relief of 0.3m from the required 7.3m to permit a two-way parking drive aisle of 7.0m.

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

1. Insufficient property width to accommodate 90° parking space depth and the full two-way parking drive aisle.

Nil

D. PROPERTY INFORMATION

Present official plan designation(s):

Central Business District, Downtown Area (Schedule B-17)

Present zoning:

Central Business District Zone (CBD)

Is there a site specific zone on the subject lands?

None that we are aware of at this time

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:

- Existing 2 storey w/ full basement 105 Main Street Building to remain, for use as doctors offices and exam rooms and pharmacy.
 - Existing front yard setback = 9.7m Existing Side Yard Setback = 3.5m
 - Existing Exterior side yard setback = 25m Existing rear yard setback = 63m
 - Existing 1 storey w/ full basement 99 King St. Building to remain, for use as a commercial leasable space and/or community uses.
 - Existing front yard setback = 81m (Tdbott) Existing side yard setback = 13.3m
 - Existing exterior side yard setback = 0m Existing rear yard setback (King) = 0m
- If known, the date existing buildings or structures were constructed on the subject lands:
- 99 King Street Building = 1950's +/- 105 Main Street Building = 2000'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.

Construct a new addition to the existing community health centre, to increase facility area and uses. Addition to house new doctors offices and exam rooms. There will be new uni-sex washrooms included on all levels of the proposed addition.

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:

Proposed new 2 storey w/ full basement addition to the 105 Main St. Bldg., for use as doctors offices. See also Site Plan for proposed setbacks, coverage & dimensions. Proposed new addition bldg. height to be max. 10.97m, to match or be less than exist. bldg. height.

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

not known at this time.

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:

n/a

The date the subject lands was acquired by the current owner:

105 main St. = April 30, 2001, 99 King St. = Nov. 30, 2012, 97 King St. = Oct. 19, 2012

Present use of the subject lands:

Doctors offices and Pharmacy

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

Since 2003, when the original Dettie building was constructed.

Existing use of abutting properties:

Residential (to the East), Residential & Commercial (to the South & East)

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:

Doctors offices & Pharmacy on Subject Lands, Restaurant & other commercial uses on adjacent downtown Delhi lands.

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☒ Yes ☐ No ☐ Unknown

To infill basement excavation of recently demolished 97 King St. building.

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:

Personal 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:

SP2014-223

Land it affects:

97 King St., 99 King St., 105 Main St.

Purpose:

Site Plan Approval

Status/decision:

Pending

Effect on the requested amendment:

minor variance application required as part of SPA process.

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:

n/a

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:

n/a

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>60m</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>120m</u> distance +/-
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>120m</u> 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)) <u>Doctors Offices, Pharmacy, Restaurant, other Commercial</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>3m</u> 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 (exist.)
☐ Communal wells
☐ Individual wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers (exist.)
☐ Communal system
☐ Septic tank and tile bed
☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers (exist.)
☐ Open ditches
☒ Other (describe below)

If other, describe:

Proposed STM water infiltration chamber

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

☒ Yes ☐ No

At Site Plan Approval Preconsultation meeting & to determine extent of existing services available

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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

↳ to the Southern portion of the site.
↳ to the Northern portion of the site.

Existing or proposed access to subject lands:

☐ Unopened road ☐ Provincial highway
☒ Municipal road (as exist.) ☐ Other (describe below)

If other, describe:

n/a

Name of road/street:

Main Street

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

A desired Spring 2016 construction start for new parking areas.

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.

Not at this time.

Renew this application along w the information provided
as part of Site Plan Approval

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, a **sketch**, in metric units, drawn to scale, must be included as part of the development application, which shows:

- ✓1. The boundaries and dimensions of the subject lands
- ✓2. The topographical features *- Not required as per Mat Vaughan email of June 01, 2015*
- ✓3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
- ✓4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
- ✓5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ✓6. The location and nature of any restrictive covenant or easements affecting the subject land
- ✓7. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
- ✓8. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
- ✓9. Any proposed subdivision of the subject lands
- ✓10. Current uses of land that is adjacent to the subject land
- ✓11. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

The Committee of Adjustment may require that an Ontario land surveyor sign the plan.

- ✓A **Zoning Deficiency Form** completed by the Building Inspector must accompany this application. A Zoning Deficiency Form can be obtained from Norfolk County Building Inspector at 22 Albert Street, Langton, ON or 8 Schellburg Avenue, Simcoe. *See attached*

Five (5) copies of any applicable information/reports indicated in the development application form.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

Building and By-Law Division
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON
N3Y 5L6
519-426-4377
Langton: 22 Albert Street
Langton, ON
N0E 1G0
519-875-4485



ZONING DEFICIENCY PRZDF20142043

PROPERTY INFORMATION

STREET # 105

ROLL No. 3310492002001000000

LEGAL DESCRIPTION:
PLAN 189 BLK 13 PT LOT 8 RP,
37R7275 PART 1 RP 37R4557, PART
1, CORNER, 6969.00SF 54.56FR
D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME MAIN ST.

ZONING CBD [1-Z-2014]

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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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"/>	
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
TWO WAY DRIVEWAY WIDTH	<input type="text" value="7.3"/>		<input type="text" value="7.0"/>		<input type="text" value="0.3"/>	

ADDITIONAL COMMENTS: Information taken from John MacDonald Architect Inc. Dated September 21, 2015

1) Parking designed to conform to 1-Z-2014, 4.1.4 Parking Requirements

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

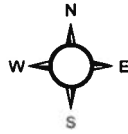


MAP 1

File Number: ANPL2015184

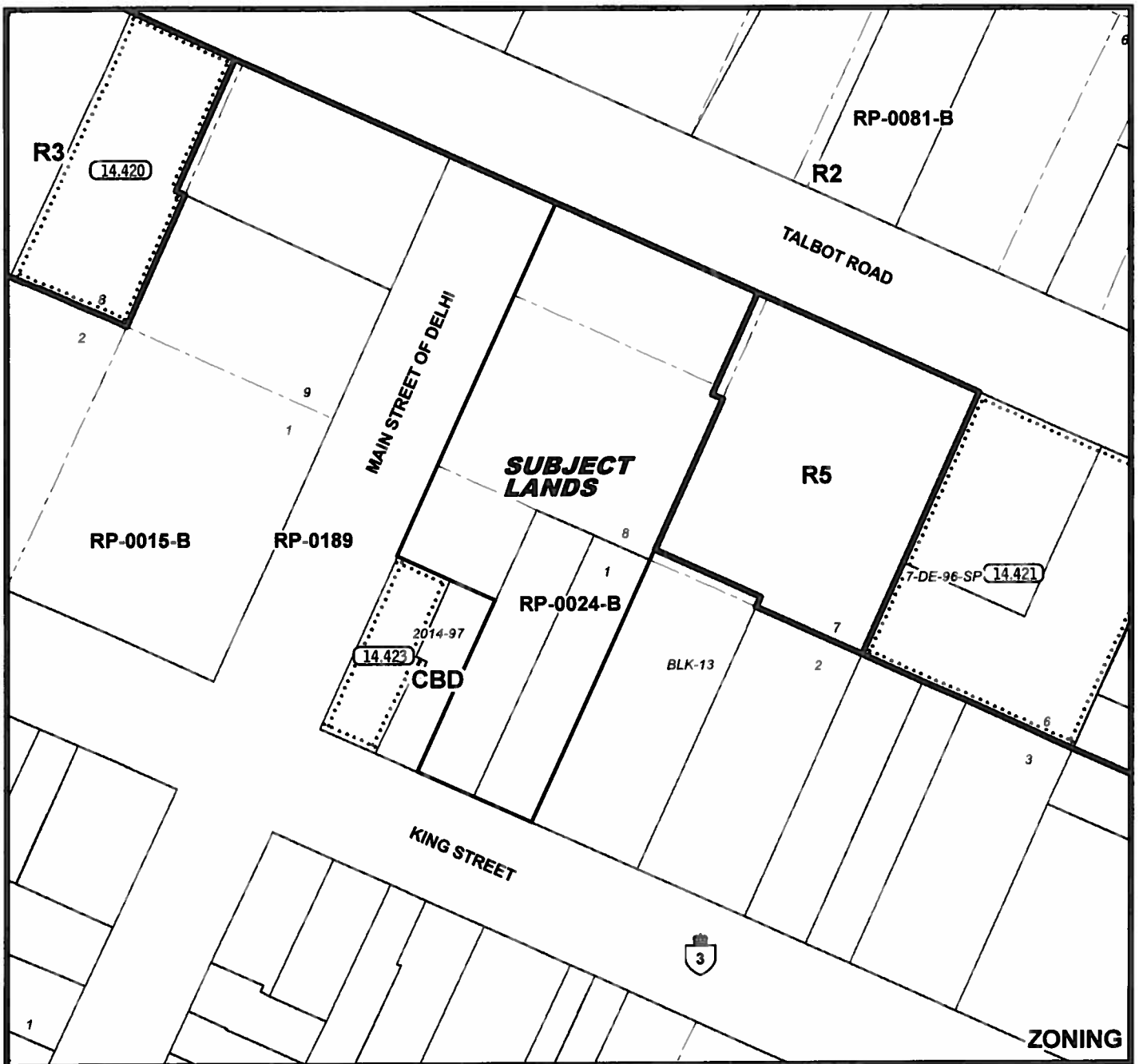
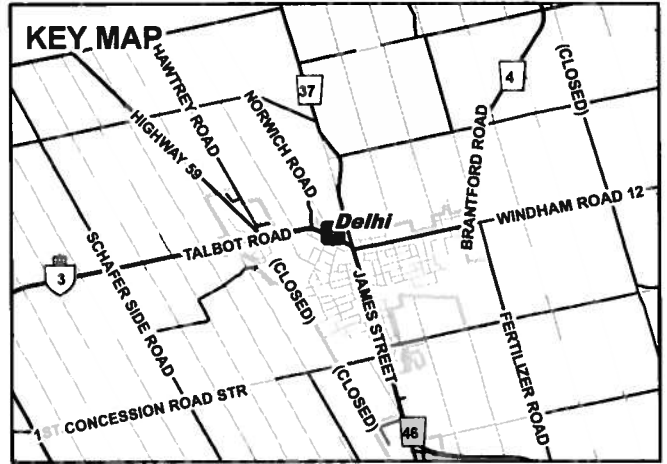
Urban Area Of

DELHI



1:1,000

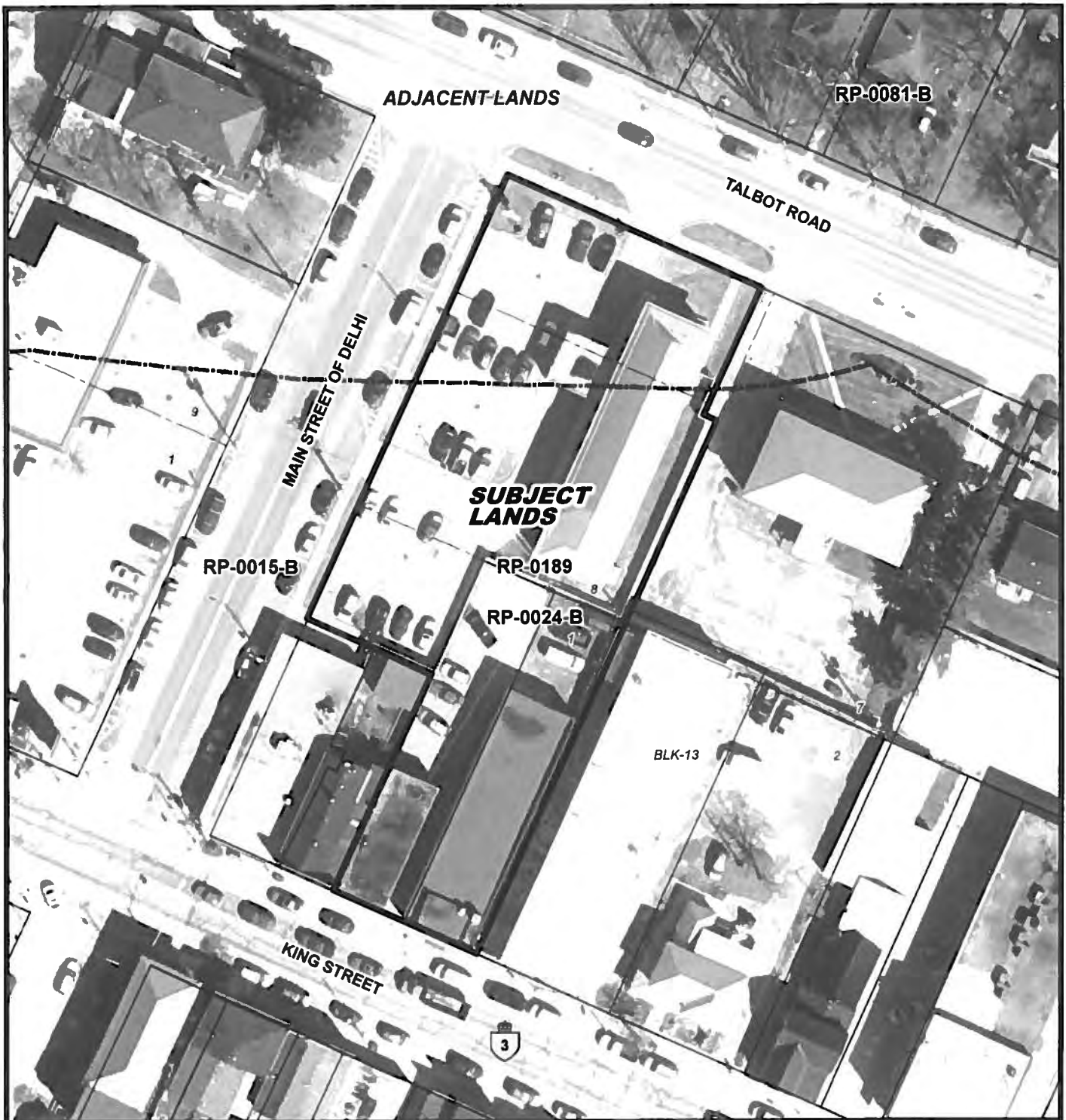
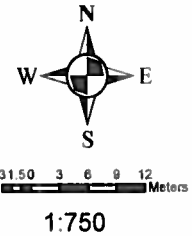
8 4 0 8 16 24 32 Meters



MAP 2

File Number: ANPL2015184

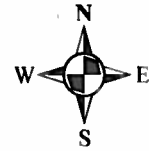
Urban Area Of DELHI



MAP 3

File Number: ANPL2015184

Urban Area Of DELHI



2 1 0 2 4 6 8 Meters

1:550

