

MINOR VARIANCE

File Number

ANPL2015 224

Related File Number

ANPL2015225, BNA2015226

Pre-consultation Meeting On

NOV 18/15

Application Submitted On

NOV 24/15

Complete Application On

Application Fee

\$814

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: 3310-0401. 007, 10000. 0000

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 Applicant¹

EARL F. LUKE

Phone #

519 428 - 4007

Address

24 MILLCROFT DR.

Fax #

Town / Postal Code

SIMCOE, ONT. N3Y 0B1

E-mail

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

Name of Agent

N/A

Phone #

Address

Fax #

Town / Postal Code

E-mail

Name of Owner²

EARL + MARY-LOU LUKE

Phone #

519- 428- 4007

Address

24 MILLCROFT DR.

Fax #

Town / Postal Code

SIMCOE, ONT. N3Y 0B1

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:

CIBC MORTGAGES INC.

Box 115, Commerce Court Postal Stn Toronto, Ont. M5L 1E5

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R2

Is there a site specific zone on the subject lands?

N/A

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:

N/A

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:

SEE SURVEY SKETCH ATTACHED
T B A

MINOR VARIANCE

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

N/A.

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 N/A.

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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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:

ROBINSON

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.

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 PRZDF20151936

PROPERTY INFORMATION

STREET # 252

ROLL No. 3310401007100000000

LEGAL DESCRIPTION:
 PLAN 182 BLK 89 PT LOT 1 RP,
 37R6182 PARTS 1 & 2, IRREG, 0.18AC
 109.35FR D,

UNIT #

TOWNSHIP Simcoe - Simcoe

PART 1

STREET NAME ROBINSON ST.

ZONING R2

PROPOSED DUPLEX

ZONING DEFICIENCY

DEVELOPMENT STANDARD

REQUIRED (m/ft)

PROPOSED (m/ft)

DEFICIENCY (m/ft)

LOT AREA	450.00	4843.76	293.5	3159.21	156.5	1684.55
LOT FRONTAGE	15.00	49.19	13.72	45.00	1.28	4.20
FRONT YARD SETBACK	6.00	19.68	3.95	13.00	2.05	6.67
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.20	4.00	1.20	4.00	1.20	4.00
INTERIOR SIDE YARD (LEFT)	3.00	9.83	1.20	4.00	1.80	6.83
REAR YARD SETBACK	7.50	24.57	7.50	24.57	--	--
DWELLING UNIT AREA	-		112.37		--	
% LOT COVERAGE	-		-			
BUILDING HEIGHT	9.20	30.19	--	--	--	
ACCESSORY BUILDING	-					
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2/UNIT		2/UNIT		-	

ADDITIONAL COMMENTS: DIFFERENT PROPERTY OWNERS PARTIAL GARAGE EXTENDS OVER THE REAR PROPERTY LINE ON PART 1 & 2

* Proposal includes attached garages.

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.

Earl Luby
 Signature of owner or authorized agent

NOV. 17/2015
 Date

PREPARED BY:

AS PER:

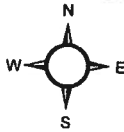
[Signature]

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

MAP 1

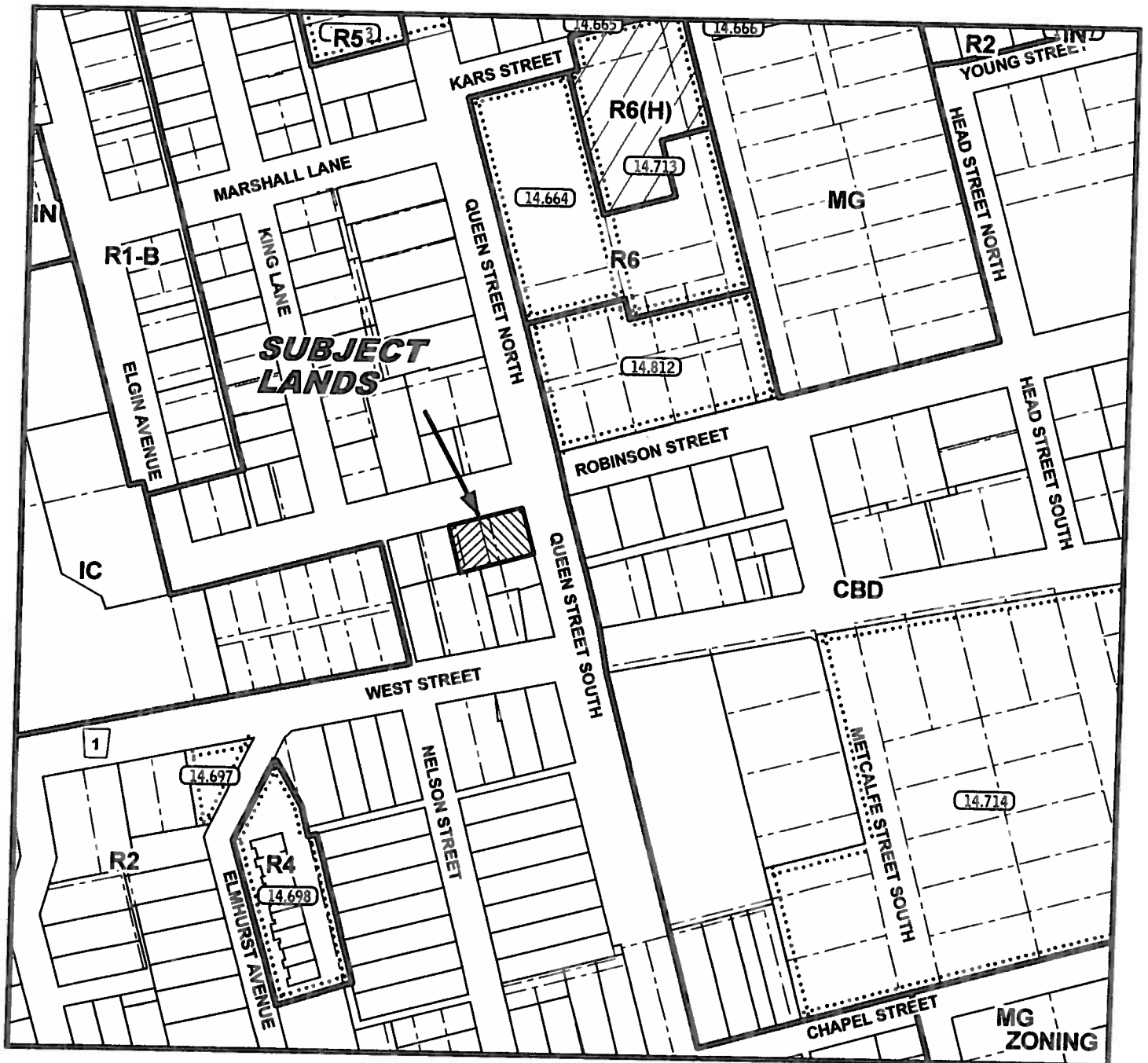
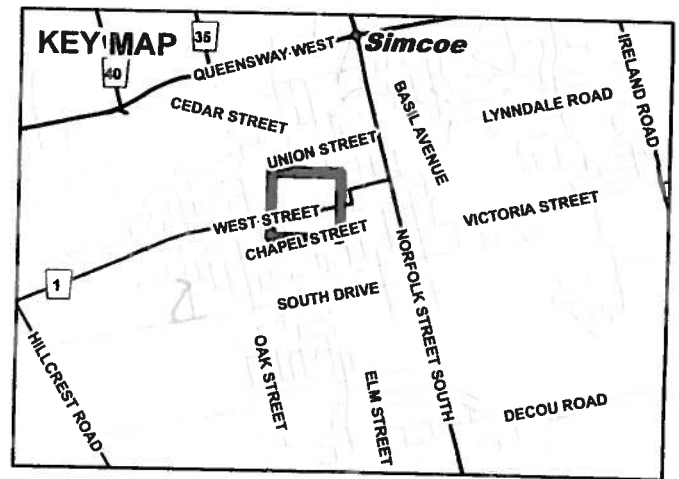
File Number: ANPL2015224 &
ANPL2015225 & BNPL2015226

Urban Area of
SIMCOE



1:2,500

20 10 0 20 40 60 80 Meters

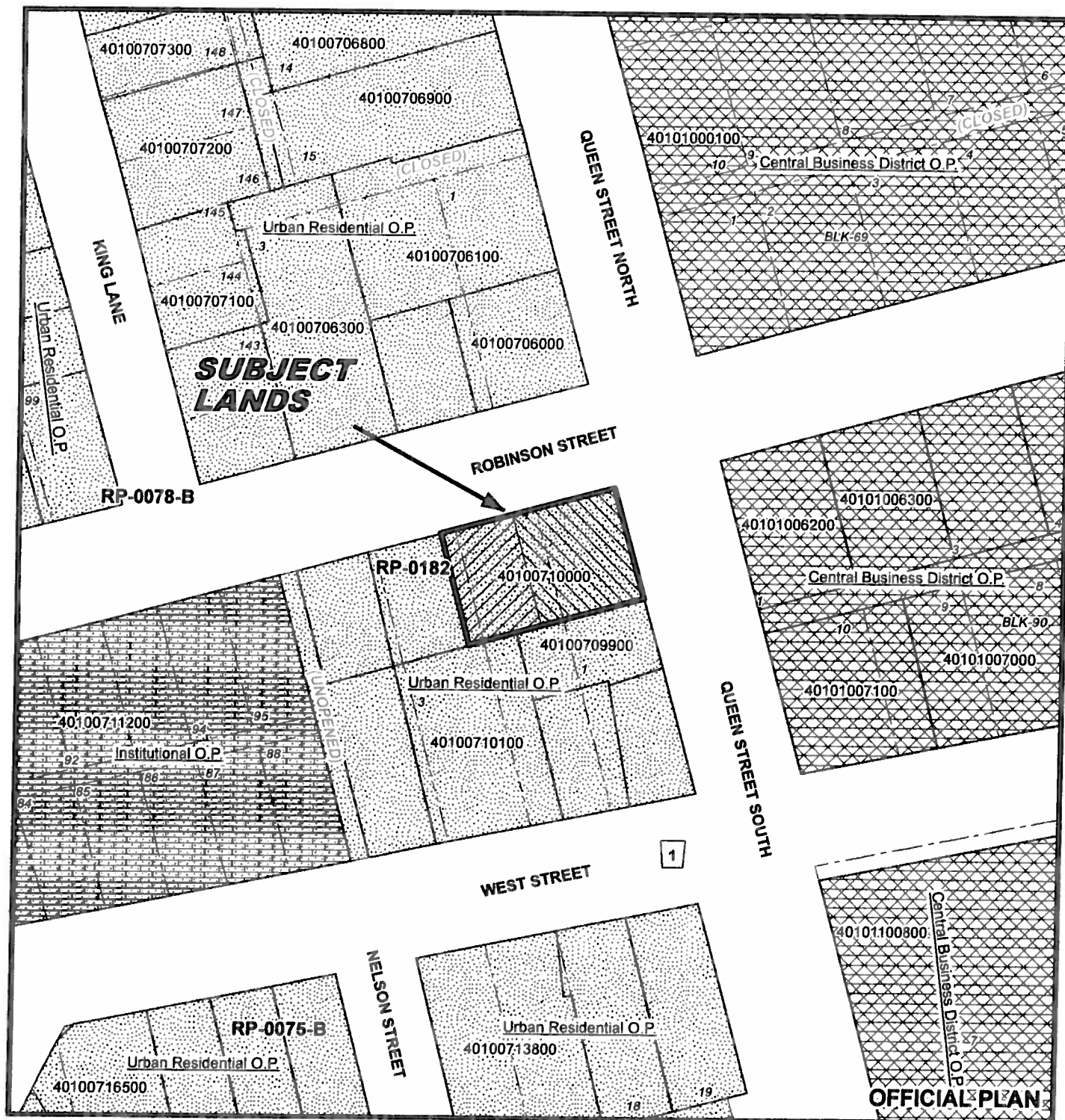
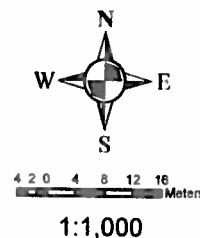


Date: 02/12/2015

MAP 2

File Number: ANPL2015224 & ANPL2015225
& BNPL2015226

Urban Area of SIMCOE

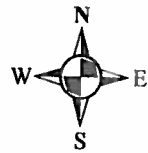


Date: 02/1

MAP 3

File Number: ANPL2015224 & ANPL2015225
& BNPL2015226

Urban Area of SIMCOE



2 10 2 4 6 8 Meters

1:600

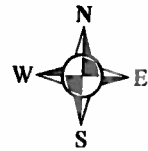


Date: 02/12/2015

MAP 4

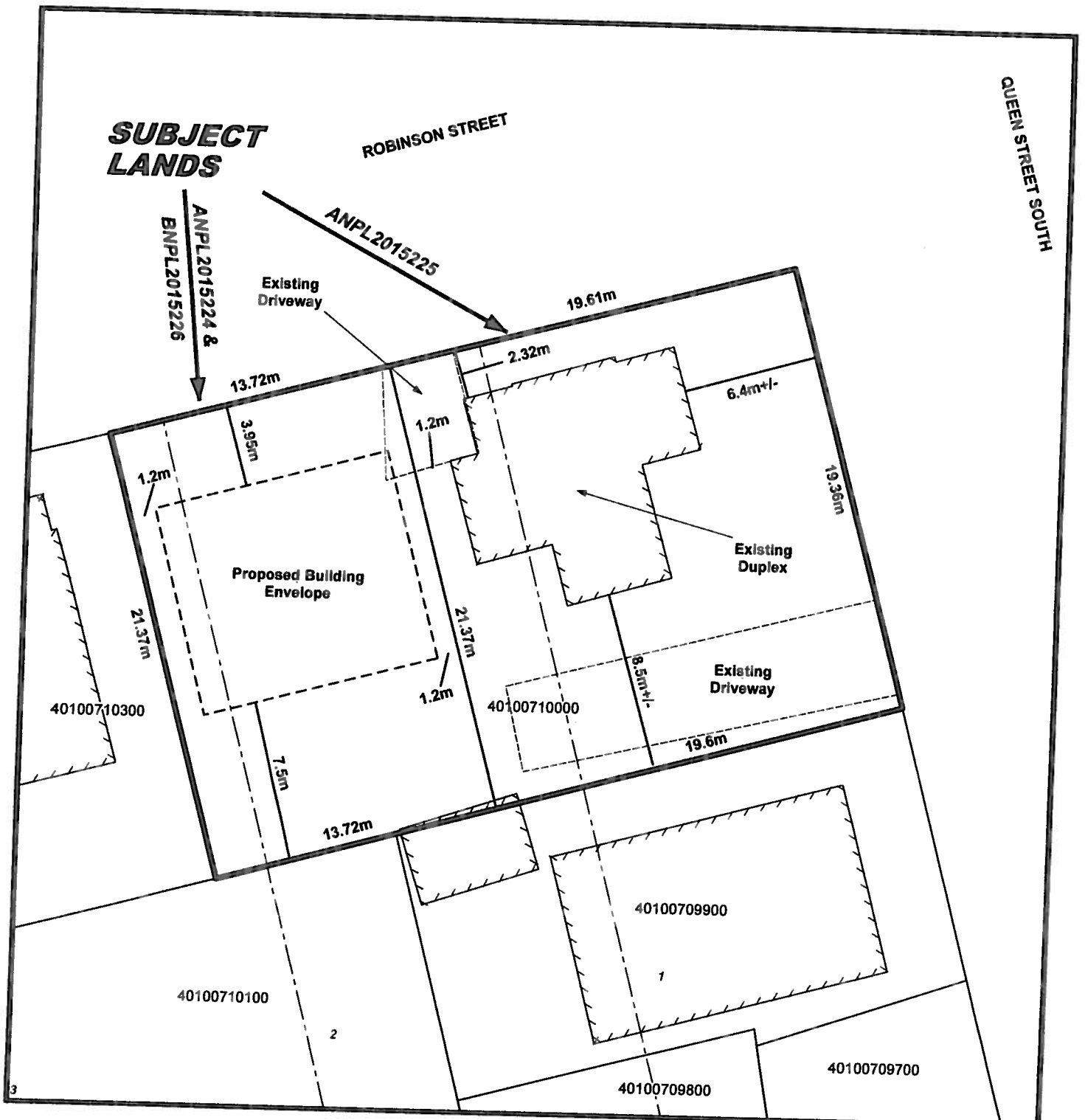
File Number: ANPL2015224 & ANPL2015225
& BNPL2015226

Urban Area of SIMCOE



10.50 1 2 3 4 Meters

1:250



Date: 08/12/2015