

MINOR VARIANCE

Alisha

File Number ANPL2016136  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On n/a  
 Application Submitted On June 9/16  
 Complete Application On June 10/16

Application Fee \$977  
 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-** 335030032820000

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. 1-2-2014

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup> SIGRID AND FRANK MERGVL Phone # \_\_\_\_\_  
 Address 12 COTTONWOOD DRIVE Fax # \_\_\_\_\_  
 Town / Postal Code WATERFORD, ON N0E 1Y0 E-mail \_\_\_\_\_  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

of MICHAEL HIGGINS  
 Name of Agent G.D. VALLEE LIMITED Phone # 519-426-6270  
 Address 2 TALBOT STREET NORTH Fax # 519-426-6277  
 Town / Postal Code SIMCOE, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner <sup>2</sup> SIGRID AND FRANK MERGVL Phone # \_\_\_\_\_  
 Address 12 COTTONWOOD STREET Fax # \_\_\_\_\_  
 Town / Postal Code WATERFORD, ON N0E 1Y0 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:

NOT KNOWN

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

Geographic Township	_____	Urban Area or Hamlet	_____
Concession Number	_____	Lot Number(s)	<u>28</u>
Registered Plan Number	<u>374-61</u>	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>13.76m</u>	Depth (metres/feet)	<u>28m</u>
Width (metres/feet)	<u>IRREGULAR.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>3836 sqm.</u>
Municipal Civic Address	<u>12 COTTONWOOD DRIVE</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):

REQUEST RELIEF OF THE REQUIRED REAR YARD OF 2.5m  
OF THE R1-B ZONE to 3.5m RELIEF OF 4m.

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

REQUEST RELIEF OF THE REQUIRED REAR YARD FOR AN  
EXISTING DECK.

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

REAR YARD TOO SHORT DECK ALREADY BUILT.

**D. PROPERTY INFORMATION**

Present official plan designation(s):

URBAN RESIDENTIAL

Present zoning:

RI-B

Is there a site specific zone on the subject lands?

NONE

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:

SINGLE DETACHED DWELLING WITH AN ATTACHED  
DECK.

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

NOT KNOWN APPROX 2013

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.

NONE

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:

SINGLE DETACHED DWELLING

**MINOR VARIANCE**

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

EXISTING DECK

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:

NOT KNOWN

Present use of the subject lands:

RESIDENTIAL

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

SINCE 2013

Existing use of abutting properties:

RESIDENTIAL STORMWATER POND

**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:

OWNER.

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:

ZBT 2008 - 002 . ZN-014 2008

Land it affects:

SUBJECT LAND

Purpose:

RESIDENTIAL PLAN OF SUBDIVISION

Status/decision:

APPROVED

Effect on the requested amendment:

NONE

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:

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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	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ 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:

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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:

COTTONWOOD DRIVE

**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  
PRBD20141352

PROPERTY INFORMATION

STREET # 12      ROLL No. 3310335030032820000      LEGAL DESCRIPTION:  
PLAN 37M61 LOT 28, IRREG,  
4328.81SF 45.00FR D, ,  
  
UNIT #      TOWNSHIP Nanticoke - Waterford  
STREET NAME COTTONWOOD WATERFORD      ZONING R1-B

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK	7.50	24.60	3.50	11.48	4.00	13.12
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: ADDING A DECK TO THE BACK OF THE HOUSE THAT HAS A 7.50 M REAR YARD SETBACK SECTION 3.6 (C)  
ALLOWS A DECK TO PROJECT INTO THE REAR YARD 3.0 M

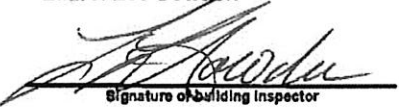
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts 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

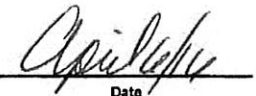
PREPARED BY:

Laurel Lee Sowden

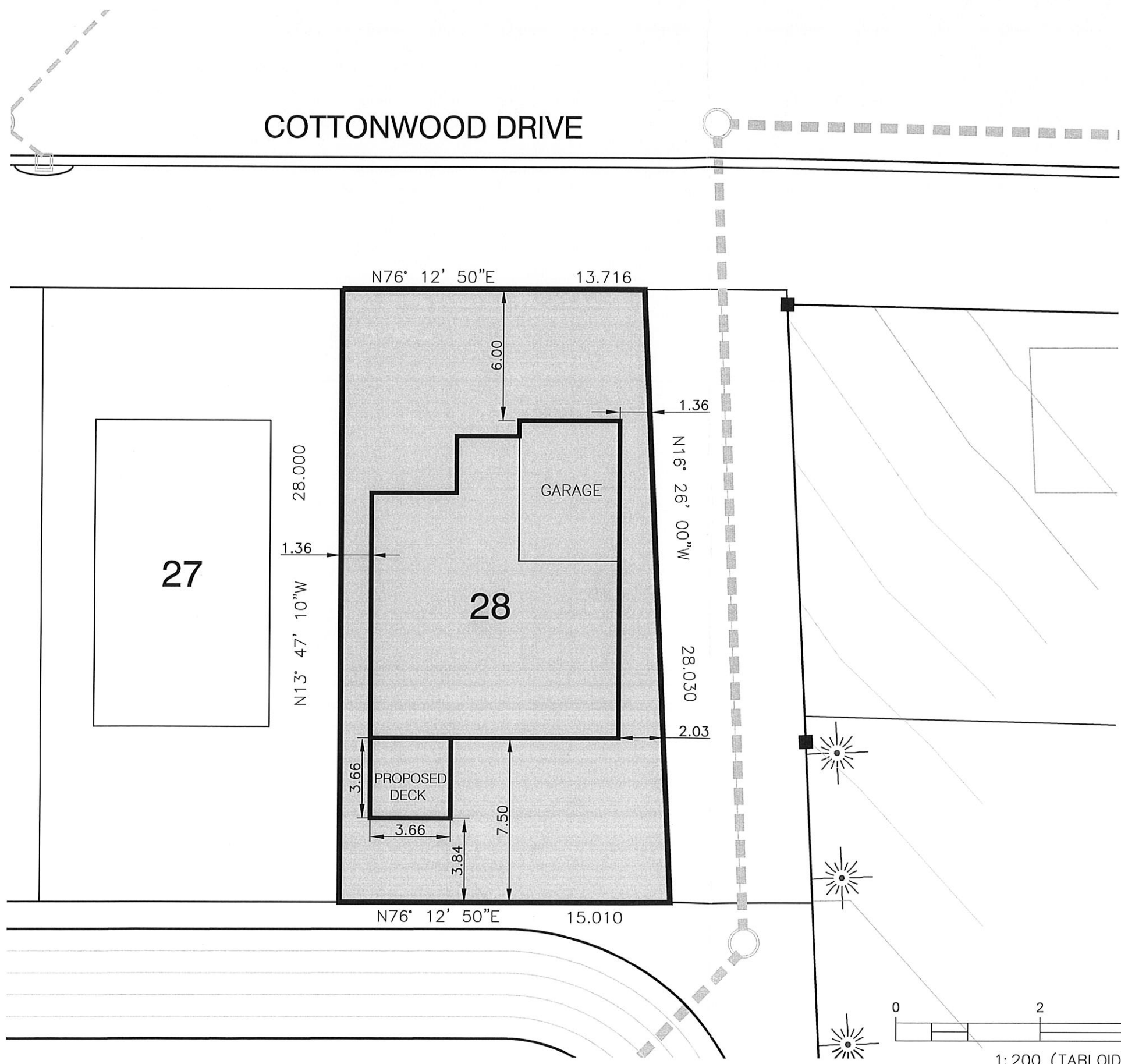
  
Signature of building inspector

AS PER:

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

  
Date



[illegible]

LOT 28  
REGISTERED PLAN 37M-61  
WATERFORD  
NORFOLK COUNTY



**vallee**

*Consulting Engineers,  
Architects & Planners*

**G. DOUGLAS VALLEE LIMITED**  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

CEDAR PARK SUBDIVISION  
WATERFORD

Drawing Title **MINOR VARIANCE PLAN**  
**LOT NO. 28**

Home Builder : **SPADAFORA HOMES**

Designed by : TJC	Drawn By : TJC	Checked By : GAP
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Scale : AS NOTED	Date : JAN 26/14	Drawing No.
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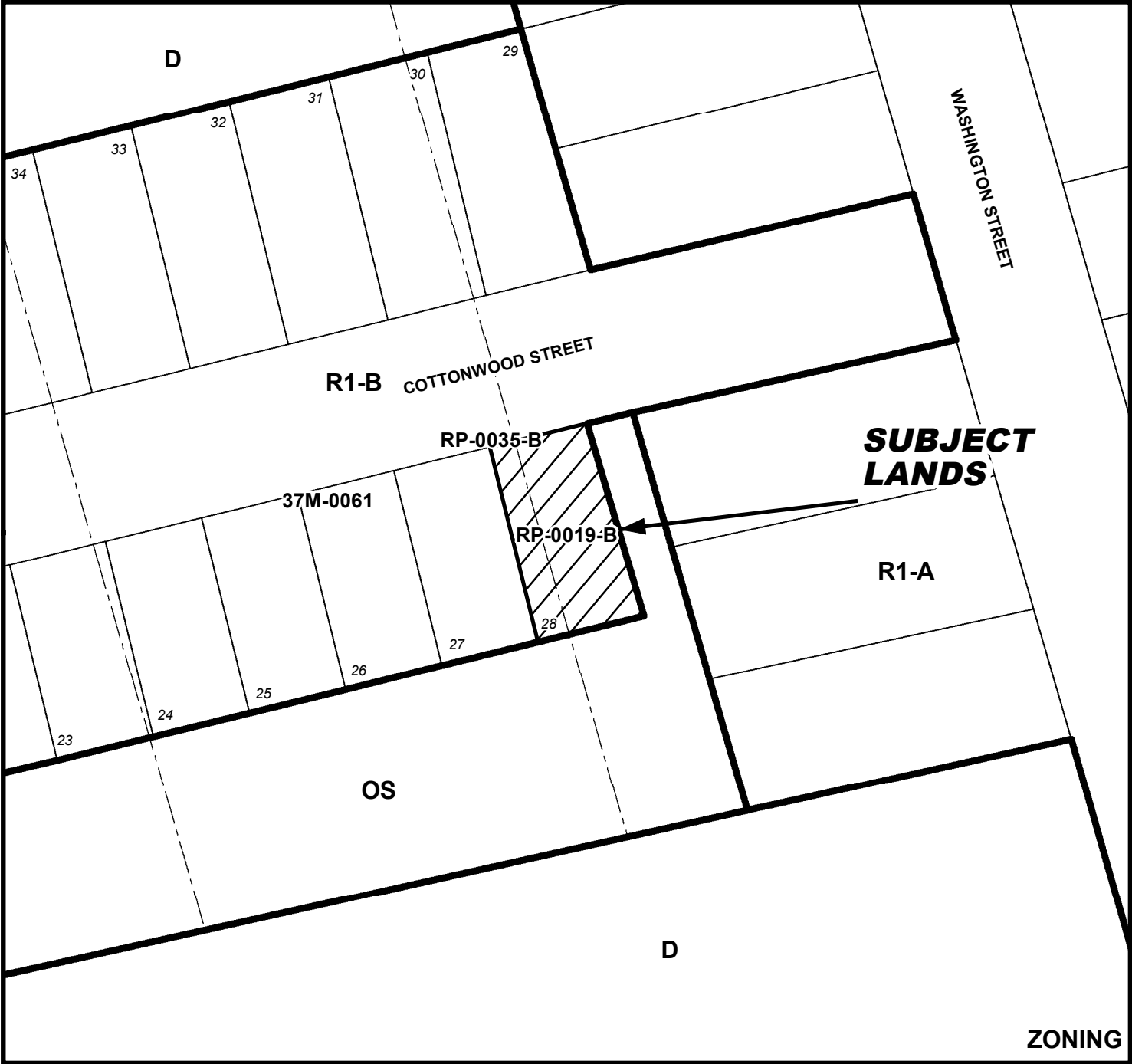
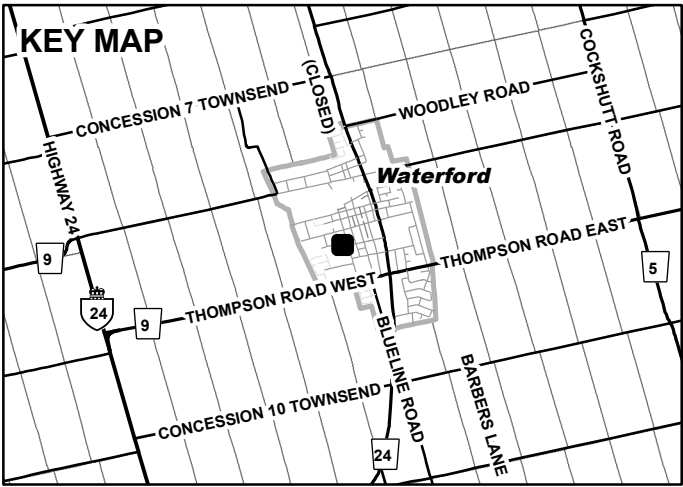
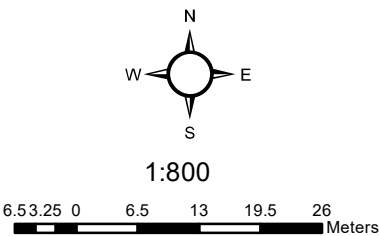
Project No.	12-021-28	L28
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L28

# MAP 1

File Number: ANPL2016136

Urban Area of  
**WATERFORD**



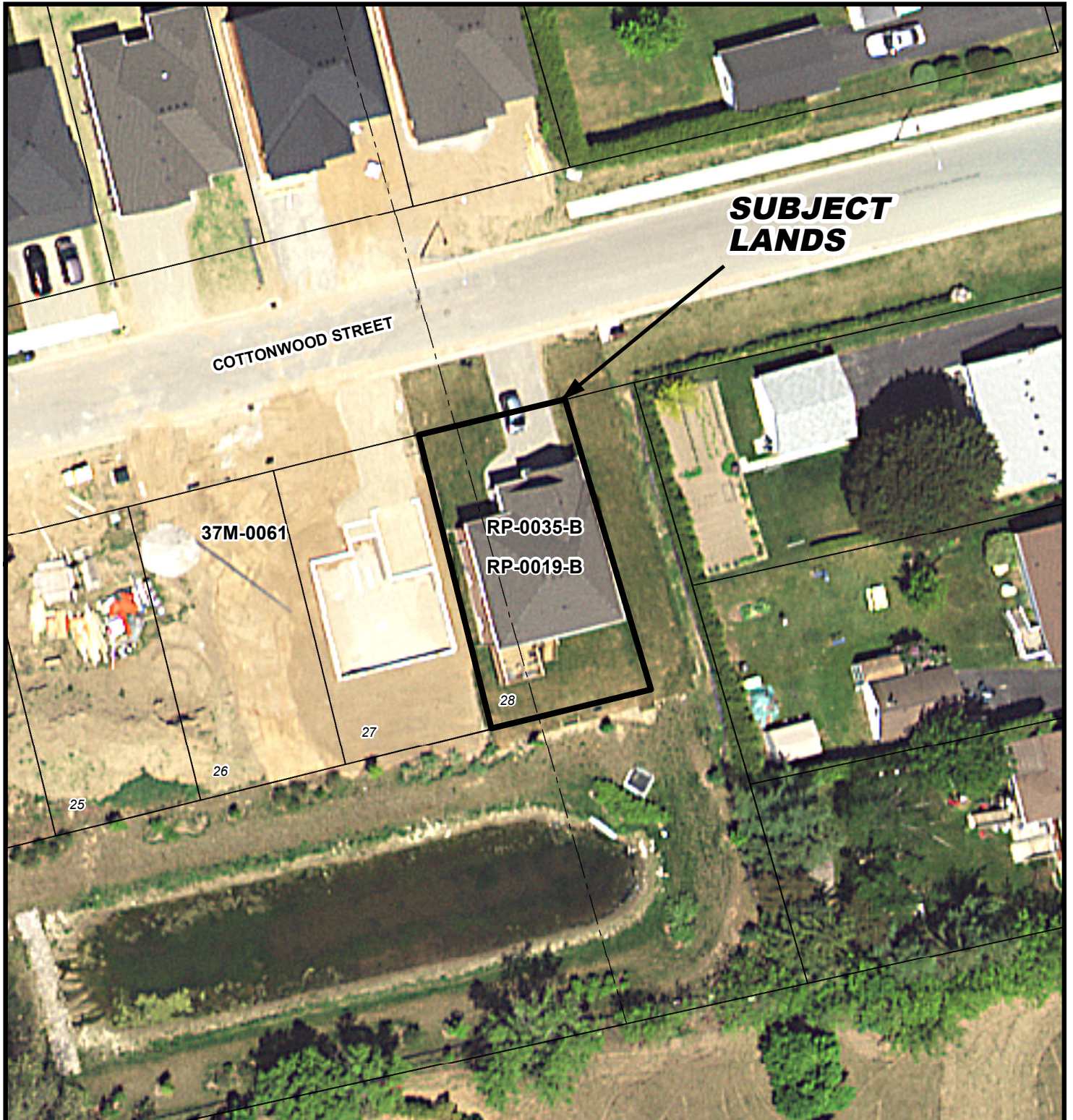
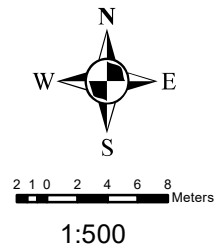
ZONING



## MAP 2

File Number: ANPL2016136

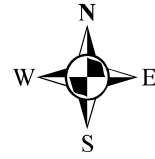
Urban Area of Waterford



# MAP 3

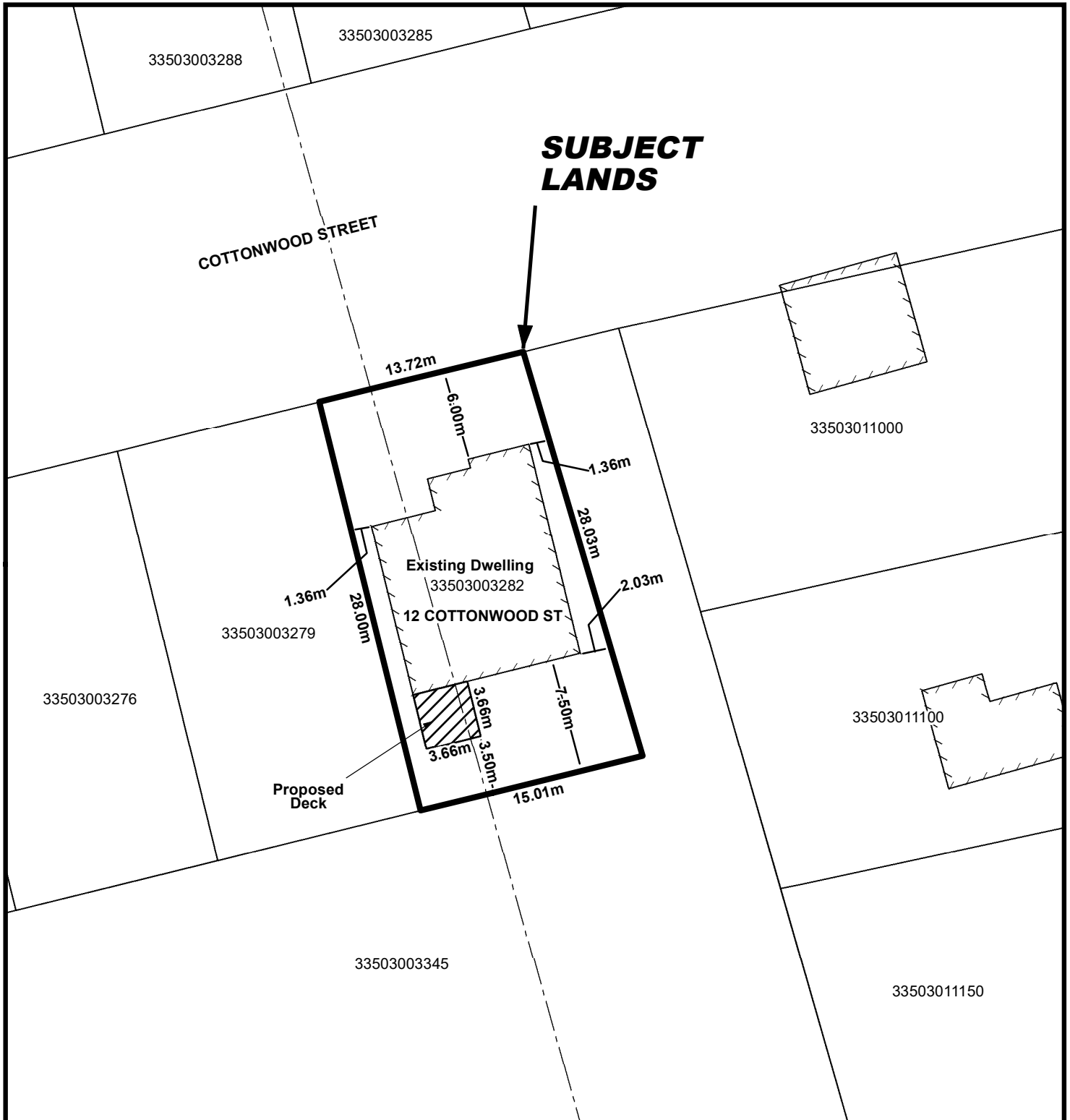
File Number: ANPL2016136

Urban Area of WATERFORD



0 1 2 3 4 Meters

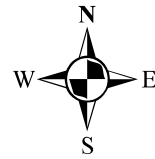
1:359



# LOCATION OF LANDS AFFECTED

File Number: ANPL2016136

Urban Area of WATERFORD



0 1 2 3 4 Meters

1:359

