

## MINOR VARIANCE

occupied lot (15)

Alisha

File Number	<u>ANPL2016263</u>	Application Fee	<u>\$ 977</u>
Related File Number	<u>ANPL2016264, ANPL2016265</u>	Conservation Authority Fee	<u>n/a</u>
Pre-consultation Meeting On	<u>Aug 25/16</u>	OSSD Form Provided	<u>n/a</u>
Application Submitted On	<u>Aug 25/16</u>	Sign Issued	
Complete Application On	<u>Sept 6/16</u>		

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- 012- 02900-0000**

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. 1-2-2014

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	<u>Nick Thompson</u>	Phone #	<u>519-429-0699</u>
Address	<u>126 North Main St.</u>	Fax #	
Town / Postal Code	<u>Simcoe, N3Y 2M3</u>	E-mail	<u>principalpropertiesnorfolk@gmail.com</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>Nick Thompson</u>	Phone #	<u>519-429-0699</u>
Address	<u>126 North Main St</u>	Fax #	
Town / Postal Code	<u>Simcoe, N3Y 2M3</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:

<u>Libco Credit Union</u>	<u>22 Cathers St E</u>
	<u>Caledonia ON N3L 2G6</u>

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

Geographic Township	_____	Urban Area or Hamlet	<u>Simcoe.</u>
Concession Number	_____	Lot Number(s)	<u>Lot 17</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	<u>Blk 97</u>
Reference Plan Number	<u>Plan 182.</u>	Part Number(s)	_____
Frontage (metres/feet)	<u>12m / 40ft.</u>	Depth (metres/feet)	<u>27m / 90ft.</u>
Width (metres/feet)	<u>12m / 40ft</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>324 m<sup>2</sup> / 3600 ft<sup>2</sup>.</u>
Municipal Civic Address	<u>124 Queen St South</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):

none.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

R2 - single detached - R1-B provisions  
relief of 116 m<sup>2</sup> from the minimum req'd lot area  
of 360 m<sup>2</sup> to permit a lot area of 344 m<sup>2</sup>

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

This is a current lot of record.  
 \_\_\_\_\_

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Urban Residential.

Present zoning:

R2.

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:

single house & detached garage.

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

around 1920-1930.

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.

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:

None.

**MINOR VARIANCE**

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:

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

April 15, 2016.

Present use of the subject lands:

Single family home.

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

Existing use of abutting properties:

R2.

**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:

Local 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:

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Land it affects:

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Purpose:

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Status/decision:

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Effect on the requested amendment:

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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>100</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 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 <u>100</u> distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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:

Natural gas, Electricity

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:

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Name of road/street:

Queen St south.

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**I. OTHER INFORMATION**

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

☐ Yes ☒ No

If yes, describe:

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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.

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## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

124 QUEEN ST. S. SIMCOE

Legal Description: PLAN 182 BLK 97 LOT 15

ASSESSMENT # 3310401012029000  
NICHOLAS THOMPSON

Application #:  
ZONED R2 - SFD = R1-B

### Urban Residential Type R1 Zone

Urban Residential Type R1 Zone		Zoning	R1-B		
	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	360.00	344m <sup>2</sup>	16m <sup>2</sup>	m.sq
	ii) corner lot			N/A	m.sq
	iii) lot of record - interior lot			0.00	m.sq
	iv) lot of record - corner lot			N/A	m.sq
	b) minimum lot frontage			0.00	
	i) interior lot	12.00	12.00	N/A	m
	ii) corner lot			N/A	m
	iii) lot of record - interior lot			N/A	m
	iv) lot of record - corner lot			N/A	m
	c) minimum front yard	6.00	4.27	1.73	m
	i) detached garage with rear lane			N/A	m
	d)mimimum exterior side yard			N/A	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00	3.00	N/A	m
	detached garage (1.2m)	1.20	1.20	N/A	m
	ii) detached garage with a rear lane ;			N/A	m
	attached garage			N/A	m
	f) minimum rear yard	7.50	5.41	2.09	m
	g) maximum building height			N/A	m

Comments

MEASUREMENTS ARE DETERMINED FROM GIS MEASURING TOOL.

### Accessory Structure

3.2.1 a) building height	6.00	6.00		m
b) minimum front yard			N/A	m
c) minimum exterior side yard			N/A	m
d) minimum interior side yard	1.20	-(existing)	1.20	m
e) minimum rear yard	1.20	1.50	N/A	m
f) through lot distance to street line			N/A	m
g) Lot coverage				
i) lot coverage	10.00	4.00	0.00	%
ii) usable floor area	55.00	19.32	N/A	m.sq

Comments

THE ACCESSORY BUILDING APPEARS TO BE OVER THE PROPERTY LINE



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ZONED R2 - SFD = R1-B

### Urban Residential Type R1 Zone

Zoning

R1-B

#### Decks and Porches

3.6 a) interior side lot line

N/A

m

b) have a floor higher than the height,  
above finished grade, of the floor of the  
first storey of the main building on the lot.

N/A

m

c) project more than 3 m into a required  
rear yard but in no circumstance be closer  
than 3m from the rear lot line.

N/A

m

d) project more than 1.5m into the  
required front yard or required exterior

n/a

m

e) sloping rear yard.

i) interior lot line

n/a

m

ii) rear lot line

n/a

m

Comments

#### Parking

4.1 number of parking spaces

N/A

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

Sept 2, 2016

date

Prepared By:

LAUREL LEE SOWDEN

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

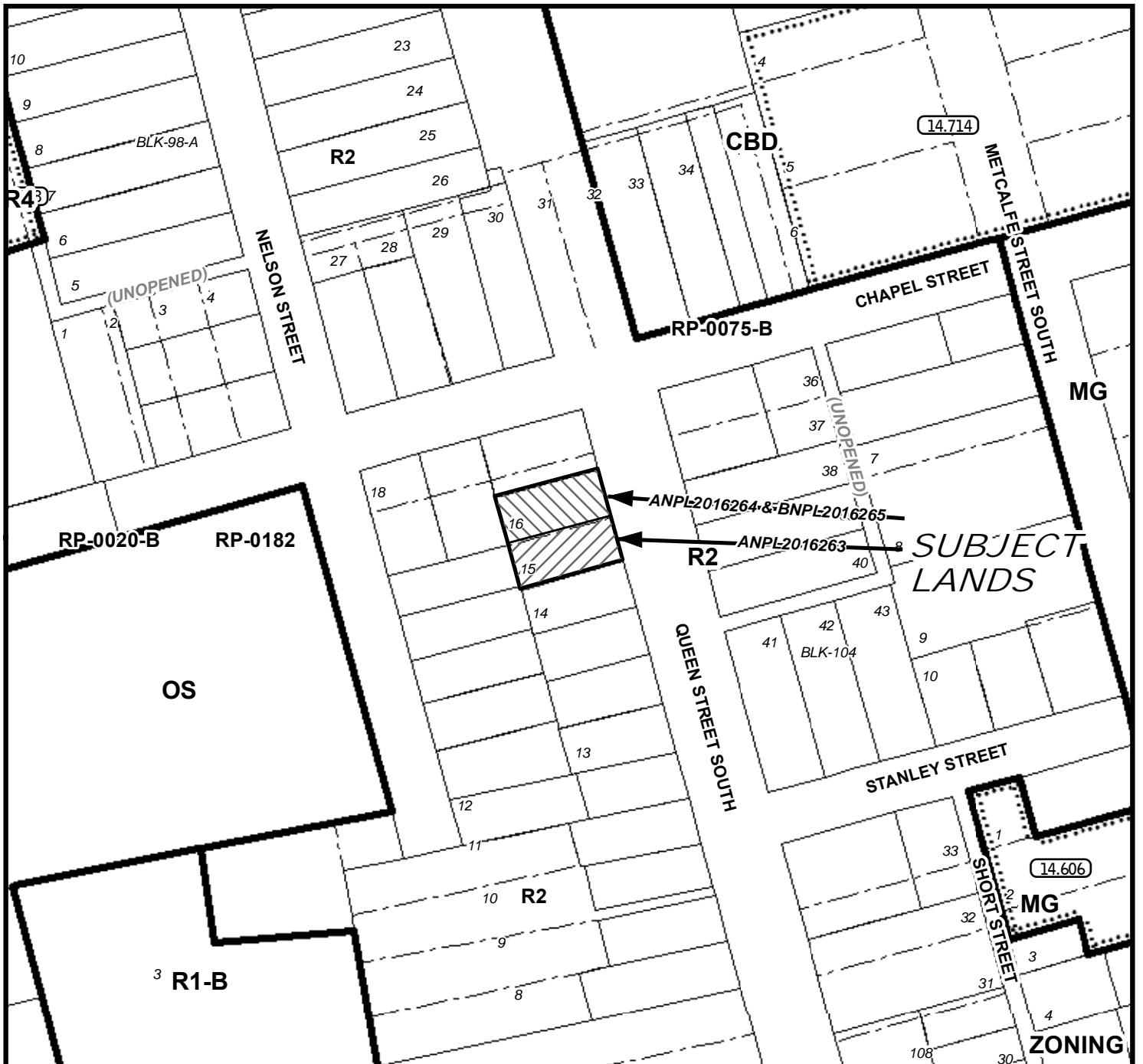
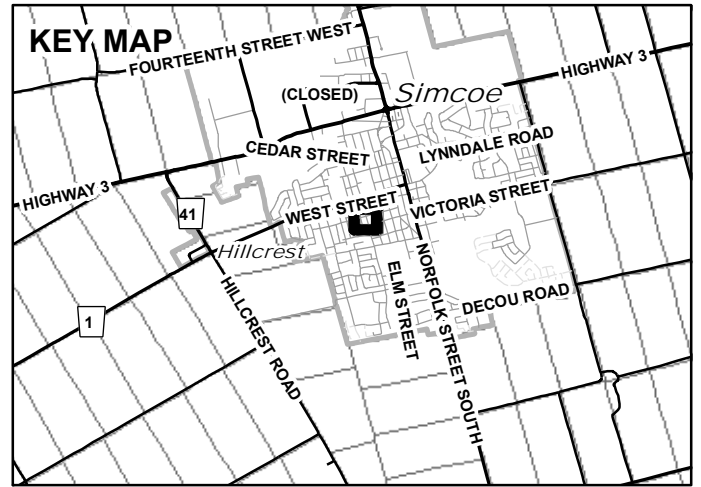
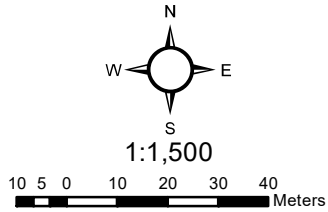
Signature of Building Inspector

date

# MAP 1

File Number: ANPL2016263,  
ANPL2016264 &  
BNPL2016265

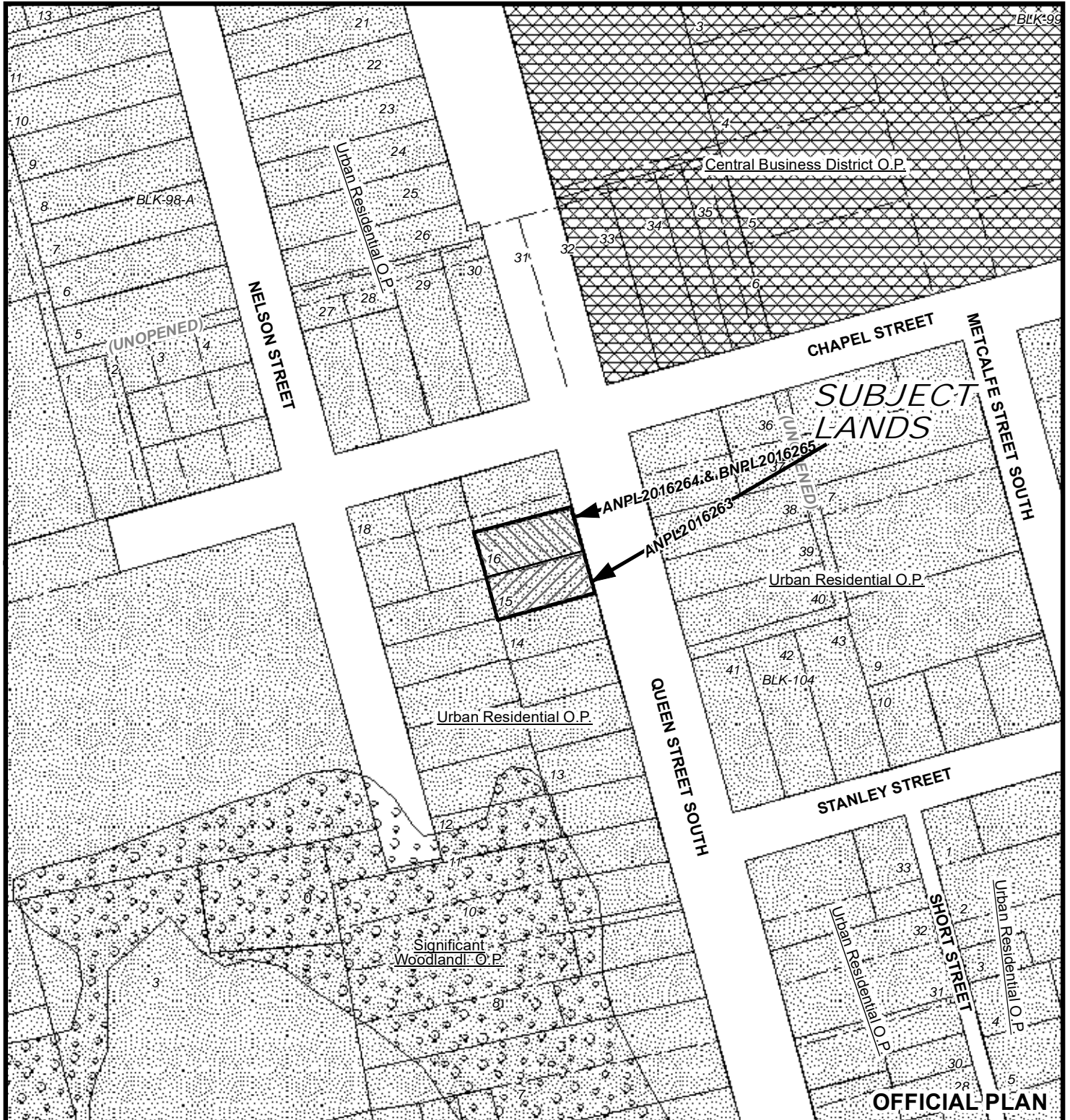
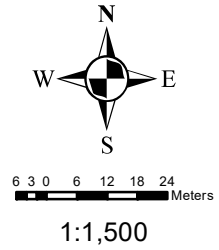
Urban Area of  
**SIMCOE**



# MAP 2

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

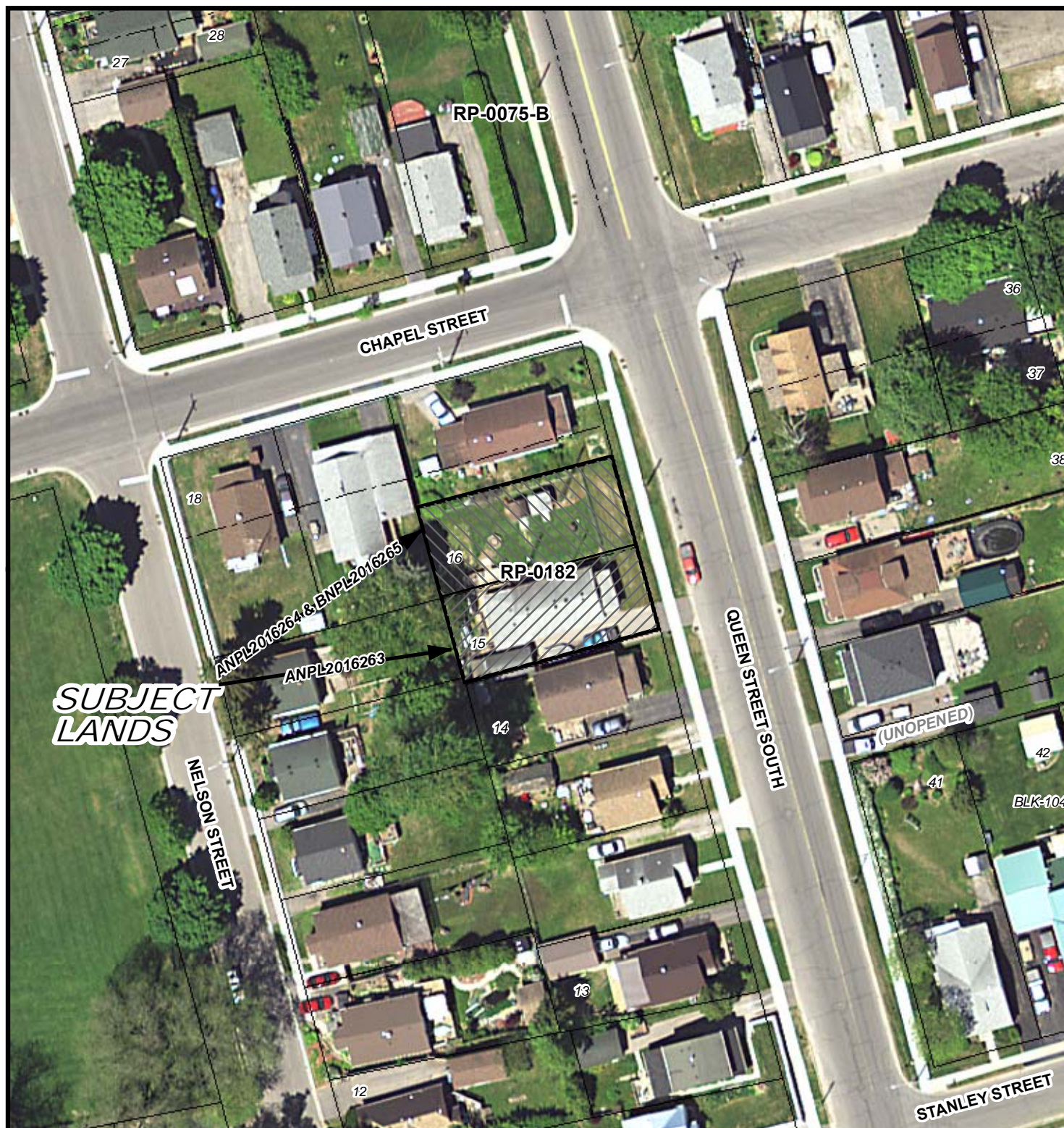
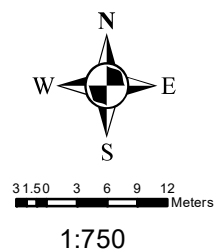
Urban Area of SIMCOE



# MAP 3

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

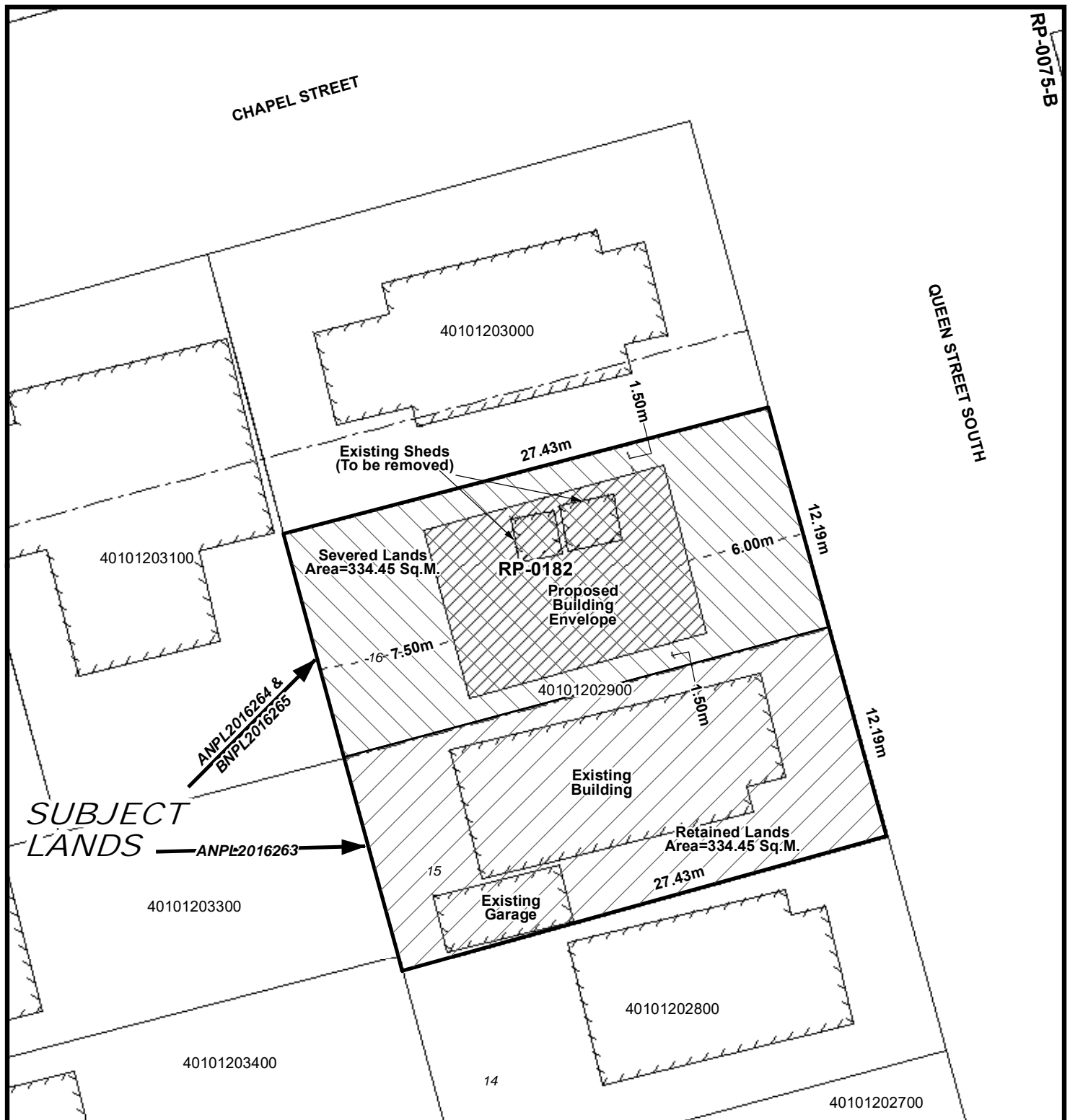
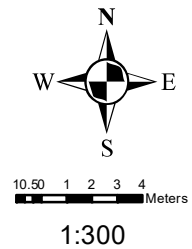
Urban Area of SIMCOE



# MAP 4

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE



# LOCATION OF LANDS AFFECTED

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE

