

VACANT LOT (16)

MINOR VARIANCE

Alisha

File Number	<u>ANPL20162604</u>	Application Fee	<u>\$977</u>
Related File Number	<u>ANR2016263, BNR2016265</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>Nicholas Walter 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>thompn2@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>Nicholas &amp; Melanie Thompson</u>	Phone #	<u>519-429-0699</u>
Address	<u>126 North Main St</u>	Fax #	
Town / Postal Code	<u>Simcoe, N3Y2M3</u>	E-mail	<u>thompn2@gmail.com</u>

<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>Libro Credit Union</u>	<u>22 Cathers St E</u>
<u>(Mortgage)</u>	<u>PO Box 2135</u>
	<u>Caledonia ON N3W 2G6</u>

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

Geographic Township	<u>Simcoe</u>	Urban Area or Hamlet	<u>Simcoe</u>
Concession Number		Lot Number(s)	<u>Lot 16</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 / 90 ft</u>
Width (metres/feet)	<u>12m / 40 ft</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):

New Build. Single family residence

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

R2 - single detached - R1-B provisions  
 \* relief of 16 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  
Majority of lots in this area are 324 m<sup>2</sup> with 12m of frontage. Empty lot 16 is the last undeveloped lot of this size in the immediate area.

## D. PROPERTY INFORMATION

Present official plan designation(s):

Plan 182 Urban Residential

Present zoning:

~~R2~~ 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:

Two small storage sheds currently exist on lot. These will both be removed upon approval of minor variance.

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

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:

see attached  
Building will be single family home & adhere to all required setbacks and building codes.



MINOR VARIANCE

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

~~2017 calendar year~~ 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:

Empty Grassed lot

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

Existing use of abutting properties:

R2 RR Residential

**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:

Neighbours & local professionals.

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

## 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 checked="" type="checkbox"/> No 100M 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 100M 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:

Natural Gas, Electricity.

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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:

Queen St South.

**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.



## 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

NICHOLAS THOMPSON

Legal Description: SIMCOE PLAN 182 BLK 97 LOT 16

124 QUEEN ST. S

Application #:

ASSESSMENT # 331040101202900

### Urban Residential Type R1 Zone

	Zoning	R1-B	ZONED R2 - SFD = R1-B	
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2 Main Building				
a) minimum lot area				
i) interior lot	360.00	344	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	6.00	N/A	m
i) detached garage with rear lane			N/A	m
d) minimum exterior side yard			N/A	m
e) minimum interior side yard				
i) detached garage (3.0m)	3.00	1.50	1.50	m
detached garage (1.2m)	1.20	1.50	N/A	m
ii) detached garage with a rear lane ; attached garage			N/A	m
f) minimum rear yard	7.50	7.50	N/A	m
g) maximum building height	9.20	9.00	N/A	m

Comments

REQUIRE CONSTRUCTION DRAWINGS OF THE PROPOSED

### Accessory Structure

3.2.1 a) building height	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		0.00	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line			N/A	m
g) Lot coverage				
i) lot coverage	10.00		0.00	%
ii) usable floor area	100.00			m.sq

Comments





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### Urban Residential Type R1 Zone

Zoning

R1-B

ZONED R2 - SFD =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 side yard.

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

Prepared By:

LAUREL LEE SOWDEN

Signature of Building Inspector

Sept 2, 2016.

date

Sept 2/16

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

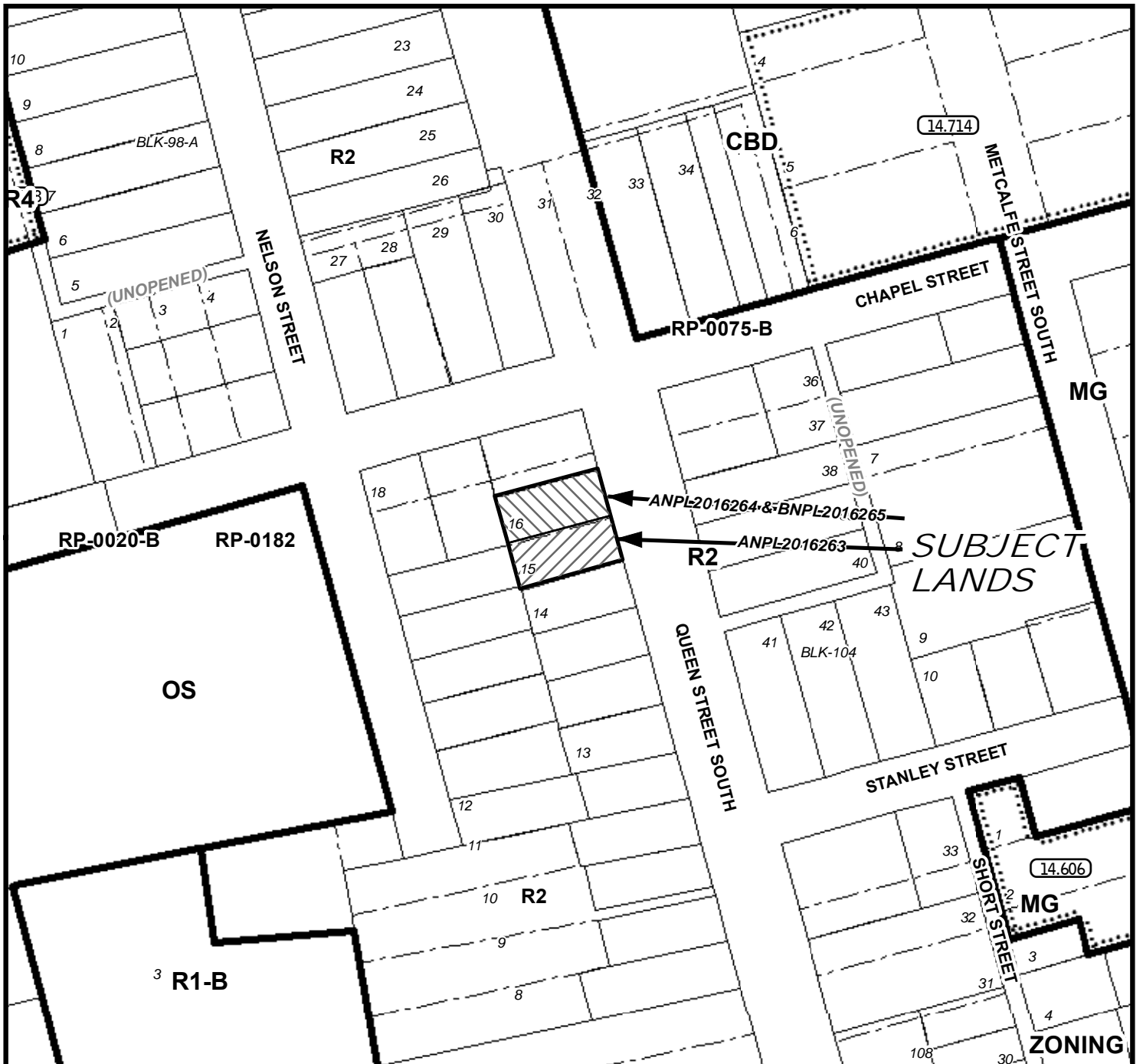
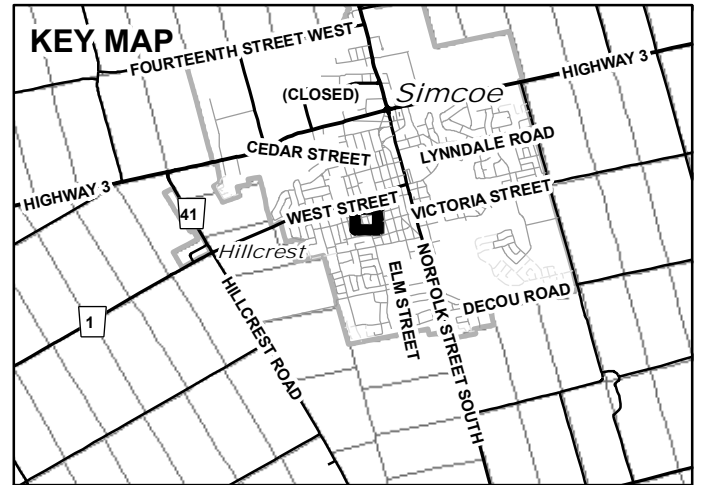
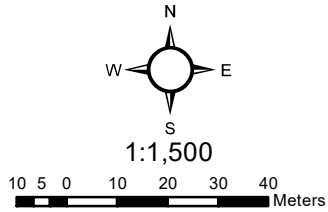
Manager, Building & Bylaw Division

Norfolk County

# MAP 1

File Number: ANPL2016263,  
ANPL2016264 &  
BNPL2016265

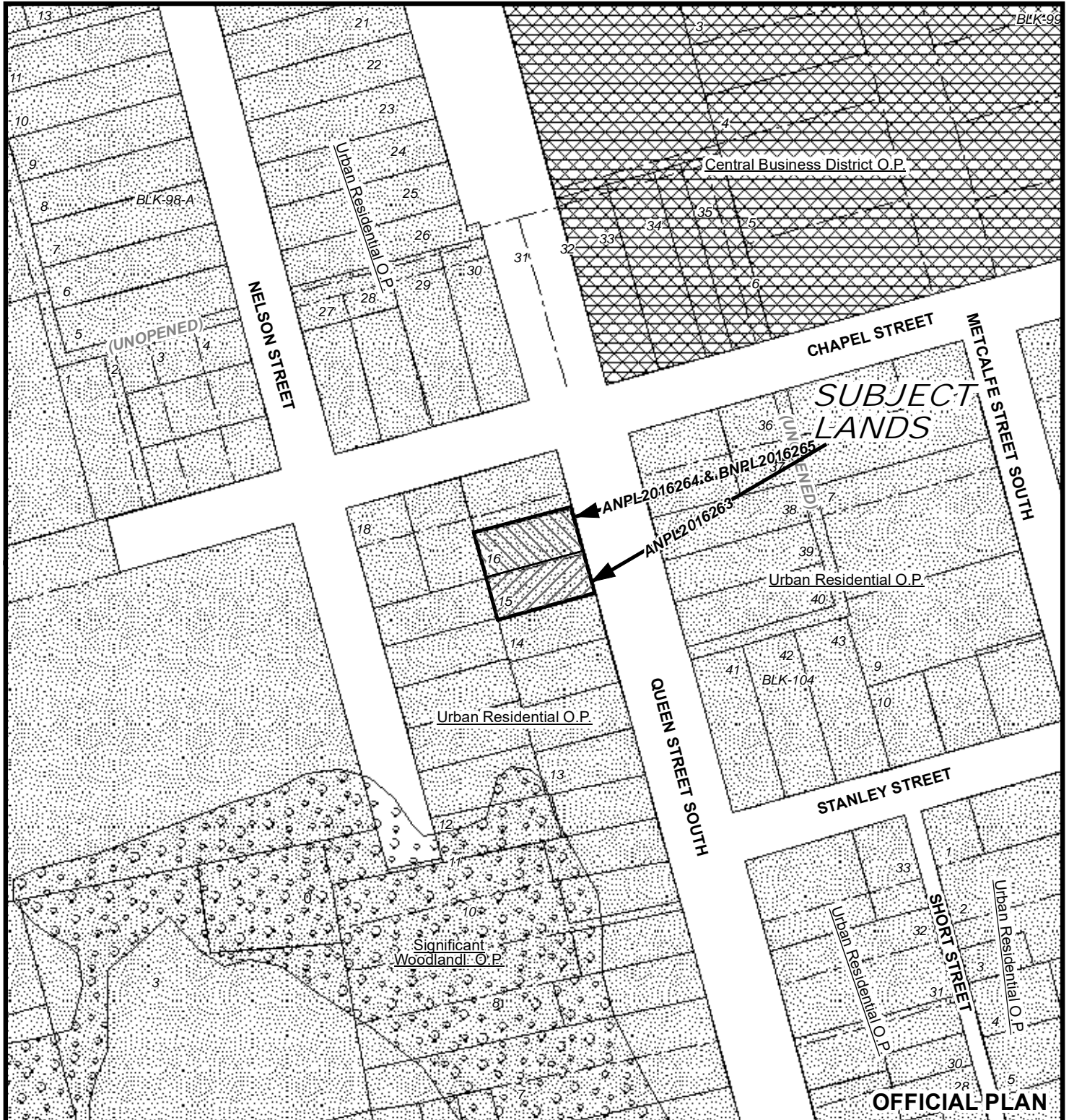
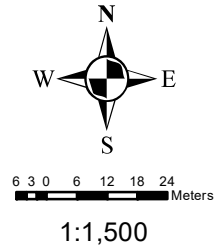
Urban Area of  
**SIMCOE**



# MAP 2

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE

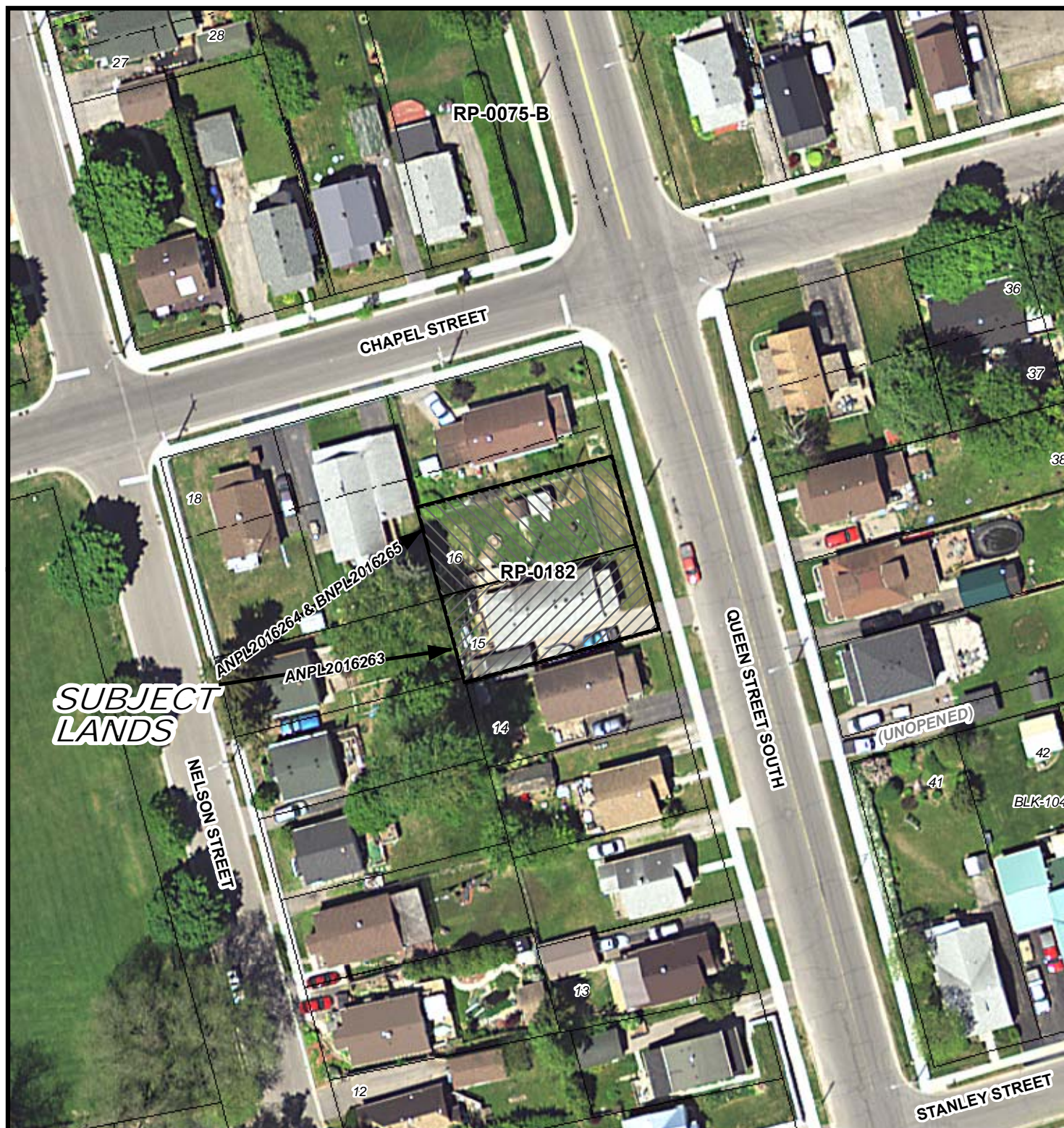
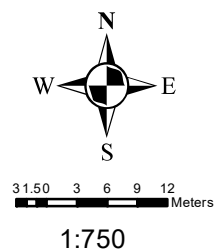




# MAP 3

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE

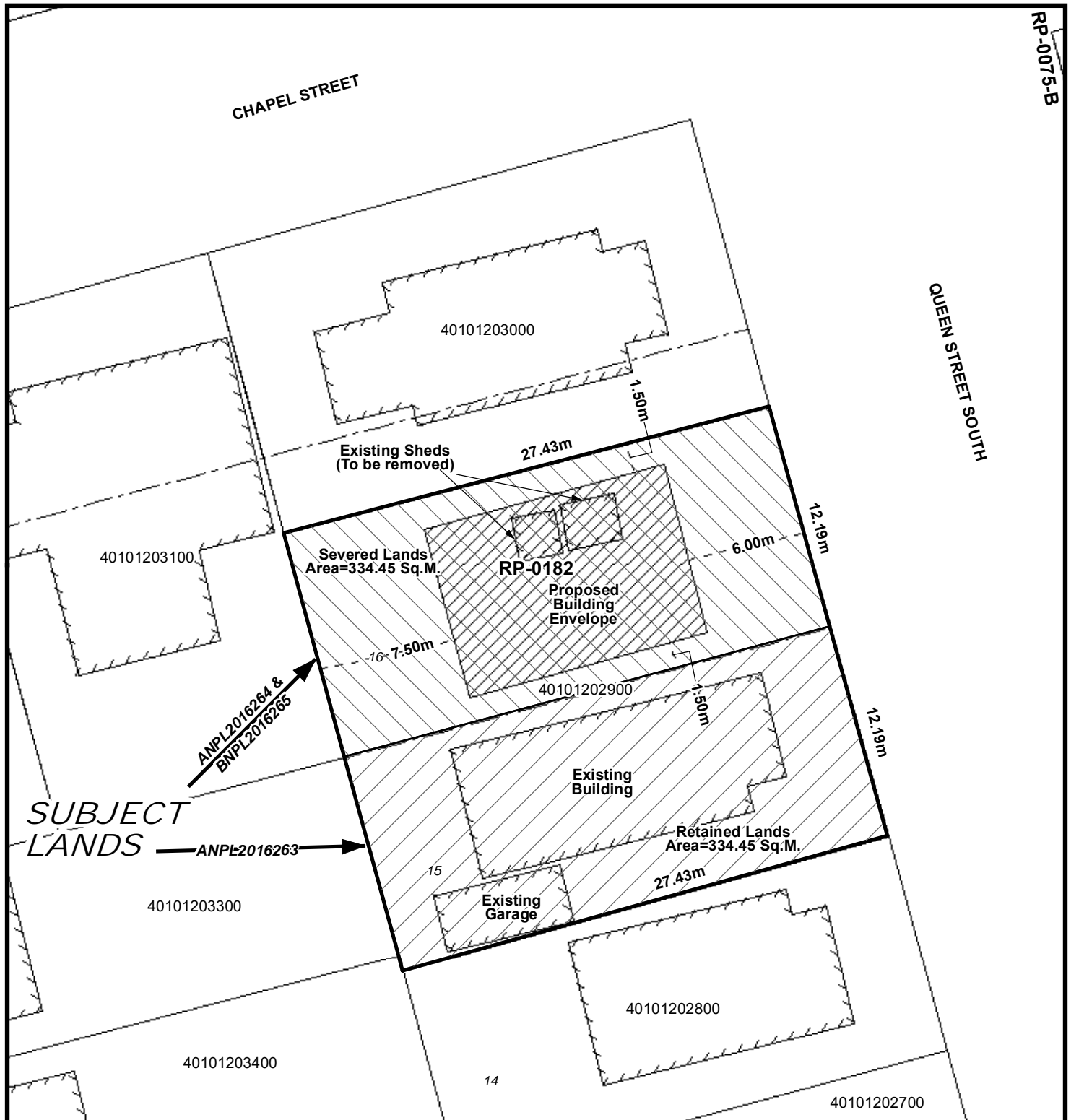
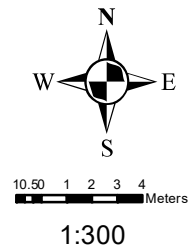




# MAP 4

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE



# LOCATION OF LANDS AFFECTED

File Number: ANPL2016263, ANPL2016264 &  
BNPL2016265

Urban Area of SIMCOE

