

**For Office Use Only:**

File Number	<u>ANPL2017289</u>	Application Fee	<u>\$1172</u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>                    </u>	OSSD Form Provided	<u>                    </u>
Application Submitted	<u>Nov. 23 - 2017</u>	Planner	<u>                    </u>
Complete Application	<u>                    </u>	Public Notice Sign	<u>                    </u>

**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 492-006-02493

**A. Applicant Information**

**Name of Owner** KEESMAAT HOMES

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.

**Address** 2149 RIVER RD.

**Town and Postal Code** CAYUGA ONT

**Phone Number** 905-576-5304

**Cell Number**                     

**Email** ike@kwil.com

**Name of Applicant**                     

**Address**                     

**Town and Postal Code**                     

**Phone Number**                     

**Cell Number**                     

**Email**                     

**RECEIVED**

**DEC - 5 2017**



**NORFOLK COUNTY  
COMMUNITY  
PLANNING**  
DEVELOPMENT AND CULTURAL SERVICES

**NORFOLK COUNTY**  
LANGTON ADMINISTRATION BUILDING

Revised October 2017  
Committee of Adjustment Development Application  
Page 1 of 12

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A

## B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

LOT 23 - 37M67

Municipal Civic Address: 287 COURTLAND ST

Present Official Plan Designation(s):

Present Zoning:

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

NEW SUBDIVISION / VACANT LOT

4. 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

5. 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.

NEW HOUSE

6. 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 SITE PLAN

7. 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:

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

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

STORM DRAIN AT REAR





### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

##### Existing

##### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

12.7m

12.7m

Lot depth

38.8

38.8

Lot width

20.18

20.18

Lot area

Lot coverage

Front yard

6m

6m

Rear yard

17.4m

17.4m

Left Interior side yard

Right Interior side yard

2.5m

2.5m

Exterior side yard (corner lot)

6m

4.36m

#### 2. Please outline the relief requested (assistance is available):

EXTERIOR SIDE YARD

(1.64m)

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

HOUSE DESIGN

#### 4. Description of land intended to be severed in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



Proposed final lot size (if boundary adjustment): \_\_\_\_\_  
If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of land intended to be retained in metric units:  
Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Lot Area: \_\_\_\_\_  
Present Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:  
Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:  
  
Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_



Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown  
If yes, specify the uses (example: gas station, petroleum storage, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:  
\_\_\_\_\_  
\_\_\_\_\_

4. If you answered yes to any of the above questions in Section D, 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

#### E. Provincial Policy

1. 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

If no, please explain:

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2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

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Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

1. 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)
- 

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
- 
- 
-

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**



## I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

## Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

## Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

Owner/Applicant/Agent Signature

Date

### J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We 165 Roberts Ave am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date \_\_\_\_\_

Owner

Date

**K. Declaration**

I, KEESJAY of CATUGA

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 ROBINSON STREET

In Simcoe, ON.

This 03 day of NOVEMBER

A.D., 20 17.

  
A Commissioner, etc.

  
Owner/Applicant/Agent Signature

Shannon Nichole Van Dalen, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County,  
Expires November 5, 2018.



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

Address: 287 Courtland Street                      Legal Description:    Plan 37M lot 22 Windham

Roll Number: 3310-492-006-02493                      Application #:

Information Origins:

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00		N/A	m.sq
	ii) corner lot	560.00		N/A	m.sq
	iii) lot of record - interior lot	405.00		N/A	m.sq
	iv) lot of record - corner lot	450.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	iii) lot of record - interior lot	13.50		N/A	m
	iv) lot of record - corner lot	15.00		N/A	m
	c) minimum front yard	6.00		N/A	m
	i) detached garage with rear lane	3.00		N/A	m
	d)mimimum exterior side yard	6.00	4.36	1.64	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00		N/A	m
	detached garage (1.2m)	1.20		N/A	m
	ii) detached garage with a rear lane ;	1.20		N/A	m
	attached garage	1.20		N/A	m
	f) minimum rear yard	7.50		N/A	m
	g) maximum building height	11.00		N/A	m
Comments		lot is a corner lot, and exterior side yard is deficient by 1.64m			





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

Address: 287 Courtland Street                      Legal Decription:    Plan 37M lot 22 Windham

Roll Number: 3310-492-006-02493                      Application #:

Information Origins:

Urban Residential Type 1 Zone (R1)                      Zoning                      R1-A

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.

Prepared By:  
Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

*Roxanne Koot*

Signature of Zoning Administrator

date

*Nov 23/17*

date

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

# SKETCH FOR MINOR VARIANCE OF

LOT 23, REGISTERED PLAN 37M-67

IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM

IN

NORFOLK COUNTY

SCALE: 1 : 200

JEWITT AND DIXON LTD.

NOVEMBER 3, 2017

LOT 22

PART 14, SUBJECT TO 2.5m WIDE EASEMENT AS IN INSTRUMENT No. NK75106

37M-67

10705

38,822

37R

2.55

2.50

10705

PART 15, SUBJECT TO 2.5m WIDE EASEMENT AS IN INSTRUMENT No. NK75106

7.50 (MIN)

17.42

38,822

37R

2.55

2.50

10705

6.00 (MIN)

20.183

REGISTERED PLAN

7.5m REAR YARD - R1-A

LOT 23

PROPOSED  
DWELLING

GARAGE

6.0m FRONT YARD - R1-A

(PROPOSED) 4.30

17.65

PROPOSED 4.3m WIDE EXTERIOR SIDYARD SETBACK

4.36

31.030

4.56

(PROPOSED) 4.30

R=8,000  
A=12.700

12.700

COURTLAND STREET



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

CONNAUGHT AVENUE

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

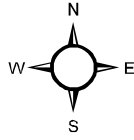
JOB # 17-1718 KEESMAAT

# MAP 1

## File Number: ANPL2017289

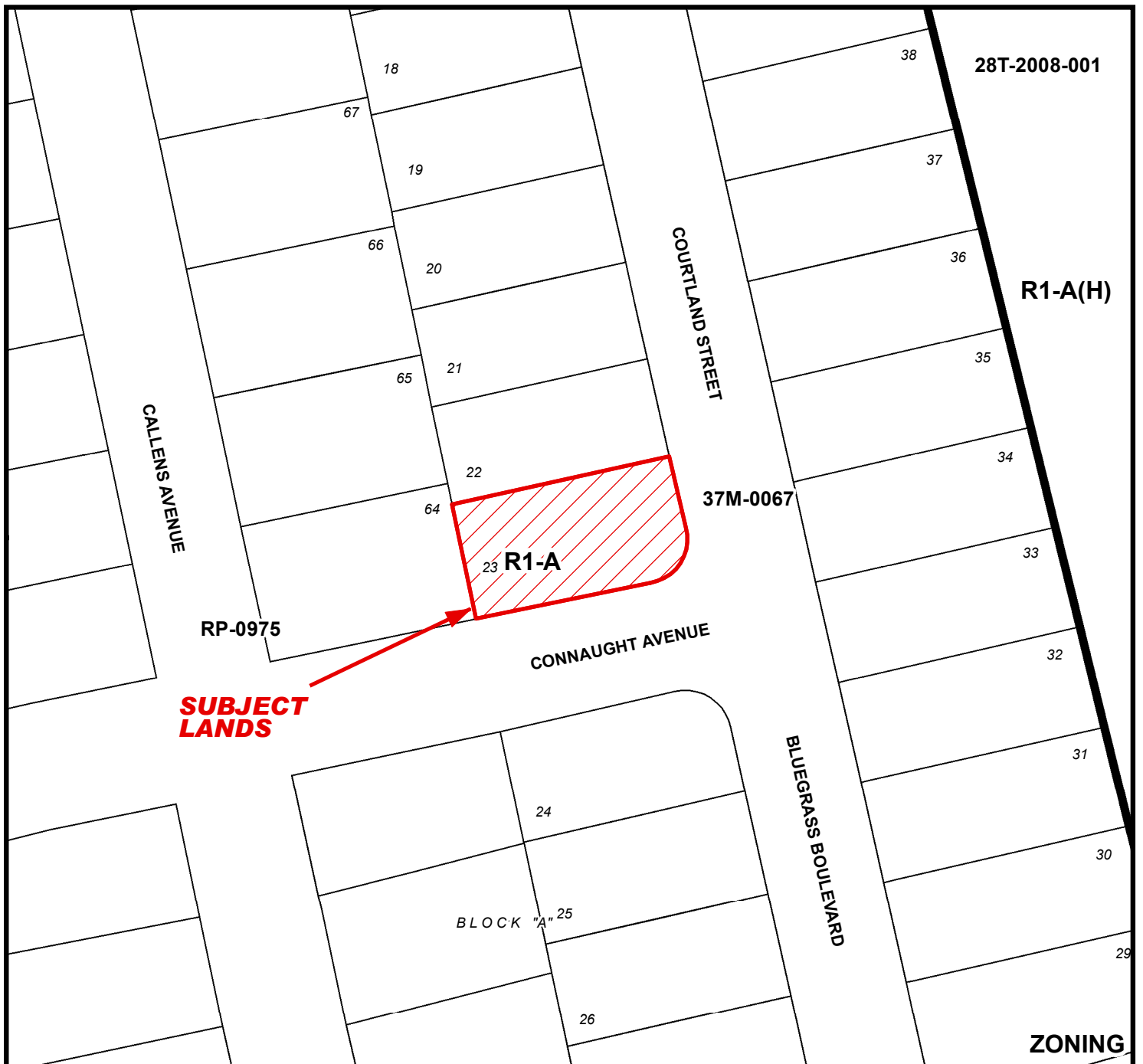
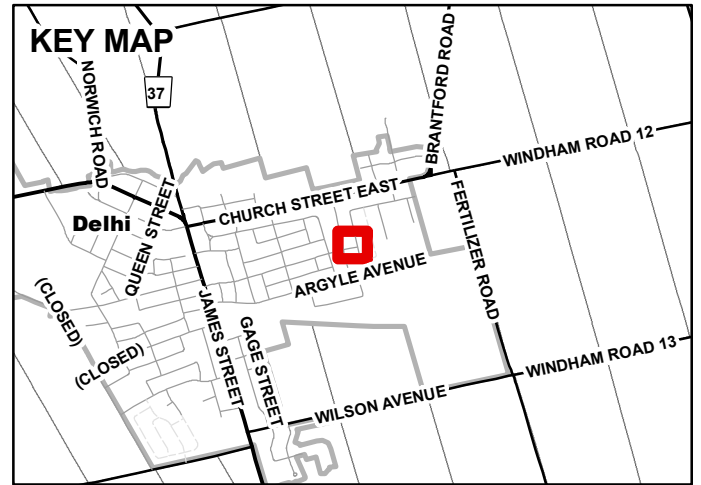
Urban Area of

### DELHI



1:1,000

8 4 0 8 16 24 32 Meters

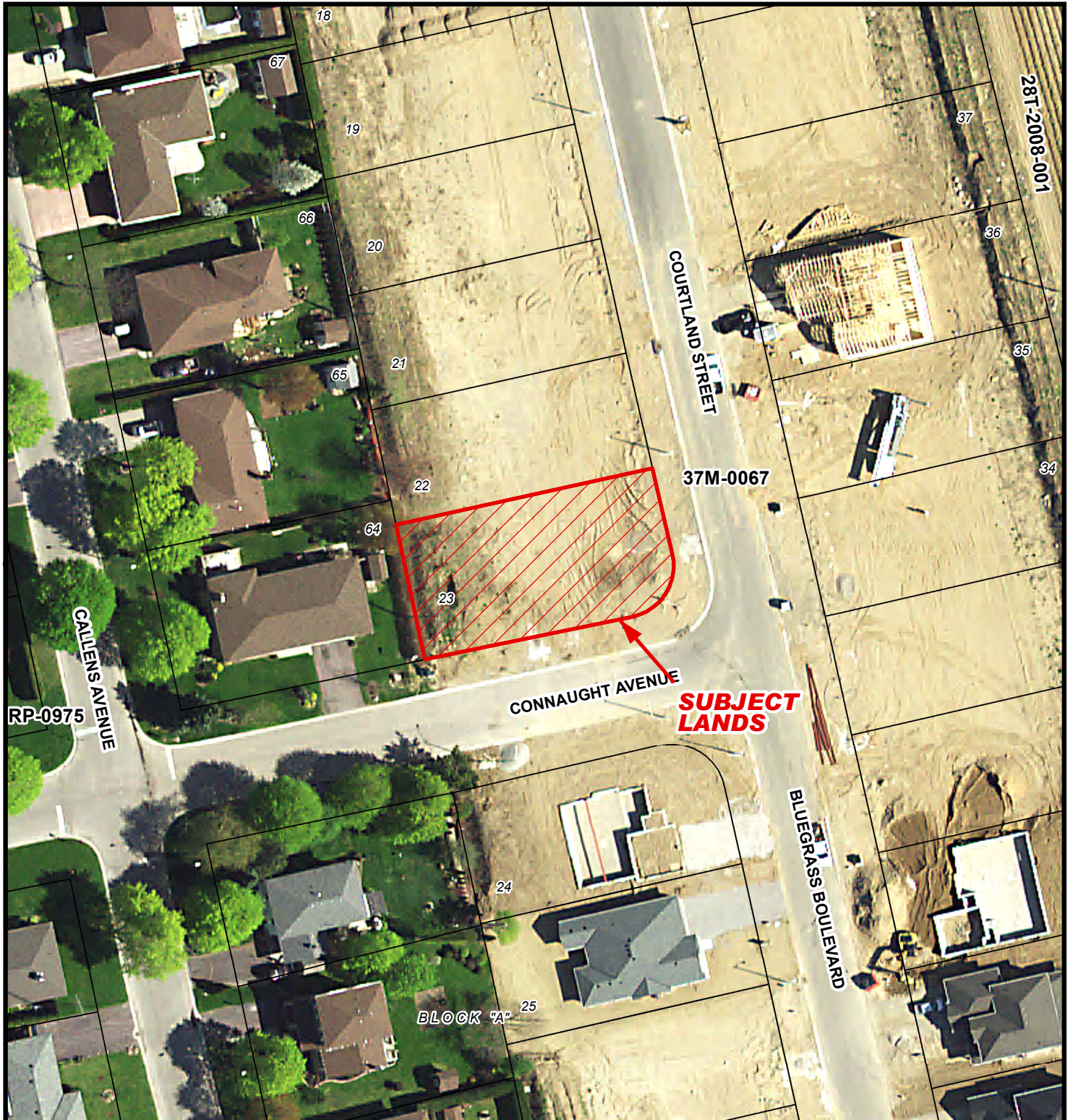
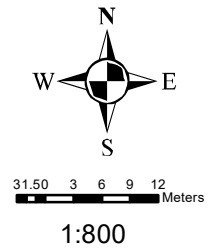




## MAP 2

File Number: ANPL2017289

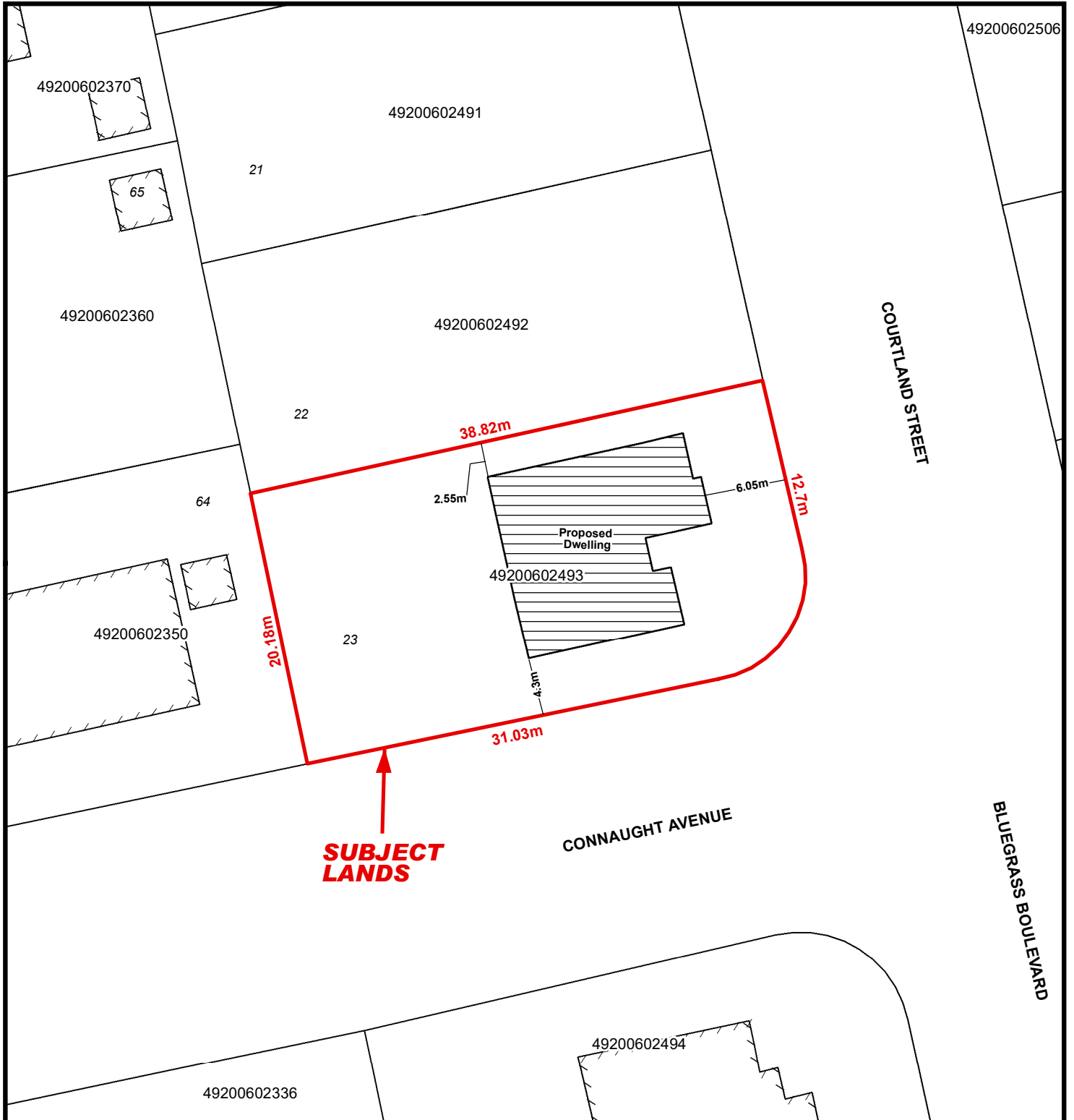
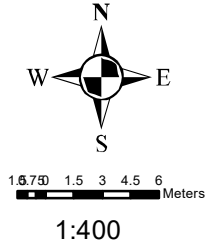
Urban Area of DELHI



# MAP 3

File Number: ANPL2017289

Urban Area of DELHI





# LOCATION OF LANDS AFFECTED

File Number: ANPL2017289

Urban Area of DELHI

