

For Office Use Only:

File Number	<u>ANPL2018233</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Sep 11/18</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>Sep 19/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Sep 28/18</u>	Public Notice Sign	<u>yes</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: 492-004-09800**A. Applicant Information****Name of Owner** William Unsworth

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 74 Adams Ave

Town and Postal Code DELHI N4B 1P4

Phone Number 519-582-1455

Cell Number 519 718-1988

Email ~~del~~

Name of Applicant William Unsworth

Address 74 Adams Ave

Town and Postal Code DELHI N4B 1P4

Phone Number 519-582-1455

Cell Number 519 718-1988

Email



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:

B. Location, Legal Description and Property Information

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

Plan 284 Lot 122

Municipal Civic Address: 74 ADAMS AVE DELHI

Present Official Plan Designation(s): urban residential

Present Zoning: R1-A

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:

residential



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:

House, garage, shed, club House to be removed

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.

Storage Garage for old car

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:

New shed 12 X 24

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:

1955

9. Existing use of abutting properties:

residential

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:



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

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

18.00 sq from 55 sq. to leave 73 sq. area

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

To shore old car

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



NORFOLK COUNTY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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:

residential.



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:

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:

in Town

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:

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 No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance No

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No



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:

ADAM AVE

G. Other Information

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

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

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 *based on your provided sketch.*
- ☐ 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.

William Vennema

Owner/Applicant/Agent Signature

Sept. 19/18

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 _____ 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



*leave blank until submitting.

K. Declaration

I, WILLIAM VINNAI of DELHI

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:

Simcoe

William Vinnai

Owner/Applicant/Agent Signature

In Norfolk County

This 28th day of September

A.D., 20 18

[Signature]

A Commissioner, etc.





Zoning Review

Zoning Application Number:

PROPERTY INFORMATION

Address: 74 Adams Ave (Delhi)

Roll Number: 49200409800

Information Origins: hand sketch site plan from owner

Special Provision on Property:

Planning Application #:

The proposed information and any supporting documents have been provided by the owner/applicant. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Urban Residential Type 1 Zone (R1-A)

Ref#	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	450.00		N/A	m.sq
	ii) <i>corner lot</i>	560.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	15.00		N/A	m
	ii) <i>corner lot</i>	18.00		N/A	m
	c) minimum <i>front yard</i>	6.00		N/A	m
	i) detached garage with rear <i>lane</i>	3.00		N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.0 & 1.2			m
	ii) detached garage with a rear <i>lane</i> ;	1.20		N/A	m
	attached garage	1.20		N/A	m
	f) minimum <i>rear yard</i>	7.50		N/A	m
	g) maximum <i>building height</i>	11.00		N/A	m
	Comments				

	Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	5.00	3.08	N/A	m
	b) minimum <i>front yard</i>	6.00	32.00	N/A	m
	c) minimum <i>exterior side yard</i>	6.00		N/A	m
	d) minimum <i>interior side yard</i>	1.20	1.20	N/A	m
	e) minimum <i>rear yard</i>	1.20	1.20	N/A	m
	f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
	g) <i>lot coverage</i>	10.00	8.75	N/A	%
	ii) <i>usable floor area</i>	55.00	73.00	18.00	m.sq
	Comments	small 4x6 shed to be demolished by way of demo permit to be applied for at the time of application for the new 12'x24' shed. No 2nd floor proposed in new shed at this time.			



Zoning Review

Zoning Application Number:

PROPERTY INFORMATION

Address: 74 Adams Ave (Delhi)

Roll Number: 49200409800

Information Origins: hand sketch site plan from owner

Special Provision on Property:

Planning Application #:

The proposed information and any supporting documents have been provided by the owner/applicant. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Ref#	Decks and Porches	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6 a)	interior side lot line	1.20		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.	3.00		N/A	m
d)	project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
e)	sloping rear yard.				
i)	interior lot line	3.00		N/A	m
ii)	rear lot line	6.00		N/A	m
Comments					
Parking					
4.1	number of parking spaces			N/A	
Comments					

Zoning Approved by;

Roxanne Koot, Zoning Administrator
519-426-5870 ext. 1829 or 1839

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

Signature of Zoning Administrator

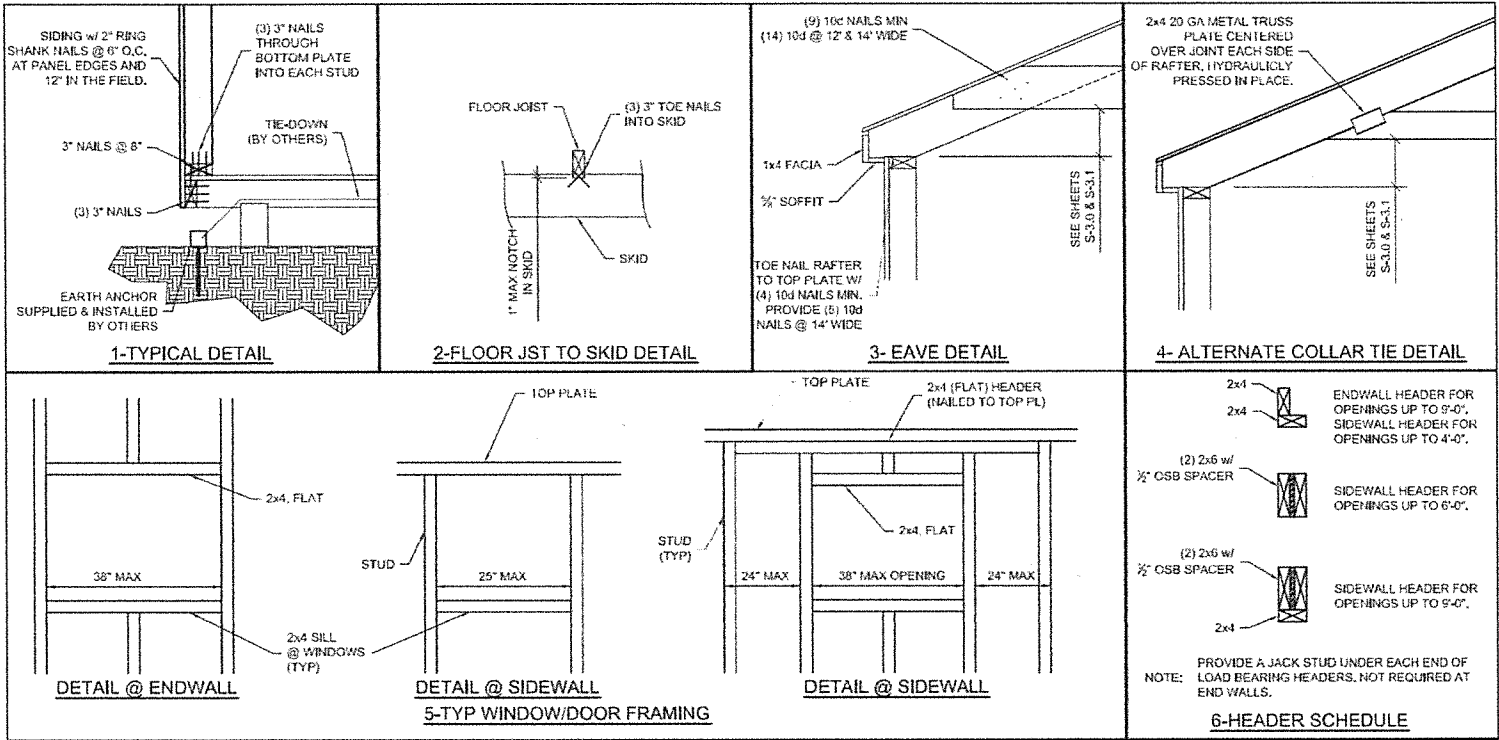
Date

Zoning Reviewed by;

Applicant

Signature of Zoning Administrator

Date



UTILITY SHED--ONTARIO--SNOW=3.4 kPa--WIND=0.55 kPa

THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED TO OBTAIN A BUILDING PERMIT. OLD HICKORY BUILDINGS RESERVES THE RIGHT TO ALTER THE FRAMING SHOWN AT ANY TIME. DRAWINGS STAMPED BY A LICENSED ENGINEER ARE AVAILABLE FOR CUSTOMERS THAT WILL NEED TO OBTAIN A BUILDING PERMIT.



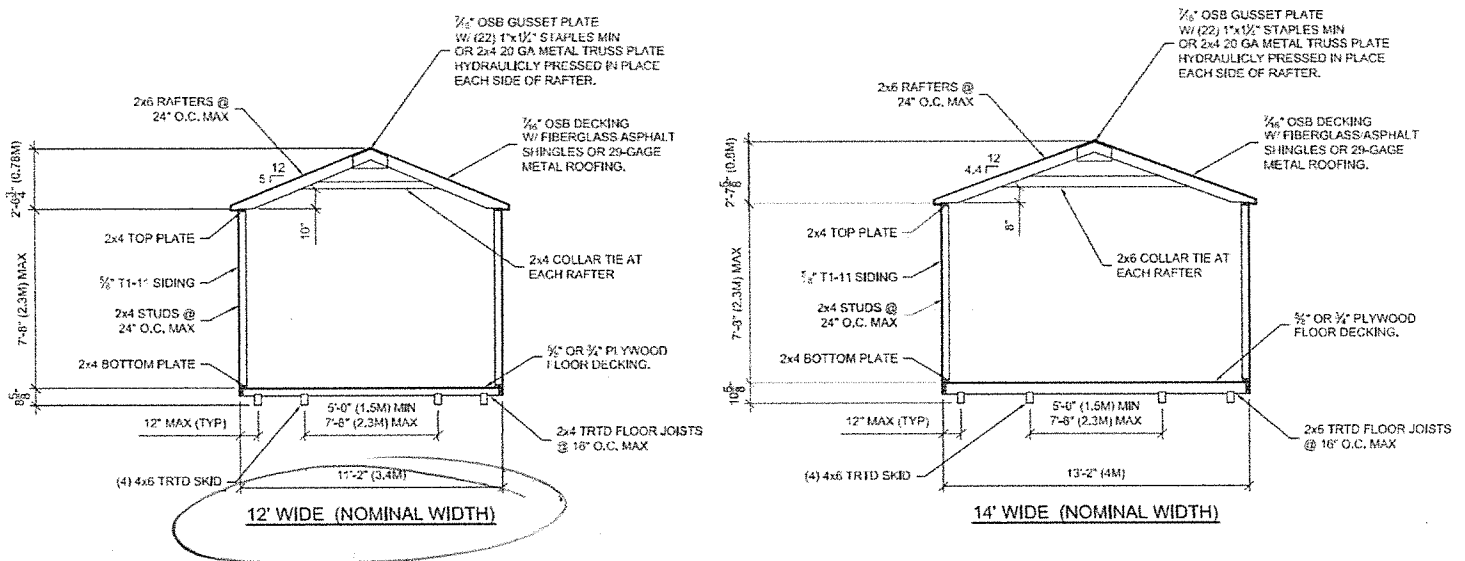
PROJECT NO:	
DATE:	09-05-2017
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-40-UT
SCALE: 1"=1'-0"

Bill Vinnai
519-718-1988

NEW SHED

74 Adams Ave



- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAX/MIN SPACING STATED.

BUILDING SECTIONS

UTILITY SHED--ONTARIO--SNOW=3.4 kPa--WIND=0.55 kPa

THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED TO OBTAIN A BUILDING PERMIT. OLD HICKORY BUILDINGS RESERVES THE RIGHT TO ALTER THE FRAMING SHOWN AT ANY TIME. DRAWINGS STAMPED BY A LICENSED ENGINEER ARE AVAILABLE FOR CUSTOMERS THAT WILL NEED TO OBTAIN A BUILDING PERMIT.



PROJECT NO:
DATE: 09-05-2017
DRAWN BY: KLN
CHECKED BY: KLN
REVISIONS:

SHEET NUMBER

S-31-UT

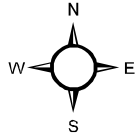
SCALE: 1/4" = 1'-0"

MAP 1

File Number: ANPL2018233

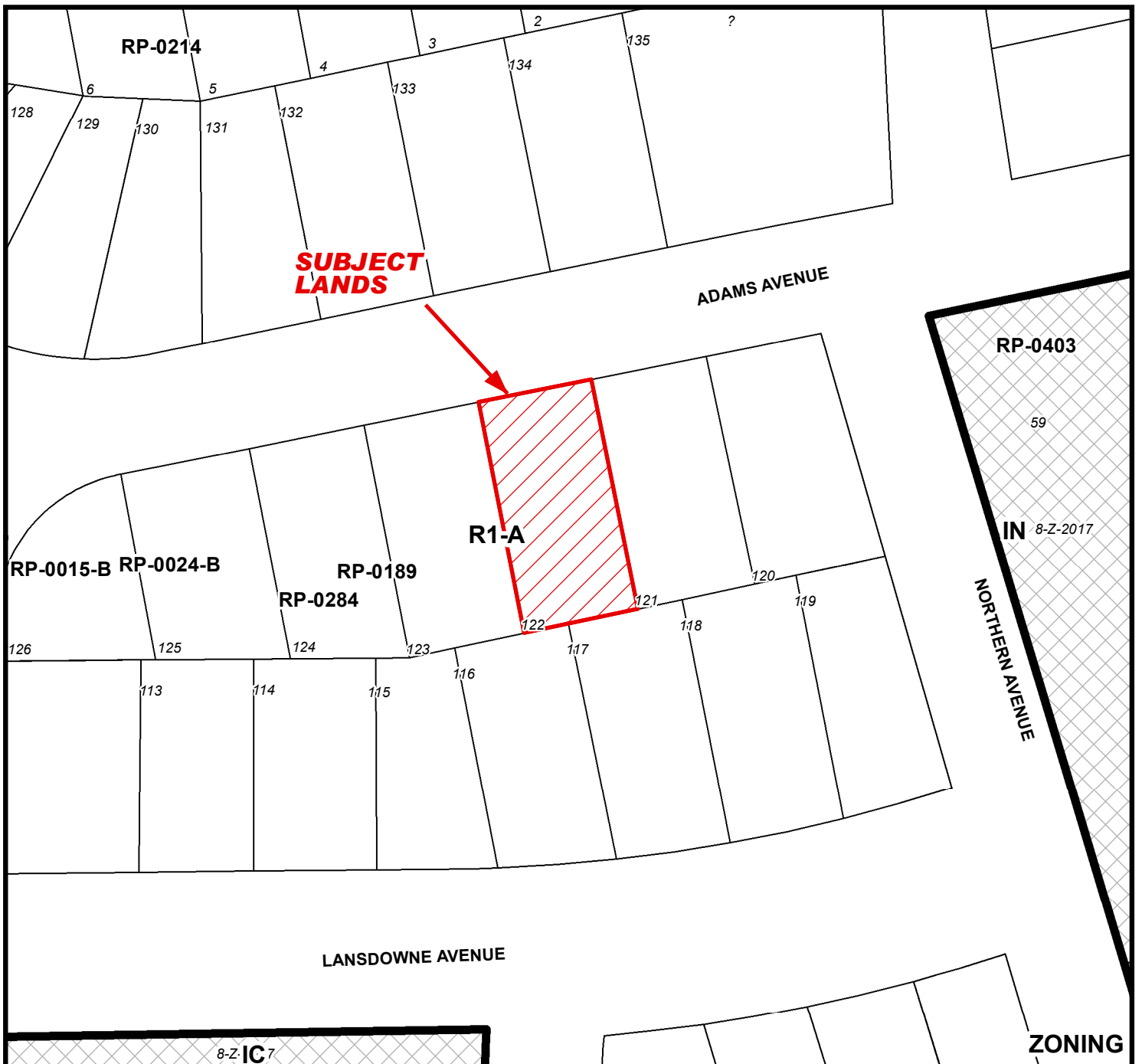
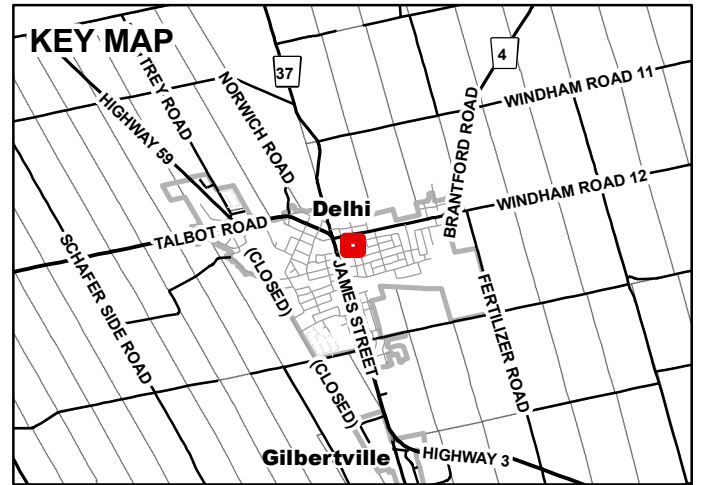
Urban Area of

DELHI



1:1,000

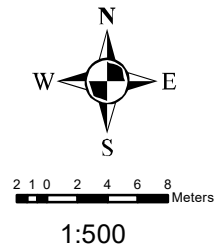
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MAP 2

File Number: ANPL2018233

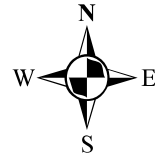
Urban Area of DELHI



MAP 3

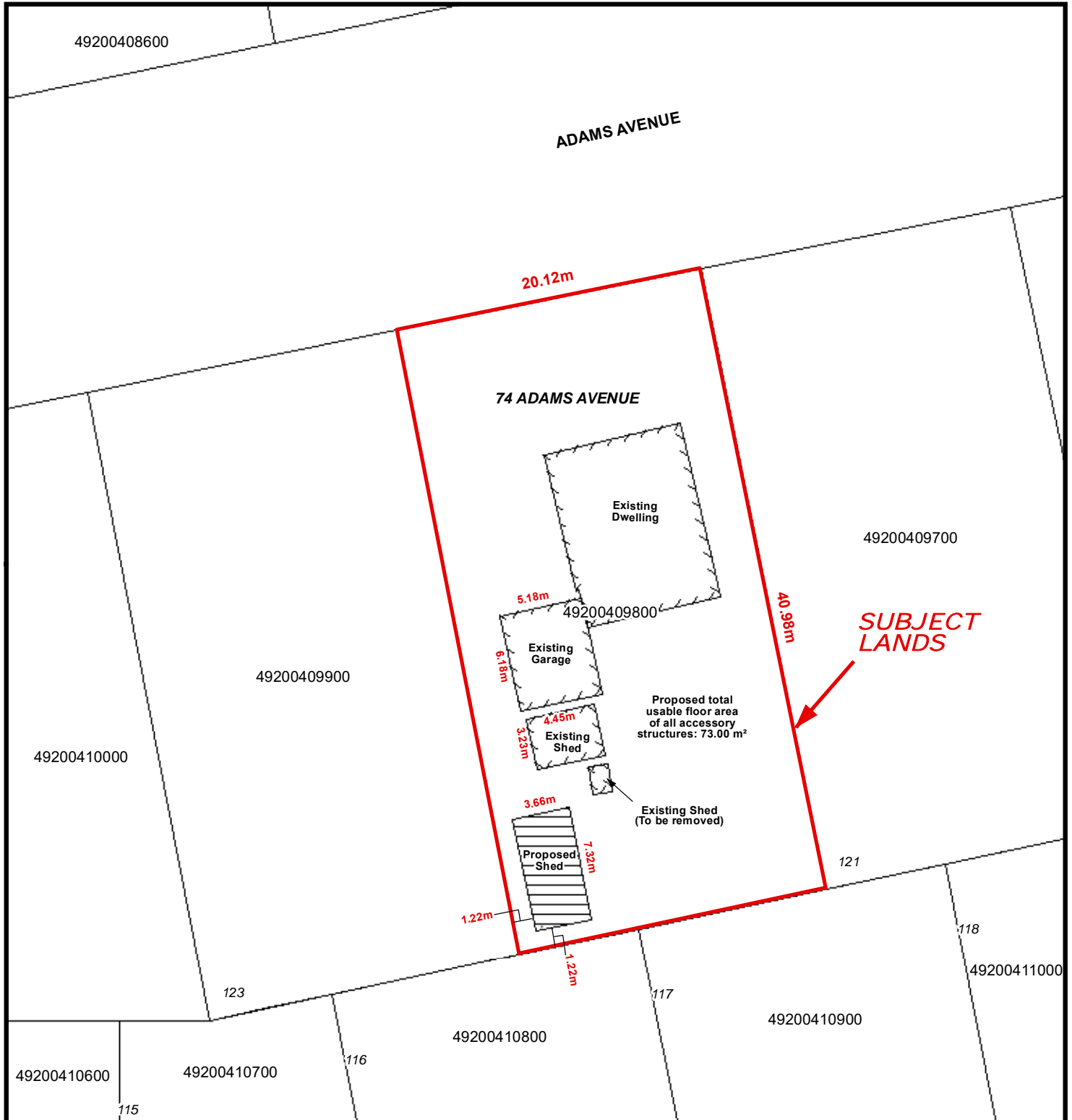
File Number: ANPL2018233

Urban Area of DELHI



0.50 1 2 3 4 Meters

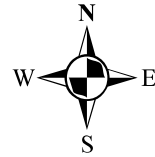
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LOCATION OF LANDS AFFECTED

File Number: ANPL2018233

Urban Area of DELHI



0.50 1 2 3 4 Meters

1:350

