



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT  
COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

**February 7<sup>TH</sup>, 2007**

**FILE NO.: AN-009/2007**

**ASSESSMENT ROLL NO.:** 3310-402-010-04585

**APPLICANT:**

Sunfield Homes, Suite 800, 120 Whitmore Road, Unit 2, Woodbridge, ON L4L 6A5

**AGENT:**

Brian Smith, Plansmith, 27 Elm Street, Brantford, ON N3R 4T7

**LOCATION:**

Block G, Registered Plan 37M-15 WDH (410 Queen Street, Simcoe)

**PROPOSAL:**

- Relief from Section 3.13 (frontage on an improved street) and Section 2.66 (definition of lot shall not apply) to allow for the development of the lands for a common element condominium

- Conservation Authority
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

**CIRCULATION DATE: January 24<sup>th</sup>, 2007**

---

**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1234

**FAX: (519) 428-3069 EMAIL: [lucy.hives@norfolkcounty.on.ca](mailto:lucy.hives@norfolkcounty.on.ca)**

---

**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 402-010-045-85  
(to be provided by applicant/agent)

Related Files:  
2800-2003-003  
SP-029/2006



Office Use	
File No.	<u>AN-009/2007 *</u>
Date Submitted	<u>Jan. 9/07</u>
Date Received	<u>Jan 10/07</u>
Sign Issued	<u>Jan 10/07.</u>

\* owner's authorization to be sent in -

### APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-1999.

NOTE: This 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.

#### A. APPLICANT INFORMATION

- Name of Owner Sunfield Homes Phone No. 905-851-2424  
 Address Suite 800<sup>12B</sup>, Whitmore Rd. Unit 2 Fax No. 905-851-4394  
Woodbridge ON. Postal Code L4L 6A5  
 E-mail \_\_\_\_\_
- Agent (if any) Bruce Smith (Pleasantville) Phone No. \_\_\_\_\_  
 Address 27 Elm Street Fax No. \_\_\_\_\_  
Brentford ON Postal Code N3R 4T7  
 E-mail \_\_\_\_\_

Please specify to whom all communications be sent:  Owner  Agent

- Names and addresses of any mortgagees, holders of charges or other encumbrances:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township \_\_\_\_\_  
 Urban Area or Hamlet Summit  
 Concession Number \_\_\_\_\_ Lot Number \_\_\_\_\_  
 Registered Plan Number 37M-15 Lot(s)/Block(s) Block G  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Civic Address 410 Queen Street

2. Dimensions of Land Affected:

Frontage: ± 86.66 m. Average  
± 284.3 ft. Depth: ± 112.4 m.  
 ± 368.8 ft.

Width: \_\_\_\_\_ m. Area: ± 1.0 ha  
 \_\_\_\_\_ ft. ± 2.5 acres

3. Are there any easements or restrictive covenants affecting the property?

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

one pt. reserve along Evergreen Hill Rd.

\_\_\_\_\_

\_\_\_\_\_

**C. PURPOSE OF APPLICATION**

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

Would like to develop the lands as a common element condominium & zoning by-law does not contain definitions/requirements to deal with this  
Development will still be in accordance with the approved site plan.

2. Nature and extent of relief applied for: (assistance is available)

① Exemption from Section 313 - Frontage on an unimproved street shall not apply to the condominium units on these lands

② Exemption from Section 2.66 - Definition of Lot shall not apply to the condominium units on these lands

3. Why is it not possible to comply with the provision of the by-law?

The variance is required for technical reasons.  
The residents will own their own property containing the dwelling & ownery over immediately abutting the unit but the road, services, landscape features etc. will be common elements.

The zoning by-law predates this form of tenure & for technical reasons the variance is required

**D. PROPERTY, SERVICING AND ACCESS INFORMATION**

- 1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

vacant

---



---



---

Date of Construction of all building and structures on the subject land: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

Refer to attached diagram - a total of 26

condo townhouse units with attached garages

\* Note a more detailed diagram showing units & location

will be forthcoming (will be as per the approved site plan)

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 3. Date of acquisition of the subject land: 2006
- 4. Existing use of the subject property: vacant
- 5. Length of time the existing uses of the subject property have continued: \_\_\_\_\_
- 6. Existing use of abutting properties: vacant, & residential (townhouses)

7. Servicing:

Indicate what services are available or proposed:

Water Supply

- Piped Water
- Individual Wells
- Other (describe)

Sewage Treatment

- Sewers
- Communal System
- Septic Tank & Tile Bed
- Other (describe)

Storm Drainage\*

- Storm Sewers
- Open Ditches
- Other (describe)

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes
- No

\* Has the existing drainage on the subject land been altered?

- Yes
- No

\* Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

8. Existing or proposed access to the subject land:

- Unopened Road
- Municipal Road
- Provincial Highway
- Other (specify) \_\_\_\_\_

Name of Road/Street Queen St. South

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Urban Residential
2. What is the existing zoning of the subject land: R4

(if required, assistance is available for questions 1 and 2 above)

**F. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously applied for relief in respect of the subject property?

Yes

No  If yes, record file number and briefly describe

---

---

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes

No  If yes, File No. \_\_\_\_\_

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes

No  If yes, File No. \_\_\_\_\_

4. Is there any other application on this property that could affect this application?

Yes

No  If yes, describe

---

**G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. if access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



# Zoning Deficiency

File AN-009/2007

Norfolk CityView Web

Roll Number 33-10-402-010-045-85-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

## Property Information

Issue Date:

Owner: SUNFIELD HOMES(SIMCOE) LIMIT Property Lot:  Former Municipality:

Civic Address: W/S-410 QUEEN ST Block:  Plan:

Legal Description: PLAN 37M15 BLK G Part:  Reference Plan:

Zoning: R4 Current Use of Property: Vacant Extension to a Non-conforming use?:  Township:

By-law: 1-1999 Proposed Use of Property: Condo 4 units

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
b) Lot Frontage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
c) Front Yard Setback	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
d) Exterior Side Yard	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
e) Interior Side Yard (Rt)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
f) Interior Side Yard (Lt)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
g) Rear Yard	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
h) Dwelling Unit Area	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
i) % Lot Coverage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
j) Height of Building	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
k) Accessory Building	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Accessory Building Comments	<input type="text"/>				
l) Parking	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
m) Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other Clause: 3.13 - Frontage on an improved street shall not apply to the condominium units on these lands. Other Description:

2.16b - Definition of Lot shall not apply to the condominium units on these lands.

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

Owner/Applicant

Building Inspector

Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address



REGISTERED PLAN

EVERGREEN HILL ROAD (AS WIDENED) SEE BY-PART 4, PLAN 37R-4422 (BY-LAW 99-106; INS

(REFERENCE BEARING)  
N78°30'00"E  
66.910

SB (700)  
32.875  
N78°30'00"E  
78.920  
111.675  
N56°30'W  
8.660

0.300

SB

44  
0.300 WIDE RESERVE

Yard  
8m  
N78°30'00"W  
117.925

81.765  
8m

SB

117.925

48.205

N11°30'00"W  
46.630

N78°

SB

48.205

CH 40.950 NOS 12.50 W

R 187.000 ARC 41.030

26.000

N88°55'4"

SB

48.665

13.665

7.3m

SB

13.665

35.000

N01°04'20"E

35.000

N01°04'20"E

0.300

0.300

10.300 WIND I

**BLOCK G** 10-045-85  
*Building Area for  
Townhouse Units*  
**37R-85A2**

**T H E**

PARCEL

SECTION

**PART**

**BLOCK H** 10-045-75

N88°55'40"W  
52.050

35.860

N11°30'00"W

SB

44.245

N88°55'40"W

35.000

N01°04'20"E

0.300

60.700

130.600

**MILLCROFT DRIVE**

**BLOCK I** 10-045-65

60.700

113.050

0.300

N01°04'20"E

35.000

35.000

N01°04'20"E

0.300

10.300 WIND I

43  
0.300 WIDE RESERVE

20.000

N01°04'20"E

25.060

SB

0.300

41.000

N88°55'40"W

40.700

SB

PART 4, 37R-532A

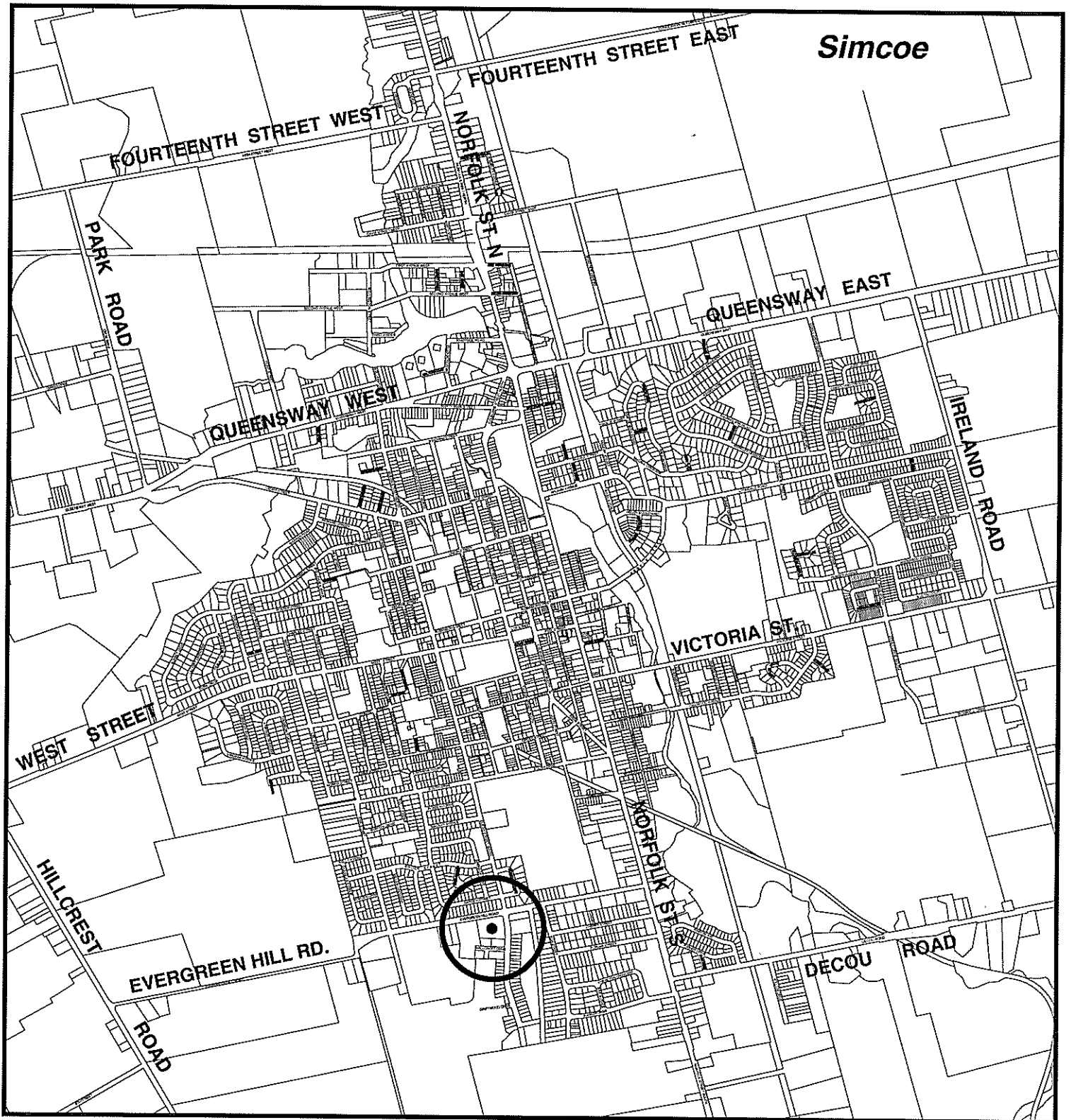
N

47



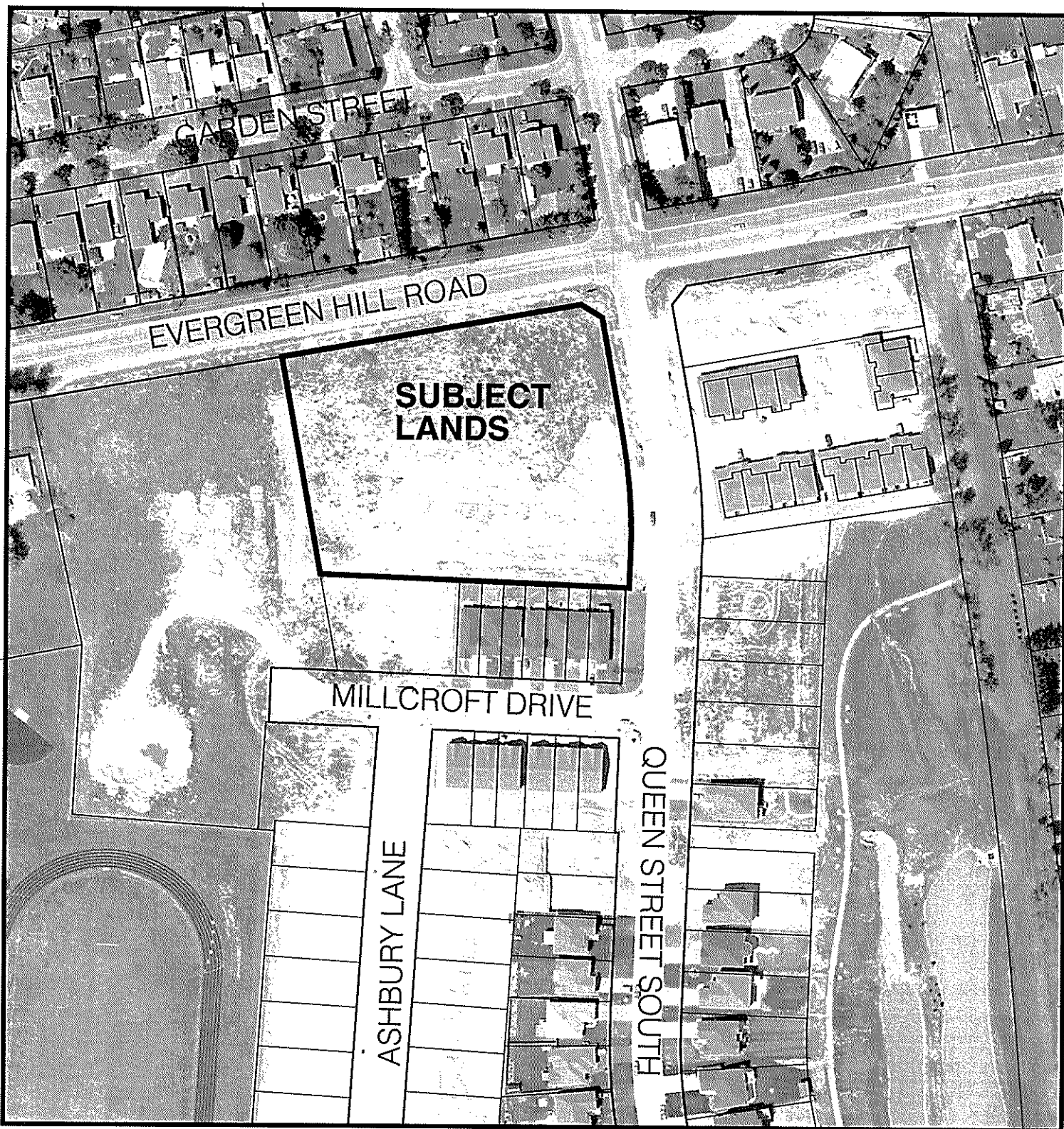
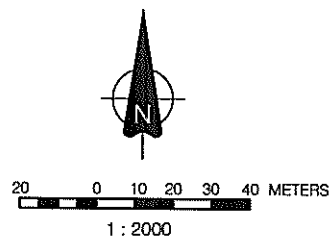
# MAP 1

File Number: AN-009/2007  
Urban Area of SIMCOE



# MAP 2

File Number: AN-009/2007  
Urban Area of SIMCOE



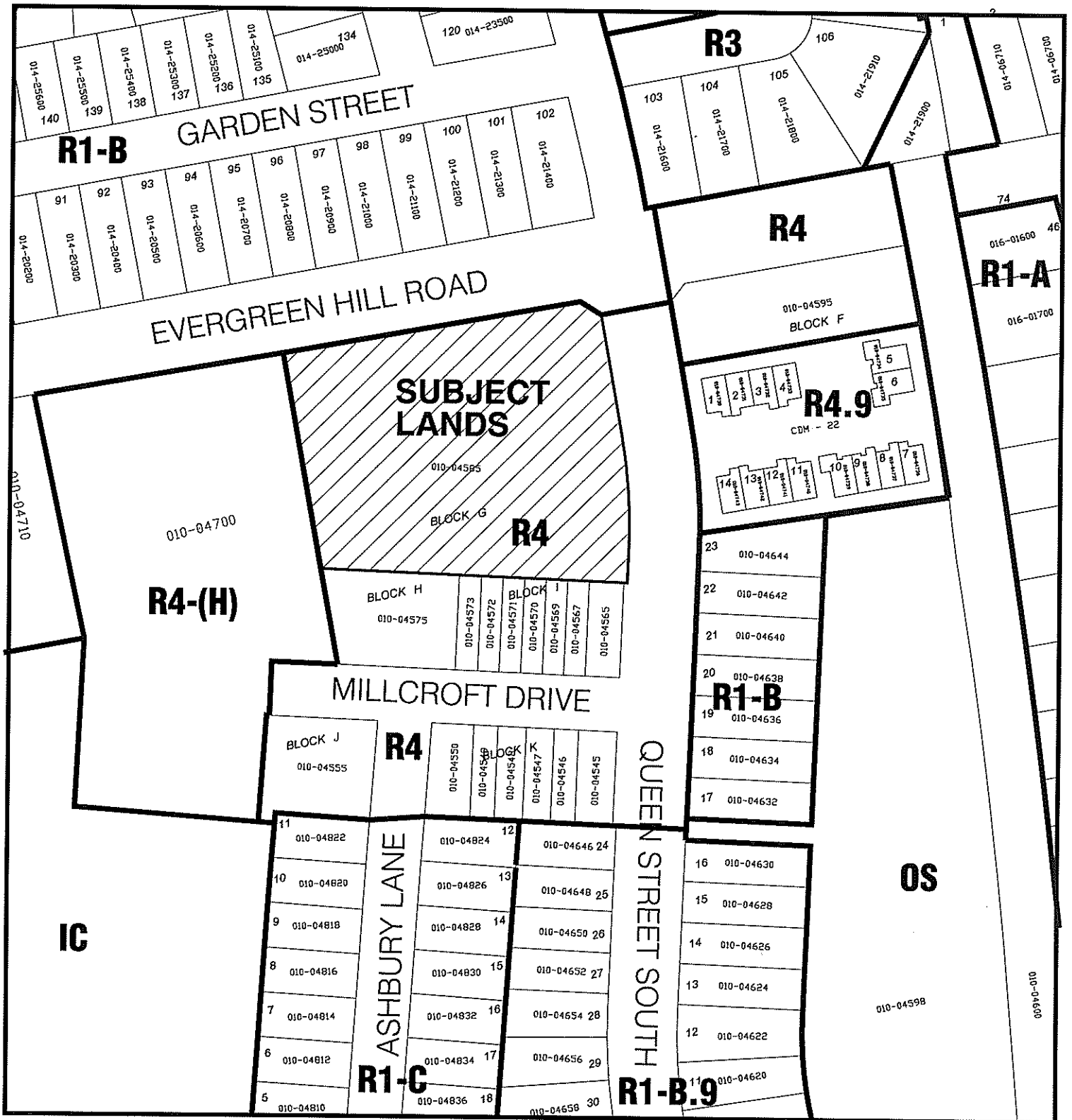
# MAP 3

File Number: AN-009/2007  
 Urban Area of SIMCOE



20 0 10 20 30 40 METERS

1 : 2000



# MAP 4

File Number: AN-009/2007  
Urban Area of SIMCOE

