



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:

APRIL 30th, 2008

FILE NO.: AN-017/2008

ROLL NO.: 3310-404-070-84400

APPLICANT:

Alden Smalley, 147 Queensway, East, Simcoe, ON N3Y 4M5

AGENT:

N/A

LOCATION:

Lot 3 Concession 14 TWN
(153 Queensway East)

PROPOSAL:

Relief of 2.6 m (8.5 ft) from the required interior side yard (RIGHT) of 3.0 m. (10 ft) to permit a side yard RIGHT of 0.46 m. (1.5 ft.) to allow the construction of an addition to the services and sales operation (Audio Avenue).

- Building Department
- 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.

- GIS Section
- Norfolk Power
- Ministry of Transportation
- Railway
- Conservation Authority

CIRCULATION DATE: April 16th, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 1837

FAX: (519) 875-4485

EMAIL: lucy.hives@norfolkcounty.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: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: karen.judd@norfolkcounty.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.

MINOR VARIANCE

Office Use:

File Number: AN-17/08
 Related File: n/a
 Fees Submitted: Mar. 26/08
 Application Submitted: "
 Sign Issued: "
 Complete Application: " *AB.*

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- 404-070-84400-0000

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. 1-1999

A. APPLICANT INFORMATION

Name of Applicant ¹ ALDEN SMALLEY Phone # 519-426-2383
 Address 147 Queensway E. Fax # _____
 Town / Postal Code Simcoe N3Y4M5 E-mail _____

¹ 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 ² Ted Hurley Phone # 428-2528
 Address 153 Queensway E. Fax # _____
 Town / Postal Code Simcoe E-mail _____

² 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 ³: Applicant Agent Owner

³ 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:

None



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>TOWN SEND</u>	Urban Area or Hamlet	_____
Concession Number	<u>14</u>	Lot Number(s)	<u>3</u>
Registered Plan Number	<u>37R6497</u>	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>100 ft</u>	Depth (metres/feet)	<u>595 ft</u>
Width (metres/feet)	<u>100 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>60 000 sq ft</u>
Municipal Civic Address	<u>503 Ave 153 Queensway E</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):

EXTEND EXISTING BLDG

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

~~-REQUIRE MORE SPACE - Require 1'6" Setback on Interior Side Yard~~

* Relief of 2.6 m. (8'6") from the required interior side yard (rt.) of 3 m. (10') to permit a side yard of .46 m. (1'6") to allow an ~~ext~~ addition to the services & sales operation (Audio Avenue)

MINOR VARIANCE

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

NOT ENOUGH ROOM

D. PROPERTY INFORMATION

Present official plan designation(s):

CS

Present zoning:

CS

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:

SEE ATTACHED

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

1993

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.

SERVICE AREA

MINOR VARIANCE

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

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

2008

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:

1993

Present use of the subject lands:

HL-C S - ~~HL~~ SERVICE & SALES AUDIO EQUIP.

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

15 YRS

Existing use of abutting properties:

HL-C S ~~HL~~

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:

C.S

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes No Unknown



MINOR VARIANCE

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

Provide the information you used to determine the answers to the above questions:

THIS LAND HAS BEEN USED AS FARM LAND FOR 100 YRS

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:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

Yes No Unknown

Enterprise SP
Cdn Tire + ?

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

MINOR VARIANCE

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

If no, please explain:

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:

No

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)		
	Yes	No	Yes	No	Distance
Livestock facility or stockyard (If yes, complete Form 3 – available upon request)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Wooded area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	50' distance
Municipal landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Floodplain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Rehabilitated mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Active mine site within one kilometre	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Active railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Seasonal wetness of lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	___ distance
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance
Abandoned gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___ distance

MINOR VARIANCE

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:

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

- Yes
- No

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:

Queensway E.

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

ASAP

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.

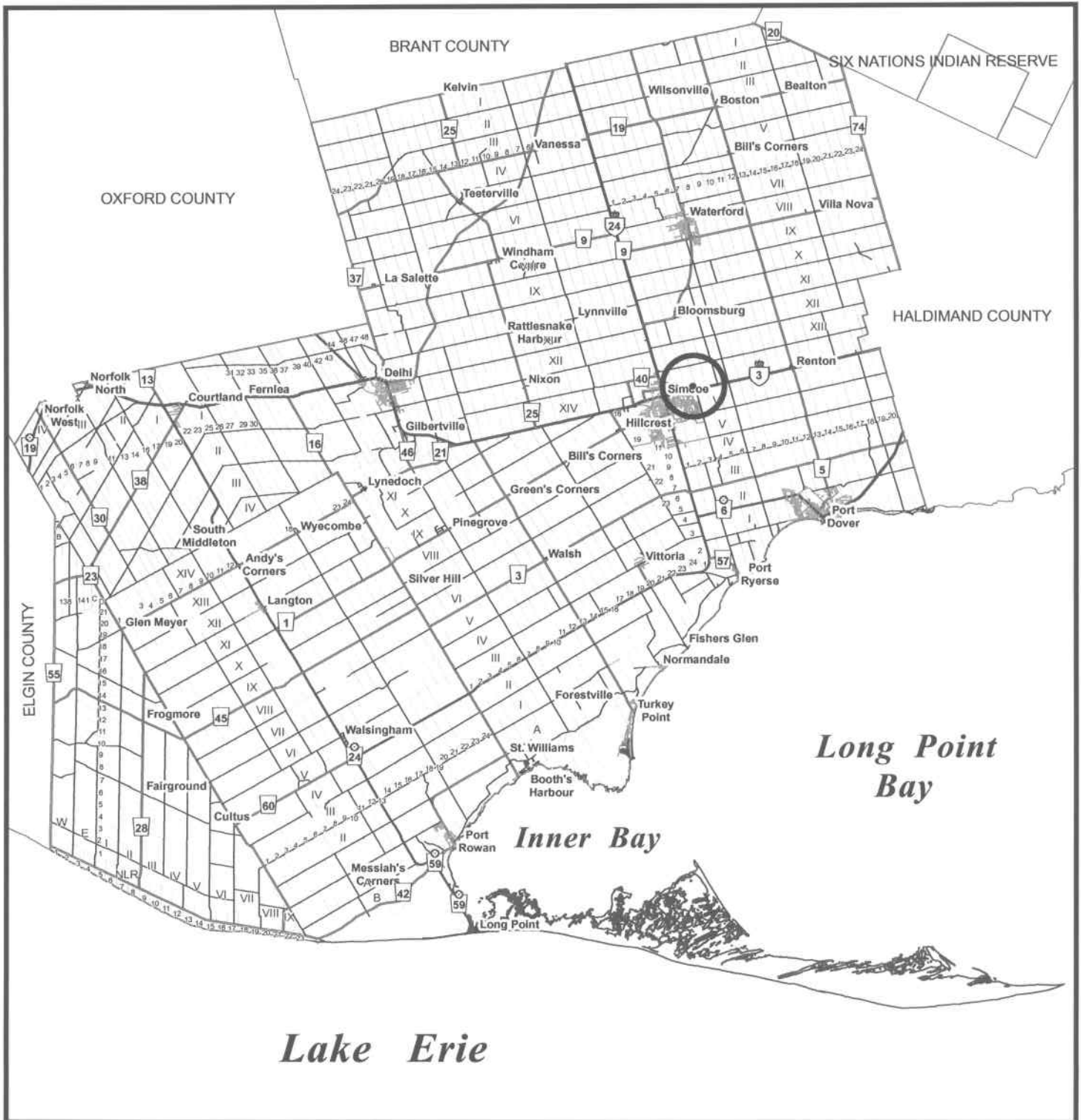
~~None~~

When the Audio Avenue building was proposed, it was to be some 40 ft. to the West of where it is now. The town requested we move it to the East to accommodate any extension of Donly Drive. The fact that we moved it to the East to accommodate the town has left us without sufficient land to construct the extension. Thus, we are asking the County for a variance to the by-law.

MAP 1

File Number: AN-017/2008

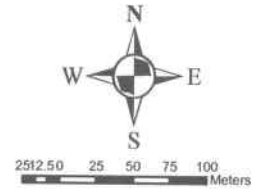
Geographic Township of TOWNSEND



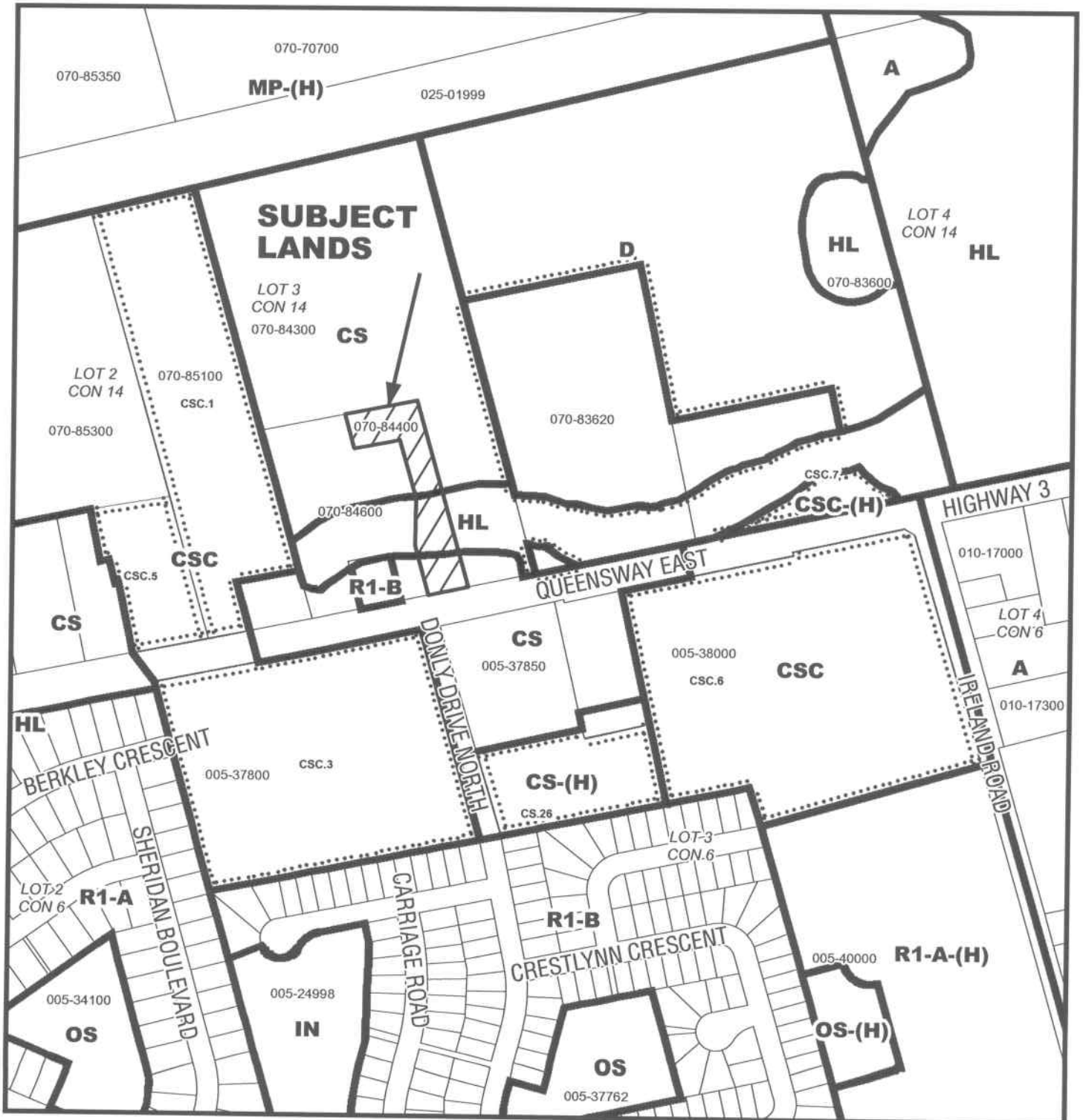
MAP 2

File Number: AN-017/2008

Geographic Township of TOWNSEND



1:5,000



MAP 3

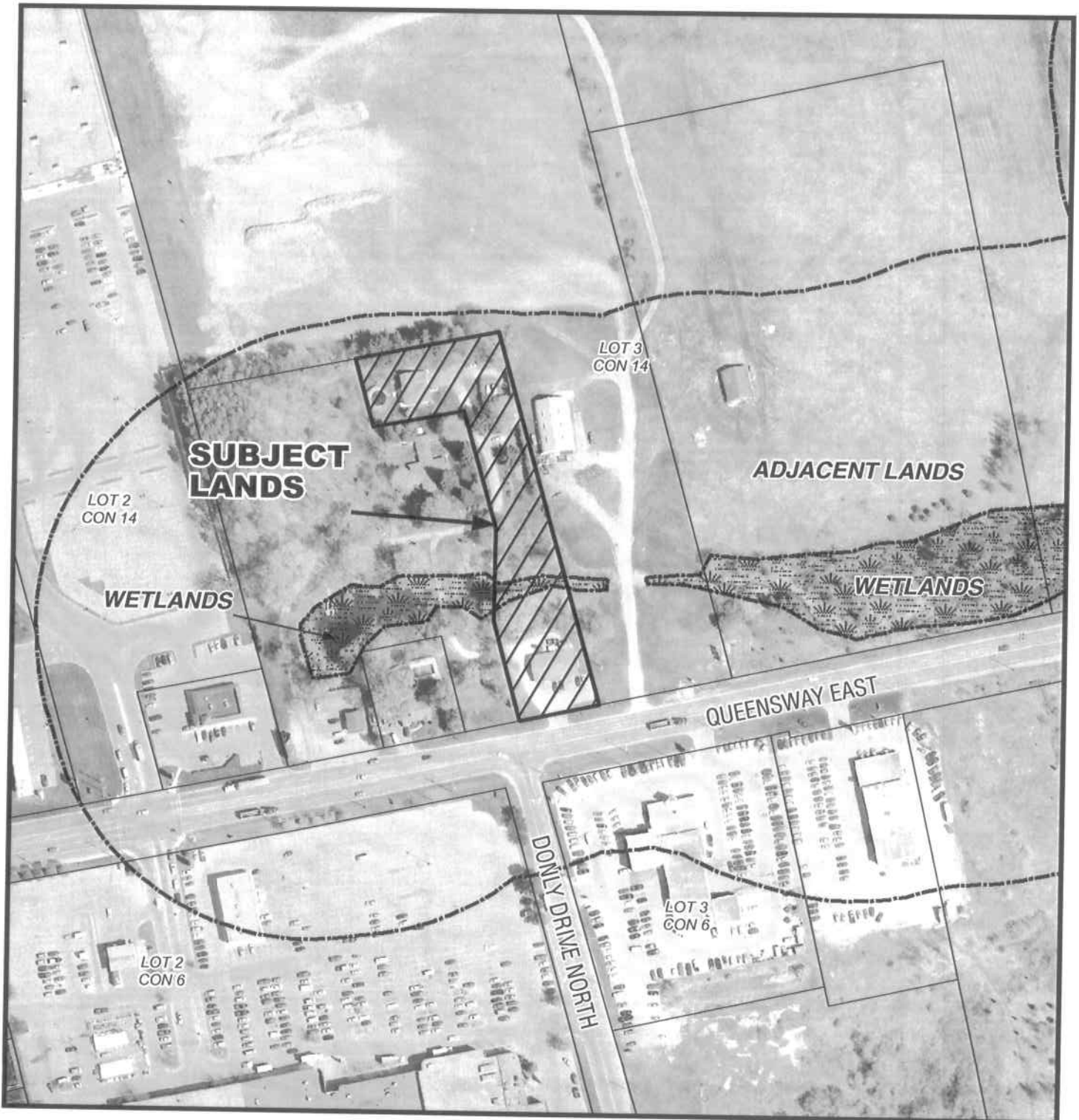
File Number: AN-017/2008

Geographic Township of TOWNSEND



10 5 0 10 20 30 40 Meters

1:2,500



MAP 4

File Number: AN-017/2008

Geographic Township of TOWNSEND



10 5 0 10 20 30 40 Meters

1:1,500

SUBJECT LANDS

070-84300

070-83620

070-84600

070-84400

Existing Store
65' x 38'

Proposed Addition
18' x 38.25'

070-84700

13.41m
44.00'

15.24m
50.00'

.46m
1.54'

1.06m
3.5'

070-85000

QUEENSWAY EAST

005-37800

DONLY DRIVE NORTH

005-37850

005-37860