



**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:

August 15TH, 2007

FILE NO.: AN-037/2007

ASSESSMENT ROLL NO.: 3310-494-040-22000

APPLICANT:

Pat Mullin, 375 William Street, Delhi, ON N4B 2X6

LOCATION:

Part Lot 45, Concession 1 STR MID (375 William Street, Delhi)

PROPOSAL:

- To remove a sunroom/deck and replace with a new addition on a house on lands zoned hazard

<input type="checkbox"/> Building Department	<input type="checkbox"/> GIS Section
<input type="checkbox"/> Building Inspector (Sewage System Review)	<input type="checkbox"/> Norfolk Power
<input type="checkbox"/> Forestry Division	<input type="checkbox"/> Ministry of Transportation
<input type="checkbox"/> Treasury Department	<input type="checkbox"/> Railway
<input type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.	<input type="checkbox"/> Conservation Authority

CIRCULATION DATE: August 1st, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: stephanie.godby@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

LRRCA # 50

Norfolk # 580

Office Use:

File Number:

AN-37107

Related File:

July 9/07

Fees Submitted:

July 9/07

Application Submitted:

July 9/07

Sign Issued:

July 9/07

Complete Application:

July 9/07

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: 3310-494 040 228 08

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-DE 80

A. APPLICANT INFORMATION

Name of Applicant¹ PAT MULLIN Phone # 519 582 1142

Address 375 WILLIAM ST Fax #

Town / Postal Code N4B 2X6 DELHI 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 Owner² Phone #

Address Fax #

Town / Postal Code 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 sent³: 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:

TD Canada Trust - Delhi

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Middleton</u>	Urban Area or Hamlet	<u>Delhi</u>
Concession Number	<u>1 STR</u>	Lot Number(s)	<u>3</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	<u>375 William Street</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):

permit addition^{to replace} to existing house (6ft x 28ft addition) property
is zoned Hazard Land. Norfolk & Delhi C.R. designates as residential

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

request permission to construct addition notwithstanding Hazard Land
zone.

MINOR VARIANCE

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

property is zoned Hazard Land.

D. PROPERTY INFORMATION

Present official plan designation(s):

Residential

Present zoning:

Hazard Land

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, detached garage and shed

see file A-130025

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

house 1940's, detached garage 2000

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.

N/A

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:

6ft x 25 ft addition.

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

Summer 2007

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:

1991 ±

Present use of the subject lands:

residential

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

16 yrs

Existing use of abutting properties:

residential + natural area

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

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:

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

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

File number:

A-13/00 DE

Land it affects:

Subject lands

Purpose:

Permitted detached garage in Hazard Land zone

Status/decision:

Approved

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:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ 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

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
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

William Street

MINOR VARIANCE

I. OTHER INFORMATION

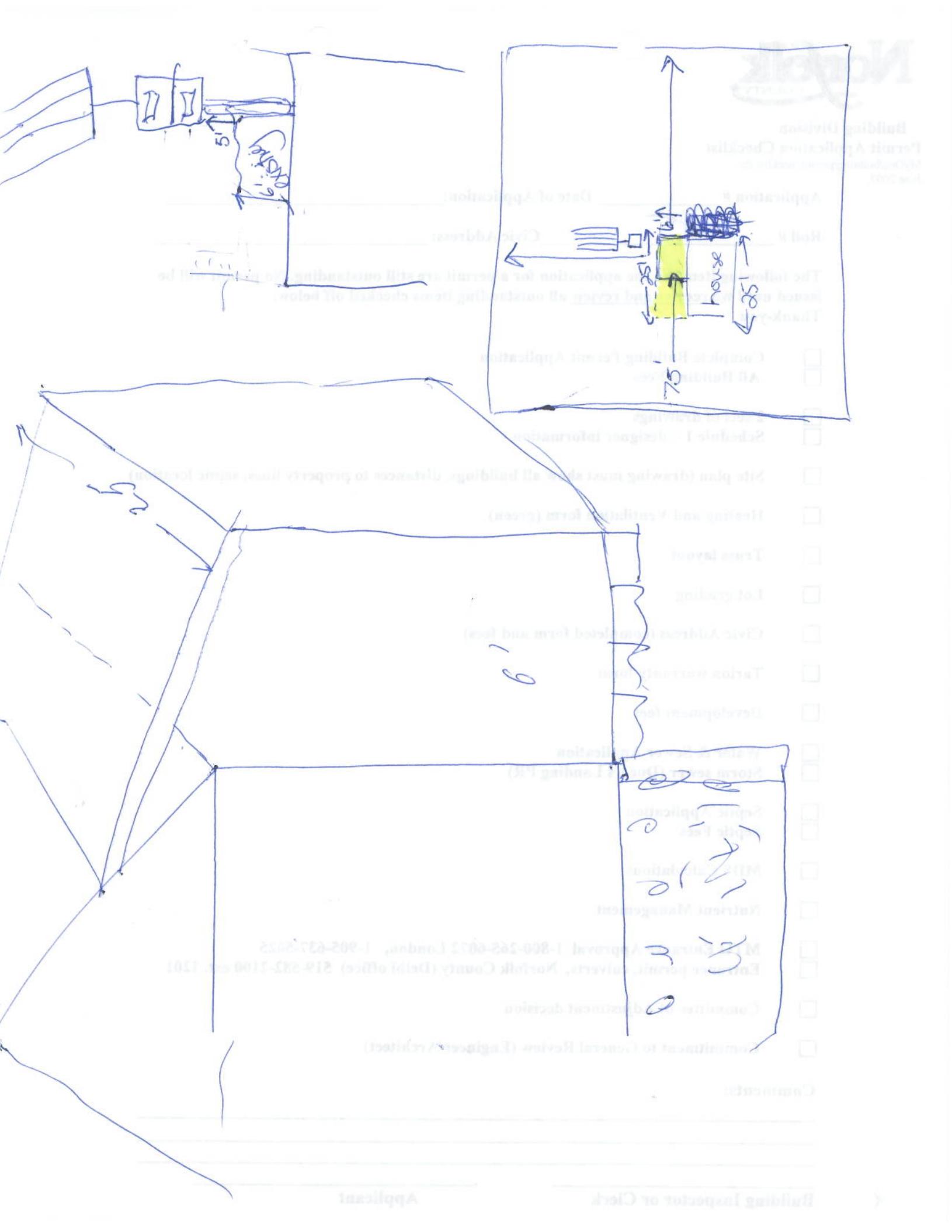
Is there a time limit that affects the processing of this development application?

Yes No

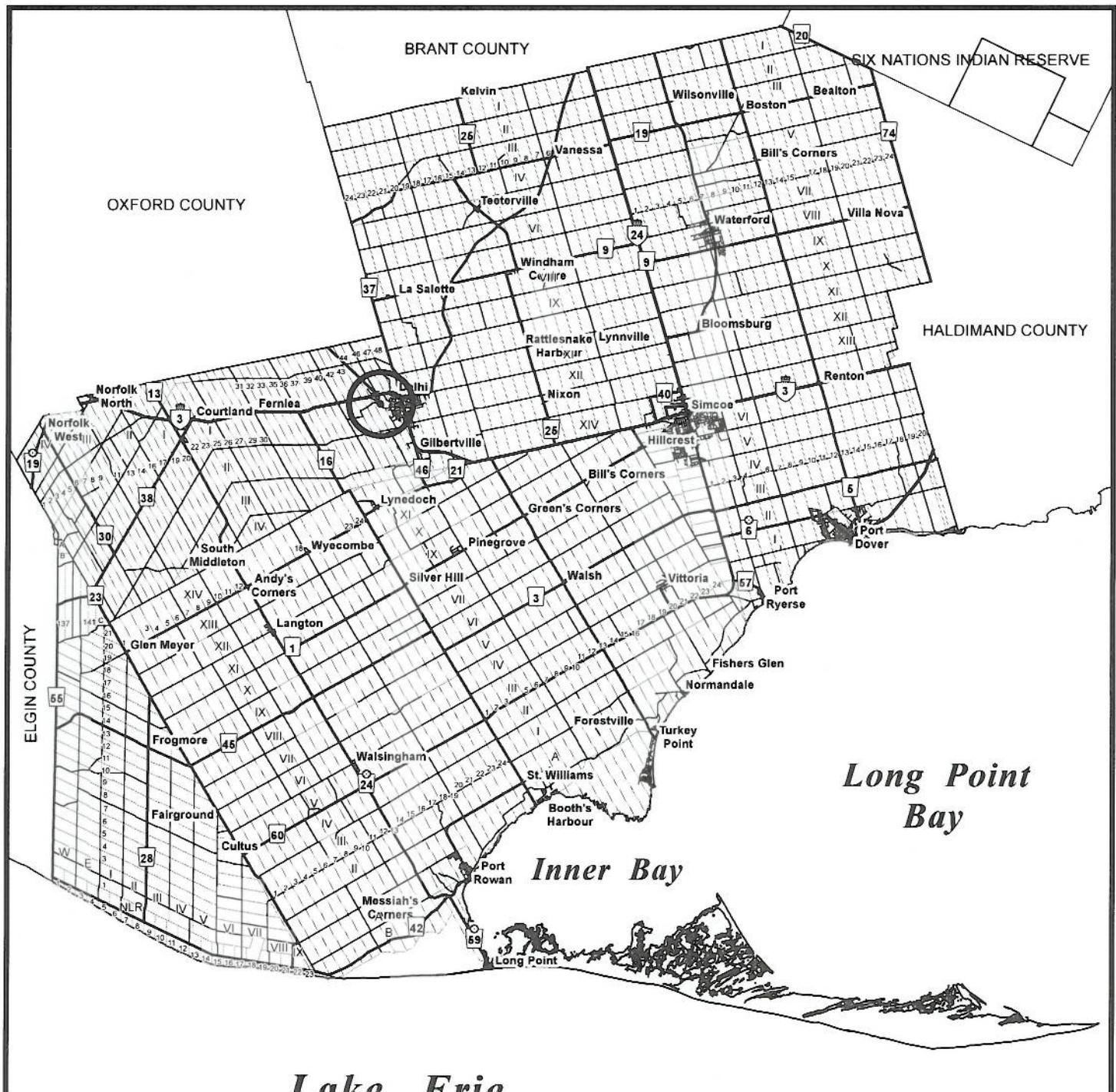
If yes, describe:

would like to build 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.



MAP 1
File Number: AN-037/2007
Geographic Township of MIDDLETON



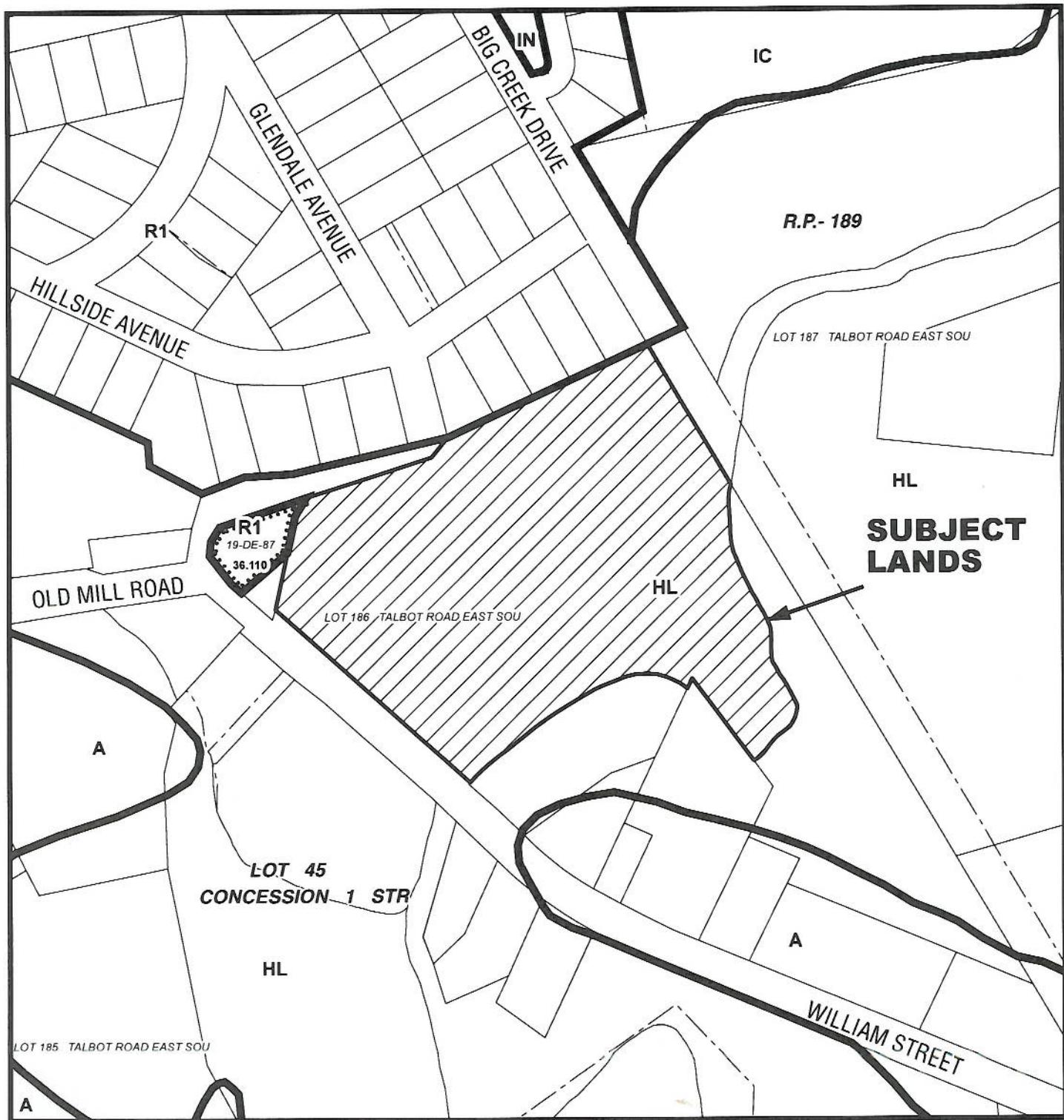
MAP 2

File Number: AN-037/2007

Geographic Township of MIDDLETON



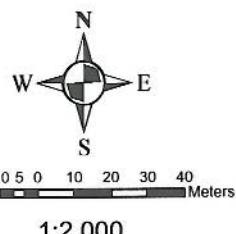
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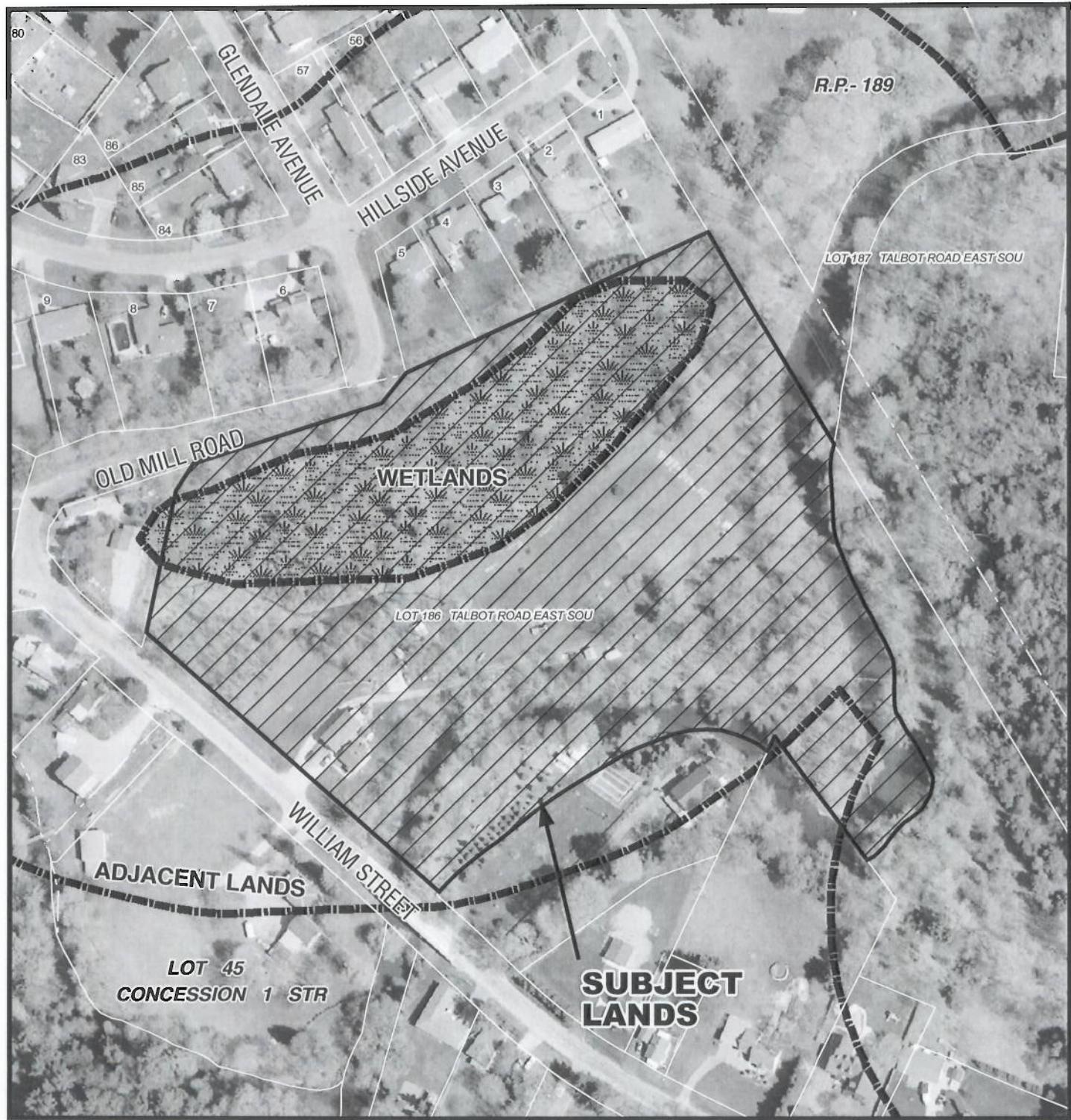
MAP 3

File Number: AN-037/2007

Geographic Township of MIDDLETON



1:2,000



MAP 4

File Number: AN-037/2007

Geographic Township of MIDDLETON

