



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012019

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☒ Union Gas
☒ Norfolk Heritage Committee
☐ Conservation Authority

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 requires your comments by:**

March 5th, 2012

APPLICANT:

BRANT STAR DEVELOPMENTS LIMITED, 18 OAKLEY RD BRANTFORD, ON N3T 5K1

AGENT:

G DOUGLAS VALLEE LIMITED - MICHAEL HIGGINS, 2 TALBOT STREET NORTH SIMCOE, ON N3Y 3W4

LOCATION: PLAN 37M53 LOT 9 (29-31 Millcroft Drive)

ASSESSMENT ROLL NO.: 3310402010047590000

PROPOSAL:

CONSTRUCT A SEMI-DETACHED DWELLING REQUIRING RELIEF OF:

1.5 m (4.92 ft.) from the required exterior side yard setback of 6.0 m (19.69 ft.) to permit an exterior side yard setback of 4.5 m (14.76 ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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 application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

CIRCULATION DATE: February 21, 2012

MINOR VARIANCE**Office Use:**

File Number:

AN PL 2012 019

Related Re:

N/A

Fees Submitted:

✓ \$709.00

Application Submitted:

✓

Sign Issued:

Complete Application:

✓ [Signature] Jan 13/2012

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- 40201004259

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 INFORMATIONName of Applicant ¹BRANT STAR DEV LIMITED

Phone #

519-758-4570

Address

18 CARLEY ROAD

Fax #

519-752-5728

Town / Postal Code

BRANTFORD, ON N3T5K1

E-mail

brantstar@rogers.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

BY MICHAEL HIGGINS
G DORCAS VALLEY LIMITED

Phone #

519 426-6270

Address

2 TALBOT STREET NORTH

Fax #

519 426-6277

Town / Postal Code

SHIRAZ ON N3Y 3W4

E-mail

michael.higgins@gdvalley.caName of Owner ²466353 ONTARIO LIMITED

Phone #

905-521-1141

Address

21 KING STREET WEST SUITE 920

Fax #

905-528-6328

Town / Postal Code

HAMILTON ON L8P 4W7

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 mortgages, charges or other encumbrances on the subject lands:

NOT KNOWN

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WOODHOUSE</u>	Urban Area or Hamlet	<u>SIMCOE</u>
Concession Number	<u>IN THE GORE</u>	Lot Number(s)	<u>LOT 11</u>
Registered Plan Number	<u>3717-53</u>	Lot(s) or Block Number(s)	<u>20-9</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>20M (65ft)</u>	Depth (metres/feet)	<u>35m (114ft)</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m ² / ft ² or hectares/acres)	<u>APPROX 2280sqm (24542sqft)</u>
Municipal Civic Address			

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

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

STORM WATER EASEMENT IN FAVOUR OF NORFOLK COUNTY
AT REAR OF THE LOT.

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):

PROPOSE TO CONSTRUCT A SEMI DETACHED
DWELLING

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

REQUEST RELIEF OF THE EXTERIOR SIDE YARD
REQUIREMENTS OF THE R2 ZONE SECTION 5.2.2(d)
EXTERIOR SIDE YARD MINIMUM 6M TO 4.5M
RELIEF OF 1.5M.

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

THE LOT FRONTAGE AT THE FRONT YARD SET
BACK IS NOT WIDE ENOUGH TO ACCOMMODATE
THE PROPOSED SEMI DETACHED DWELLING EXTERIOR
SIDE YARD RELIEF IS REQUIRED.

D. PROPERTY INFORMATION

Present official plan designation(s):

URBAN RESIDENTIAL.

Present zoning:

R2.

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:

VACANT LOT

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

VACANT LOT

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.

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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:

SEMI DETACHED DWELLING. FV-6M
INTERIOR SIDE YARD 1.2M REAR YARD 11.2M.
EXTERIOR SIDE YARD PROPOSED 4.5M.

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

APRIL 2012.

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:

NOT KNOWN

Present use of the subject lands:

VACANT LOT.

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

Existing use of abutting properties:

RESIDENTIAL.

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

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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:

OWNER.

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: BNPL2010147 BNPL2010173 BNPL2011032 BNPL2011120
BNPL2011119 BNPL2011141 BNPL2011186 BNPL2011255

Land it affects: SUBJECT LANDS.

Purpose: SEMI DETACHED DWELLINGS.

Status/decision: APPROVED.

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Effect on the requested amendment:

NONE

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

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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:

MILLCROFT

MINOR VARIANCE

I. OTHER INFORMATION

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

☐ Yes ☒ No

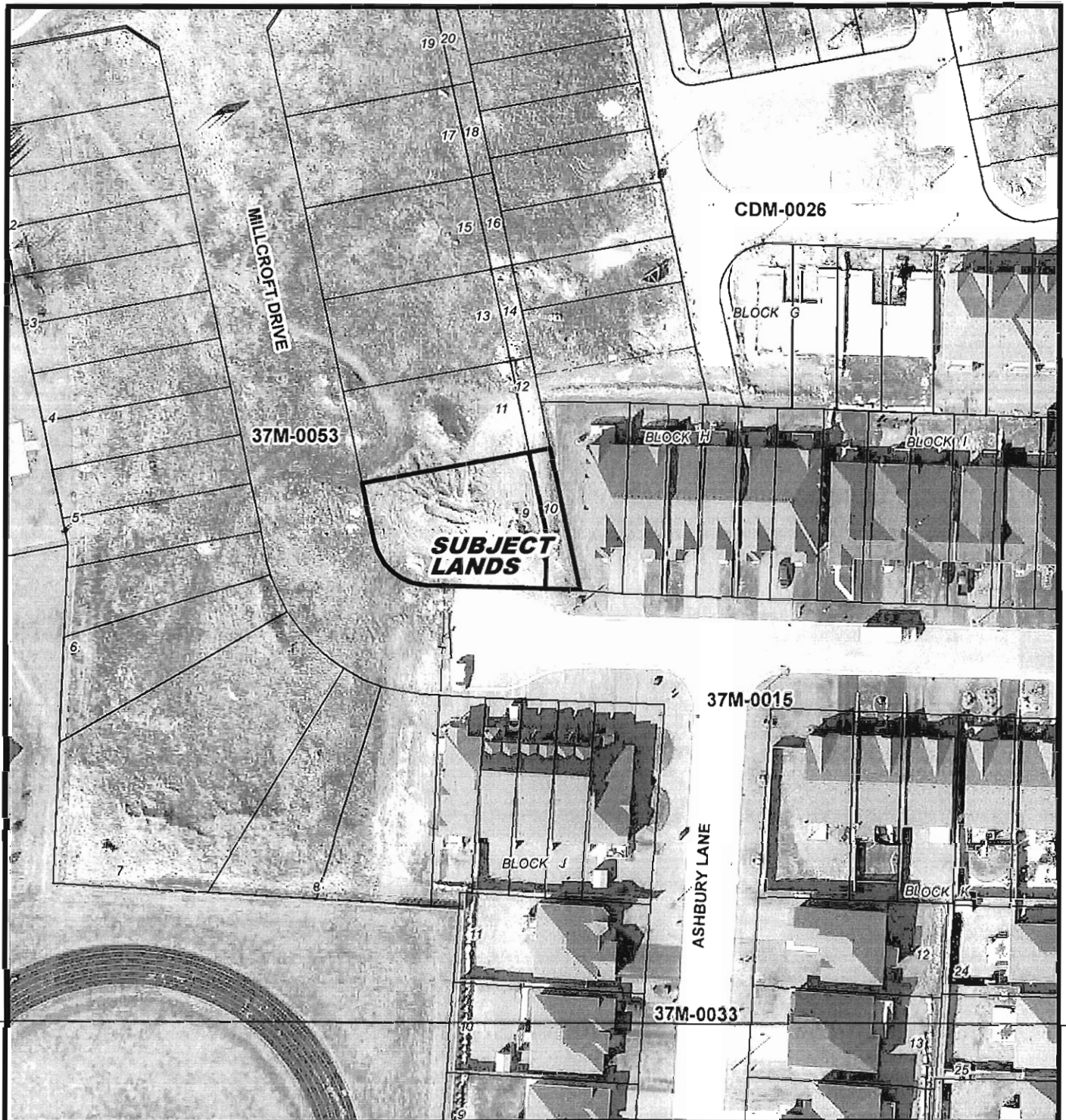
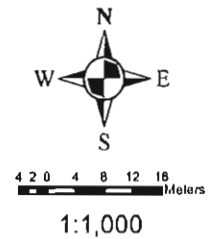
If yes, describe:

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 2

File Number: ANPL2012019

Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2012019

Geographic Township of WOODHOUSE



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1:500

