



COMMENT REQUEST FORM

FILE NO: ANPL2012100

- 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
- Trillium Railway

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:**

July 3rd, 2012

APPLICANT:

BEHRENS ANDREW WALTER, 50 BURWELL RD RR 2 STN MAIN TILLSONBURG, ON N4G 4G7

LOCATION: PLAN 189 BLK 23 LOT 16 (23 Ann Street)

ASSESSMENT ROLL NO.: 3310492007120000000

PROPOSAL:

CONSTRUCT A SINGLE FAMILY DWELLING REQUIRING RELIEF OF:

60 sq.m. (646 sq.ft.) from the minimum required lot area of 465 sq.m. (5005 sq.ft.) to permit a lot having an area of 405 sq.m. (4359 sq.ft.)

5 m (16 ft) from the minimum required lot frontage of 15 m (49 ft.) to permit a lot having a reduced frontage of 10 m (33 ft.)

0.2 m from the minimum required interior side yards of 1.2 m to permit interior side yards of 1.0 m

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 875-4485 ext: 1341

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 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: June 18, 2012

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RECEIVED

MAY 15 2012

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

Office Use.

File Number:

AN PL 2012 100

Related File:

BNPL2012067

Fees Submitted:

June 1, 2012

Application Submitted:

May 18, 2012

Sign Issued:

May 18, 2012

Complete Application:

June 1, 2012

me

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: 3310-492-007.12000.0000

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-DE 80

A. APPLICANT INFORMATION

Name of Applicant ¹ Andrew Behrens Phone # (519) 842-8629

Address 50 Burwell rd. Fax # _____

Town / Postal Code Tillsonburg N4G-4G7 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 Tabco Limited Phone # (519) 842-8629

Address 50 Burwell rd. Fax # _____

Town / Postal Code Tillsonburg N4G-4G7 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>Norfolk County</u>	Urban Area or Hamlet	<u>Urban / Delhi</u>
Concession Number	_____	Lot Number(s)	<u>16</u>
Registered Plan Number	<u>189</u>	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>23</u>	Part Number(s)	_____
Frontage (metres/feet)	<u>33 ft proposed</u>	Depth (metres/feet)	<u>132 ft</u>
Width (metres/feet)	<u>33 ft 66 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>8,712 sq ft</u>
Municipal Civic Address	<u>23 Am St. Delhi</u>		<u>4,356 ft² proposed</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):

- Sever Current lot of 66 ft into 2 lots of 33 ft.
- Construct single family dwelling on each lot.

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

proposed frontage doesn't meet minimum requirement of 15 meters.

proposed lot area of 4,356 ft²

Construct a single family dwelling on each lot.

a relief of 60 sq m (646 sq ft) from the required 465 sq m (5005 sq ft) lot area to permit a lot of 405 sq m (4359 sq ft)

a relief of 2 m from the required 12 m minimum side yards to permit 10 m side yards

a relief of 5 m (16 ft) from the required 15 m (49 ft) to permit a lot frontage of 10 m (33 ft).



MINOR VARIANCE

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

Neighbouring lots are established as 33 ft
wide lots. Described as 1 chain. Currently property
exists as 2 chains. I am proposing a severance
to create 2 lots ~~as~~ being 1 chain.

D. PROPERTY INFORMATION

Present official plan designation(s):

plan 189 Block 23 lot 16 / urban residential

Present zoning:

R1

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:

None.

~~of~~ Currently exist a poured concrete
side walk with concrete stairs, width of 1.8 meters.

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

unknown

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:

Single Family dwelling

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

June 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:

June 2010

Present use of the subject lands:

Vacant land

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

unknown

Existing use of abutting properties:

Single Family dwelling

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:

Previous owner check at time of purchase.

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:

unknown

Land it affects:

23 Ann St. Delhi

Purpose:

Construction of single family dwelling pooling Sewerance approval

Status/decision:

unknown

MINOR VARIANCE

Effect on the requested amendment:

Request for Sewerance

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 type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 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 type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 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 type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance

Dave's variety
unknown

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:

no storm drainage

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:

Ann Street

MINOR VARIANCE

I. OTHER INFORMATION

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

Yes No

If yes, describe:

application for sewerance already submitted

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.

Existing lots on the street are of a 33 ft
frontage, ~~or~~ the proposed sewerance complies
with the building plan. Building department
supports the application.



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
 Simcoe, ON
 N3Y 2J4
 519-426-4377
 Langton: 22 Albert St.
 Langton, ON
 N0E 1G0
 519-875-4485

PROPERTY INFORMATION

STREET # 23

ROLL No. 3310492007120000000

LEGAL DESCRIPTION:
 PLAN 189 BLK 23 LOT 16, REG,
 0.20AC 66.00FR 132.00D

UNIT #

TOWNSHIP Delhi - Town of Delhi

STREET NAME ANN ST

ZONING R-1


ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	465	5005	405	4359	60	646
LOT FRONTAGE	15	49	10	33	5	16
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.2	3.94'	1.0	3.28'	0.2	0.66
INTERIOR SIDE YARD (LEFT)	1.2	3.94'	1.0	3.28'	0.2	0.66
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: **Zoning By-Law 1-DE 80**

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.



 Signature of owner or authorized agent

May 18/2012
 Date

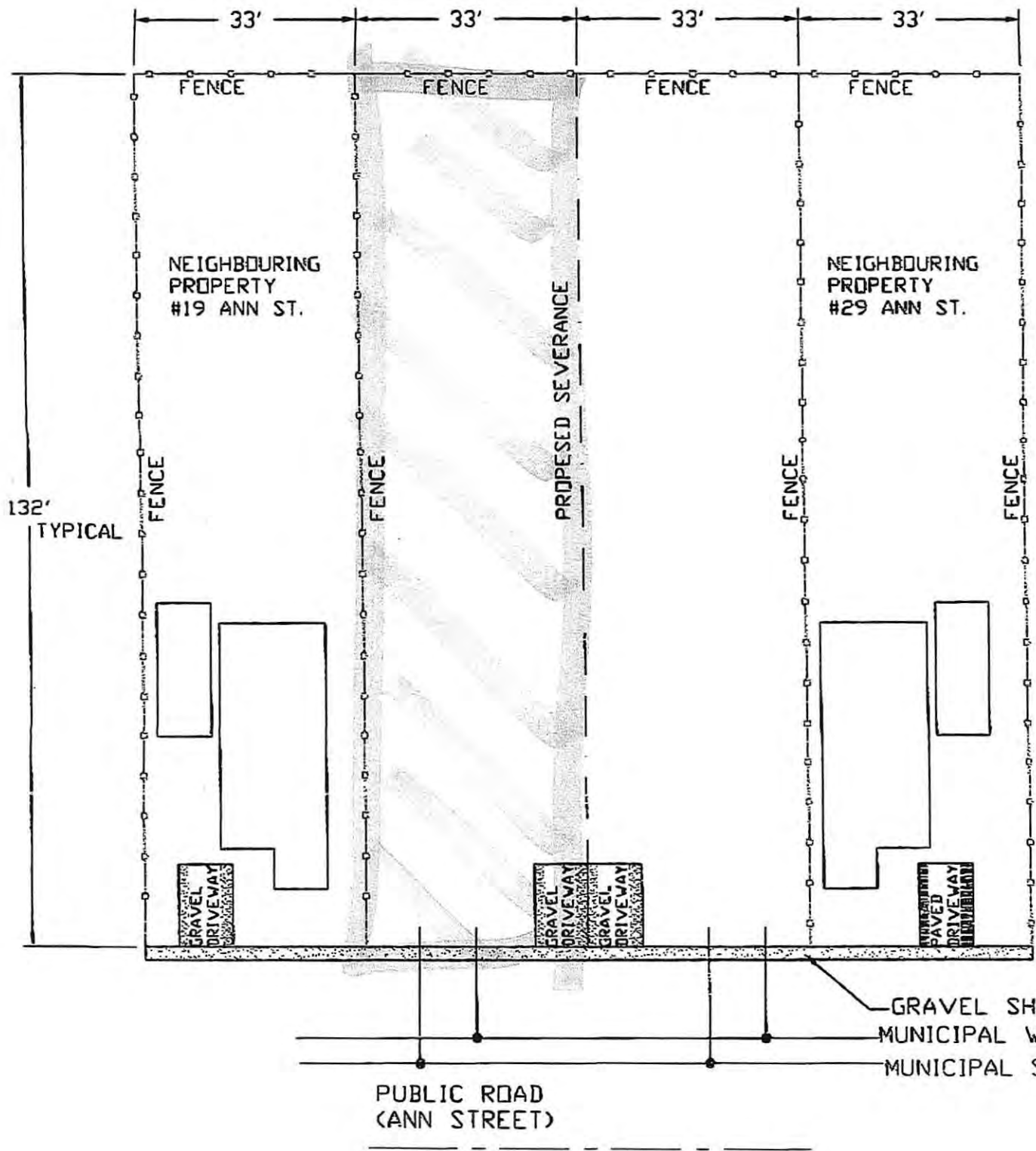
PREPARED BY: Bill Brouwer

AS PER:

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


 Signature of building inspector

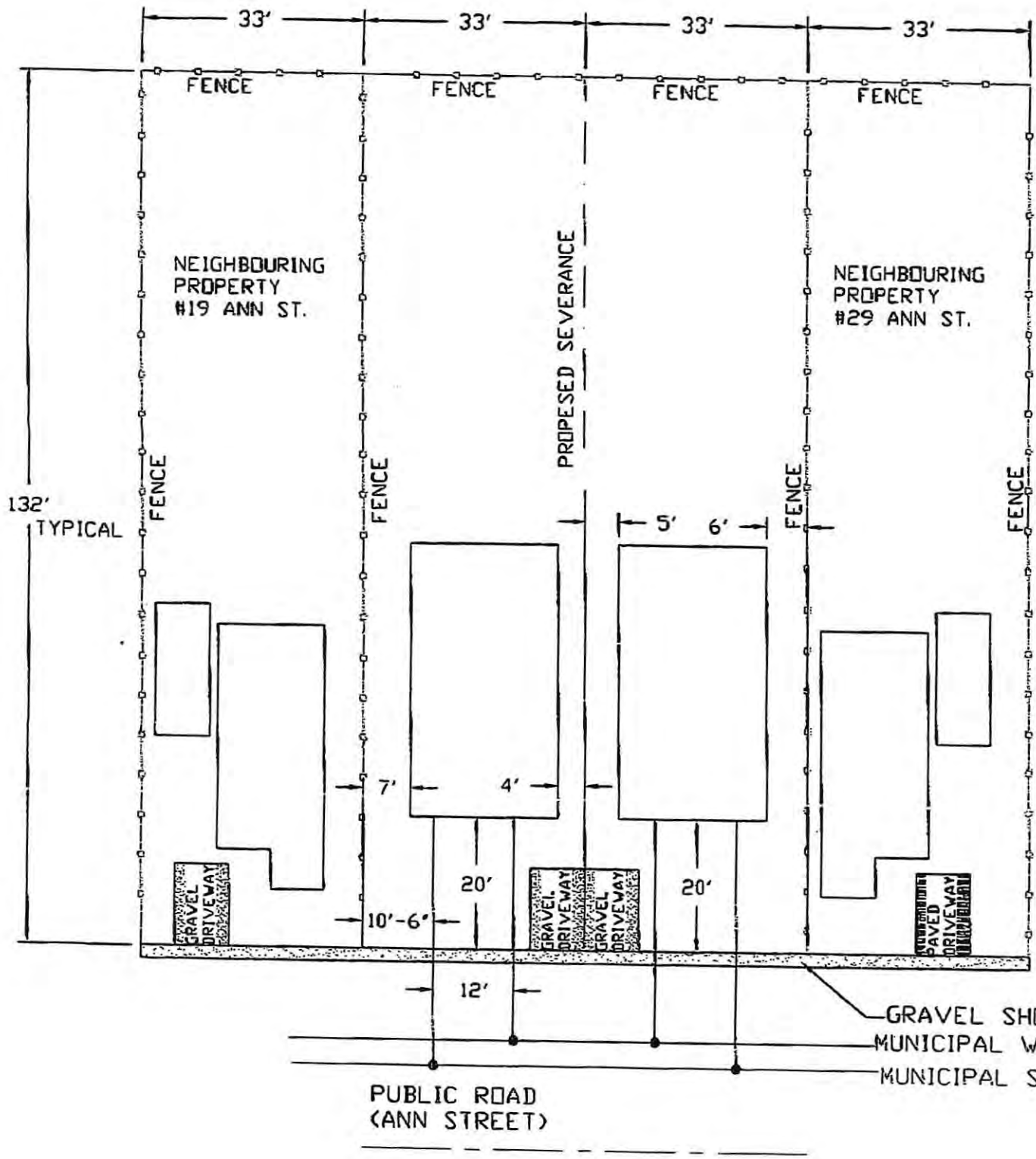
May 17/12
 Date



CURRENT LOT

ANDREW BEHRENS
23 ANN ST.
DELHI ON.
PLAN 189
BLK 23
LOT 16





PROPOSED SEVERANCE

ANDREW BEHRENS
 23 ANN ST.
 DELHI ON.
 PLAN 189
 BLK 23
 LOT 16



THIS IS A CONCEPTUAL REPRESENTATION. SIZES, DIMENSIONS, AND LOCATIONS WILL BE EXAMINED WHEN APPLICATION FOR BUILDING PERMIT IS SUBMITTED.

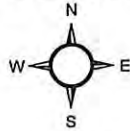
GRAVEL SHOULDER
 MUNICIPAL WATER SUPPLY
 MUNICIPAL SEWER SERVICE

PUBLIC ROAD
 (ANN STREET)

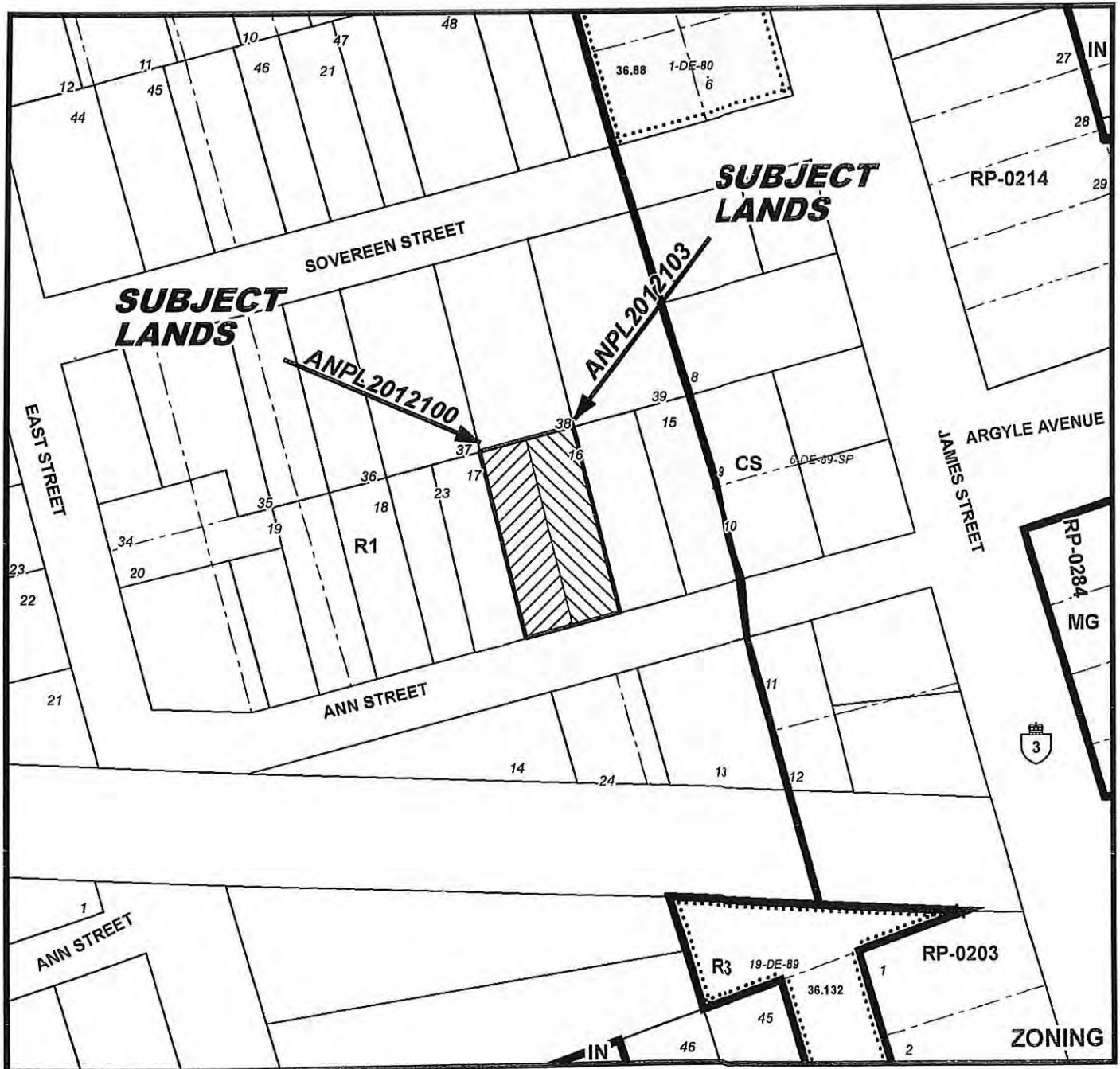
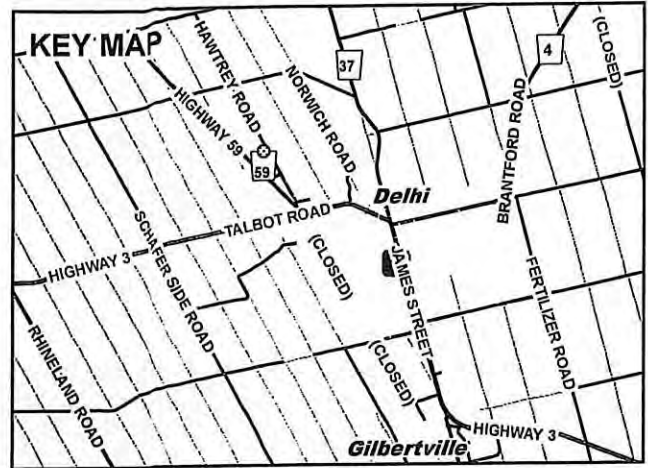
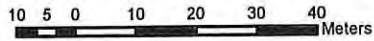
MAP 1
File Number: ANPL2012100 &
ANPL2012103

Urban Area of

DELHI



1:1,200



MAP 2

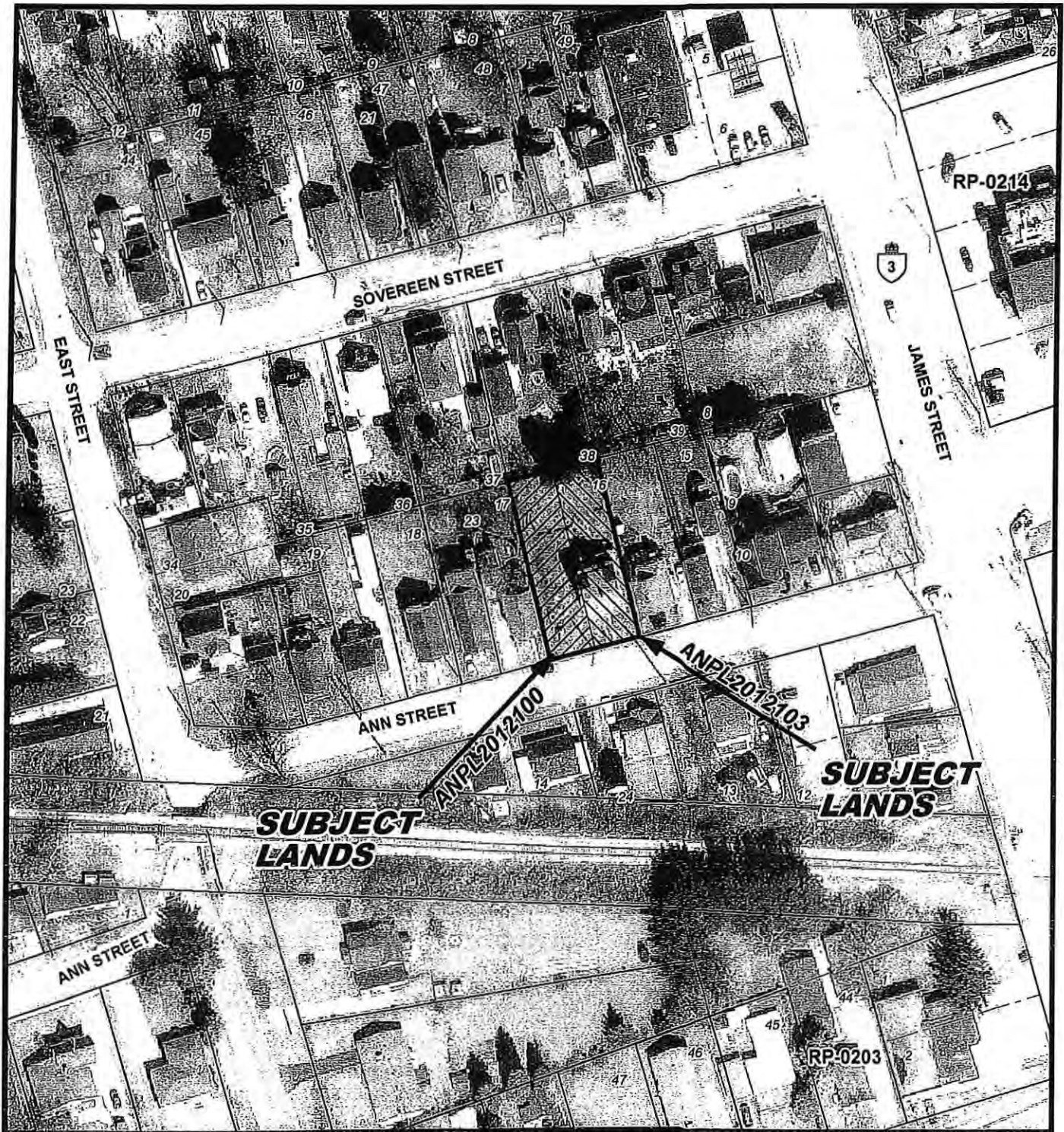
File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI



52.50 5 10 15 20 Meters

1:1,200



MAP 3

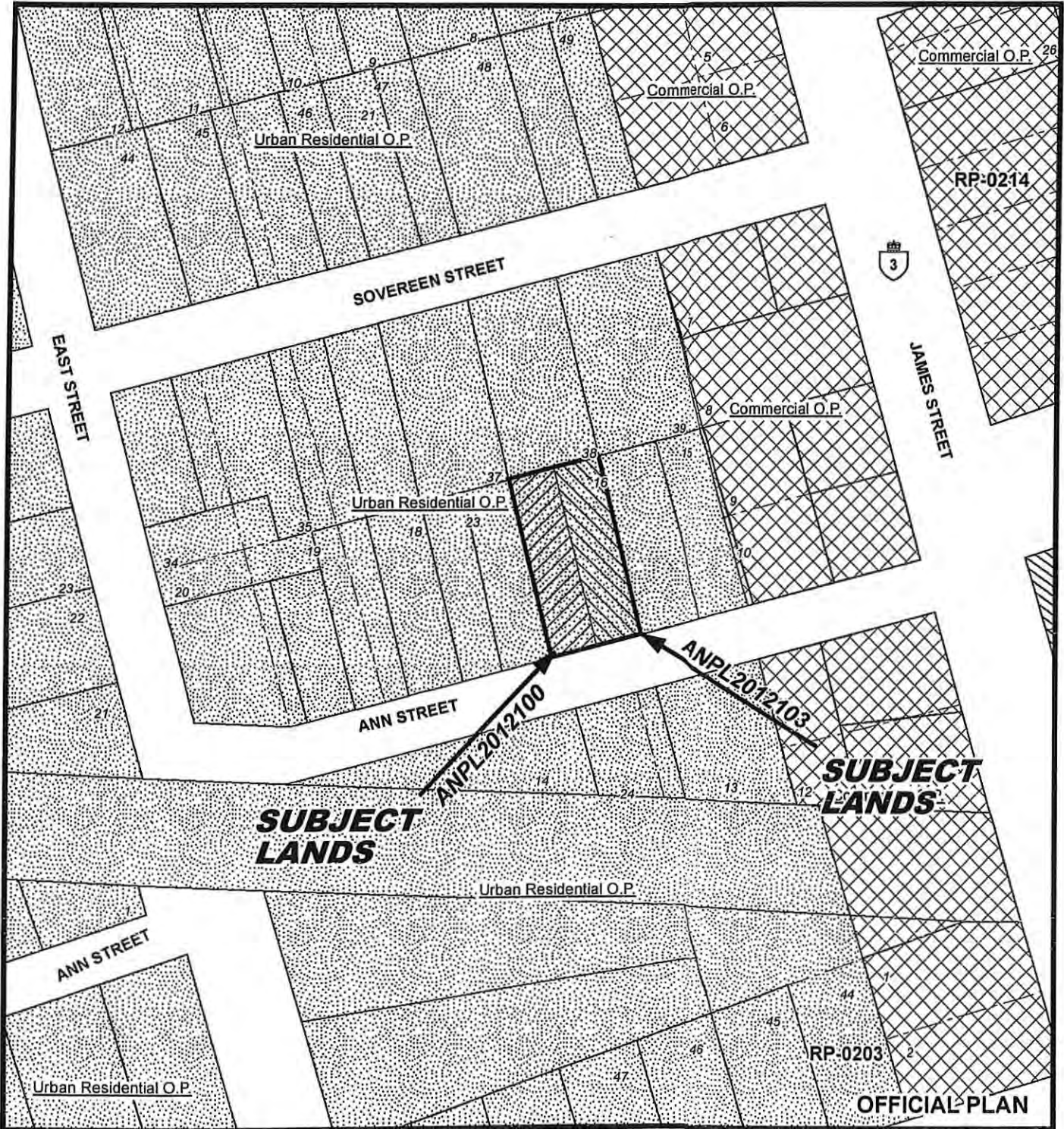
File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI



52.50 5 10 15 20 Meters

1:1,200



MAP 4

File Number: ANPL2012100 & ANPL2012103

Urban Area of DELHI

