

## MINOR VARIANCE

File Number ANPL2014117  
 Related File Number ANPL2014118; BANPL2014116  
 Pre-consultation Meeting On June 9, 2014  
 Application Submitted On June 9, 2014  
 Complete Application On June 12, 2014

Application Fee \$ 723.00  
 Conservation Authority Fee —  
 OSSD Form Provided —  
 Sign Issued ✓

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.

NORFOLK COUNTY PLANNING DEPT.

**Property assessment roll number:** 3310-

*401-005-019,00*

JUN 12 2014

RECEIVED

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.       

#### A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> Robert Whitney Phone # 519-443-5097  
 Address 219 Charley St. S. Fax #         
 Town / Postal Code Waterford On N0E 1Y0 E-mail bbwhtn57@gmail.com

<sup>1</sup> 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 <sup>2</sup>        Phone #         
 Address        Fax #         
 Town / Postal Code        E-mail       

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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:

Identify as lot A

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Simcoe</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	
Registered Plan Number	<u>182</u>	Lot(s) or Block Number(s)	<u>798 Block 80</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>22 m</u>	Depth (metres/feet)	<u>31.56 m</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>694.32 m<sup>2</sup></u>
Municipal Civic Address	<u>110 McCall St Simcoe</u>		

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

Yes  No

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

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**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):

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Proposed Single Family Dwelling  
minor variance to reflect lot area  
and lot frontage deficiencies

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

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Lot area 11.68, m<sup>2</sup>  
Lot frontage 0.91 m

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

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Lot size is a little small for what  
is required.

## D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R2

Is there a site specific zone on the subject lands?

R-1C

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:

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

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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.

New Single family dwelling Proposed.

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:

on sketch

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MINOR VARIANCE

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

Upon Approval

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:

Feb 1 2014

The date the subject lands was acquired by the current owner:

Unoccupied

Present use of the subject lands:

4 Months

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

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

#### MINOR VARIANCE

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

Friend of family who built original home

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

Yes       No       Unknown

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

File number:

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Land it affects:

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Purpose:

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Status/decision:

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Effect on the requested amendment:

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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

MINOR VARIANCE

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:

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Name of road/street:

*McCall st Simcoe*

**I. OTHER INFORMATION**

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

Yes  No

If yes, describe:

*built as soon as possible*

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.

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## ZONING DEFICIENCY

### PROPERTY INFORMATION

STREET # 110. McCall

ZONING

R2 →

RIC - Simcoe

### ZONING DEFICIENCY

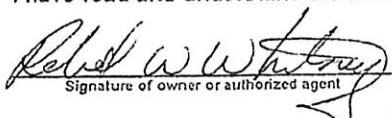
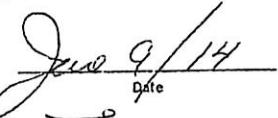
DEVELOPMENT STANDARD	REQUIRED (m/ft)	PROPOSED (m/ft)	DEFICIENCY (m/ft)
LOT AREA	3160	348.32	11.68
LOT FRONTAGE	12	11.09	0.91
FRONT YARD SETBACK			
EXTERIOR SIDE YARD			
INTERIOR SIDE YARD (RIGHT)			
INTERIOR SIDE YARD (LEFT)			
REAR YARD SETBACK			
DWELLING UNIT AREA			
% LOT COVERAGE			
BUILDING HEIGHT			
ACCESSORY BUILDING			
ACCESSORY BUILDING COMMENTS			
PARKING SPACES			

### ADDITIONAL COMMENTS:

Severance of lot creates deficiencies with lot area and lot frontage.

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.

  Jun 9/14  
Signature of owner or authorized agent Date

PREPARED BY: Devon Tisdale

AS PER:

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

NORFOLK COUNTY PLANNING DEPT.

JUN 12 2014

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Signature of building inspector

  
Date

June 10/14  
June 12/14

NORFOLK COUNTY PLANNING DEPT.

JUN 09 2014

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