



**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:

December 27, 2007

FILE NO.: AN-004/2008

ASSESSMENT ROLL NO.: 3310-493-100-43900

APPLICANT:

Erika and John Sloan Torti, 10 Reserve Street, Turkey Point, ON N0E 1T0

AGENT:

N/A

LOCATION:

Lot 11, Concession A CHR (10 Reserve Street, Turkey Point)

PROPOSAL:

- Relief of 63.4 sq. m. (683 sq. ft.) from required lot area of 700 sq.m. (7535 sq. ft.) to recognize existing lot area of 636.5 sq.m. (6852 sq. ft.)
- Relief of 5.54 m. (18.2 ft.) from required front yard setback of 6 m. (20 ft.) to permit a front yard setback of .54 m. (1.8 ft.) to permit new garage;
- Relief of .12 m. (0.4 ft.) from required interior sideyard (left) of 1.2 m. (4 ft.) to recognize side yard of 1.0 m. (3.6 ft.) for existing house and proposed garage;
- Relief of 15% from the maximum lot coverage of 15% to permit lot coverage of 30% to allow extension to existing deck;
- Relief from Section 6.8b to permit garage to be located in the front yard.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" 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: December 12, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP

Norfolk County, 22 Albert Street, Langton, ON N0E 1G0

(519) 875-4485 ext 1834

FAX: (519) 875-4789 EMAIL: t.scott.peck@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-004/2008

Related File:

Fees Submitted:

Nov 13/07

Application Submitted:

Nov 13/07

Sign Issued:

Complete Application:

Yes Nov 13/07

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- 493-100-439

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-DE80

A. APPLICANT INFORMATION

Name of Applicant ¹ Erika & John Sloan Torti

Phone #

519-426-0831

Address

10 Reserve St.

Fax #

Cell 519-802-4994

Town / Postal Code

Turkey Point ON N0E1T0

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

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 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:

Royal Bank - Lynden Rd Brantford On

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlottesville</u>	Urban Area or Hamlet	<u>Turkey Point</u>
Concession Number	<u>A</u>	Lot Number(s)	<u>11</u>
Registered Plan Number	<u>301</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>37R-2835</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>61.87'</u>	Depth (metres/feet)	<u>120.42</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>6869 ft²</u>
Municipal Civic Address	<u>10 Reserve St Turkey Point</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):

- Would like to construct a second storey addition for a loft & storage space as well as a new detached garage; also want to replace holding tank with a proper septic system in area where parking & shed are currently located
- also would like to extend existing deck at rear of lot the front thereby joining up the two staircases & have an open deck on top
- the house & deck are already approx. 24-25% lot coverage & storage space is limited
- house has no linen closet & 2 small bedroom closets

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

- ① Relief of 683 ft² (63.4 m²) from required lot area of 7535 ft² (700 m²) to recognize existing lot area of 6852 ft² (636.5 m²)
- ② Relief of 18.2 ft (5.54 m) from required front yard setback of 6 m (20 ft) to permit a front yard setback of 1.8 ft (.54 m) to permit new garage
- ③ Relief of .4 ft (.12 m) from required interior side yard (left) of 4 ft (1.2 m) to recognize side yard of 3.6 ft (1.0 m) for existing house & proposed garage
- ④ Relief from maximum lot coverage of 15% to permit lot coverage of 30% to allow extension to existing deck
- ⑤ Relief from Section 6.8.6 to permit garage to be located in the front yard.

MINOR VARIANCE

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

- the house and deck are already over lot coverage, & just want to extend deck & build 2nd storey room for a loft/exercise room & to have more storage; also would like garage to store vehicle & have a bit more room to store patio furniture etc. over winter etc.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

Present zoning:

Lakeshore

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:

refer to survey
1 storey ranch - 1365.66 ft², set back 23.8' front, 3.6' side
29-39' - rear, & existing deck approx 285-290 ft²

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

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.

upper level addition is for loft/exercise room & storage
no new fixtures

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:

refer to diagram ① 2nd storey addition - 906.39 ft²
② extend deck at back to edge of house & at front joining
up the stairs & put in an upper level deck area
③ 20 x 30' garage - 600 ft²

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

spring 2008 if approved

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:

Present use of the subject lands:

residential

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

for 40-50 years

Existing use of abutting properties:

residential & channel

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:

general information of area

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:

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:

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 checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" 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 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 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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:

*Private piped water supply, lakeview water systems.
** Current holding tank but to be replaced with a new septic system to accommodate the addition, permit already approved
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:

10 Reserve St

Name of road/street:

10 Reserve St

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

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.

Would like to get off holding tank & install a proper
septic system & need additional storage & living space
will be removing shed & relocating parking area to
the new garage if approved



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-493-100-439-00-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner	TORTI JOHN SLOAN TORTI ERIKA	Property Lot		Former Municipality	
Civic Address	10 RESERVE ST	Block		Plan	
Legal Description	CHR CON A IN FRONT PT LOT 11	Part		Reference Plan	
Zoning	L	Concession		Extension to a Non-conforming use?	
By-law	1-DE-80	Current Use of Property	COTTAGE	Township	DETH
		Proposed Use of Property	COTTAGE WITH 2ND FLOOR & BACK		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

	m	I	m	I	m	I
a) Lot Area	700m ²	7535	636.5	6852	63.4	683
b) Lot Frontage						
c) Front Yard Setback	6m	20	.54	1.8	5.54	18.2
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	1.2m	4	1.0	3.6	.12	0.4
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage	15%		30		15	
j) Height of Building						
k) Accessory Building						
Accessory Building Comments	NEEDS RELIEF OF 6.8 (B)					
l) Parking						
m) Other						
Other Clause:			Other Description:			

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

Erika Torti
Owner/Applicant

[Signature] Nov. 13/07
Building Inspector

Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

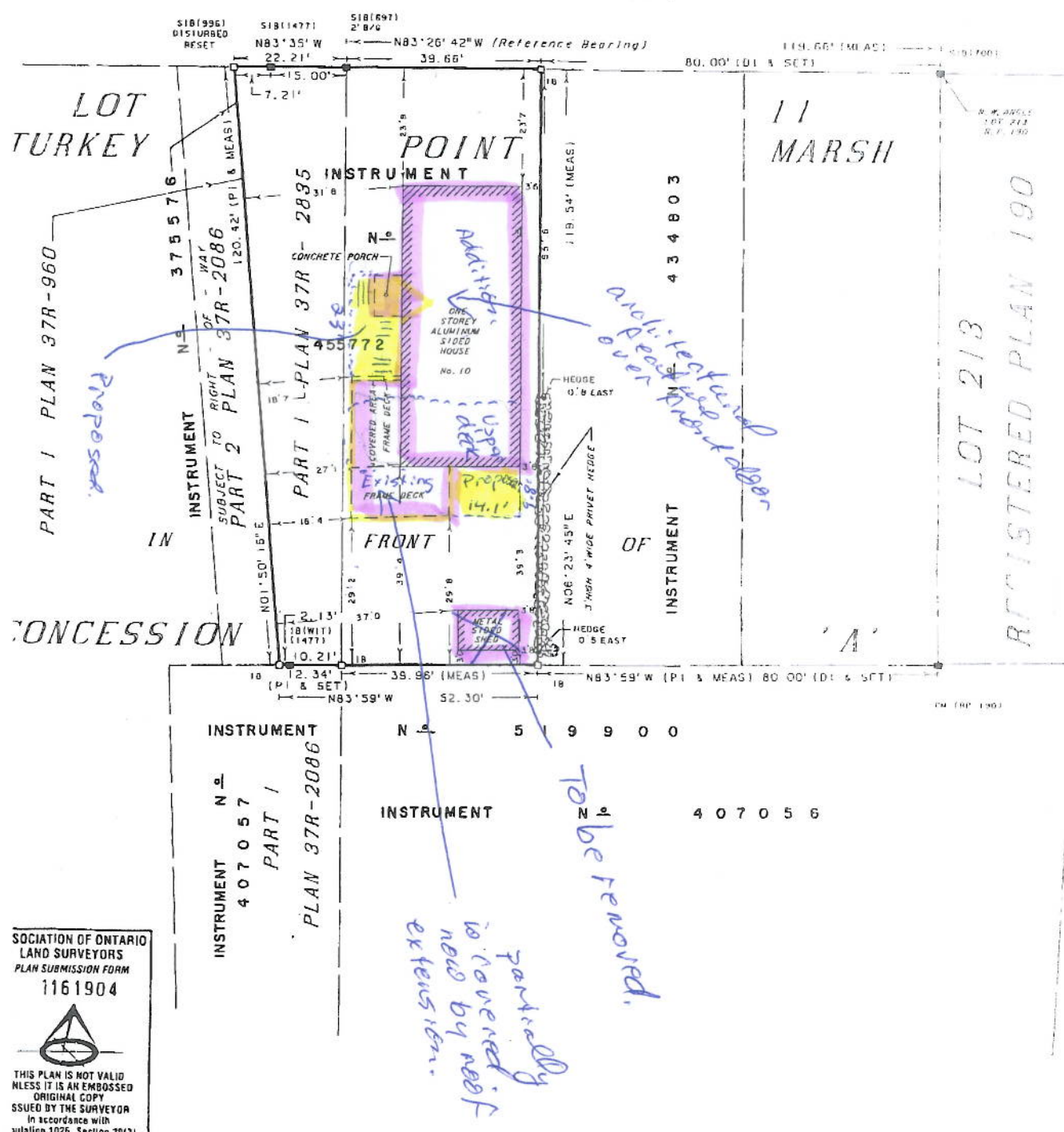
Address

dwg. 1389.96

Existing dwelling & deck & front porch

Existing

RESERVE STREET (66.00' WIDE)
(SEE REGISTERED PLAN 301)



SOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1161904

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

SURVEYOR'S CERTIFICATE

CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
THE SURVEY WAS COMPLETED ON THE 23RD DAY OF JANUARY, 1998.

FED: JANUARY 29, 1998.

[Signature]
R.C. DIXON
ONTARIO LAND SURVEYOR

NOTE: THE FOLLOWING APPLY UNLESS OTHERWISE SPECIFIED

LEGEND	
1" x 1" x 48" STANDARD	IRON BARS
5/8" x 5/8" x 24"	IRON BARS
5/8" ROUND x 24"	IRON BARS
LOT LINES	SHOWN
DEED LINES	SHOWN
FENCE LINES	SHOWN
CENTER LINES	SHOWN
FOUND IRON BARS	SHOWN

PROPOSAL

11 CONCESSIONARY

PROPOSED

10 RESERVE ST. TURKEY POINT

Property Line

Lot 107

Proposed Garage

20x30 ACCESSORY

BUILDING MAX HEIGHT

10% of lot 686 sq ft

LOT SIZE 6269 sq ft

Bay window

EXISTING HOUSE
1365.66 sq ft

ADDITION
906.39 sq ft

ADDITION
TOTAL
1550.88

UPPER

ADDITION FOR
HOUSE

DECK

(Open) Deck 644.49 sq ft
Proposed upper level deck

DECK

24.3

Existing covered open deck

Proposed deck extension
14.1'

extend

existing deck is covered new

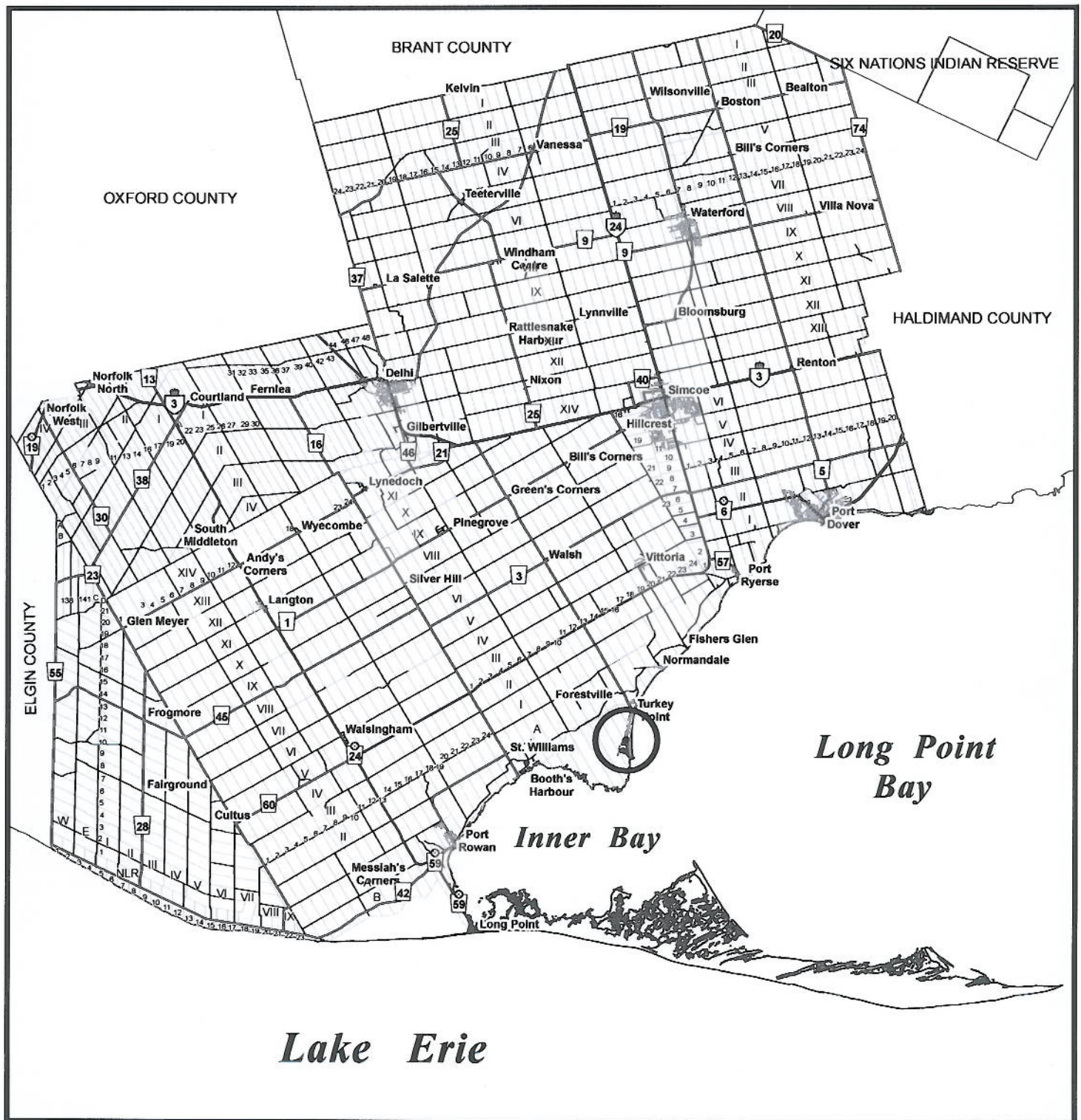
Note arch: stepping
feature front door
over

~~X~~ SEPTIC AREA (APPROVED)

MAP 1

File Number: AN-004/2008

Geographic Township of CHARLOTTEVILLE



MAP 2

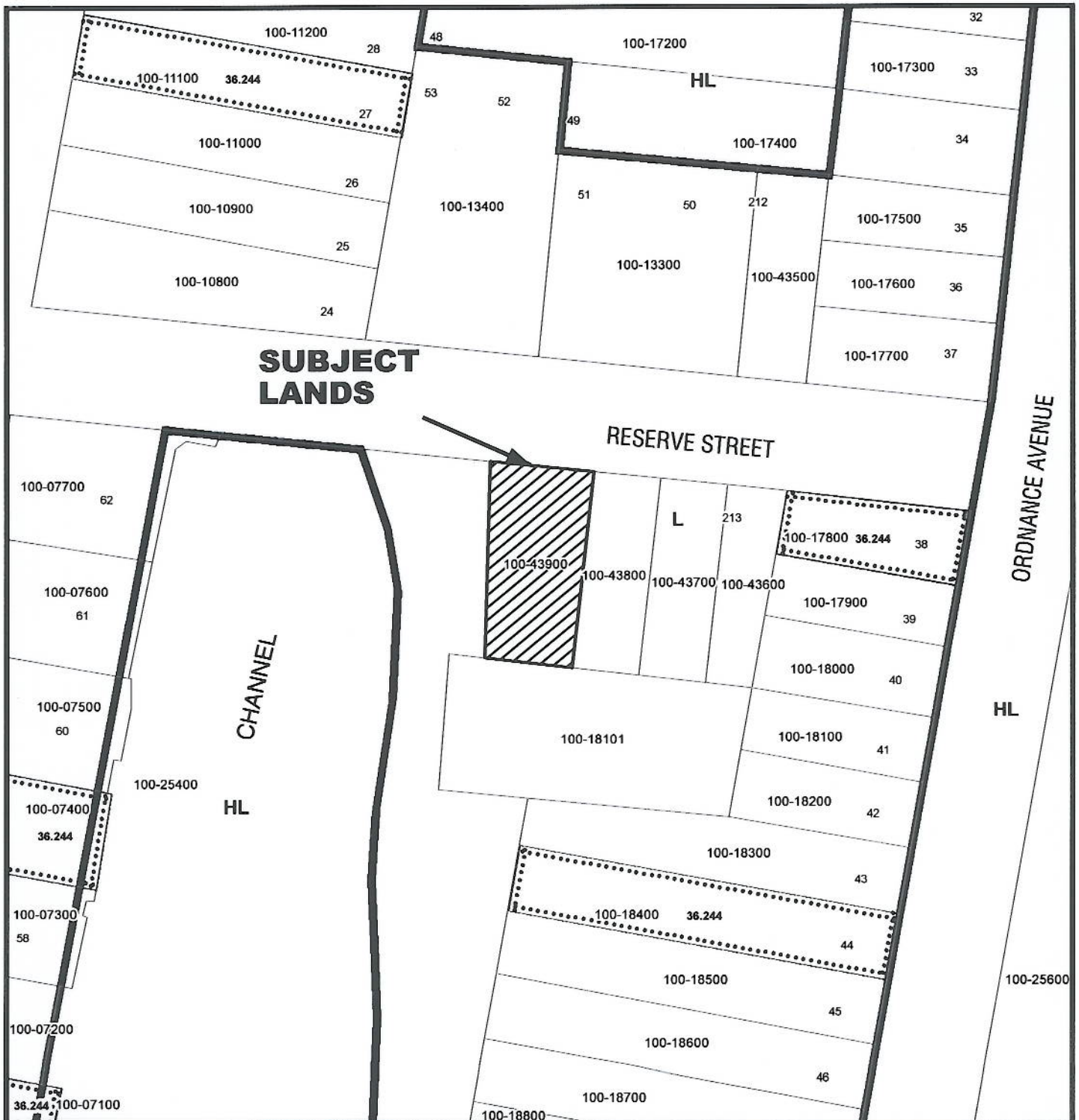
File Number: AN-004/2008

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:1,000



MAP 3

File Number: AN-004/2008

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:800



MAP 4

File Number: AN-004/2008

Geographic Township of CHARLOTTEVILLE



3 1.5 0 3 6 9 12 Meters

1:300

