



**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:

FEBRUARY 6th, 2008

FILE NO.: AN-007/2008

ASSESSMENT ROLL NO.: 3310-493-110-00100

APPLICANT:

Roderick & Tina Millea, 1627, 8th Street West, R, R, # 6, Simcoe ON N3Y 4K

AGENT:

David Roe, 599 Larch Street, Delhi, ON N4B 3A7

LOCATION:

Plan 128, Lot 2, Part Lot 1 CHR (142 Cedar Drive, Turkey Point)

PROPOSAL:

PART 1 (Proposed Enlarged Lot 2)

- Relief of 252.5 sq. m. (2718.5 sq. ft.) from the required lot area of 700 sq. m. (7534.9 sq. ft.) to permit a lot area of 447.45 sq. m. (4816 sq. ft.);
- Relief from the maximum lot coverage requirements of 15% to allow lot coverage of 26%

PART 2 (Proposed reduced Lot 1)

- Relief of 87.06 sq. m. (937.1 sq. ft.) from the required lot area of 700 sq. m. (7534.9 sq. ft.) to permit a lot area of 612.94 sq. m. (6597.8 sq. ft.).

- | | |
|--|---|
| <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: January 23rd, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Lucy Hives, MCIP, RPP
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0
(519) 875-4485 ext 1837

FAX: (519) 875-4789 EMAIL: lucy.hives@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-007/2

Related File:

(BN-001/3007 + AN-051/0)

Fees Submitted:

NA

Application Submitted:

Jan 14/08

Sign Issued:

"

"

Complete Application:

"

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* Needs authorization signed

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- 493-110-001 00

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 Applicant¹ RODERICK + TINA MILLEA Phone # 519-426-0729
Address 1627, 8th St. West, RR6, Simcoe Fax # 519-428-4268
Town / Postal Code N3Y 4K5 E-mail _____

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

Name of Agent DAVID ROE Phone # 519-582-1174
Address 599 LARCH ST Fax # 519-582-4616
Town / Postal Code DELHI, ON. N4B3A7 E-mail dfrfeg@bellnet.ca

Name of Owner² Same as Applicant 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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHARLOTTVILLE Urban Area or Hamlet TURKEY POINT
 Concession Number A Lot Number(s) PT LOT 12
 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 (m² / ft² or hectares/acres) _____
 Municipal Civic Address 142 CEDAR DRIVE, TURKEY POINT

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

☒ Yes ☐ No

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

Hydro easement at rear.

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):

Related to BN-001/2007 (under appeal) & AN-051/2007 (appeal)
approval received for boundary adjustment, but realized
lot area measurements are incorrect & a minor
variance is needed on both proposed parcels

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

Part A (Proposed enlarged lot 2)

- ① Relief of 252.5 m² (2718.5 ft²) from the required lot area of 700 m² (7539.9 ft²) to permit a lot area of 447.45 m² (4816 ft²)
- ② Relief from the maximum lot coverage requirements of 15% to allow lot coverage of 26%

Part B (Proposed reduced lot 1)

- ① Relief of 87.06 m² (937.1 ft²) from the required lot area of 700 m² (7539.9 ft²) to permit a lot area of 612.94 m² (6597.8 ft²)

MINOR VARIANCE

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

lots are existing

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT (Twp of Delhi, O.P.)

Present zoning:

LAKESHORE AND HAZARDOUS

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:

EXISTING COTTAGE (to be removed)

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

1930s

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:

See attached plan

note dwelling proposed on lot 4 or

for conceptual use only

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

if approved, fall 2008

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:

~~2~~

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

2003

Present use of the subject lands:

Cottage

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

since 1930's

Existing use of abutting properties:

cottages, beach, parking lot for MNR

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 knowledge 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: AN 51-07 Approved
BNP01-2007 (Boundary Adjacent under appeal)

Land it affects: Subject lands

Purpose: enlarge Lot 2

Status/decision: See under appeal to OMB
mv 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Floodplain (beach)	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 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 *Turkey Pt. water supply*

☐ 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:

proposed new septic system

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

☐ Provincial highway

☒ Municipal road

☐ Other (describe below)

If other, describe:

Name of road/street:

Cedar Drive

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

ASAP. Pending OMB Review

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.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-493-110-001-00-0000

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 **MILLEA TINA YVETTE**
MILLEA RODERICK GRAHAM C

Property Lot **27th**

Former Municipality

Block

Plan

Civic Address **142 CEDAR DR**

Part

Reference Plan

Legal Description **CHR PLAN 128 LOT 1 TO 2**

Concession

Extension to a Non-conforming use?

Zoning **L4 H/L**

Current Use of Property **Cottage (to be removed)**

Township

By-law **1-DE 80**

Proposed Use of Property **proposed cottage**

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area

700m²

7531.9

ft² m²

947.45

4816 ft²

252.55

2718.5 ft²

b) Lot Frontage

c) Front Yard Setback

d) Exterior Side Yard

e) Interior Side Yard (Rt)

f) Interior Side Yard (Lt)

g) Rear Yard

h) Dwelling Unit Area

i) % Lot Coverage

15%

26%

17% over.

j) Height of Building

k) Accessory Building

Accessory Building Comments

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:

Owner/Applicant

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



Zoning Deficiency

Norfolk CityView Web

Part B

Not Related to
BN-001/2007
+ Replaces AN-051/2007
Roll Number 33-10-493-110-001-00-0000

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Property Information

Issue Date:

Owner	MILLEA TINA YVETTE MILLEA RODERICK GRAHAM C	Property Lot	1	Former Municipality	
Civic Address	142 CEDAR DR	Block		Plan	
Legal Description	CHR PLAN 128 LOT 1 TO 2	Part		Reference Plan	
Zoning	L + HL	Concession		Extension to a Non-conforming use?	
By-law	1-DE80	Current Use of Property	COTTAGE (PART-TO BE REMOVED)	Township	
		Proposed Use of Property	UNKNOWN		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

	Required (Meters/Feet)	Proposed	Deficiency
a) Lot Area	700m ² 7534.9 ft ²	612.94m ² 6597.8 ft ²	87.06m ² 937.1 ft ²
b) Lot Frontage	15m 49.2 ft	36.21m 118.79 ft	OK
c) Front Yard Setback			
d) Exterior Side Yard			
e) Interior Side Yard (Rt)			
f) Interior Side Yard (Lt)			
g) Rear Yard			
h) Dwelling Unit Area			
i) % Lot Coverage			
j) Height of Building			
k) Accessory Building			
Accessory Building Comments			
l) Parking			
m) Other			

Other Clause:

Other Description:

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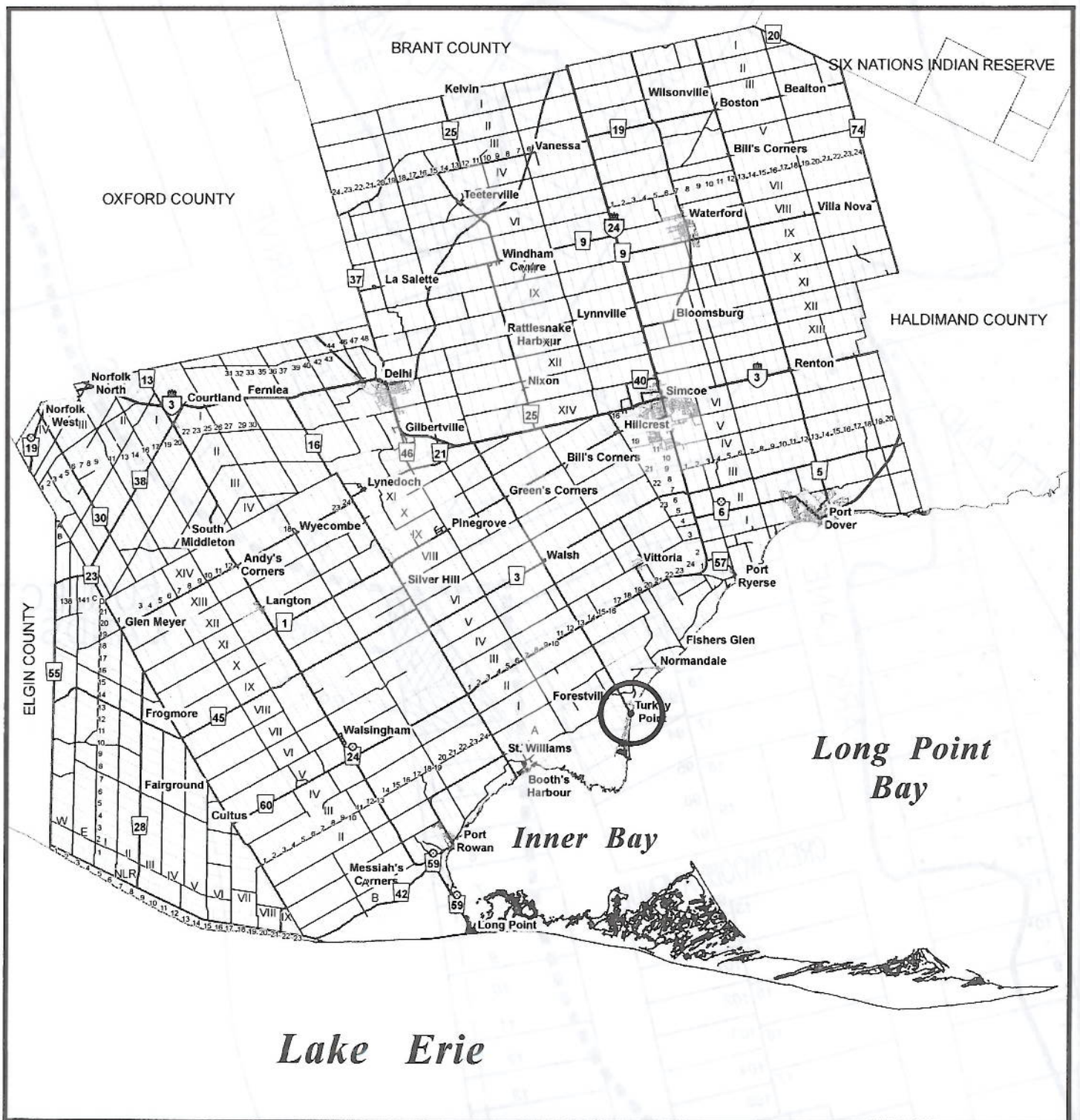
Name

Address

MAP 1

File Number: AN-007/2008

Geographic Township of CHARLOTTEVILLE

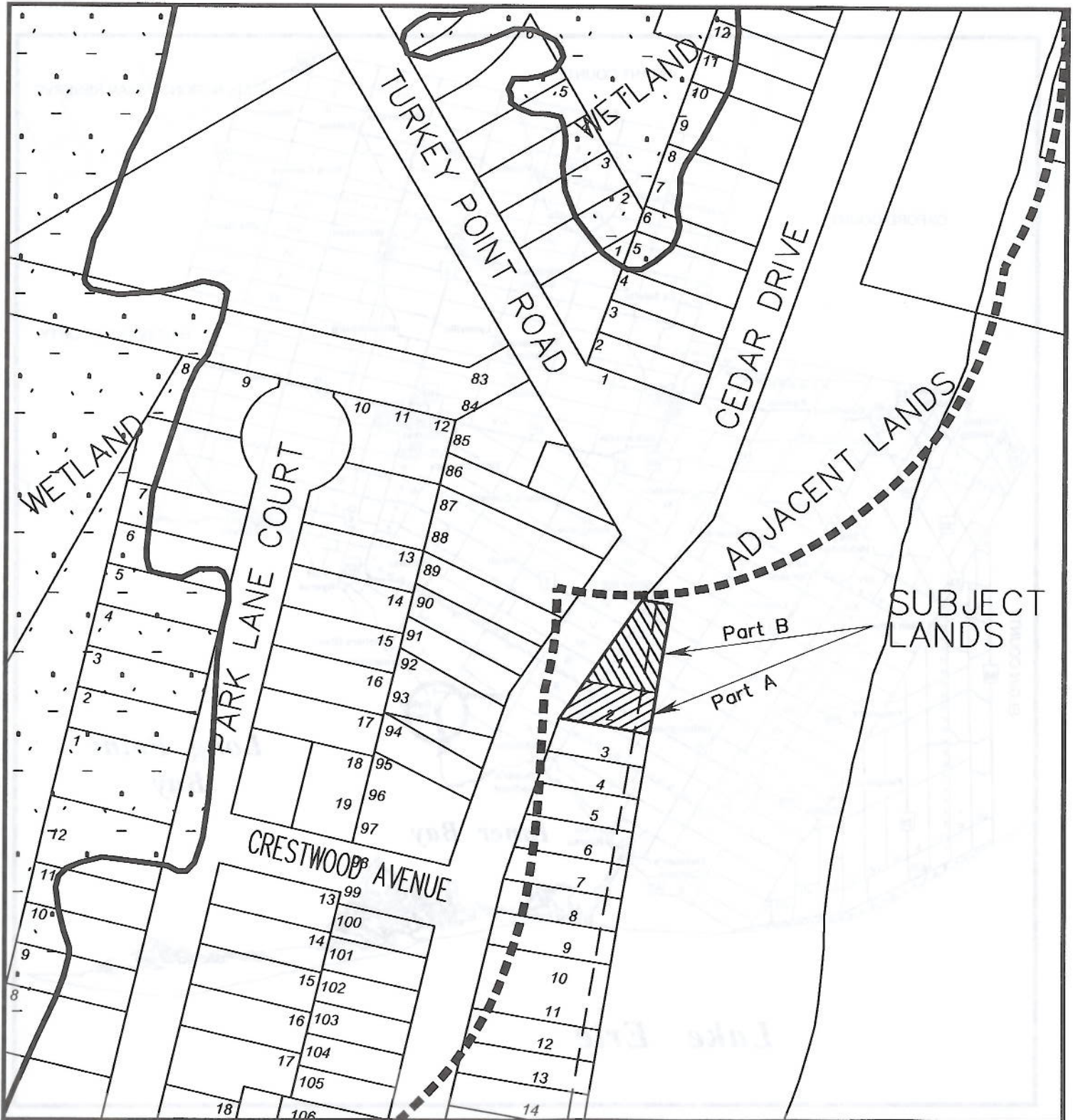


MAP 2

File Number: AN-007/2008
Geographic Township of CHARLOTTEVILLE

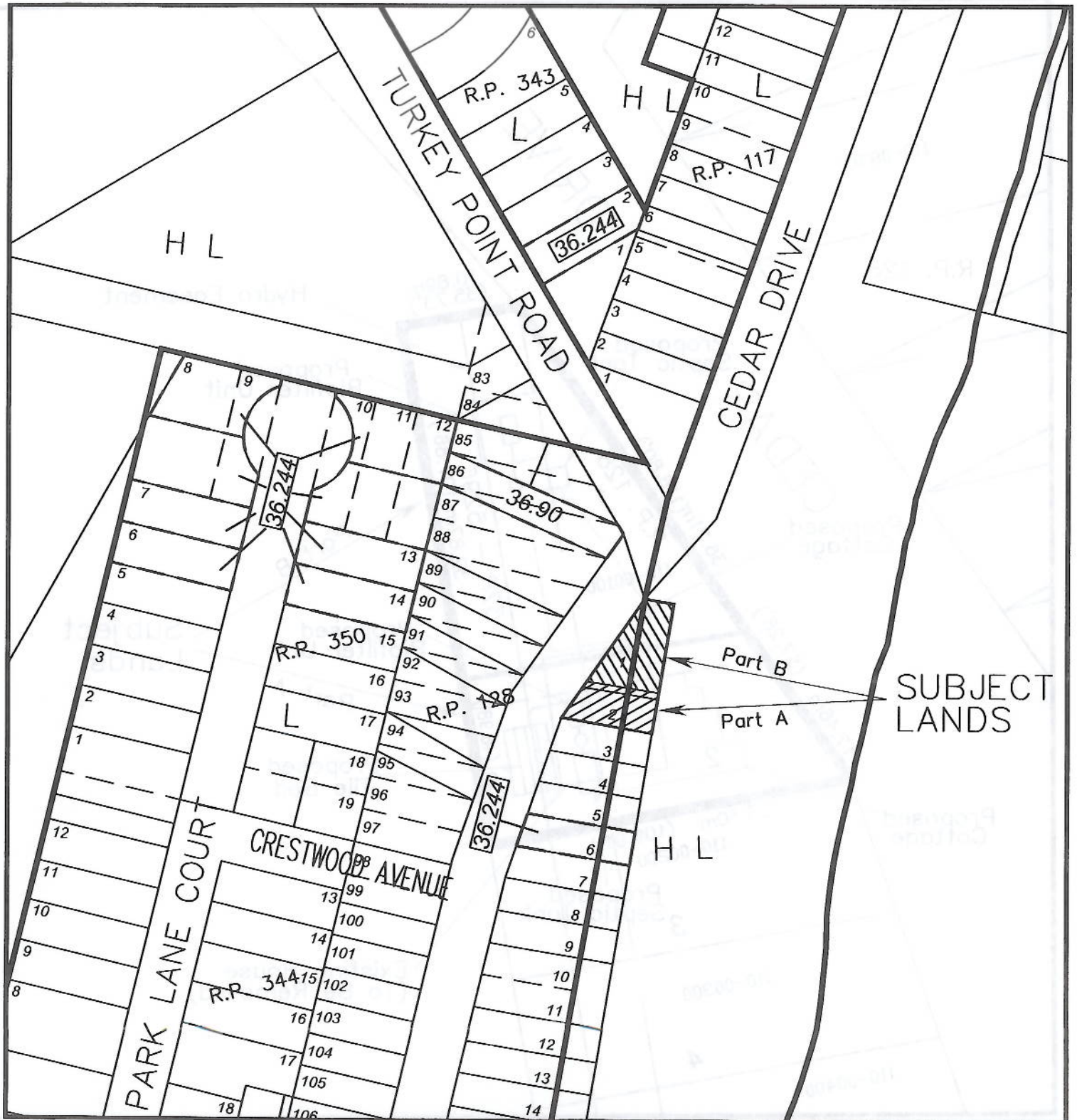
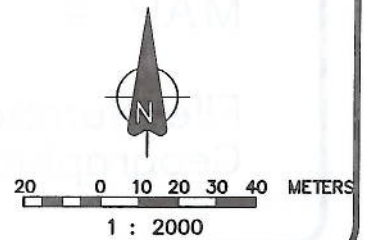


20 0 10 20 30 40 METERS
1 : 2000



MAP 3

File Number: AN-007/2008
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: AN-007/2008
Geographic Township of CHARLOTTEVILLE

