



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: AN-010/2010

☒ 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
☒ 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:**

September 7, 2010

APPLICANT:

BROWN KENNETH DAVID, 221 FANSHAW RD, WOODSTOCK ON, N4S7V7

LOCATION: Pt Lot 10, Lot 89, Concession A, Plan 133 CHR (185 Ordnance Ave.)

ASSESSMENT ROLL NO.: 3310493100230000000

PROPOSAL:

PERMIT THE CONSTRUCTION OF A BOATHOUSE REQUIRING RELIEF OF:

2.81 m. (9.3 ft.) from the required lot frontage of 15 m (49.3 ft.) to allow a lot frontage of 12.19 m. (40 ft.);

27.6 sq.m. (288 sq.ft.) from the maximum permitted useable boathouse floor area of 56 sq.m. (602 sq.ft.) to permit a boathouse with a useable floor area of 83.6 sq.m. (900 sq.ft.)

PLEASE REPLY BY EMAIL DIRECTLY TO:

Pam Duesling, MCIP, RPP, Ec.D
60 Colborne Street S., Simcoe ON N3Y 4H3
519-426-5870 Ext. 1342

EMAIL: pam.duesling@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: August 23, 2010

MINOR VARIANCE

LIRCA fee
rec'd.

Office Use:

File Number: AN-010/2010
 Related File: _____
 Fees Submitted: FEB 2, 2010
 Application Submitted: FEB 2, 2010
 Sign Issued: FEB 2, 2010
 Complete Application: FEB 2, 2010.

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 1002300

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: KEN BROWN Phone #: 519-537-2176
 Address: 515168 11TH LINE RR#3 Fax #: 519-537-7730
 Town / Postal Code: WOODSTOCK ONT. N4S-7N7 Email: _____
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: CHERYL BROWN Phone #: _____
 Address: SAME. 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 mortgages, charges or other encumbrances on the subject lands:

BANK OF NOVA SCOTIA



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLETTVILLE.</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number	<u>A</u>	Lot Number(s)	<u>PT LOT 10</u>
Registered Plan Number	<u>#37R1541</u>	Lot(s) or Block Number(s)	<u>LT. 89</u>
Reference Plan Number	<u>PLAN 133</u>	Part Number(s)	<u>PT 105-106</u>
Frontage (metres/feet)	<u>40 FT.</u>	Depth (metres/feet)	<u>230 FT.</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>0.21 ACRES.</u>
Municipal Civic Address	<u>185 ORDINANCE AVE.</u>		

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

☒ Yes ☐ No

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

~~HYDRO~~ HYDRO EASEMENT

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):

BOATHOUSE - OPEN CONCEPT (BOTTOM TO BE LEFT OPEN)
WITH 2ND FLOOR FOR STORAGE. BACONYS FRONT &
BACK.

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

Permit construction of a boathouse requiring relief of:
- 2.8m (9.3') from required 15m (49.21') to permit lot frontage
of 12.19m (40')
= 27.6 m² (288 ft²) from maximum permitted 56m² (602 ft²)
to permit a boathouse with a maximum useable floor area of
28.6 m² (900 ft²).

MINOR VARIANCE

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

ITS LARGER THAN WHAT BY-LAW PERMITS.

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT

Present zoning:

LAKE SHORE.

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:

- 600 SQ. FT. COTTAGE (BUILT 1929)
- 108 SQ FT. WOODEN SHED. (TO BE REMOVED)
- SEA WALL.

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

1929

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.

NONE.

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:

BOAT HOUSE - SEE ATTACHED SKETCHES

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

SPRING 2010

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:

2005

Present use of the subject lands:

COTTAGE

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

SINCE BUILT

Existing use of abutting properties:

COTTAGES

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:

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)	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Wooded area	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☒ No	☒ Yes ☐ No ____ distance
Floodplain (PERIODICALLY)	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Industrial or commercial use (specify the use(s)) T.P. MARINA	☐ Yes ☒ No	☒ Yes ☐ No ____ distance
Active railway line	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Seasonal wetness of lands (IN SPRING)	☒ Yes ☐ No	☒ Yes ☐ No ____ distance
Erosion	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Abandoned gas wells	☐ Yes ☒ No	☐ Yes ☒ 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:

HOLDING TANK

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:

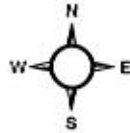
ORDINANCE AVE.

MAP 1

File Number: AN-010/2010

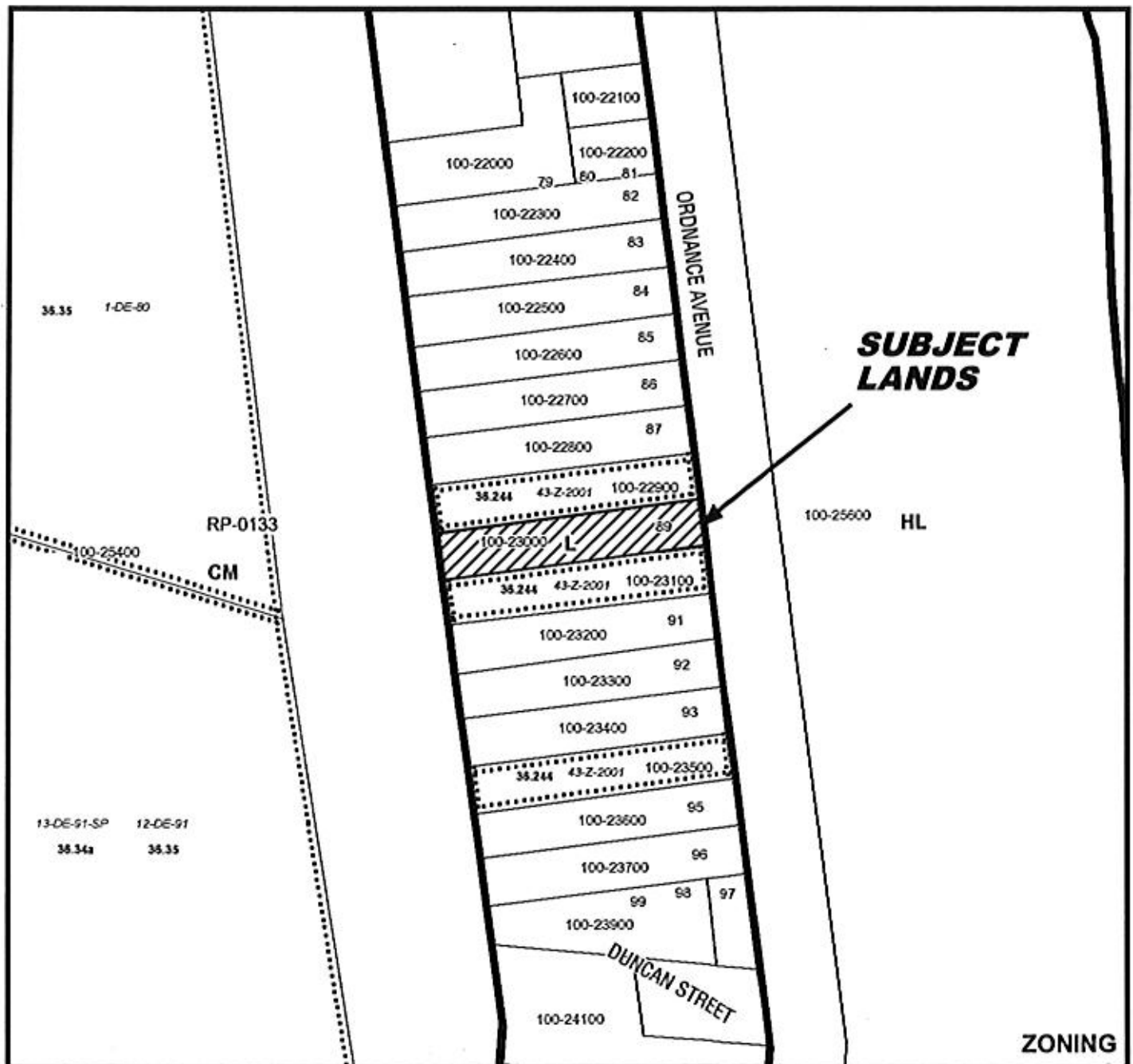
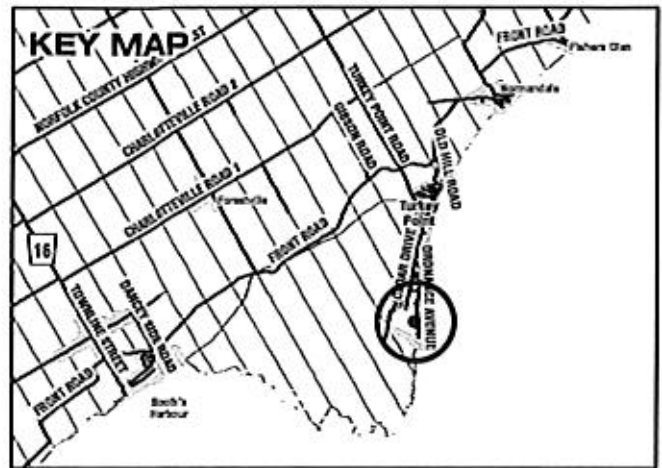
Geographic Township of

CHARLOTTEVILLE



1:1,500

8 4 0 8 16 24 32
Metres



MAP 2

File Number: AN-010/2010

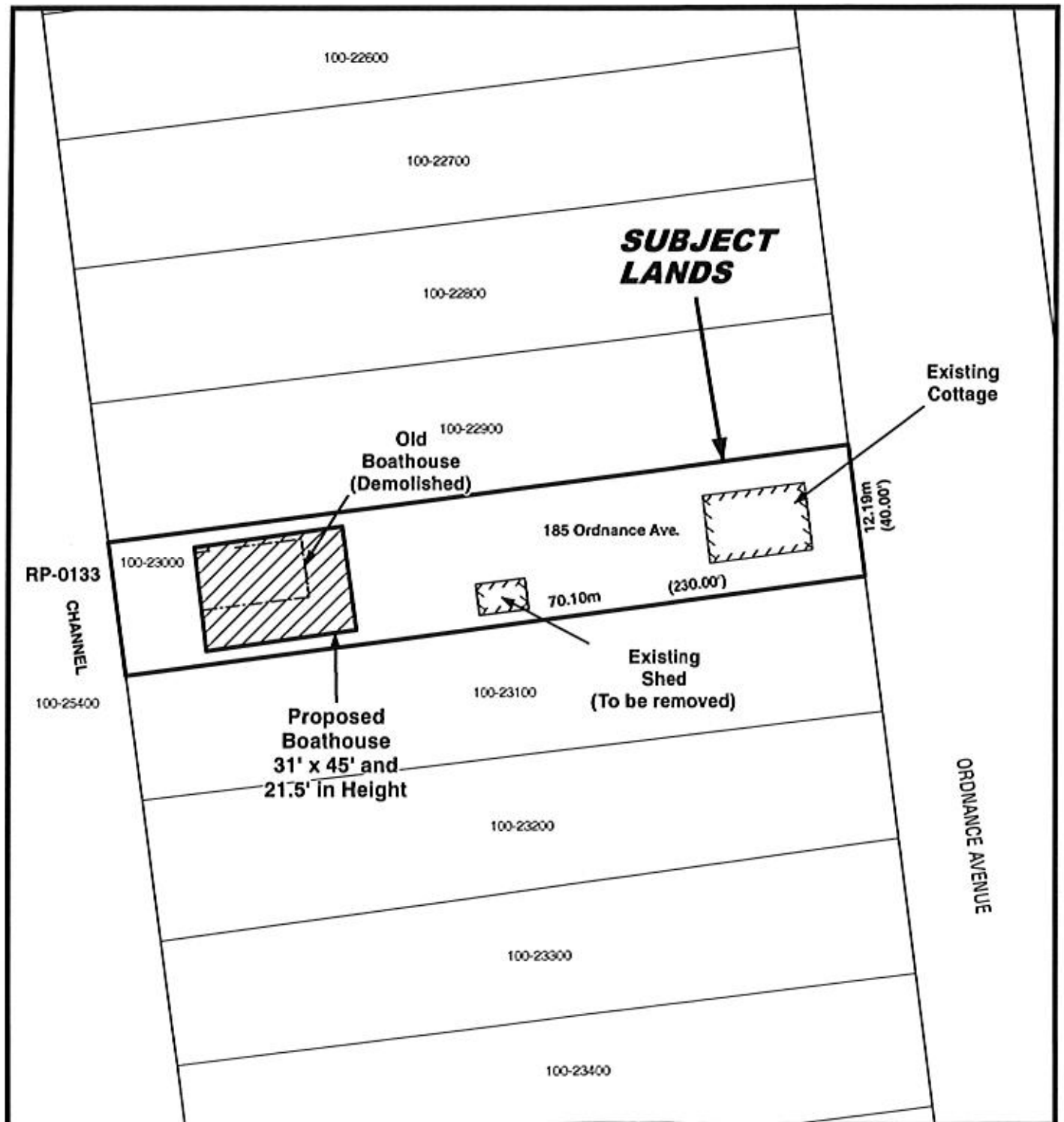
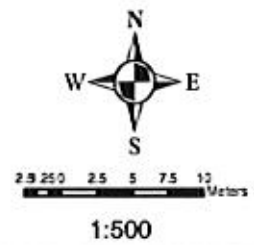
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: AN-010/2010

Geographic Township of CHARLOTTEVILLE



Revised: July 6, 2010



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 # 185

ROLL No. 3310493100230000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 89 CON A PT,
LOT 10 RP 37R1541 PART 105, TO
106, REG. 0.21AC 40.00FR 230.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDNANCE AVE

ZONING LAKESHORE

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA					-	
LOT FRONTAGE	15	49.3	12.19	40	2.81	9.3
FRONT YARD SETBACK					-	
EXTERIOR SIDE YARD					-	
INTERIOR SIDE YARD (RIGHT)					-	
INTERIOR SIDE YARD (LEFT)					-	
REAR YARD SETBACK					-	
USEABLE FLOOR AREA (BOATHOUSE)	56	602	83.6	900	27.6	288
% LOT COVERAGE					-	
BUILDING HEIGHT	5	16.4 (SH)	6.55	21.5 (SH)	-1.55	5.10 (SH)
ACCESSORY BUILDING					-	
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

Seeking relief of lot frontage and maximum useable floor area for a boathouse. 1st storey is open air structure and not applied towards useable floor area as per Fritz Enzlin.

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.

Courage Brown
Signature of owner or authorized agent

July 12/10
Date

PREPARED BY: Scott Hamill

AS PER:

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

[Signature]
Signature of building inspector

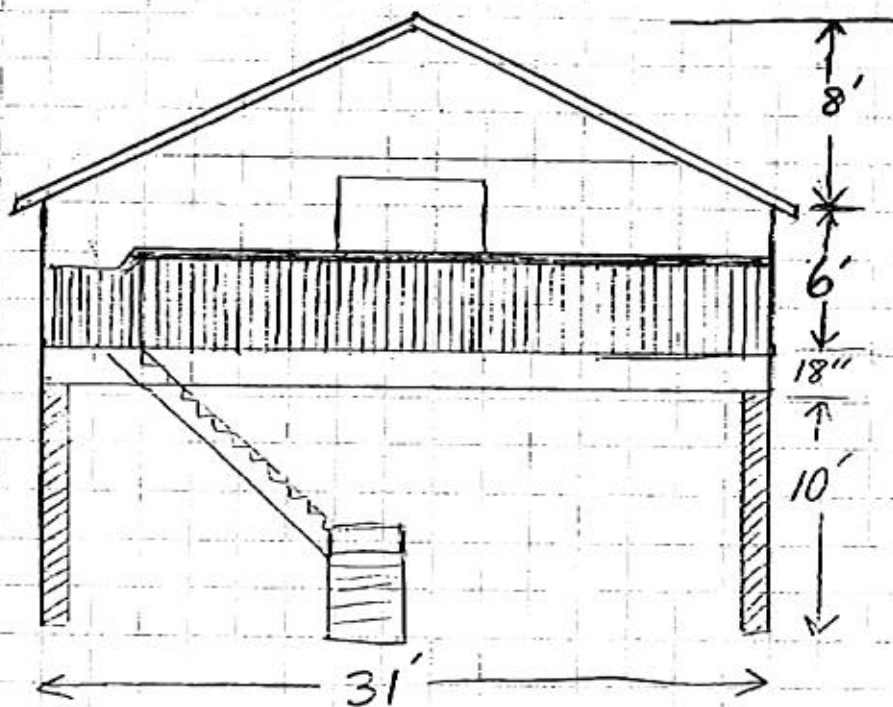
JUN 30/10
Date

-REVISIONS INITIALED (SH) MADE JULY 6/10. SCOTT HAMILL



CUSTOM PLYWOOD INC.

6370 Kestrel Road
 Mississauga, ON L5T 1Z3
 Tel.: (905) 564-2327 • Fax: (905) 564-2330
 USA only: 1-877-469-9663
 Email: info@proply.com
 Web: www.proply.com



$$31' \times 45' = 1395 \text{ SQ. FT.}$$

KEN BROWN

MANUFACTURER OF HARDWOOD & SOFTWOOD PLYWOOD

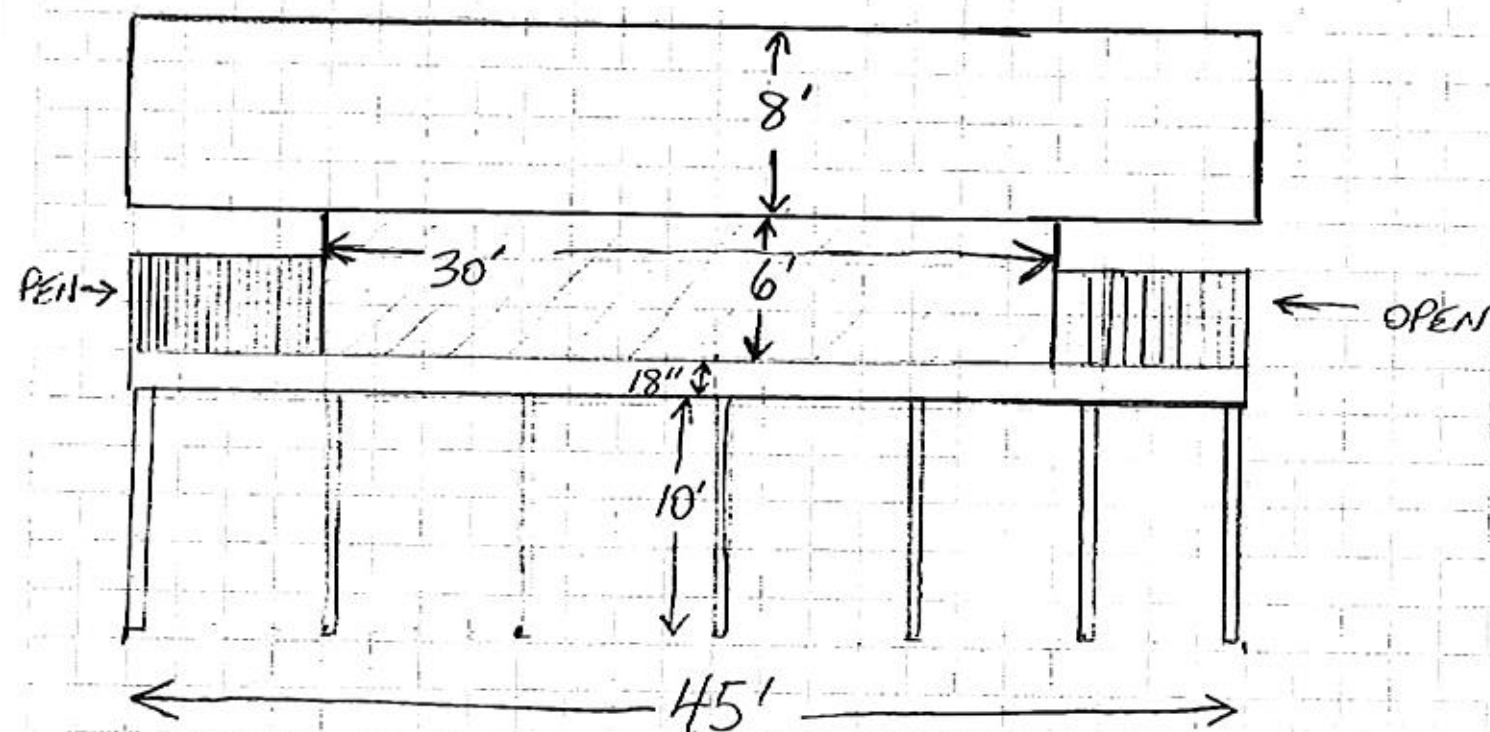
(STANDARD, ARCHITECTURAL, BLUE PRINT, CUSTOM CUTTING)

AFROMOSIA • ALDER • ANGE • APPLE • ASH • ASPEN • AVODIRE • BASSWOOD • BEECH • BENGE • BIRCH • BOXWOOD • BRAZILWOOD • BUBINGA
 BUTTERNUT • CATALPA • CATMO • CEDAR • CHERRY • CHESTNUT • COCOBOLO • CYPRESS • DOGWOOD • EBONY • ELM • EUCALYPTUS • FIR • GABOON
 GUM • HAREWOOD • HEMLOCK • HICKORY • HOLLY • IVEUYA • IRONWOOD • KINGWOOD • KOA • LACEWOOD • LARCH • LAJAN • LAUREL • LIGNUM VITAE
 LIMBA • LOCUST • MADRONA BURL • MAGNOLIA • MAHOGANY • MAJDOU • MAKORE • MANSONIA • MAPLE • MAPPA BURL • MOVINGU • MYRTLE • OAK
 OBECHE • OLIVEWOOD • ORIENTALWOOD • PADOUK • PALDAO • PAU FERRO • PEARWOOD • PECAN • PEROSA • PERSIMMON • PINE • POPLAR
 PRIMAVERA • PURPLEHEART • REDWOOD • ROSEWOOD • RUBBERWOOD • SAPELE • SATINWOOD • SEQUOIA • SONORA • SYCAMORE • TEAK
 TIGERWOOD • TULPYWOOD • WALNUT • YEW • ZEBRAWOOD • AFROMOSIA • ALDER • ANIGRE • APPLE • ASH • ASPEN • AVODIRE • BASSWOOD • BEECH



CUSTOM PLYWOOD INC.

6370 Kestrel Road
Mississauga, ON L5T 1Z3
Tel.: (905) 564-2327 • Fax: (905) 564-2330
USA only: 1-877-469-9663
Email: info@proply.com
Web: www.proply.com

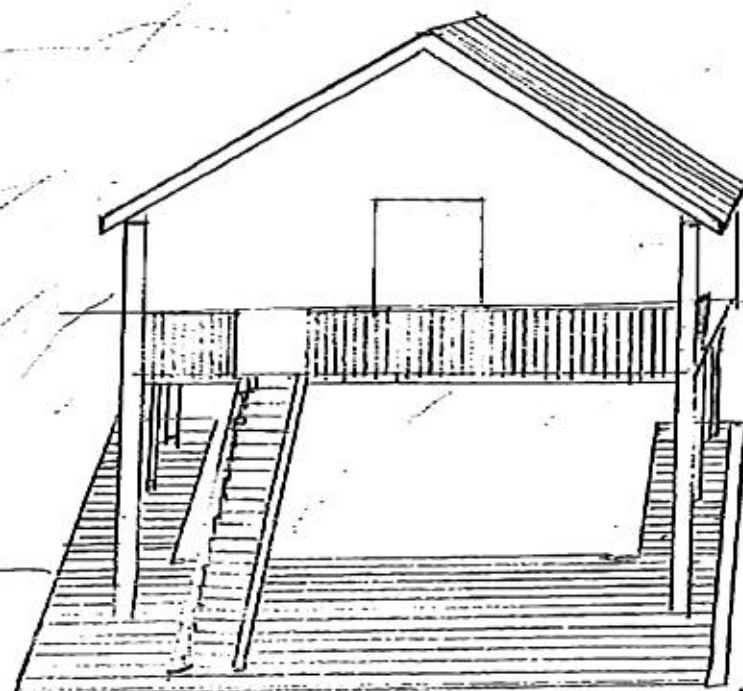


KEN BROWN

MANUFACTURER OF HARDWOOD & SOFTWOOD PLYWOOD (STANDARD, ARCHITECTURAL, BLUE PRINT, CUSTOM CUTTING)

AFROMOSIA • ALDER • ANGRE • APPLE • ASH • ASPEN • AVODIRE • BASSWOOD • BEECH • BENGE • BRCH • BOXWOOD • BRAZILWOOD • BUSINGA
BUTTERNUT • CATALPA • CATIVO • CEDAR • CHERRY • CHESTNUT • COCOBOL • CYPRESS • DOGWOOD • EBONY • ELM • EUCALYPTUS • FIR • GABOON
GUM • HAREWOOD • HEVLOCK • HICKORY • HOLLY • IMBUA • IRONWOOD • KINGWOOD • KOA • LACEWOOD • LARCH • LAUAN • LAUREL • LIGNUM VITAE
LIMBA • LOCUST • MADRONA BURL • MAGNOLIA • MAHOGANY • MAI DOU • MAKORE • MANSONIA • MAPLE • MAPPA BURL • MOVINGUI • MYRTLE • OAK
OBECHE • OLIVEWOOD • ORIENTALWOOD • PADOUK • PALDAO • PAU FERRO • PEARWOOD • PECAN • PERCHA • PERSIMMON • PINE • POPLAR
FRWAVERA • PURPLEHEART • REDWOOD • ROSEWOOD • RUBBERWOOD • SAPELE • SATINWOOD • SEQUOIA • SONORA • SYCAMORE • TEAK
TIGERWOOD • TULIPWOOD • WALNUT • YEW • ZEBRAWOOD • AFROMOSIA • ALDER • ANGRE • APPLE • ASH • ASPEN • AVODIRE • BASSWOOD • BEECH

CHANNEL
WATER



LAND