



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:

MARCH 5th, 2008

FILE NO.: AN-011/2008

ROLL NO.: 3310-493-110-28400

APPLICANT:

Gerry Cleaves, 27 Barnes Farm Road, Mount Pleasant, ON N0E 1K0

AGENT:

N/A

LOCATION:

Lot 8, Concession A Plan 159 CHR
(1 Walter Street, Turkey Point)

PROPOSAL:

- Relief of (163.5 sq. m.) 1,760 sq. ft. from the required lot area of 700 sq. m. (7,535 sq. ft.) to allow a lot area of 536.5 sq. m. (5775 sq. ft.);
- Relief of 7.18 m. (23.56 ft.) from the required rear yard setback of 9 m. (29.53 ft.) to allow a rear yard setback of 1.82 m. (5.97 ft.);
- Relief of 0.6% from the maximum lot coverage of 15% to allow a lot coverage of 15.6% to permit the removal and reconstruction of a cottage.

- | | |
|--|--|
| <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 checked="" type="checkbox"/> Conservation Authority |

CIRCULATION DATE: February 20th, 2008

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Shirley Cater, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1290

FAX: (519) 428-3069

EMAIL: shirley.cater@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:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN- 11/08
Feb. 8/08
11
11

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- 493-110-28400

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 GERRY CLEAVES Phone # 519-484-2700
Address 27 BARNES FARM RD Fax # 519-756-4364
Town / Postal Code MT PLEASANT NOE 1K0 E-mail gerry@ger-ryan.ca

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 LLOYD CLEAVES Phone # 519-756-5964
Address 710 STELLARD LANE Fax # 519-756-4364
Town / Postal Code BRANTFORD N3T 5L5 E-mail sharon@ger-ryan.ca

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:

NO MORTGAGE

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	NORFOLK COUNTY	Urban Area or Hamlet	
Concession Number	CON A	Lot Number(s)	LOT 8
Registered Plan Number	CHR PLAN 159	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	77 FEET	Depth (metres/feet)	
Width (metres/feet)	75 FEET	Lot area (m ² / ft ² or hectares/acres)	5775 ft ²
Municipal Civic Address	1 WALTER ST, TURKEY POINT, ONTARIO		

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):

REMOVE EXISTING COTTAGE + BUILD NEW COTTAGE
NEW COTTAGE IS 30' x 30'. WE NEED A SEPTIC TANK
● INSTALLED

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

Relief of 163.5m² from required 700m² Lot Area to allow lot area of 536.5m²; Relief of 7.18 m from required rear yard setback of 9m. to allow rear yard setback of 1.82 m. (5.97 ft.); Relief of .6% from required 15% lot coverage to allow coverage of 15.60% to allow a replacement cottage with 2 storeys (9.14 x 9.14 m. / 30' x 30')

MINOR VARIANCE

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

WE REQUIRE A SEPTIC BED, ALSO WE NEED TO INCREASE
SIZE OF COTTAGE

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Res.

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:

EXISTING COTTAGE IS 20'x30' AND IS UNSUITABLE TO
LIVE IN. SMALL SHED - 8'x10' TO BE REMOVED.

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

Approx 1940

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.

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:

TWO STORY COTTAGE, 30' x 30'

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

APRIL 1, 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:

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

SEPTEMBER 10, 2007

Present use of the subject lands:

COTTAGE

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

Existing use of abutting properties:

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:

COTTAGE HAS ~~BEEN~~ BEEN USED SINCE 1940,
NO OTHER USES ARE KNOWN.

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 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input 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

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:

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:

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

WE WOULD LIKE TO HAVE MAJOR CONSTRUCTION COMPLETED BEFORE SUMMER.

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 33-10-493-110-284-00-0000

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	CLEAVES SHARON DIANNE CLEAVES LLOYD ALBERT	Property Lot		Former Municipality	CHAR.
Civic Address	1 WALTER ST	Block		Plan	
Legal Description	CHR PLAN 159 LOT 8	Part		Reference Plan	
Zoning	L	Concession		Extension to a Non-conforming use?	
By-law	1-DE-80	Current Use of Property	SUMMER COTTAGE	Township	CHAR
		Proposed Use of Property	SUMMER COTTAGE		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	700 m ²	7535	536.5	5775	163.5 m ²	1,760 sq ft
b) Lot Frontage	18 m		22.86 m		—	
c) Front Yard Setback	6 m		12.49 m		—	
d) Exterior Side Yard	6 m		6.09		—	
e) Interior Side Yard (Rt)	3 m		7.62 m		—	
f) Interior Side Yard (Lt)						
g) Rear Yard	9 m	29.53	1.82 m	5.97	7.18 m	23.56 ft
h) Dwelling Unit Area	65 m ²		132 m ²		—	
i) % Lot Coverage	15%		15.60%		16%	OVER MAX ALLOW. LOT COVERAGE
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:

Lloyd Cleaves
Owner/Applicant

[Signature]
Building Inspector

Instructions:

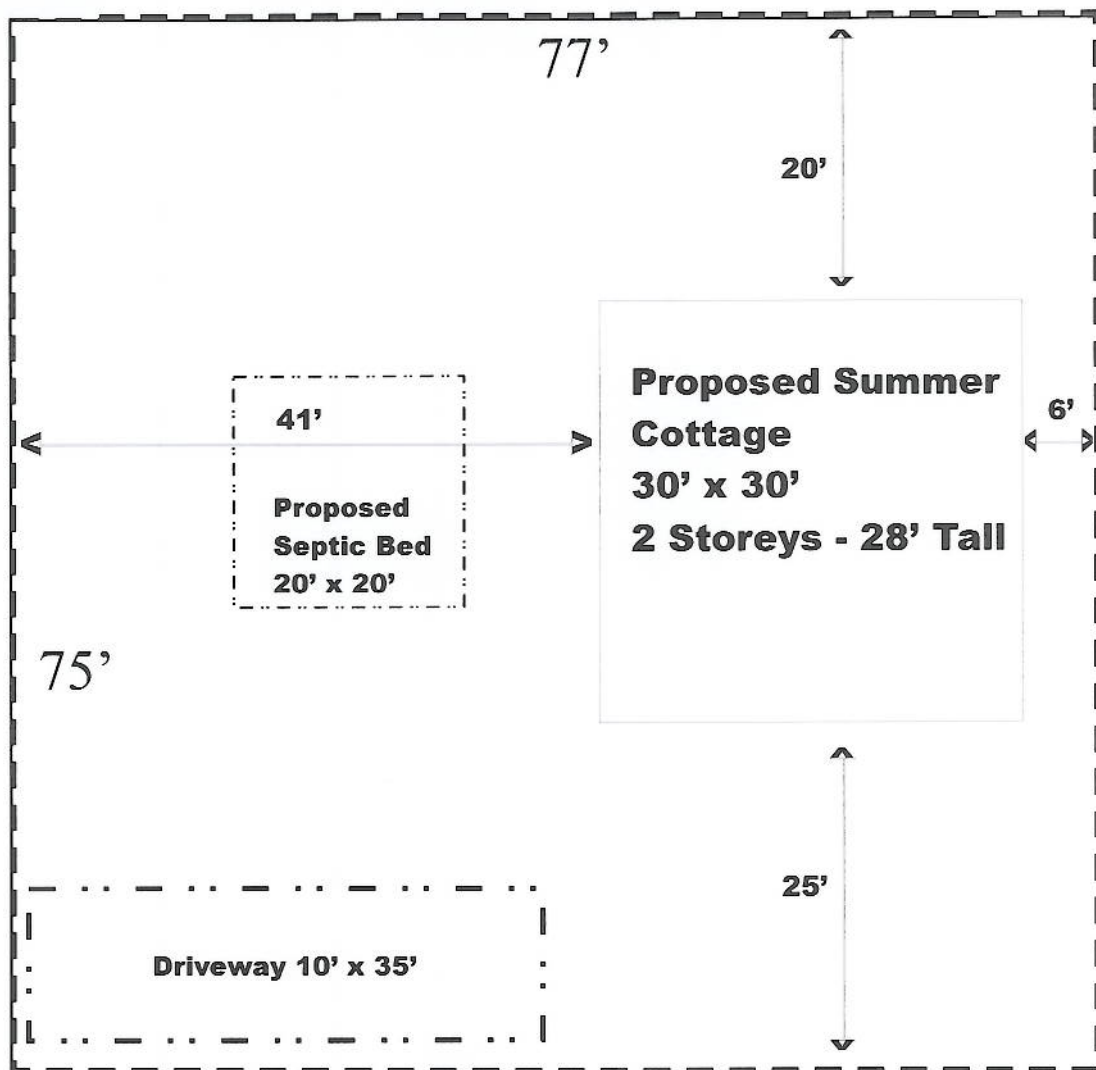
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

Head Street

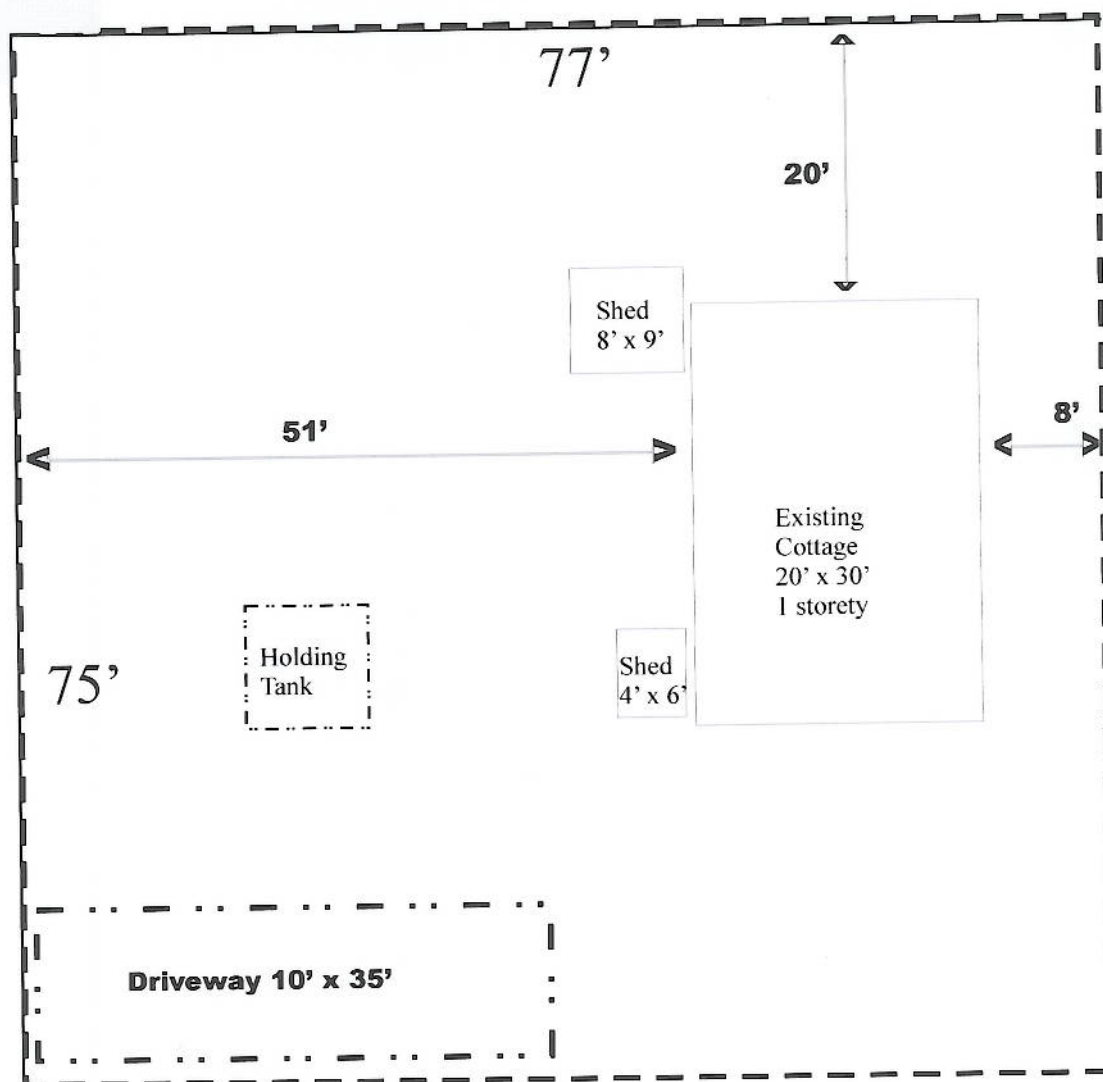
Walter Street



Proposed Cottage

Head Street

Walter Street

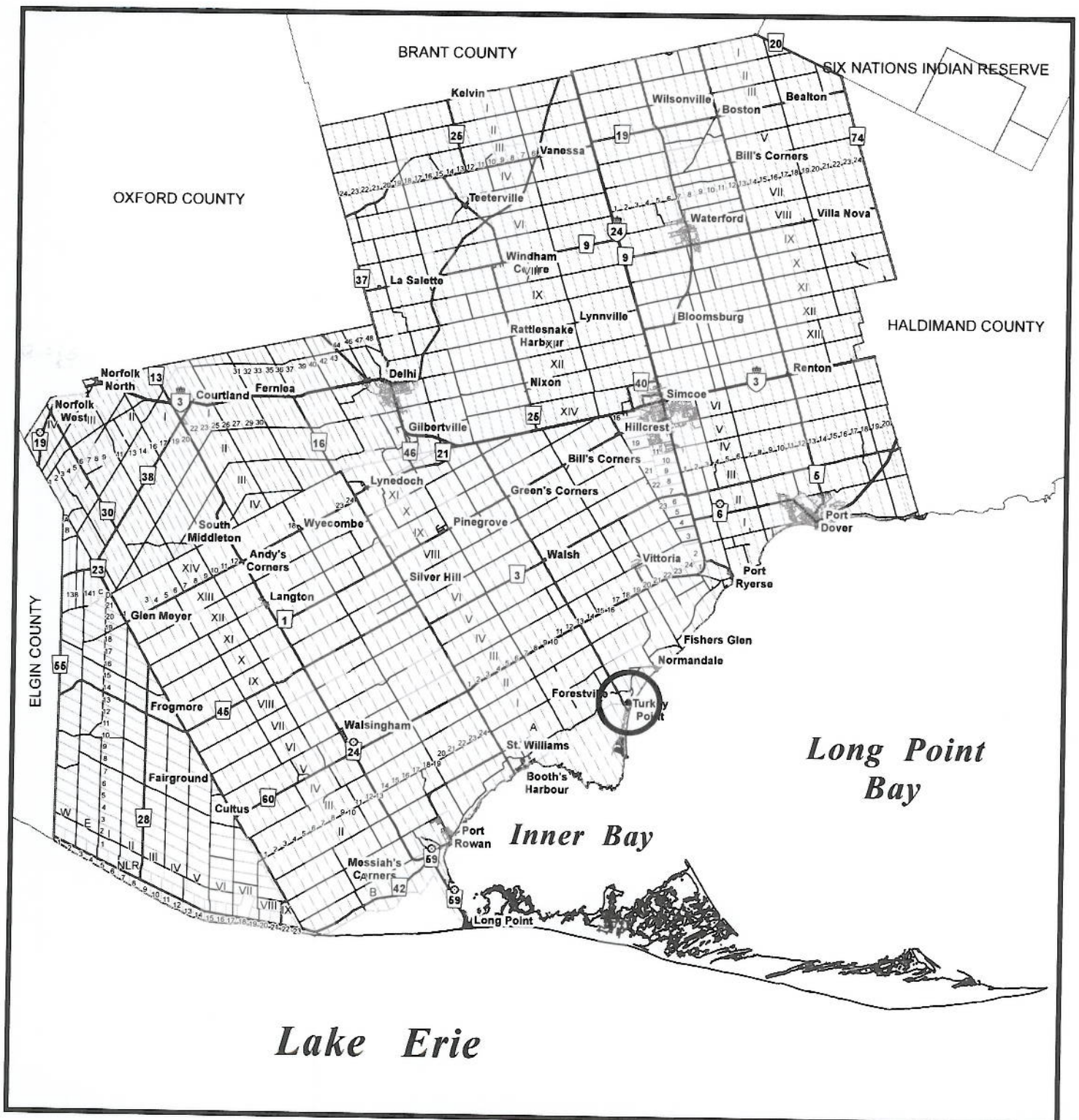


Existing Cottage

MAP 1

File Number: AN-011/2008

Geographic Township of CHARLOTTEVILLE



MAP 2

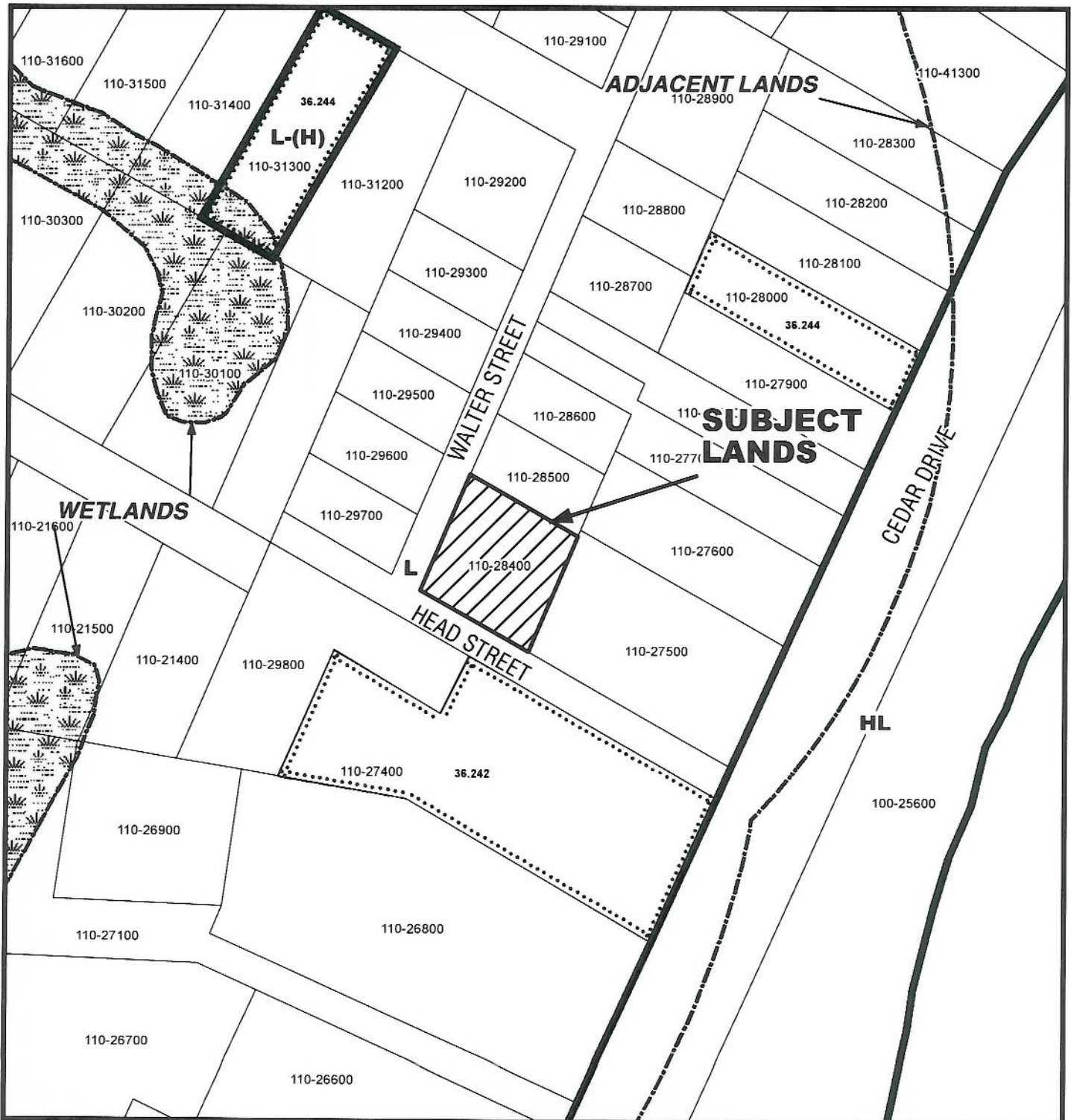
File Number: AN-011/2008

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:1,000



MAP 3

File Number: AN-011/2008

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:750



MAP 4

File Number: AN-011/2008

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

