



**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 14TH, 2007

FILE NO.: AN-015/2007

ASSESSMENT ROLL NO.: 3310-543-060-04900

APPLICANT:

Greg Chisholm, 32 Willow Avenue, Long Point, ON N0E 1M0

AGENT:

Greg Chisholm, 4855 Lyons Creek Parkway, Niagara Falls, ON L2E 6S6

LOCATION:

Part Block B, Plan 429 SWAL (32 Willow Ave, Long Point)

PROPOSAL:

- Relief of 0.6 m (1.97 ft) from the required 1.2 m (3.94 ft) to permit a right interior side yard setback of 0.6 m (1.97 ft)
- Relief of 14% from the required 30% to permit a lot coverage of 44% for construction 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 type="checkbox"/> Conservation Authority |

CIRCULATION DATE: February 28th, 2007

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.on.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: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.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.

Property Assessment Roll Number:

33-10- 543 060 04900

(to be provided by applicant/agent)

Office Use

File No. AN-15/07
 Date Submitted Feb 16/07
 Date Received Feb 16/07
 Sign Issued Feb 16/07



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-NO 85.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner GREG CHISHOLMAddress 32 WILLOW AVELONG POINT, ONTARIO

Phone No. _____

Fax No. _____

Postal Code N0E 1M0

E-mail _____

2. Agent (if any) _____

Home Address 4855 LYONS CREEK PKWYNIAGARA FALLS, ONTARIOPhone No. 905-356-1119

Fax No. _____

Postal Code L2E 6S6E-mail GREG@CHISHOLM
MACHINERY.COM

Please specify to whom all communications be sent:

☒ Owner☐ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

N/A

Minor Variance Application

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B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township NORFOLK COUNTY
Urban Area or Hamlet LONG POINT
Concession Number _____ Lot Number _____
Registered Plan Number 429 Lot(s)/Block(s) PART OF BLOCK B
Reference Plan Number _____ Part Number(s) _____
Civic Address 32 WILLOW AVE NOE 140

2. Dimensions of Land Affected:

Frontage: <u>17.37</u> m.	Depth: <u>41.14</u> m.
<u>57</u> ft.	<u>135</u> ft.
Width: <u>17.37</u> m.	Area: <u>714.60</u> m ² .
<u>57</u> ft.	<u>7695</u> ft ² .

3. Are there any easements or restrictive covenants affecting the property?

☐ Yes ☒ No

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

Minor Variance Application

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C. PURPOSE OF APPLICATION

1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

BUILD A NEW COTTAGE WITH CARPORT ON
AND AROUND EXISTING DRIVEWAY

2. Nature and extent of relief applied for: (assistance is available)

SEEKING RELIEF TO BUILD CARPORT
2 FEET FROM NORTH SIDE SIDE OF LOT LINE

RELIEF OF 13.1 % OF LOT COVERAGE.

3. Why is it not possible to comply with the provision of the by-law?

CARPORT POSTS AND ROOF LINE WOULD ABLE
PARKING OF BOAT TRAILER.

NOT WIDE ENOUGH WITH EXISTING SET
BACK.

Minor Variance Application

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D. PROPERTY, SERVICING AND ACCESS INFORMATION

1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHED MAP

Date of Construction of all building and structures on the subject land: BOATHOUSE

1980

2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

SEE ATTACHED MAP

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

3. Date of acquisition of the subject land: JULY 28/06
4. Existing use of the subject property: COTTAGE AND RESIDENTIAL
5. Length of time the existing uses of the subject property have continued: 27 YRS
6. Existing use of abutting properties: COTTAGE AND RESIDENTIAL

Minor Variance Application

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7. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☒
Individual Wells ☐
Other (describe) ☐

Sewage Treatment

Sewers ☐
Communal System ☐
Septic Tank & Tile Bed ☒
Other (describe) ☐

Storm Drainage*

Storm Sewers ☐
Open Ditches ☐
Other (describe) ☐

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐ No ☒

* Has the existing drainage on the subject land been altered?

Yes ☐ No ☒

* Does a legal and adequate outlet for storm drainage exist?

Yes ☐ No ☐ Unknown ☒

8. Existing or proposed access to the subject land:

☐ Unopened Road ☒ Municipal Road

☐ Provincial Highway ☐ Other (specify) _____

Name of Road/Street WILLOW AVE

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: RESORT

2. What is the existing zoning of the subject land: LONG POINT

(if required, assistance is available for questions 1 and 2 above)

Minor Variance Application

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F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?
Yes ☐ No ☒ If yes, record file number and briefly describe

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?
Yes ☐ No ☒ If yes, File No. _____
3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?
Yes ☐ No ☒ If yes, File No. _____
4. Is there any other application on this property that could affect this application?
Yes ☐ No ☒ If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Greg Chisholm/CMS

02/19/2007 11:24 AM

To Scott.Peck@norfolkcounty.on.ca

cc

bcc wayne@sandboymarina.ca

Subject Minor Variance for 32 Willow Ave ,Long Point

Greetings Scott : Enclosed is further information to support my application for a minor variance at 32 Willow Ave in Long Point , Ontario.

The lot size is 135 feet deep and 57 feet wide which equals a total of 7695 sq ft. and the standard lot usage for a channel property in the area is 30% of the lot ,which in this case ,works out to 2308.5 sq ft.

The existing boat house is 38 feet deep (or long in this case) and 20 feet wide which equals 760 sq ft

The proposed cottage is 53 feet deep and 37 feet wide which equals 1961 sq ft

The proposed carport is 43 feet deep and 14 feet wide which equals 602 sq ft

This all adds up to 3323 sq ft which is 43.1 % of the total lot usage which is an extra 1014.5 sq ft or 13.1 % of total lot coverage.

At first glance ,this figure of 43.1% might appear to be high,,but when you take into account that the actual living / accommodation area is 1961 sq ft and plus the fact that we are going from the old cottage of 1400 sq ft that had 3 bed rooms being replaced with a ascetically pleasing new cottage of two bedrooms at 1961 sq ft ,,the application for variance comes more into perspective.

What increases the lot coverage is the car port which is built into this design for sake of the antique boats which are temporarily parked on the weekends under the structure. Bird droppings in the sun are particularly abrasive to finished and varnished wood surfaces which is the reason for the car port. The other structure which also distorts the lot coverage is the existing boathouse which also uses up the balance of the extra 13.1% lot coverage being applied for.

The water run off from the added square footage of the carport would be sloped and directed to the rear of the lot a safe and proper distance to the side lot setback.

The other portion of the minor variance application is seeking relief of side yard setback of two feet on the north side of the lot which would allow a safe amount of distance between the carport support posts and the wall of the cottage. Because antique boats are somewhat difficult to handle compared to modern boats ,,their trailers are often the maximum allowable width to allow safe loading and unloading. In order to fit a trailer of this type under the carport and out of harms way,,we need the 14 feet to allow proper clearance distance.

Although the exiting septic system is exactly 20 years old ,,we are installing both a new septic tank and new septic filter bed well within the legal boundaries with the proper 10 foot set back to the south side yard , 10 foot to the front setback , 11 feet setback to the north side yard and 11 foot. two inches from the filter bed to the cottage foundation as per the attached drawing. Also included in this description is the proper location of the new septic tank which is located further than the 5 foot minimum from the foundation and also the proper distance to the new filter bed.

Referring to the area of hard surface found on this lot,,namely the driveway,,because the we are trying to build around and within the existing driveway,,in order to allow safe and proper backfill of the new foundation,,we will have to cut the concrete back a substantial amount all the way around the two sides of the cottage footprint which will reduce the hard surfaces. Also ,,during the demolition process,,portions of the driveway and pad were cracked and broken from the heavy equipment which will be either removed or reduced in size when repaired. An example of this would be the 10 foot by 10 foot square portion that was under the original cottage entrance way overhang which will be removed completely.

With regards to the area and neighborhood cottage designs,,I have measured the "newer style" cottage foot print sizes that have been built in the last ten years ,,and more so the footprint depth into the lots and found them to be similar and actually greater distances than this design proposal. The adjacent lot on the north side of this property is an original style and sized cottage which is located approximately 14-16 feet from the property line with clear and open area in-between as found in pictures north 1/ north 2 of this submission. These two pictures are somewhat deceiving in depth ,, but this distance will easily be recognized and understood from a site visit.

Should you have any questions or concerns with this application or description ,,i look forward to your call at your earliest convenience.

Regards
Greg Chisholm

Ph: 905-356-1119 ext. 23
Fax: 905- 356-9170
E-mail: Greg@Chisholmmachinery.com



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-060-049-00-0000

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	CHISHOLM GREGORY SCOTT	Property Lot		Former Municipality	
Civic Address	32 WILLOW AVE	Block		Plan	
Legal Description	SWAL PLAN 429 PT BLK B	Part		Reference Plan	
Zoning		Concession		Extension to a Non-conforming use?	
By-law		Current Use of Property	Residential	Township	
		Proposed Use of Property	Residential		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	0.00	0.00	0.00	0.00	0.00	0.00
b) Lot Frontage	0.00	0.00	0.00	0.00	0.00	0.00
c) Front Yard Setback	0.00	0.00	0.00	0.00	0.00	0.00
d) Exterior Side Yard	0.00	0.00	0.00	0.00	0.00	0.00
e) Interior Side Yard (Rt)	1.20	3.94	0.60	1.97	0.60	1.97
f) Interior Side Yard (Lt)	0.00	0.00	0.00	0.00	0.00	0.00
g) Rear Yard	0.00	0.00	0.00	0.00	0.00	0.00
h) Dwelling Unit Area	0.00	0.00	0.00	0.00	0.00	0.00
i) % Lot Coverage	30.00		43.00	44%	0.00	16 14%
j) Height of Building	0.00	0.00	0.00	0.00	0.00	
k) Accessory Building	0.00	0.00	0.00	0.00	0.00	0.00
Accessory Building Comments						
l) Parking	0.00	0.00	0.00	0.00	0.00	0.00
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:

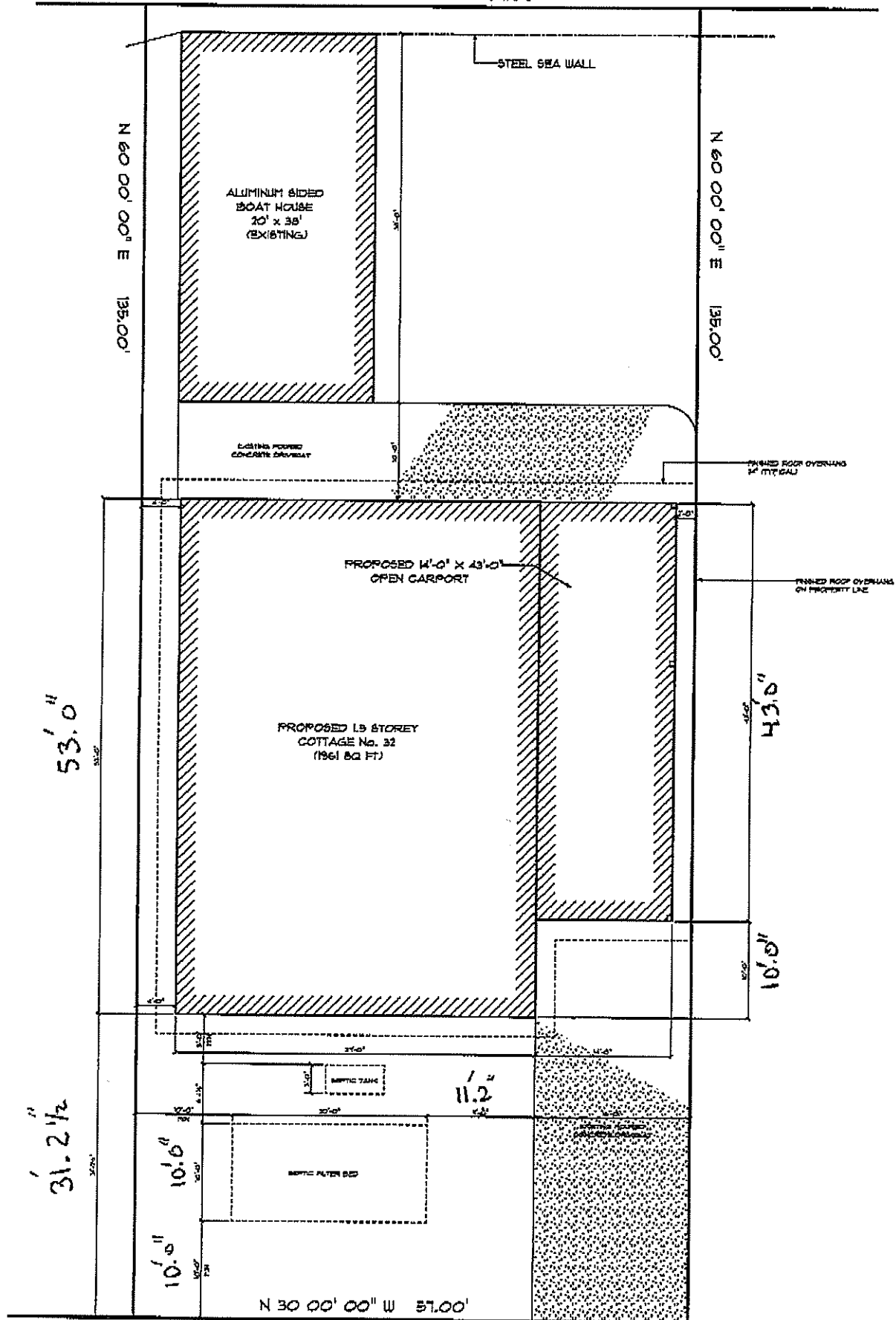
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address

33 10 543 060 04900

N 30 00' 00" W 57.00'



WILLOW AVENUE

FEB 11/07

32 WILLOW AVE LOT CALCULATIONS (REVISED)

LOT SIZE $135' \times 57' = 7695 \text{ SQ FT.}$

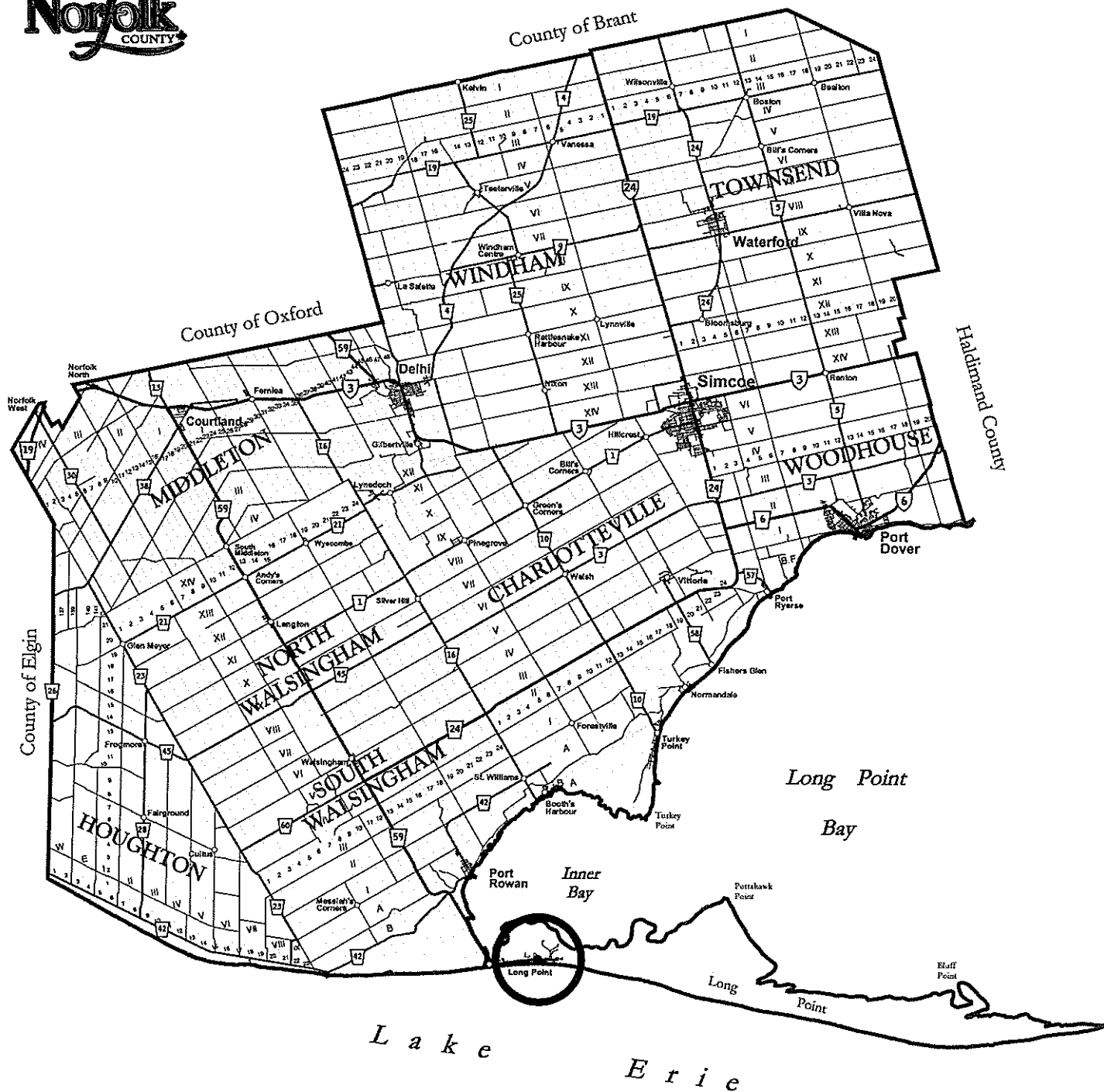
30% OF 7695 SQ FT = 2308.5 SQ FT AVAILABLE

BOAT HOUSE (EXISTING) $20' \times 38' = 760 \text{ SQ FT}$ COTTAGE (PROPOSED) $53' \times 37' = 1961 \text{ SQ FT}$ CAR PORT (PROPOSED) $14' \times 43' = 602 \text{ SQ FT.}$
3323 SQ FT. $3323 \div 7695 = 43.1\%$ USAGE OF LOT.DESIGN PLAN REQUIRES AN EXTRA 1014.5 SQ FT
OR 13.1% OVER THE STANDARD 30%

MAP 1

File Number: AN-015/2007

Geographic Township of **SOUTH WALSINGHAM**



MAP 2

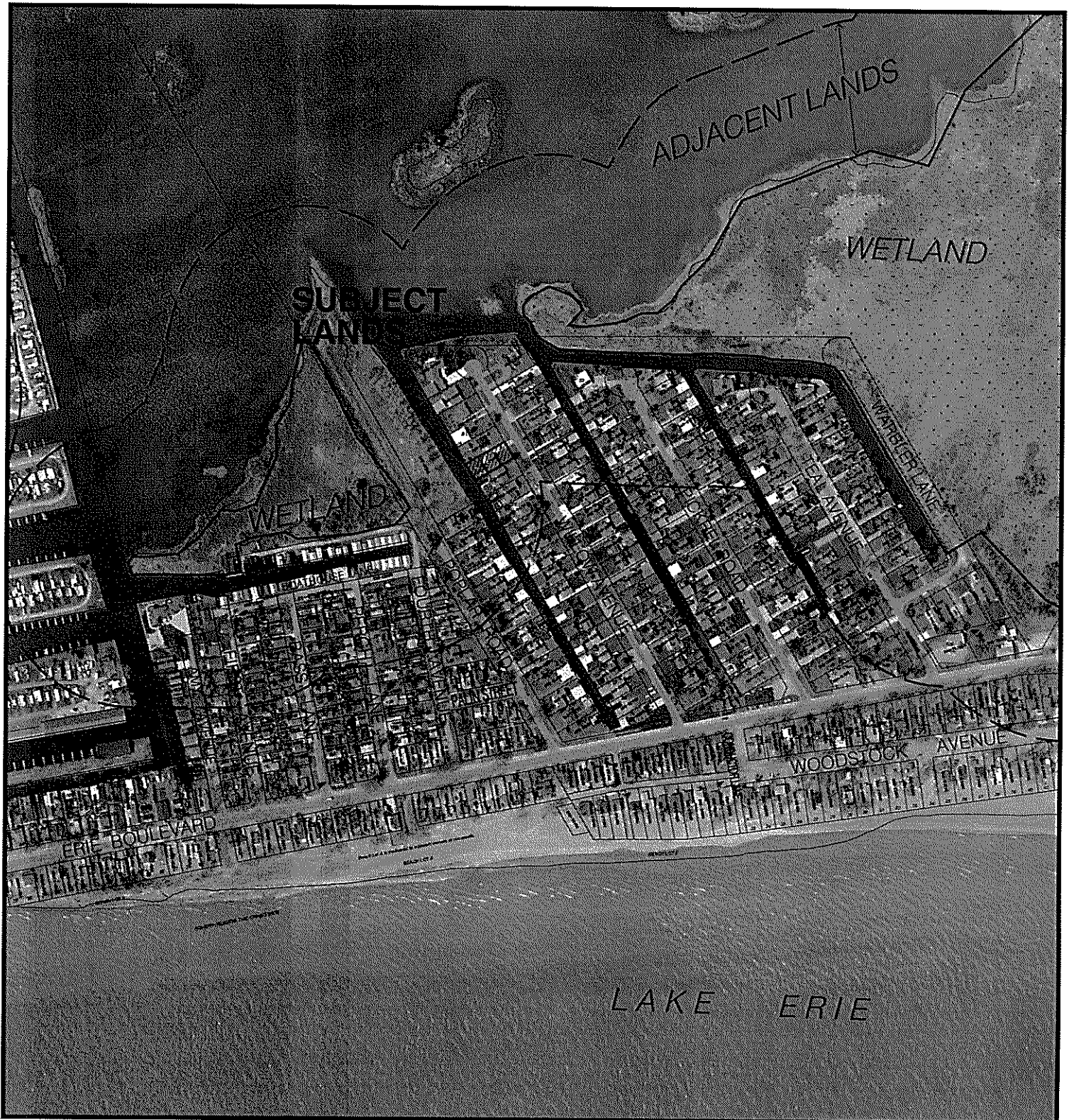
File Number: AN-015/2007

Geographic Township of SOUTH WALSINGHAM



50 0 50 100 METERS

1 : 5000



MAP 3

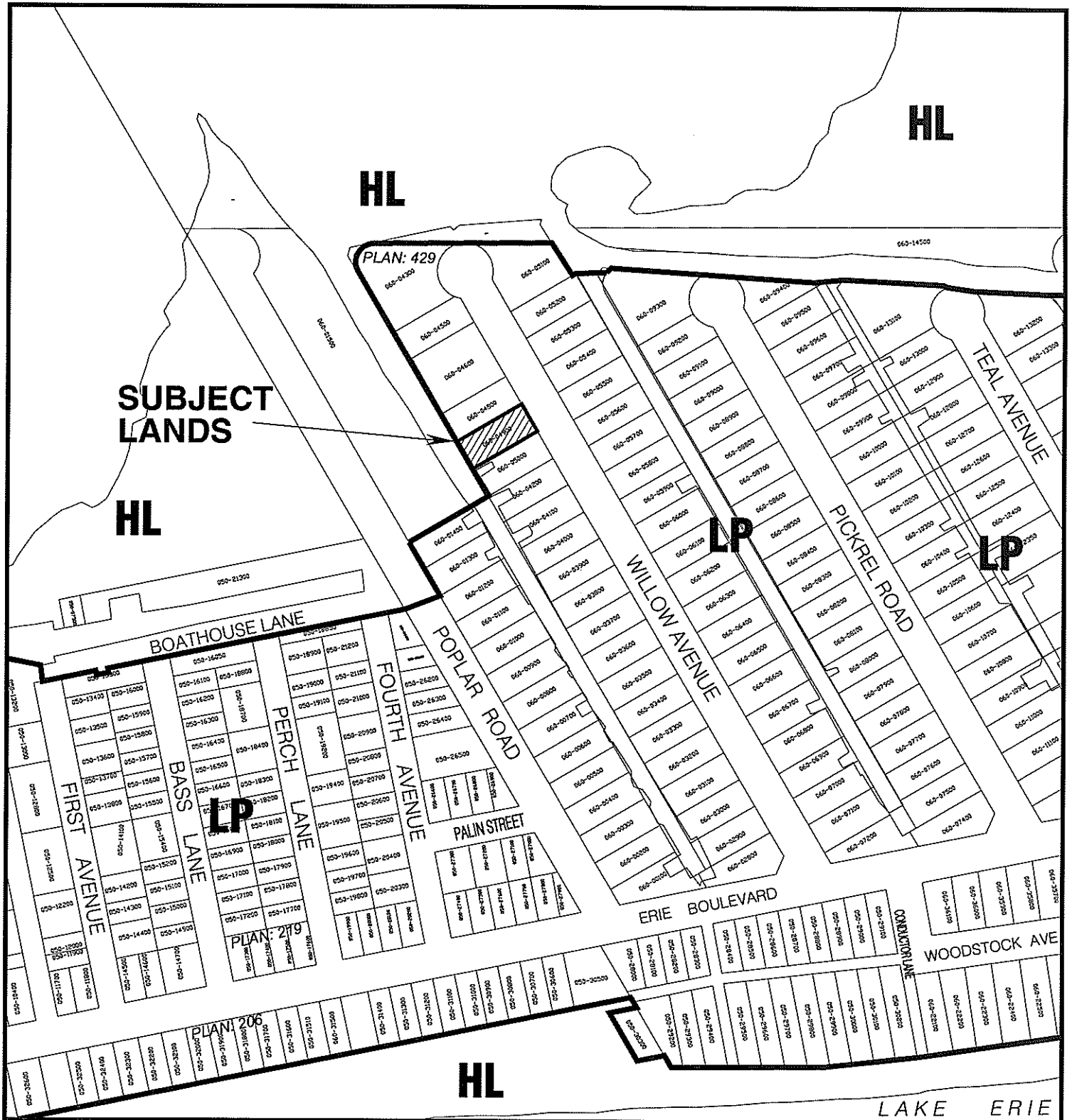
File Number: AN-015/2006

Geographic Township of SOUTH WALSINGHAM



25 0 25 50 75 METERS

1 : 3000



MAP 4

File Number: AN-015/2007

Geographic Township of SOUTH WALSHINGHAM

