



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:

**September 12<sup>TH</sup>, 2007**

**FILE NO.: AN-036/2007**

**ASSESSMENT ROLL NO.: 3310-493-100-01122**

**APPLICANT:**

Hans Gertig, 388 St. Paul Avenue, Brantford, ON N3R 4N4

**AGENT:**

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

**LOCATION:**

Part Park Lot 63, Plan 546 CHR (68 Clubhouse Road, Turkey Point)

**PROPOSAL:** \* *NOTE - Proposal reflects final amendment to application as dated Aug. 29/07*  
☐ Relief of 1.5 m (4.92 ft) from the required 5 m (16.4 ft) to permit an accessory building that is 6.5 m (21.33 ft) in height  
☐ Relief of *194.8* sq. m. (*2097.2* sq. ft.) from the maximum usable floor area for a boathouse of 56 sq. m. (602.8 sq. ft.) to permit a boathouse with a usable floor area of *250.8* sq. m. (*2700* sq. ft.) (Section 34.2.2(c))

- |  |   |
|--|---|
| <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: August 30<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Mary Elder

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1341

**FAX: (519) 428-3069 EMAIL: [mary.elder@norfolkcounty.ca](mailto:mary.elder@norfolkcounty.ca)**

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**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: Larry Dawson, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: [larry.dawson@norfolkcounty.ca](mailto:larry.dawson@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-36/07  
Related File:         
Date Submitted: June 18/07  
Date Received: June 18/07  
Sign Issued: June 18/07

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: 3310-493-100-01122

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.       

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> Hans Gertig Phone # 519-759-7630  
Address 388 St. Paul Ave Fax #         
Brantford, ON N3R 4N4 E-mail       

<sup>1</sup> 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  
Delhi, ON N4B 3A7 E-mail dfrfez@bellnet.ca

Name of Owner <sup>2</sup> same as applicant Phone #         
Address        Fax #         
       E-mail       

<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☒ Agent ☐ Owner

<sup>3</sup> 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:

None



MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Charlottville	Urban Area or Hamlet	Turkey Point
Concession Number		Lot Number(s)	68
Registered Plan Number	546	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	
Municipal Civic Address	68 Clubhouse Road		

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):

Relief from building height limit for new boathouse and relief from  
maximum usable floor area for a boathouse

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

~~Relief of 1.5 metres~~

- ① Relief of 1.5m (~~4'9"~~) from the maximum height for a boathouse of 5m (16'5") to permit a boathouse with a height of 6.5m (21'4") (Section 34.2.2(b))
- ② Relief of ~~194.9 m<sup>2</sup> (2097.2 ft<sup>2</sup>)~~ from the maximum usable floor area for a boathouse of 56 m<sup>2</sup> (602.8 ft<sup>2</sup>) to permit a <sup>2 storey</sup> boathouse with a usable floor area of 166.7 m<sup>2</sup> (1794.5 ft<sup>2</sup>) (Section 34.2.2(c))
- 250.8 m<sup>2</sup> (2700 ft<sup>2</sup>)



## MINOR VARIANCE

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

Preferred design of building

## D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

LAKE SHORE L

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 and garage will remain

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.

## 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:

*2700 sq. ft.*  
*~~1794 sq. ft.~~*  
New boat house to be constructed ~~1776~~ sq. ft.  
will back onto channel with 4 ft. side yard to East

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

as soon as possible

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:

Cottage

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

Existing use of abutting properties:

Open space, channel and cottage to West

## 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:

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**Knowledge of owner and agent**

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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:

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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:

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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:

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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>adjacent</i> distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>adjacent</i> distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" 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:

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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:

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Name of road/street:

Clubhouse Road



## MINOR VARIANCE

### I. OTHER INFORMATION

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

☐ Yes ☐ No

If yes, describe:

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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.

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## MINOR VARIANCE

### K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

### L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

### M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**MINOR VARIANCE**

**N. DECLARATION**

I, Hans Gertig of Brant County solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

BRANTFORD

In Brant County

This 16 day of April

A.D., 2007

[Signature]  
A Commissioner, etc.

[Signature]  
Owner/Applicant/Agent Signature

**O. OWNER'S AUTHORIZATION**

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We Hans Gertig am/are the registered owner(s) of the lands that is the subject of this development application for a minor variance.

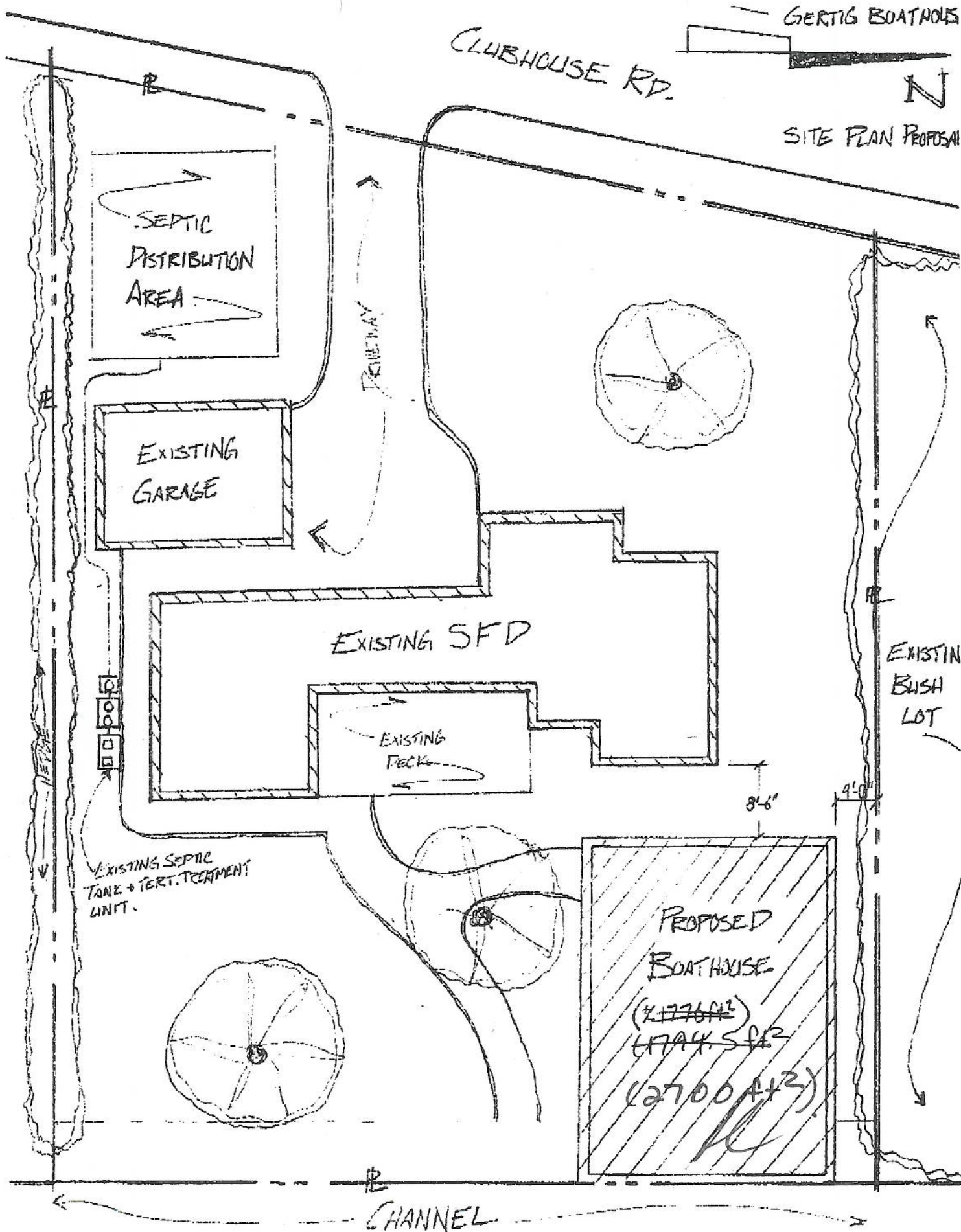
I/We authorize David Roe to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]  
Owner

April 16/07  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date







# Zoning Deficiency

Norfolk CityView Web

AN-036/2007  
Amended August 29/07

Roll Number 33-10-493-100-011-22-0000

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	GERTIG HANS DIETER	Property Lot	63	Former Municipality	Delhi
Civic Address	68 CLUBHOUSE RD	Block		Plan	546
Legal Description	RP 37R8282 PARTS 1,2	Part		Reference Plan	
Zoning	L	Concession		Extension to a Non-conforming use?	
By-law	1-DE 80	Current Use of Property	Summer Cottage	Township	
		Proposed Use of Property	Boathouse		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area

b) Lot Frontage

c) Front Yard Setback

d) Exterior Side Yard

e) Interior Side Yard (Rt)

f) Interior Side Yard (Lt)

g) Rear Yard

34.2.2(c) h) ~~Dwelling Unit Area~~ Boathouse

i) % Lot Coverage

34.2.2(b) j) Height of Building (Boathouse)

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.

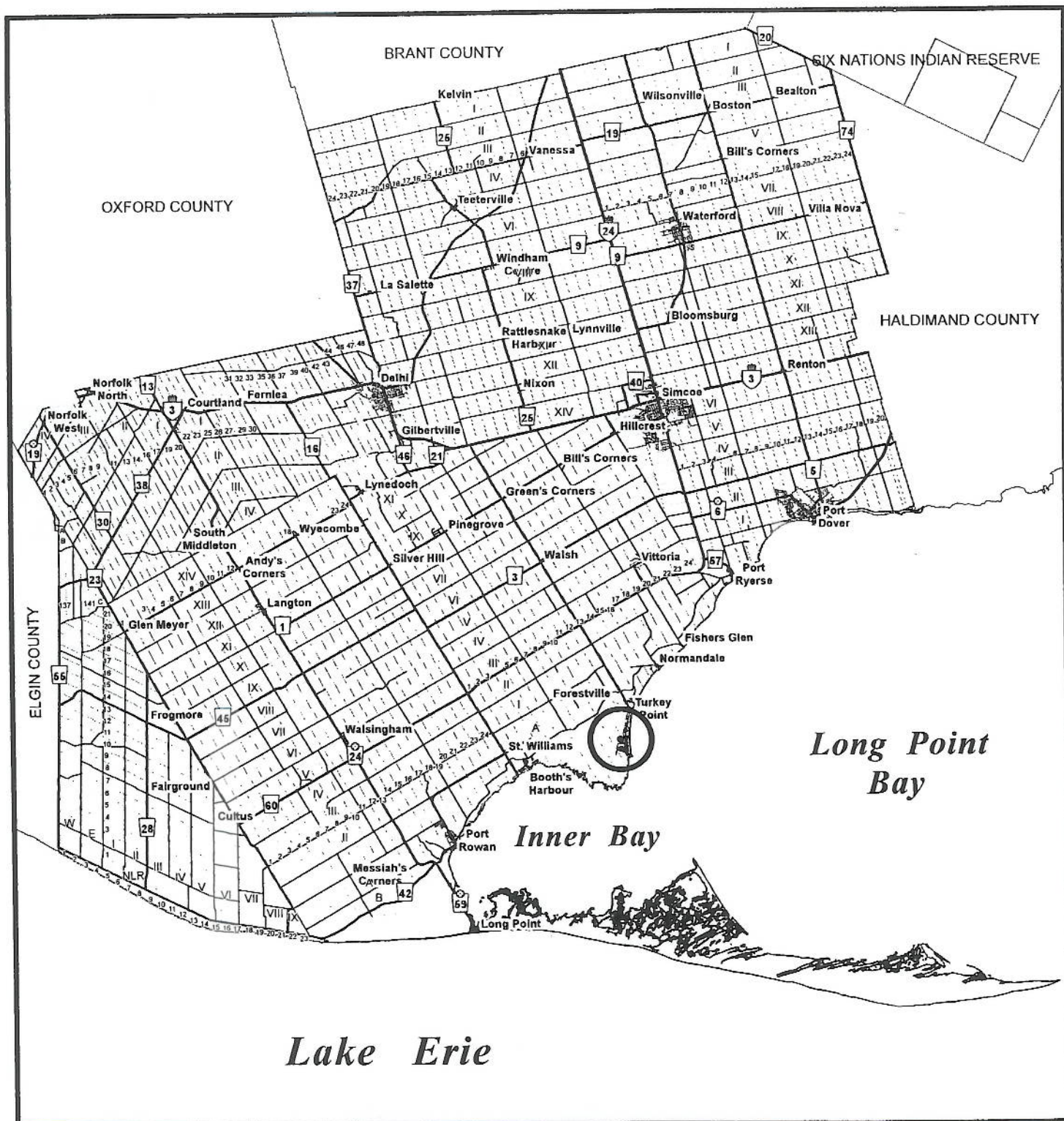
2. Building Inspector to complete shaded areas.

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

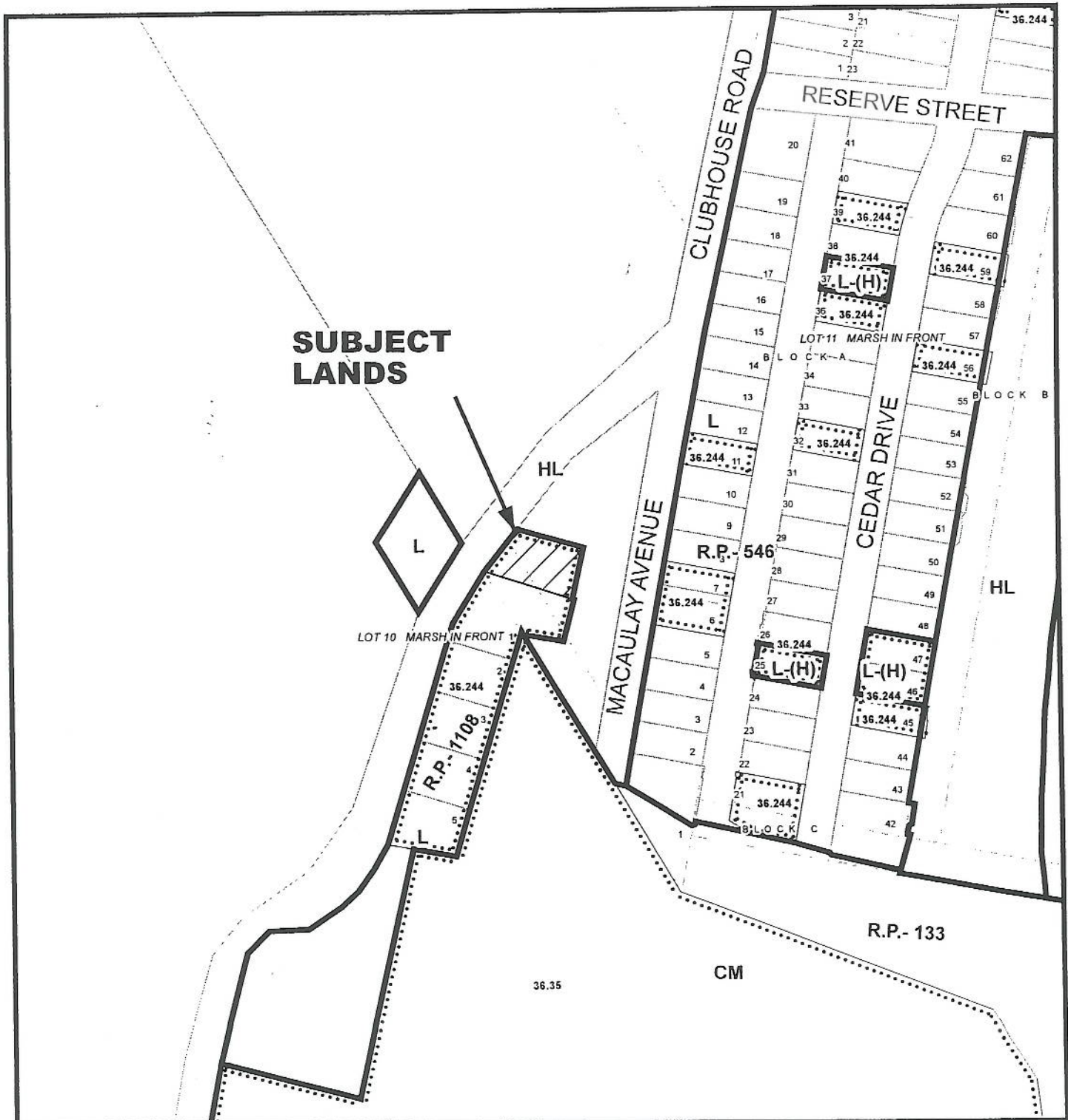
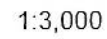
Address

## Geographic Township of CHARLOTTVILLE





## Geographic Township of CHARLOTTEVILLE

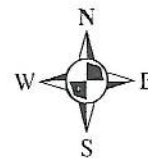




# MAP 3

File Number: AN-036/2007

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24 Meters

1:1,000

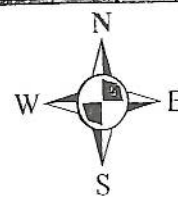




# MAP 4

File Number: AN-036/2007

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:500

