



## COMMENT REQUEST FORM

**FILE NO.: AN-039/2008**

**ROLL NO.: 3310-493-100-17900**

- |  |   |
|--|---|
| <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     |

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:

# October 1, 2008

**APPLICANT:**

Jeff Forster, 17 Royal York Court, PO Box 591 St. George, ON N0E 1N0

**AGENT:**

Brad Deming, 285794 Airport Road Norwich, ON N0J 1P0

**LOCATION:**

Lot 39, Plan 133 CHR (87 Ordnance Ave, Turkey Point)

**PROPOSAL:**

TO PERMIT THE REMOVAL OF EXISTING DECK, REMOVAL AND RECONSTRUCTION OF COTTAGE; AND CONSTRUCT AN ADDITION REQUIRING RELIEF OF:

- 311.7 sq. m. (3355 sq. ft.) from the required lot area of 700 sq. m. (7535 sq. ft.) to permit a lot area of 388.32 sq. m. (4180 sq. ft.)
- 3.66 m. (12 ft.) from the required lot frontage of 15.24 m. (50 ft.) to permit a lot frontage of 11.6 m. (38 ft.)
- 0.52 m. (1.7 ft.) from the required front yard setback of 6.1 m. (20 ft.) to permit a front yard setback of 5.58 m. (18.3 ft.);
- 0.3 m. (0.1 ft.) from the required interior side yard (RT) of 3.05 m. (10 ft.) to permit an interior side yard RT of 3.02 m. (9.9 ft.);
- 12% from the maximum lot coverage of 15% to permit a lot coverage of 26.3%;
- Section 6.22 (c) 2.04 m. (6.7 ft.) from the front yard setback to deck of 4.57 m. (15 ft.) to allow a front yard setback to deck of 2.53 m. (8.3 ft.)

### PLEASE REPLY BY EMAIL DIRECTLY TO:

**SHIRLEY CATER, MCIP, RPP**

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1+290

**EMAIL: [shirley.cater@norfolkcounty.ca](mailto: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, ACST (A), 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](mailto: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.

**NOTE: ANY DEPARTMENT OR AGENCY THAT HAS NOT PROVIDED THEIR COMMENTS BY THE DEADLINE DATE WILL BE CONSIDERED AS HAVING NO COMMENT**

**CIRCULATION DATE: September 17, 2008**

## MINOR VARIANCE

### Office Use:

File Number: AN-039/2008  
Related File: AN-058/2002  
Fees Submitted: Aug 14/2008  
Application Submitted: Aug 14/2008  
Sign Issued: Aug 18/2008  
Complete Application: Aug 19/2008

E6.

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- 493-100-17900**

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 <sup>1</sup> JEFF FORSTER Phone # 519-448-3348  
Address 17 Royal YORK CT Fax # \_\_\_\_\_  
Town / Postal Code P.O. Box 591 St. George NOE (NOE) E-mail \_\_\_\_\_

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent BRAD DEMING Phone # 519-808-2723  
Address 285794 AIRPORT RD Fax # \_\_\_\_\_  
Town / Postal Code NORWICH NOJ IPO E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> same as appl. Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ 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:

\_\_\_\_\_  
\_\_\_\_\_

## MINOR VARIANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTENVILLE</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number		Lot Number(s)	<u>39</u>
Registered Plan Number	<u>133</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>38' (11.58m)</u>	Depth (metres/feet)	<u>110' (33.53m)</u>
Width (metres/feet)		Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>4180.29' (388.33 sqm)</u>
Municipal Civic Address	<u>87 ORDONANCE</u>		

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 deck 8x10, add construct 4x14 addition, tear down existing cottage + rebuild on same foundation

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

Deficient with respect to lot area: 3355 sq.ft (311.75 sqm)  
Deficient with respect to lot frontage: 12 feet (3.66m)  
Deficient with respect to front yard setback: 1.7 feet (0.52m)  
Deficient with respect to Rt interior side yard: 1 feet (0.3m)  
Deficient with respect to % lot coverage: 12% (26.3% lot coverage)  
Deficient with respect to section 6.22 c) front yard setback to deck: 6.7 feet (2.04m)

## MINOR VARIANCE

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

Undersized lot

## D. PROPERTY INFORMATION

Present official plan designation(s):

~~Lakeshore~~ Resort Residential

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:

42' x 21' cottage - to be removed (882 sq ft) (81.94 sq.m)

10' x 16' deck (front)

10.3' x 8' deck (rear) - to be removed

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

1928

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.

Porch 4' x 14'

## 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 sketch

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

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:

Resort residential

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

Since 1928

Existing use of abutting properties:

resort residential

## 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:

Local knowledge

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-05812002

Land it affects:

subject lands

Purpose:

Relief from Lot Area, Lot frontage, Lot coverage

Status/decision:

Refused.

## 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:

BOWEN

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:

Ordinance Avenue

## MINOR VARIANCE

### I. OTHER INFORMATION

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

☐ Yes ☐ No

If yes, describe:

---

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 33-10-493-100-179-00-0000

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	FORSTER KRISTINA LOUISE FORSTER JEFFREY SCOTT	Property Lot		Former Municipality	
Civic Address	87 ORDNANCE AVE	Block		Plan	
Legal Description	CHR PLAN 133 LOT 39	Part		Reference Plan	
Zoning	L	Concession		Extension to a Non-conforming use?	
By-law	1-NO-85	Current Use of Property	Residential	Township	50241
	1-DE-80	Proposed Use of Property	Residential		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	700	7535	388.32	4180	311.7	3355
b) Lot Frontage	15.24	50	11.6	38	3.66	12
c) Front Yard Setback	6.10	20	5.58	18.3	.52	11.7
d) Exterior Side Yard						
e) Interior Side Yard (Rt)	3.05	10	3.02	9.9	0.3	.1
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage	15		26.3		12	
j) Height of Building						
k) Accessory Building						
Accessory Building Comments						
l) Parking						
m) Other	FRONT YD SETBACK TO DECK. 4.57	15	2.53	8.3	2.04	6.7
Other Clause:	6.22 (c)					

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

Aug 14/08

### 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

lot area 4180 sq ft

EXISTING

lot coverage

cottage 882

decks 243

1125

2790 (26.9%)

PROPOSED

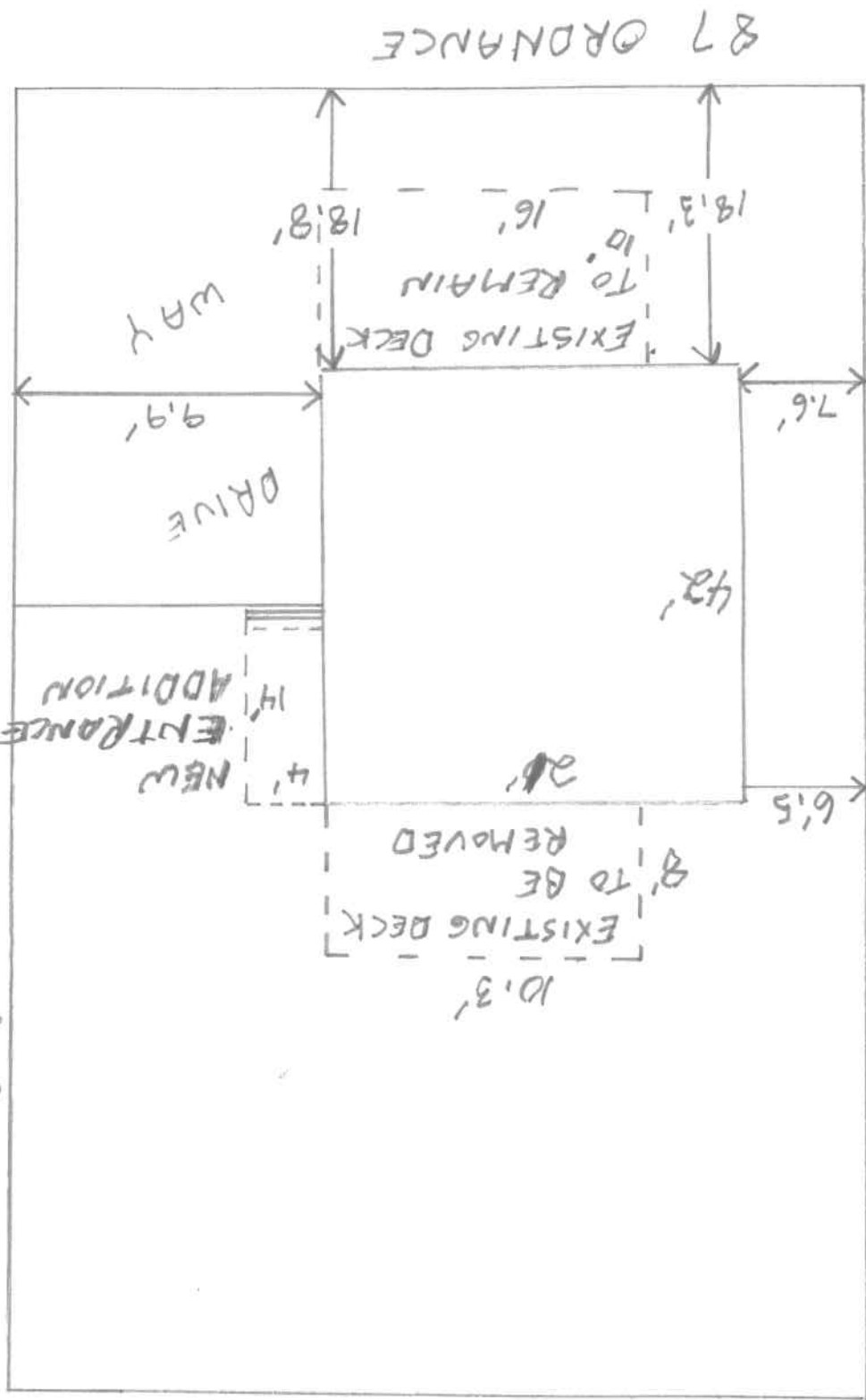
1125

- 83

+ 56

1098

2670 (26.3%)



# MAP 1

File Number: AN-039/2008

## Geographic Township of CHARLOTTEVILLE



## MAP 2

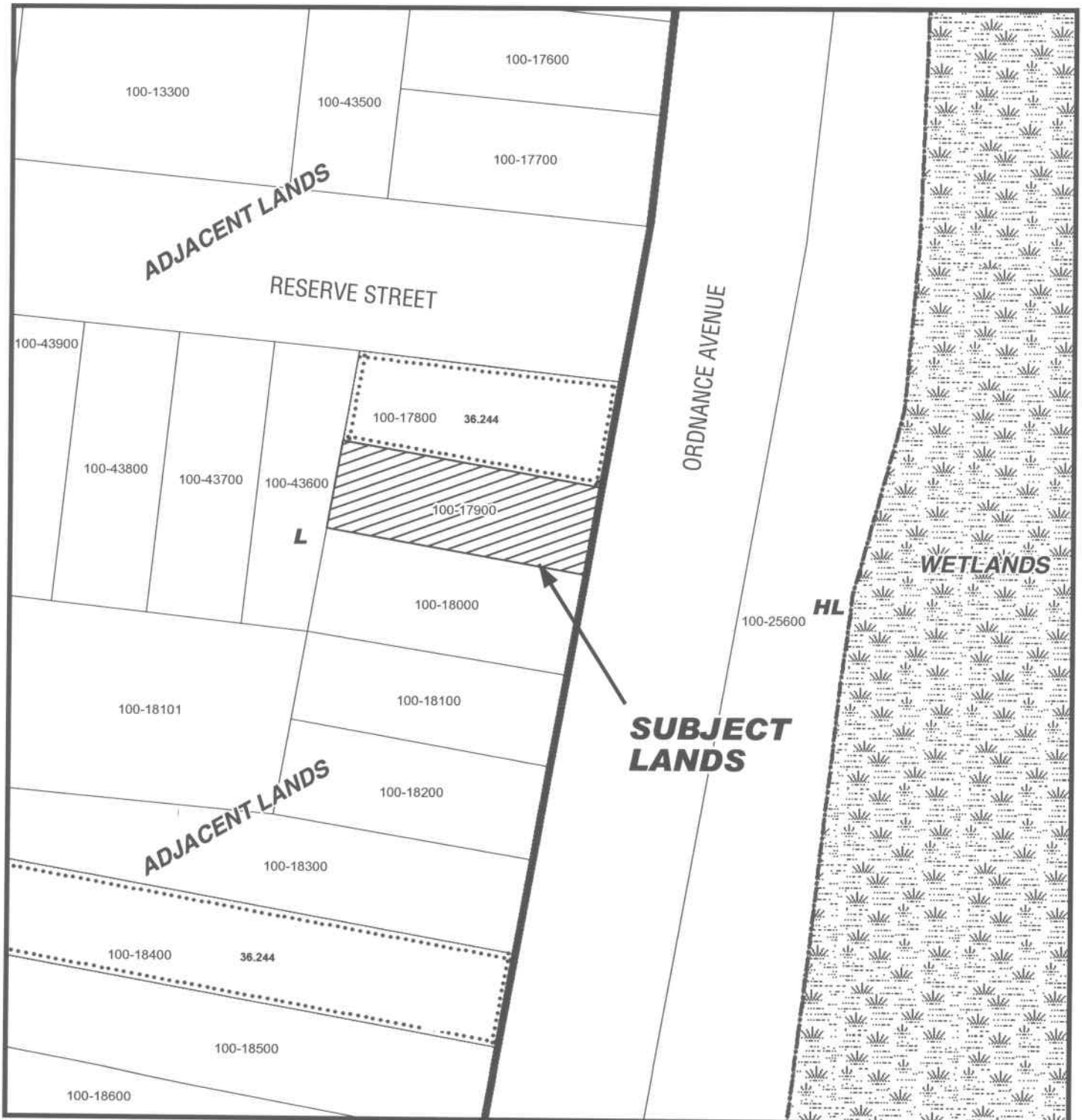
File Number: AN-039/2008

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:700



# MAP 3

File Number: AN-039/2008

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24 Meters

1:800



# MAP 4

File Number: AN-039/2008

Geographic Township of CHARLOTTEVILLE

