



**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:

**August 15<sup>TH</sup>, 2007**

**FILE NO.: AN-044/2007**

**ASSESSMENT ROLL NO.: 3310-493-110-00300**

**APPLICANT:**

Sarah Sahagian, 146 Cedar Drive, Turkey Point, ON N0E 1T0

**AGENT:**

Tim Sprowl, 40 Broadway Street East, Paris, ON N3L 2R6

**LOCATION:**

Lot 4, Plan 128 CHR (146 Cedar Drive, Turkey Point)

**PROPOSAL:**

- Relief of 254 m<sup>2</sup> (2,735 ft<sup>2</sup>) from the required 700 m<sup>2</sup> (7,535 ft<sup>2</sup>) to permit a lot area of 445.92 m<sup>2</sup> (4,800 ft<sup>2</sup>)
- Relief of 2.88 m (9.46 ft) from the required 15 m (50 ft) to permit a lot frontage of 12.36 m (40.54 ft)
- Relief of 17% from the maximum lot coverage requirement of 15% to permit lot coverage of 32%

- |  |   |
|--|---|
| <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 1<sup>st</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: Stephanie Godby, 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: [stephanie.godby@norfolkcounty.ca](mailto:stephanie.godby@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-44/07  
 Related File: \_\_\_\_\_  
 Fees Submitted: July 23/07  
 Application Submitted: July 23/07  
 Sign Issued: July 23/07  
 Complete Application: July 23/07

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:** 3310-493-110-00300

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: Sarah Sahagian Phone #: 519 429-3931  
 Address: 146 Cedar Dr Fax #: \_\_\_\_\_  
 Town / Postal Code: Turkey Point, ON E-mail: \_\_\_\_\_

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

Name of Agent: Tina Sprowl Phone #: 519 861 0424  
 Address: 40 Broadway St. E Fax #: 519 442 4139  
 Town / Postal Code: Paris NSL 2R6 E-mail: Sprowl Construction@gmail.com

Name of Owner: Sarah Sahagian Phone #: 519 429 3931  
 Address: 146 Cedar Dr. Fax #: \_\_\_\_\_  
 Town / Postal Code: Turkey point 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 mortgages, charges or other encumbrances on the subject lands:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlotteville</u>	Urban Area or Hamlet	<u>Turkey Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>128</u>	Lot(s) or Block Number(s)	<u>4</u>
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	<u>146 Cedar Drive</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

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):

rebuild on existing footprint which exceeds maximum lot  
coverage

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

relief of required lot area, lot frontage, rear yard and  
lot coverage.



## MINOR VARIANCE

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

size lot and proposal cottage.

## D. PROPERTY INFORMATION

Present official plan designation(s): Resort

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:

see attached  
1200 ft<sup>2</sup> cottage  
deck  
2 sheds

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

1940's ±

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.

N/A All new building.

## 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:

Not known at time of application - replacing existing cottage on existing footprint.

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:

Cottage

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

Existing use of abutting properties:

Cottage

## 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:

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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 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 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 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 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~~ <sup>Better water</sup> 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 ☐ Provincial highway  
☒ Municipal road ☐ Other (describe below)

If other, describe:

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Name of road/street:

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## 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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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-493-110-003-00-0000

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	SAHAGIAN SARAH JEAN SOSE CHAREST STEVEN	Property Lot		Former Municipality	
		Block		Plan	
Civic Address	146 CEDAR DR	Part		Reference Plan	
Legal Description	CHR PLAN 128 LOT 4	Concession		Extension to a Non-conforming use?	
Zoning	L	Current Use of Property	COTTAGE	Township	
By-law	1-DE-80	Proposed Use of Property	NEW COTTAGE		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	700	7535	<del>4500</del>	4800		2735
b) Lot Frontage	15	50		40.54		9.96
c) Front Yard Setback						
d) Exterior Side Yard						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)						
g) Rear Yard						
h) Dwelling Unit Area						
i) % Lot Coverage	15%		32%		17%	over
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:

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:

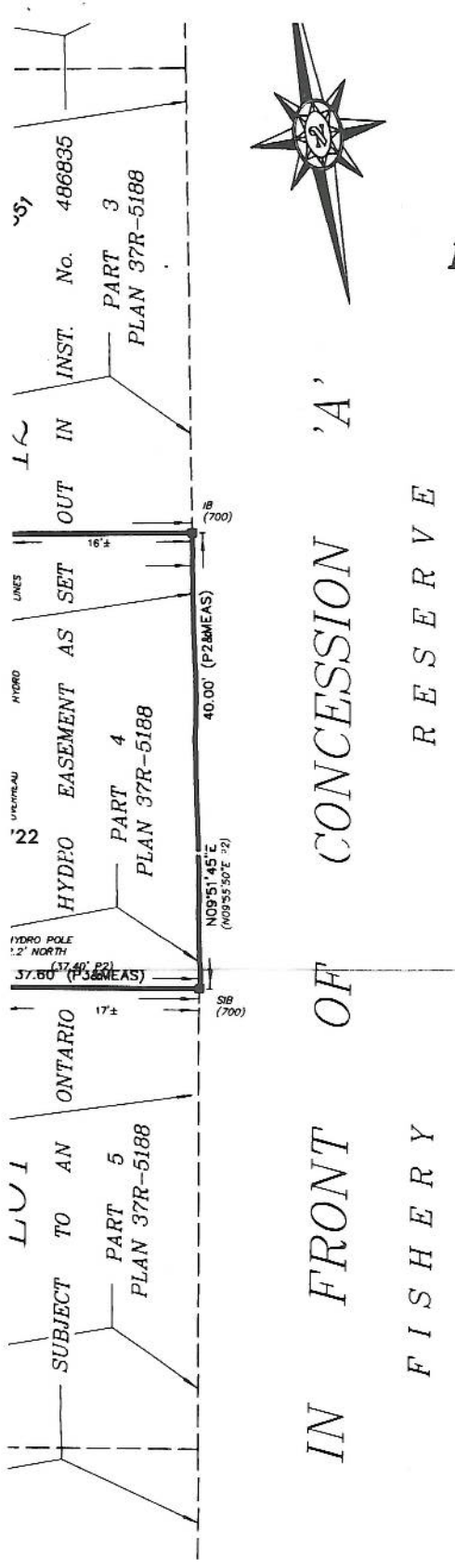
Name

Address









PART 1 ) PLAN  
OF  
**LOT 4**  
**REGISTERED PLAN 128**  
AND PART OF  
**LOT 12**  
**IN FRONT OF CONCESSION 'A'**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF CHARLOTTEVILLE**  
IN  
**NORFOLK COUNTY**

SCALE: 1" = 10'

5 0 15 FEET

**JEWITT AND DIXON LTD.**

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1581310



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

**IMPERIAL NOTE:**

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN  
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**SURVEYOR'S REAL PROPERTY REPORT  
PART 2 ) REPORT SUMMARY**

**DESCRIPTION OF LAND**

BEING LOT 4, REGISTERED PLAN 128 AND PART OF LOT 12, IN FRONT OF CONCESSION "A"  
(DESIGNATED AS PART 4 ON PLAN 37R-5296), IN THE GEOGRAPHIC TOWNSHIP OF  
CHARLOTTEVILLE. INSTRUMENT No. 594722. MUNICIPAL ADDRESS: # 146 CEDAR DRIVE.

**REGISTERED EASEMENTS AND / OR RIGHTS OF WAY**

SUBJECT TO AN ONTARIO HYDRO EASEMENT AS IN INST. No. 486835, DESIGNATED  
AS PART 4 ON PLAN 37R-5188

**NOTES OF CONCERN**

NOTE POSITION OF OVERHEAD HYDRO SERVICES AND CEDARS.

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

NOT CERTIFIED BY THIS REPORT.

**COVERAGE**

LOT AREA = 4,800 SQ.FT.  
BLDG. AREA = 1,314 SQ.FT.  
LOT COVERAGE = 27.8 %

**ADDITIONAL REMARKS**

BUILDING TIES ARE TO THE EXTERIOR CORNERS.

THIS REPORT WAS PREPARED FOR **ALBERT BOUW**  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
FOR THE USE BY OTHER PARTIES.

**NOTE:**

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER **NO ADDITIONAL PRINTS**  
OF THIS **ORIGINAL REPORT** WILL BE ISSUED, SUBSEQUENT TO THE **DATE OF**  
**CERTIFICATION.**

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE  
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF R. C. DIXON, O.L.S.

**BEARING REFERENCE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF  
CEDAR DRIVE, AS SHOWN ON REGISTERED PLAN 128, BEING N19°24'00"E.

ARE PERPENDICULAR TO PROPERTY LINES.  
USH AND TREE DIMENSIONS ARE TO CENTRELINE.

JEWITT AND DIXON LTD.  
WITNESS MONUMENT  
REGISTERED PLAN 128  
PLAN 37R-5296  
PLAN OF SURVEY BY R.C. DIXON, O.L.S.  
DATED MAY 1, 1998 (P98 A6542)  
PROPORTION

SHOWN (700)  
SHOWN (WIT)  
SHOWN (P1)  
SHOWN (P2)  
SHOWN (P3)  
SHOWN (PR)

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

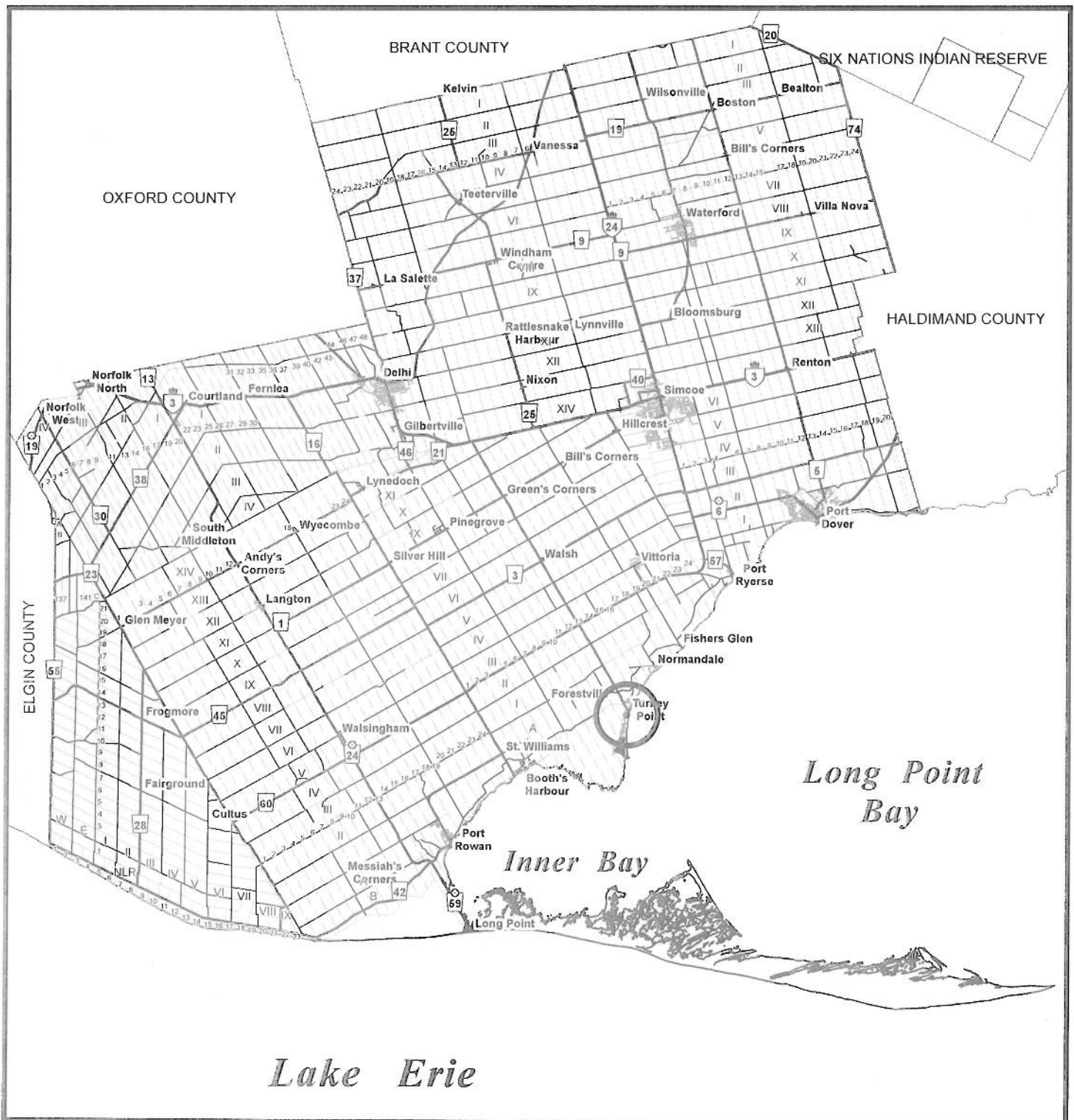
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: surveyors@amtelecom.net

F.W. - R.C.S.  
BOOK - C-71-68,69  
CALC. - M.V.L.  
PLAN - M.V.L.  
CHECK - R.C.D.  
JOB No. - 05-368  
P05 03 A8138

# MAP 1

File Number: AN-044/2007

Geographic Township of CHARLOTTEVILLE

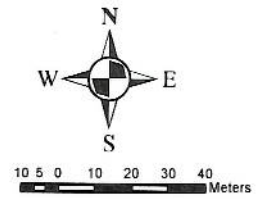




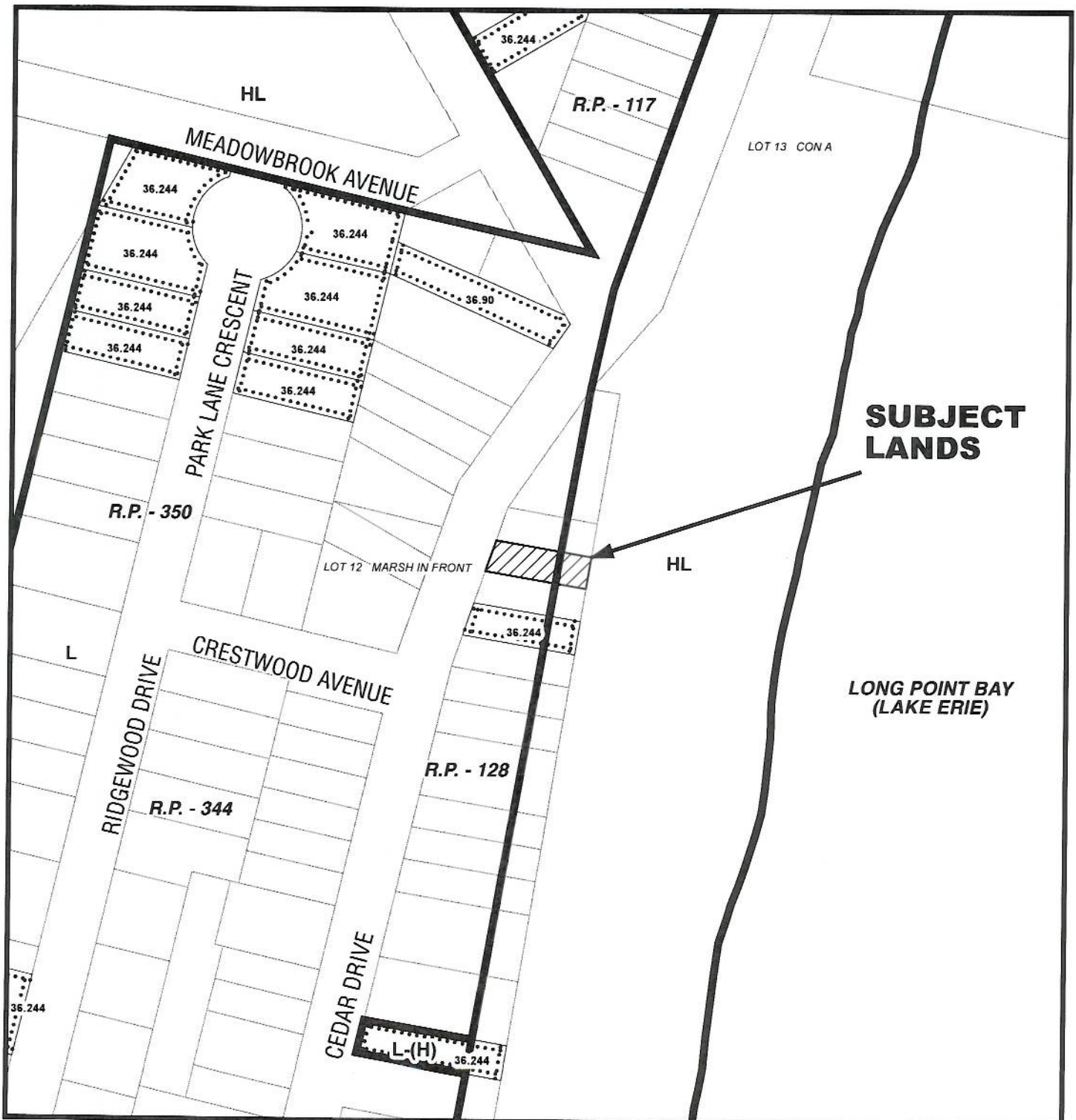
## MAP 2

File Number: AN-044/2007

Geographic Township of CHARLOTTEVILLE



1:2,000





# MAP 3

File Number: AN-044/2007

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:750

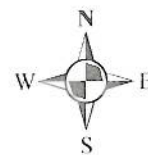




# MAP 4

File Number: AN-044/2007

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:500

