



**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:

October 10th, 2007

FILE NO.: AN-053-2007

ASSESSMENT ROLL NO.: 3310-493-110-28000

APPLICANT:

M. C. Engineering, Box 1002, Simcoe ON N3Y 5B3

AGENT:

M. C. Engineering, Box 1002, Simcoe ON N3Y 5B3

LOCATION:

Plan 124, Lots 3, 4, 5, CHR (71 Cedar Drive, Turkey Point)

PROPOSAL:

☐ Relief of .9 m (2.95 ft.) from minimum rear yard setback requirement of 9 m. (29.53 ft.) to allow rear yard setback of 8.11. (26.6 ft.)

☐ Relief of 9% from maximum lot coverage of 15% to allow lot coverage of 24% to allow extension of existing dwelling

- ☒ Building Department
- ☒ Building Inspector (Sewage System Review)
- ☒ Forestry Division
- ☒ Treasury Department
- ☒ Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- ☒ GIS Section
- ☐ Norfolk Power
- ☐ Ministry of Transportation
- ☐ Railway
- ☐ Conservation Authority

CIRCULATION DATE: August 29th, 2007

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

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

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-53/07
 Related File: n/a
 Fees Submitted: Sept 17/07
 Application Submitted: "
 Sign Issued: "
 Complete Application: "

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: 3310-493110280

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 MC. ENGINEERING Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent M-C ENGINEERING (Jim McFarlane) Phone # 519 428 6790
 Address Box 1002 Fax # 519-426-8960
 Town / Postal Code _____ E-mail Jim@MCEngineering.net

Name of Owner ² BILL & CAROLINE NIGHTINGALE Phone # 428-2936
 Address 71 CEDAR DR. Fax # 429 1183 CELL
 Town / Postal Code TURKEY POINT E-mail _____

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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTVILLE</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>124</u>	Lot(s) or Block Number(s)	<u>3, 4, & 5</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>36.57</u>	Depth (metres/feet)	<u>44</u>
Width (metres/feet)	<u>36.57</u>	Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	<u>71 CEDAR DRIVE TURKEY POINT</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):

ADD GARAGE & GREAT ROOM TO EXISTING COTTAGE

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

SEC. 34.2.1(F)

BY LAW I DE 80 PERMITS 15% LOT COVERAGE AND REQUIRES

A 9m REAR YARD 34.2.1(C)(IV)

9%

PROPOSED ADDITIONS CONSTITUTE 24% COVERAGE ~~15%~~ OVER

PROPOSED ADDITION HAS A 8.1 REAR YARD RELIEF of .9m

Proposal: ① Relief of .9m (2.95 ft.) from minimum rear yard setback requirement of 9m (29.53 ft.) to allow rear yard setback of 8.1m (26.6 ft.).

② Relief of 9% from maximum lot coverage of 15% to allow lot coverage of 24% to allow extension of existing dwelling

MINOR VARIANCE

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

- DESIRED BUILDING EXCEEDS LOT COVERAGE PERMITTED
- DUE TO REAR LOT LINE ANGLE CORNER OF WEST ADDITION DOES NOT COMPLY @ REAR YD. REQUIREMENT

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

1-DE-80 SEC. 34 LAKE SHORE ZONE (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 TO REMAIN

AN ADDITION IS PROPOSED TO EACH SIDE

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

1998

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.

WEST ADDITION - GREAT ROOM
EAST ADDITION ATTACHED GARAGE WITH
STUDIO / OFFICE ABOVE & LAUNDRY ROOM

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:

WEST ADDITION 8.5m X 12.1m GREAT Room
EAST ADDITION 8.5m X 3.9m LAUNDRY Room
6m X 12.1m GARAGE @ OFFICE / STORAGE 2ND Floor

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

2007

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:

1997

Present use of the subject lands:

COTTAGE / RESIDENTIAL

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

50+ YEARS

Existing use of abutting properties:

COTTAGE / 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:

HISTORICAL DATA

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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input 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:

PRIVATE - Tom BOWAN

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:

CEDAR DRIVE

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.

LOT AREA 1617.96 m²

AREA OF EXISTING LOT/ROOF & PROPOSED ADDITIONS

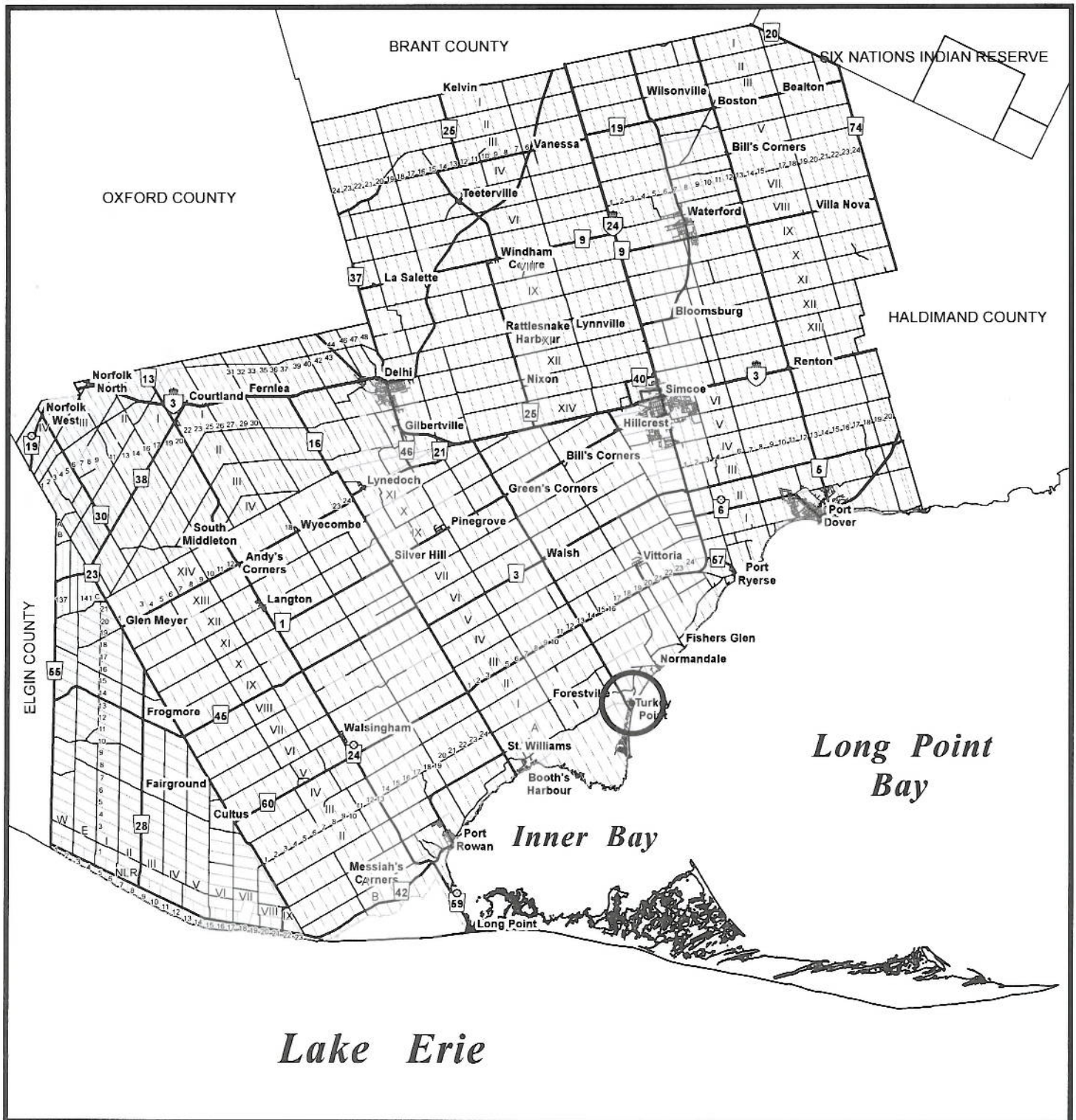
386.87 m² = 24% LOT COVERAGE

- ADJACENT USES ARE RESIDENTIAL/COTTAGE

MAP 1

File Number: AN-053/2007

Geographic Township of CHARLOTTEVILLE



MAP 2

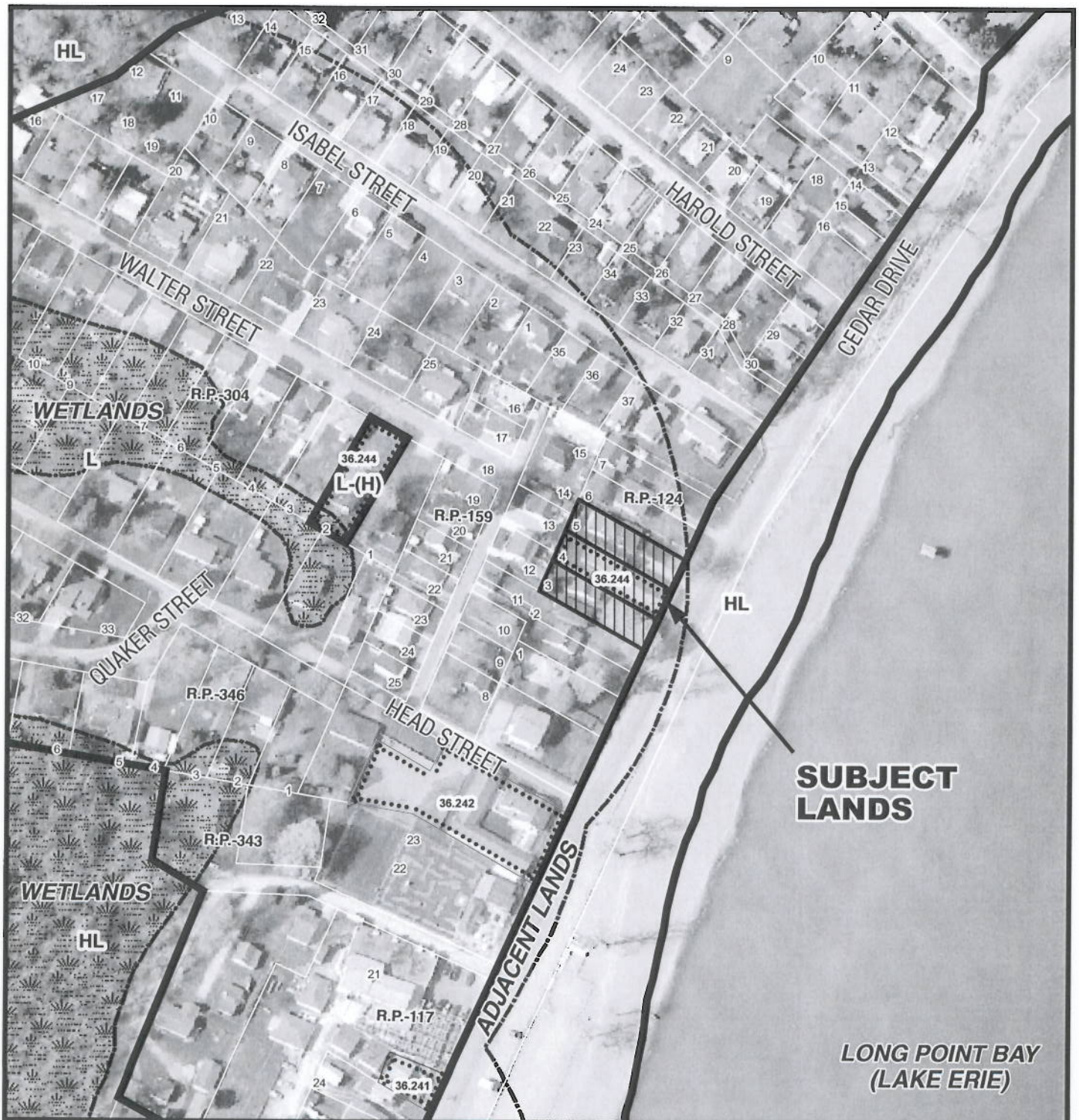
File Number: AN-053/2007

Geographic Township of CHARLOTTEVILLE



10 5 0 10 20 30 40 Meters

1:2,000



MAP 3

File Number: AN-053/2007

Geographic Township of CHARLOTTEVILLE



3 1.5 0 3 6 9 12 Meters

1:500

