



**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-055-2007**

**ASSESSMENT ROLL NO.: 3310-493-110-44900**

**APPLICANT:**

Donald "Scott" MacGregor, P.O. Box 54, 15 Cedar Drive, Turkey Point, ON N0E 1T0

**AGENT:**

N/A, ,

**LOCATION:**

Plan 135, Pt Lot 14 CHR (15 Cedar Drive, Turkey Point)

**PROPOSAL:**

- ☐ Relief of .45 m (1.5 ft.) from the required rear yard setback of 1.2 m. (4.0 ft.) for an accessory building to permit a rear yard of .76 m. (2.5 ft.).
- ☐ Relief of 2% lot coverage from the required lot coverage of 10% for an accessory building to permit a lot coverage of 12%.

- ☒ 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 29<sup>th</sup>, 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](mailto: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](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-055/2007

Related File:

Fees Submitted:

yes.

Application Submitted:

Sept. 17/07

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.

~~499~~  
Property assessment roll number: 3310- 493.110.44900.0000

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> DONALD SCOTT MACGREGOR Phone # 519 426 6919  
Address 15 CEDAR DRIVE Fax #  
Town / Postal Code P.O. Box 54 TURKEY POINT NORFOLK E-mail

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

Name of Agent Phone #  
Address Fax #  
Town / Postal Code E-mail

Name of Owner<sup>2</sup> AS ABOVE 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:

ROYAL BANK NORFOLK ST So SIMCOE

## MINOR VARIANCE

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

Geographic Township	<u>DELHI</u>	Urban Area or Hamlet	<u>TURKEY POINT.</u>
Concession Number	<u>A</u>	Lot Number(s)	<u>14 IN FRONT.</u>
Registered Plan Number	<u></u>	Lot(s) or Block Number(s)	<u>H 8</u>
Reference Plan Number	<u>37 R1941 PART 28</u>	Part Number(s)	<u>LOT 14</u>
Frontage (metres/feet)	<u>76.41 FR</u>	Depth (metres/feet)	<u>118.0 D FT.</u>
Width (metres/feet)	<u>76.41 FR FT.</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>.22 AC</u>
Municipal Civic Address	<u>15 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):

"FRAME SHED"  
REMOVE OLD ICE HOUSE (STORAGE BUILDING) REPLACE  
WITH NEIGHBORS BUILDING 17 CEDAR DRIVE BY  
MOVING IT OVER TO 15 CEDAR FOR STORAGE

NOTE - The structure is only 1 storey high, does not exceed the height requirements

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

MINOR VARIANCE

RELIEF FROM BUILDING SETBACK

AND

- ① Relief of .45m (1.5ft) from the required rear yard setback of 1.2m (4.0ft) for an accessory building to permit a rear yard of .76m (2.5ft)
- ② Relief of 2% lot coverage from the required lot coverage of 10% for an accessory building to permit a lot coverage of 12%.



## MINOR VARIANCE

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

EXISTING OLD BUILDING (FRAME SHED) HAS  
EXISTED BEFORE ZONING BY LAW - THIS  
APPLICATION WILL LEGALIZE ITS POSITION AND  
SIZE.

### D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT

Present zoning:

LAKE SHORE ZONE

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:

COTTAGE RETAINED - see diagram.

FRAME BARN RETAINED 20'x36'

FRAME SHED ~~RE~~ DEMOLISH SIZE AS PER ATTACHED  
DIAGRAM.

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

OVER 150 years ago

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.

- the accessory building will only be used for storage.

## 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:

EXISTING FRAME SHED TO BE REPLACED  
WITH A FRAME STRUCTURE OCCUPYING  
THE SAME FOOT PRINT.

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

FALL 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:

1992

Present use of the subject lands:

STORAGE

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

- over 100 years

Existing use of abutting properties:

VACATION HOMES

## 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:

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>3.1</u> 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 checked="" 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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

RES 150 M



MINOR VARIANCE

H. SERVICING AND ACCESS

n/a

Indicate what services are available or proposed:

existing cottage

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:

New Holding Tank.  
Note- the proposed storage bldg will not require services

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:

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:

17 CEDAR DRIVE OCCUPANTS WILL BE ERRECTING A NEW  
COTTAGE ~~BEFORE~~ THIS FALL.

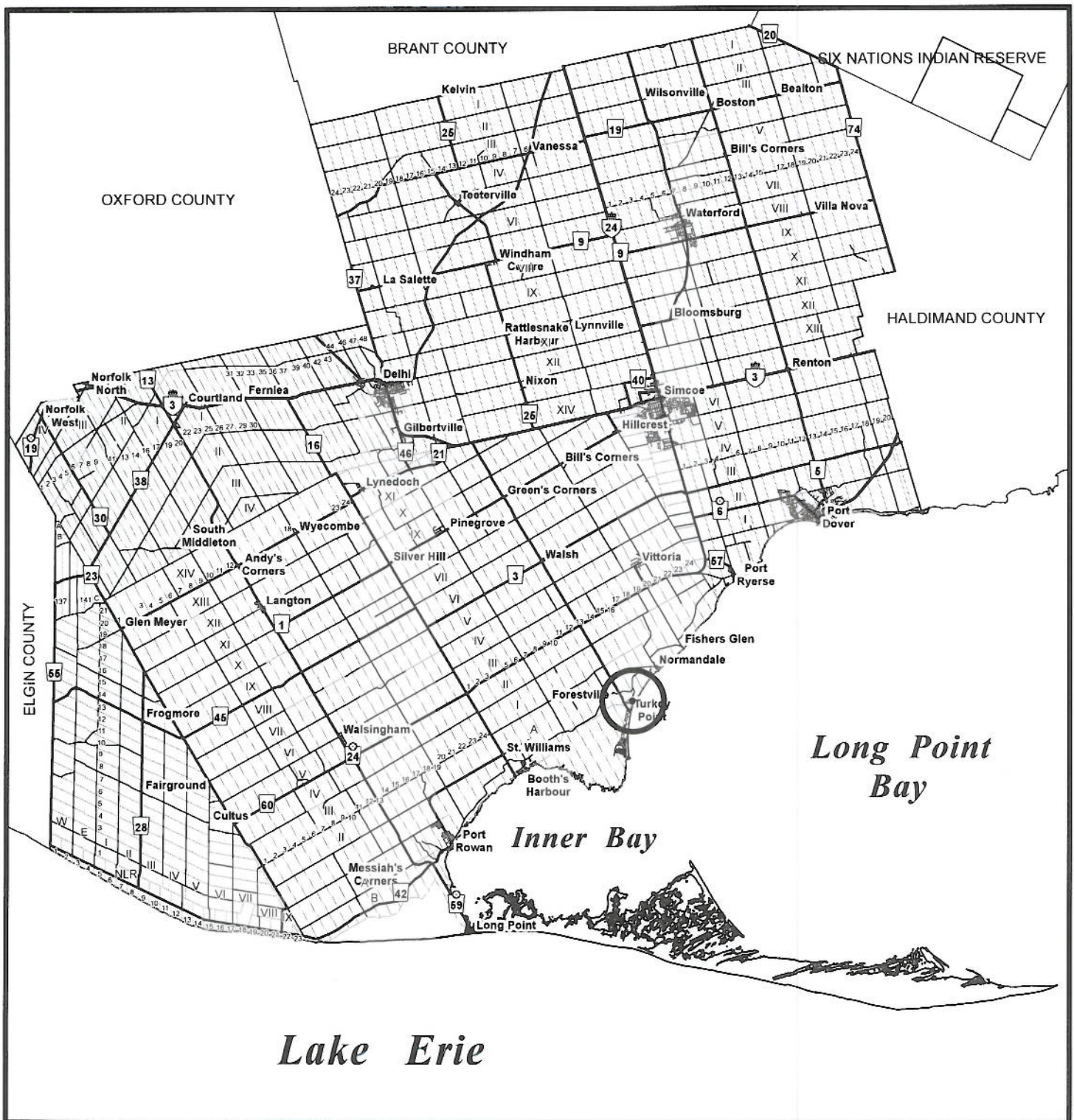
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

THE EXISTING BUILDING AT 15 CEDAR DRIVE IS  
~~IS~~ VERY OLD AND IN DIS REPAIR AND NOT WORTH  
REBUILDING.

# MAP 1

File Number: AN-055/2007

## Geographic Township of CHARLOTTEVILLE

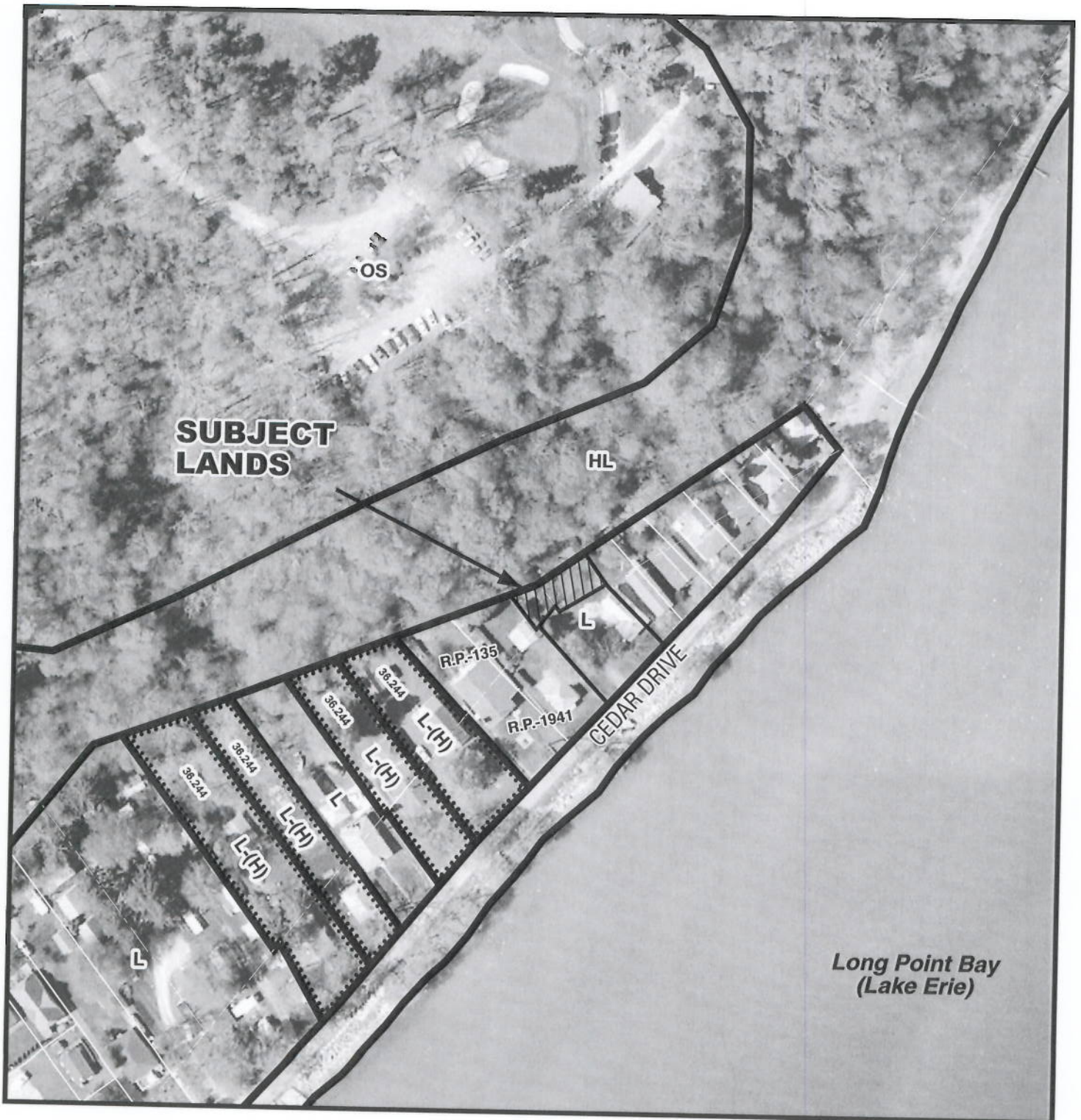
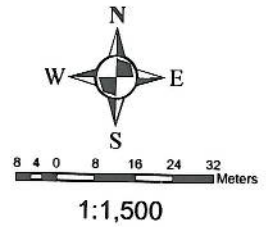




## MAP 2

File Number: AN-055/2007

Geographic Township of CHARLOTTEVILLE

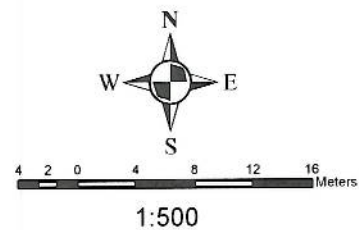




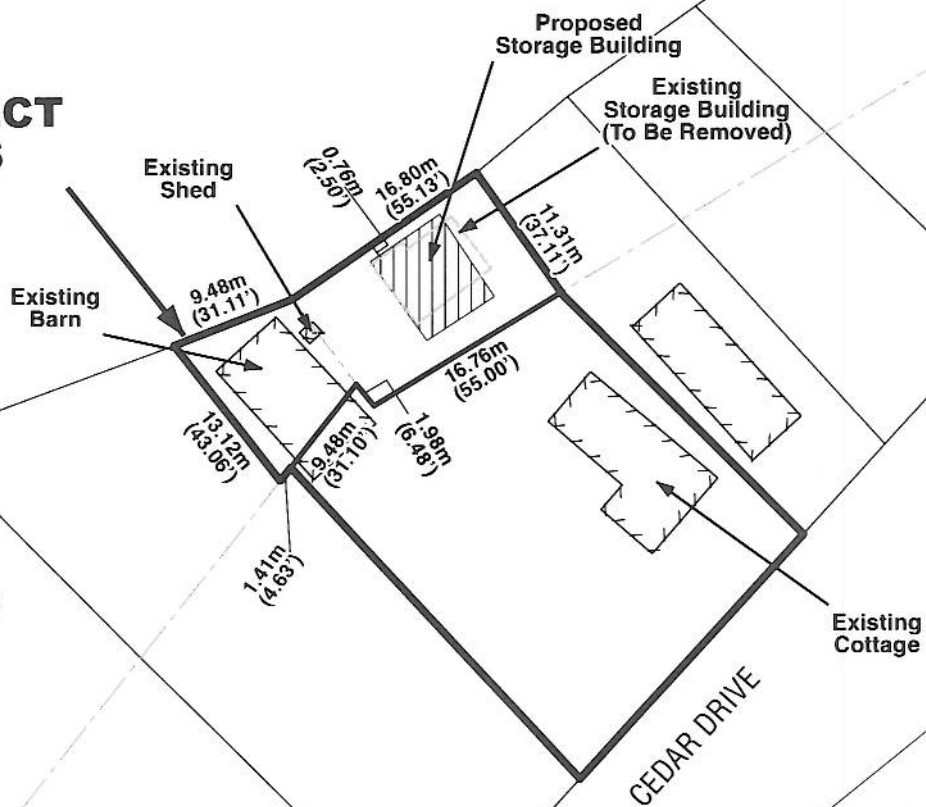
# MAP 3

File Number: AN-055/2007

Geographic Township of CHARLOTTEVILLE



## SUBJECT LANDS



Long Point Bay  
(Lake Erie)