



**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:

**November 14, 2007**

**FILE NO.: AN-065/2007**

**ASSESSMENT ROLL NO.: 3310-493-110-10000**

**APPLICANT:**

James Halyk, 9 Forest Rd., Brantford, ON

**AGENT:**

N/A, ,

**LOCATION:**

Lot 115, Plan 128 CHR (181 Cedar Drive, Turkey Point)

**PROPOSAL:**

Relief of 198.34 sq. m. (2135 sq. ft.) from the required lot area of 700 sq. m. (7535 sq. ft.) to allow a lot area of 501 sq. m. (5400 sq. ft.)

Relief of 4.3 m. (14 ft.) from the required lot frontage of 18 m. (59 ft.) to allow a lot frontage of 13.7 m. (45 ft.)

Relief of 1% from the maximum lot coverage of 15% to allow a lot coverage of 16% to construct a sunroom addition.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Building Department                       |   |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) |   |
| <input checked="" type="checkbox"/> Forestry Division                         |   |
| <input checked="" type="checkbox"/> Treasury Department                       |   |
| <input checked="" type="checkbox"/> Public Works                              | NOTE: If an agreement is required please attach the clauses you require in the agreement. |

- |   |
|---|
| <input checked="" type="checkbox"/> GIS Section     |
| <input type="checkbox"/> Norfolk Power              |
| <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> Railway                    |
| <input type="checkbox"/> Conservation Authority     |

**CIRCULATION DATE: October 31, 2007**

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

Lucy Hives, MCIP, RPP  
Norfolk County, 22 Albert Street, Langton, ON N0E 1G0  
(519) 875-4485 ext 1837

**FAX: (519) 875-4789 EMAIL: [lucy.hives@norfolkcounty.ca](mailto:lucy.hives@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: Karen Judd Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: [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.

## MINOR VARIANCE

### Office Use:

File Number: AN-65/07  
Related File: N/A  
Fees Submitted: Oct 15/07  
Application Submitted: Oct 15/07  
Sign Issued: Oct 22/07  
Complete Application: Oct 22/07

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- 493-110.10000,0000

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. \_\_\_\_\_

### A. APPLICANT INFORMATION

(529)  
WORK # 759-2228

Name of Applicant <sup>1</sup> JAMES MALIK Phone # 519-752-1403  
Address 9 FOREST RD Fax # -  
Town / Postal Code BRANTFORD ONT 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> \_\_\_\_\_ 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:

N/A

## MINOR VARIANCE

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

|                         |                        |   |                     |
|-------------------------|------------------------|---|---------------------|
| Geographic Township     | <u>CHR</u>             | Urban Area or Hamlet  | <u>TURKEY POINT</u> |
| Concession Number       |                        | Lot Number(s)   | <u>115</u>          |
| Registered Plan Number  | <u>128</u>             | Lot(s) or Block Number(s)                                     | <u>115</u>          |
| Reference Plan Number   | <u>37R-2444</u>        | Part Number(s)  | <u>1</u>            |
| Frontage (metres/feet)  | <u>45.08</u>           | Depth (metres/feet)   |                     |
| Width (metres/feet)     | <u>120.0</u>           | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) |                     |
| Municipal Civic Address | <u>181 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:

### 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):

CONSTRUCT SUNROOM ADDITION.

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

- ① relief of Lot Area - required <sup>12</sup>75.35 proposed <sup>3116</sup>5400 deficient <sup>1</sup>2135 ft<sup>2</sup>
- ② relief of Lot Frontage - required <sup>15.24</sup>50 ft proposed <sup>13.71</sup>45 ft deficient <sup>152</sup>5 ft.
- ③ relief of Lot Coverage - maximum <sup>15.24</sup>15% proposed <sup>13.71</sup>5% deficient <sup>198.34m<sup>2</sup></sup>0.5%.



## MINOR VARIANCE

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

Size of lot and proposed development

## D. PROPERTY INFORMATION

Present official plan designation(s):

R-50

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:

COTTAGE, DETACHED GARAGE

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

GARAGE: UNSURE

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.

SUNROOM - NO PLUMBING OR ELECTRICITY.

## 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:

cottage + garage

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:

1985

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:

cottages

## 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" 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 type="checkbox"/> No            | <input type="checkbox"/> Yes  | <input 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)

If other, describe: Bowen

#### Sewage Treatment

- ☐ Municipal sewers
- ☐ Communal system
- ☒ Septic tank and tile bed
- ☐ Other (describe below)

#### Storm Drainage

- ☒ Storm sewers
- ☐ Open ditches
- ☐ Other (describe below)

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:



**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 33-10-493-110-100-00-0000

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             | HALYK JAMES JACK     | Property Lot             | 115              | Former Municipality                | DEHI            |
| Civic Address     | 181 CEDAR DR         | Block                    |                  | Plan                               | 128             |
| Legal Description | CHR PLAN 128 LOT 115 | Part                     |                  | Reference Plan                     |                 |
| Zoning            | L                    | Concession               |                  | Extension to a Non-conforming use? |                 |
| By-law            | 1-DE80               | Current Use of Property  | Sunroom Addition | Township                           | CHARLOTTENVILLE |
|                   |                      | Proposed Use of Property |                  |                                    |                 |

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

|                             |     |      |                    |      |     |            |
|-----------------------------|-----|------|--------------------|------|-----|------------|
| a) Lot Area                 | 700 | 7535 | 501                | 5400 | 199 | 2135 SQ FT |
| b) Lot Frontage             | 18  | 59   | 13.7               | 45   | 4.3 | 14 FT      |
| c) Front Yard Setback       |     |      |                    |      |     |            |
| d) Exterior Side Yard       | 6   | 20   | 4.2                | 14   | 18  | 6 FT       |
| e) Interior Side Yard (Rt)  |     |      |                    |      |     |            |
| f) Interior Side Yard (Lt)  |     |      |                    |      |     |            |
| g) Rear Yard                |     |      |                    |      |     |            |
| h) Dwelling Unit Area       |     |      |                    |      |     |            |
| i) % Lot Coverage           | 15  |      | 16                 |      | 170 | 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

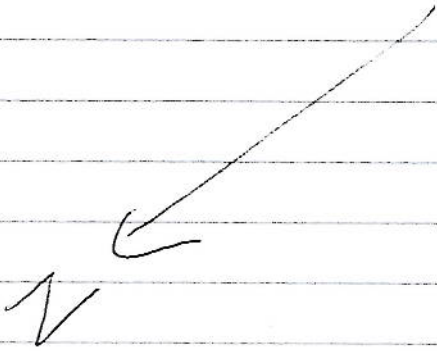
### Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.

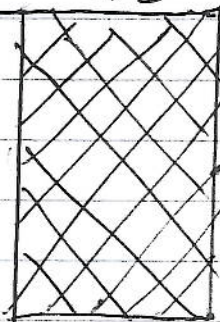
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name

Address



EXISTING  
CEMENT  
PAD

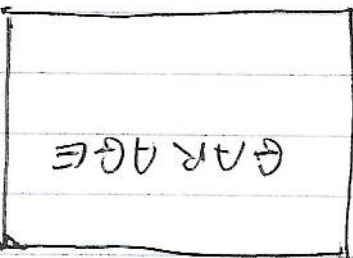


SUNROOM

15'

40'

18'



12'

18' 4.45

120°  
120°  
15' 40' 81  
15' 40' 81

120°

45'

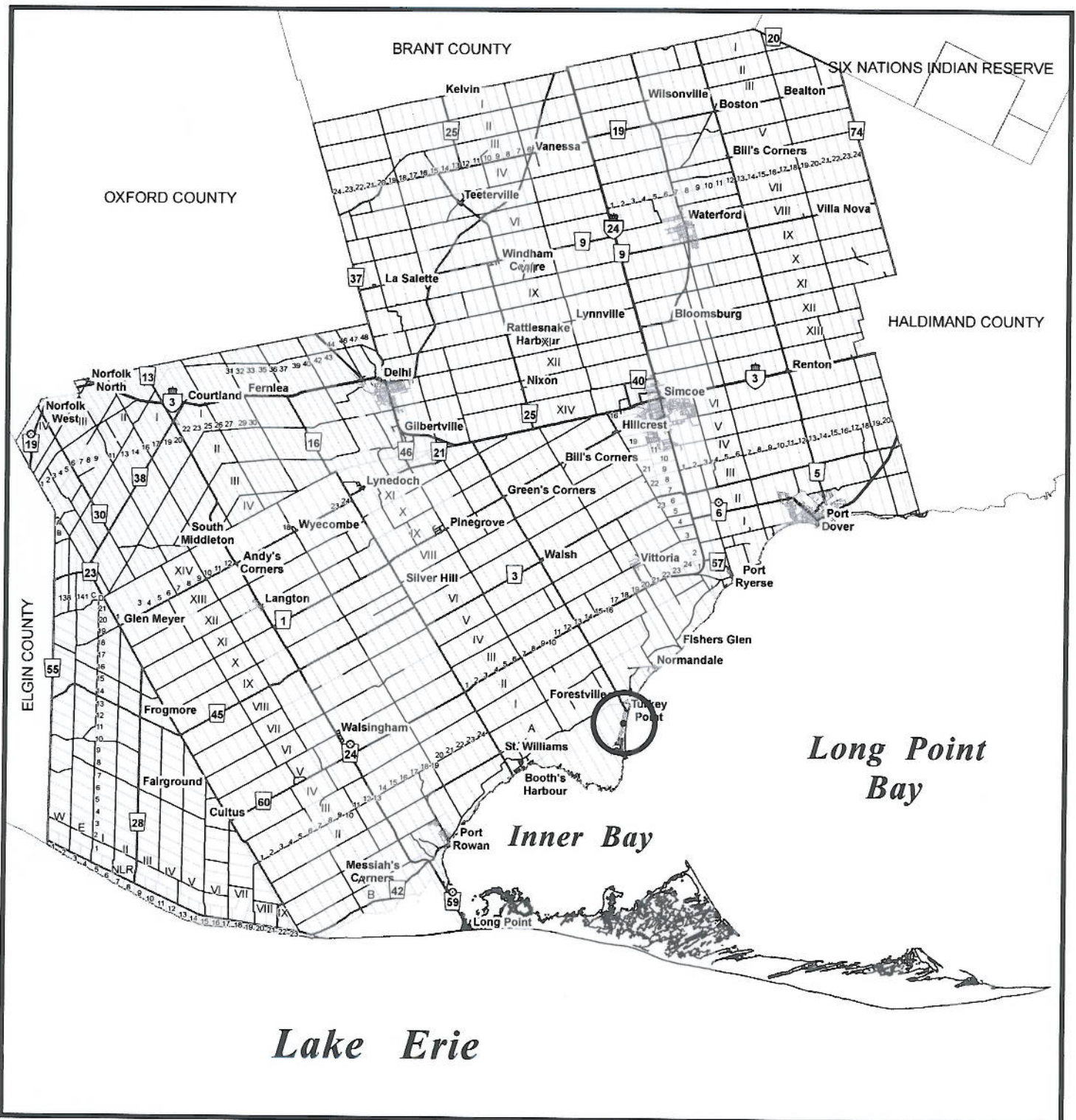




# MAP 1

File Number: AN-065/2007

## Geographic Township of CHARLOTTEVILLE

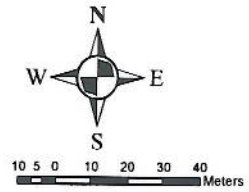




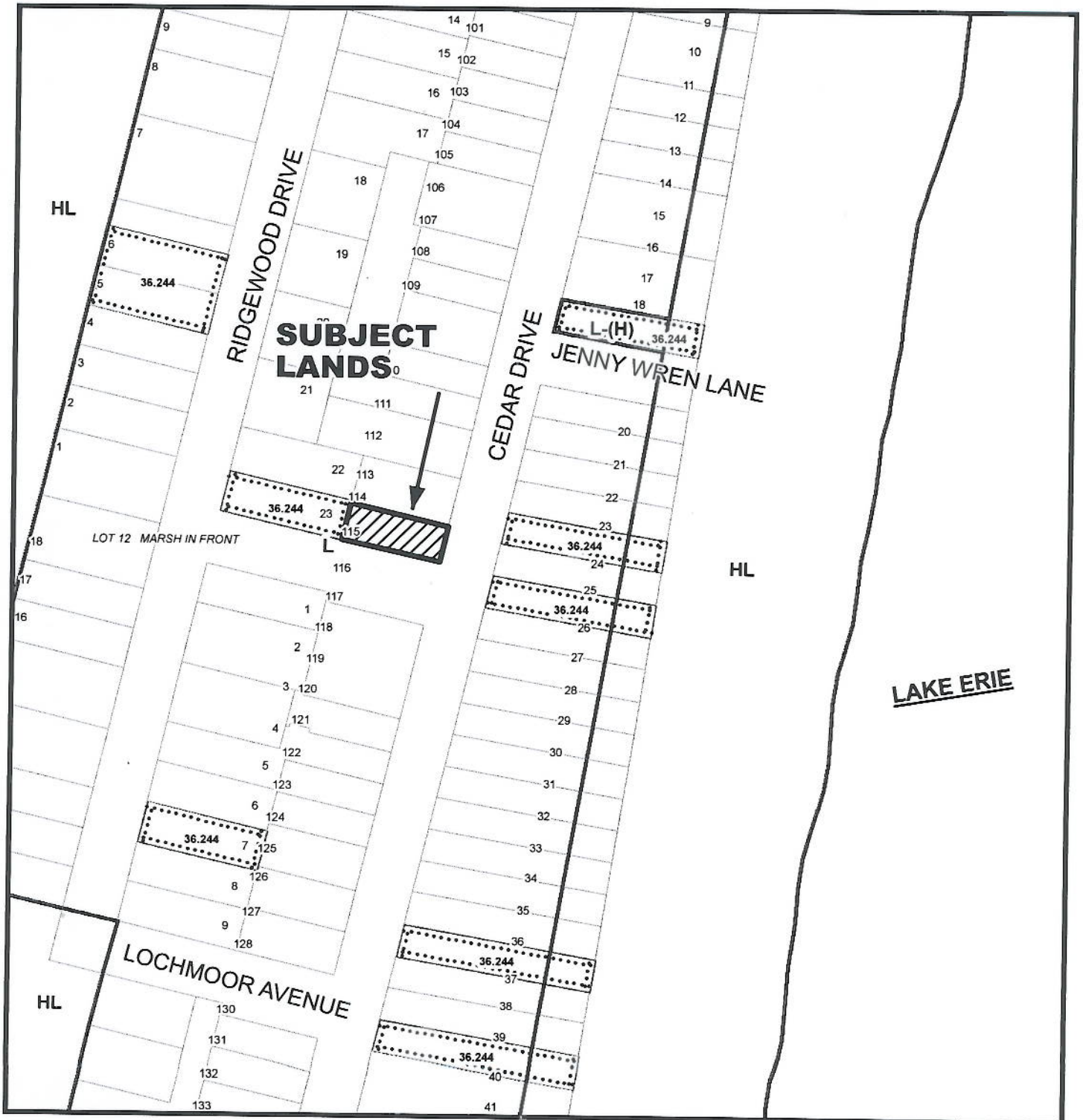
## MAP 2

File Number: AN-065/2007

Geographic Township of CHARLOTTEVILLE



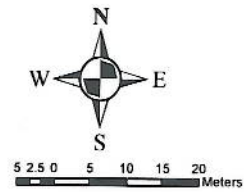
1:2,000



# MAP 3

File Number: AN-065/2007

Geographic Township of CHARLOTTEVILLE



1:1,000

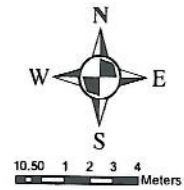




# MAP 4

File Number: AN-065/2007

Geographic Township of CHARLOTTEVILLE



1:300

