



**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-066/2007

ASSESSMENT ROLL NO.: 3310-493-100-07100

APPLICANT:

Zavarella Construction Ltd., 399 West Street, Brantford, ON. N3R 3V9

AGENT:

J. H. Cohoon Engineering Ltd., 440 Hardy Road, Unit #1, Brantford, ON N3T 5L8

LOCATION:

Lot 56, Plan 546 CHR (372 Cedar Dr. Turkey Point)

PROPOSAL:

Relief of 5% from the maximum lot coverage of 15% to allow a lot coverage of 20% to recognize an existing deficiency.

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

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

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

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-066/2007

Related File:

Fees Submitted:

\$580.00 ✓

Application Submitted:

Oct. 19/07

Sign Issued:

Oct. 23/07

Complete Application:

YH

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- 493-100-071

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 ¹	<u>ZAVARELLA CONSTRUCTION LTD.</u>	Phone #	<u>519-759-3107</u>
Address	<u>399 WEST STREET</u>	Fax #	<u>519-759-2527</u>
Town / Postal Code	<u>BRANTFORD, ON N3R 3V9</u>	E-mail	

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

Name of Agent *	<u>J.H. COHOON ENGINEERING LTD.</u>	Phone #	<u>519-753-2656</u>
Address	<u>440 HARDY ROAD, UNIT #1</u>	Fax #	<u>519-753-4263</u>
Town / Postal Code	<u>BRANTFORD, ON N3T 5L8</u>	E-mail	<u>rvanpoorten@cohooneng.com</u>

Name of Owner ²	<u>REED DAWKINS</u>	Phone #	<u>519-433-8911</u>
Address	<u>75-705 WINDERMERE RD</u>	Fax #	<u>519-672-7260</u>
Town / Postal Code	<u>LONDON ON N5X 2P1</u>	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	DELHI	Urban Area or Hamlet	TURKEY POINT
Concession Number		Lot Number(s)	
Registered Plan Number	546	Lot(s) or Block Number(s)	56
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	18.288m	Depth (metres/feet)	41.368m
Width (metres/feet)	18.288m	Lot area (m ² / ft ² or hectares/acres)	757.69m ²
Municipal Civic Address	372 CEDAR DRIVE		

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):

A second floor deck is roofed and therefore must be included in the lot coverage calculations.

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

The maximum allowable lot coverage for a summer cottage or one family dwelling house is 15%. The roofed deck increases the lot coverage to approximately 16%.

and attached deck 20%

MINOR VARIANCE

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

The cottage which is presently under construction has a lot coverage of 15% [the maximum allowed in the Lakeshore Zone (L)]. There is a need for a covered deck from the 2nd floor deck.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

Lakeshore (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:

A dwelling is currently under construction having received the appropriate Municipal permits. Included as part of this application are plans having sufficient details to illustrate the development.

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

Under construction.

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.

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 submitted plans.

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:

Unknown

Present use of the subject lands:

Dwelling under construction.

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

Existing use of abutting properties:

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

Property regraded as part of development – see Site Development Plan.

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:

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 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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>130+ m</u> distance
Floodplain	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 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

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:

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:

DWELLING UNDER CONSTRUCTION

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 33-10-493-100-071-00-0000

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: 07/30/2007

Owner	DAWKINS REED	Property Lot	50	Former Municipality	Delhi
Civic Address	372 CEDAR DR	Block		Plan	540
Legal Description	RP 37R6848 PART 5	Part		Reference Plan	
Zoning	L HL	Concession		Extension to a Non-conforming use?	
By-law	1-DE-80	Current Use of Property	SUMMER COTTAGE	Township	CHARLOTTEVILLE
		Proposed Use of Property	SUMMER COTTAGE		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area					
b) Lot Frontage					
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%		20%		5% 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:

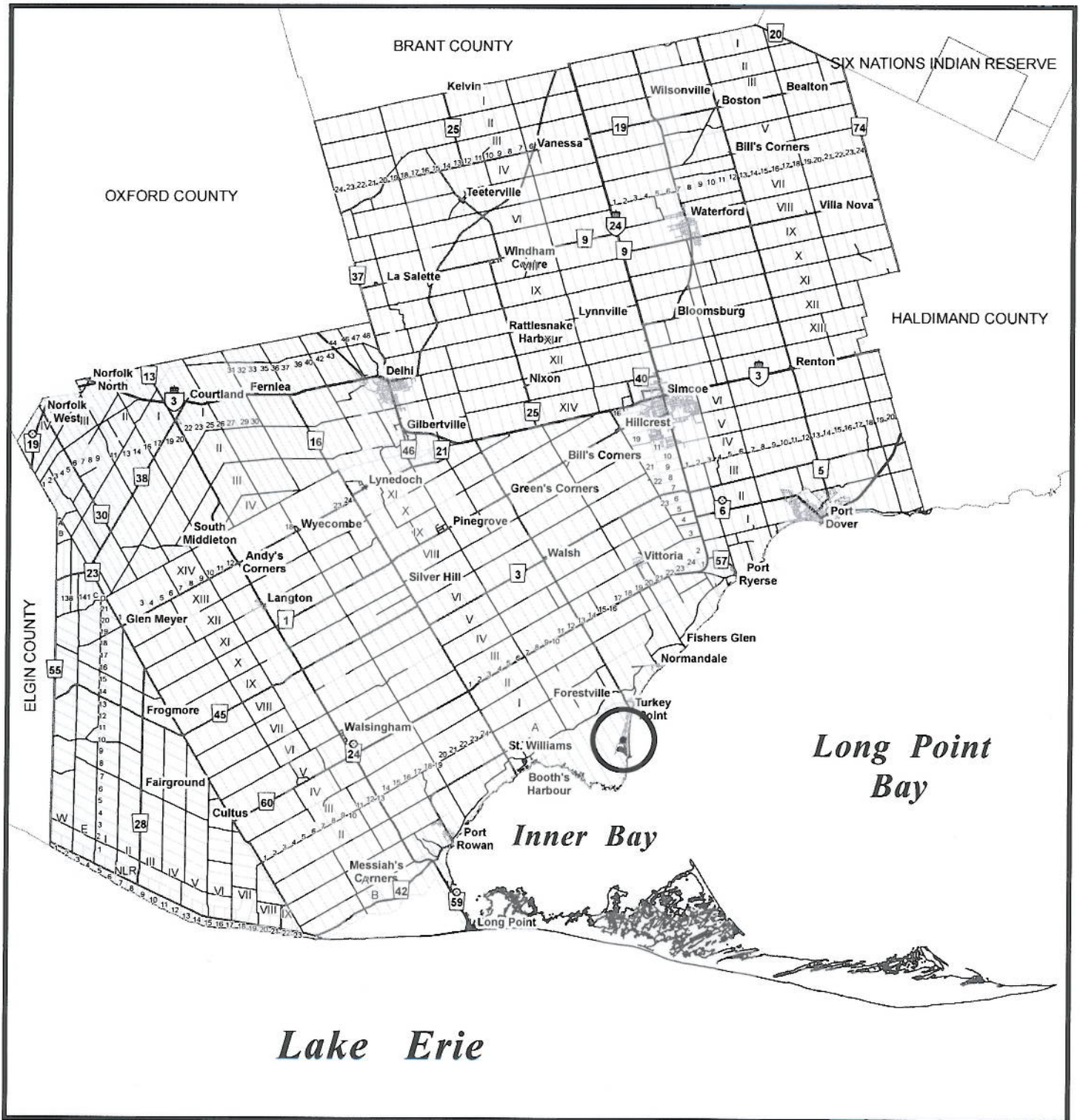
Name

Address

MAP 1

File Number: AN-066/2007

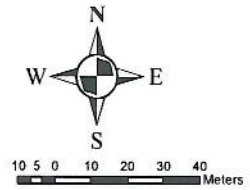
Geographic Township of CHARLOTTEVILLE



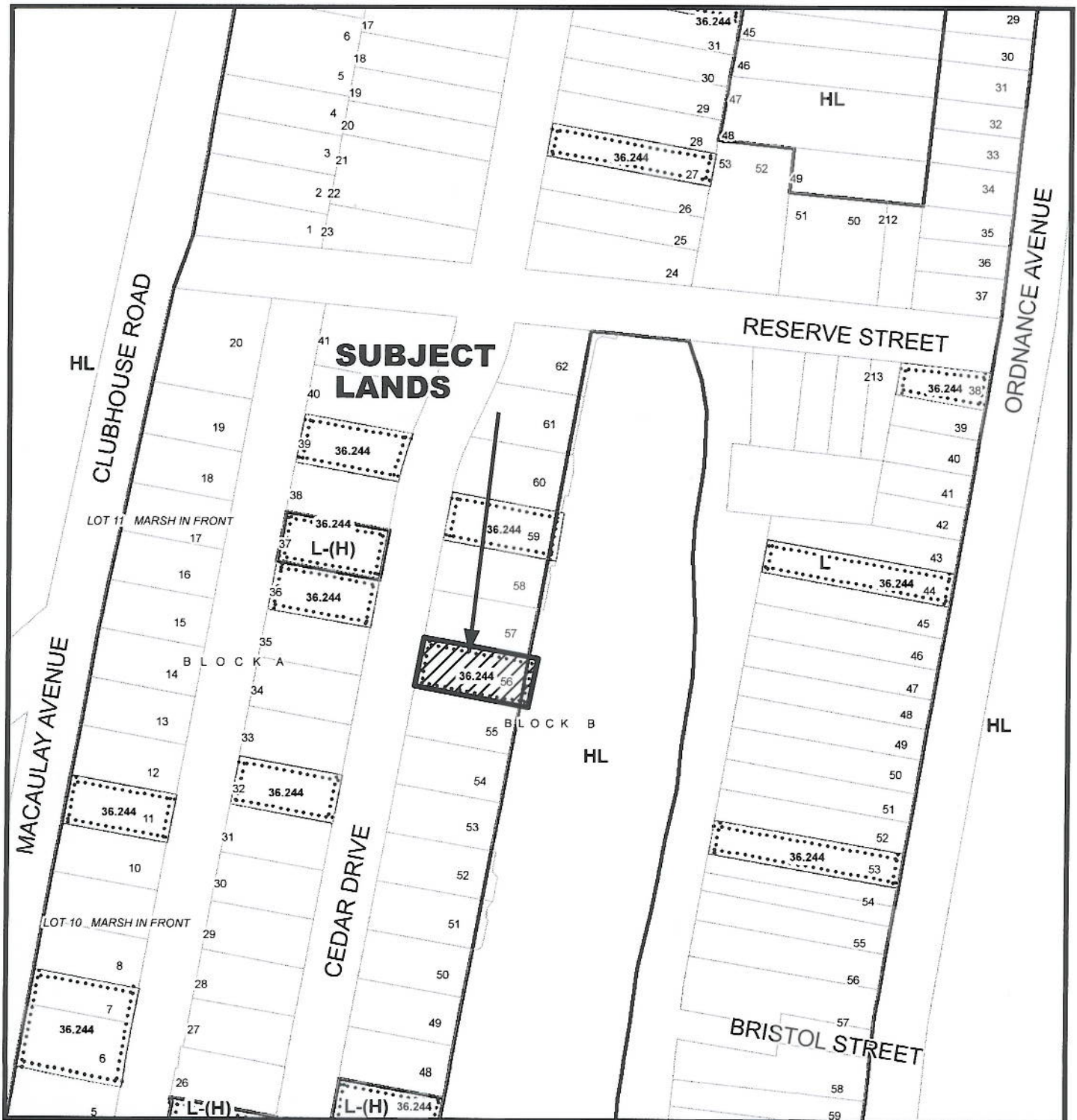
MAP 2

File Number: AN-066/2007

Geographic Township of CHARLOTTEVILLE



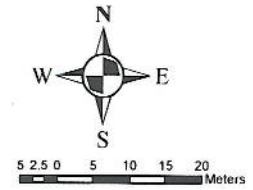
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MAP 3

File Number: AN-066/2007

Geographic Township of CHARLOTTEVILLE



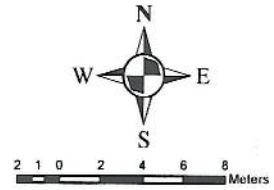
1:1,000



MAP 4

File Number: AN-066/2007

Geographic Township of CHARLOTTEVILLE



1:350

