



**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:

**FEBRUARY 6<sup>th</sup>, 2008**

**FILE NO.: AN-067/2007**

**ASSESSMENT ROLL NO.: 3310-493-110-29300**

**APPLICANT:**

Pauline Gibbs, 1250 Limeridge Road, East #16, Hamilton, ON L8W 1P1

**AGENT:**

N/A

**LOCATION:**

Lot 21, Plan 159 CHR  
(8 Walter Street, Turkey Point)

**PROPOSAL:**

- Relief of 421.3 sq. m. (4535 sq. ft.) from the required lot area of 700 sq. m. (7535 sq. ft.) to allow a lot area of 278.7 sq. m. (3000 sq. ft.)
- Relief of 2.81 m. (9.2 ft.) from the required lot frontage of 15 m (49.2 ft.) to allow a lot frontage of 12.19 m. (40 ft.)
- Relief of 0.82 m. (2.68 ft.) from the required front yard setback of 6 m. (19.68 ft.) to allow a front yard setback of 5.18 m. (17 ft.)
- Relief of 3.51 m. (11.53 ft.) from the required rear yard of 9 m. (29.53 ft.) to allow a rear yard of 5.49 m. (18 ft)
- Relief of 17% from the maximum lot coverage of 15% to allow a lot coverage of 32% to permit the relocation of a deck, construct a bedroom addition to a cottage and to increase the cottage from 1.5 stories to 2 stories.

- |  |   |
|--|---|
| <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: January 23<sup>rd</sup>, 2008**

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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-67107  
Related File: —  
Fees Submitted: Oct 31/07  
Application Submitted: Oct 31/07  
Sign Issued: Oct 31/07  
Complete Application: Oct 31/07

*Received  
Jan 11/08 #6.*

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- 49311029300

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> PAULINE GIBBS Phone # 905-318-8887  
Address 1250 LIMERIDGE RD. E. #16 Fax # —  
Town / Postal Code HAMILTON L8W-1P1 E-mail Pauline.Gibbs@bmc.com

<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> MARK GIBBS Phone # \_\_\_\_\_  
Address 1250 LIMERIDGE RD. E. #16 Fax # \_\_\_\_\_  
Town / Postal Code HAMILTON L8W-1P1 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:

NONE, however Effective Nov. 2007 BMC Bank of Montreal  
Kingfisher Square  
Hamilton, Ontario





# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHARLOTTETOWN Urban Area or Hamlet NORFOLK COUNTY  
 Concession Number \_\_\_\_\_ Lot Number(s) 21  
 Registered Plan Number 159 Lot(s) or Block Number(s) \_\_\_\_\_  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Frontage (metres/feet) 40 FEET Depth (metres/feet) 75 FEET  
 Width (metres/feet) 40 FEET Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) \_\_\_\_\_  
 Municipal Civic Address 8 WALTER ST. TURKEY POINT, ONT. NO E. 1 TO

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):

- Increasing bedroom by 8' x 9' for total square footage of 72'
- Erecting a permanent deck/porch to Frontage of Cottage 24' x 12' with an upper level deck of 24' x 10'. Will also be increasing from a 1 1/2 storey to a 2 storey

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

- ① Lot Area - required 7535 ft<sup>2</sup> - Proposed 3000 ft<sup>2</sup> - deficient 4535 ft<sup>2</sup>
- ② Lot Frontage - required 49.2 ft - Proposed 40 ft - deficient 9.2 ft.
- ③ Front Yard - required 19.68 ft - Proposed 17 ft (5.18m) - deficient 15.68 ft (2.68 ft (0.82m))
- ④ Rear Yard - required 29.53 ft - Proposed 18 ft - deficient 11.53 ft
- ⑤ Lot Coverage - required 15% - Proposed 37.6% - deficient 22.6%

to permit deck to be relocated and an addition to cottage bedroom to be constructed and the cottage to be increased from 1 1/2 stories to 2 stories.

## MINOR VARIANCE

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

- dwelling will cover more than 1570 sq lot

## D. PROPERTY INFORMATION

Present official plan designation(s):

Present zoning:

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:

- Shed - 8'x10' - to be retained

- Deck - 3 - 8'x10' decks in an 'L' shape - 16' out from Cottage & covers approximately 20' in front of Cottage - Want to remove existing decks and replace with porch/deck - 24'x12' & an upper deck 24'x10'

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

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.

EXTENDING present bedroom.

## 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:

Extend bedroom by 72 Square Feet - 1 floor

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:

May 7 - 2004

Present use of the subject lands:

COTTAGES

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:

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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:

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Land it affects:

*Cedar St., Turkey Point*

Purpose:

*Addition of Garage and Family Room*

Status/decision:

*Meeting Nov 29/07*



## 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 checked="" 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 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:

HOUSING TANK

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:

WALTER ST.



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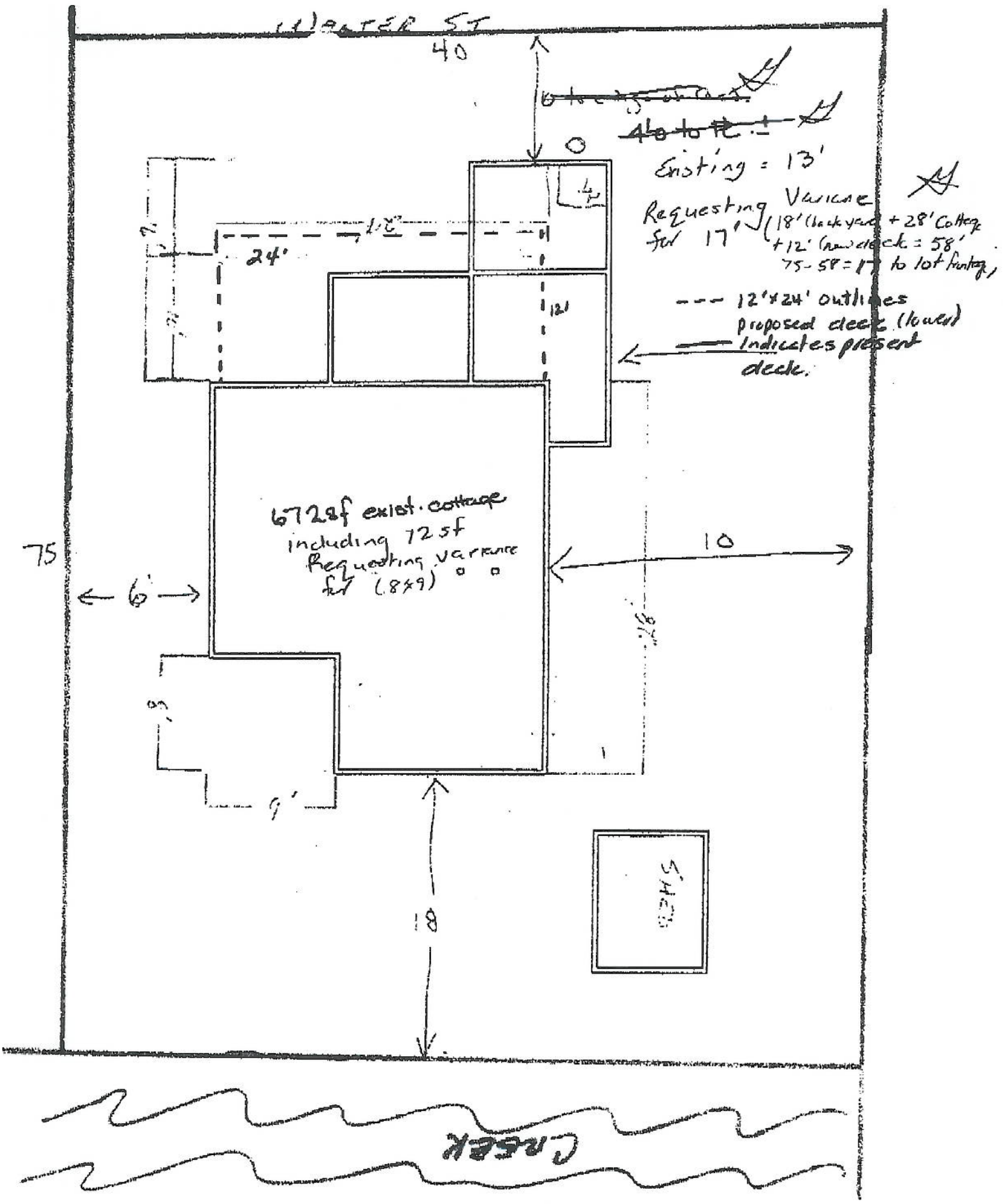
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

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# Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-493-110-293-00-0000

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	GIBBS MARK GIBBS PAULINE	Property Lot	21	Former Municipality	
Civic Address	8 WALTER ST	Block		Plan	159
Legal Description	CHR PLAN 159 LOT 21	Part		Reference Plan	
Zoning	Lake shore	Concession		Extension to a Non-conforming use?	
By-law	IDE 80	Current Use of Property	Summer Cottage.	Township	CHR.
		Proposed Use of Property	" "		

## Zoning Deficiency

### DEVELOPMENT STANDARDS

### Required (Meters/Feet)

### Proposed

### Deficiency

a) Lot Area	700m <sup>2</sup>	753m <sup>2</sup>	278.7m <sup>2</sup>	3000 <sup>2</sup> ft	421.3m <sup>2</sup>	4535 <sup>2</sup> ft
b) Lot Frontage	15m	49.2ft	12.19m	40ft	2.81m	9.2ft
c) Front Yard Setback	6m	19.68ft	5.18m	17ft	0.82m	2.68ft
d) Exterior Side Yard						
e) Interior Side Yard (Rt)						
f) Interior Side Yard (Lt)						
g) Rear Yard	9m	29.58ft	5.49m	18ft	3.51m	11.53ft
h) Dwelling Unit Area						
i) % Lot Coverage	15%		32%		17%	
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:

*Pauline Gibbs*  
Owner/Applicant

*Bruce Gibbs* Jan 11/08  
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:

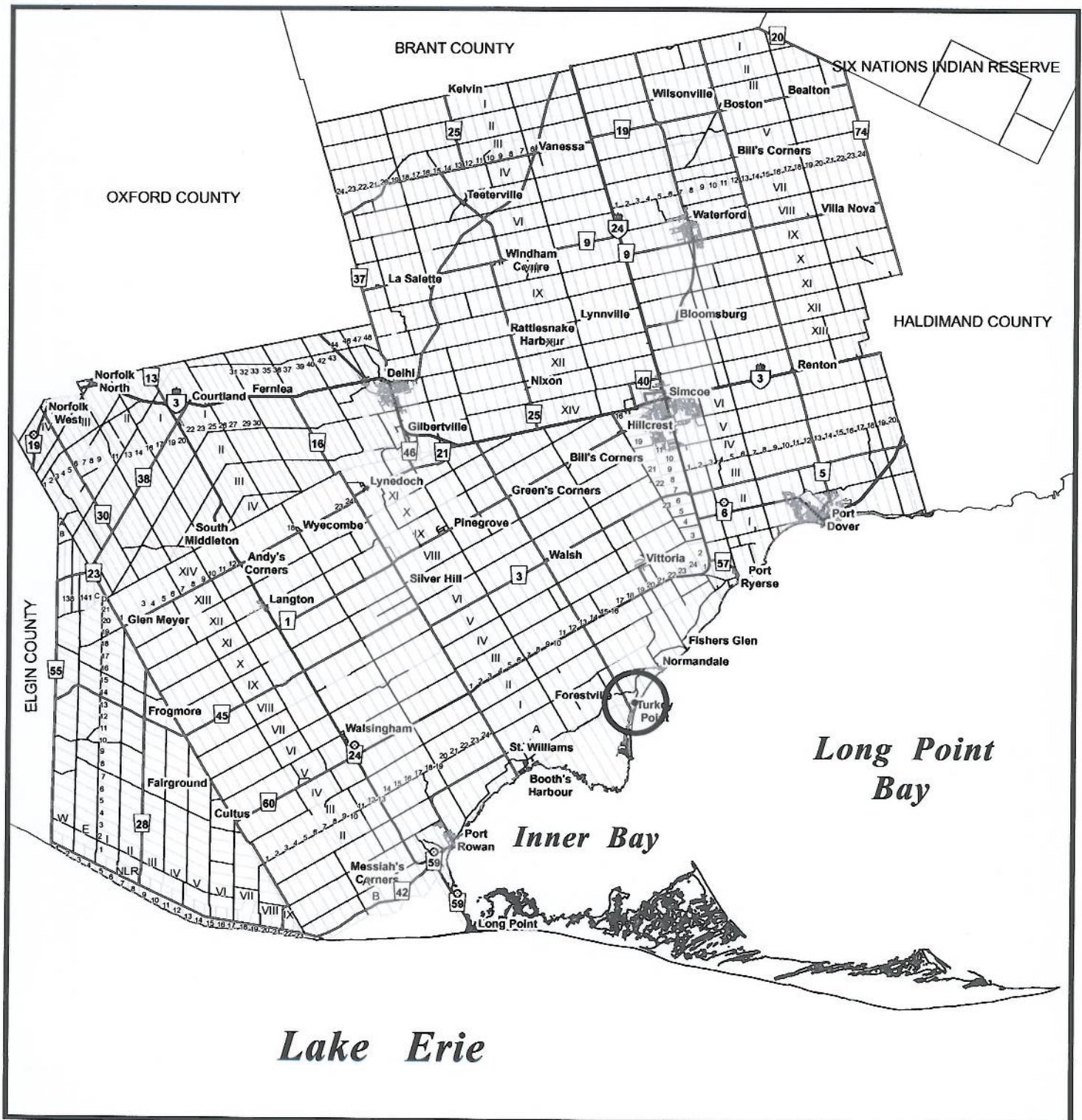
*Pauline Gibbs - 1250 Limeridge Rd E Unit 16, Hamilton, Ont*  
Name Address  
*L8W 1B1*



# MAP 1

File Number: AN-067/2007

## Geographic Township of CHARLOTTEVILLE

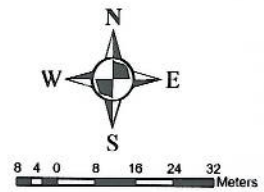




## MAP 2

File Number: AN-067/2007

Geographic Township of CHARLOTTEVILLE



1:1,500





# MAP 3 - \* REVISED \*

File Number: AN-067/2007

Geographic Township of CHARLOTTEVILLE



3 1.5 0 3 6 9 12 Meters

1:500

