



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2010060

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

☐ Railway
☐ Norfolk Power
☐ Ministry of Transportation
☐ Conservation Authority

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 requires your comments by:**

July 05, 2010

APPLICANT:

VANHEUGTEN PERRY JOHN, RR 2 STN MAIN, DELHI, ON N4B 2W5

LOCATION: CHR PLAN 546 LOT 16 (40 CLUBHOUSE ROAD)

ASSESSMENT ROLL NO.: 3310493100031000000

PROPOSAL:

AN APPLICATION HAS BEEN RECEIVED TO PERMIT THE REPLACEMENT OF AN EXISTING VACATION HOME REQUIRING RELIEF OF:

6% from the maximum permitted lot coverage of 15% to permit a maximum lot coverage of 21%.

PLEASE REPLY BY EMAIL DIRECTLY TO:

Pam Duesling, MCIP, RPP, Ec.D
60 Colborne Street S., Simcoe ON N3Y 4H3
519-426-5870 Ext. 1342

EMAIL: pam.duesling@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 application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
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.

CIRCULATION DATE: June 21, 2010

MINOR VARIANCE

Office Use:

File Number: AN12010060
Related Re: _____
Fees Submitted: June 8, 2010
Application Submitted: 11 11
Sign Issued: 11 11
Complete Application: 11 11

EG

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- 493,100.03100.0000

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-DE80

A. APPLICANT INFORMATION

Name of Applicant¹ Perry & Bev VanHeugten Phone # 519-582-3323
Address RR#2 Fax # 519-582-3055
Town / Postal Code Delhi N4B2W5 E-mail vanhoot@sympatico.ca

¹ 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 Owner² Perry & Bev VanHeugten Phone # 519-582-3323
Address RR#2 Fax # 519-582-3055
Town / Postal Code Delhi N4B2W5 E-mail vanhoot@sympatico.ca

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 sent³: ☒ 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 mortgages, charges or other encumbrances on the subject lands:

CIBC 172 Main St. Delhi

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|--------------------------------------|---|------------------------------|
| Geographic Township | <u>Charlottesville</u> | Urban Area or Hamlet | <u>Turkey Point</u> |
| Concession Number | | Lot Number(s) | <u>16</u> |
| Registered Plan Number | <u>546</u> | Lot(s) or Block Number(s) | <u>16</u> |
| Reference Plan Number | | Port Number(s) | |
| Frontage (metres/feet) | <u>60.02'</u> | Depth (metres/feet) | <u>127.58'</u> |
| Width (metres/feet) | <u>60.0'</u> | Lot area (m ² / ft ² or hectares/acres) | <u>0.17 acre 7602 sq. ft</u> |
| Municipal Civic Address | <u>40 Clubhouse Rd. 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):

We propose to remove the existing cottage of 922 sq. feet and build a new cottage of approximately 1500-1600 sq. feet.

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

We are asking to increase the lot coverage from 15% to 23%.

MINOR VARIANCE

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

The by-law does not allow for adequate building space for our proposed cottage plan.

D. PROPERTY INFORMATION

Present official plan designation(s):

resort residential

Present zoning:

residential 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 - 922 sq. ft - to be removed

Storage shed 80 sq. ft - to be retained - side lot line 4'

74.85' from road front

(34.16') from rear line

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

1984

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:

To build a summer single family dwelling with a second storey to accomodate 3 bedrooms

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

October 2010

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:

Aug 7, 2003

Present use of the subject lands:

Summer Home

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

1984

Existing use of abutting properties:

Summer Home

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:

from neighbours

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 type="checkbox"/> No _____ distance |
| Wooded area | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 45' distance |
| Municipal landfill | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input 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 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 45' distance |
| Floodplain | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input 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 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 type="checkbox"/> No _____ distance |
| Active mine site within one kilometre | <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No | <input 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 type="checkbox"/> No _____ distance |
| Seasonal wetness of lands | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No _____ distance |
| Erosion | <input type="checkbox"/> Yes <input checked="" 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 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:

Clubhouse Road

MINOR VARIANCE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

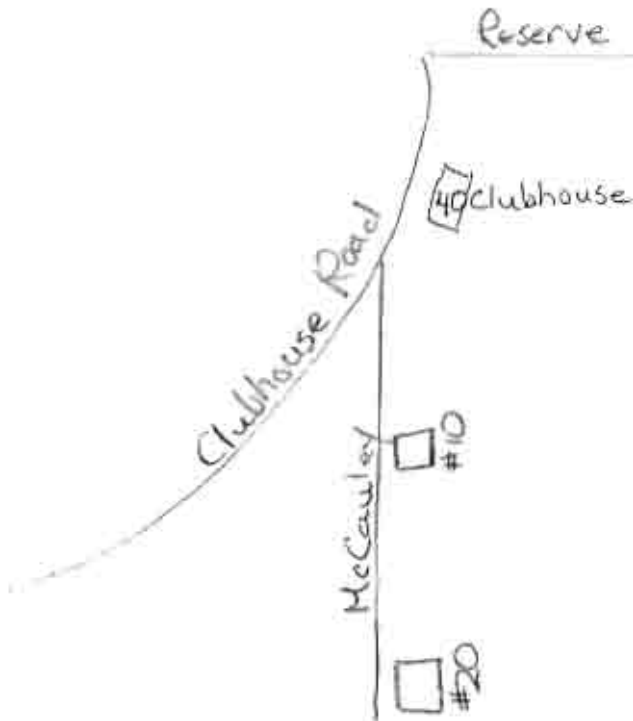
☒ Yes ☐ No

If yes, describe:

contractor would like to begin construction in October / weather elements

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.

In accordance with other development on McCaulay Ave.,
our request is not out of boundary ie. #10 and #20





ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4490

PROPERTY INFORMATION

STREET # 40

ROLL No. 3310493100031000000

LEGAL DESCRIPTION:
CHR PLAN 846 LOT 16, IRREG.
0.17AC 60.02PR D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME CLUBHOUSE RD

ZONING L - Lakeshore

ZONING DEFICIENCY

DEVELOPMENT STANDARD

REQUIRED (m/m)

PROPOSED (m/m)

DEFICIENCY (m/m)

LOT AREA

700

7638.5

708

7602

-

-

LOT FRONTAGE

-

-

-

-

-

-

FRONT YARD SETBACK

-

-

-

-

-

-

EXTERIOR SIDE YARD

-

-

-

-

-

-

INTERIOR SIDE YARD (RIGHT)

-

-

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-

-

INTERIOR SIDE YARD (LEFT)

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-

-

-

-

-

REAR YARD SETBACK

-

-

-

-

-

-

DWELLING UNIT AREA

-

-

-

-

-

-

% LOT COVERAGE

16

21

5

BUILDING HEIGHT

-

-

-

-

-

-

ACCESSORY BUILDING

-

-

-

-

-

-

ACCESSORY BUILDING COMMENTS

-

PARKING SPACES

-

-

-

ADDITIONAL COMMENTS:

Lot area has been calculated exclusive of accessory building as per 1-DE92 34.2.1.(f).

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above

Ben Van Heugten
Signature of owner or authorized agent

June 9/10
Date

PREPARED BY: Scott Hamill

AS PER:

[Signature]
Signature of Building Inspector

June 9/10
Date

Fritz R. Enzlin CSCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

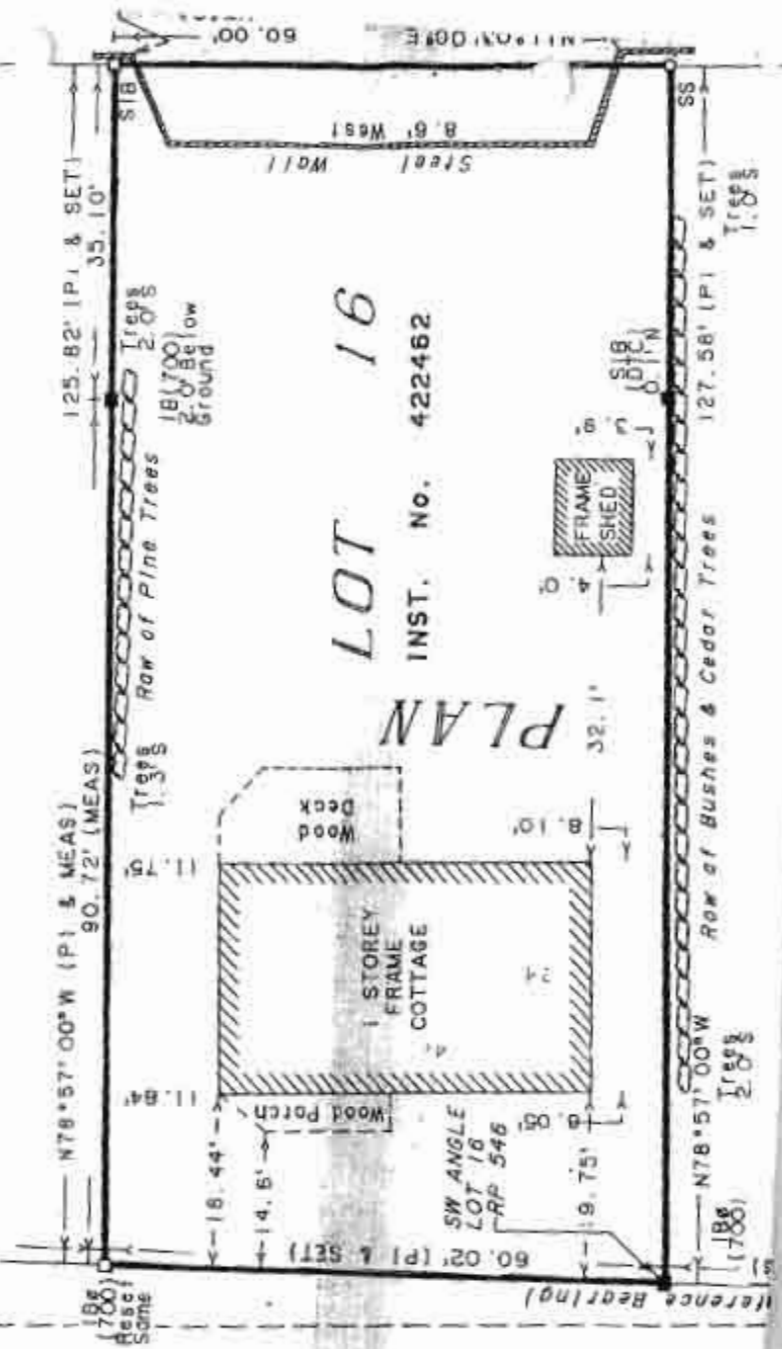
INT ROAD (R.P. 546) (AS WIDENED)

AS SHOWN ON REGISTERED PLAN 546

LOT 17
INST. No. 428545

LOT 16
INST. No. 422462

PLAN

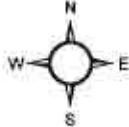


(4) 406 300.05' (P.I. BY ADD

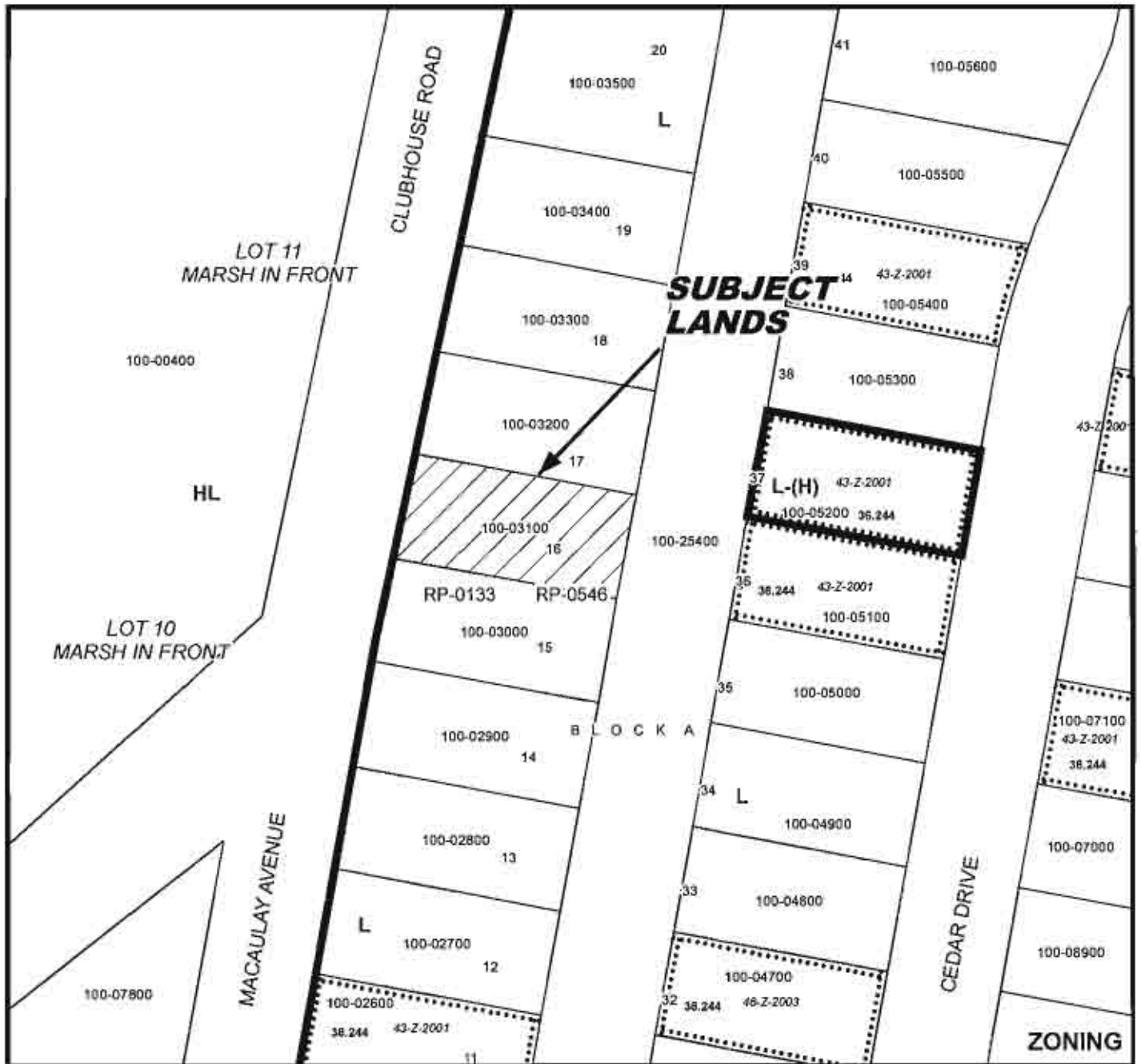
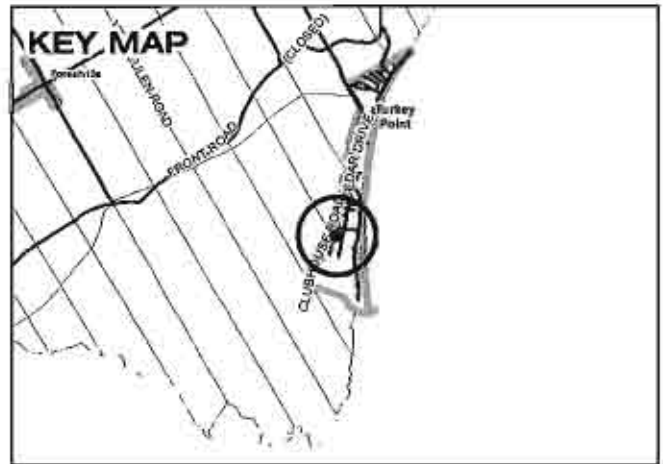
MAP 1

File Number: ANPL2010060

Urban Area of
TURKEY POINT



1:1,000



MAP 2

File Number: ANPL2010060

Urban Area of TURKEY POINT



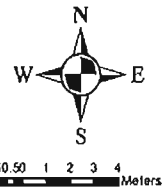
1:800



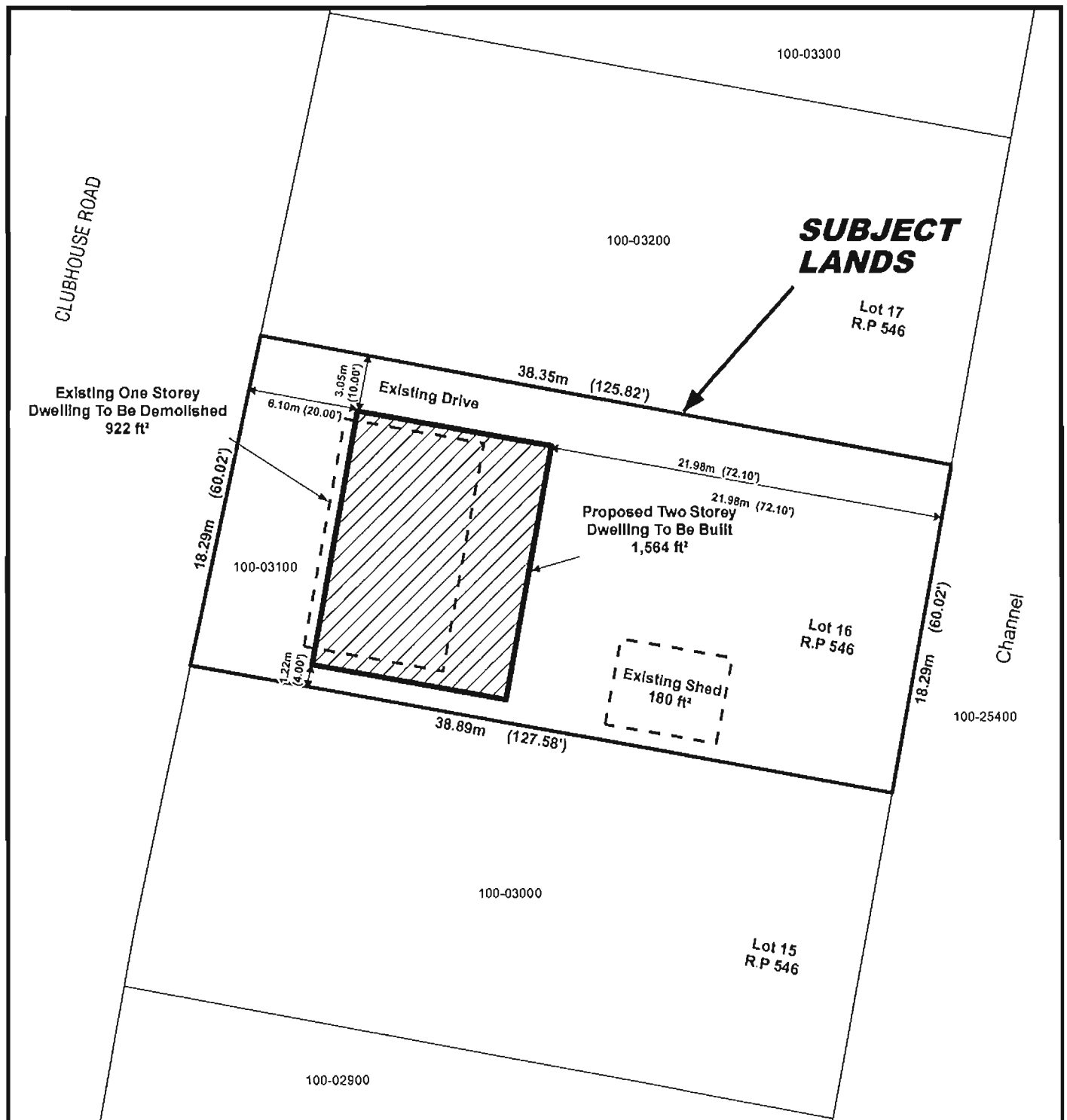
MAP 3

File Number: ANPL2010060

Urban Area of TURKEY POINT



1:300



Location of Lands Affected
File Number: ANPL2010060
Urban Area of TURKEY POINT

