



COMMENT REQUEST FORM

FILE NO: ANPL2010158

| | |
|--|--|
| <input checked="" type="checkbox"/> Building Department | <input type="checkbox"/> Railway |
| <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"/> GIS Section | <input checked="" type="checkbox"/> Conservation Authority |
| <input checked="" type="checkbox"/> Fire/EMS | |
| <input checked="" type="checkbox"/> Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement. | |

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:**

NOVEMBER 29th, 2010

APPLICANT:

STEPHENSON CHARLES HENRY & BONNIE SUZANNE, 704-284 WONDERLAND RD S LONDON, ON N6K 4Z4

AGENT:

LINDA D'HONDT-CRANDON, 265 HARRIS STREET DELHI, ON N4B1K4

LOCATION: CHR CON A PT LOT 11 (6 Reserve Street)

ASSESSMENT ROLL NO.: 3310493100437000000

PROPOSAL:

An application has been received to permit the replacement and reconstruction of a new 2 storey vacation home requiring relief of:

258 sq. metres (2777 sq. ft.) from required 700 sq. metre (7535 sq. ft.) to permit minimum lot area of 442 sq. metres (4758 sq. ft.);

2.8 metres (10') from required 15 metres (50') to permit lot frontage of 12.2 metres (40.02');

4.5 metres (14.8') from required 6 metres (20') to permit front yard setback of 1.5 metres (4.9');

3% from maximum permitted lot coverage of 15% to permit maximum permitted lot coverage of 18%.

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1341

EMAIL: 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 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

CIRCULATION DATE: November 15th, 2010

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: ANPL2010158
 Related File: AN-020/2009
 Fees Submitted: Nov. 3/2010
 Application Submitted: Oct. 13, 2010
 Sign Issued: Oct. 27, 2010
 Complete Application: Nov 3/2010
EC

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: 3310-493-100-43700

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 Charles H. Stephenson Phone # 519-477-8486
Bonnie Suzanne Stephenson Fax # S
 Address 204-284 Woodglen Rd.
 Town / Postal Code London ON N6K 1K4 E-mail chstephenson@sympatico.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Linda Dittford-Crawdon Phone # 519-582-1189
 Address 265 Harris St Fax #
 Town / Postal Code Delhi ON N4B 1K4 E-mail lbcrawdon@sympatico.ca
 Name of Owner ² Charles H. Stephenson Phone #
Bonnie Suzanne Stephenson Fax #
 Address as above E-mail
 Town / Postal Code

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:

None

MINOR VARIANCE

Dec 16/10

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|--------------------------|---|---------------------|
| Geographic Township | <u>North York County</u> | Urban Area or Hamlet | <u>Turkey Point</u> |
| Concession Number | <u>CHR CONC A1</u> | Lot Number(s) | <u>PT Lot 11</u> |
| Registered Plan Number | | Lot(s) or Block Number(s) | |
| Reference Plan Number | | Part Number(s) | |
| Frontage (metres/feet) | <u>40.02 ft</u> | Depth (metres/feet) | <u>119.0 ft</u> |
| Width (metres/feet) | <u>40.02 ft</u> | Lot area (m ² / ft ² or hectares/acres) | <u>4758 sq ft</u> |
| Municipal Civic Address | <u>6 Reserve Street</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):

To recognize existing deficiencies for the purpose of demolishing existing dwelling and building a new 1 1/2 storey building ~~replacing~~ existing ~~front~~ ~~frontage~~.

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

An application has been received to permit the replacement and reconstruction of a new 2 storey vacation home requiring relief of:

- 258 sq. metres (2777 sq. ft.) from required 700 sq. metre (7535 sq. ft.) to permit minimum lot area of 442 sq. metres (4758 sq. ft.);
- 2.8 metres (10') from required 15 metres (50') to permit lot frontage of 12.2 metres (40.02'); 1.92'
- 4.4 metres (14.7') from required 6 metres (20') to permit front yard setback of 1.6 metres (5.30'); 1.5
- 3% from maximum permitted lot coverage of 15% to permit maximum permitted lot coverage of 18%.

MINOR VARIANCE

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

Existing deficiencies

D. PROPERTY INFORMATION

Present official plan designation(s):

residential

Present zoning:

Lakeshore Zone (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:

| | | |
|---------------------|--------------|------------------|
| 1. existing cottage | 32' x 20' w. | (now demolished) |
| 2. Shed #1 | 8'3" x 8'2" | |
| 3. Shed #2 | 12' x 8'3" | |

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

unknown

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.

Increase main floor living space and second story bedroom and bathroom.
- same # of bedrooms/laundry

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:

Residential dwelling unit addition of 2nd storey
see schedule 'A'

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

2010-11

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:

April 2010

The date the subject lands was acquired by the current owner:

April 2010

Present use of the subject lands:

Residential dwelling unit

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

50 years approx

Existing use of abutting properties:

Residential dwelling

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:

AN-004/2006 - 10 Reserve St 3310-493-100-43900

Land it affects:

Purpose:

Status/decision:

MINOR VARIANCE

Effect on the requested amendment:

If additional space is required, please attach a separate sheet. *AN-039/2006 87 Ordnance Ave*
3310-493-100-17900

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 | ___ 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input 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:

private water system

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:

Reserve Street



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 0 RESERVE ST.

ZONIN
L

ZONING DEFICIENCY

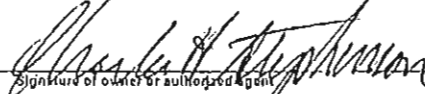
DEVELOPMENT STANDARD

| | REQUIRED (m/ft) | | PROPOSED (m/ft) | | DEFICIENCY (m/ft) | |
|-----------------------------|-----------------|------|-----------------|--------|-------------------|------|
| LOT AREA | 700 | 7535 | 442 | 4758 | 258 | 2777 |
| LOT FRONTAGE | 15 | 50 | 12.2 | 40.02 | 2.8 | 10 |
| FRONT YARD SETBACK | 8 | 20 | 1.5 | 5.34.9 | 4.5 | 14.7 |
| EXTERIOR SIDE YARD | | | | | | |
| INTERIOR SIDE YARD (RIGHT) | | | | | | |
| INTERIOR SIDE YARD (LEFT) | | | | | | |
| REAR YARD SETBACK | | | | | | |
| DWELLING UNIT AREA | | | | | | |
| % LOT COVERAGE | 15 | | 18 | | 3 | |
| BUILDING HEIGHT | | | | | | |
| ACCESSORY BUILDING | | | | | | |
| ACCESSORY BUILDING COMMENTS | | | | | | |
| PARKING SPACES | | | | | | |

ADDITIONAL COMMENTS: THE RELIEFS SOUGHT IN THIS APPLICATION ARE IDENTICAL TO THOSE APPROVED IN MINOR VARIANCE AN 020/2009. THE CHANGE HERE IS THE PREMISE. WHEREAS AN 020/2009 WAS APPROVED FOR THE PURPOSE OF RENOVATING AN EXISTING COTTAGE AND ADDING A SECOND STOREY THIS APPLICATION IS TO ALLOW FOR A COMPLETELY NEW TWO STOREY COTTAGE IN THE SAME LOCATION AS THE PREVIOUS COTAGE WHICH HAS RECENTLY BEEN DEMOLISHED.

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.

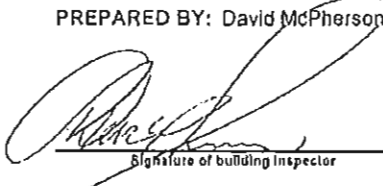
I have read and understand the above.


Signature of owner or authorized agent _____ Date _____

PREPARED BY: David McPherson

AS PER:

Fritz R. Enzlin CBCO, CRBO
Chief Building Officer
Manager, Building & Bylaw Division
Norfolk County

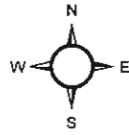

Signature of building inspector _____ Date 25/10

MAP 1

File Number: ANPL2010158

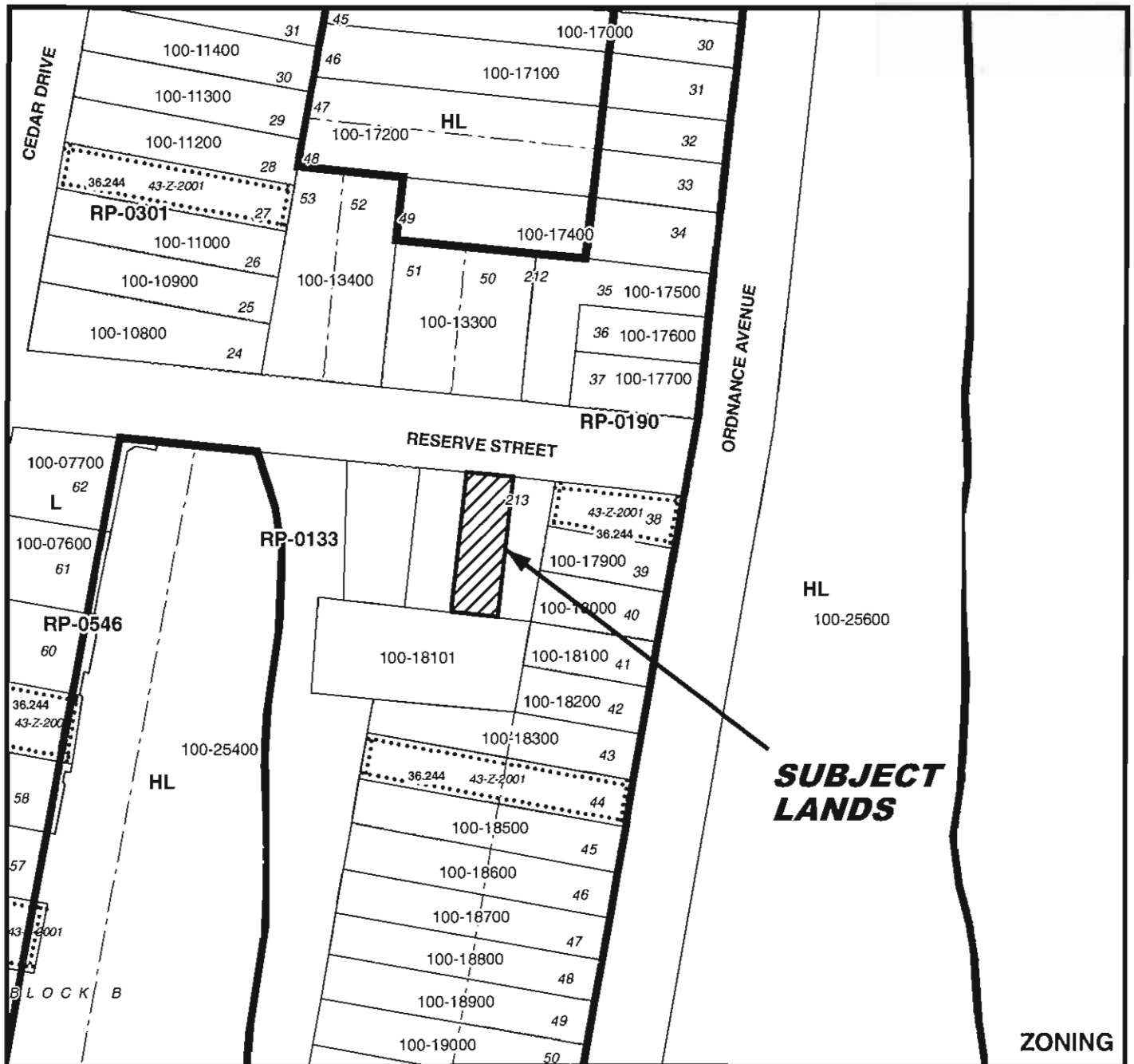
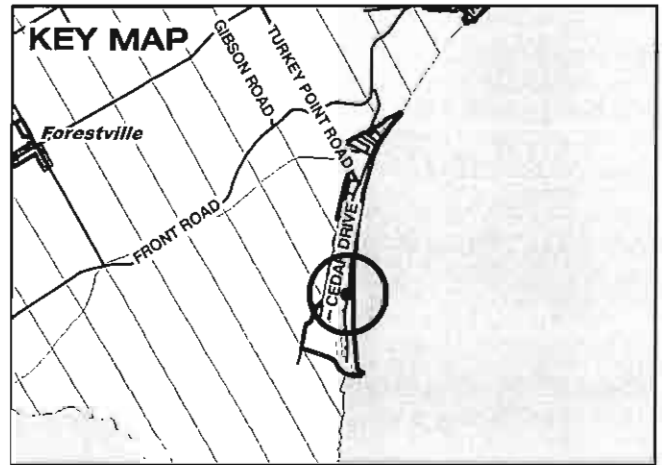
Geographic Township of

CHARLOTTEVILLE



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

File Number: ANPL2010158

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2010158

Geographic Township of CHARLOTTEVILLE

