



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: *ANPL2011002

☒ 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
☒ Union Gas
☒ Norfolk Heritage Committee
☐ 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:**

APRIL 4TH, 2011

APPLICANT:

WILLIAM SLANIC, 2590 KENNA CRT MISSISSAUGA, ON L5K2K6

AGENT:

LOCATION: CHR PLAN 546 LOT 3 PT BLK A (24 Macaulay Ave)

ASSESSMENT ROLL NO.: 3310493100018000000

PROPOSAL:

PERMIT THE CONSTRUCTION OF A TWO STOREY BOATHOUSE AND SUMMER COTTAGE REQUIRING RELIEF OF:
46.2 sq. m. (497.4 sq. ft.) from maximum permitted useable floor area of 56 sq. m. (602.8 sq. ft.) to permit a
boathouse with a useable floor area of 102.2 sq. m. (1100.2 sq. ft.);
1 m (3.3 ft) from the boathouse building height of 5 m (16.4 ft) to permit a boathouse with a building
height of 6 m (19.7 ft).

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 Alberf 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: March 21st, 2011

VOR VARIANCE

LPRCA fee received.

\$130 default fee received.

Office Use:

File Number:

ANPL2011002

Related File:

Fees Submitted:

Dec 30/10 March 2/11

Application Submitted:

Dec 30/10 March 2/11

Signatures:

Dec 30/10 March 9/11

Complete Application:

Jan 6/11 March 9/11

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- 493-100-01800

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 Bill SLANIC Phone # 905-916-0108
 Address 2590 KENNA CRT Fax # _____
 Town / Postal Code MISSISSAUGA L5K-2K6 E-mail Billehbay@msn.com

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 Owner ² Victoria SLANIC Phone # 905-916-1613
 Address 2084 Fowler CRT Fax # _____
 Town / Postal Code MISSISSAUGA L5K-1B7 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 mortgages, charges or other encumbrances on the subject lands:

None.

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township Charlotteville Urban Area or Hamlet _____
 Concession Number Norfolk County Lot Number(s) _____
 Registered Plan Number CHR Plan S46 Lot(s) or Block Number(s) Lot 3, Pt BLC A
 Reference Plan Number 37 R 9552 Port Number(s) 1
 Frontage (metres/feet) 60'00" Depth (metres/feet) 128.94'
 Width (metres/feet) 60'00" Lot area (m² / ft² or hectares/acres) 0.18 ac
 Municipal Civic Address 24 MACAULAY AVE

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):

Boathouse build

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

Requesting additional square footage. greater than
current by law of 602.85 sq ft

Permit the construction of a ^{two} ~~one~~ storey boathouse and summer cottage requiring relief of:

- ~~0.3% from maximum permitted 15% to permit a maximum lot coverage of 15.3%;~~
- ~~416.2~~ ^{497.4} ~~99.8 sq. m. (1074.2 sq. ft.) from maximum permitted useable floor area of 56 sq. m. (602.8 sq. ft.) to permit a boathouse with a useable floor area of 155.8 sq. m. (1677 sq. ft.); and~~

^{102.2} ^{1100.2}
 • 1 m (3.3 ft) from the boathouse building height of 5 m (16.4 ft) to
 • permit a boathouse with a building height of 6 m (19.7 ft)

MINOR VARIANCE

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

- too small for Area of storage (boat) and equipment
- Building to Size of Neighbors' structures.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

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:

No existing buildings. Have Plan for future.

Cottage build

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.

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:

~~Front 11. meters Side 14.08 meters~~
~~Ground floor Area 41 m² usable floor space~~
~~gross 156 m² over water + floor space~~
~~1 storey 5 meters height, see revised sketch~~

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

spring of 2011

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:

2004

Present use of the subject lands:

None.

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

Existing use of abutting properties:

Cottages + Boat house on both sides

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:

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 checked="" type="checkbox"/> Yes	<input 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 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 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

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:

No services exist

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:

24 MACAULEY AVE

MINOR VARIANCE

I. OTHER INFORMATION

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

☐ Yes ☐ No

If yes, describe:

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.



File: Pam

ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-428-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 24

ROLL No. 3310493100018000000

LEGAL DESCRIPTION:
CHR PLAN 548 LOT 3 PT BLK A, AND
RP 37R8552 PART 1, IRREG, 0.18AC
60.15FR 128.94D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME MACAULAY AVE

ZONING

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
BOATHOUSE USABLE FLOOR AREA 34.2.2(C)	68	602.8	102.2	1100.2	48.2	497.4
% LOT COVERAGE						
BOATHOUSE BUILDING HEIGHT 34.2.2(b)	5	16.4	6	19.7	1	3.3
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: IN THIS APPLICATION THE PROPOSED BOATHOUSE HAS BEEN DOWNSIZED TO 1100.2 SQ FT, IT STILL EXCEEDS THE MAXIMUM PERMITTED USABLE FLOOR AREA BY SOME 497.4 SQ FT. SEE ARTICLE 34.2.2 (B) AND (C). THIS ZDF IS BASED UPON THE PENCIL SKETCH SUPPLIED BY THE APPLICANT.

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

MARCH 8 2011
Date

PREPARED BY:

AS PER:

Signature of building inspector

April 8/11
Date

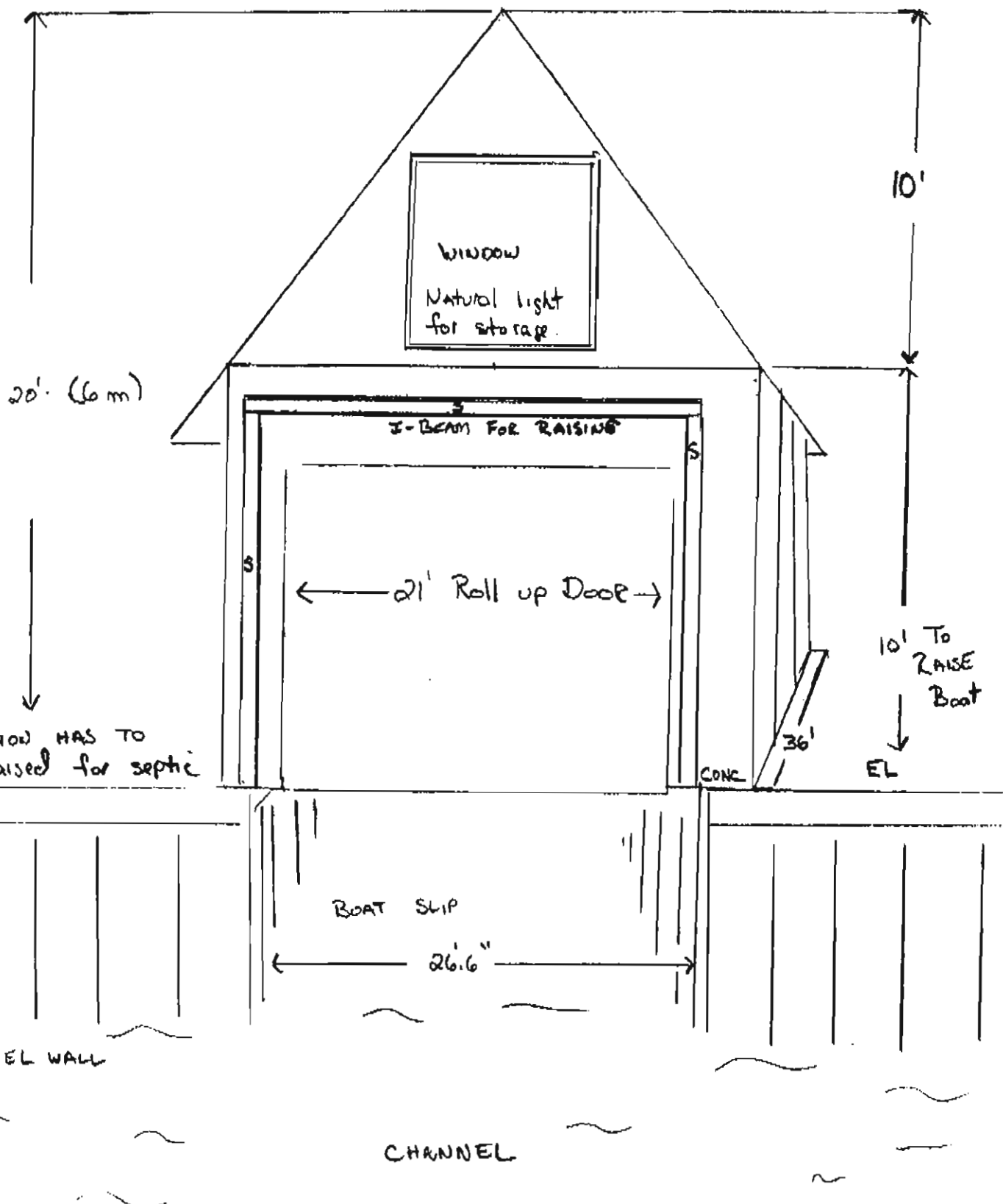
Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

BILL SLANIC

24 MACAULAY AVE

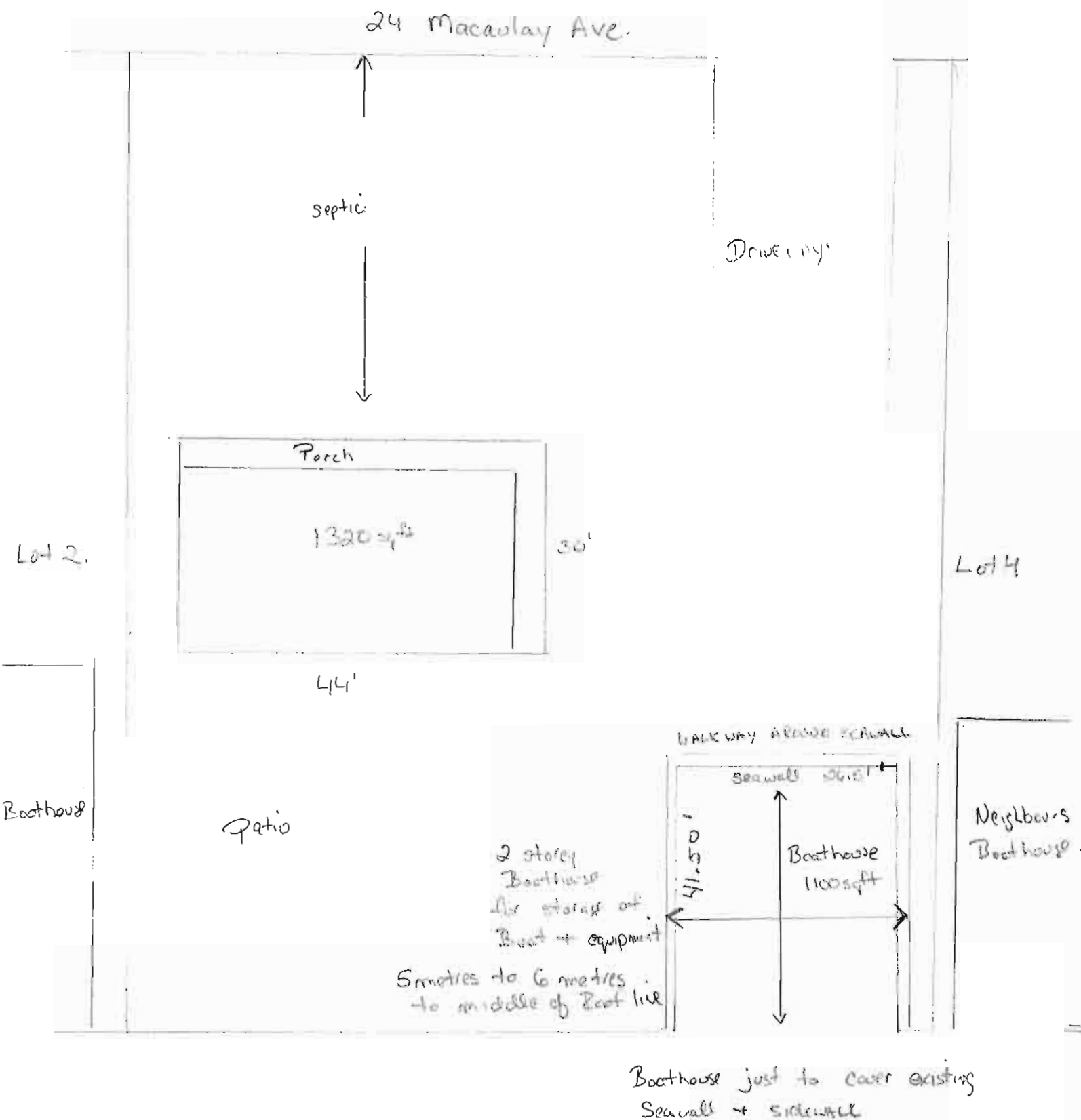
Boathouse

ATTN: PAM



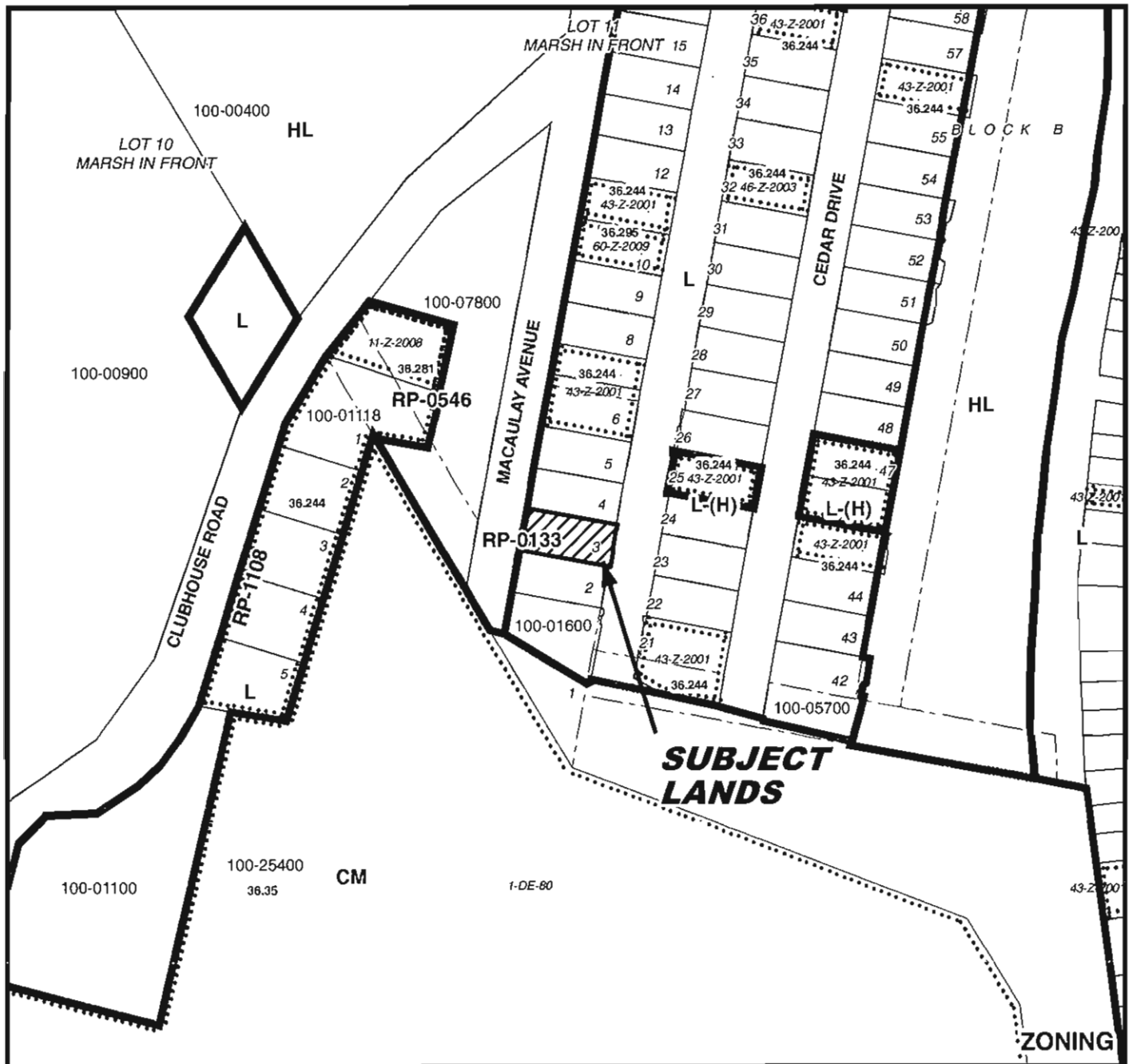
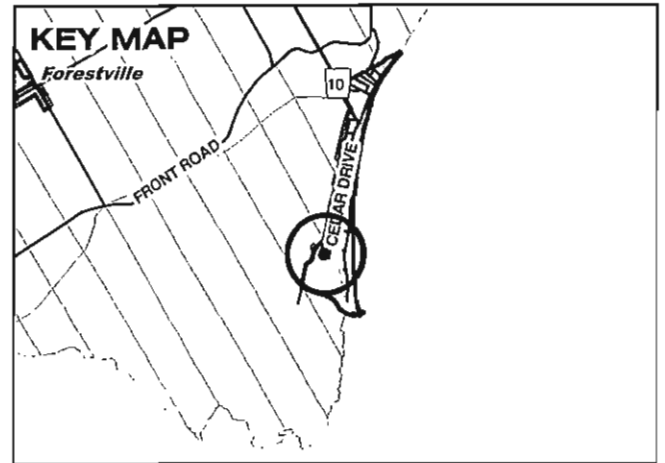
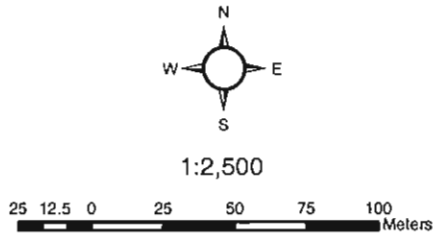
BILL SLANIC

MARCH 1 2011



CHANNEL.

MAP 1
File Number: ANPL2011002
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2011002

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

1:1,000



MAP 3

File Number: ANPL2011002

Geographic Township of CHARLOTTEVILLE

