



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2011223

☒ 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:

October 31ST, 2011

APPLICANT:

VANDERPOST EMMA ELIZABETH, VANDERPOST NEIL ANDREW, 3 MAYFAIR CRT ST GEORGE, ON N0E 1N0

AGENT:

LEADING EDGE RENOVATIONS & CUSTOM BUILDING INC.,

LOCATION: CHR PLAN 133 LOT 62 CHR CON, A PT LOT 11 (135 Ordinance)

ASSESSMENT ROLL NO.: 3310493100203000000

PROPOSAL:

An application has been received to construct a two storey boat house (36' X 53') over an existing boatwell requiring relief of:

0.98 m. (3.22 ft.) from required 15 m. (49.21 ft.) lot frontage to permit a lot frontage of 14.02 m. (45.99 ft.);

0.89 m. (2.92 ft.) from required 1.2 m. (3.94 ft.) interior side yard (RT) to permit an interior side yard (RT) setback of 0.31 m. (1.02 ft.);

10.1% from maximum permitted lot coverage for an accessory building of 10% to permit lot coverage of 20.1%;

1.95 m. (6.4 ft.) from maximum permitted accessory building height of 5.0 m. (16.4 ft.) to permit accessory building with a height of 6.95 m. (22.8 ft.);

103.83 sq. m. (1118 sq. ft.) from maximum permitted useable floor area of 56 sq. m. (603 sq. ft.) to permit a boothouse with a maximum useable floor area of 159.85 sq. m. (1718 sq. 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:

Koren 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

koren.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: October 17, 2011

MINOR VARIANCE

OSSDS given
LPRA Fee Rec'd.

Office Use:

File Number: ANPL201223
Related File: _____
Fees Submitted: Oct 6/11
Application Submitted: Oct 6/11
Sign Issued: Oct 6/11
Complete Application: Oct 6/11

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- 493-100-20300

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 Applicant¹ NEIL & EMMA VANDERPOST Phone # 519 448 1120
Address 3 MAYFAIR COURT Fax # 519
Town / Postal Code ST. GEORGE ON E-mail TURF MEDICA ROBERTS.COM

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

Name of Agent LEADING EDGE RENOVATIONS Phone # 519 751-4615
Address P.O. Box 1383 STN Fax # 519 512 2429
Town / Postal Code MAIN BRANTFORD ON E-mail SCOTT.WOOD24@YAHOO.CA

Name of Owner² _____ Phone # _____
Address SAME AS Fax # _____
Town / Postal Code APPLICANT 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 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 mortgagees, charges or other encumbrances on the subject lands:

ROYAL BANK - LYNDEN ROAD - BRANTFORD

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Cancellation Number	<u>A</u>	Lot Number(s)	<u>62 PT LOT 11</u>
Registered Plan Number	<u>133</u>	Lot(s) or Block Number(s)	<u>62</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>984.13 m².</u>
Municipal Civic Address	<u>135 Ordinance</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):

Construct 2 storey boathouse 36' x 53' on the
subject lands over an existing boatwell.

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

An application has been received to construct a two storey boat house (36' X 53') over an existing boat well requiring relief of:

0.98 m. (3.22 ft.) from required 15 m. (49.21 ft.) to permit a lot frontage of 14.02 m. (45.99 ft.);

0.89 m. (2.92 ft.) from required 1.2 m. (3.94 ft.) to permit a interior side yard (RT) setback of 0.31 m. (1.02 ft.);

10.1% from maximum 10% to permit accessory building lot coverage of 20.1%;

1.95 m. (6.4 ft.) from maximum 5.0 m. (16.4 ft.) to permit accessory building with a height of 6.95 m. (22.8 ft.);

103.83 sq. m. (1118 sq. ft.) from maximum 56 sq. m. (603 sq. ft.) to permit a boathouse with a maximum useable floor area of 159.85 sq. m. (1718 sq. ft.)



MINOR VARIANCE

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

Size of existing lot well

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

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:

COTTAGE 30' x 45'

~~STORAGE~~ STORAGE SHED 14' x 25'

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

1925.

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:

2 story bungalow 36' x 53',
22 1/2" in height

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

ASAP

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:

2005

Present use of the subject lands:

summer cottage

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

since build

Existing use of abutting properties:

summer cottage, church

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 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 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:

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:

Ordinance

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.



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 # 135

ROLL No. 3310493100203000000

LEGAL DESCRIPTION:

CHR PLAN 133 LOT 62 CHR CON, A
PT LOT 11 RP 37R1641 PARTS, 51.52,
0.24AC 40.00FR 230.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDNANCE AVE

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	700		984.13		-	
LOT FRONTAGE	16	48.21	14.02	45.99	.98	3.22
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT) 34.2.2 (a) (iii)	1.2	3.94	.31	1.02	.89	2.92
INTERIOR SIDE YARD (LEFT)	1.2	3.94	2.74			
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE	10%		20.08%		10.08%	
BUILDING HEIGHT(34.2.2 (b)	5m	16.4	6.95	22.8	1.95	5.4
ACCESSORY BUILDING						
BOAT HOUSE 34.2.2. MAX USEABLE FLOOR AREA	56	603	159.85	1718	103.83	1118
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

using 34.2.2 Boathouse and 6.8.1 Accessory Use to Residential Use

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

10/11/11
Date

PREPARED BY:

Laurel Lee Sowden

AS PER:

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

MAP 2

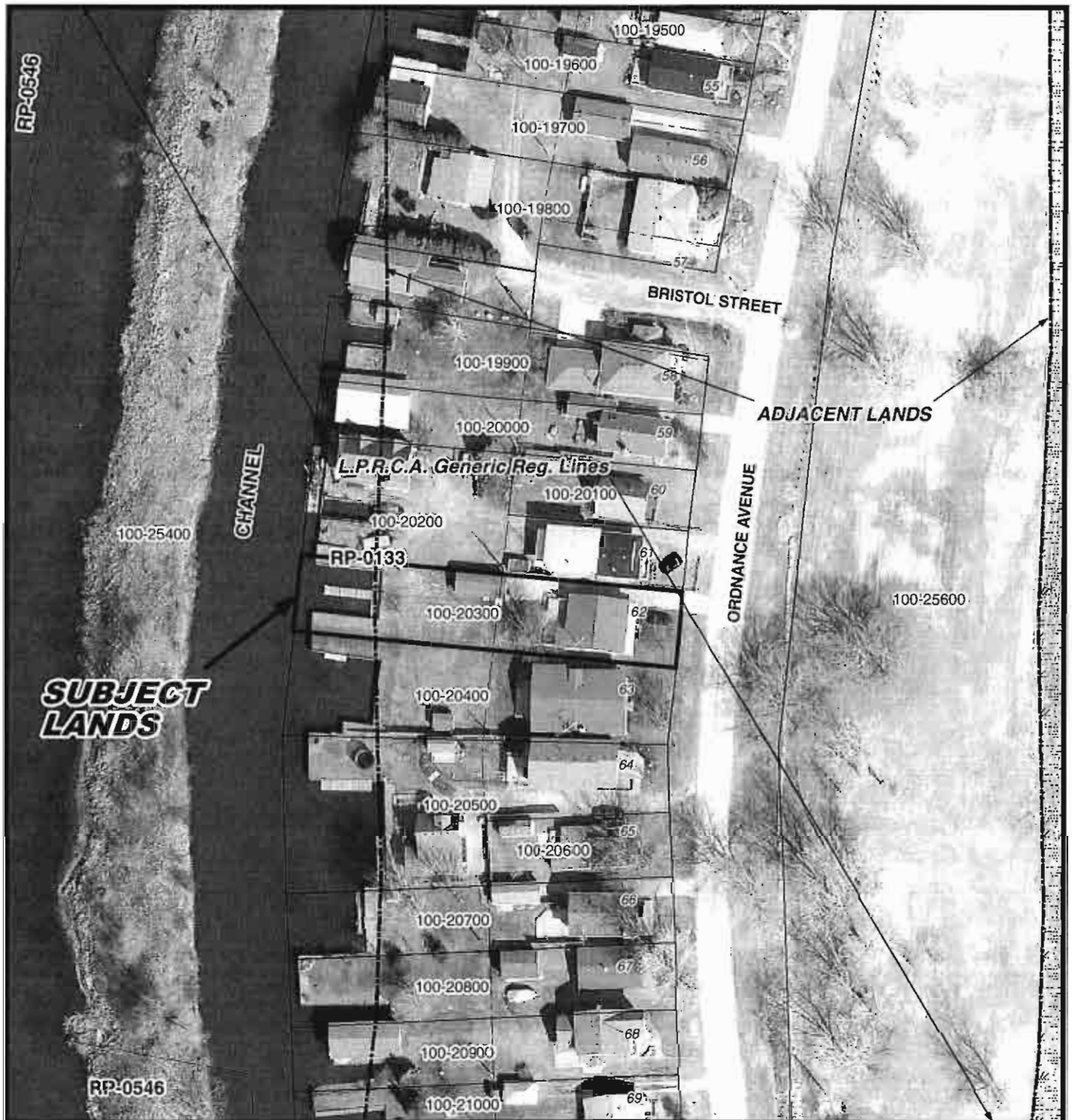
File Number: ANPL2011223

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2011223

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

