



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012011

☒ 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:

May 7th, 2012

APPLICANT:

LEITCH JOHN THOMAS
LEITCH LISA MARIE, LB 1 10 BROCK ST W PO BOX 915 NORWICH, ON N0J 1P0

AGENT:

ROSS CONSTRUCTION - MIKE ROSS, 877 IRELAND ROAD SIMCOE, ON N3Y4K2

LOCATION: CHR PLAN 133 LOT 89 CON A PT, LOT 10 (185 ORDNANCE)

ASSESSMENT ROLL NO.: 3310493100230000000

PROPOSAL:

REMOVAL AND RECONSTRUCTION OF A NEW COTTAGE REQUIRING RELIEF OF:
2.81m (9.21 ft) from the required lot frontage of 15m (49.21 ft) to permit a reduced lot frontage of 12.19m (40 ft);
3.55m (11.65 ft) from the required front yard setback of 6m (19.68 ft) to permit a reduced front yard setback of 2.45m (8.03 ft).

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

PO Box 128, 22 Albert Street, Langton ON N0E 1G0
(519) 875-4485 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

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: April 23rd, 2012

MINOR VARIANCE

Office _____

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

ANPL2012011
~~ANPL2010148~~
 April 10th 2012
 " "
 April 11th 2012
 " "

KR

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- 49310023000

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. _____

A. APPLICANT INFORMATION

Name of Applicant¹ Ross Construction ← AGENT
 c/o Mike Ross Phone # 519-426-6985
 Address 877 Ireland Road Fax # 1-866-821-6135
 Town / Postal Code Simcoe, N3Y 4K2 E-mail mike@rossconstruction.ca

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

Cell # 519-429-0617

Name of Agent Same as above Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner² Tom & Lisa Leitch ← OWNER APPLICANT
 Address 10 Brock St Phone # 519-863-2716
 Town / Postal Code Norwich N0S 1P0 Fax # _____
 E-mail tleitch@mcfpr.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 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:

Nil



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>89</u>
Registered Plan Number	<u>89 133</u>	Lot(s) or Block Number(s)	<u>Pt Lot 10</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>40'</u>	Depth (metres/feet)	<u>230'</u>
Width (metres/feet)	<u>40'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>9,200 sq feet (0.21 acres)</u>
Municipal Civic Address	<u>185 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:

Hydro One Easement**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):

Remove Existing cottage
Construct New Cottage

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

1) Relief of 2.81m Lot Frontage2) Relief of 3.55m Front yard Setback

MINOR VARIANCE

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

1) Existing lot is too small

2) Want to keep cottage in same location as old, as well as
in line with other cottages

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:

remove old cottage - see plan for locations
construct new 2 story cottage, 1,008 sq ft main level
10.95% lot coverage, see ~~attached~~ attached plan for locations

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:

New 2 story Cottage 1,008 sq ft on ^{each} ~~Both~~ Levels
10.95 % Lot Coverage
See attached for set Backs

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

Sept 2012

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:

?

Present use of the subject lands:

Cottage - resort residential

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

Existing use of abutting properties:

Cottages - resort residential

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 type="checkbox"/> No	____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	____ 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	30 m 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

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 piped 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
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

Name of road/street:

Ordinance Ave

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
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 185

ROLL No. 3310493100230000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 89 CON A PT,
LOT 10 RP 37R1541 PART 105, TO
106, REG, 0.21AC 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						
LOT FRONTAGE	15	49.21	12.19	40.00	2.81	9.21
FRONT YARD SETBACK	6	19.68	2.45	8.03	3.55	11.65
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

*COULD NOT CHECK HT RESTRICTIONS OF 11m

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: Kim Millen

AS PER:

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

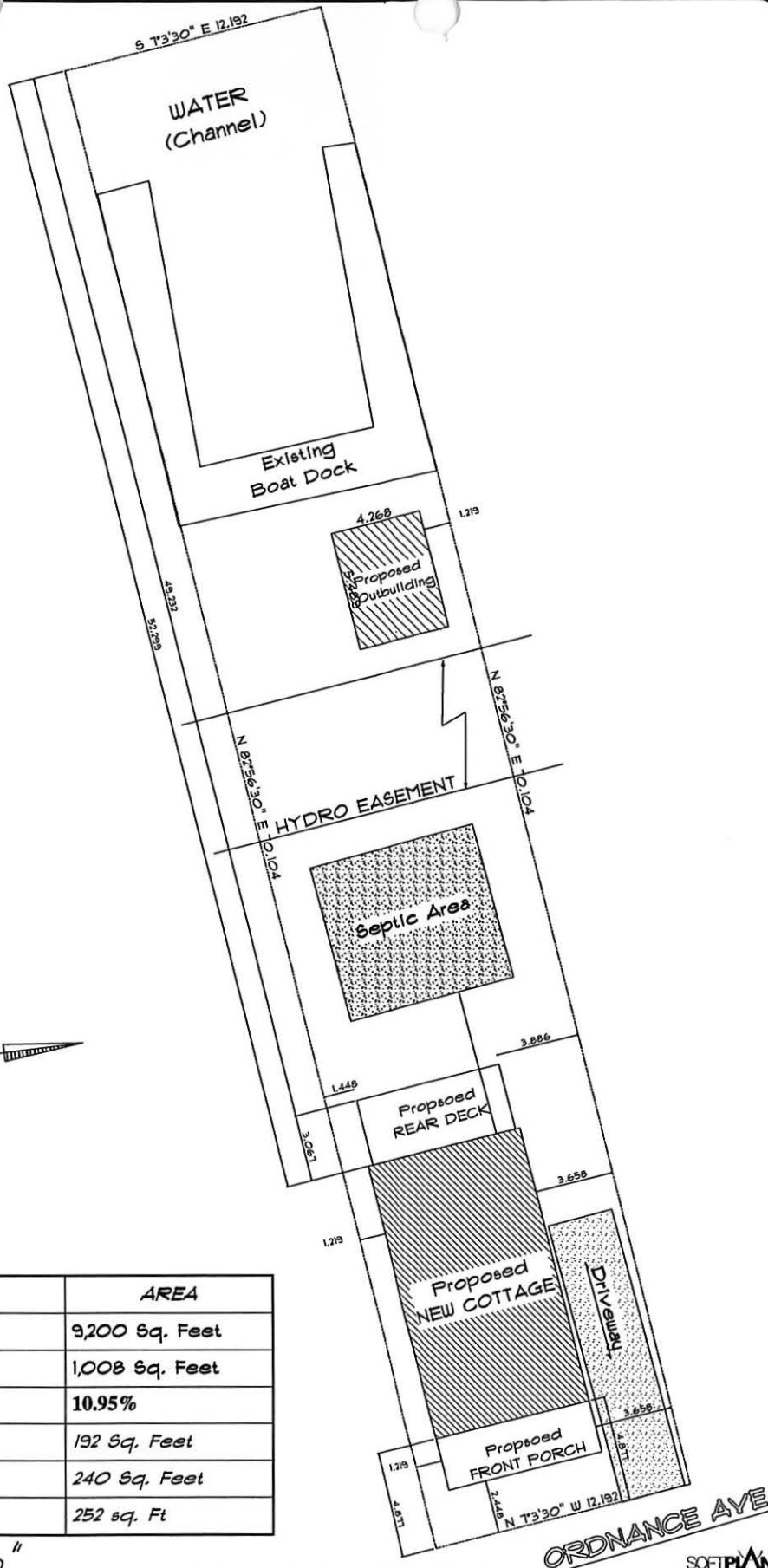

Signature of building inspector


Date



NAME	AREA
Property	9,200 Sq. Feet
Building	1,008 Sq. Feet
Cottage Lot Coverage	10.95%
Front Patio	192 Sq. Feet
Rear Deck	240 Sq. Feet
Proposed Outbuilding	252 sq. Ft

height 26' 6"



WILLIAM J. ROSS
CONSTRUCTION LTD.
877 Ireland Road
Simcoe, Ont.
Phone: 519-426-6985
Fax: 1-866-821-6135
Email: mike@rossconstruction.ca
BCIN: # 27639

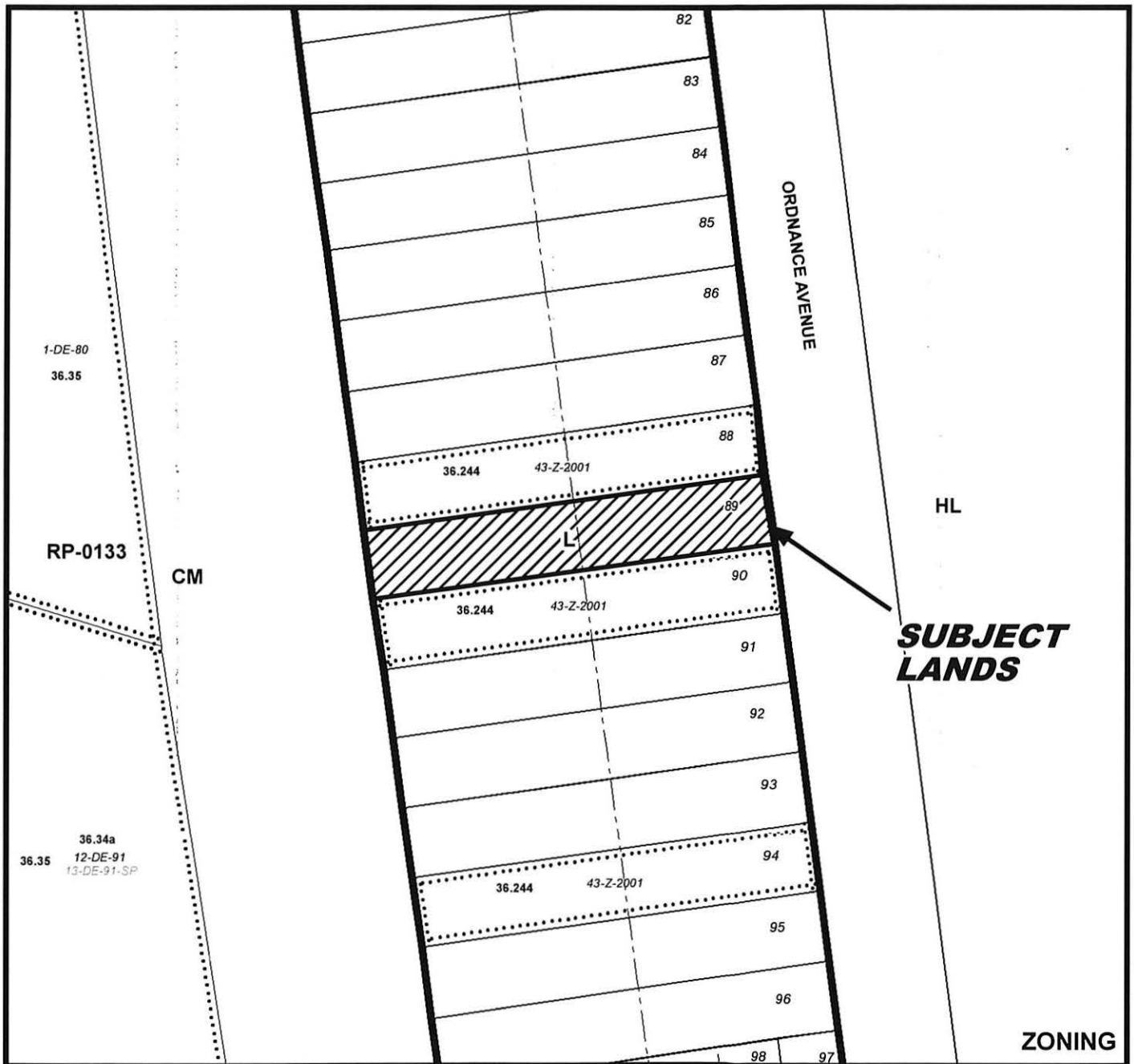
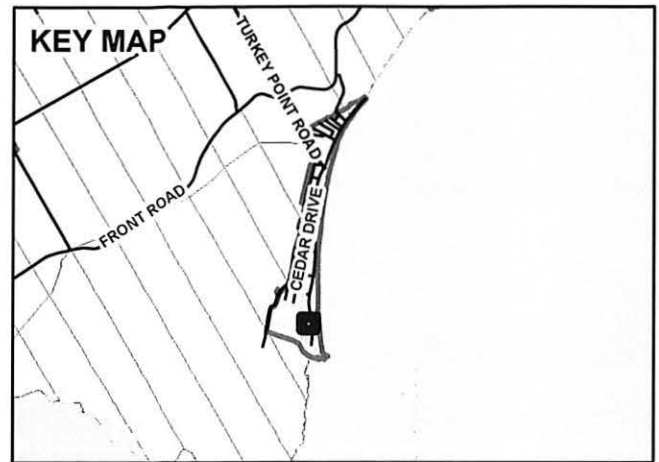
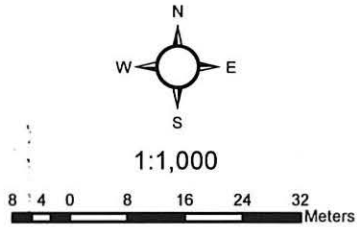
Proposed Cottage for:
Tom & Lisa Leitch
185 Ordnance Ave.
Turkey Point

SCALE: _____
DATE: April 11, 2012
DRAWING# _____
APPROVED by owners _____

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MAP 1
File Number: ANPL2012011
Geographic Township of
CHARLOTTEVILLE



MAP 2

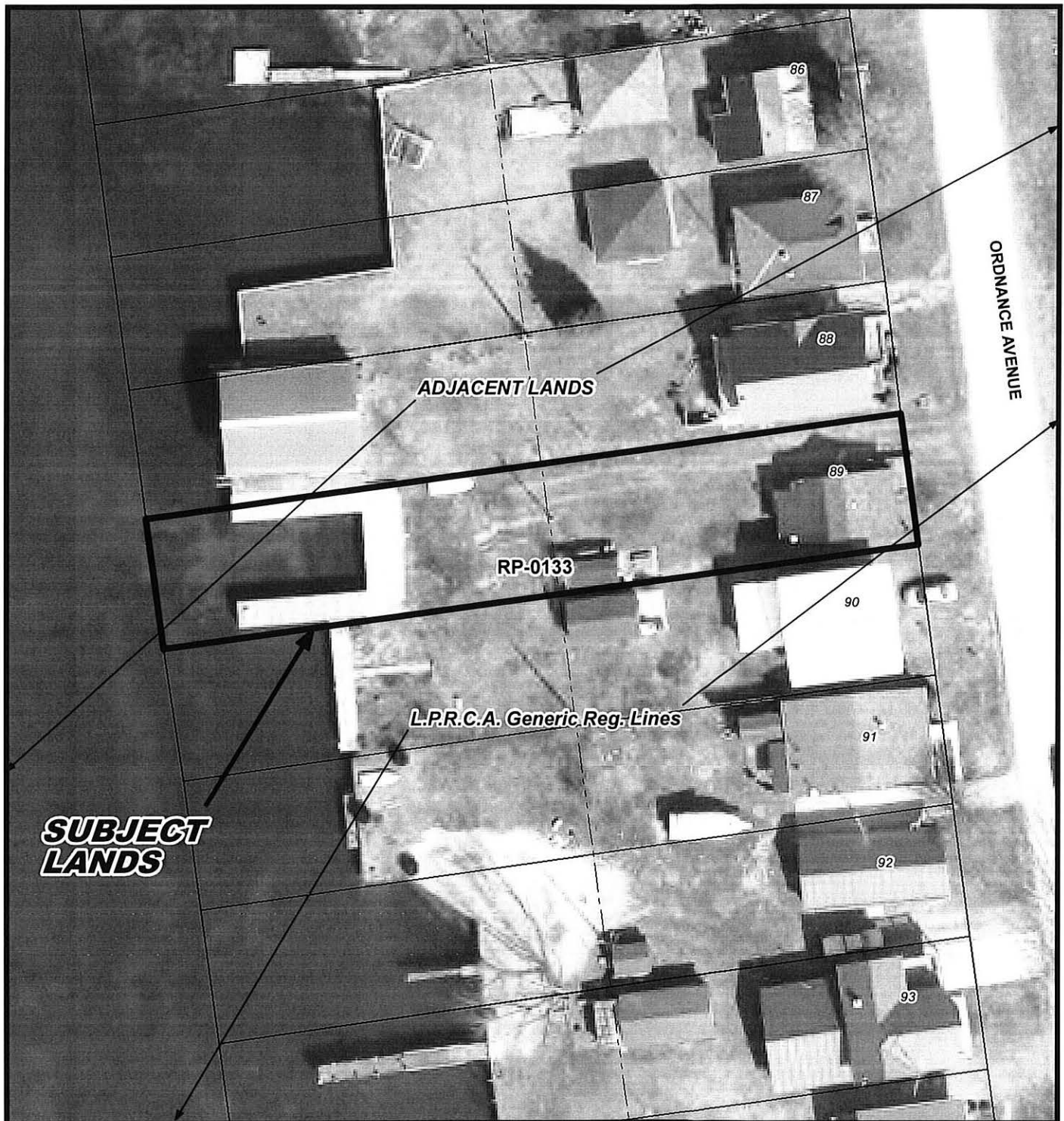
File Number: ANPL2012011

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500



MAP 3

File Number: ANPL2012011

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

