



COMMENT REQUEST FORM

FILE NO: ANPL2012020

☒ 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 2nd, 2012

APPLICANT:

COMPEAU DONAL RICHARD & CYNTHIA EILEEN, 29 MILL ST RR 4 BRANTFORD, ON N3T 5L7

LOCATION: CHR PLAN 133 LOT 41 (91 Ordnance)

ASSESSMENT ROLL NO.: 3310493100181000000

PROPOSAL:

REMOVAL AND RECONSTRUCTION OF AN EXISTING COTTAGE REQUIRING RELIEF OF:

291 sq.m. (3126.98 sq.ft.) from the required minimum lot area of 700 sq.m. (7534.74 sq.ft.) to recognize an existing undersized lot having a lot area of 409 sq.m. (4408 sq.ft.)

2.8 m. (9.18 ft.) from the required minimum lot frontage of 15 m. (49.21 ft.) to recognize an existing deficient lot frontage of 12.2 m. (43.03 ft.)

9.8 % from the maximum permitted lot coverage of 15% to permit an increase in lot coverage to 24.8%

0.1 m. (0.33 ft.) from the maximum permitted building height of 11 m. (36.09 ft.) to permit an increase in building height to 11.1 m. (36.42 ft.)

1.1 m. (16.08 ft.) from the required minimum front yard setback of 6 m. (19.69 ft.) to permit a front yard setback of 4.9 m. (16.08 ft.)

3.5 m. (11.48 ft.) from the maximum permitted projection of 1.5 m. (4.92 ft.) into the front yard setback of an unenclosed porch and balcony. This would permit the proposed first floor porch/deck and the second floor covered balcony to project 5 m. (16.4 ft.) into the front yard leaving a setback of 1 m. (3.28 ft.) from the front property line.

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3 - (519) 426-5870 ext: 1834

EMAIL: tricia.givens@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: March 19, 2012

MINOR VARIANCE

Office Use.

File Number: ANPL 2012 020
Related File: 0
Fees Submitted: Jan 20/2012
Application Submitted: Jan 20/2012
Sign Issued: Jan 20/2012
Complete Application: Jan 31st/2012 me

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: 3310-493.100.18100.0000

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-DE 80

A. APPLICANT INFORMATION

Name of Applicant ¹ DONALD & CYNTHIA COMPEAU Phone # 1.519.449.2343
Address 29 MILL ST. RR # 4 Fax # _____
Town / Postal Code BRANTFORD, ONT., N3T5L7 E-mail doncompeau@hotmail.com

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

Name of Agent N/A Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner ² SAME AS ABOVE Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ 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 mortgagees, charges or other encumbrances on the subject lands:

N/A

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

| | | | |
|-------------------------|-------------------------|---|--|
| Geographic Township | <u>CHARLOTTEVILLE</u> | Urban Area or Hamlet | |
| Concession Number | | Lot Number(s) | |
| Registered Plan Number | <u>133</u> | Lot(s) or Block Number(s) | <u>LOT 41</u> |
| Reference Plan Number | | Part Number(s) | |
| Frontage (metres/feet) | <u>12.2 M / 40 FEET</u> | Depth (metres/feet) | <u>33.6 M / 110.2 FEET</u> |
| Width (metres/feet) | <u>12.2 M / 40 FEET</u> | Lot area (m ² / ft ² or hectares/acres) | <u>409 M² / 4408 FT²</u> |
| Municipal Civic Address | <u>91 ORDNANCE</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 A NEW COTTAGE TO REPLACE
THE EXISTING OLD COTTAGE

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

- Relief of 2.11 sq.m (31.32 sq.ft) lot area ~~from~~ to permit 409 sq.m (4408 sq.ft) lot area recognizing existing lot size.
 - Relief of 2.8m (9.2 ft) from the required minimum lot frontage of 15m (49.2 ft) to permit a 12.2m (40 ft) lot frontage ~~which~~ recognizing existing situation.
 - permit a lot coverage of 24.7% where the maximum permitted is 15%.
 - permit a maximum building height of 11.1 (36.4 ft) requiring relief of 0.1m (0.3 ft) from the maximum permitted 11m (36.1 ft) building height.
- (This is to preserve the right to build at this height as set out in the current zoning by-law).
- See Attached

REMOVAL AND RECONSTRUCTION OF AN EXISTING COTTAGE REQUIRING RELIEF OF:

- 291 sq.m. (3126.98 sq.ft.) from the required minimum lot area of 700 sq.m. (7534.74 sq.ft.) to recognize an existing undersized lot having a lot area of 409 sq.m. (4408 sq.ft.)
- 2.8 m. (9.18 ft.) from the required minimum lot frontage of 15 m. (49.21 ft.) to recognize an existing deficient lot frontage of 12.2 m. (43.03 ft.)
- 9.8 % from the maximum permitted lot coverage of 15% to permit an increase in lot coverage to 24.8%
- 0.1 m. (0.33 ft.) from the maximum permitted building height of 11 m. (36.09 ft.) to permit an increase in building height to 11.0 m. (36.42 ft.)
- 1.1 m. (16.08 ft.) from the required minimum front yard setback of 6 m. (19.69 ft.) to permit a front yard setback of 4.9 m. (16.08 ft.)
- 3.5 m. (11.48 ft.) from the maximum permitted projection of 1.5 m. (4.92 ft.) into the front yard setback of an unenclosed porch and balcony. This would permit the proposed first floor porch/deck and the second floor covered balcony to project 5 m. (16.4 ft.) into the front yard leaving a setback of 1 m. (3.28 ft.) from the front property line.

[Handwritten signature]
03/02/12

MINOR VARIANCE

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

EXISTING LOT SIZE

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:

EXISTING COTTAGE & EXISTING GARAGE ARE
TO BE REMOVED / DEMOLISHED (REFER TO PLAN
ATTACHED)

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.

N/A

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:

CONSTRUCT A 2 STOREY COTTAGE (REFER TO
PLAN ATTACHED)

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

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:

JUNE 1997

Present use of the subject lands:

RESIDENTIAL

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

OVER 70 YEARS +

Existing use of abutting properties:

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:

PERSONAL KNOWLEDGE & HISTORICAL INFORMATION
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:

ANPL 2011193

Land it affects:

93 ORDINANCE AVE

Purpose:

CONSTRUCTION OF A NEW COTTAGE (2 STOREY)

Status/decision:

APPROVED

MINOR VARIANCE

Effect on the requested amendment:

SIMILAR SITUATION

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 type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Wooded area | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Municipal landfill | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Sewage treatment plant or waste stabilization plant | <input type="checkbox"/> Yes | <input 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 type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 30 metres distance |
| Floodplain | <input 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 type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Non-operating mine site within one kilometre | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Active mine site within one kilometre | <input type="checkbox"/> Yes | <input 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 type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Active railway line | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Seasonal wetness of lands | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Erosion | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | ___ distance |
| Abandoned gas wells | <input type="checkbox"/> Yes | <input 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:

LAKEVIEW WATER SYSTEMS LTD ; EXISTING HOLDING TANK TO
BE REPLACED WITH SEPTIC TANK/TILE BED; SANDY SOILS
NATURAL DRAINAGE

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:

ORDNANCE AVE.

MINOR VARIANCE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

COORDINATION OF PROPOSED CONSTRUCTION WITH ADJACENT
PROPERTY OWNER (93 ORDINANCE) WHO ARE ALSO CONSTRUCTING
NEW COTTAGE.

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.

- EXISTING COTTAGE IS OLD & NEARING THE END OF
ITS LIFE CYCLE
- REMOVAL OF EXISTING GARAGE PROVIDES OTHER
OPEN SPACE.



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 # 91

ROLL No. 3310493100181000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 41, REG. 0.10AC
40.00FR 110.00D, .

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 | 7534.74 | 409 | 4402.44 | (-) 291 | (-) 3132.3 |
| LOT FRONTAGE | 15 | 49.21 | 12.2 | 40.03 | (-) 2.8 | (-) 9.18 |
| FRONT YARD SETBACK | 6 | 19.69 | 4.9 | 16.08 | (-) 1.1 | (-) 3.61 |
| Exemptions from Yard Provisions - Front | 4.5 | 14.76 | 1 | 3.28 | (-) 3.5 | (-) 11.48 |
| INTERIOR SIDE YARD (RIGHT) | | | | | | |
| INTERIOR SIDE YARD (LEFT) | | | | | | |
| REAR YARD SETBACK | | | | | | |
| DWELLING UNIT AREA | | | | | | |
| % LOT COVERAGE | 15 | | 24.8 | | (+) 9.8 | |
| BUILDING HEIGHT | 11 | 36.09 | 11.1 | 36.42 | (+) 0.1 | (+) 0.33 |
| EXTERIOR SIDE YARD | | | | | | |
| ACCESSORY BUILDING COMMENTS | | | | | | |
| PARKING SPACES | | | | | | |

ADDITIONAL COMMENTS: Proposed front yard deck projection of 3.9m. Exemption of 1.5m from Section 6.22 (c).

Note: i) Zoning By-Law I-DE 80. % Lot Coverage deficiency was derived from applicants numbers (26' x 42') = 1092 ft sq.

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

Feb. 29/12
Date

PREPARED BY: Bill Brouwer

AS PER:

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

Signature of building inspector

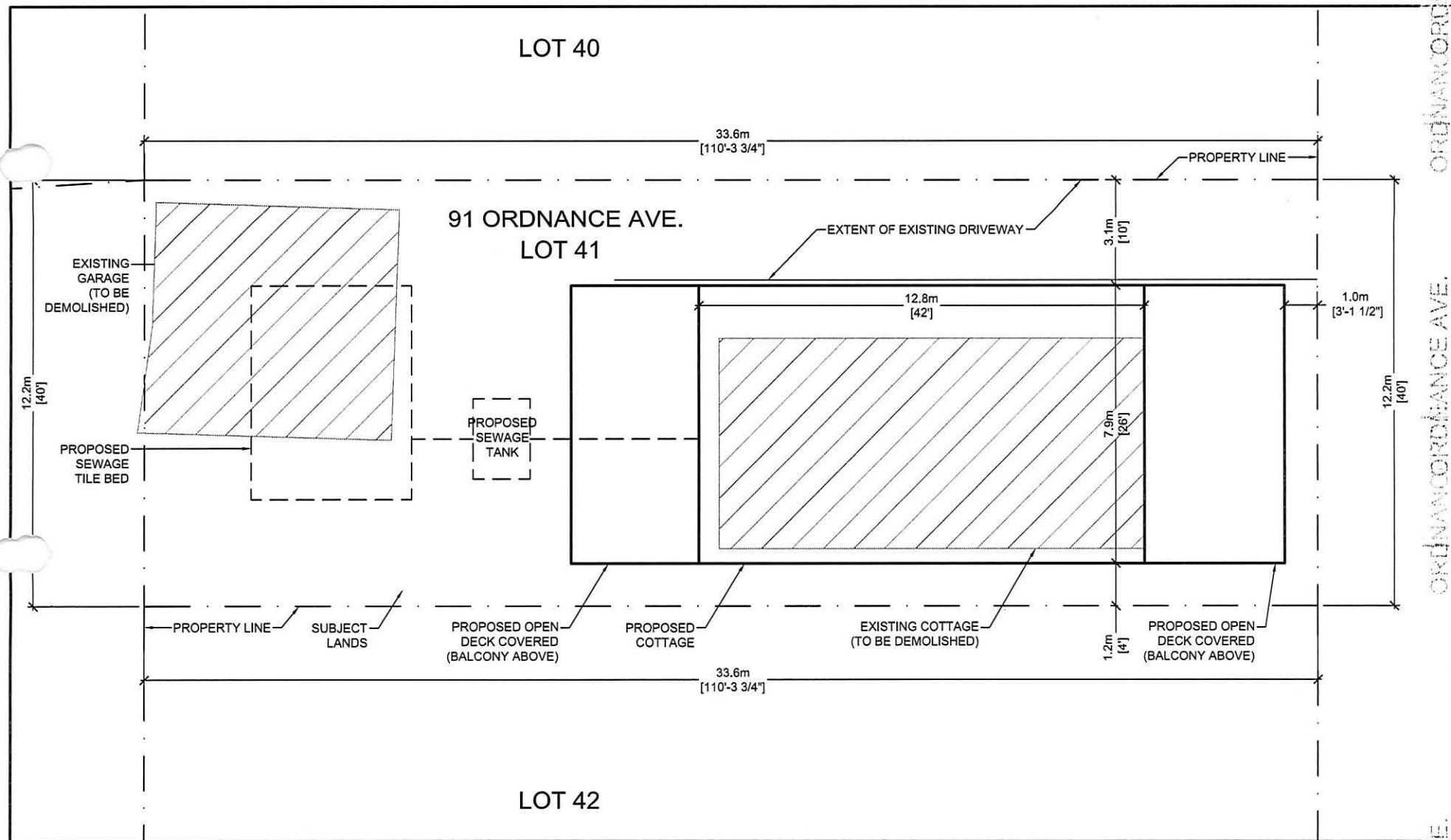
Feb. 29/12
Date



LOCATION OF LANDS AFFECTED

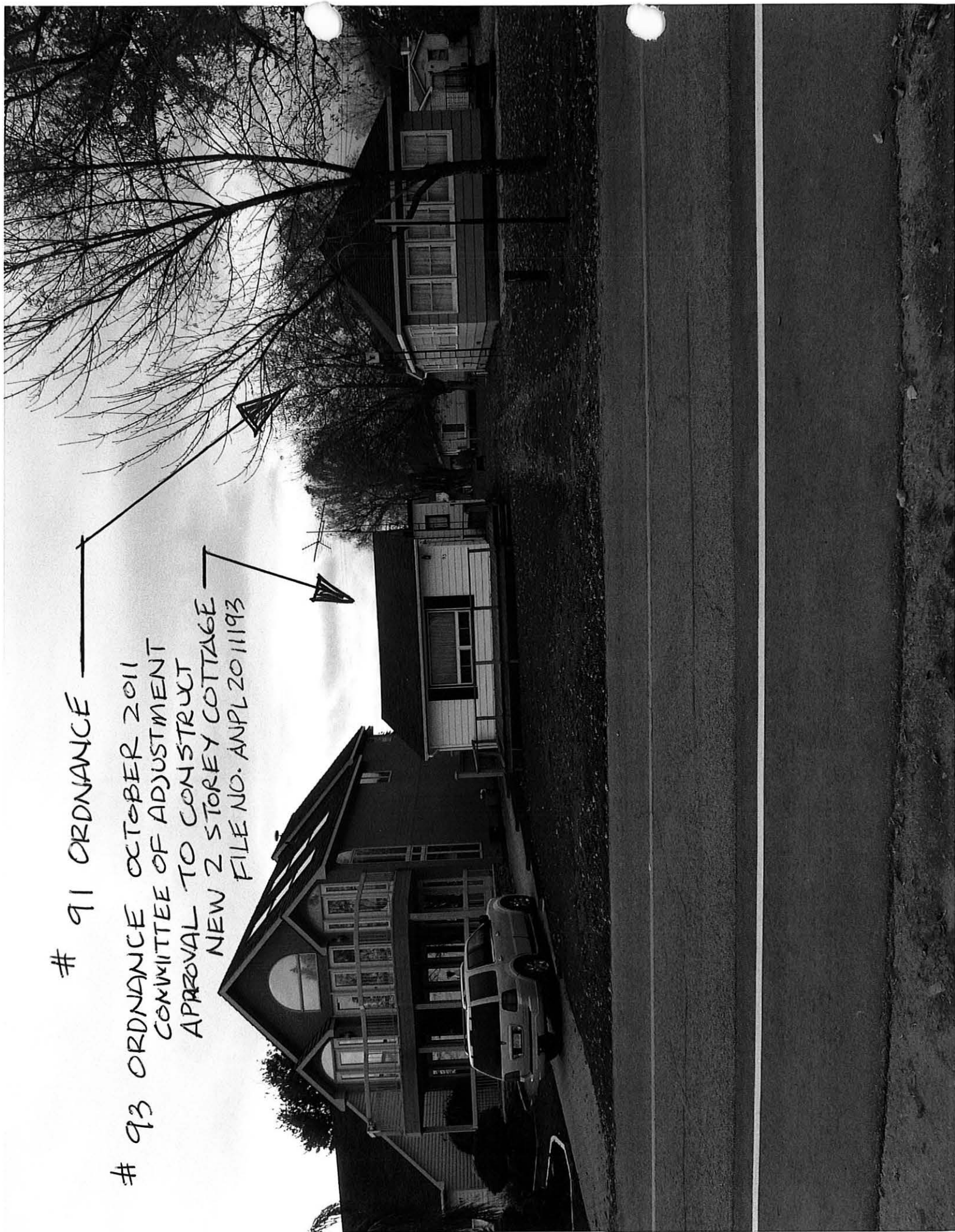
91 ORDNANCE AVE.

SCALE 1:100



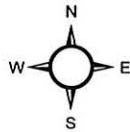
91 ORDINANCE

93 ORDINANCE OCTOBER 2011
COMMITTEE OF ADJUSTMENT
APPROVAL TO CONSTRUCT
NEW 2 STOREY COTTAGE
FILE NO. ANPL 2011193



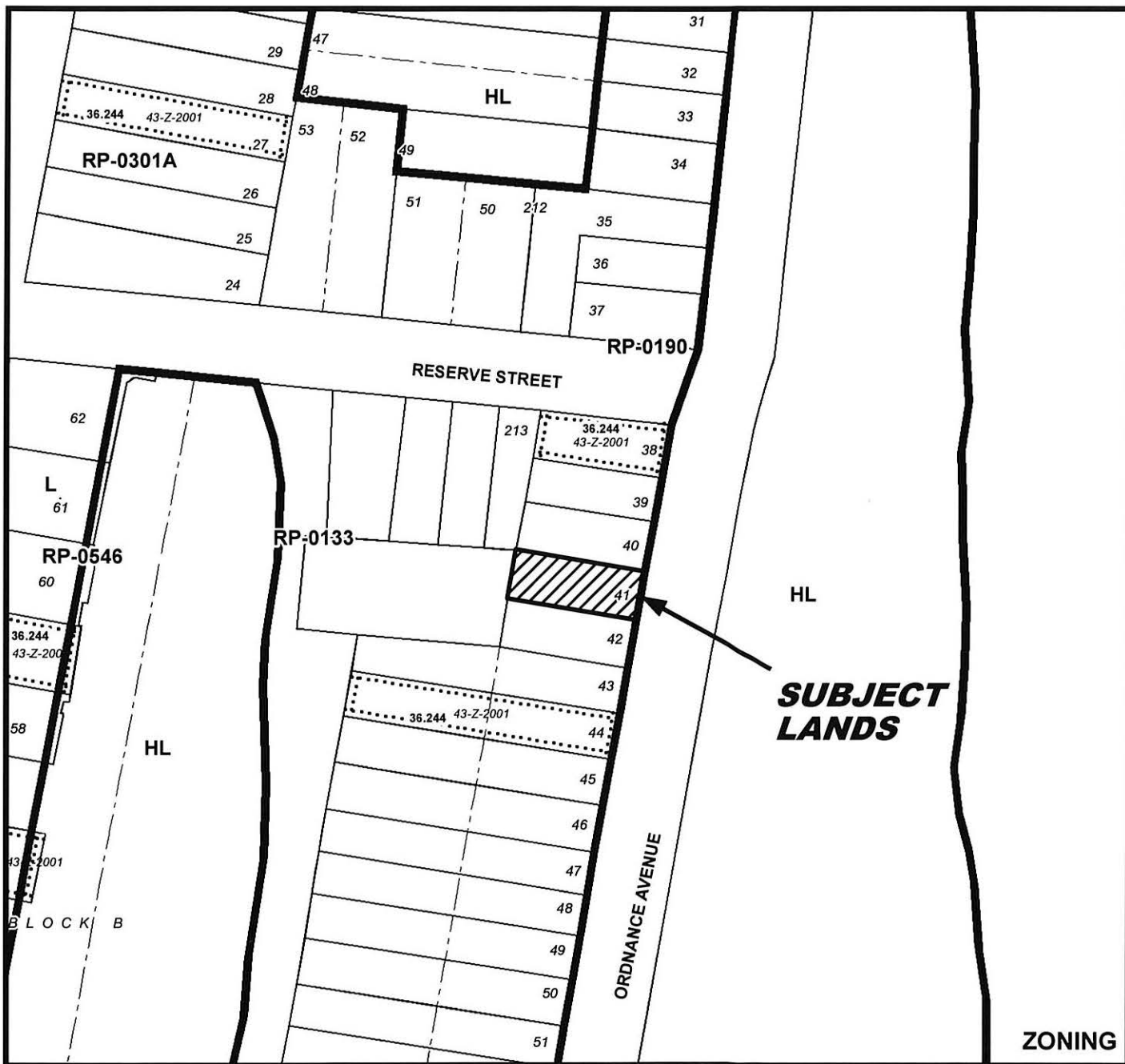
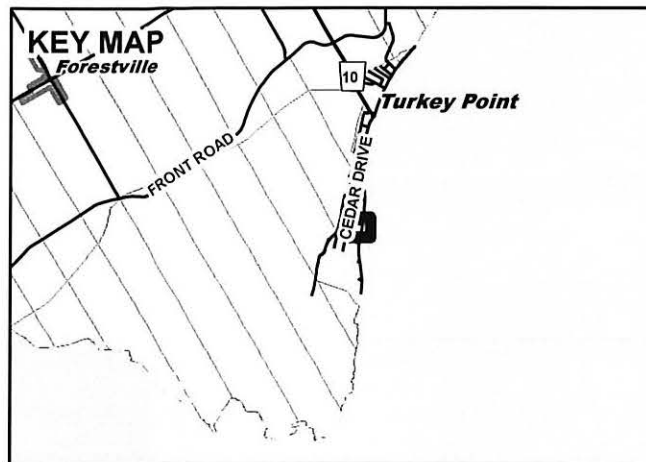
MAP 1
File Number: ANPL2012020

Geographic Township of
CHARLOTTEVILLE



1:1,500

10 5 0 10 20 30 40
Meters



MAP 2

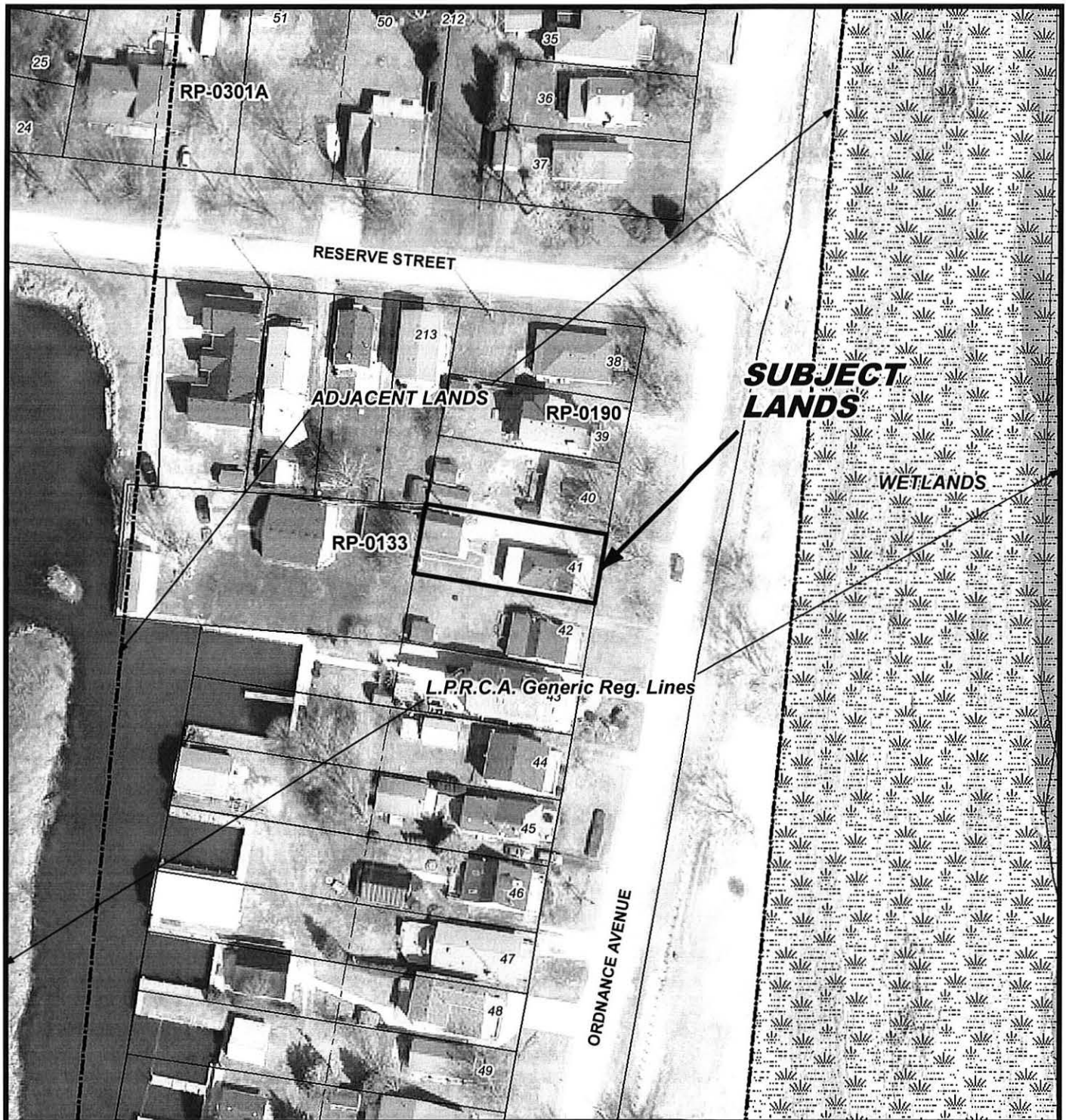
File Number: ANPL2012020

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000



Geographic Township of CHARLOTTEVILLE

