



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012052

☒ 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:

WHALING MIKE, 3638 HIGHWAY 6, SOUTH MOUNT HOPE, ON L0R1W0

AGENT:

LOCATION: CHR PLAN 128 LOT 9 CON A PT, LOT 12 (156 Cedar Drive)

ASSESSMENT ROLL NO.: 3310493110008000000

PROPOSAL:

An application has been received to obtain relief through Section 45(2) of the Planning Act from Section 6.3 of the Township of Delhi Zoning By-law 1-DE 80, to permit the extension of an existing non-conforming use in a Hazard Land Zone. A second floor covered deck over an existing ground floor deck in the Hazard Land zoned portion of the lot. The entire property is designated "Resort Residential" in the Norfolk County Official Plan and zoned 'Lakeshore' and 'Hazard Land' in the Township of Delhi Zoning By-law 1-DE 80.

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 Use:

File Number:

ANPL 2012 052

Related File:

Fees Submitted:

March 20 & April 5, 2012

Application Submitted:

March 20, 2012

Sign Issued:

March 20, 2012

Complete Application:

April 5, 2012 MZ

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- 49311000800

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 MIKE WHALING Phone # 905-679-6706
Address 3868 HWY #6 SOUTH Fax # 905-679 5383
Town / Postal Code MOUNT HOPE LORINO E-mail - BUS- 905-679 3391
¹ If the applicant is a numbered company provide the name of a principal of the company.
POST OFFICE BOX 237 (Has no email)

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

Name of Owner² ALAN FAIR Phone # 905-648 1031
Address 714 FIDDLERS GREEN RD Fax # _____
Town / Postal Code ANCASTER L9G3L1 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:

NONE.

"stuff note" hydro line at back

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TURKEY POINT Urban Area or Hamlet _____
Concession Number _____ Lot Number(s) LOT 9
Registered Plan Number 128 Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) (40') 12.19m Depth (metres/feet) (109.6 FT) 33.4m
Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) (4384 sq. FT) 407.27m
Municipal Civic Address 156 CEDAR DRIVE (LOT 9) TURKEY POINT
Are there any easements or restrictive covenants affecting the subject lands? (RELIEF OF 10 FT - FRONTAGE)
☐ Yes ☒ No MAY 1 1981
If yes, describe the easement or covenant and its effect: # A13/81 DE
COMMITTEE OF ADJUSTMENT

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 REPAIR COMPLETE ROOF STRUCTURE ADDING
A EXTENSION OVER REAR DECK TO GIVE SECOND
LEVEL DECK (LAKE SIDE)

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

OFFICIAL PLAN SHOWS REAR LOT IN RESORT RESIDENTIAL NOT
HAZARD (ZONING WILL BE IN TIME CHANGED)
MINOR VARIANCE TO GIVE EXCEPTION TO ZONING

Staff note: Existing non-conforming deck in Hazard Land Zone. Relief of Section 6.3.1 to permit second floor over existing deck through Section 4.5(2) of Planning Act.

MINOR VARIANCE

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

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

H.L. HAZARD LAND

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 FOOT PRINT OF COTTAGE AND DECKS AS THEY ARE AT THIS TIME WILL NOT CHANGE / WORK TO BE DONE IS REPLACING ROOF STRUCTURE HIGHWAY WITH SECOND FLOOR STORAGE ALSO A SECOND STORY DECK OVER EXISTING

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.

STORAGE ROOM - BEACH EG ETC ALSO A VIEWING AREA ON NEW DECK LAKE SIDE (LAWN CHAIRS)

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:

REPLACE FAILED ROOF WITH HIGHER SECOND FLOOR STORAGE
AREA. INCLUDING ROOF & DECK OVER EXISTING DECK FOOT PRINT
STAYS SAME AS NOW MARCH 15/2012

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

HOPKINS TO START SOON AS PERMITS AVAIL.

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:

AFTER 1981

Present use of the subject lands:

COTTAGE

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

BUILDING BUILT AS COTTAGE DAY ONE.

Existing use of abutting properties:

COTTAGE / HOMES.

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 *ON ADJACENT LANDS*

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:

OWNER STATEMENT

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:

A-13/81-DE

Land it affects:

156 CEDAR DRIVE LOT 9 TURKEY POINT

Purpose:

Relief 10' lot frontage, 3148 sq-ft lot area, 21' rear yard, and 2 ft side yard.

Status/decision:

Approved.

MINOR VARIANCE

Effect on the requested amendment:

permits existing setbacks, lot provisions and extension into rear yard.

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

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☐ Individual wells
☒ Other (describe below) *Bowen*

Sewage Treatment

- ☐ Municipal sewers
☐ Communal system
☒ Septic tank and tile bed
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Open ditches
☒ Other (describe below) *Sand.*

If other, describe:

CLASS 2-6 SEWAGE SYSTEM APRIL 9/81 # N 3405

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:

EXISTING STONE DRIVEWAY (NO CHANGE)

Name of road/street:

CEDAR DRIVE (TURKEY POINT)

I. OTHER INFORMATION

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

☐ Yes

☒ No

If yes, describe:

WOULD LIKE AS SOON AS POSSIBLE

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.

THIS PROJECT NECESSARY TO REPLACE A BADLY AGING ROOF
STRUCTURE.



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 # 156

ROLL No. 3310493110008000000

LEGAL DESCRIPTION:
CHR PLAN 128 LOT 9 CON A PT, LOT
12 IN FRONT RP 37R5296, PART 9,
IRREG, 0.16AC 40.08FR D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME CEDAR DR

ZONING

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>		<input type="text"/>		<input type="text"/>	
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>		<input type="text"/>		<input type="text"/>	

ADDITIONAL COMMENTS: Application is to extend an existing nonconforming use in a Hazard Land Zone. Proposal is to construct a second floor covered deck over an existing ground floor deck in the Hazard Land zoned portion of the lot.

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:

AS PER:



Signature of building inspector

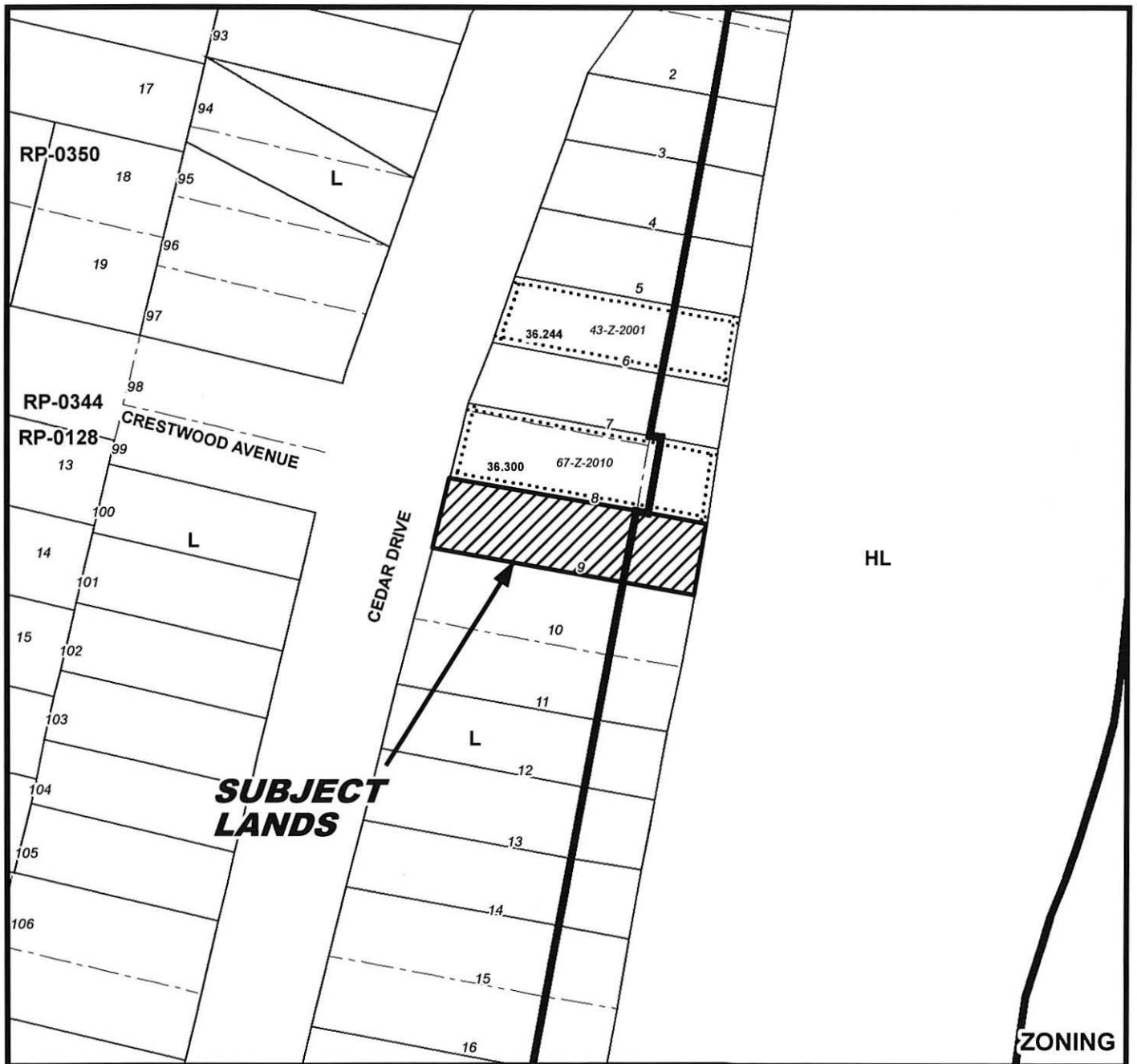
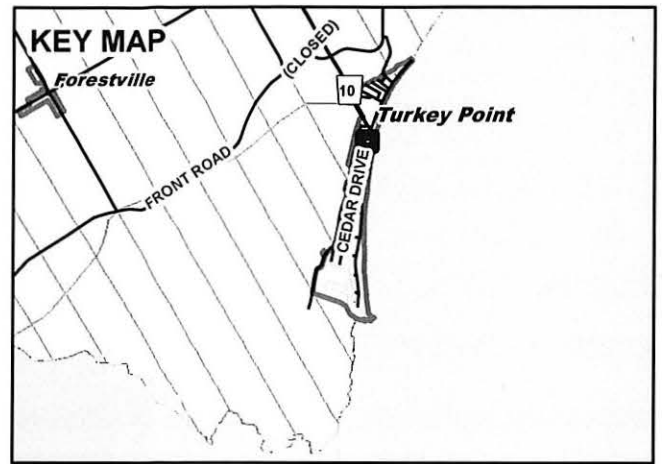
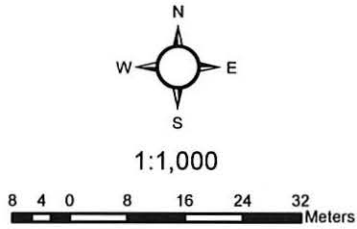


Date

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

MAP 1
File Number: ANPL2012052

Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2012052

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:750



MAP 3

File Number: ANPL2012052

Geographic Township of CHARLOTTEVILLE

