



THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT

## COMMENT REQUEST FORM

**FILE NO: ANPL2012102**

☒ 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:**

**July 3<sup>rd</sup>, 2012**

**APPLICANT:**

FURTADO JOSE LOPES, 1098 DUNDAS ST W TORONTO, ON M6J 1X1

**LOCATION:** CHR PLAN 133 LOT 91 CON A PT, LOT 10 (189 Ordnance Avenue)

**ASSESSMENT ROLL NO.:** 3310493100232000000

**PROPOSAL:**

REMOVAL OF EXISTING COTTAGE AND RECONSTRUCTION OF A TWO STOREY COTTAGE REQUIRING RELIEF OF:

2.81 m (9.22 ft.) from the minimum required lot frontage of 15 m (49.21 ft.) to permit a reduced lot frontage of 12.19 m (39.99 ft.)

2.65 m (8.7 ft.) from the required 6m (19.69 ft.) front yard setback to permit a front yard setback of 3.35 m (11 ft.);

0.285m (0.94 ft.) from the required 1.2m (3.94 ft.) to permit an interior side yard (right) of 0.915m (3.0 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](mailto: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](mailto: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: June 18, 2012**

# MINOR VARIANCE

## Office Use:

File Number: ANPL 2012/02  
 Rejected File: A-10/91-DE  
 Fee Submitted: May 19, 2012  
 Application Submitted: May 19, 2012  
 Signed: May 19, 2012  
 Complete Application: May 25, 2012

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-** 493.100.23200.0000

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-DE80

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> JOSE L. FURTADO Phone # 416 532 5059  
 Address 1098 DUNDAS ST. W. Fax # \_\_\_\_\_  
 Town / Postal Code TORONTO, M6J 1X1 E-mail furtados@Rogers.com

<sup>1</sup> 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 <sup>2</sup> SAME AS ABOVE + MARIA FURTADO Phone # SAME A. A.  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code SAME E-mail SAME A. A.

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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

# MINOR VARIANCE

## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHAMPLOTTEVILLE  
TURKEY POINT, NORFOLK CO. Urban Area or Hamlet  
 Concession Number \_\_\_\_\_ Lot Number(s) #91 (189 ORDINANCE AVE)  
 Registered Plan Number — CAR PLAN 133 Lot(s) or Block Number(s) — LOT 91 CONA PT  
 Reference Plan Number \_\_\_\_\_ Part Number(s) — LOT 10 RP 37R 154  
 Frontage (metres/feet) 40' Depth (metres/feet) 230' - Posts 109  
 Width (metres/feet) 40' Lot area (m² / ft² or hectares/acres) 9200 SF + 110  
 Municipal Civic Address 50 CADBANE ST. S. GIBBOE 189 ORDINANCE AVE TURKEY POINT

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

HYDRO SERVICE. 20' x 40'  
130' from the front of property. (NO FENCES OR POSTS.)

## 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):

INTENTION IS TO REPLACE EXISTING BUILDING WITH A 2 STOREY  
WOOD FRAME COTTAGE. EXISTING BUILDING IS 1.9' AWAY FROM  
PROPERTY LINE. THE NEW BUILDING IS TO <sup>BE</sup> 3' AWAY FROM PROPERTY LINE.  
EXISTING BUILDING: 26.5' x 40' — NEW: 25' x 35' (NORTH SIDE)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## MINOR VARIANCE

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

OWNER/APPLICANT WANTS TO MAINTAIN  
DRIVEWAY FOR TWO CARS ON SOUTH SIDE  
OF HOUSE. (SEPTIC TANK BEHIND HOUSE)

### D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LAKE SHORE ZONE

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:

8' x 10' SHED (POSITIONED ON BLOCKS) TO BE  
MOVED 15' FROM REAR OF NEW BUILDING, 4' FROM  
NORTH SIDE PROPERTY LINE. EXISTING COTTAGE WILL BE  
EITHER REMOVED OR DEMOLISHED. (WILL APPLY FOR PERMIT)

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

DO NOT KNOW

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: \*

IT WILL BE A 25'x35' concrete foundation, 2 storey.  
AS ENTRANCE, THERE WILL BE A 5'x25' DECK WOOD FRAME  
WITH 4 STEPS, POSITIONED ON BLOCKS.

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

FALL + WINTER 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:

1990

Present use of the subject lands:

COTTAGE / SEASONAL PROPERTY

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

Existing use of abutting properties:

SAME AS SUBJECT LAND

### 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:

I HAVE OWNED FOR 22 YEARS. I HAVE ASKED THE OLDER OWNERS WHO HAVE KNOWN AREA SINCE 1930's.

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-10- / 91- DE

Land it affects:

THIS LOT

Purpose:

RELIEF 10' frontage and 3' SIDE YARD.

Status/decision:

3

## 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ 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

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)

LAKE

If other, describe: LAKE ERIE COMM. WATER (BOWEN)

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 DRAINS TO LAKE ERIE



Existing or proposed access to subject lands:

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

If other, describe: ORDINANCE AVE, T.P.

Name of road/street:

ORDINANCE AVE. T.P.

## 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.

---

THE EXISTING BUILDING IS CLOSER TO THE PROPERTY LINE, 1.9' ON NORTH SIDE; PROPOSAL IS 3'. FRONT OF BUILDING IS TO BE 5' BACK FROM EXISTING ONE, PROVIDING NEIGHBOURS WITH A BETTER VIEW.

06/11/12 09:14AM

MAIN DRUG MART

4165366672

p.01

C/O Mary Elder



# ZONING DEFICIENCY

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

## PROPERTY INFORMATION

STREET # 189

ROLL No. 3310493100232000000

LEGAL DESCRIPTION:  
CHR PLAN 133 LOT 91 CON A PT,  
LOT 10 RP 37R1541 PARTS 109, &  
110, REG. D21AC 40.00FR 230.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDNANCE AVE

ZONING L

## ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m <sup>2</sup> /ft)		PROPOSED (m <sup>2</sup> /ft)		DEFICIENCY (m <sup>2</sup> /ft)	
LOT AREA						
LOT FRONTAGE	15	49.21	12.19	38.90	2.81	9.22
FRONT YARD SETBACK	5	18.59	3.33	10.17	2.66	8.27
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.2	3.94	.815	2.0	0.385	0.94
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

### ADDITIONAL COMMENTS:

1) From Zoning By-Law: 1-DE 80

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: Bill Brouwer

AS PER:

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

Signature of building inspector

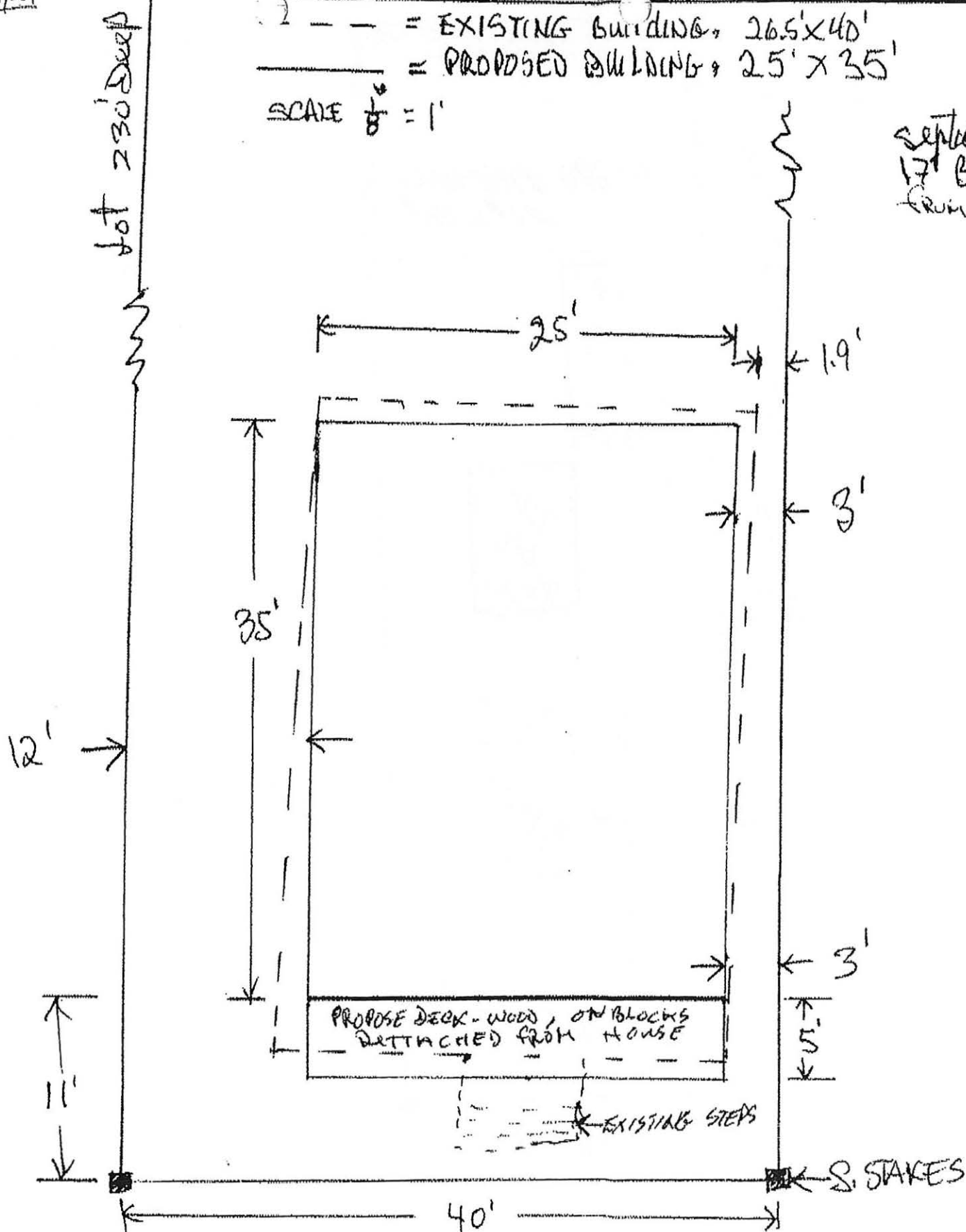
Date

MAY 29

LOT 1 ORDNANCE AVE, TURKEY POINT

--- = EXISTING BUILDING, 26.5' X 40'  
— = PROPOSED BUILDING, 25' X 35'  
SCALE  $\frac{1}{8}" = 1'$

Settle B  
17' Back  
from HALL



South ← ORDNANCE AVE → NORTH

← 2ND CHANGE AVE →

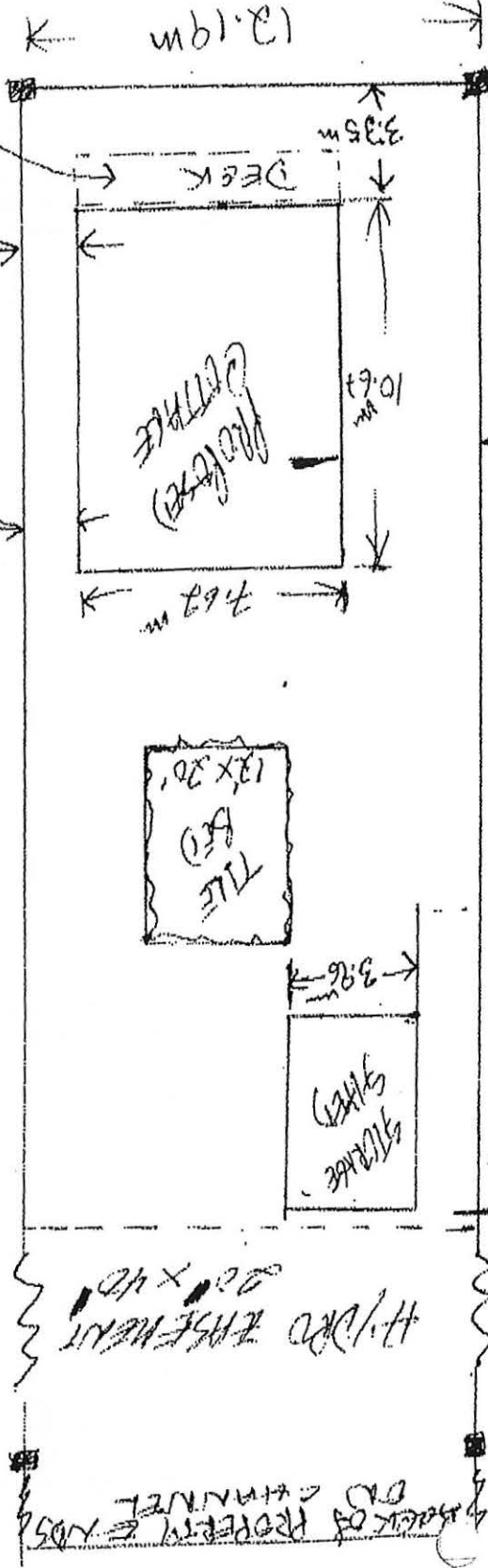
SCALE 5mm = 1m

Deck: 1.5 x 7.67 m  
Detached, on blocks

915 mm

915 mm

518 mm



3.66 m

9.7 m  
TO  
FRONT  
STAKE

5.79 m

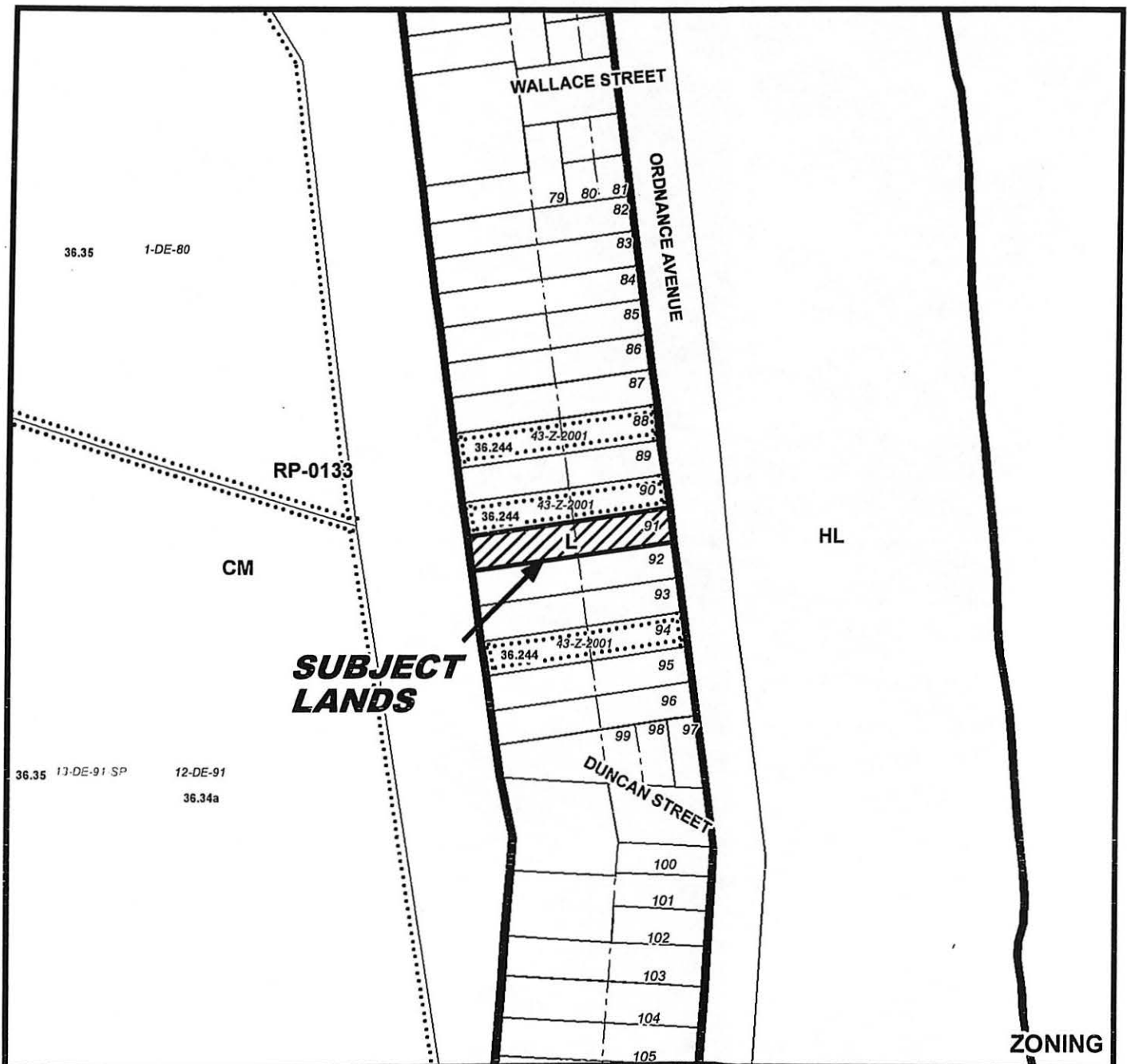
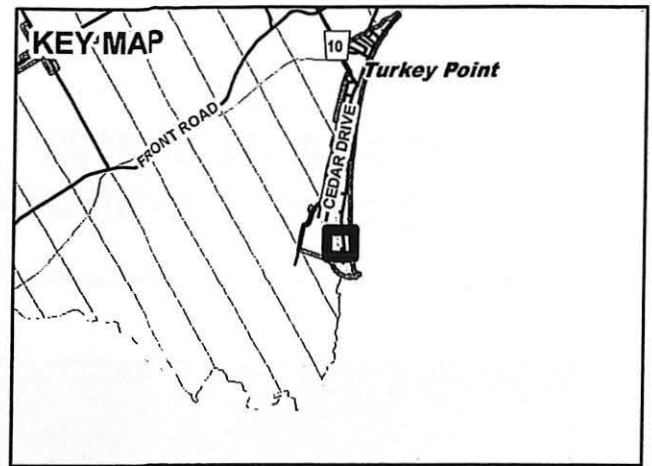
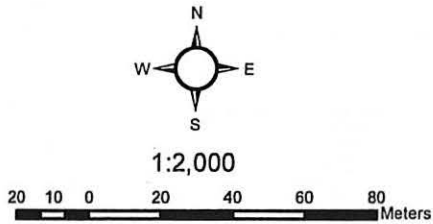
6.09 m

REVISED  
on May 29

189 ORDINANCE  
Turkey Point  
853.5 m - lot  
(40' x 230' lot)  
POSTED NOTICE  
CONCRETE FENCE  
WOOD FENCE  
TWO STAKES  
1600' - 25' HIGH

**MAP 1**  
**File Number: ANPL2012102**

Geographic Township of  
**CHARLOTTEVILLE**



## MAP 2

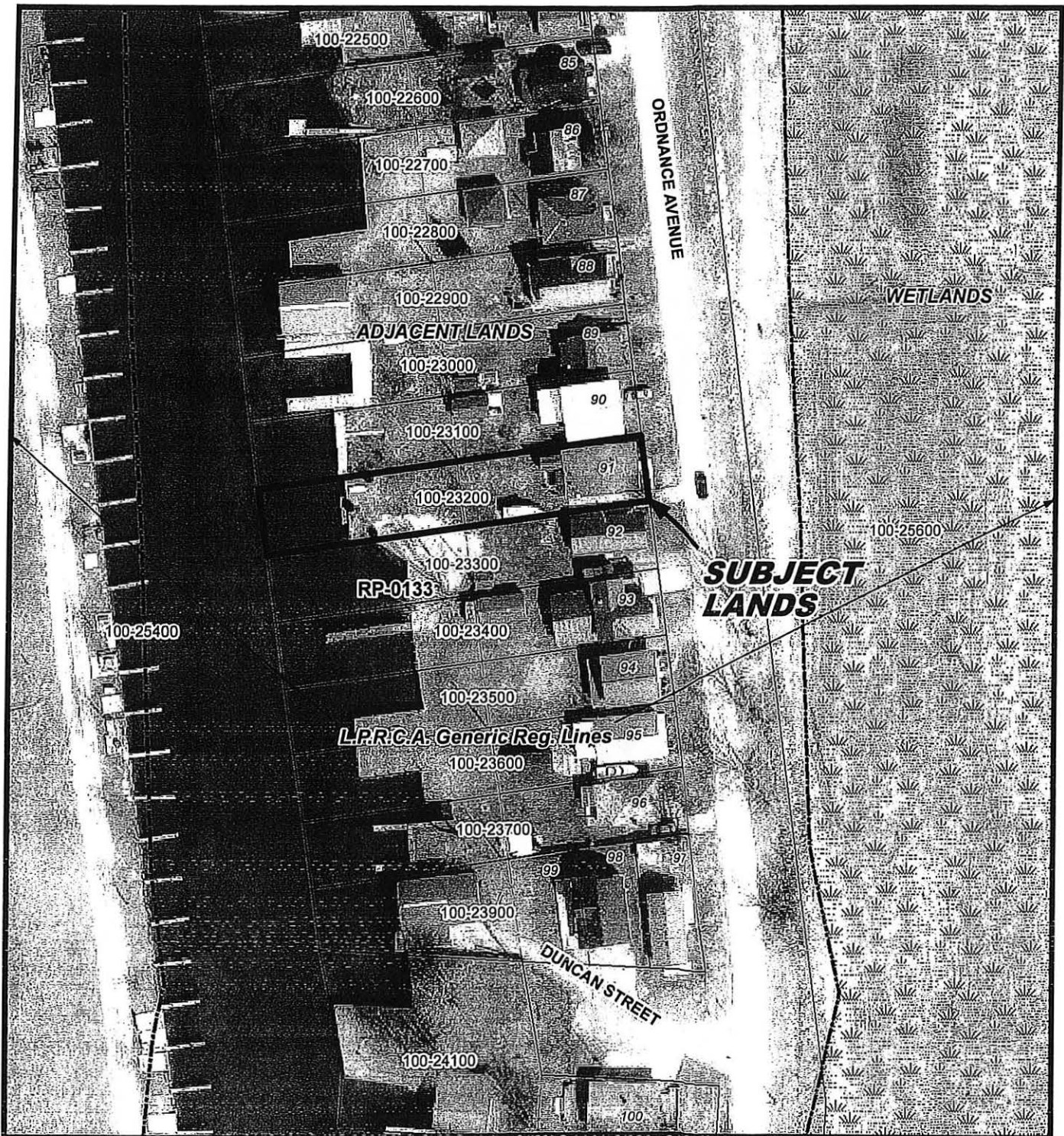
File Number: ANPL2012102

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000



# MAP 3

File Number: ANPL2012102

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

