

MINOR VARIANCE

File Number ANPL2014099
 Related File Number _____
 Pre-consultation Meeting On May 2014
 Application Submitted On May 30/14
 Complete Application On June 2nd/14

Application Fee ✓
 Conservation Authority Fee ✓
 OSSD Form Provided ✓
 Sign Issued June 5/14

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: 3310-4931000110

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 Applicant ¹ DWAYNE M'GLINCHEY Phone # 519 623-5657
 Address 1793 SHOULDRICE RD Fax # 519 623-6677
 Town / Postal Code CAMBRIDGE, ONT N1R5S5 E-mail _____

¹ 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 ² DWAYNE M'GLINCHEY Phone # _____
 Address 1793 SHOULDRICE RD Fax # _____
 Town / Postal Code CAMBRIDGE ONT 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 mortgages, charges or other encumbrances on the subject lands:

T.D. Bank Main St CAMBRIDGE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>DELHI</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>Lot 1</u>
Registered Plan Number	<u>CHR Plan 1108</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address			

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):

ADD A ROOM ON BACK OF HOUSE

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

Minor Variance For Lot Coverage % 4.17%
Relieve From Max Usable on Acc. Building 24.10 Sq M.
Relieve From Max Acc. Building Height 1.5 M

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

I AM ALREADY OVER IT

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT AREA

Present zoning:

RESORT RECREATION LAKESHORE ZONE

Is there a site specific zone on the subject lands?

~~36.231~~ 36.244

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 BUNGALOW WITH ATTACHED
TWO CAR GARAGE

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

APR 25 1985

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.

LIVING ROOM

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:

ADD ONE STORY LIVING ROOM ON REAR
ALSO COVERED PORCH ON FRONT

MINOR VARIANCE

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

SEPT 13

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:

AUG 112

Present use of the subject lands:

COTTAGE

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

APP 25 YRS

Existing use of abutting properties:

HOME ON ONE SIDE COTTAGE ON OTHER

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

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

MINOR VARIANCE

Provide the information you used to determine the answers to the above questions:

OWNERS KNOWLEDGE

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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:

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

MINOR VARIANCE

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	50 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	50 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)

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

MINOR VARIANCE

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:

Name of road/street:

CLUBHOUSE RD TURKEY POINT

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.



PAYMENT
EXEMPT

PERMIT # _____

NORFOLK COUNTY LOT GRADING APPLICATION

PROPERTY INFORMATION	
MUNICIPAL ADDRESS: <u>78 CLUBHOUSE RD</u>	
LOT(S) / BLOCK(S): <u>1</u>	REG. PLAN / CONC. <u>CHR PLAN 1108</u>
GEOGRAPHIC TOWNSHIP: <u>DELHI</u>	SUBDIVISION: _____
REGISTERED OWNER	APPLICANT / AGENT
Name <u>DWAYNE M'CLINCHY</u>	Name _____
Address <u>1793 SHOUKICE RD</u>	Address _____
Town/City <u>CAMPBELL, ONT N1R5S5</u>	Town/City _____
Prov. _____	Prov. _____
Postal Code _____	Postal Code _____
Telephone <u>519 654 2784</u>	Telephone _____
Fax <u>519 623 6677</u>	Fax _____
Email <u>DWAYNE.M'CLINCHY@CA</u>	Email _____

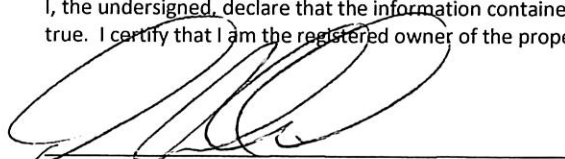
CONDITIONS

1. Owner / Applicant shall pay Norfolk County a non-refundable Lot Grading Review fee as listed in the current User Fee and Services By-law in the amount of \$230.00 for 2014.
2. If applying for lot grading review and acceptance, a computer generated lot grading plan, shall be prepared, stamped and signed by a Professional Engineer and /or an Ontario Land Surveyor and shall accompany this permit in quadruplicate (4) along with a deposit or bond as stated in By-law 2009-216.
3. All lot grading designs shall be in accordance with Norfolk County's current Design Criteria and the Lot Grading and Drainage By-law, 2009-216.
4. This application shall be fully completed and returned to Norfolk County – Public Works & Environmental Services Department, Engineering Division at 183 Main Street of Delhi, Delhi, Ontario N4B 2M3.

Please check one:

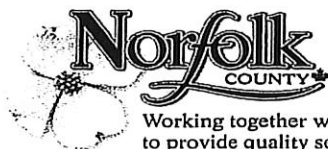
- ☐ Applicant applying for lot grading exemption
☐ Applicant applying for lot grading review and acceptance

I, the undersigned, declare that the information contained in this application and accompanying plan(s) and specifications are complete and true. I certify that I am the registered owner of the property, or have legal authority from the owner to make this application.


Owner or Authorized Applicant *

Signature

Note: The application shall be signed by the owner of the land that is the subject of the application or a person authorized to make the application. If the applicant is not the owner of the land that is the subject of this application, a written authorization must be completed and attached to this application by the owner certifying that the applicant agent is authorized to make the application.



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address:			
Owner:			Lot:		Concession:
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1800 sq ft</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>20</u>	
Is the building currently occupied? Yes / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Larry Dedrick</u>		Company Name: <u>Dedrick Bros. Excavating Ltd</u>	
Address: <u>370 Lynedoch Rd, Belknap</u>		Postal Code: <u>N4B 2A9</u>		Phone: <u>527-582-2069</u>	
Email: <u>dbel@kwic.com</u>		BCIN # <u>16930</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>			Soil Type: <u>Sand</u>
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>9</u> ft.	
Surface Discharge Observed: Yes No		Odour Detected: Yes No		Current Weather (at time of evaluation): <u>Nice</u>	
SYSTEM EVALUATION		Class of System:			
		<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank:		Size: <u>800</u> Gal.		Pump: Yes No	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System: <u>Area Bed</u>		No. of Tile Runs: <u>10</u>		Total Length of Tile: <u>300</u>	
Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: <u>3</u>	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>6 ft</u>			
Distance to Bodies of Water (ft)		<u>50 Plus</u>			
Distance to Nearest Well (ft)		<u>No well</u>			
Distance to Proposed Property Lines		Front <u>42'</u> Rear <u>80'</u> Side <u>40'</u> Side <u>50'</u>		Front <u>20'</u> Rear <u>88'</u> Side <u>25'</u> Side <u>50'</u>	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☒ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, _____ (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature _____

Date _____

EVALUATOR:

1. I, Larry Dedrick declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Larry Dedrick
Evaluator Signature

May 14 / 2014
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate _____

Date _____

Revised: March 24, 2011



On Site Sewage Disposal System Location Plan

DATE: May 14, 2014

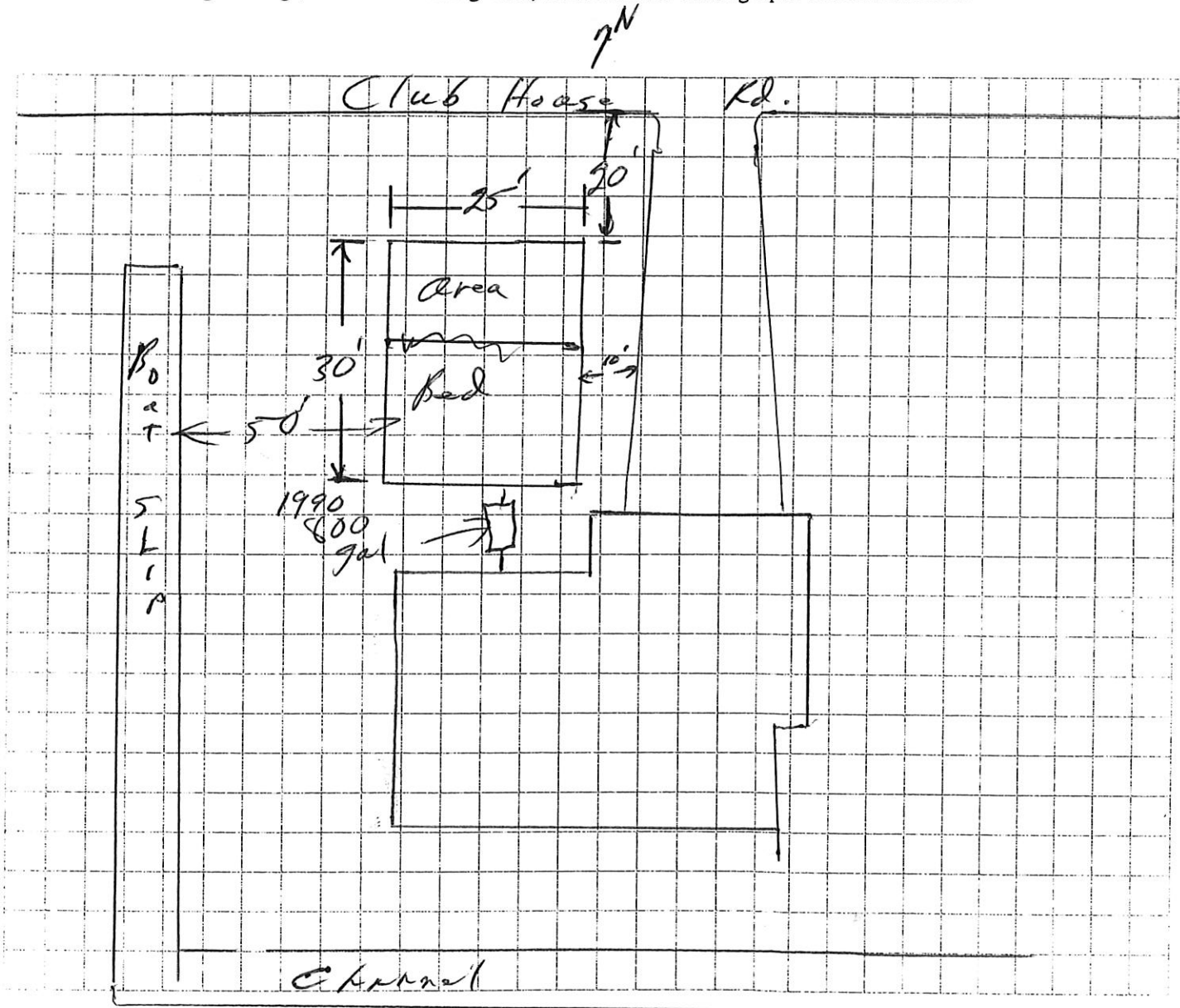
APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR Larry Pedrick

PROPERTY ADDRESS 78 Club House Rd, Turkey Point, Ont

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: _____

NOTE: The above sketch is not to exact scale.



Long Point Region Conservation Authority

PERMIT No. LPRCA-64/14

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &
ALTERATIONS TO SHORELINES & WATERCOURSES**
(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)

4 Elm Street
Tillsonburg, ON
N4G 0C4
Phone (519) 842-4242
Fax (519) 842-7123
www.lprca.on.ca

Permission has been granted to:

Owner: Dwayne McGlinchey Telephone: 519-654-2784

Address: 1793 Shouldice Road Postal Code: N1R 5S5

Cambridge, ON

Agent: same as above Telephone: _____

Address: _____ Postal Code: _____

Location/Address of works: 78 Clubhouse Road; 33-10-493-100-01110

Lot: 1 Plan: 1108 Municipality: Norfolk Watershed: Lake Erie

Description of Works: Construct a covered front porch/entryway and a two storey boathouse with a covered deck.

Type of fill: n/a

This permit is valid on the above location only for the period of:

May 23, 2014 to May 23, 2016

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS :

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated May 12, 2014 and the associated information.

Building and By-Law Division
Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377

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



ZONING DEFICIENCY PRZDF20140787

PROPERTY INFORMATION

STREET # 78

ROLL No. 3310493100011100000

LEGAL DESCRIPTION:
CHR PLAN 1108 LOT 1, IRREG,
0.27AC 102.68FR D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME CLUBHOUSE LANE

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	700.00					
LOT FRONTAGE	15.00					
FRONT YARD SETBACK	6.00					
EXTERIOR SIDE YARD	6.00					
INTERIOR SIDE YARD (RIGHT)	1.20					
INTERIOR SIDE YARD (LEFT)	9.00					
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE	15.00%		19.17%		4.17%	
BUILDING HEIGHT	11.00					
BOATHOUSE USABLE FLOOR AREA	56.00		80.10		24.10	
BOATHOUSE LOT COVERAGE	10.00%		6.72%			
BOATHOUSE MAXIMUM BUILDING HEIGHT	5.00		6.50		1.50	

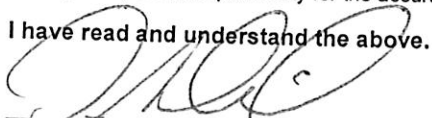
ADDITIONAL COMMENTS:

Proposed lot coverage exceeds the maximum of 15% by 4.17%.

Boathouse. Usable Floor area. First Floor 47.03 m.sq, Second Floor 33.07 m.sq Total 80.10 m.sq. Boathouse building height based on draining with only dimension from grade to top of ridge. Measured at 6.5m, By-law is to mid height of truss.

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: Scott Northcott

AS PER:

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


Signature of building inspector

MAY 30, 2014
Date