

File Number ANPL2014/58

Related File Number

Pre-consultation Meeting On July 17th 2014

Application Submitted On " "

Complete Application On July 18th 2014

Application Fee	<input checked="" type="checkbox"/>
Conservation Authority Fee	<input type="checkbox"/>
OSSD Form Provided	<input type="checkbox"/>
Sign Issued	<input type="checkbox"/>

Property assessment roll number: 3310-

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>MARY & LARRY HEMERYCK</u>	Phone #	<u>519-426-8555</u>
Address	<u>1086 MIDWELL RD E, RRI</u>	Fax #	<u>519-426-8796</u>
Town / Postal Code	<u>SIMCOE ON N3Y 4J9</u>	E-mail	<u>larryhemeryck@bellnet.ca</u>

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

cell- 718-8555

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

Name of Owner² MARY + LARRY HEMERYCK 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:

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHARLOTTEVILLE (DELHI) Urban Area or Hamlet TURKEY POINT

Concession Number _____ Lot Number(s) _____

Registered Plan Number _____ Lot(s) or Block Number(s) _____

Reference Plan Number _____ Part Number(s) _____

Frontage (metres/feet) 40' Depth (metres/feet) 110'

Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 0.10 acres

Municipal Civic Address 81 ORDNANCE AVE, TURKEY POINT, ON

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):

EXTEND DECK AND 2ND STOREY BALCONY ON
FRONT OF COTTAGE

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

- RELIEF FROM 1.09m from required front yard setback of 4.5m
- RELIEF FROM 0.17m from required interior side yard (right) of 1.2m
- Relief of 2.80m from the required lot frontage of 15m to permit 12.2m
- Relief of 295.32sq m from the lot area to permit a lot area of 404.68sq m.

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

lot is existing

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

Lakeshore (L)

Is there a site specific zone on the subject lands?

Lakeshore Special Policy Area in O.P.

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, 1 1/2 storeys, -

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.

FRONT DECK AND BALCONY

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:

proposed deck - 10ft x 25ftproposed balcony - same as lower deck (slightly smaller)

MINOR VARIANCE

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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:

1994

Present use of the subject lands:

SEASONAL LAKESIDE COTTAGE

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

1930?

Existing use of abutting properties:

SEASONAL COTTAGES

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

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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:

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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6m 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 (Holding Tank)
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Open ditches
☐ Other (describe below)

If other, describe:

PRIVATE WATER SYSTEM

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

MINOR VARIANCE

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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:

ORDNANCE AVE

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

CONTRACTOR ON SITE NOW, RENOVATING FRONT OF 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.

- RELIEF FROM SETBACKS WOULD PERMIT A LARGER, MORE
ASTHETIC STRUCTURE, AS WITH SETBACKS, DECK WOULD
BE RATHER SMALL

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 PRZDF20140999

PROPERTY INFORMATION

STREET # 81

ROLL No. 3310493100176000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 36, REG. 0.10AC
40.00FR 110.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDNANCE AVE

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	700.00		404.68		295.32	
LOT FRONTAGE	15.00		12.20		2.80	
FRONT YARD SETBACK	4.5		3.67		.83	
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.20		.81		.39	
INTERIOR SIDE YARD (LEFT)	3.0		4.25			
REAR YARD SETBACK	9.0		n/a			
DWELLING UNIT AREA						
% LOT COVERAGE	15%		n/a			
BUILDING HEIGHT	11.0		n/a			
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS	Existing Accessory Building on site, No variance required. Permit Number PRBD20121233					
PARKING SPACES						

ADDITIONAL COMMENTS: Information is taken from J.H Cohoon Engineering Dated 04/06/2013, Mark Van Hee Drafting and Design Inc. Dated 16/05/2013, and Survey complete by Jewitt and Dixon Ltd. Dated 2005.

Variance is for a deck in the front yard, and side yard setback. Deck is 2.4m in width plus stairs off the front. 3.0m off the front of the existing cottage. Deck is to run parallel to Interior Side Yard Setback (right).

Permit for deck has been applied for PRBD20131530.

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

2014-07-31

PREPARED BY: Scott Northcott

AS PER:

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

Signature of building inspector

Date

July 31/14