

MINOR VARIANCE

File Number ANPL2014186
 Related File Number _____
 Pre-consultation Meeting On Oct 7, 2014
 Application Submitted On Oct 7, 2014
 Complete Application On Oct 7, 2014

Application Fee October 7, 2014
 Conservation Authority Fee coming Oct 8 2014
 OSSD Form Provided on holding tank - design - new system
 Sign Issued Oct 7, 2014
 JRE

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: 3310-493-100-247-00

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 ¹ LAGAN Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

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

Name of Agent DARRYL LAGAN Phone # 519 428-7350
 Address 1235 COUNTY ROAD 9 Fax # 443-0910
 Town / Postal Code CP. #1 WINDHAM CENTRE E-mail LAGANCONSTR@KWC-CON
NOE 2RD

Name of Owner ² DARRYL Linda Schultz Phone # (716) 983-6521
 Address 1578 Baseline Rd. Fax # _____
 Town / Postal Code Grand Island, New York 14072 E-mail danstinson@roadrunner.com

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

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township CHARLOTTEVILLE. Urban Area or Hamlet T.P.
 Concession Number TURKEY POINT. Lot Number(s) 106.
 Registered Plan Number 133 Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) 40 FT / 12.192m Depth (metres/feet) 230 FT / 70.1m.
 Width (metres/feet) 40 FT / 12.192m Lot area (m² / ft² or hectares/acres) 854⁶⁸ sq.m.
 Municipal Civic Address 217 ORDANANCE
T.P.

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

☒ Yes ☐ No

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

UNUSABLE & 20' WIDE. (44000)

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):

600 SQ FT. ADDITION TO EXISTING
SUMMER RES.

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

- o relief of 0.217 m from the required 6 m front yard setback to permit a 5.783 m front yard setback
 - o relief of 0.283 m from the required 1.2 m interior side yard (left) to permit a 0.917 m interior side yard (L)
 - o relief of 1.4% from the maximum permitted 15% lot coverage to permit a 16.4% lot coverage
 - o relief of 0.27 m from the required 6.0 m depth of parking space to permit a 5.783 m deep parking space.
- Please explain why it is not possible to comply with the provision of the zoning by-law:

FOLLOWING ARE EXISTING FOOT PRINTS
OF SUMMER RESIDENCE.

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LAKESHORE

Is there a site specific zone on the subject lands?

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
 PROPOSED ADDITION
 SEE NEW SURVEY DATE (2014)

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

PRIOR 1950

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.

MAIN LEVEL - KIT., BEDRM., BATH
 2ND " " BED RM., BATH

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:

EXISTING - 30' x 30' SUMMER RES.
 - 7' x 8' STORAGE SHED

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

DEC. 2014.

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:

50+ YEARS.

Present use of the subject lands:

SUMMER RES.

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

Existing use of abutting properties:

SUMMER RES.

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

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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

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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 type="checkbox"/> No	<input 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

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

PRIVATE WATER SYSTEM.

GRADING PLAN.

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

☒ Yes ☐ No

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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:

217 ORDINANCE.

Name of road/street:

I. OTHER INFORMATION

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

☒ Yes ☐ No

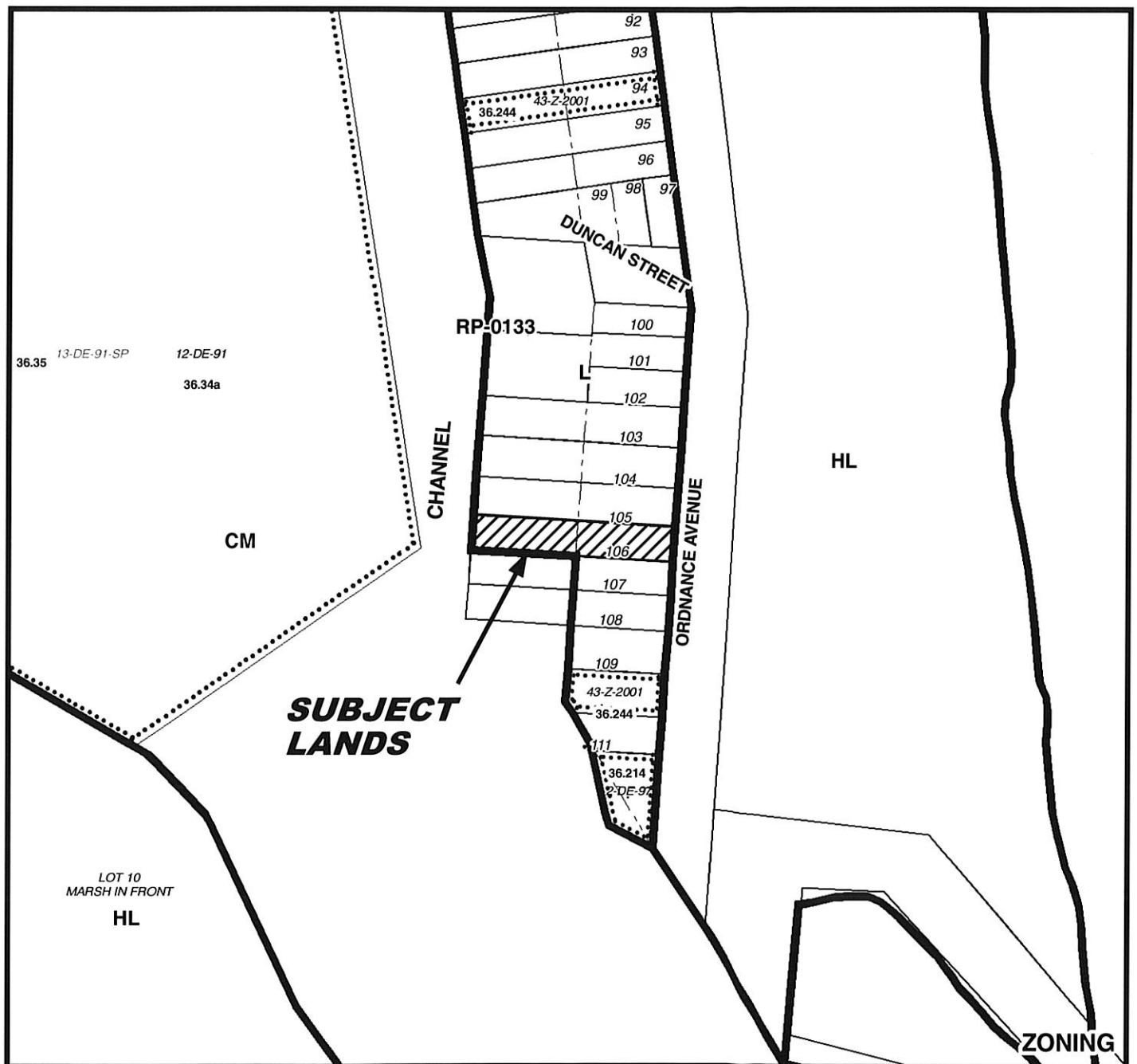
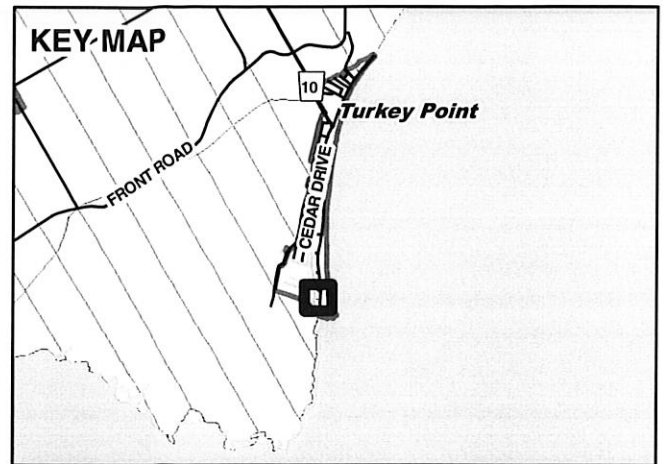
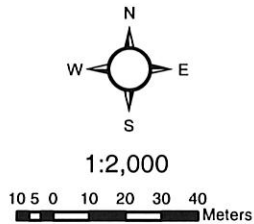
If yes, describe:

ASAP CONCRETE WORK & NEW SEWER SYSTEM

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.

MAP 1
File Number: ANPL2014186

Geographic Township of
CHARLOTTEVILLE



MAP 2

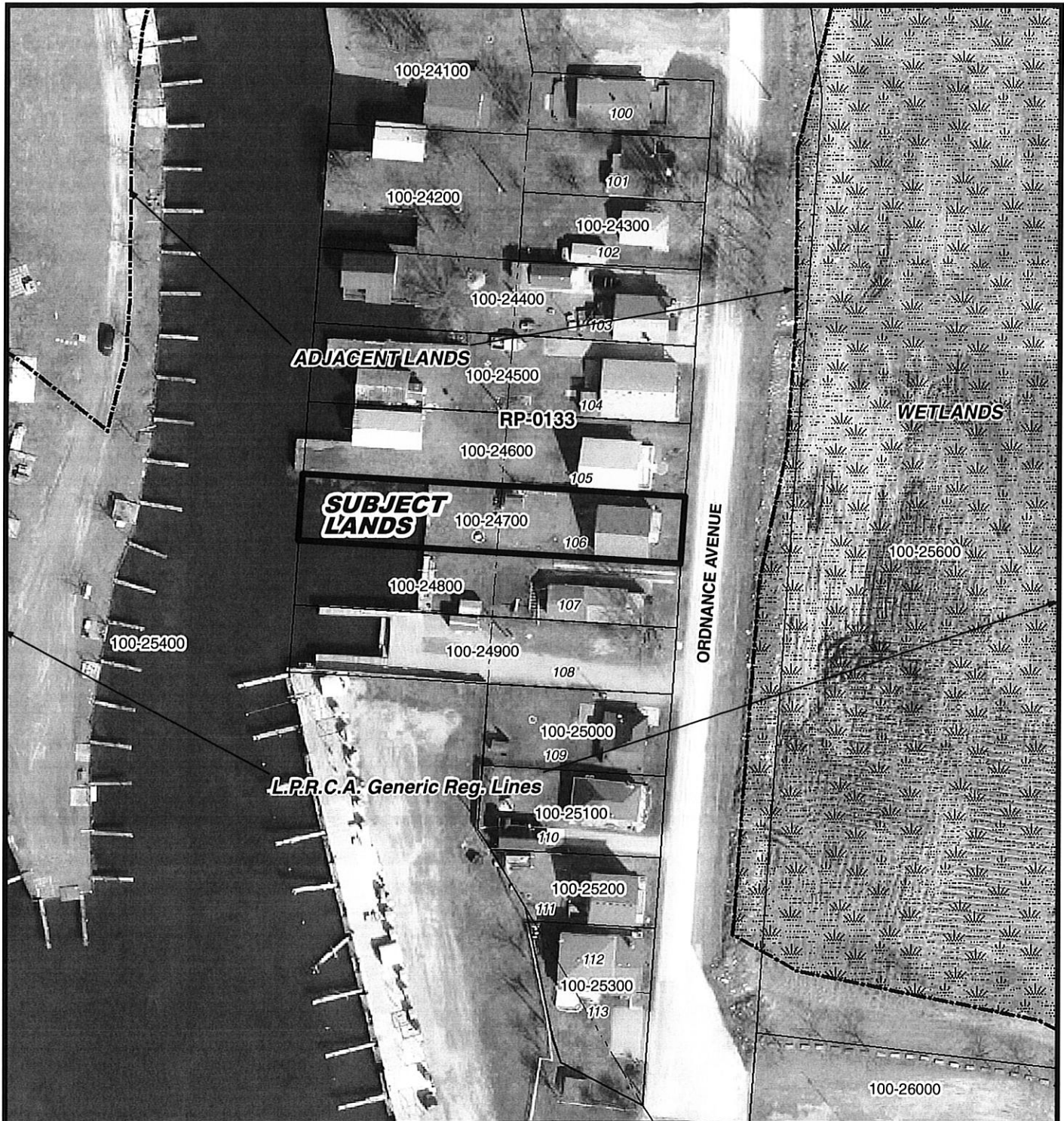
File Number: ANPL2014186

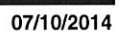
Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16
Meters

1:1,000





ZNPL2014186 – proposal revised to two decimal places

An application has been received to construct an addition on an existing cottage requiring relief of 1.4% from the maximum 15% lot coverage to permit a 16.4% lot coverage. Recognizing existing deficiencies requiring relief of 0.22 m from the minimum required 6 m front yard setback to permit a 5.78 m front yard setback, relief of 0.29 m from the required 1.2 m minimum interior side yard (left) to permit a 0.91 m interior side yard (left) and relief of 0.22 m from the required 6 m minimum length of a parking space to permit a 5.78 m deep parking space.

Mary Elder

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 PRZDF20141742

PROPERTY INFORMATION

STREET # 217

ROLL No. 3310493100247000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 106 CON A, PT
LOT 10 RP 37R1541 PART, 139 TO
140, 0.21AC 40.00FR 230.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDANCE

ZONING

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA			854SQM			
LOT FRONTAGE						
FRONT YARD SETBACK	6.0		5.783		0.217	
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)	1.2		0.917		0.283	
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE	15%		16.4%		1.4%	
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

TOTAL COTTAGE AREA (30X50) 140SQM

ATTACHED GARAGE, 4.6 SQM SHED ALSO ON SITE

PARKING SPACE 5.783m (6m)

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