

MINOR VARIANCE

File Number ANPL2015003
 Related File Number _____
 Pre-consultation Meeting On Dec. 17, 2014
 Application Submitted On Dec. 22, 2014
 Complete Application On Jan 16, 2015

Application Fee ✓
 Conservation Authority Fee ✓
 OSSD Form Provided on file
 Sign Issued _____

JC

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-

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. Blinney Phone # 519 654 2784
 Address 1793 SHOULDICE RD Fax # 519 623 6677
 Town / Postal Code CANBRIE 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 Same as applicant 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 mortgages, charges or other encumbrances on the subject lands:

TD Bank Canabrie
Main St

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township DELHI Urban Area or Hamlet _____
 Concession Number _____ Lot Number(s) _____
 Registered Plan Number _____ Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) _____
 Frontage (metres/feet) _____ Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) _____
 Municipal Civic Address 179 78 CLAPHAM RD 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:

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):

BOATHOUSE

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

LOT COVERAGE SEEKING RELIEF OF 4.11%
TO PERMIT 19.17%
✓ USABLE FLOOR AREA OF 105.58 RELIEF OF 49.58% ¹¹ HEREIN
sq

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

SQ FT.

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

Present zoning:

LAKE SHORE

Is there a site specific zone on the subject lands?

36244

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:

COTTAGEHAVE FOUNDATION

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

APP 25 YRS

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.

BOATHOUSE

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:

BOATHOUSE 18'11" X 35'8"TWO STORY TOTAL SIZE 105.58 METERS SQ

MINOR VARIANCE

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

April 15

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:

3 Aug 11

Present use of the subject lands:

COTTAGE

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

APP 25 YR

Existing use of abutting properties:

COTTAGE + HOME

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:

Owner's 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 100' 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No 100' 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:

78 Clubhouse Rd

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.

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% (a)	
BUILDING HEIGHT	11.00					
ACCESSORY BUILDING	56.00		105.58		49.58	
ACCESSORY BUILDING COMMENTS	10.00%	7.77% (includes stairs and covered deck)				
Boathouse Max. Building Height	5.00		6.5		1.5 (a)	

ADDITIONAL COMMENTS:

Note a: Percent of lot coverage for the dwelling house, Boathouse maximum usable floor area of 80.10 m.sq, and 1.5m relief of boathouse building height has been approved with application number ANPL2014099 approved on July 24, 2014.

Boat House. Usable floor area. First floor 62.67 m.sq (674.57 sq.ft) Already constructed under Building Permit PRBD20141461. Second floor proposed 42.91 m.sq (461.87 sq.ft) . Total boathouse usable floor area proposed 105.58 m.sq

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

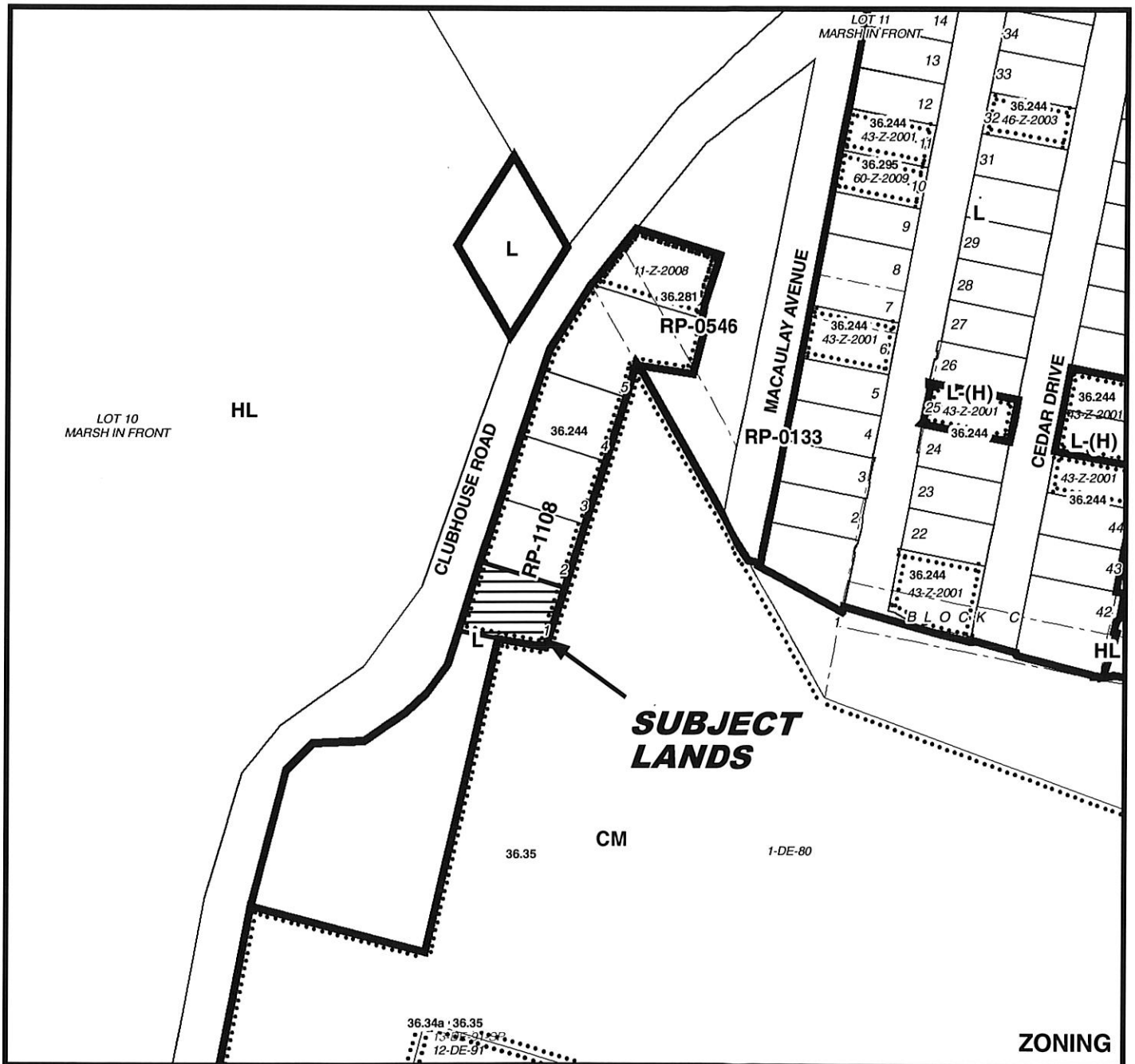
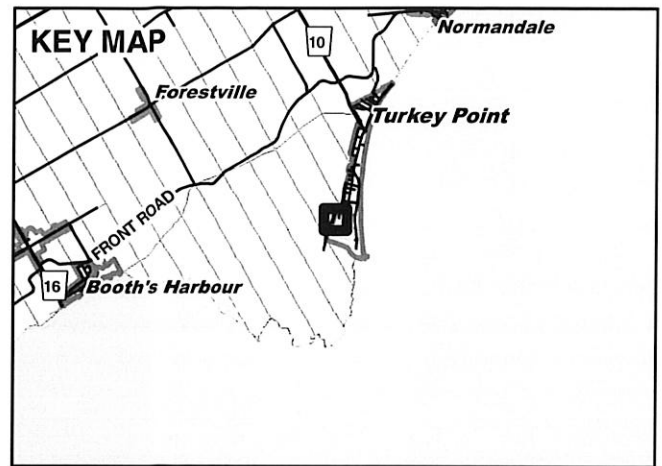
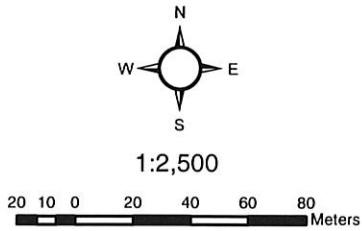
Signature of building inspector

Date

MAP 1

File Number: ANPL2015003

Geographic Township of
CHARLOTTEVILLE



ZONING

MAP 2

File Number: ANPL2015003

Geographic Township of CHARLOTTEVILLE



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MAP 3

File Number: ANPL2015003

Geographic Township of CHARLOTTEVILLE

