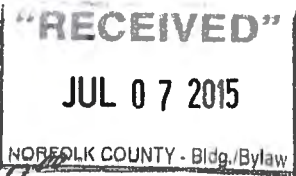


**MINOR VARIANCE**



File Number ANPL2015113  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On July 7/15  
 Application Submitted On July 7/15  
 Complete Application On July 7/15

Application Fee 814  
 Conservation Authority Fee 225.00  
 OSSD Form Provided \_\_\_\_\_  
 Sign Issued \_\_\_\_\_

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: 3310-4931 002 1250**

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. L-DE-80

**A. APPLICANT INFORMATION**

Name of Applicant<sup>1</sup> DOUGLAS C. FORSTER Phone # \_\_\_\_\_  
 Address 157 ORDNANCE AVE Fax # \_\_\_\_\_  
 Town / Postal Code TURKEY POINT ON E-mail \_\_\_\_\_  
<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent RON VANDENBUSSCHE Phone # 519-426-5314  
 Address 222 CEDAR DR Box 109 Fax # \_\_\_\_\_  
 Town / Postal Code TURKEY POINT ON E-mail vandenbussche.ron@gmail.com

Name of Owner<sup>2</sup> DOUGLAS C. FORSTER Phone # 519-426-9088  
 Address SAME AS ABOVE Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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:

N/A.

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>CHARL.</u>	Urban Area or Hamlet	
Concession Number	<u>CONC A</u>	Lot Number(s)	<u>72</u>
Registered Plan Number	<u>133</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>80 FT (24.384m)</u>	Depth (metres/feet)	
Width (metres/feet)	<u>155</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	
Municipal Civic Address	<u><del>157</del> ORDANANCE</u>		

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

☒ Yes      ☐ No

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

HYDRO EASEMENT

**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):

BOUNDARY ADJUSTMENT 6 FT FRONTAGE FROM LOTS 73 & 74 (MERGED)  
ADDED TO LOT 72 - REFER TO OTHER INFO ON Pg 8.

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

INCREASE FRONTAGE OF LOT 72 FROM 40 FT TO 46 FT SO DRIVEWAY  
WILL BE ENTIRELY ON LOT 72. REQUIRED FRONTAGE OF 14.02m RATHER  
THAN THE REQUIRED 15m

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

DESPITE THE INCREASE OF FRONTAGE TO LOT 72 (155 ORDANANCE) FROM  
40 FT TO 46 FT, THE FRONTAGE IS STILL DEFICIENT

**D. PROPERTY INFORMATION**

Present official plan designation(s):

RR.

Present zoning:

LAKE SHORE

Is there a site specific zone on the subject lands?

NA. 36.244. RE YEAR ROUND STATUS.

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:

1 SFD. UTILITY SHED

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

N/A OLDER.

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.

NA

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:

N/A.

**MINOR VARIANCE**

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

N/A

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:

APPROX MID TO LATE 1980'S

Present use of the subject lands:

RES

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

1980'S

Existing use of abutting properties:

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

## MINOR VARIANCE

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

PERSONA 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

N/A.

## 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:

CONCURRENT SEVERANCE APPL.

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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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 checked="" type="checkbox"/> Yes <input 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:

**LAKEVIEW WATER  
SYSTEMS**

---

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

*LAKE ERIE + CHANEL*

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:

*OCT 6/15*

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: 185 Robinson Street  
Suite 200  
Simcoe, ON  
N3Y 5L6  
519-426-4377  
  
Langton: 22 Albert Street  
Langton, ON  
N0E 1G0  
519-875-4485



## ZONING DEFICIENCY PRZDF20151047

### PROPERTY INFORMATION

STREET # 155

ROLL No. 3310493100212500000

LEGAL DESCRIPTION:  
CHR PLAN 133 LOT 72 RP, 37R1541  
PARTS 71 AND 72, REG, 0.21AC  
40.00FR 230.00D,

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME ORDINANCE

ZONING L

### ZONING DEFICIENCY

#### DEVELOPMENT STANDARD

#### REQUIRED (m/ft)

#### PROPOSED (m/ft)

#### DEFICIENCY (m/ft)

LOT AREA	700		938.3			
LOT FRONTAGE	15		14.02		0.98	
FRONT YARD SETBACK	6		Note A			
EXTERIOR SIDE YARD	N/A					
INTERIOR SIDE YARD (RIGHT)	1.2		Note A			
INTERIOR SIDE YARD (LEFT)	3.0		4.27			
REAR YARD SETBACK	9.0		n/a			
DWELLING UNIT AREA	65.0		Note A			
% LOT COVERAGE	15		Note A			
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		1		1	

ADDITIONAL COMMENTS: Data taken from information provided by Ron VandenBussche. Existing lot 12.19m Lot Fronting.

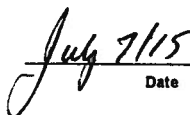
Note A: Information not included on provided plans.

Note B: Septic evaluation required for both property with distances to structures and property lines.

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:

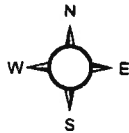
Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County





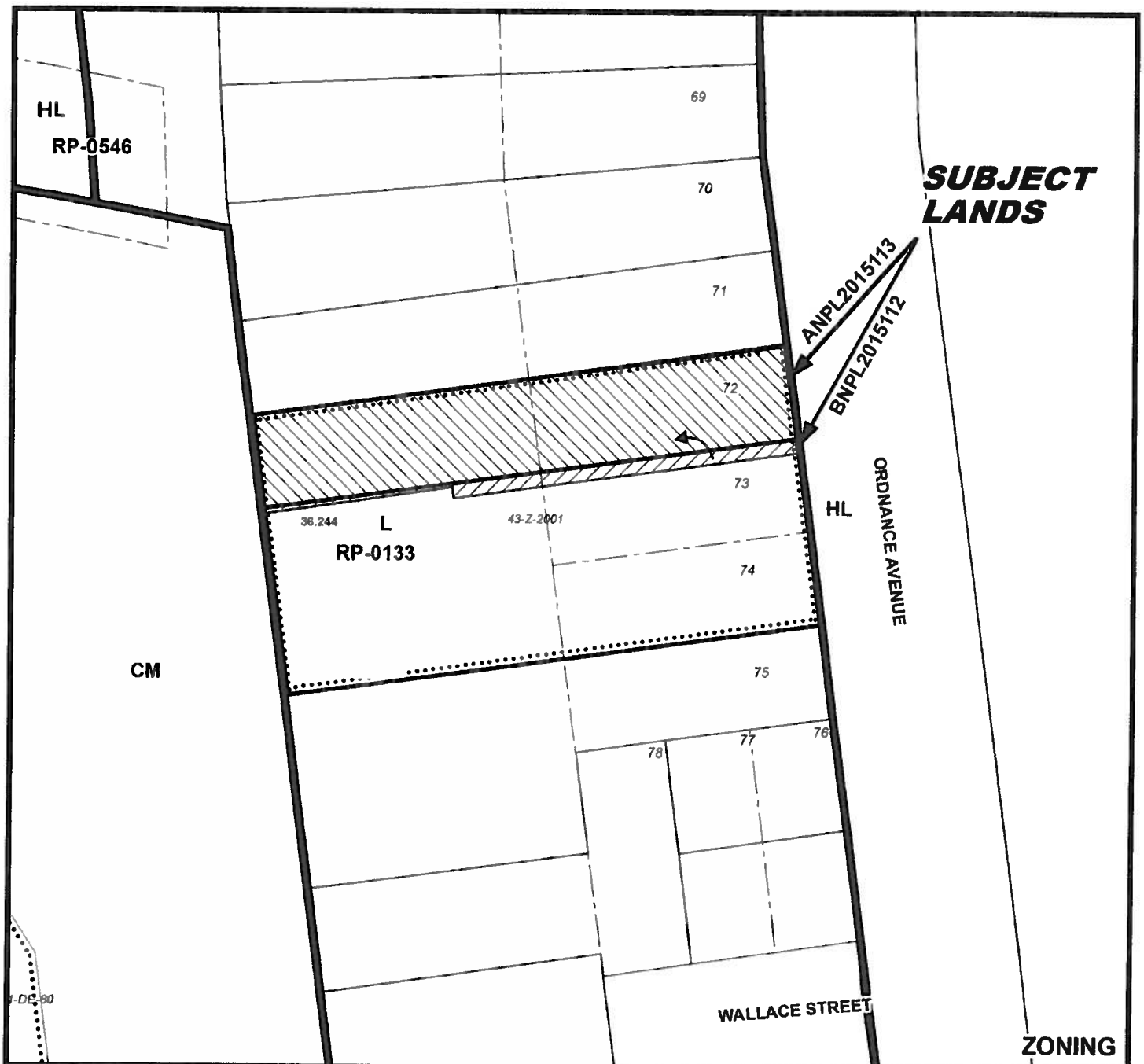
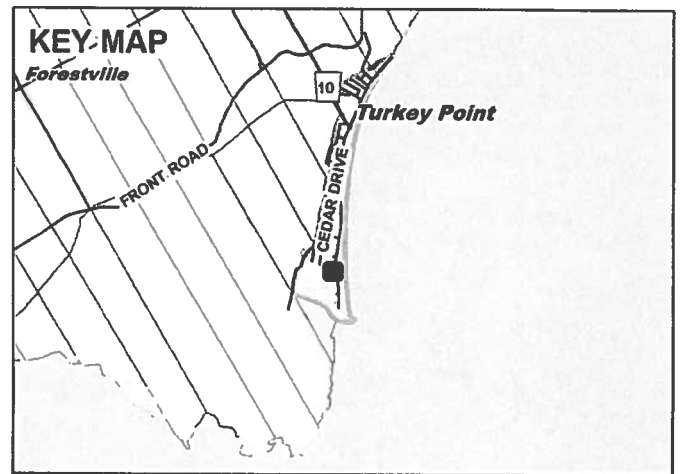
**MAP 1**  
**File Number: BNPL2015112 &  
ANPL2015113**

Geographic Township of  
**CHARLOTTEVILLE**



1:750

6 3 0 6 12 18 24 Meters



## MAP 2

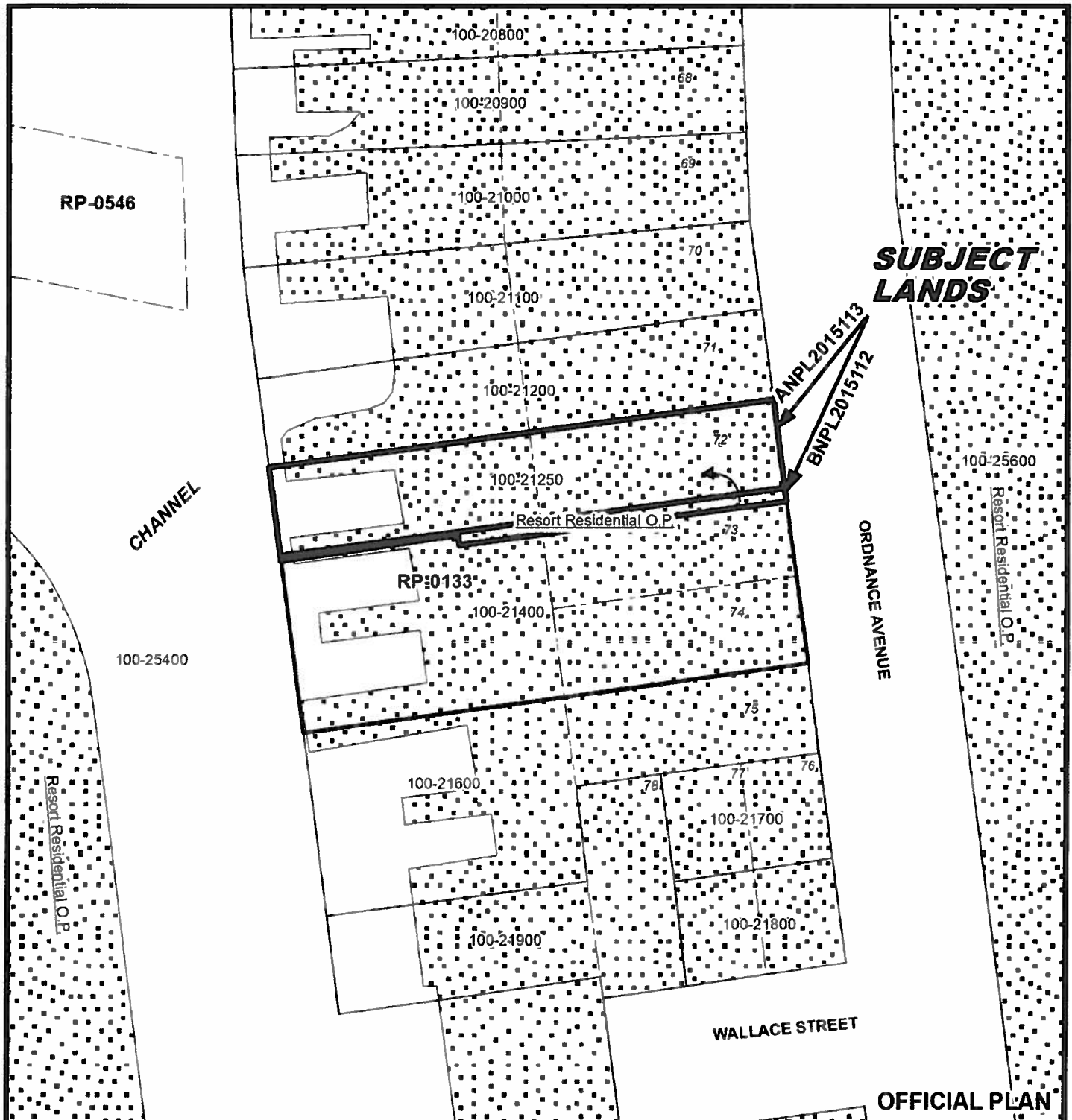
File Number: BNPL2015112 & ANPL2015113

Geographic Township of CHARLOTTEVILLE



3 1.50 3 6 9 12 Meters

1:750



# MAP 3

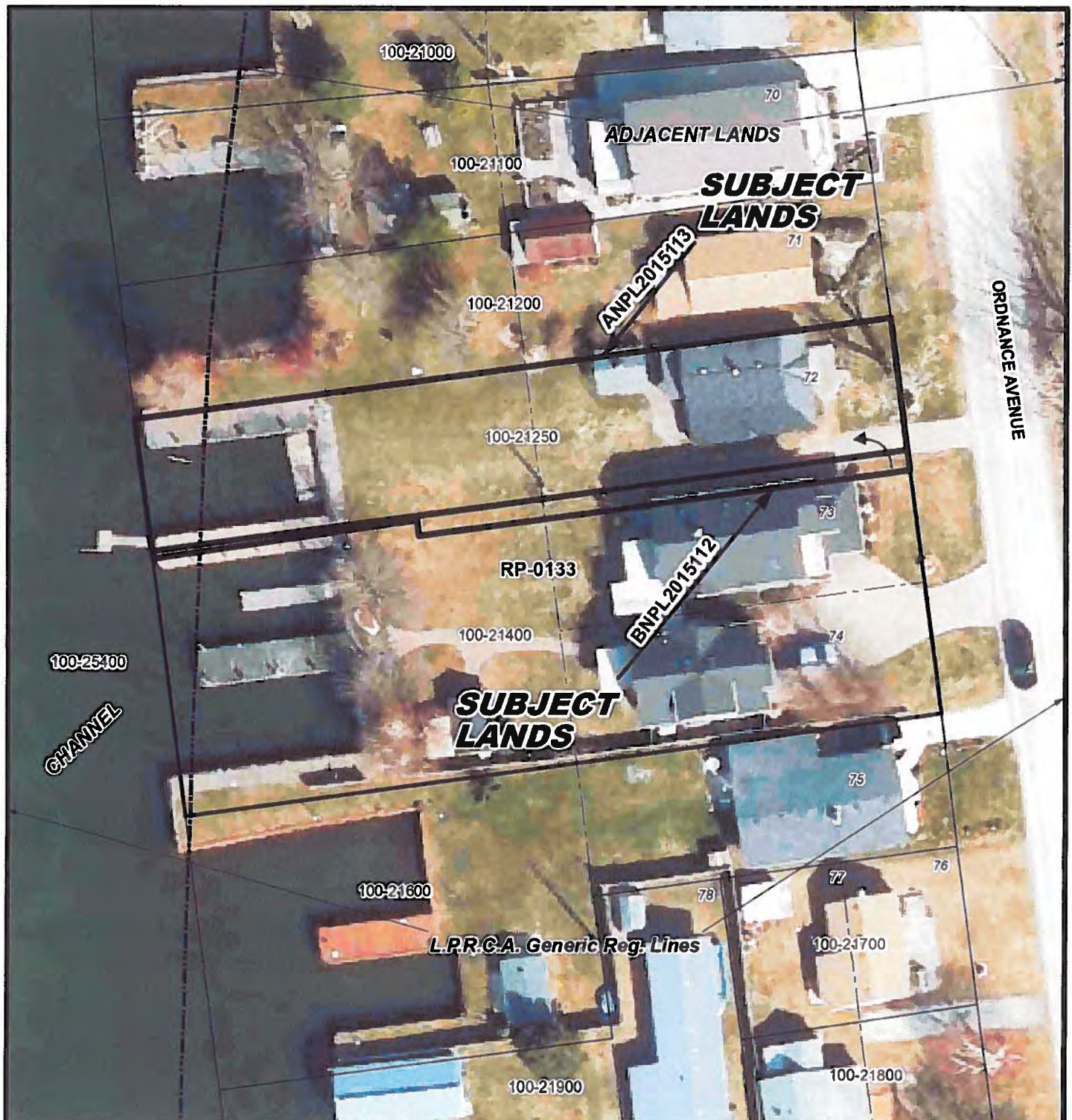
File Number: BNPL2015112 & ANPL2015113

Geographic Township of CHARLOTTEVILLE



2 10 2 4 6 8 Meters

1:500



# MAP 4

File Number: BNPL2015112 & ANPL2015113

Geographic Township of CHARLOTTEVILLE

