

MINOR VARIANCE

Alisha

File Number ANPL2016075
 Related File Number _____
 Pre-consultation Meeting On APR 1/16
 Application Submitted On APR 1/16
 Complete Application On _____

Application Fee _____
 Conservation Authority Fee _____
 OSSD Form Provided _____
 Sign Issued _____

\$977
\$452 mailing to LPRCA

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: 3310-49311024900

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. 1-2-2014

A. APPLICANT INFORMATION

Name of Applicant¹ MICHAEL TRAVIS Phone # 519-670-0043
 Address 131 CEDAR RD Fax # _____
 Town / Postal Code TURKEY POINT NDE-1T0 E-mail hansol10@sympatico.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.
 ↓
 +EN

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

Name of Owner² MICHAEL TRAVIS Phone # 519-451-5785
 Address 280 SPRUCE ST Fax # _____
 Town / Postal Code LONDON ON N5W-4N3 E-mail hansol10@sympatico.ca
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 sent³: ☒ 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:



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Charlottesville</u>	Urban Area or Hamlet	<u>Turkey Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>CHR Plan 117</u>	Lot(s) or Block Number(s)	<u>2, Pt 3</u>
Reference Plan Number	<u>37R8669</u>	Part Number(s)	<u>1+2</u>
Frontage (metres/feet)	<u>40' 12.19 m</u>	Depth (metres/feet)	<u>144' 43.9 m</u>
Width (metres/feet)	<u>12.19 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.13 acres</u>
Municipal Civic Address	<u>131 Cedar Drive</u>		

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):

TEAR DOWN A SINGLE CAR GARAGE AND
ERECT A 23'6" x 23'6" DOUBLE CAR GARAGE
WITH A SIDE SETBACK OF 2' OR LESS

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

RELIEF OF 173.91 m² FROM SECTION 5.8.2 a) ii) TO PERMIT
A MINIMUM LOT OF RECORD OF 526.09 m²; 5.81 m FROM SECTION
5.8.2 b) ii) TO PERMIT A FRONTAGE OF 12.19 m; 1.58 m FROM
SECTION 3.2.1 c) TO PERMIT AN EXTERIOR SIDE YARD OF 4.42 m;
0.59 m FROM SECTION 3.2.1 d) TO PERMIT AN INTERIOR SIDE YARD OF
0.61 m;

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

- LENGTH OF DRIVEWAY WOULD BE COMPROMISED.
- DRIVEWAY WOULD BE TOO SHORT.

and relief from section 5.8.2(h) to permit a lot
coverage of 16.6% for the cottage.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

Resort Residential

Is there a site specific zone on the subject lands?

no

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 SINGLE FAMILY HOME - WILL BE RETAINED
1 SINGLE CAR GARAGE - WILL BE TORN DOWN

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.

2 CAR GARAGE TO BE USED FOR
PARKING AND STORAGE

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:

MINOR VARIANCE

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

ASAP

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:

MAY 2004

Present use of the subject lands:

VACTION HOME / COTTAGE

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

Existing use of abutting properties:

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:

personal 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



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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 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 53m 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:

private water system, holding tank

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:

Name of road/street:

CEDAR RD / TURKEY POINT 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.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

131 CEDAR DR. TURKEY POINT

Legal Description: CHR PLAN 117 LOT 2 PT LOT 3 RP 378669 PARTS 1 & 2

Application #: ANPL2016075

MICHAEL TRAVIS 280 SPRUCE ST. LONDON, ON N5W 4N3 3310493110249000

Resort Residential Zone (RR)

	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00	526.09	173.91	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00	12.19	5.81	m
	c) minimum front yard	6.00		N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	1.20		N/A	m
		1.20		N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00		N/A	m
	g) maximum building height	9.00		N/A	m
	h) maximum lot coverage				
	i) lot	15.00	16.6	1.60	%
	ii) lot abutting a channel	30.00		N/A	%

Comments

Accessory Structure

3.2.1	a) building height	5.00	5	N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00	4.42	1.58	m
	d) minimum interior side yard	1.20	0.61	0.59	m
	e) minimum rear yard	1.20	1.2	N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage				
	i) lot coverage	10.00	9.8	N/A	%
	ii) usable floor area	100.00	51.28	N/A	m.sq

Comments

Replacing existing 274 sq ft. garage with a 552 sq ft. garage



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Resort Residential Zone (RR)

3.2.2 Boathouse

a) minimum exterior side yard	6.00	N/A	m
b) minimum interior side yard			m
i) typical lot	1.20	N/A	m
ii) erected on a common lot line	0.00	N/A	m
c) maximum building height	5.00	N/A	m
d) maximum total usable floor area	56.00	N/A	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	N/A	%

Comments

Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments



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Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

Comments

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:

Laurel Lee Sowden

AS PER:

Fritz R. Enzlin, CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

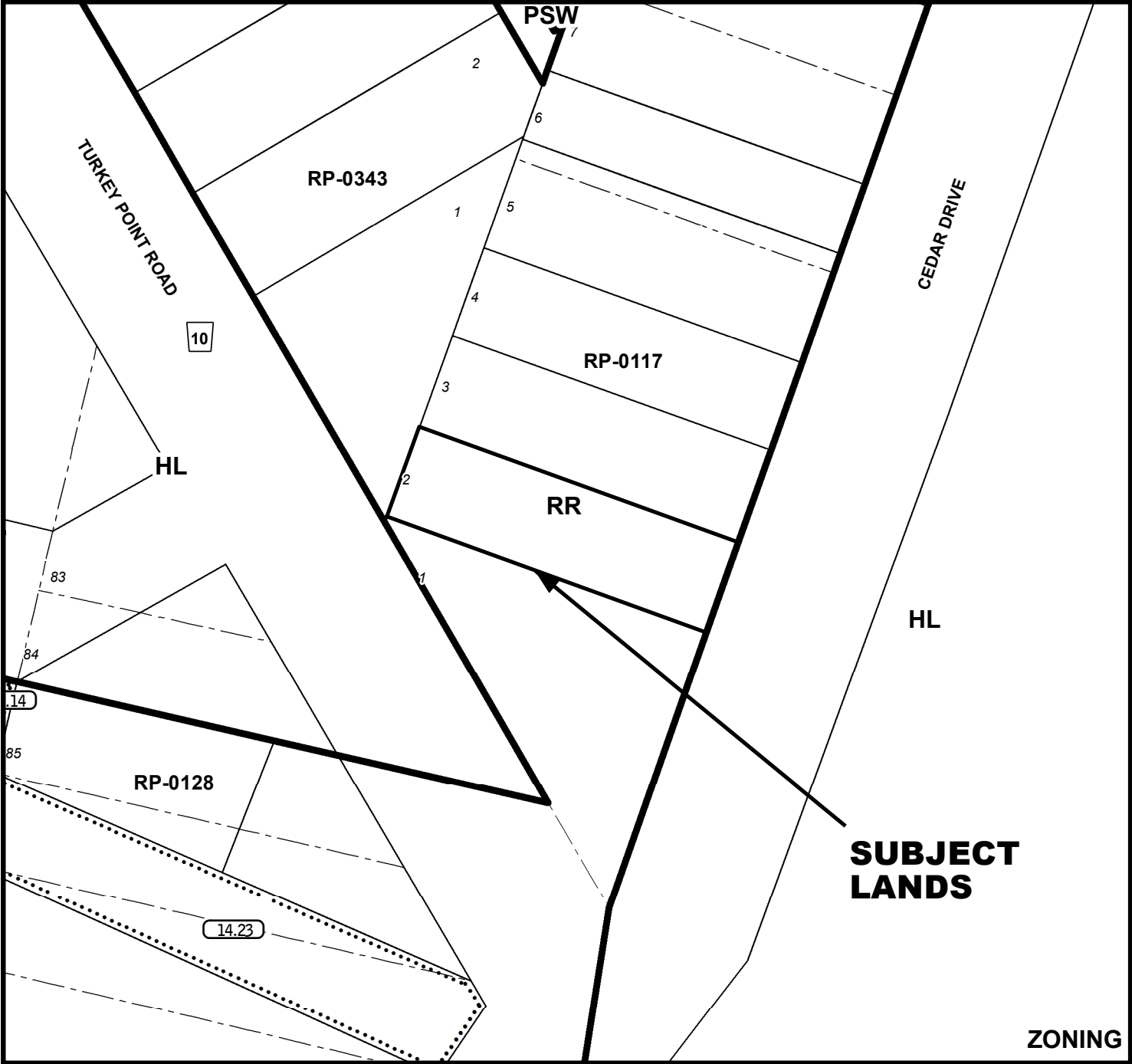
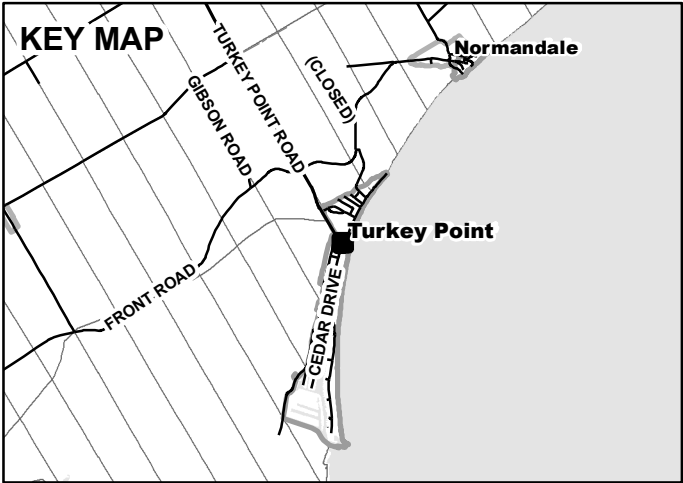
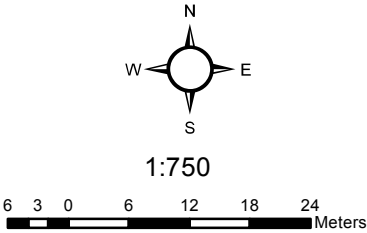
Signature of Building Inspector

date

MAP 1

File Number: **ANPL2016075**

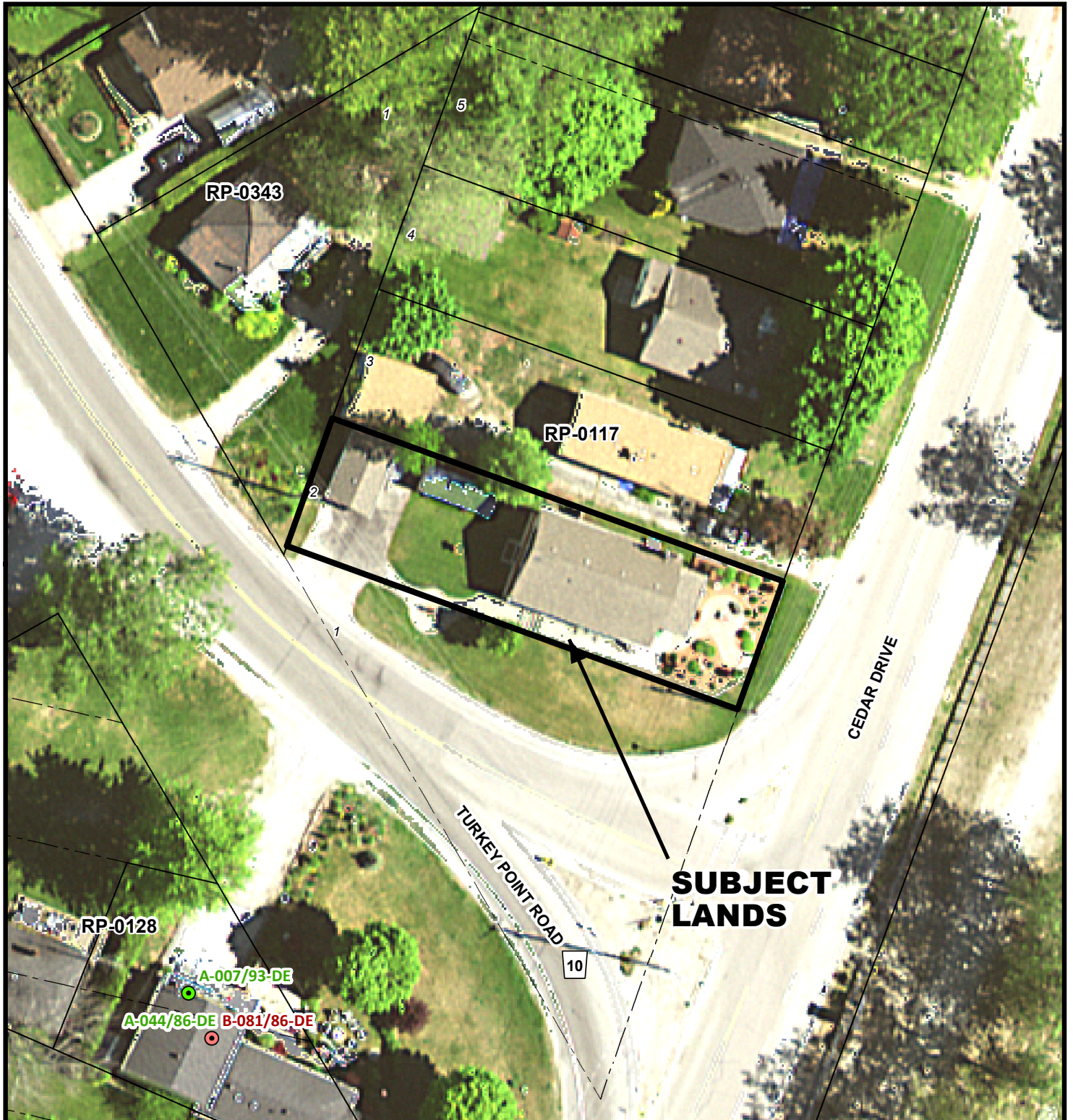
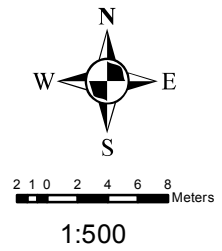
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2016075

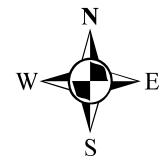
Geographic Township of CHARLOTTEVILLE



MAP 3

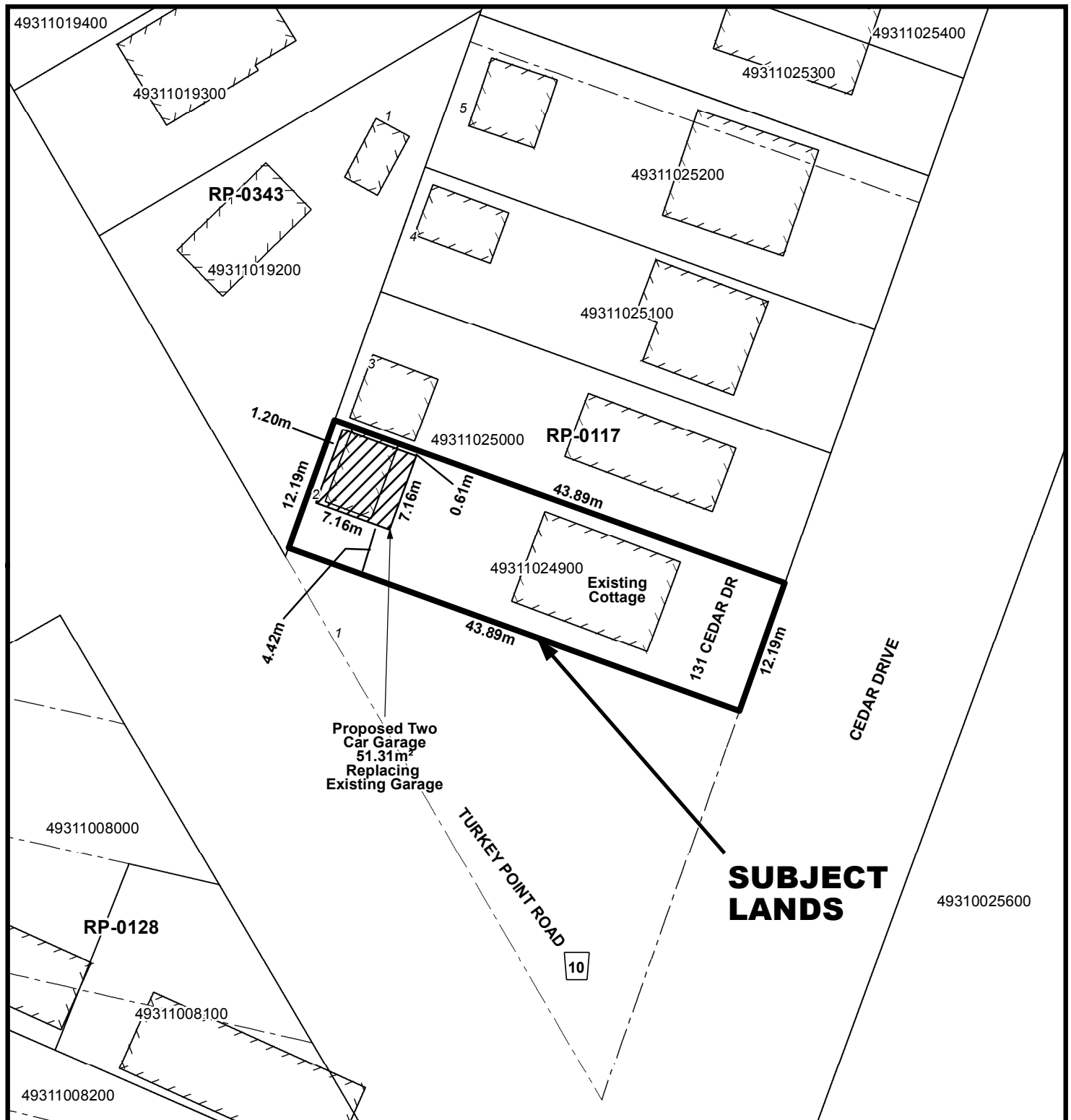
File Number: ANPL2016075

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

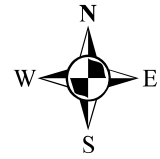
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LOCATION OF LANDS AFFECTED

File Number: ANPL2016075

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

