

MINOR VARIANCE

Alisha

File Number ANPL2016137
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On June 4/16
 Complete Application On June 15/16

Application Fee \$977
 Conservation Authority Fee \$452 - being sent to LPRCA
 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- 493. 110. 01100. 0000

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 Applicant ASH DESIGN BUILD Phone # 519-688-0697
 Address P.O. Box 427 Fax # 519-688-9794
 Town / Postal Code Tilsonburg N4G 4H8 E-mail mike.debash@yahoo.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.
MICHAEL ASH

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____
 Name of Owner ² TRYNTJE VAN YMEREN Phone # 905-467-3393
BLAKE MARSDEN
 Address 110 NELSON ST Fax # _____
 Town / Postal Code OAKVILLE L6L 3H9 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:

N/A.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	TURKEY POINT
Concession Number	A	Lot Number(s)	13
Registered Plan Number	CHR 128	Lot(s) or Block Number(s)	PT LOT 12
Reference Plan Number	RP37R5296	Part Number(s)	PT 13
Frontage (metres/feet)	40.08 ft	Depth (metres/feet)	116.96 ft (irreg)
Width (metres/feet)	40.08 ft	Lot area (m ² / ft ² or hectares/acres)	0.16 AC
Municipal Civic Address	162 CEDAR DRIVE, 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:

ONTARIO HYDRO AT REAR

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 EXISTING COTTAGE & RE-BUILD NEW COTTAGE -

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

LOT AREA, SETBACKS & BUILDING HEIGHT, DO NOT MEET CURRENT REQUIREMENTS.
SEE ATTACHED ZONING DEFICIENCY

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

Needed for Design

D. PROPERTY INFORMATION

Present official plan designation(s):

RR

Present zoning:

RR

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:

ALL EXISTING TO BE DEMOLISHED

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

UNKNOWN

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.

N/A.

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:

NEW 2 STOREY COTTAGE
PLOT PLAN INCLUDED

MINOR VARIANCE

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

FALL 2016

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:

UNKNOWN

Present use of the subject lands:

SEASONAL COTTAGE

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

50 plus years.

Existing use of abutting properties:

SEASONAL COTTAGE

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:

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ 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:

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:

CEDAR DRIVE

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

162 CEDAR DR. TURKEY POINT

Legal Description: CHR. PL 128 LOT 13 CON A PT LOT 12 IN FRONT
37R5296 PT 13

ASSESSMENT # 331049311001100

Application #:

BLAKE MARSDEN & TRYNTJE VAN YMEREN

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.8.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00	587.3	112.70	m.sq
b) minimum lot frontage				
i) interior lot	15.00	12.22	2.78	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00	20.63	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	3.03	N/A	m
	1.20	1.23	N/A	m
f) minimum rear yard	9.00	9.16	N/A	m
g) maximum building height	9.00 7.5	9.45	N/A	m 1.95
h) maximum lot coverage				
i) lot	15.00	25.4	10.40	%
ii) lot abutting a channel	30.00		N/A	%

Comments

Accessory Structure

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

Comments



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

162 CEDAR DR. TURKEY POINT

Legal Description: CHR. PL 128 LOT 13 CON A PT LOT 12 IN FRONT
37R5296 PT 13

ASSESSMENT # 331049311001100

Application #:

BLAKE MARSDEN & TRYNTJE VAN YMEREN

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



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

162 CEDAR DR. TURKEY POINT

Legal Description: CHR. PL 128 LOT 13 CON A PT LOT 12 IN FRONT
37R5296 PT 13

ASSESSMENT # 331049311001100

Application #:

BLAKE MARSDEN & TRYNTJE VAN YMEREN

Resort Residential Zone (RR)

Parking

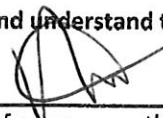
4.1 number of parking spaces

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.



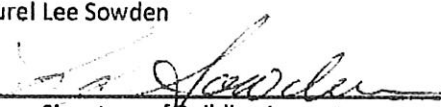
Signature of owner or authorized agent

June 14 2016

date

Prepared By:

Laurel Lee Sowden



Signature of Building Inspector

June 2/16

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

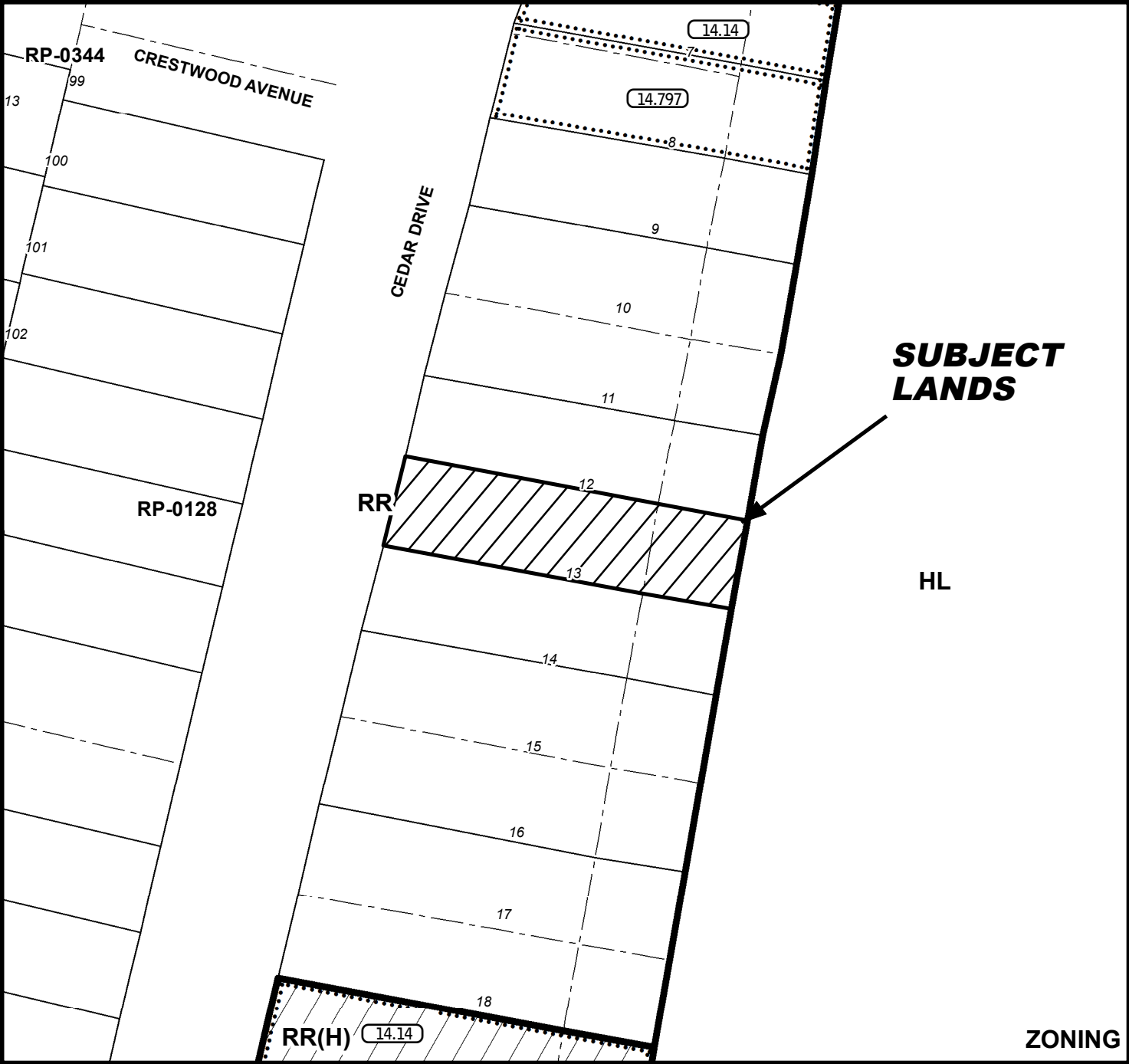
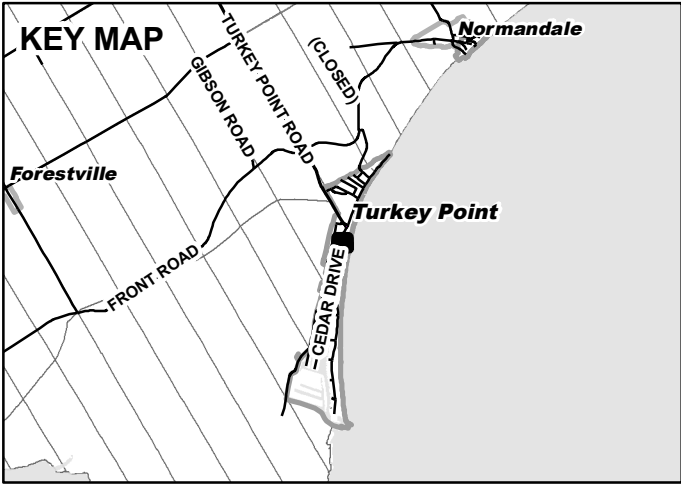
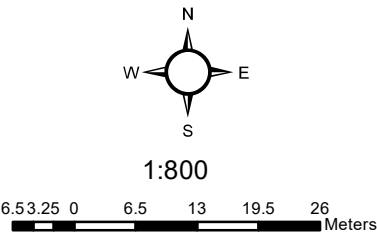
Manager, Building & Bylaw Division

Norfolk County

MAP 1

File Number: ANPL2016137

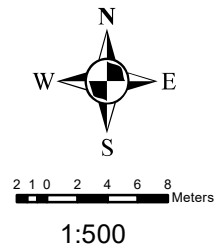
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2016137

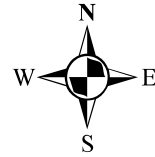
Geographic Township of CHARLOTTEVILLE



MAP 3

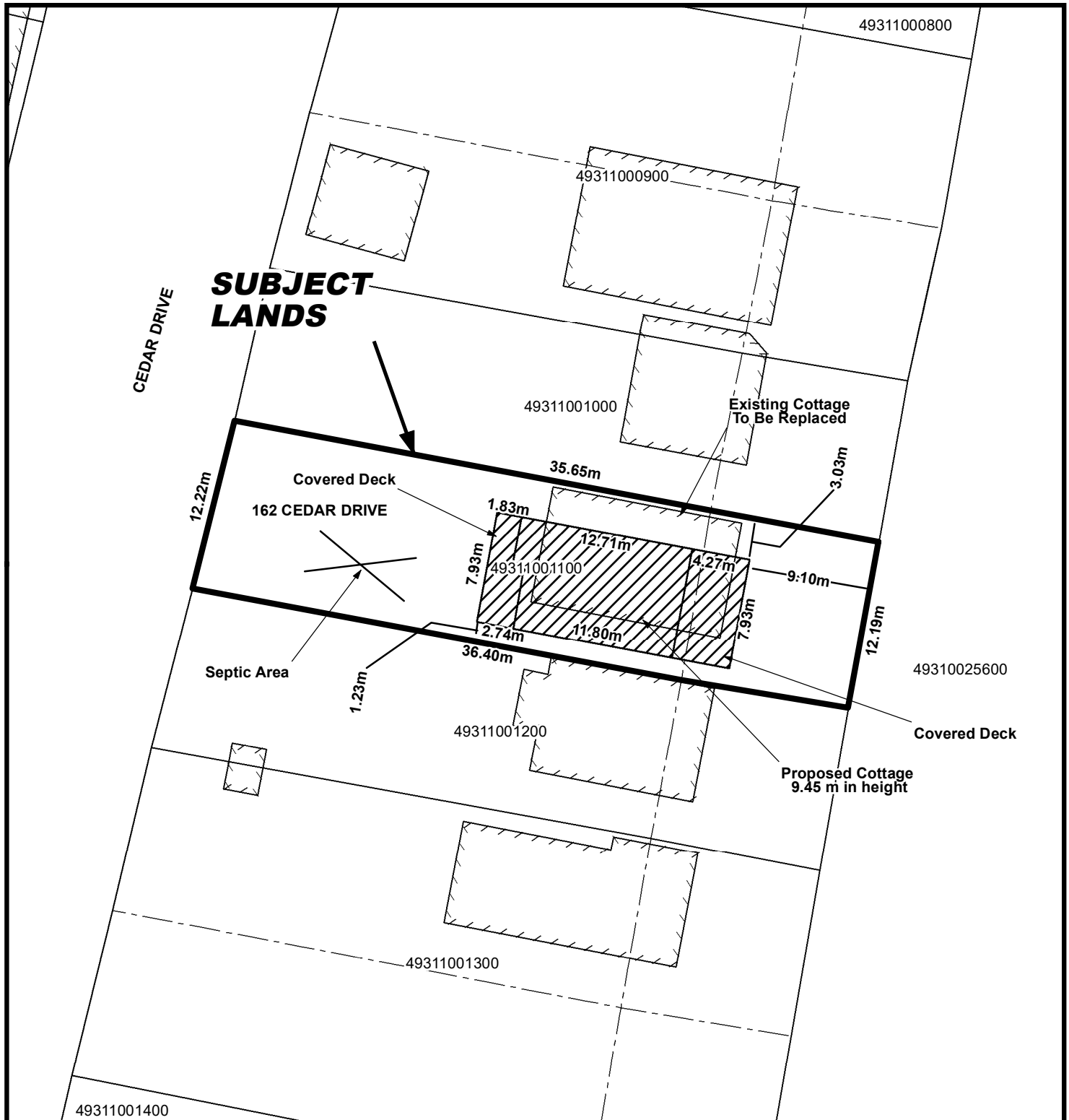
File Number: ANPL2016137

Geographic Township of CHARLOTTEVILLE



1 1.67 3 4.5 6 Meters

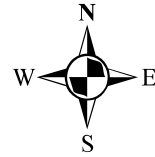
1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2016137

Geographic Township of CHARLOTTEVILLE



1 1.67 3 4.5 6 Meters

1:400

