

MINOR VARIANCE

Alisha

File Number ANPL201051  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting On May 10/16  
Application Submitted On June 24/16  
Complete Application On June 24/16

Application Fee \$977  
Conservation Authority Fee \$452  
OSSD Form Provided N/A  
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- 49310021000**

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<sup>1</sup> Donald Mellors Phone # 519-759-1371  
Address 42 Beechwood Ave Fax # \_\_\_\_\_  
Town / Postal Code Brantford, ON N3R 6Z2 E-mail d\_lmellors@hotmail.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Michael Higgins

Name of Agent G. Douglas Vallee Limited Phone # 519 426-6270  
Address 2 Talbot Street North Fax # 519 426-6277  
Town / Postal Code Simcoe, ON N3Y 3W4 E-mail michaelhiggins@gdvallee.ca

Name of Owner<sup>2</sup> Donald Mellors Phone # 519 759-1371  
Address 42 Beechwood Ave Fax # \_\_\_\_\_  
Town / Postal Code Brantford, ON N3R 6Z2 E-mail d\_lmellors@hotmail.com

<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:

Not Known



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

Geographic Township	<u>Charlotteville</u>	Urban Area or Hamlet	<u>Turkey Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>133</u>	Lot(s) or Block Number(s)	<u>39</u>
Reference Plan Number	<u>RP 37R1541</u>	Part Number(s)	<u>Part 65 and 66</u>
Frontage (metres/feet)	<u>12.19 m</u>	Depth (metres/feet)	<u>irregular</u>
Width (metres/feet)	<u>irregular</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>971 sq m</u>
Municipal Civic Address	<u>149 Ordnance Ave</u>		

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

☐ Yes      ☒ No

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

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**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):

Require relief of the lot coverage requirements of the RR zone to permit the construction of a boat house over a double boat slip.

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

Require relief of lot coverage for an accessory building from 10% to 20.46% and relief of the existing lot frontage from 15 m to 12 m

relief of the interior side yard from 1.2 m to 0.9 m building height from 5 m to 7 m

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

The boat slip is a double boat slip and the boat house which is required to cover the boat slip exceeds the lot coverage requirement of the

RR zone.

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**D. PROPERTY INFORMATION**

Present official plan designation(s):

Resort Residential

Present zoning:

Resort Residential RR Zone

Is there a site specific zone on the subject lands?

None

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:

One storey Seasonal Dwelling 87 sq m, garage 21 sq m

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

Not known

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.

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:

Propose to build a boat house over the existing double boat slip.

The poroposed boat house will be 17.16 by 11.67 Height 7 m



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

Not Known

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:

Not known

Present use of the subject lands:

Seasonal dwelling

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

Not known

Existing use of abutting properties:

Not known

**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 \_\_\_\_\_

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:

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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:

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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 _____ 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:

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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:  
Ordinance Ave

**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.

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## 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

149 ORDANANCE AVE TURKEY POINT

Legal Description: CHAR PLAN 133 LOT 69 CON A PT LOT 11 RP 37R1541  
PARTS 65 AND 66

ASSESSMENT # 33104931002100  
DON & LYNDA MELLORS

Application #:

### 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	971.25	N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	12.19	2.81	m
	ii) corner lot	18.00		N/A	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	7.50		7.50	m
	h) maximum lot coverage				
	i) lot	15.00	7.38	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	2.2	N/A	%
	ii) usable floor area	100.00	21.37	N/A	m.sq

Comments

Plan on removing the existing garage.



The existing lot size and the proposed variances to permit the boathouse are considered minor in nature and are consistent with the existing uses in the area.

The zoning deficiency form and the minor variance application, drawing and fee are attached.

The Long Point Region Conservation Authority fee is also attached.

Attached is a site plan which shows the location of the house and the proposed boat house. As mentioned previously the existing garage will be removed once the new boat house is constructed.

In accordance with Section J of the application the sketch also includes the following:

1. The boundaries and the dimensions are shown on the plan.
2. The site is flat with no significant topographical features.
3. The lot is adjacent to a channel which is shown on the plan.
4. The existing septic system is shown on the drawing.
5. The public road name is shown on the plan.
6. There are no restrictive covenants on the land.
7. The location and size of the existing and proposed building is shown on the plan.
8. There are no parking structures, aisles or other parking spaces being provided through this application.
9. There are no subdivision of land proposed through this application.
10. The use of the land and the adjacent land is shown on the drawing.
11. The legal description is on the plan.

If you require anything further please contact this office.

Yours Truly,



Michael J. Higgins, MCIP, RPP  
G. DOUGLAS VALLEE LIMITED  
Consulting Engineers, Architects & Planners

H:\Projects\2016\16-063 Mellors Boathouse\Letters\Cover letter Minor Variance.docx

C: Don Mellors

**G. DOUGLAS VALLEE LIMITED**  
**Consulting Engineers, Architects & Planners**



**Professional Engineers**  
**Ontario**

Authorized by the Association of Professional Engineers of Ontario  
to offer professional engineering services.



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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	0.91	0.29	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	6.65	1.65	m
d) maximum total usable floor area	56.00	198.75	142.75	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	20.46	10.46	%

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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### PROPERTY INFORMATION

ASSESSMENT # 33104931002100  
DON & LYNDAL MELLORS

Legal Description: CHAR PLAN 133 LOT 69 CON A PT LOT 11 RP 37R1541  
PARTS 65 AND 66

Application #:

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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

JUNE 23/16  
date

Prepared By:

Laurel Lee Sowden

Signature of Building Inspector

JUNE 23/16  
date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

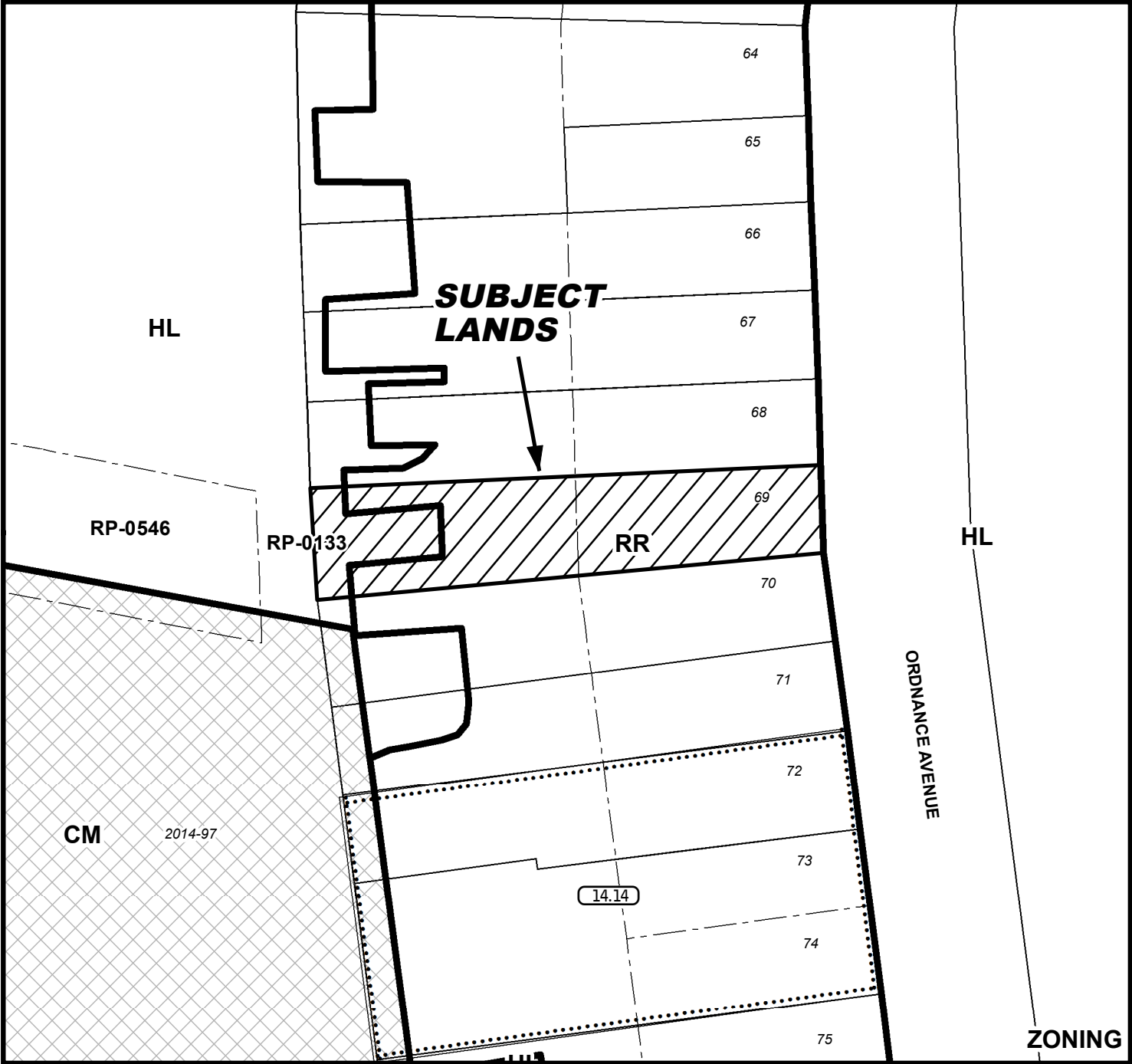
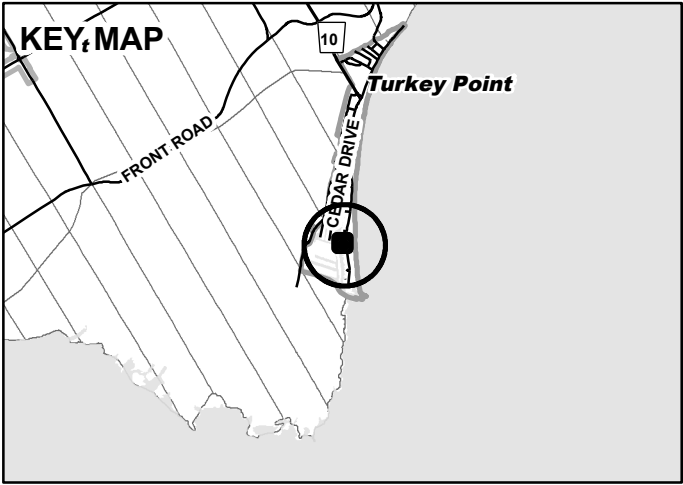
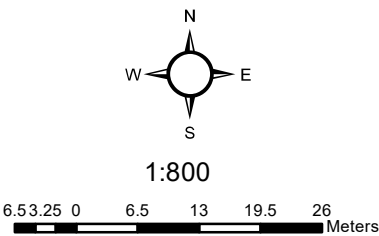
Norfolk County



# MAP 1

File Number: ANPL2016151

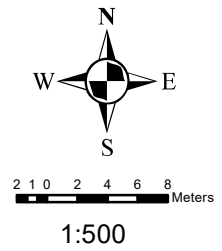
Geographic Township of  
**CHARLOTTEVILLE**



## MAP 2

File Number: ANPL2016151

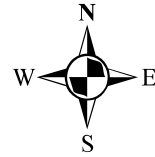
Geographic Township of CHARLOTTEVILLE



# MAP 3

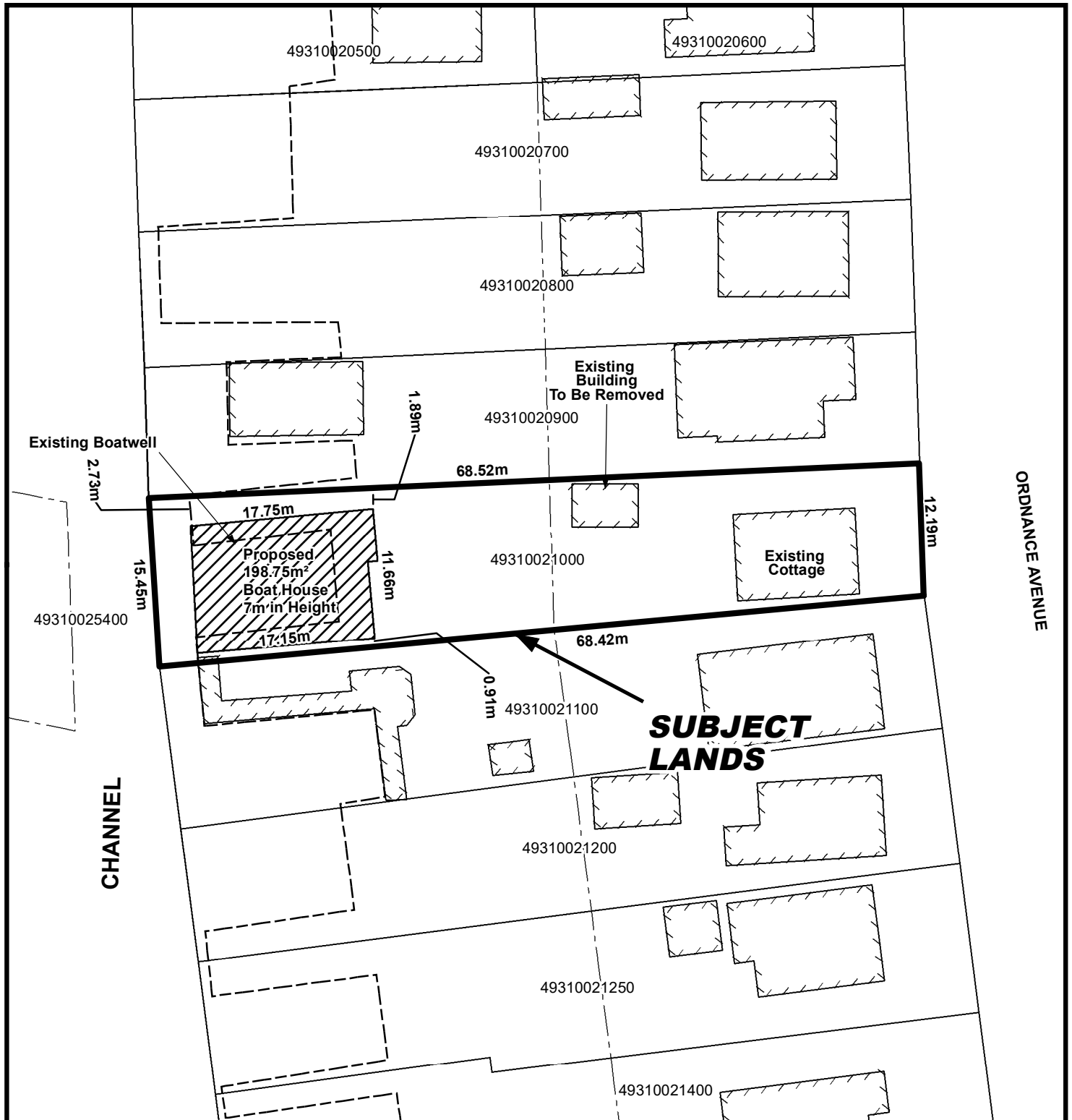
File Number: ANPL2016151

Geographic Township of CHARLOTTEVILLE



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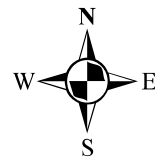




# LOCATION OF LANDS AFFECTED

File Number: ANPL2016151

Geographic Township of CHARLOTTEVILLE



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