

MAT

MINOR VARIANCE

File Number ANPL2016 246
 Related File Number _____
 Pre-consultation Meeting On _____
 Application Submitted On AUGUST 9, 2016
 Complete Application On AUGUST 9, 2016

Application Fee \$977²⁰
 Conservation Authority Fee _____
 OSSD Form Provided YES
 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- 493 100 40400 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 ¹ HENRY & JOANNE FRANCIS Phone # 519-655-3354 CEL 519-274-346
 Address 115 WILTON ST. P.O. 585 Fax # 519-272-0794
 Town / Postal Code THUASTOCK ON N0B2R0 E-mail francis18@live.ca

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 HENRY & JOANNE FRANCIS Phone # 519-655-3354 CEL 519-274-346
 Address 115 WILTON ST. P.O. 585 Fax # 519-272-0794
 Town / Postal Code THUASTOCK ON N0B2R0 E-mail francis18@live.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 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township NORFOLK COUNTY Urban Area or Hamlet _____

Concession Number _____ Lot Number(s) 185

Registered Plan Number 190 Lot(s) or Block Number(s) _____

Reference Plan Number _____ Part Number(s) _____

Frontage (metres/feet) 55 FEET / 16.764 metres Depth (metres/feet) 115 FEET / 35.052 metres

Width (metres/feet) 66 FEET / 20.117 metres Lot area (m² / ft² or hectares/acres) 6,534 square feet

Municipal Civic Address 3 RALPH ST. 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):

TO STORE BOAT
BUILD GARAGE AND STORAGE AREA.

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

Request relief from Section 3.2 of the Norfolk County Zoning Bylaw 1-2-2014
to permit a side yard and rear yard setback of 0.6m whereas 1.2m is required
further, to request relief from Section 5.8 to permit a lot coverage for
an accessory structure of 11.4% whereas 10% is required; and also
relief from Section 5.8.1 to permit a lot coverage of 36% whereas 25% is required.

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

THE BUILDING WOULD BE TOO CLOSE TO THE SEPTIC
SYSTEM.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

RR(H)

Is there a site specific zone on the subject lands?

YES. 14.14.

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:

THERE ARE 3 SHEDS THAT ARE GOING TO BE REMOVED#1 10' X 12'#2 12' X 8'#3 10' X 8'} TO BE REMOVED.

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

1 SHED BUILT APPROX 17 YRS AGO IN 1999 THE 2 OTHERS BEFORE THAT.

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:

BUILD A STORAGE SHED TO STORE OUR BOAT IN AND REPLACE
EXISTING 3 SHEDS THAT ARE BEGINNING TO DECAY AND BECOME
AN EYE SOAR FOR NEIGHBOURS. / APPROX 722 sqft.

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

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:

MARCH 24, 2006

Present use of the subject lands:

COTTAGE

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

~~NOT KNOWN~~ COTTAGE 1955

Existing use of abutting properties:

Resort Residential

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:

WITH HELP FROM COUNTY EMPLOYEES AND MPAC NOTICE / ASSESSMENT.
SEPTIC SYSTEM EVALUATED BY JACK GRANGER, RR#2, ST-WILLIAMS.

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 type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 37.6m distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 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 43m distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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:

Turkey Point Communal Water System

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:

Ralph St.

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.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE No.	DATE RECEIVED
PROPERTY INFORMATION		Municipal Address: 3 RALPH ST. TURKEY POINT	
Owner: HENRY & JOANNE FRANCIS		Lot: 185	Concession:
Lot Area:	Lot Frontage: 55 FEET	Assessment Roll No. 33 10 493 100 40400 0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____	
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: 800 FT	No. of Bedrooms: 3	No. of Fixture Units: 10	Is the building currently occupied? <input checked="" type="radio"/> Yes / <input type="radio"/> No If No, how long? 8 years
EVALUATOR'S INFORMATION		Company Name: GRANGER EY	
Evaluator's Name: JACK GRANGER		Postal Code: N0E 1P0	Phone: 519 586 7620
Address: RR# 2 ST Williams		BCIN # 23318	
Email:			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass	
Soil Type: SAND			
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	
Depth of Water Table: 3 ft.			
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Current Weather (at time of evaluation): Summer - HOT			
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)	
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal. Pump: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 4	Total Length of Tile: 160'
Distance Between Tile Runs: 6'			
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	
Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded			
Setbacks:		Tank	
Distance to Buildings & Structures (ft)		5 feet	
Distance to Bodies of Water (ft)		_____	
Distance to Nearest Well (ft)		Town water	
Distance to Proposed Property Lines		Front 20' Rear 15' Side 15' Side 30'	

50 50 2 50

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

Cement TANK Plastic Pipe

Grass Dry no smell Pipes clean

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, HENRY FRANCIS (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Henry Francis
Owner Signature

Aug 9/16.
Date

EVALUATOR:

1. I, JACK GRANGER declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Jack Granger
Evaluator Signature

June 21/14
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2011



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

3 RALPH ST. TURKEY POINT

Legal Description: CHAR PLAN 190 LOT 185

ASSESSMENT # 3310493100404000

Application #:

HENRY & JO-ANNE FRANCIS

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	607.02	92.98	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	16.76	N/A	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	24.81	9.81	%

Comments

Maximum lot coverage 15% plus and additions 10% max. for all accessory buildings and structures (including boathouses) proposed is 24.81 % and 11.19% total 36% with a total def. of 11.00 % over max. lot coverage

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	11.19	1.19	%
	ii) usable floor area	100.00	65.78	N/A	m.sq

Comments



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PROPERTY INFORMATION

3 RALPH ST. TURKEY POINT

Legal Description: CHAR PLAN 190 LOT 185

ASSESSMENT # 3310493100404000

Application #:

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Resort Residential Zone (RR)

3.2.2 Boathouse

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

3 RALPH ST. TURKEY POINT

Legal Description: CHAR PLAN 190 LOT 185

ASSESSMENT # 3310493100404000

Application #:

HENRY & JO-ANNE FRANCIS

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

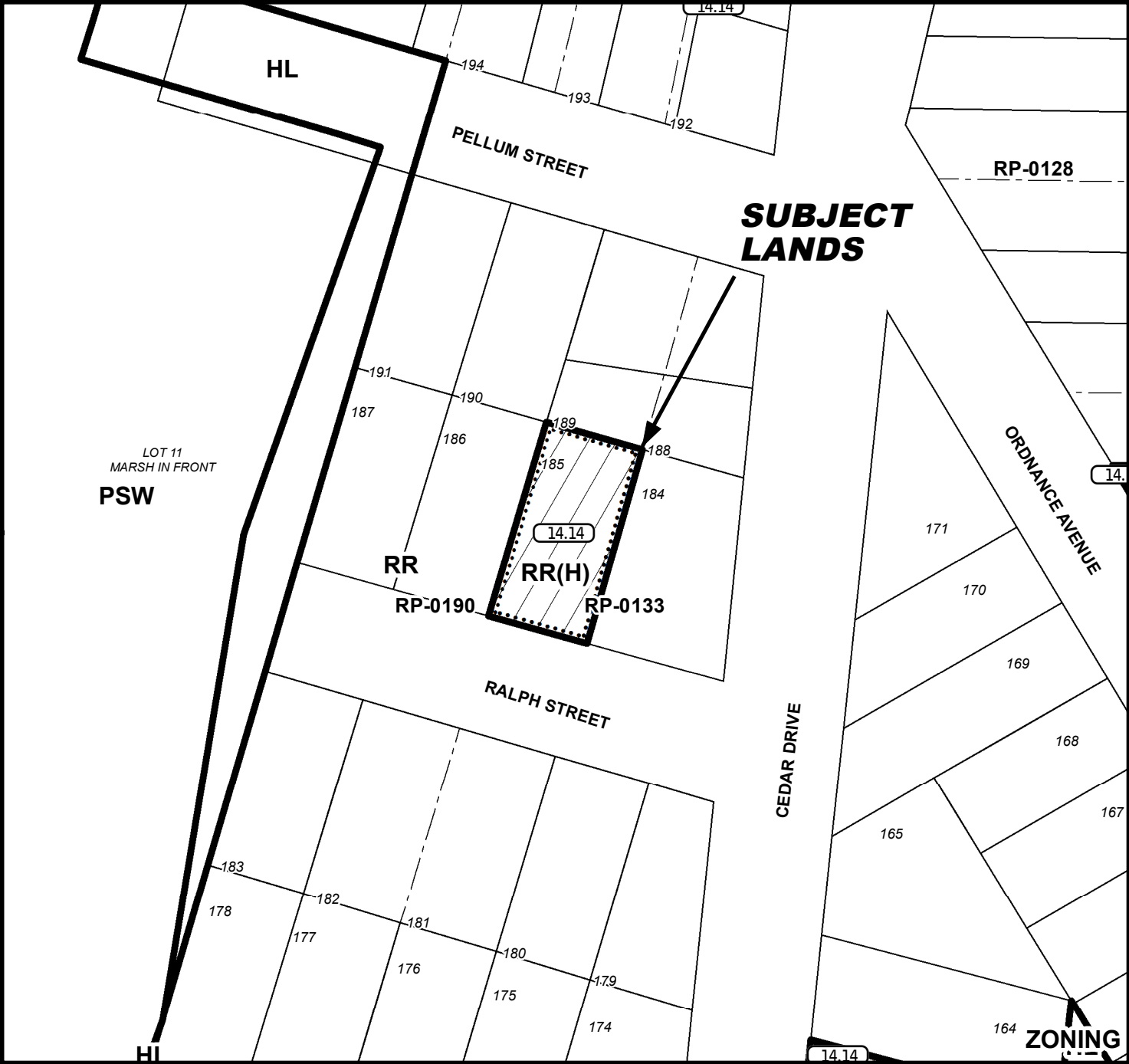
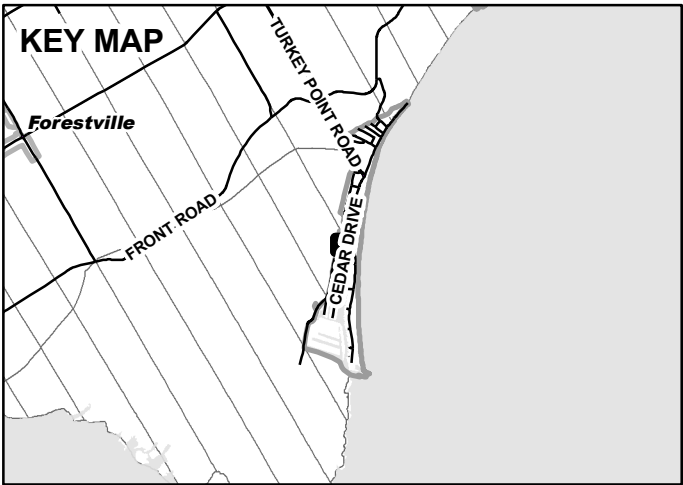
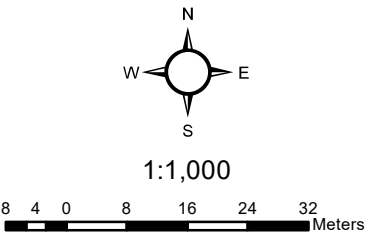
Signature of Building Inspector

date

MAP 1

File Number: ANPL2016246

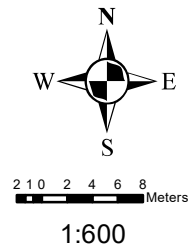
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2016246

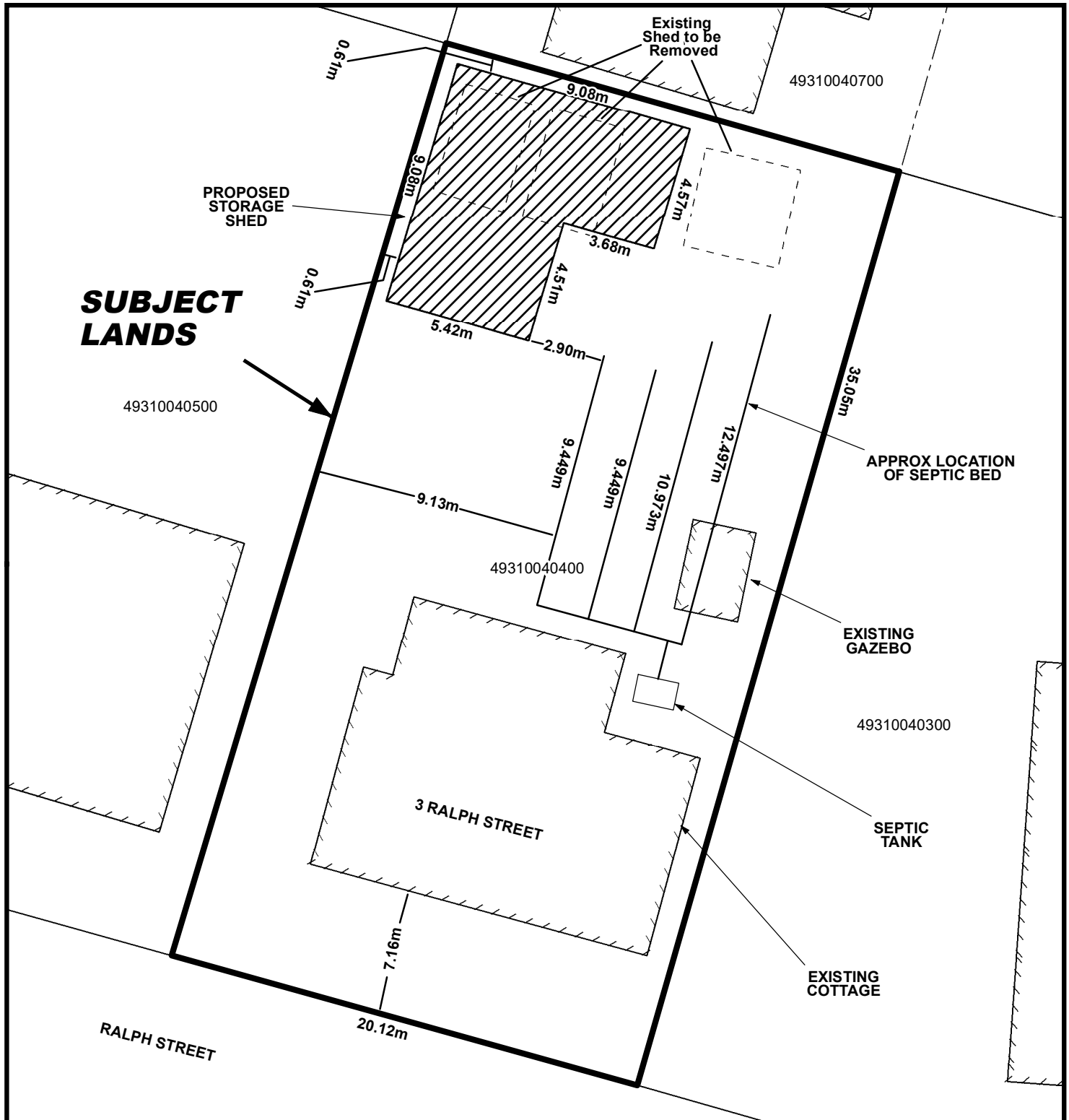
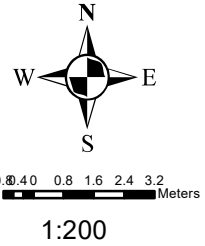
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2016246

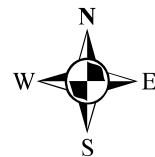
Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2016246

Geographic Township of CHARLOTTEVILLE



0.8 1.6 2.4 3.2 Meters

1:200

