

For Office Use Only:

File Number ANPL2022293
Related File Number A-22/98-DE
Pre-consultation Meeting AN-06772004
Application Submitted August 31/2022
Complete Application Oct 4, 2022

Application Fee 1599 - pd
Conservation Authority Fee 514.15 pd ✓
Well & Septic Info Provided -
Planner Hanne Yager
Public Notice Sign

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310-493-100-15900

A. Applicant Information

Name of Owner Michelle Sulkowski

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.

Address 60 Blossomfield Cres

Town and Postal Code Cambridge, ON, N1S 0A5

Phone Number 519-841-2466

Cell Number 519-841-2466

Email doug@dyeerrealty.ca

Name of Applicant Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	<u>David McPherson</u>
Address	<u>8 Culver Lane</u>
Town and Postal Code	<u>Simcoe, ON, N3Y 5C8</u>
Phone Number	<u>519-426-7295</u>
Cell Number	<u>519-427-6483</u>
Email	<u>david-a-mcpherson@hotmail.com</u>

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner
 ☒ Agent
 ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 19 Plan 133

Charlottesville

Municipal Civic Address: 47 Ordnance Ave., Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

cottage

4. 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, and height on your attached sketch which must be included with your application:

The property contains a cottage and a detached garage, size details can be found on the attached survey.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Proposing to construct an unenclosed covered deck on the front of the cottage.

6. 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, and height on your attached sketch which must be included with your application:

Please see attached site plan.

7. 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:

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

At least 70 years

9. Existing use of abutting properties:

cottages

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	17.68m				
Lot depth	33.53m				
Lot width	17.68m				
Lot area	592.81sqm				
Lot coverage	23%	23%	A-22/98-DE	26.73%	3.73%
Front yard	2.13m	2.13m	A-22/98-DE	0.63m	1.5m
Rear yard	n/a				
Height	5.5m	9.1m		6.5m	
Left Interior side yard	7.6m	3m		7.6m	
Right Interior side yard	0.7m	1.2m		0.7m	0.5m
Exterior side yard (corner lot)	n/a				
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Propose to enlarge a rather small unusable deck to improve it's functionality. The deck will encroach into the required frontyard setback.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
interview with owner and neighbours

4. If you answered yes to any of the above questions in Section D, 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

E. All Applications: Provincial Policy

1. 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

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

n/a

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 250m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 250m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

supplied by Bowen system

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Ordinance Ave

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

see attached

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

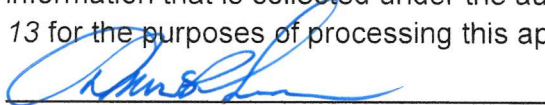
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant/Agent Signature



Date

J. Owner's Authorization

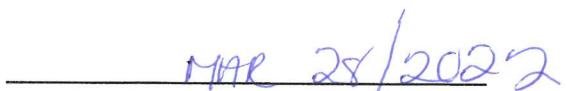
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

x I/We Michelle Sukasli am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DAVID McPHERSON to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

x 

Owner



Date

Owner

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 29th day of August

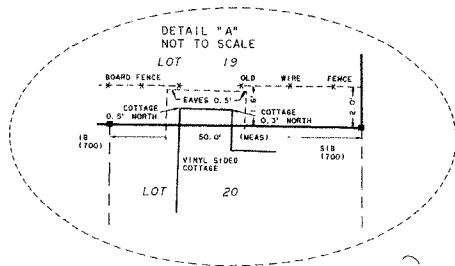
A.D., 2022

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.



A Commissioner, etc.

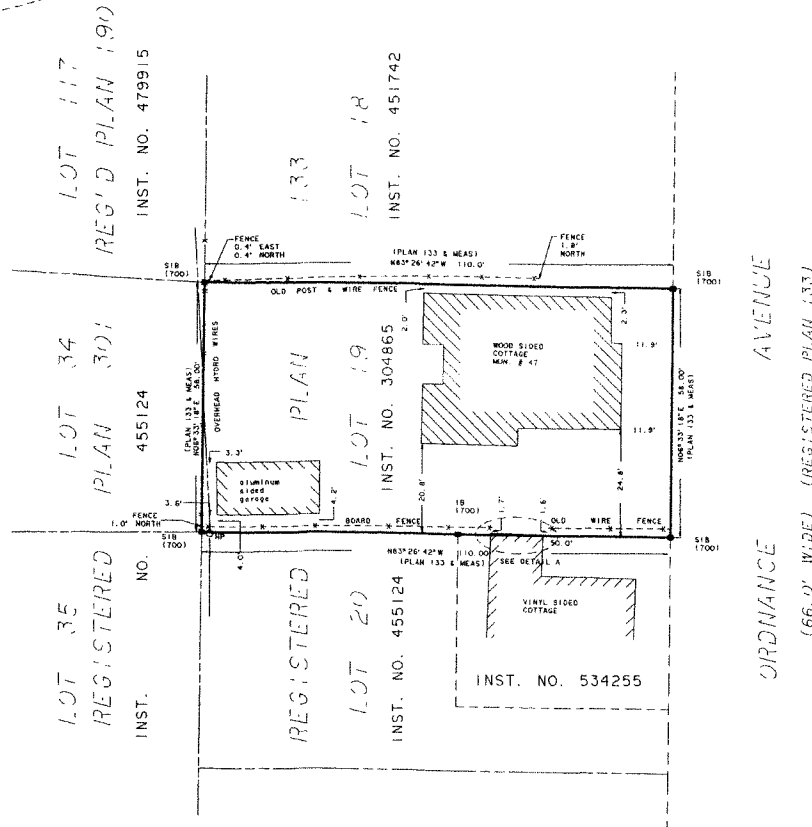
SURVEYOR'S REAL PROPERTY REPORT



PART 1) PLAN OF LOT 19 REGISTERED PLAN 133 IN THE GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE NOW IN NORFOLK COUNTY

SCALE 1" = 20'

JOHN B. DODD O.L.S.



SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

Description of Land
All of Lot 19, Registered Plan 133, as described in Instrument No. 304865.
Registered Easements and/or Right of Ways
N/A
Encroachments
See location of cottage on Lot 20.
Compliance with Municipal Zoning By-Laws
Not Certified by this REPORT
Additional Remarks
See location of fences and overhead hydro wires.

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IMPERIAL
Distances shown on this plan are in feet and can be converted to metres by multiplying by 0.3048.

NOTE
UNLESS OTHERWISE STATED:
All building lines are perpendicular to the property lines.
Property lines are unfenced.

LEGEND
SIB DENOTES A STANDARD IRON BAR 1" x 1" x 4.0'
IB DENOTES AN IRON BAR 5/8" x 5/8" x 2.0'
(1986) DENOTES JOHN B. DODD LTD., ONTARIO LAND SURVEYORS
(1900) DENOTES JENNETT & S. J. J. LTD., ONTARIO LAND SURVEYORS
(1321) DENOTES RASCH & CHAMBERS LTD., ONTARIO LAND SURVEYORS
(1416) DENOTES WEST HADAM LTD., ONTARIO LAND SURVEYORS
(100) DENOTES 'ORIGIN UNKNOWN'
HP DENOTES A HYDRO POLE
B DENOTES A 'FOUND' MONUMENT
Q DENOTES A 'SET' MONUMENT
FL DENOTES A FENCE LINE
WT DENOTES 'WITNESS'

BEARING REFERENCE:
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF ORDINANCE AVE., BEING N66°33'31"E ACCORDING TO REGISTERED PLAN 133.

NOTE:
This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.

This REPORT was prepared for SHIRLEY EICHENBERG and the undersigned accepts no responsibility for use by other parties.

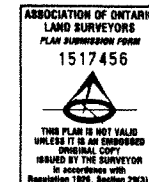
SURVEYOR'S CERTIFICATE

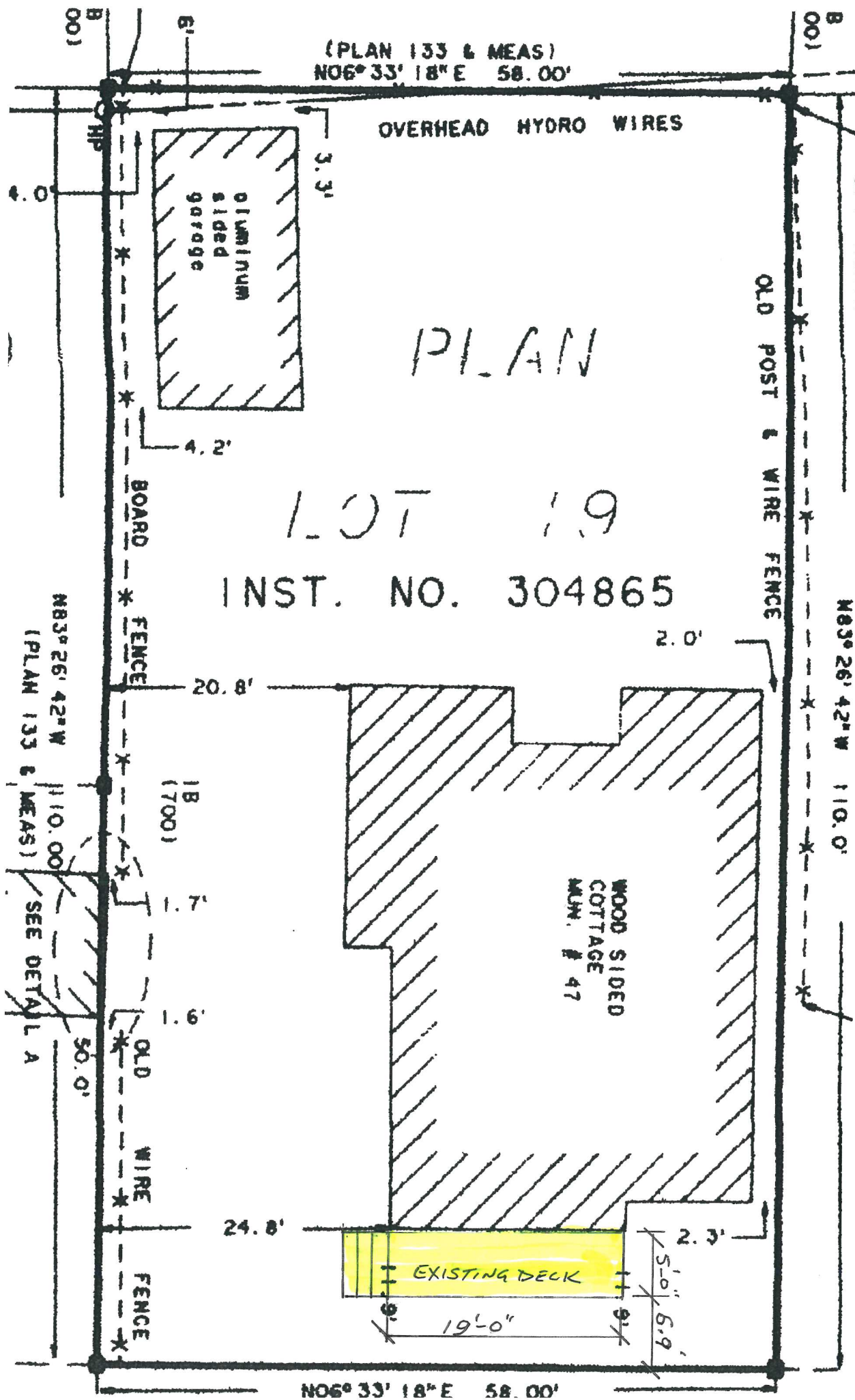
I CERTIFY THAT:
1) This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Registry Act and the regulations made under them.
2) The survey was completed on the 16TH day of September, 2004.

September 17, 2004
DATED _____
JOHN B. DODD
ONTARIO LAND SURVEYOR

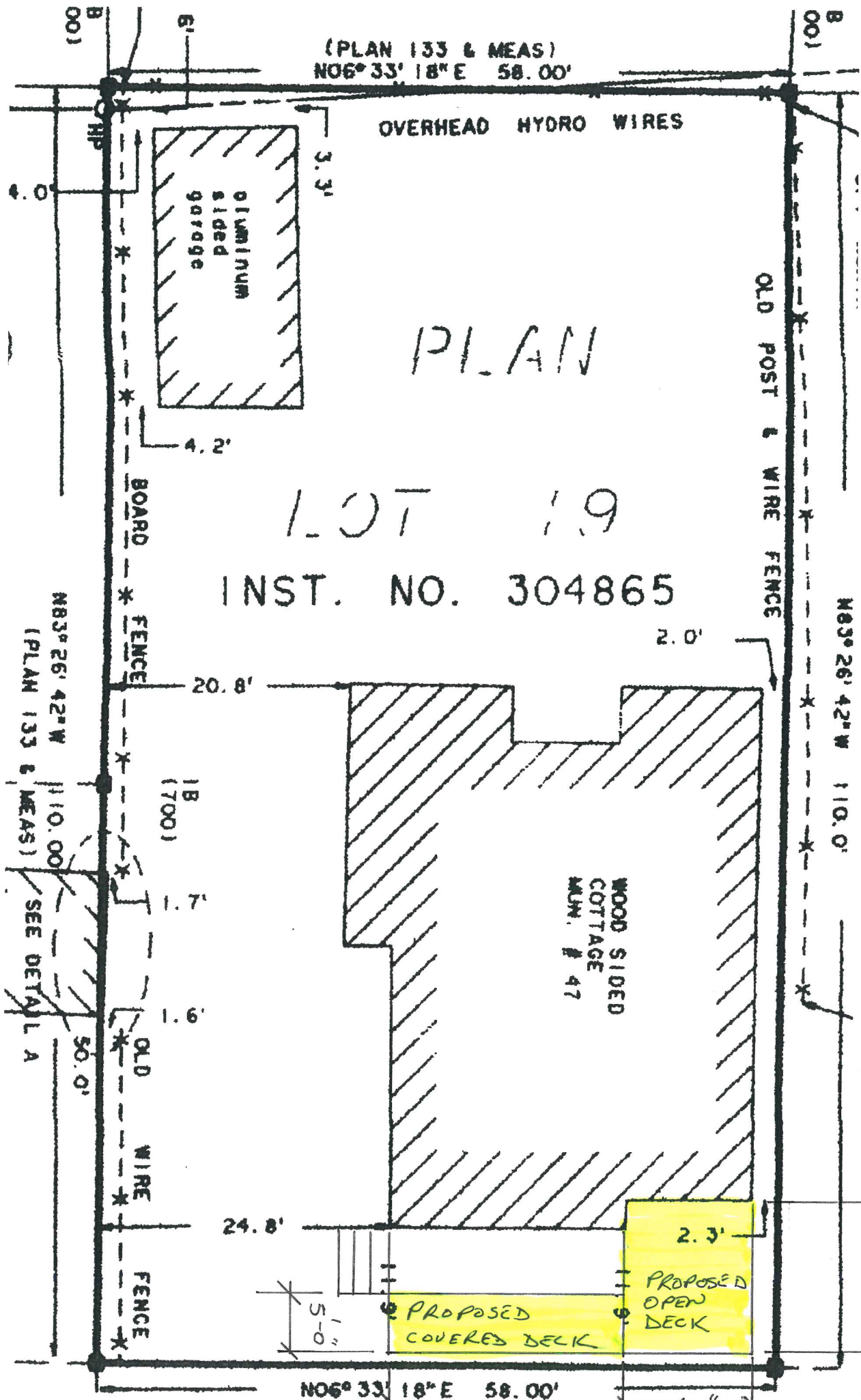
JOHN B. DODD LIMITED
ONTARIO LAND SURVEYORS
101 UNION STREET, P.O. BOX 362
SIMCOE, ONTARIO N0Y 4L2
TELEPHONE 519 428 0811 FAX 519 428 1877

File No. S-8109-C





EXISTING



PROPOSED

Property Number 33 10 493 100 15900 0000



✓
COMMITTEE OF ADJUSTMENT
THE CORPORATION OF NORFOLK COUNTY
DECISION OF COMMITTEE

DATE OF MEETING: October 28th, 2004

FILE NO.: ✓ AN-067/2004

APPLICANT: William Eichenberg
660 Donna Court
Burlington, ON, L7N 3H2

PROPERTY: ✓ Lot 19, Plan 133 (47 Ordinance Ave.) (Turkey Point/Charlottesville/Delhi/Norfolk)

DECISION: APPROVES

RELIEF OF: ✓ Relief of 0.6096 m. (2 ft.) from the maximum 1 m. (3.28 ft.) interior side yard (it) and relief of 2.286 m. (7 ft. 5 in.) from the maximum building height of 4.54 m. (14 ft. 9 in.) to permit an addition on an existing garage.

REASON: ✓ The application conforms to all relevant criteria set out in Section 45(10) of The Planning Act.

✓

Marcel Vanhooren

Jim Wiles

Dan Clona

Dennis Teckmhart

Irma L. Harris

Honourable Justice John A. Brindle Q.C.

James Malcolm

Members

Chairman (Richard Barker)

CERTIFICATION

I hereby certify this to be a true copy of the Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application at a meeting duly held on October 28th, 2004.

Secretary-Treasurer

NOTICE OF LAST DAY FOR APPEAL TO THE MUNICIPAL BOARD

The Planning Act, R.S.O. 1990, as amended, c.P. 13, Section 45(12)

The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the decision date, appeal to the Ontario Municipal Board, against the decision of the Committee by filing with the Secretary-Treasurer, notice of Appeal with reasons, accompanied by appeal fee (\$125.00) payable to the Minister of Finance on or before the following date:

November 17th, 2004

Further to the above, I direct, authorize and instruct you to close this transaction. This shall be your good and sufficient authority.

DATED at Norfolk County, this 6th day of July, 2021.

Michelle Sarah Sulkowski

**Township of
DELHI**

P.O. Box 182 • 183 Main Street • Delhi, Ontario CANADA N4B 2W9
Tel: (519) 582-2100 Fax: (519) 582-4571



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
pursuant to section 43 (1) of the Planning Act, 1995

FILE NO. A-22/98-DE
MEETING DATE November 6, 1998

APPLICANT William Bichenberg
660 Donna Court
Burlington, Ontario
L7M 3R2

PROPERTY Lot 19, Plan 133, 47 Ordnance Avenue, Turkey Point, Township of Delhi
(Charlotteville).

RELIEF Requesting relief of 1155 square feet lot area, 10 feet from required
front yard setback, 7 feet from required setback for a deck, proposed lot coverage
of 23% exceeding maximum lot coverage of 15% to raise an existing cottage and for
an addition

ROLL NUMBER 030-100-15300

DECISION - APPROVED

REASONS: As it is considered minor in nature, is desirable for the appropriate
development or use of the land, building or structure and conforms to
the intent of the Delhi Official Plan and Zoning By-law. Subject to
the following condition.

1. Subject to satisfying the Health Department with respect to
upgrading the existing sewage disposal system to meet the Ontario
Building Code requirements.

Jerry Parker MEMBERS *Virginia Harris*
Michelle
Chairman

CERTIFICATION
I hereby certify this to be a true copy of the Decision of the Committee of
Adjustment and this decision was concurred on by a majority of the members who heard
the application at a meeting duly held on the 6th day of November, 1998.

Sally Harrison
Secretary-Treasurer
NOTICE OF LAST DAY FOR APPEALING TO THE MUNICIPAL BOARD
The Planning Act, Section 45(12) 1995 - states - The applicant, the Minister or any
other person who has an interest in the matter may within twenty days of the making
of the decision, appeal to the Ontario Municipal Board, against the decision of the
Committee by filing with the Secretary-Treasurer, notice of Appeal with reasons,
accompanied by appeal fee (\$125) payable to the Minister of Finance on or before the
following date:

November 26, 1998

that you will not be providing an opinion regarding the property's water/septic services.

Further to the above, I direct, authorize and instruct you to close this transaction. This shall be your
good and sufficient authority.

DATED at Norfolk County, this 6th day of July, 2021.

Michelle Sarah Sulkowski
Michelle Sarah Sulkowski

6 m

1.5 m

**Premise and Justification of
Minor Variance Application
For 47 Ordnance Ave., Turkey Point**

My clients, Mr. & Mrs. Sulkowski, own a summer cottage at 47 Ordnance Ave., Turkey Point.

On the front of the cottage is an open deck that only projects 5 feet. That space is insufficient for the enjoyment of a lakeview deck. It is far too small to comfortably place chairs on it and safely manoeuvre around them.

The Sulkowski's propose to enlarge the existing deck by another 5 feet lakeward and to cover it but not enclose it. This would make the covered but unenclosed deck 10' x 19'. They also would like to construct an open deck in front of their kitchen. I show all of this on the attached site plan.

Minor Variance A-22/98-DE was approved in 1998 to permit the existing 5' x 19' front deck and to increase the permitted lot coverage to 23%. Adding another 5' fully across the front of the cottage causes a minor increase of lot coverage by 3.73% to a total of 26.73%.

This application is to construct a covered but unenclosed deck along with an open deck and requires relief of 1.5m from the permitted 2.13m front yard setback to permit a front yard setback of 0.63m. Relief of 3.73% from the permitted 23% maximum lot coverage to permit a total lot coverage of 26.73%. Relief of 0.5m from the required 1.2m right side yard setback to permit a right side yard setback of 0.7m on the open deck.

Though the proposed deck is only 0.63m from the front property line, it is consistent with the established building line along Ordnance Ave. Further, by remaining unenclosed, there is no traffic sight line impediment.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

The subject property is designated as Resort Residential in the Norfolk County Official Plan. Permitted uses within this designation include cottages. The application enables the continued use of a cottage in the Resort Residential designation and therefore conforms to the general intent and purpose of the Official Plan, including the Lakeshore Special Policy Area Secondary Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones the property Resort Residential. Article 5.8.1a) permits a vacation home within the Resort Residential Zone.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. Turkey Point is a large, established cottage node within Norfolk County. The neighboring properties to 47 Ordinance Ave. are all vacation homes. The proposed enlarged front deck maintains the general cottage character of the neighborhood, conforms to the established building line, and is compatible with the established streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the existing vacation home.

Is the Variance Desirable and Appropriate

The use of this property as a vacation home is compatible with and fits within the existing neighborhood. Cottages in Turkey Point have had decks and porches added to them over the past 50 years. This enlarged deck improves the function of the existing deck, promoting better enjoyment of the lake view. The application reflects the existing streetscape along Ordinance Ave. and, therefore, is desirable development of the property.

Is the Variance Minor in Nature

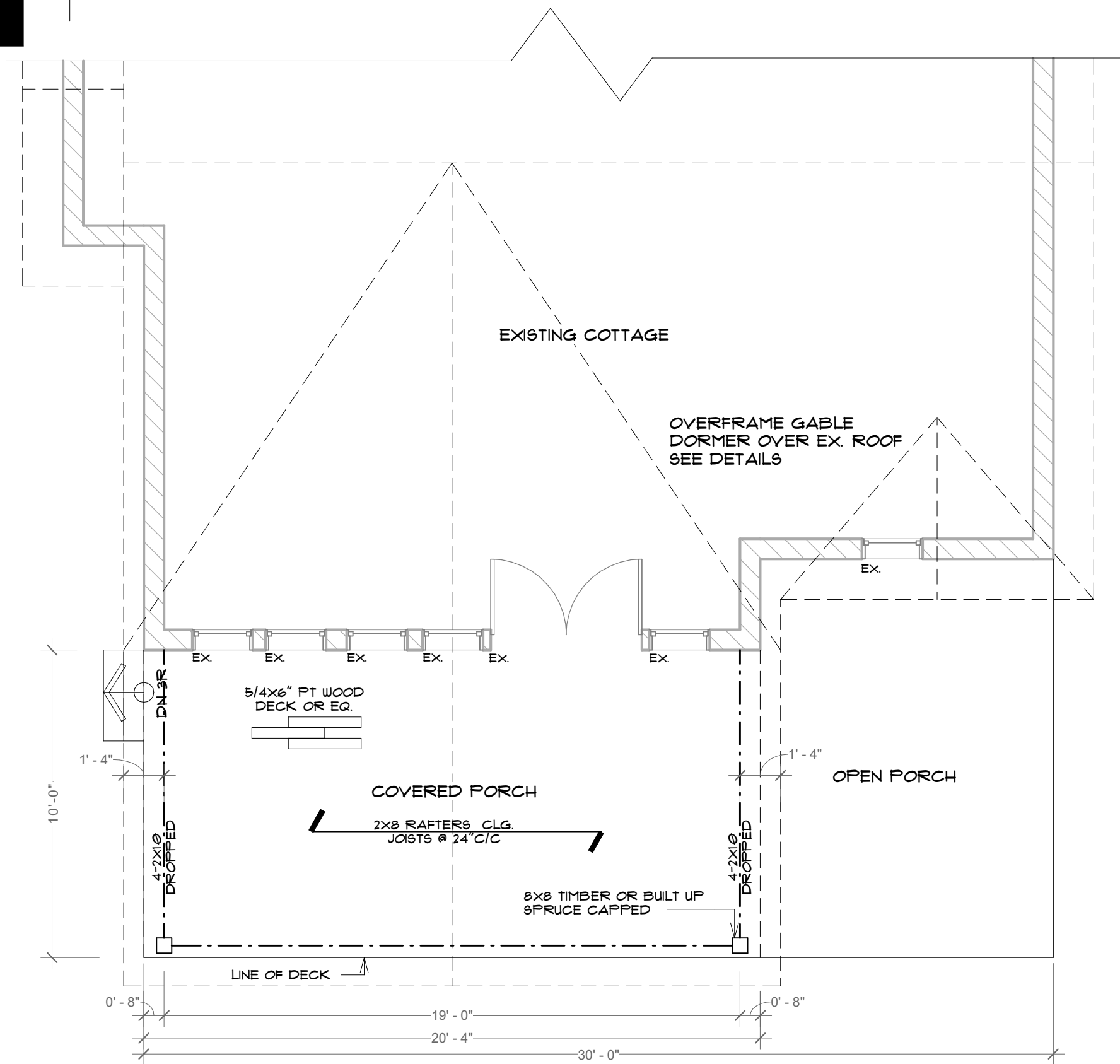
The application is minor in nature because it proposes a modest addition to an existing deck of less than 4% in lot coverage.

Conclusion

The proposed increase in lot coverage only affects the front deck. The proposed deck addition fits into and maintains the general character for the neighboring cottages and maintains the established streetscape.

The proposed application to permit an enlarged front deck in the Resort Residential Zone meets the four tests for a Minor Variance.

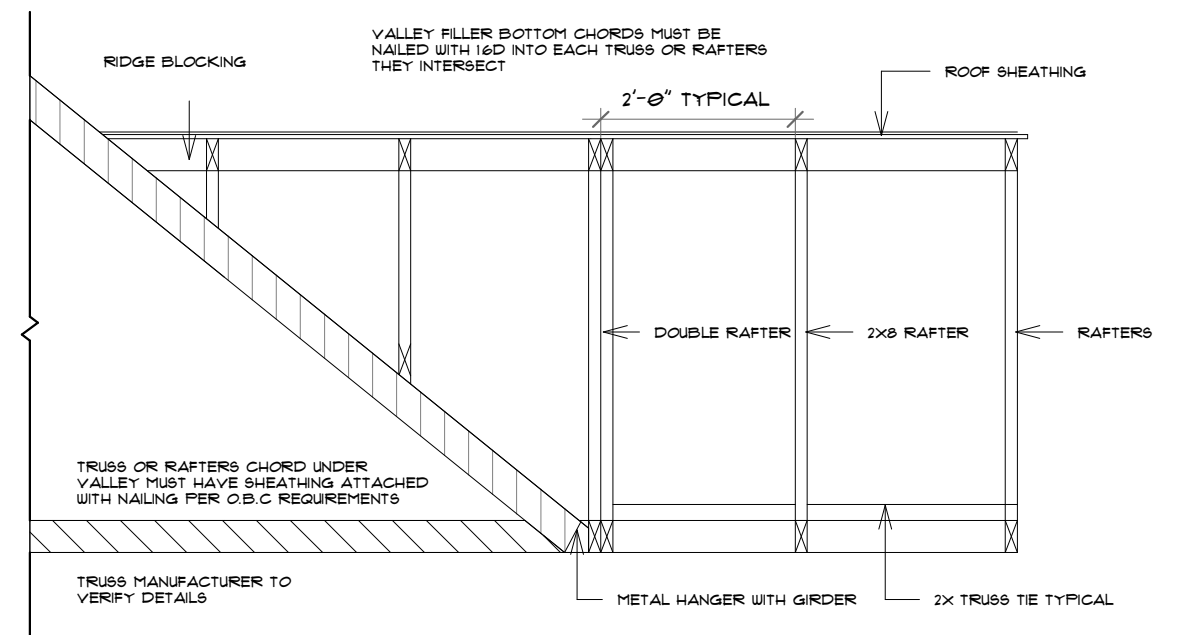
David McPherson



FRONT PORCH MAIN FLOOR PLAN

NEW COVERED PORCH

41 ORDANACE AVE TURKEY POINT, ON



NOTE:

1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DESCREPANCY TO THE ENGINEER AND/ OR DESIGNER.

2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

DO NOT SCALE DRAWINGS

A-1

SCALE 1/4"=1'-0"





FRONT ELEVATION

NOTE:
 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DESCREPANCY TO THE ENGINEER AND/ OR DESIGNER.
 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 DO NOT SCALE DRAWINGS

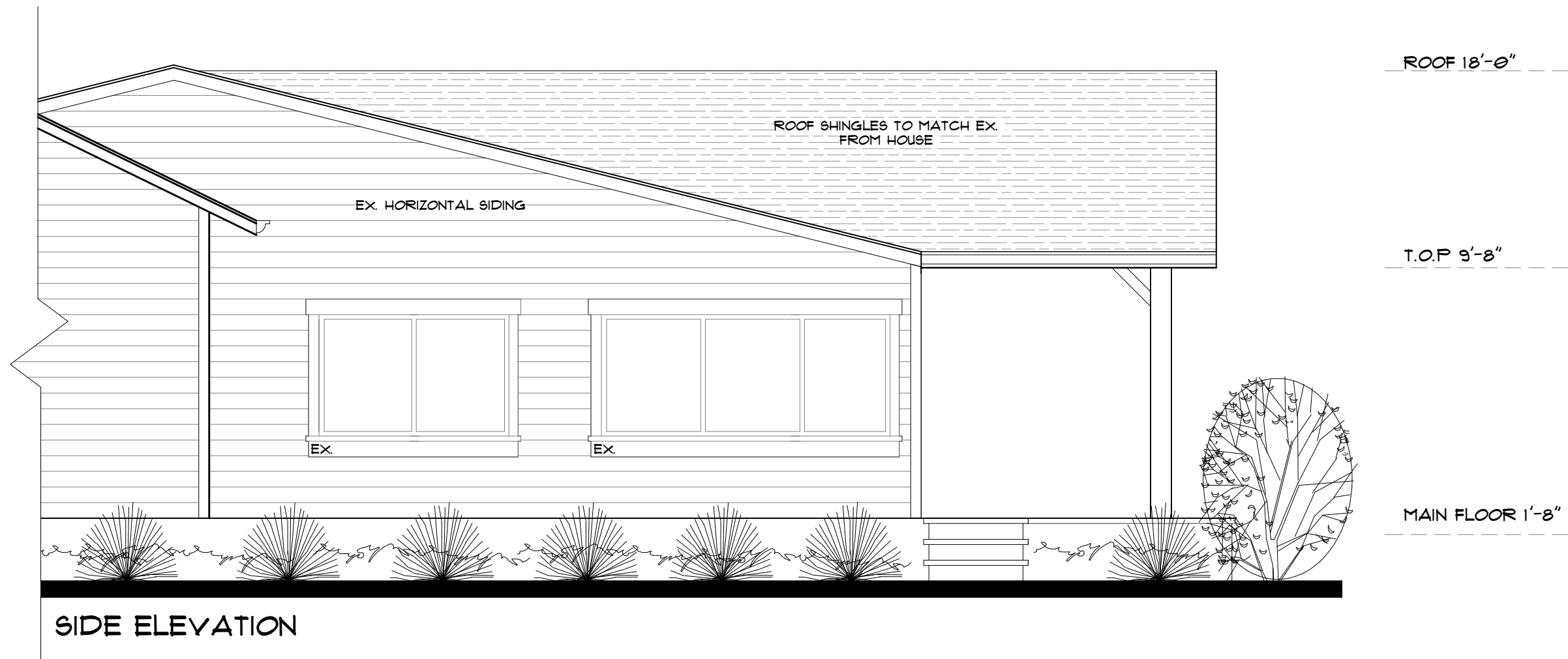
A-2

SCALE 1/4"=1'-0"

NEW COVERED PORCH

41 ORDANACE AVE TURKEY POINT, ON





NOTE:
1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DESCREPANCY TO THE ENGINEER AND/ OR DESIGNER.
2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
DO NOT SCALE DRAWINGS

A-3

SCALE 1/4"=1'-0"

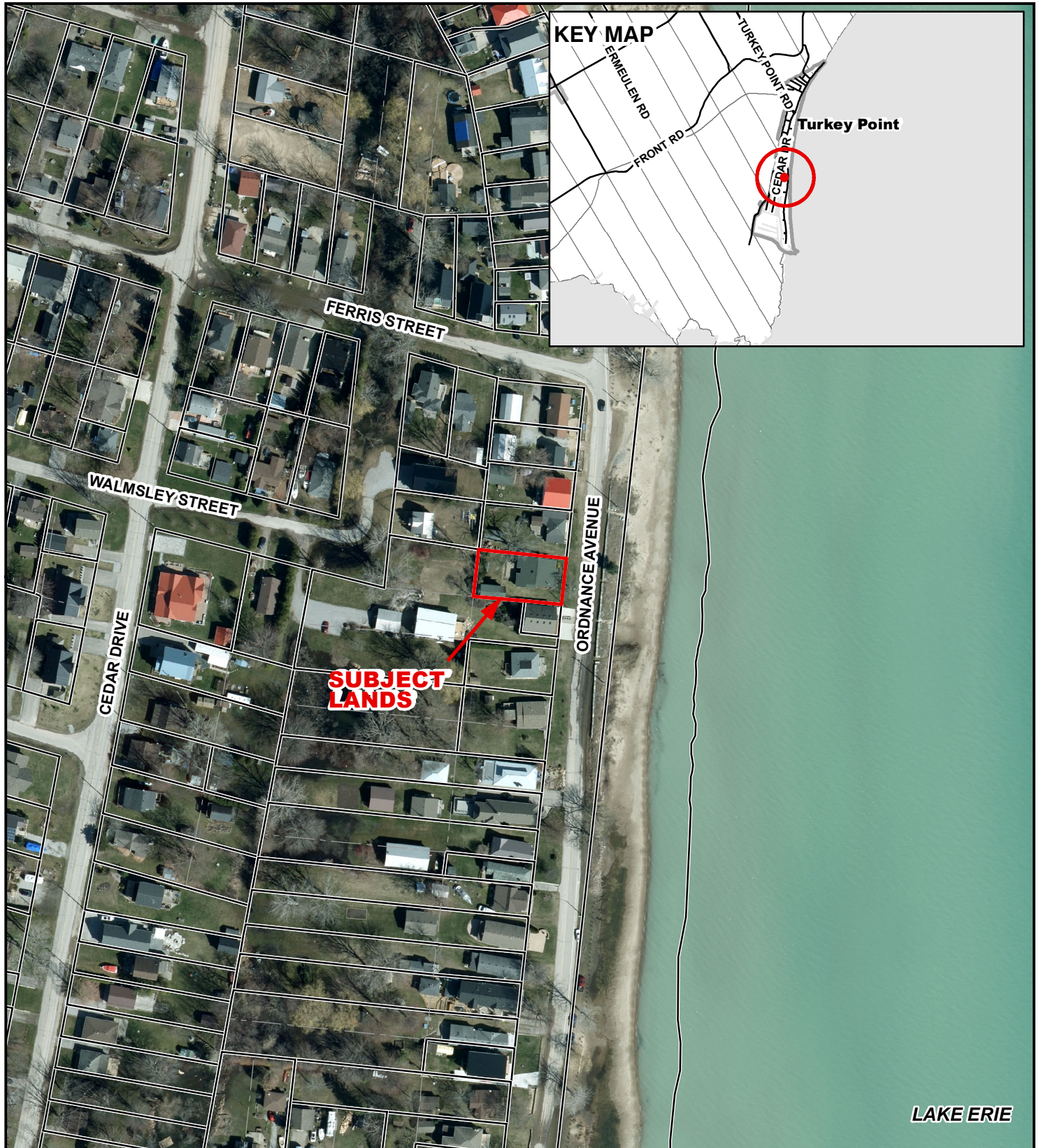
NEW COVERED PORCH

41 ORDANACE AVE TURKEY POINT, ON




CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

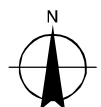


Legend

 Subject Lands

2020 Air Photo

10/6/2022



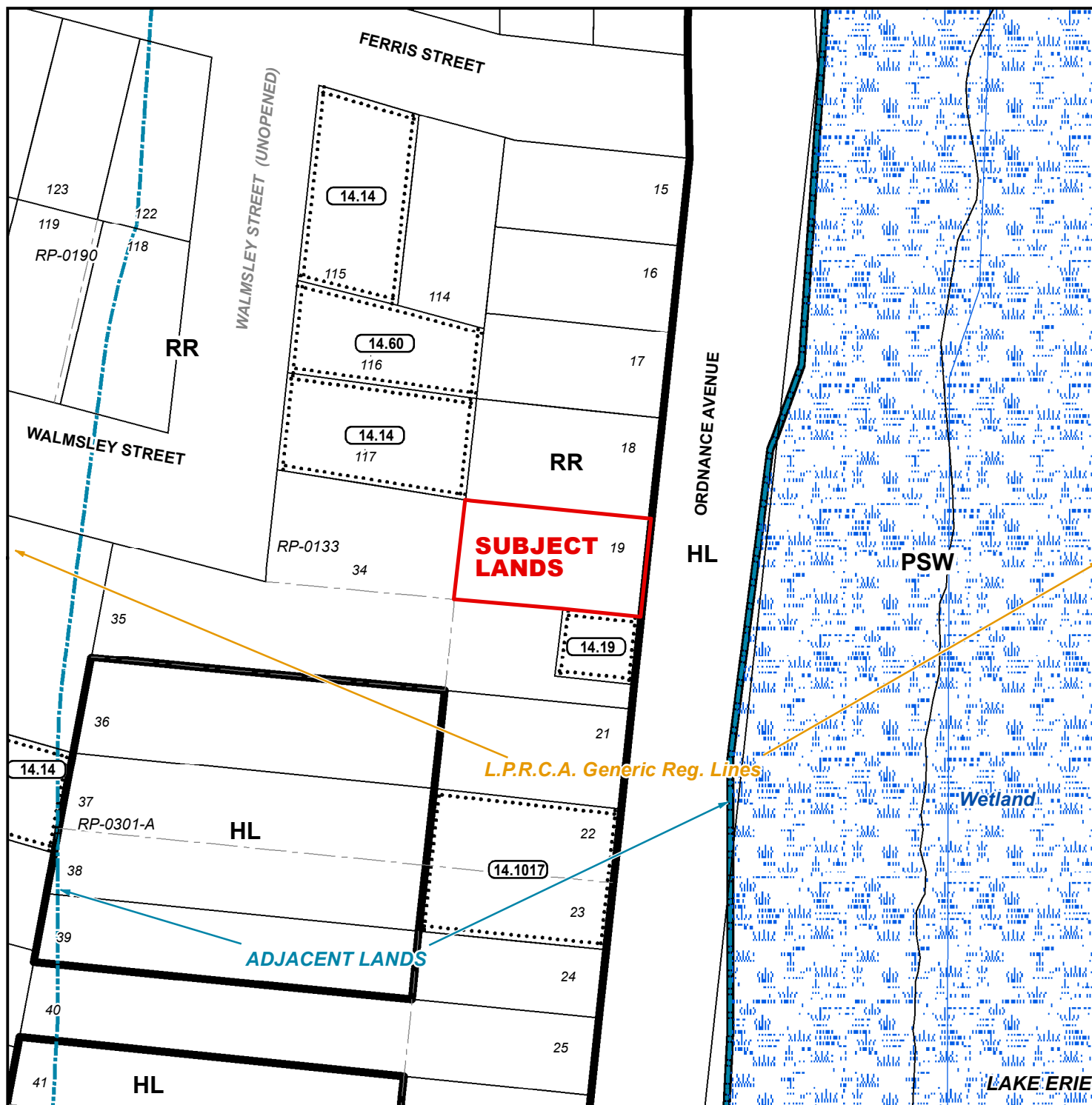
10 5 0 10 20 30 40
Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2022293



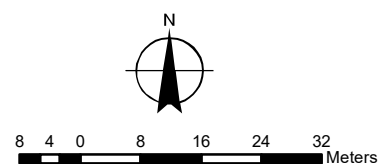
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

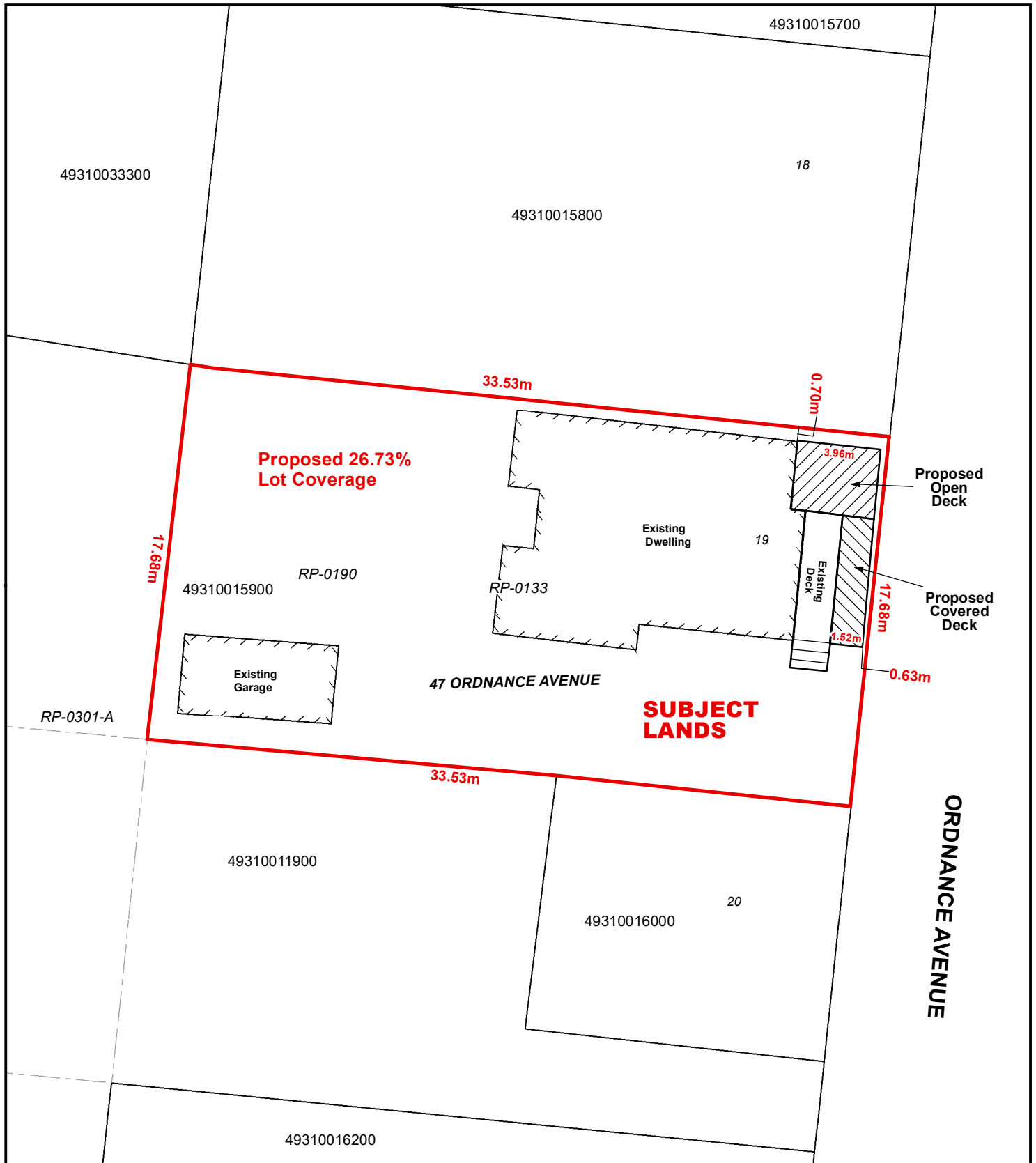
10/6/2022

- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

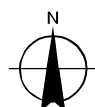
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

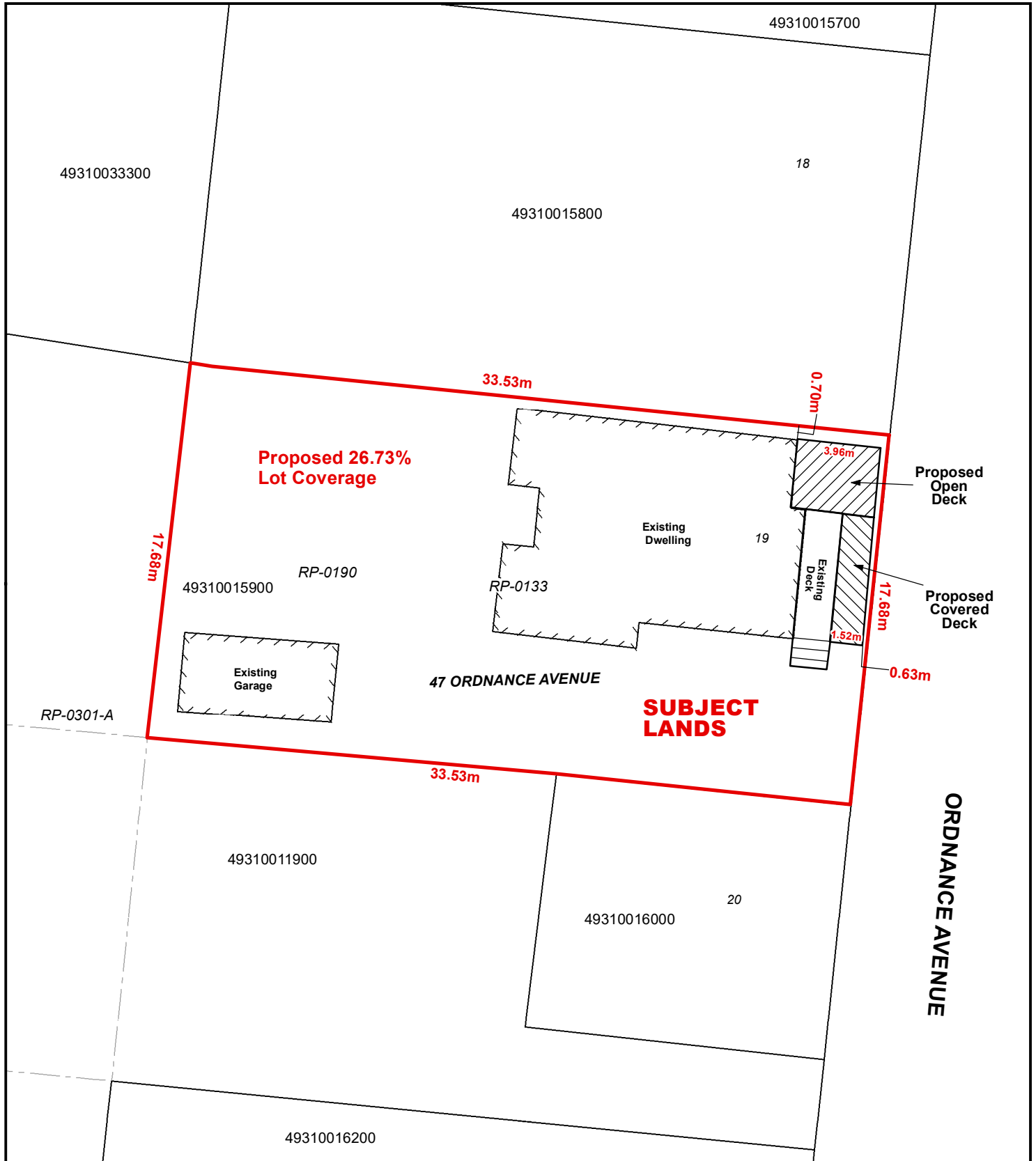
10/6/2022



2 1 0 2 4 6 8 Meters

CONCEPTUAL PLAN

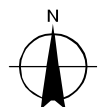
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

10/6/2022



2 1 0 2 4 6 8 Meters