



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

January 10TH, 2007

FILE NO.: AN-003/2007

ASSESSMENT ROLL NO.: 3310-493-080-12800

APPLICANT:

Brenda Lee Bennett and Hans Diehl, 2326 Front Road, Vittoria, ON N0E 1W0

LOCATION:

Plan 36B, Block 4, Lot 4 CHR (2326 Front Road, Vittoria)

PROPOSAL:

- Relief of 7 parking spaces from the required 17 spaces to allow a total of 10 parking spaces
- Relief from Section 6.25.3d to allow for 5 guest rooms rather than 3
- Relief from Section 5.3 Two Zones on a lot as the portion at back zoned RH has no frontage

- Conservation Authority
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

CIRCULATION DATE: December 20th, 2006

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 493-080-128
(to be provided by applicant/agent)

Office Use

File No.	<u>AN-003/2007.</u>
Date Submitted	<u>Nov. 30 / 06</u>
Date Received	<u>" "</u>
Sign Issued	<u>" "</u>

*owner's authorization
to be mailed in*



APPLICATION FOR A MINOR VARIANCE

The undersigned hereby applies to the Committee of Adjustment for Norfolk County under Section 45 of the Planning Act, for relief as described in this application from By-law No. 1-DE 80.

NOTE: This 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.

A. APPLICANT INFORMATION

1. Name of Owner Bennett Brenda Leep & Hans Diehl Phone No. 519 426 8395
 Address 2326 Front Rd Fax No. _____
Victoria ON Postal Code N0E 1W0
 E-mail _____

2. Agent (if any) _____ Phone No. _____
 Address _____ Fax No. _____
 _____ Postal Code _____
 _____ E-mail _____

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Charlotteville
 Urban Area or Hamlet Victoria.
 Concession Number _____ Lot Number _____
 Registered Plan Number 36B Lot(s)/Block(s) Block 6 lot 4
 Reference Plan Number 37R-3548 Part Number(s) 1 of 3
 Civic Address 2326 Front Road

2. Dimensions of Land Affected:

Frontage: 31.5 m. Depth: 72.2 m.
103.42 ft. 237.09 ft.
 Width: _____ m. Area: .22 ha
 _____ ft. .56 acres

3. Are there any easements or restrictive covenants affecting the property?

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

C. PURPOSE OF APPLICATION



1. Please explain what you propose to do on the land/premises which makes this application necessary. (If additional space is required, please attach a separate sheet.)

See attached.

2. Nature and extent of relief applied for: (assistance is available)

① Relief of 7 parking spaces from the required 17 spaces to allow a total of 10 parking spaces.

② Relief from Section 6.25.3d to allow for 5 guest rooms rather than 3

③ Relief from Section 5.3 Two Zones on a lot as the portion at back zoned RH has no frontage.

3. Why is it not possible to comply with the provision of the by-law?

See attached.

-The stone dates back to the 1860's & sits at its current location. Buildings and septic are sited such that it makes it difficult to provide the full complement of parking spaces. (more details in submission)

D. PROPERTY, SERVICING AND ACCESS INFORMATION

- 1. LOCATION AND PARTICULARS of ALL building or structures EXISTING on the subject land. (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

see diagram

Date of Construction of all building and structures on the subject land: since 1860's.

- 2. LOCATION AND PARTICULARS of ALL buildings or structures PROPOSED on the subject land (Specify distance from side, rear and front lot lines, ground floor area, gross floor area, number of storeys, width, length, height, etc., in metres) (this must also be included on the attached sketch)

see diagram

If an addition to an existing building is proposed, what will it be used for? (i.e., bedroom, kitchen, bathroom, etc.)

a restaurant 18' X 30' - (30 seats)

- 3. Date of acquisition of the subject land: 1996.
- 4. Existing use of the subject property: store, take out rest, & dwelling
- 5. Length of time the existing uses of the subject property have continued: resid. & store since 1860's.
- 6. Existing use of abutting properties: residential.

7. Servicing:

Indicate what services are available or proposed:

<u>Water Supply</u>	<u>Sewage Treatment</u>	<u>Storm Drainage*</u>
Piped Water <input type="checkbox"/>	Sewers <input type="checkbox"/>	Storm Sewers <input type="checkbox"/>
Individual Wells <input checked="" type="checkbox"/>	Communal System <input type="checkbox"/>	Open Ditches <input type="checkbox"/>
Other (describe) <input type="checkbox"/>	Septic Tank & Tile Bed <input checked="" type="checkbox"/>	Other (describe) <input type="checkbox"/>
	Other (describe) <input type="checkbox"/>	

*Note - are 2 systems on lot
1 for house to be relocated
1 for take out rest - it is to be upgraded.*

* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes No

* Has the existing drainage on the subject land been altered?

Yes No

* Does a legal and adequate outlet for storm drainage exist?

Yes No Unknown

8. Existing or proposed access to the subject land:

Unopened Road Municipal Road

Provincial Highway Other (specify) _____

Name of Road/Street Front Road

E. LAND USE

1. What is the existing Official Plan designation(s) of the subject land: Hamlet

2. What is the existing zoning of the subject land: R14 or CHA

(if required, assistance is available for questions 1 and 2 above)

F. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously applied for relief in respect of the subject property?

Yes No If yes, record file number and briefly describe

AN-10/01 - Relief of 15 spaces for take out next
to allow for 5 spaces

2. Is this property the subject of a current application for consent under Section 53 of the Planning Act, R.S.O., 1990, as amended?

Yes No If yes, File No. _____

3. Is this property part of a current application for a plan of subdivision under Section 51 of the Planning Act, R.S.O., 1990, as amended?

Yes No If yes, File No. _____

4. Is there any other application on this property that could affect this application?

Yes No If yes, describe

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land.
2. The location, size, height and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and adjacent lands including buildings, railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current use(s) of adjacent lands.
5. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or right-of-way.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any restrictive covenant or easement affecting the subject land.



Zoning Deficiency

AN-003/2007

Norfolk CityView Web

Roll Number 33-10-493-080-128-00-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner: BENNETT BRENDA LEE
DIEHL HANS

Property Lot: 4
Block: 6

Former Municipality: Delhi

Civic Address: 2326 FRONT RD

Part: [] Plan: 36B

Legal Description: RP 37R3548 PARTS 1 & 3

Concession: [] Extension to a Non-conforming use?: []

Zoning: CHA RH (shaded) CHA RH (shaded) Current Use of Property: Store, dwellings + take outs Township: []

By-law: 1-DE 80 Proposed Use of Property: Store, dwelling bed & bath, ^{part of area} restaurant (30 seats)

Zoning Deficiency

DEVELOPMENT STANDARDS	Required (Meters/Feet)		Proposed		Deficiency	
a) Lot Area	[]	[]	[]	[]	[]	[]
b) Lot Frontage	[]	[]	[]	[]	[]	[]
c) Front Yard Setback	[]	[]	[]	[]	[]	[]
d) Exterior Side Yard	[]	[]	[]	[]	[]	[]
e) Interior Side Yard (Rt)	[]	[]	[]	[]	[]	[]
f) Interior Side Yard (Lt)	[]	[]	[]	[]	[]	[]
g) Rear Yard	[]	[]	[]	[]	[]	[]
h) Dwelling Unit Area	[]	[]	[]	[]	[]	[]
i) % Lot Coverage	[]	[]	[]	[]	[]	[]
j) Height of Building	[]	[]	[]	[]	[]	[]
k) Accessory Building	[]	[]	[]	[]	[]	[]
Accessory Building Comments	[]					
* l) Parking * (see note).	17 spaces		10 spaces		7 spaces	
* m) Other 6.25.3d	3 bedrooms max		5 bedrooms		2 additional rooms	
* Other Clause: 5.3 - RH at back of lot has no frontage.	Other Description:		[]			
[]	[]		[]			
[]	[]		[]			
[]	[]		[]			

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures: B Bennett Owner/Applicant _____ Building Inspector

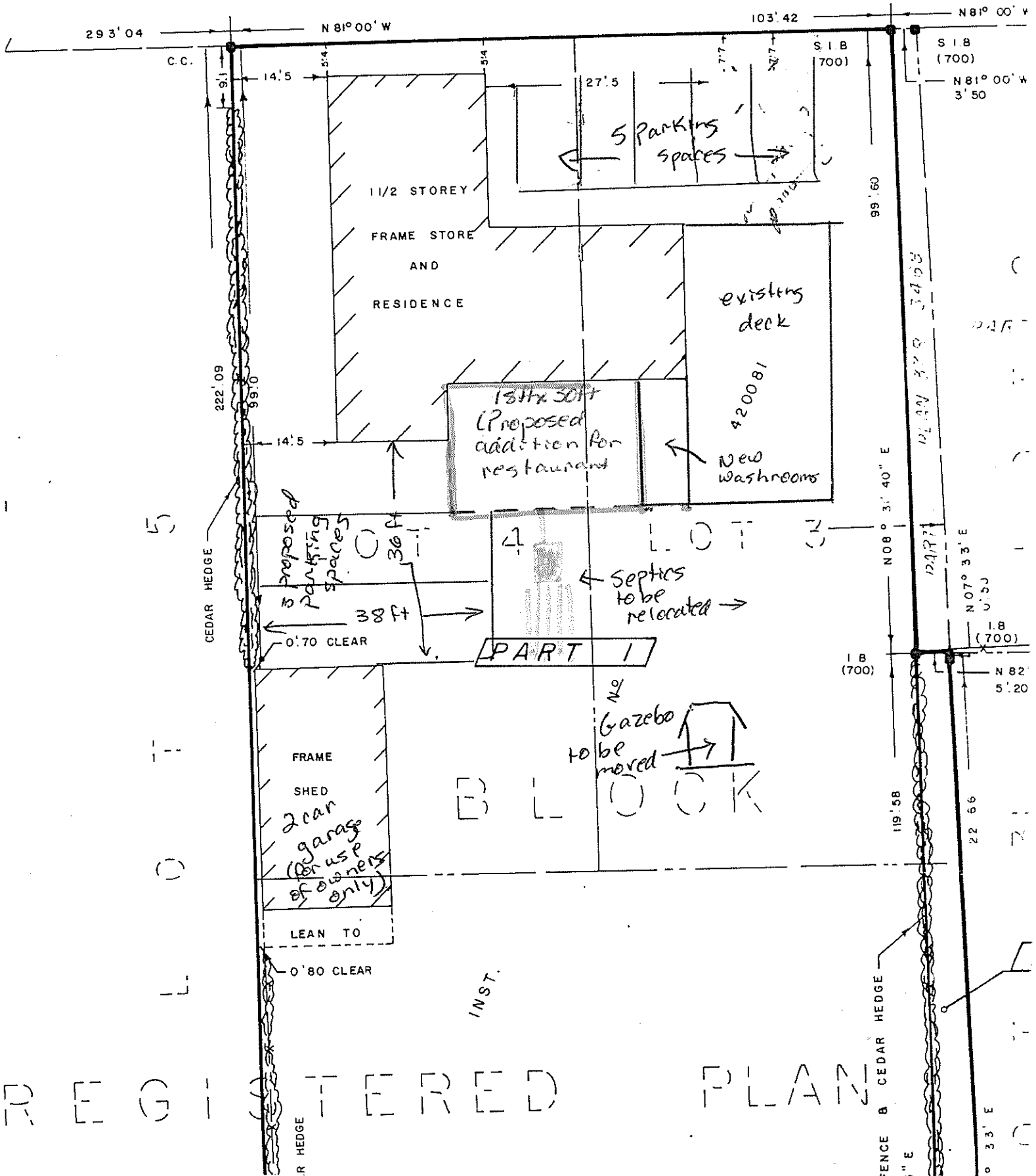
Instructions:
 1. Owner/Applicant to complete unshaded areas.
 2. Building Inspector to complete shaded areas.
 3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

Name _____ Address _____

MAIN

(59'4" WIDE)

STREET



REGISTERED PLAN

Tourism Enhancement
Normandale Century Store Inn Conversion

1. Project Description

The objective of this project is to upgrade and eventually to turn the Normandale Century Store into a year round B&B. This will add a small but unique destination accommodation, to the tourist attractions along the Lake Erie shore.

2. Project Background

The Normandale Century Store is located in the picturesque hamlet of Normandale which lies on the shore of Lake Erie at the mouth of Potter's Creek. Normandale is significant in the history of Upper Canada and is the home of the first iron furnace in the 1850's. Today Normandale is still significant to the heritage of Norfolk County and contains more than four historical designated buildings from the hey day of the Van Norman furnace. The Normandale Century Store was built about 1860 and has been operated as a country store almost continually to the present time. We acquired the store in 1996 and completely upgraded the interior in a country style. In 2003 a large deck and kitchen were added and incorporated into the existing building. This resulted in a significant increase in business and the creator of four more part time jobs, several music nights, community breakfasts and a corn roast were added attractions. Based on the experience of the outside deck (The Patio) the rationale for the expansion and upgrade to a B&B deemed logical and obtainable.

3. Phase 1

Phase 1 of the project consists of upgrading the kitchen and adding a 500 sq.ft. sunroom to create a year round restaurant venue. The exterior of the building will be upgraded, the entranceway covered in. The addition will consist of an expansion to the rear in the form of a sun room providing a full view of the lawns, gardens and birdfeeders. Washroom facilities are presently available. This upgrade will result in three full time jobs and two part time positions. In addition this facility will allow the business to explore the benefits of catering, special occasion dinners and hosting meetings/gatherings with a beautiful view which overlooks potters creek.

4. Phase 2

Phase 2 of the project consists of finishing the second floor of the building which extends over the complete store. Although the design is not finalized the upgrade would result in five complete rooms. This project could commence in the fall/winter of 2006 and be completed by summer of 2007. The completion of these rooms would permit the B&B to be fully functional and would result in additional full time employment for housekeeping and maintenance.

5. **Project Impact**

This restaurant, B&B will draw more tourists to the Norfolk South Shore. Normandale presently has a small public beach of it's own. This draws many people who like to avoid the busy beaches and restaurants of Turkey Point and Port Dover. We can provide these people with a unique, historic, tranquil place to dine, rest and relax in the expanded facility at the Normandale Century Inn. A B&B presently exists in Normandale but it cannot handle the request for accommodations. The same applies for Turkey Point and Port Dover. In addition to bringing in more tourists to the area the project will provide, more full time jobs. Presently we hire six people in the summer, including two students and two part time in winter each year. The value of the property will increase which will result in an increase to the municipal tax base.

6. **Market Demand**

We have been serving the public since 1998. For the last eight years we have been listening to our patrons, both local and tourists. The locals appreciate the convenience and support everything we have done. The tourist flow has increased over the years. Many families enjoy outings and camping in the area. Hidden Valley campgrounds in town are expanding there facilities to accommodate more campers. We get a lot of spin off business from the campers as well as patrons from the B&B. They can walk from both locations to enjoy our entertainment on the patio, as well as the great food and 16 flavours of ice cream. Our general store provides everything one needs. We are conveniently located on Front Rd.(a main thoroughfare) between Port Dover and Turkey Point, just 500 m from the lake.

This project will enable us to provide a place for people who enjoy vacationing or just getting out, in the off season. Norfolk is known for it's many bird species which brings many birdwatchers. There's the all terrain vehicle group, the autumn sight seekers, the cross country skiers, snowmobilers and the ice fisherman. We could provide these people with a licensed restaurant, a general store and accommodations.

7. **Summary**

Since opening in 1998 the summer business has been good. The unfortunate part is you lose what you gained in the winter months. The general store has never been a big money maker as much as it is a way of life. Adding The Patio has proven to be a good choice to compliment the general store. Grab a burger and your camping supplies at the same time! The only set back with the patio is fighting the weather elements and the seasons. Summer is the only months you can predictably sit outside to dine and even then you can't count on that. Providing our customers with inside seating will bring them all year round. They can enjoy the beauty of the lawns & flower gardens in the spring and summer, bird watching in the fall and winter from our new sunroom. When Phase 2 is completed we can provide a unique, one stop destination. We can bring full time jobs, more tourists and more taxes to the county.

We are extremely pleased, that on September 26, 2006 the Community Transition Program granted us funds to help us with this great opportunity. Many will benefit from this project.

Why is it not possible to comply with the provision of the by-law?

According to the Simcoe by-law we are required to have 14 parking spaces. Our property is located in the old Delhi township which requires us to have 17 parking spaces. We presently have 5 parking spaces and can provide another 5 in accordance with the by-law regulations. If we offered valet parking, we could provide another 3 spaces, in our side drive, for a total of 13 spaces. Our general store is required to have 2 parking spaces that we easily have in front of the store, but is on county property that we're not permitted to include. The store patrons park in front anyway to quickly jump out to grab what they need, and gone. Front road has plenty of road allowance on both sides of the road that has been used for years, not only to accommodate our patrons but used extensively by area residents. Garden tours, studio tours, garage sales and many other community events make use of this road allowance. All the property at the rear of the house will be used for septic systems that must be upgraded for this project.

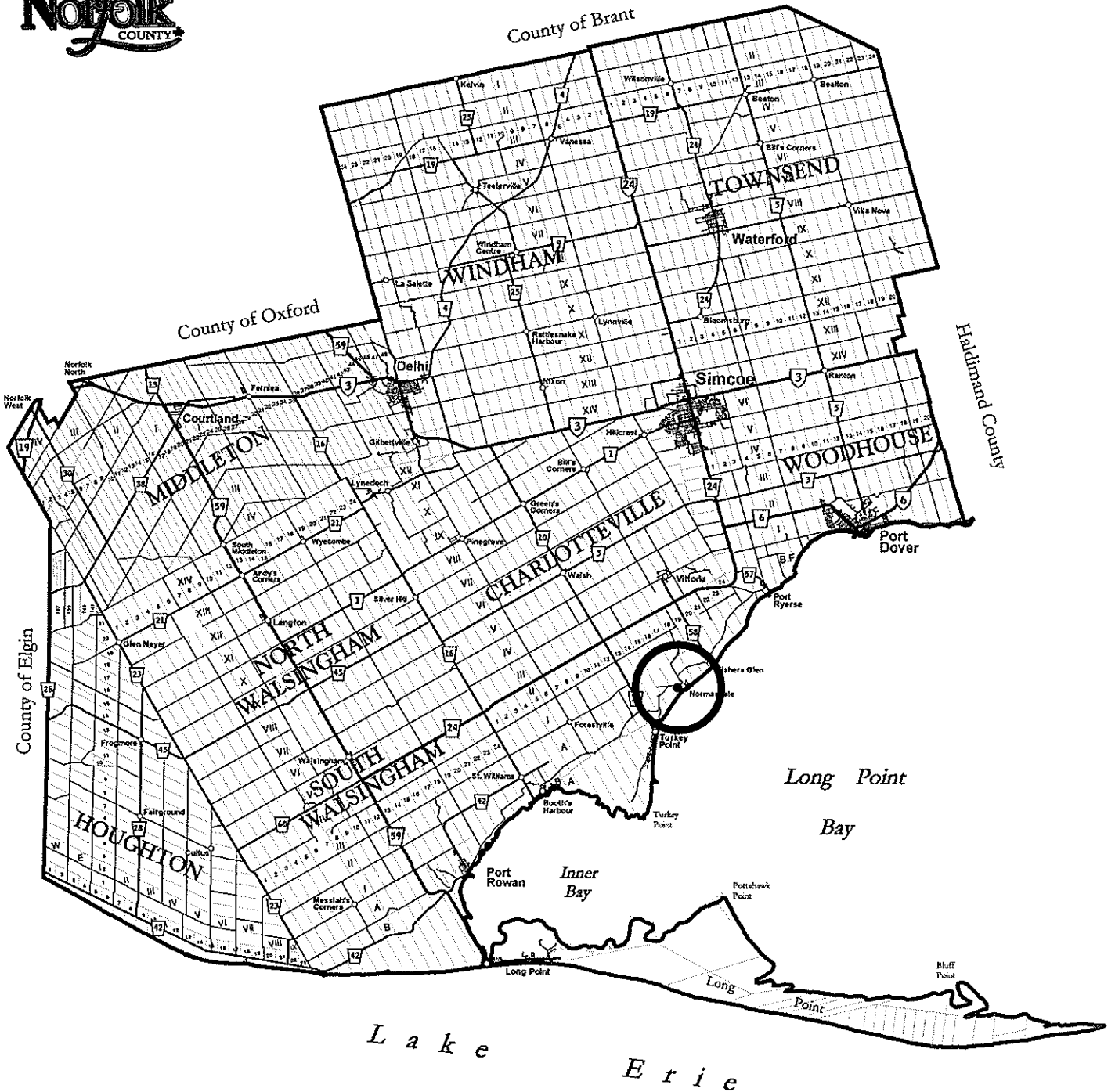
If we were permitted to use the 2 parking spaces in front of the store and a valet style parking, we could accommodate 15 parking spaces. If you do not permit the use of county property for these 2 spaces or approve the idea of valet parking, we will have room on our property for 10 parking spaces only according to the by-law.



Old car club stopping for ice cream.

MAP 1

File Number: AN-003/2007
Geographic Township of CHARLOTTEVILLE



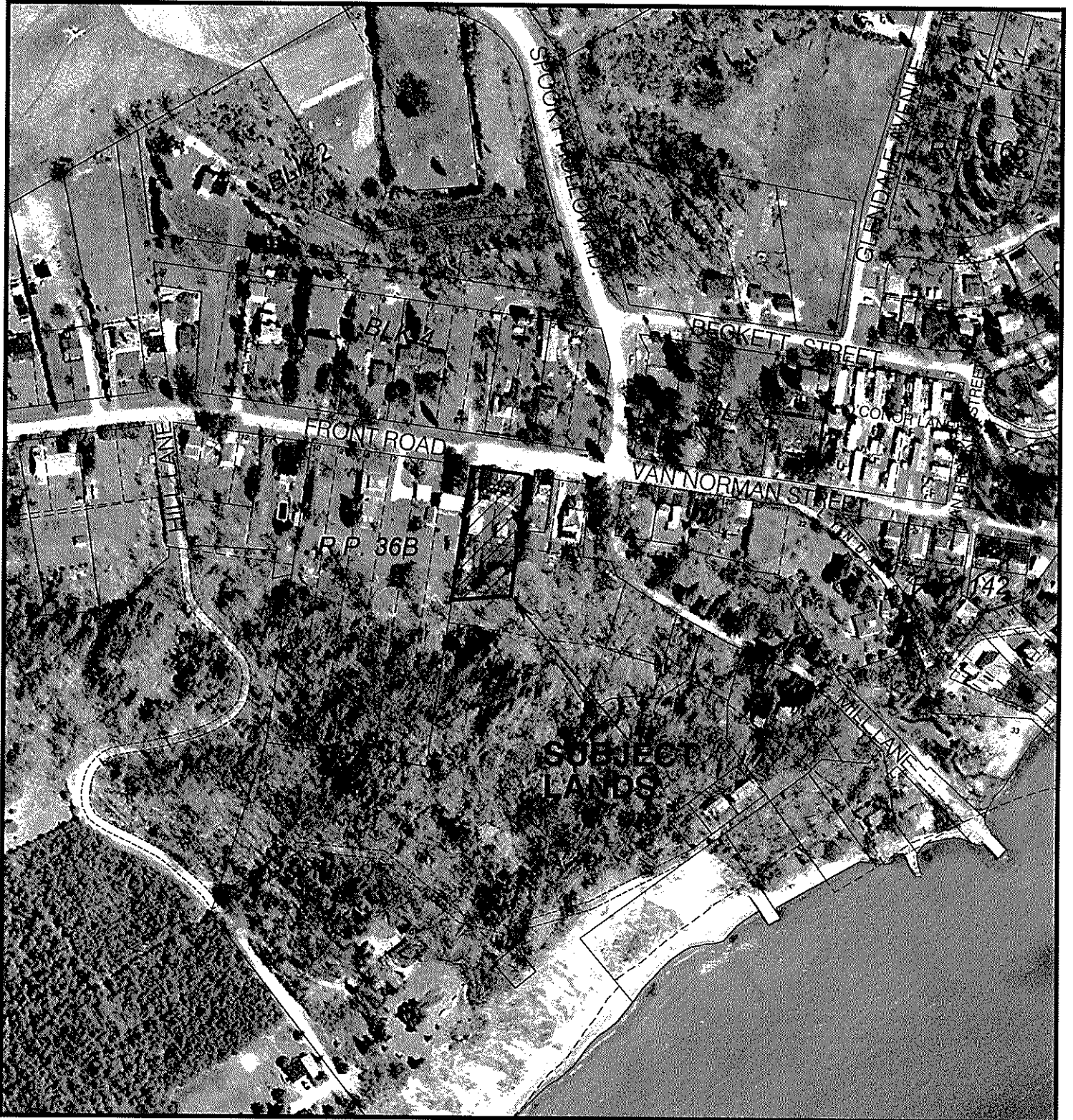
MAP 2

File Number: AN-003/2007
Geographic Township of CHARLOTTEVILLE



25 0 25 50 75 METERS

1 : 3000



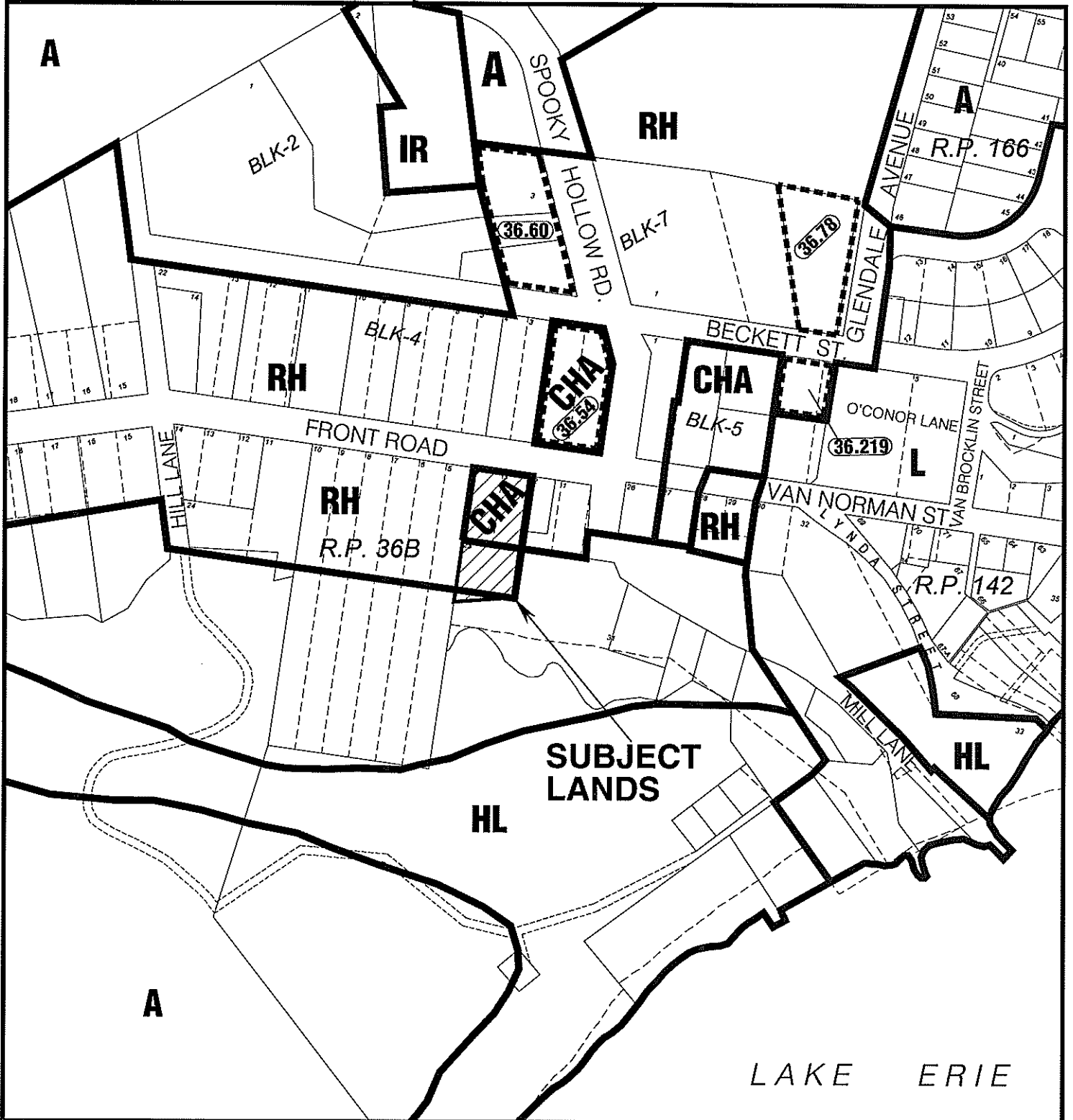
MAP 3

File Number: AN-003/2007
Geographic Township of CHARLOTTEVILLE



25 0 25 50 75 METERS

1 : 3000



MAP 4

File Number: AN-003/2007
Geographic Township of CHARLOTTEVILLE

