



COMMENT REQUEST FORM

FILE NO: ANPL2010139

- Building Department
- Building Inspector (Sewage System Review)
- Forestry Division
- GIS Section
- Fire/EMS
- Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Railway
- Norfolk Power
- Ministry of Transportation
- Conservation Authority

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 requires your comments by:**

OCTOBER 4TH, 2010

APPLICANT:

GRAHAM LYN
BLACK BRANDON, 107 EAST AVE BRANTFORD, ON N3S 3L8

LOCATION: CHR PLAN 128 LOT 103 (161 Cedar Drive)

ASSESSMENT ROLL NO.: 3310493110094000000

PROPOSAL:

RECOGNIZE THE CONSTRUCTION OF A DECK REQUIRING RELIEF OF:
2.78 m (9.12 ft) from the required 15 m (49.21 ft) lot frontage to permit a lot frontage of 12.22 m (40.09 ft);
253 sq m (2723 sq. ft.) from the required lot area of 700 sq m (7535 sq. ft.) to permit a lot area of 447 sq. m. (4810 sq. ft.);
3.2 m (10.35 ft) from the required 4.5 m (14.76 ft) to permit a deck with a front yard setback of 1.3 m (4.41 ft).

PLEASE REPLY BY EMAIL DIRECTLY TO:

MARY ELDER, MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1341

EMAIL: mary.elder@norfolkcounty.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 application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
karen.judd@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files on 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.

CIRCULATION DATE: September 20th, 2010

MINOR VARIANCE

LIRCA fee rec'd.
OSSDS given.

Office Use:

File Number:

ANPL2010139

Related File:

Fees Submitted:

Sept. 8/10

Application Submitted:

Sept. 8/10

Sign Issued:

Sept. 8/10

Complete Application:

Sept. 8/10

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-493-110-09400

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-DE80

A. APPLICANT INFORMATION

Name of Applicant ¹ Lyn GRAHAM Phone # 519. 774. 4492

Address 107 EAST AVE Fax # _____

Town / Postal Code Brantford N3S 3L8 E-mail Lyn@brandos.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 SAME / Brandon Black Phone # _____

Address _____ Fax # _____

Town / Postal Code _____ E-mail _____

² It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: Applicant Agent Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

Bank of Nova Scotia



MINOR VARIANCE

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># 128</u>	Lot(s) or Block Number(s)	<u>103</u>
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>40.08 ft.</u>	Depth (metres/feet)	<u>120'</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>0.11 Acres.</u>
Municipal Civic Address	<u>161 Cedar Dr.</u>		

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):

Constructed a deck. We did not extend it further than all neighbors

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

To recognize construction of a deck requiring relief of:

- 253 m² (2723 ft²) from ^{min} required 700 m² (7535 ft²) to permit lot area of 447 m² (4810 ft²)
- 2.78 m (9.12') from minimum required 15 m (49.22') to permit lot frontage of 12.22 m (40.08')
- 3.20 m (10.35') from minimum required 4.5 m (14.76') to permit front yard setback of 1.3 metres (4.41').



MINOR VARIANCE

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

Septic System was in the back.

D. PROPERTY INFORMATION

Present official plan designation(s): Resort.

Present zoning: Lakeshore.

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:

1 Cottage 950 sq. ft.
1 Shed.

If known, the date existing buildings or structures were constructed on the subject lands: 1935.

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.

deck 20x20

MINOR VARIANCE

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:

_____ *none proposed* _____

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:

July 5, 2010

Present use of the subject lands:

Seasonal

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

*Single family home
all year.*

Existing use of abutting properties:

Cottage

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes No Unknown



MINOR VARIANCE

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

Provide the information you used to determine the answers to the above questions:

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

Yes No

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) 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:

MINOR VARIANCE

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

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)	
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Livestock facility or stockyard (if yes, complete Form 3 - available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance



H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Communal wells
- Individual wells
- Other (describe below)

Sewage Treatment

- Municipal sewers
- Communal system
- Septic tank and tile bed
- Other (describe below)

Storm Drainage

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

If other, describe:

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

- Yes
- No

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
- Municipal road
- Provincial highway
- Other (describe below)

If other, describe:

Name of road/street:

Cedar dr.

MINOR VARIANCE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

Yes No

If yes, describe:

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



ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.
 Simcoe, ON
 N3Y 2J4
 519-426-4377
 Langton: 22 Albert St.
 Langton, ON
 N0E 1G0
 519-875-4485

PROPERTY INFORMATION

STREET # 161
 UNIT #
 STREET NAME CEDAR DR

ROLL No. 3310493110094000000
 TOWNSHIP Delhi - Charlotteville
 ZONING L

LEGAL DESCRIPTION:
 CHR PLAN 128 LOT 103, REG. 0.11AC
 40.08FR 120.00D

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	700	7535	447	4810	253	2723
LOT FRONTAGE	15	49.22	12.22	40.08	2.78	9.12
FRONT YARD SETBACK	4.5	14.76	1.3m	4.41	3.2	10.35
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL 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.

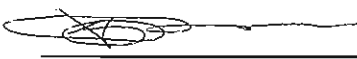
 Signature of owner or authorized agent

 Date

PREPARED BY: Bill Brouwer

AS PER:

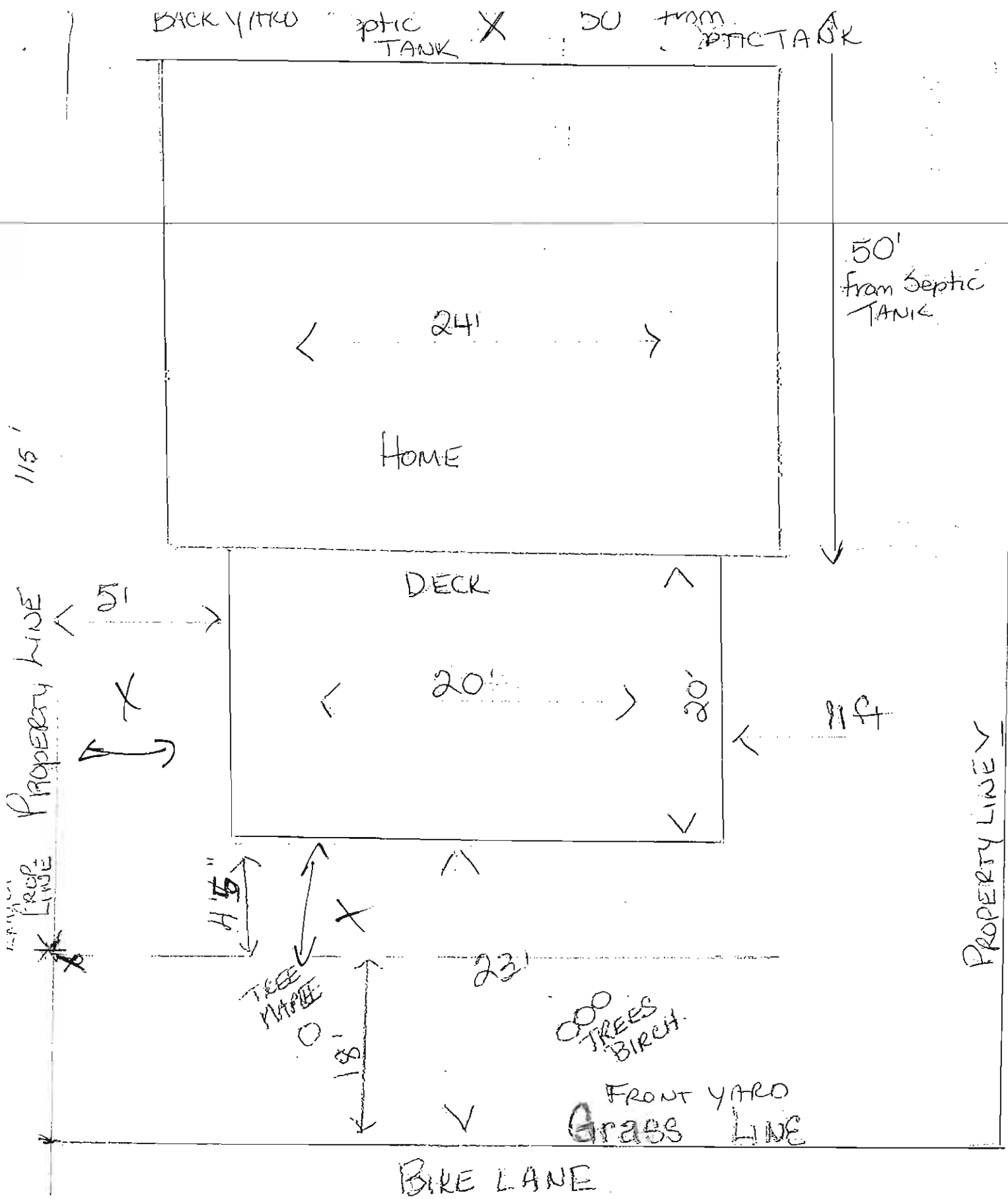
Fritz R. Enzlin CBCO, CRBO
 Chief Building Official
 Manager, Building & Bylaw Division
 Norfolk County



 Signature of building inspector

Sept 10/10

 Date



Lower DECK 15' high

In Line with all Neighbors decks or front porches

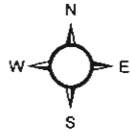
161 Cedar Dr

MAP 1

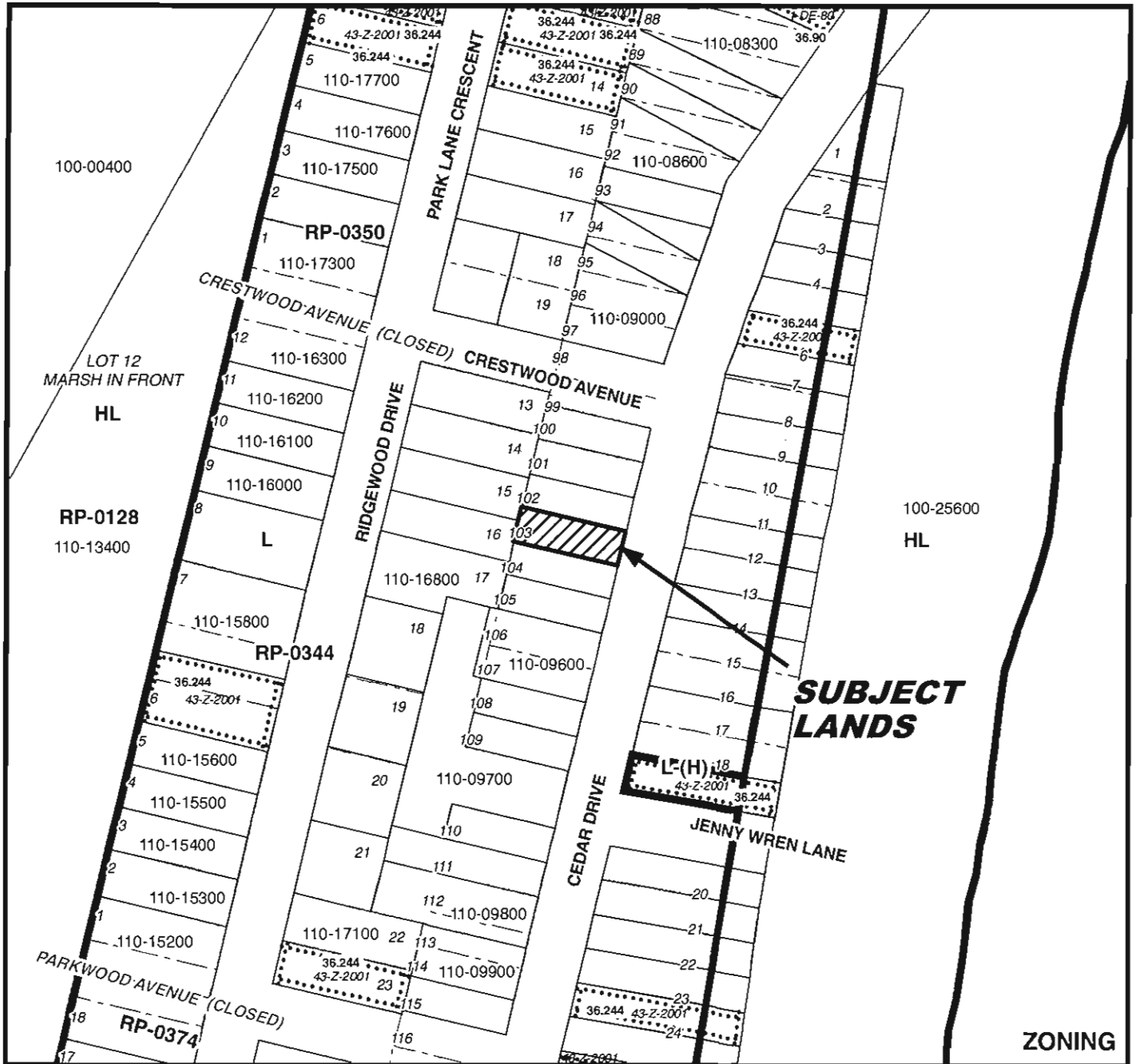
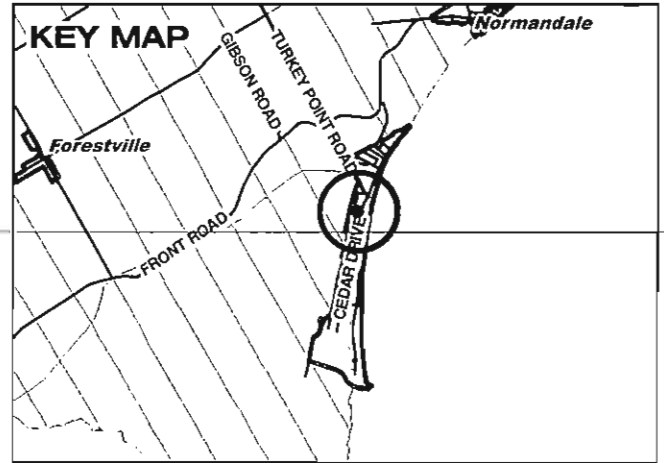
File Number: ANPL2010139

Geographic Township of

CHARLOTTEVILLE



1:2,000



ZONING

MAP 2

File Number: ANPL2010139

Geographic Township of CHARLOTTEVILLE



5 2.5 0 5 10 15 20 Meters

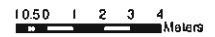
1:1,000



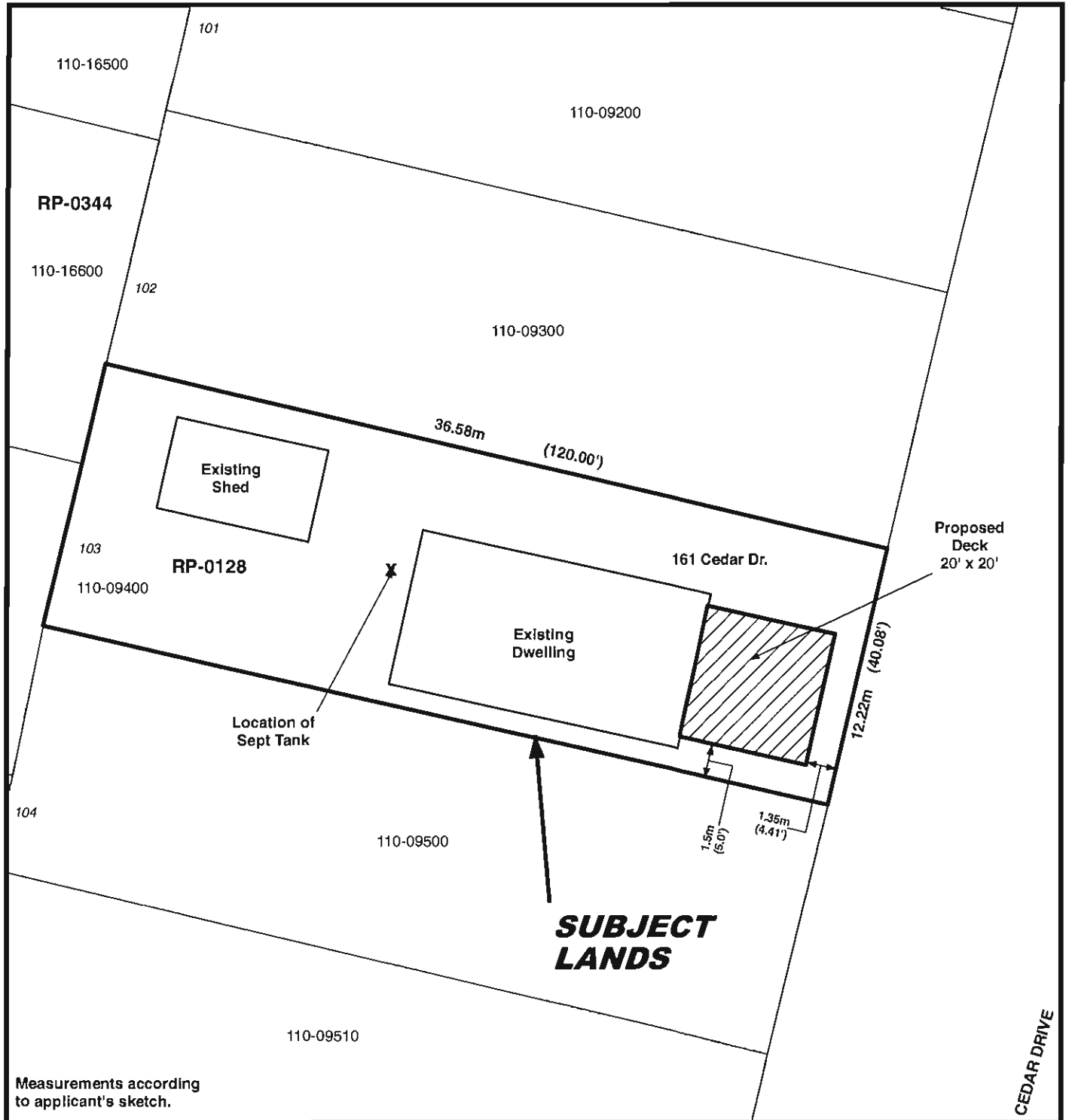
MAP 3

File Number: ANPL2010139

Geographic Township of CHARLOTTEVILLE



1:250



Measurements according to applicant's sketch.