



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2011179

<input checked="" type="checkbox"/> Building Department	<input type="checkbox"/> Railway
<input checked="" type="checkbox"/> Building Inspector (Sewage System Review)	<input type="checkbox"/> Norfolk Power
<input checked="" type="checkbox"/> Forestry Division	<input type="checkbox"/> Ministry of Transportation
<input checked="" type="checkbox"/> GIS Section	<input checked="" type="checkbox"/> Union Gas
<input checked="" type="checkbox"/> Fire/EMS	<input checked="" type="checkbox"/> Norfolk Heritage Committee
<input checked="" type="checkbox"/> Public Works NOTE: If an agreement is required please attach the clauses you require in the agreement.	<input checked="" type="checkbox"/> 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:**

September 6, 2011

APPLICANT:

BLUE BARRY ALLAN ROBERT
BLUE SANDRA ELAINE, 218 MOUNT PLEASANT ST BRANTFORD, ON N3T 1V1

LOCATION: CHR PLAN 350 LOT 14 (8 Parklane Crescent)

ASSESSMENT ROLL NO.: 3310493110187000000

PROPOSAL:

PERMIT THE CONSTRUCTION OF AN ATTACHED GARAGE ON AN EXISTING DWELLING REQUIRING RELIEF OF: 5% from the maximum permitted 15% lot coverage to permit a maximum lot coverage of 20%.

PLEASE REPLY BY EMAIL DIRECTLY TO:

SCOTT PECK, B.A., DPA, MCIP, RPP, CMMII

PO Box 128, 22 Albert Street, Langton ON N0E 1G0

(519) 426-5870 ext: 1834

EMAIL: t.scott.peck@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 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.

CIRCULATION DATE: August 22, 2011

MINOR VARIANCE

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN PL 2011 79.July 28, 2011July 28, 2011July 28, 2011August 8, 2011WZ

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 18700

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. _____

A. APPLICANT INFORMATIONName of Applicant¹SEE OWNER INFO

Phone #

Address

Fax #

Town / Postal Code

E-mail

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent

N/A

Phone #

Address

Fax #

Town / Postal Code

E-mail

Name of Owner²BARRY BLUE SANDRA BLUE

Phone #

519 759-3427

Address

218 MT. PLEASANT ST.

Fax #

Town / Postal Code

BRANTFORD, ON N3T 1V1

E-mail

too.blue-4u@sympatico.ca² 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 sent³: 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:

CIBC

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>LOT 14 PLAN 350</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>(51')</u> 15.54m	Depth (metres/feet)	<u>(150')</u> 45.72m. <i>pre</i>
Width (metres/feet)	<u>15.54m (51 ft)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>0.070</u> <i>ac.</i> <u>(0.174 ACRES)</u>
Municipal Civic Address	<u>8 PARKLANE CS.</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):

NEED MORE STORAGE. PROPOSING TO ADD
GARAGE.

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

CONSTRUCT A GARAGE ADDITION TO AN
EXISTING DWELLING REQUIRING RELIEF OF
5% FROM THE MAXIMUM LOT COVERAGE OF
15% TO ALLOW A LOT COVERAGE OF 20%.

MINOR VARIANCE

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

EXISTING LOT COVERAGE 13.1%

PROPOSED LOT COVERAGE 20%

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT RESIDENTIAL

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:

RETAIN - EXISTING HOME FRONT YD 50' RIGTSIDE 10'-6"
LEFTSIDE 4'-6" 2 STOREYS BSE 36'x28'
HEIGHT 22'± HOUSE 1008 SQFT.

SEE ATTACHED SKETCH LOT SIZE 51'x150' (7650 SQFT) 13.1% LOT COVERAGE EXIST

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

SEPTEMBER 1990

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.

ATTACHED GARAGE

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:

SEE ATTACHED SKETCH

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

2011

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:

ABOUT 3 YRS. AGO

Present use of the subject lands:

RESIDENTIAL

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

20 yrs +

Existing use of abutting properties:

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

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:

PERSONAL KNOWLEDGE

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 *LONG POINT*

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)
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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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

MINOR VARIANCE

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:

PRIVATE WATER SYSTEM

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:

8 PARK LANE CRESCENT ST

MINOR VARIANCE

I. OTHER INFORMATION

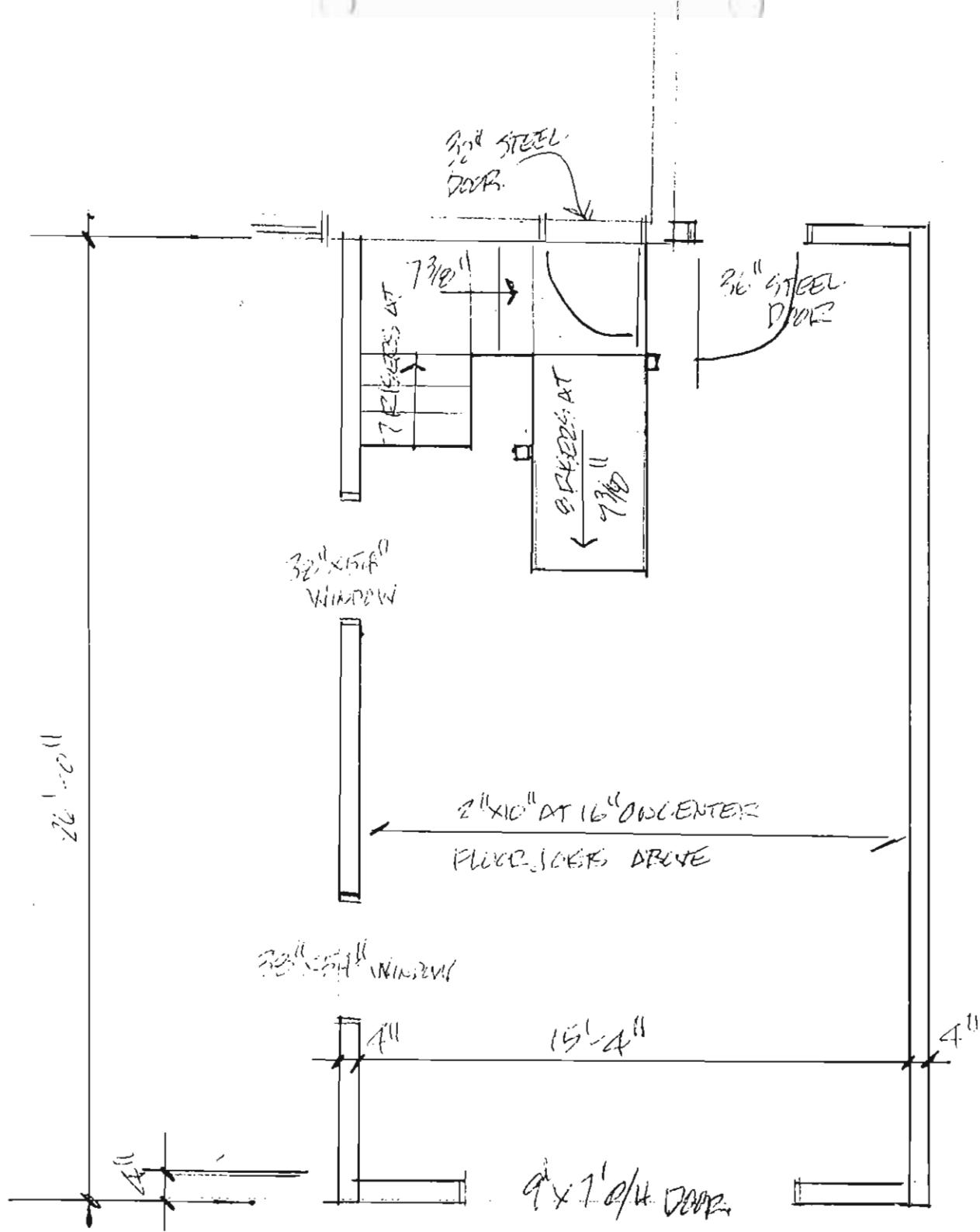
Is there a time limit that affects the processing of this development application?

Yes No

If yes, describe:

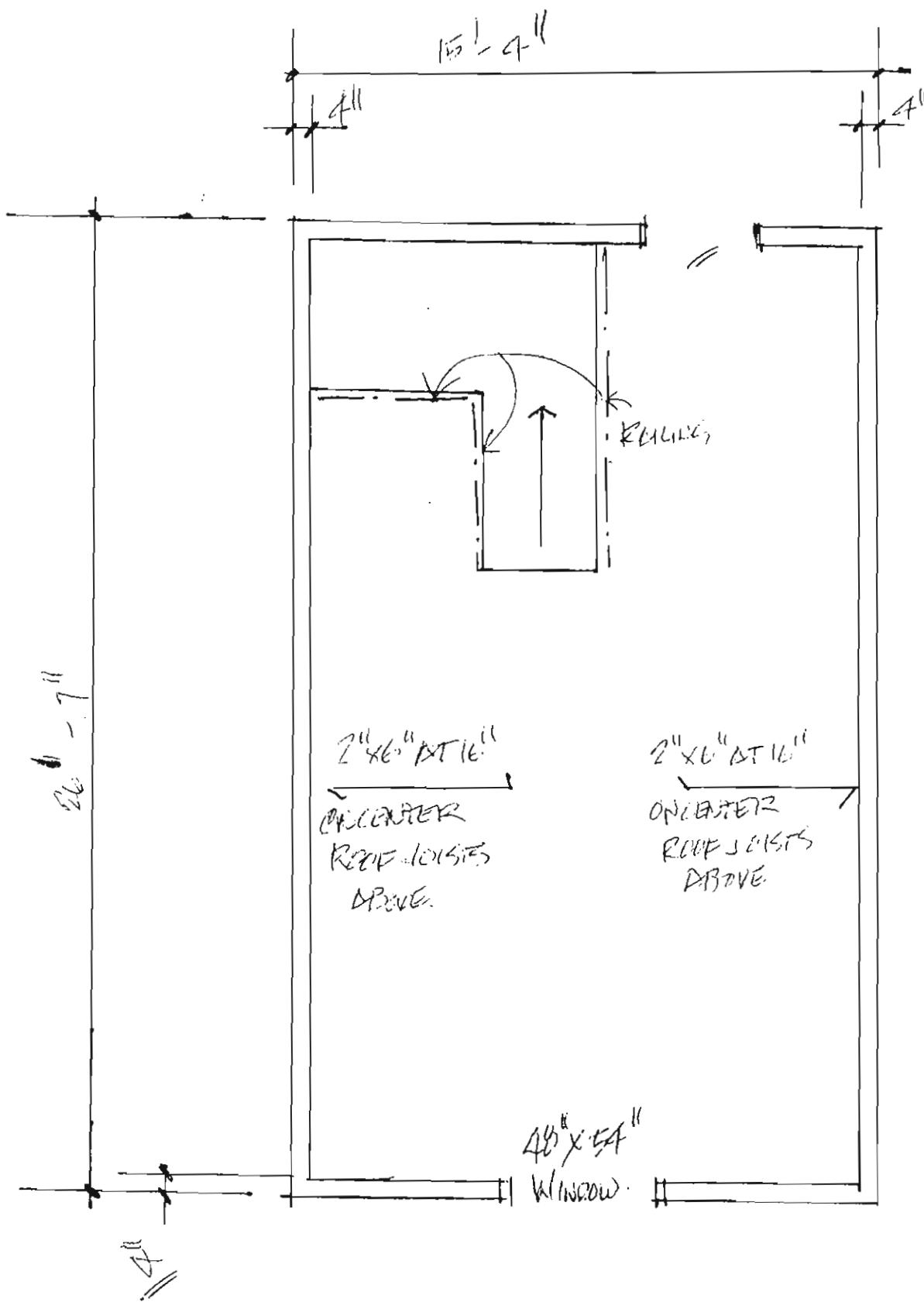
2 years long Point RCA

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.



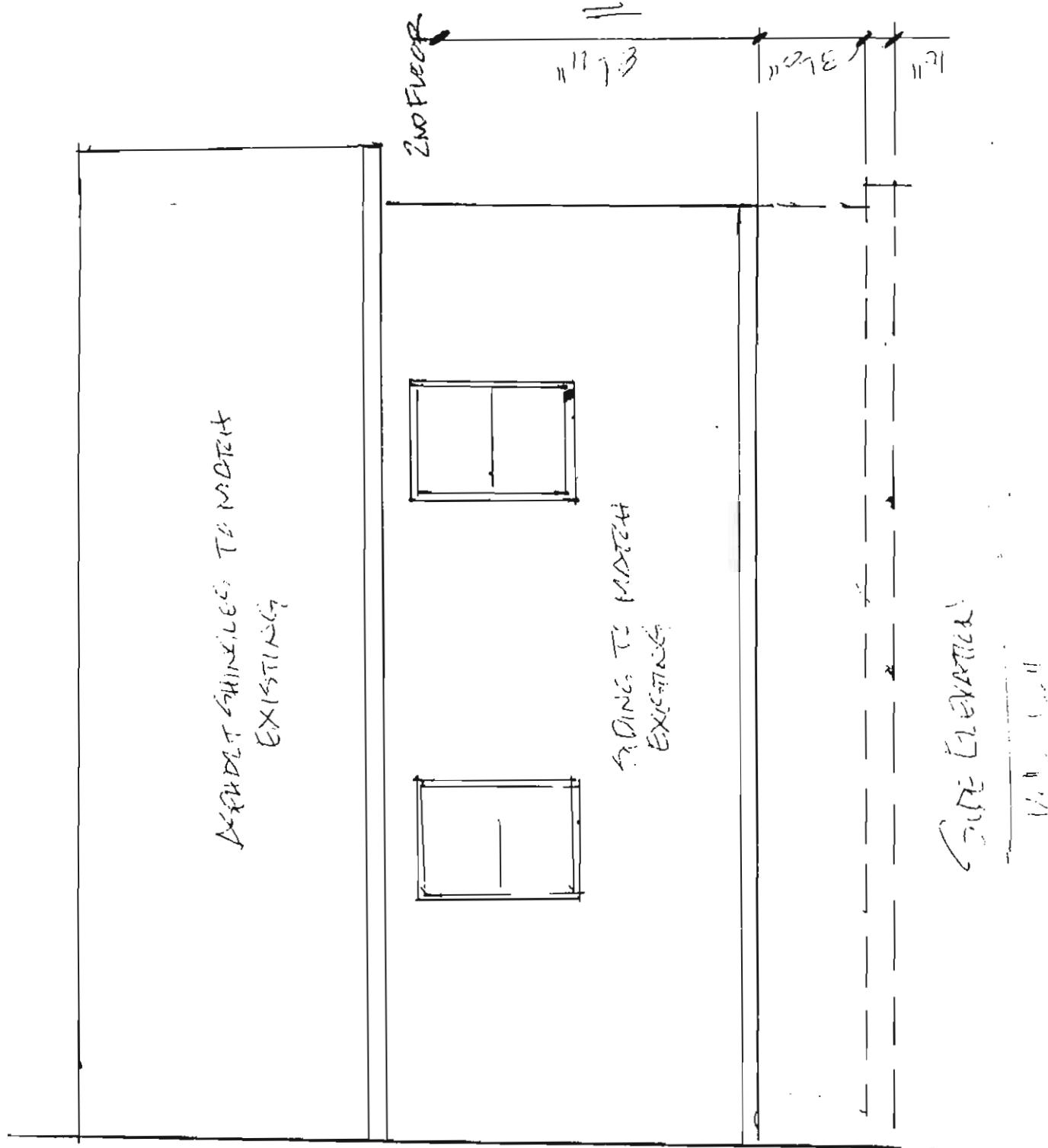
1st FLOOR

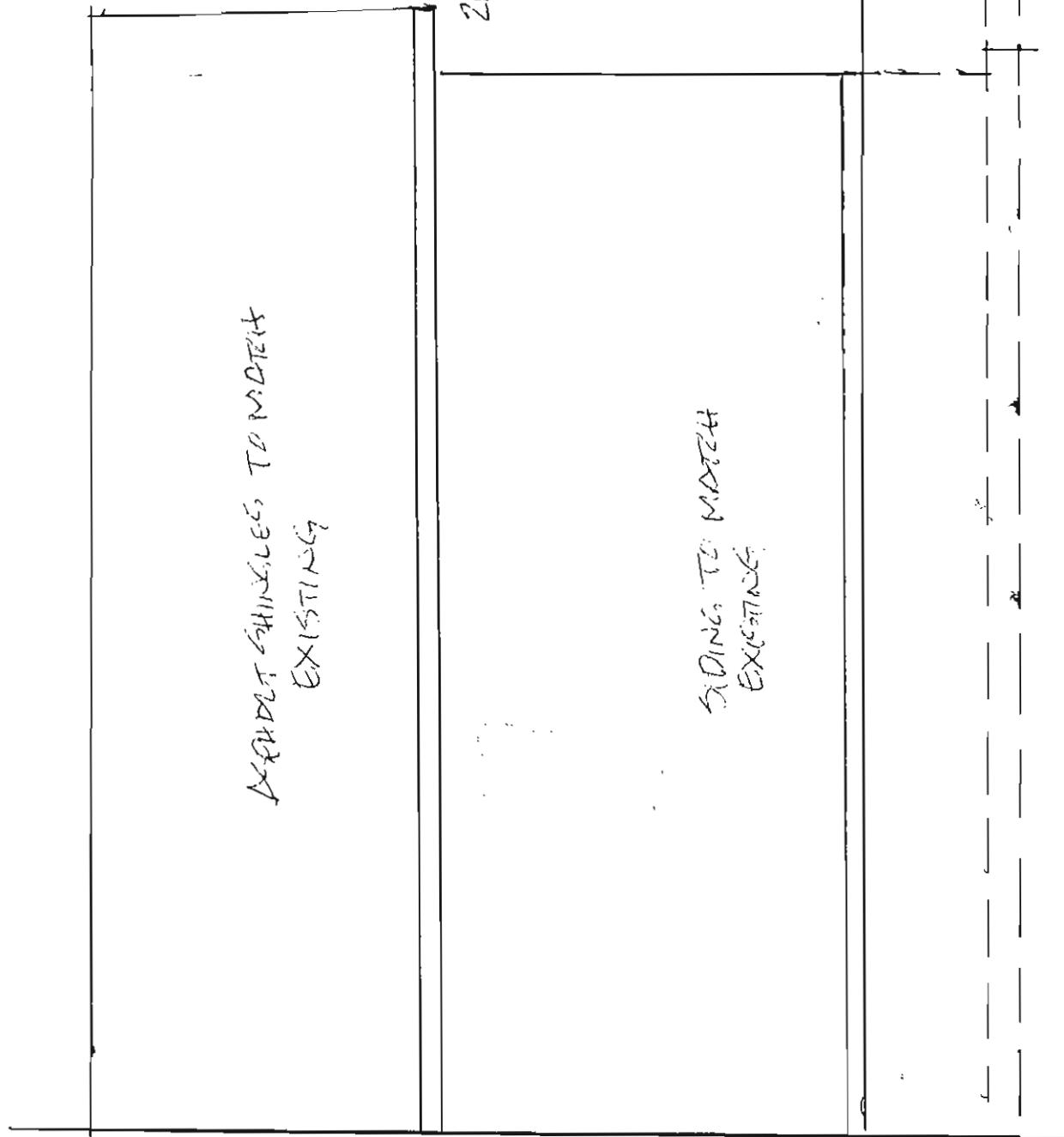
$$Y_4^k = 1 - \theta^k$$



SECOND FLOOR

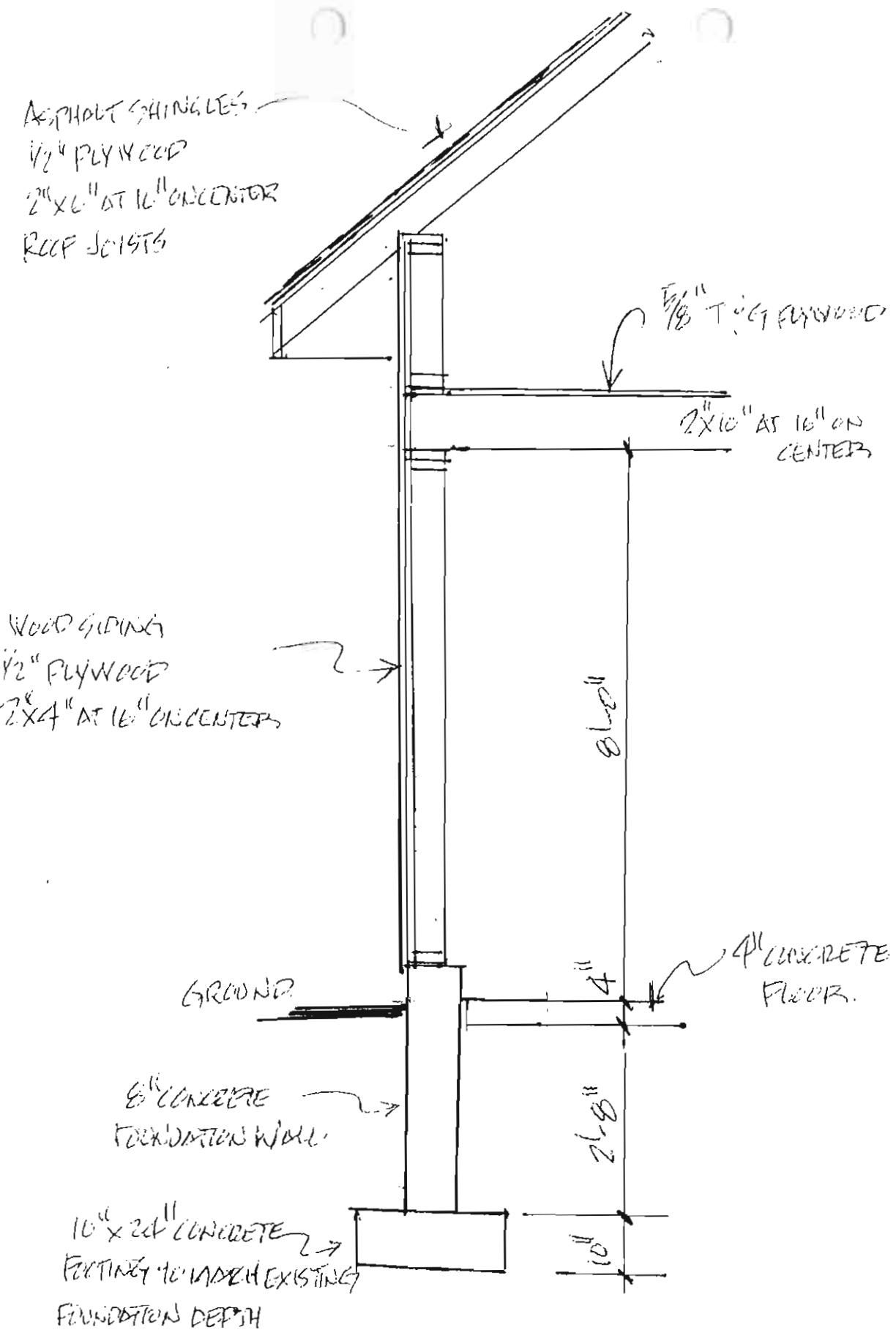
$$1/4" = 1' 0\text{"}$$



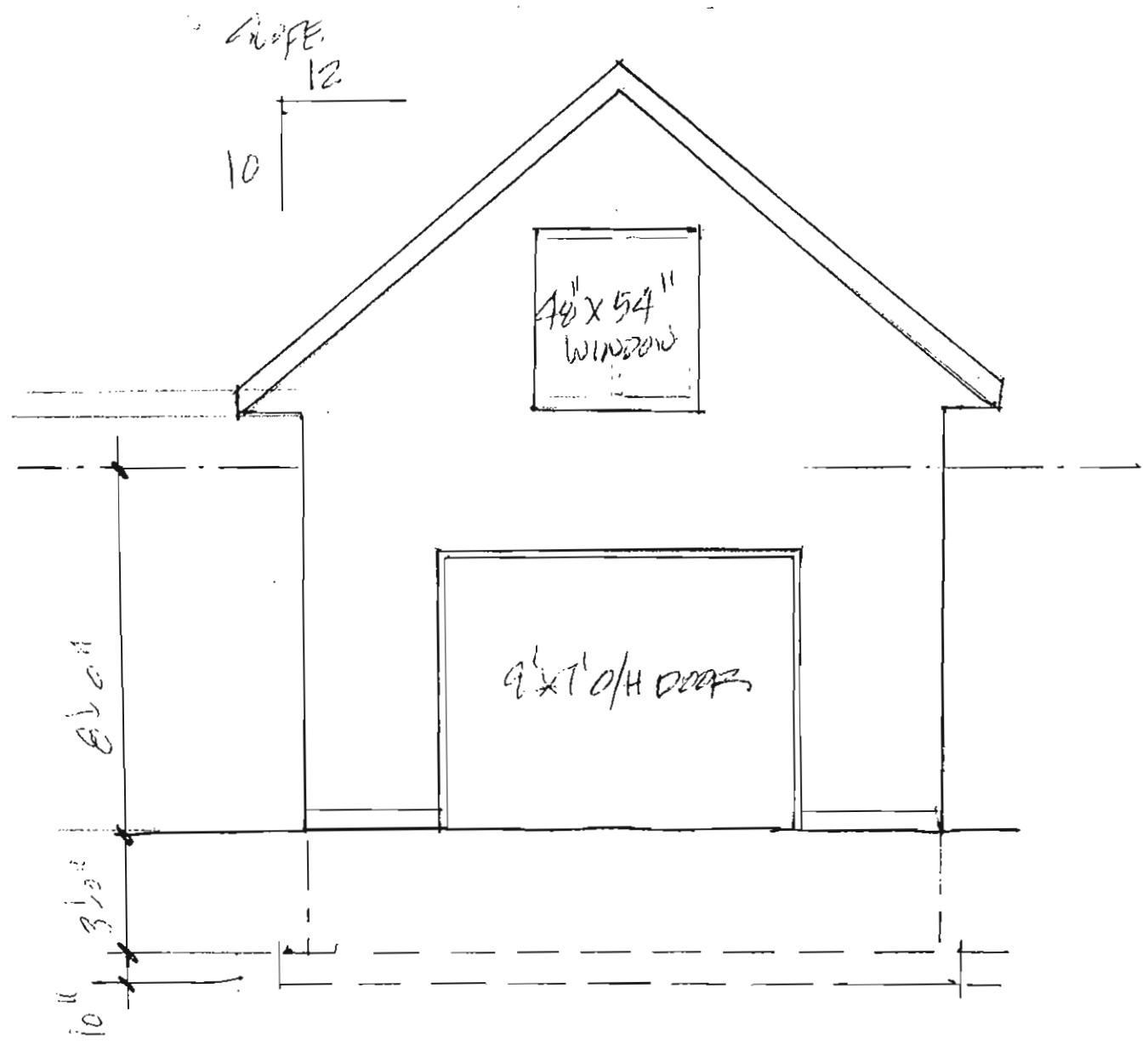


Side Existing

11'-0"



SECTION
~~SECTION~~ $1/2" = 1'$ on



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$



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 # 8

ROLL No. 3310493110187000000

LEGAL DESCRIPTION:
CHR PLAN 350 LOT 14, REG. 0.17AC
51.00FR 150.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME PARK LANE CRES

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD

REQUIRED (m/ft)

PROPOSED (m/ft)

DEFICIENCY (m/ft)

LOT AREA

LOT FRONTAGE

FRONT YARD SETBACK

EXTERIOR SIDE YARD

INTERIOR SIDE YARD (RIGHT)

INTERIOR SIDE YARD (LEFT)

REAR YARD SETBACK

DWELLING UNIT AREA

MAXIMUM % LOT COVERAGE

15%20%5%

BUILDING HEIGHT

ACCESSORY BUILDING

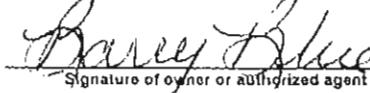
ACCESSORY BUILDING COMMENTS

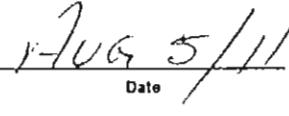
PARKING SPACES

ADDITIONAL COMMENTS: 5% relief of Zoning By-Law 1-DE 80, 34.2.1.(f), Maximum Lot Coverage - 15%, is sought.

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.

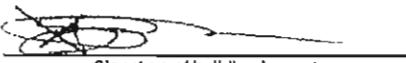
I have read and understand the above.

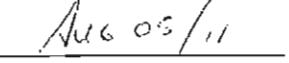

Signature of owner or authorized agent


Date

PREPARED BY: Bill Brouwer

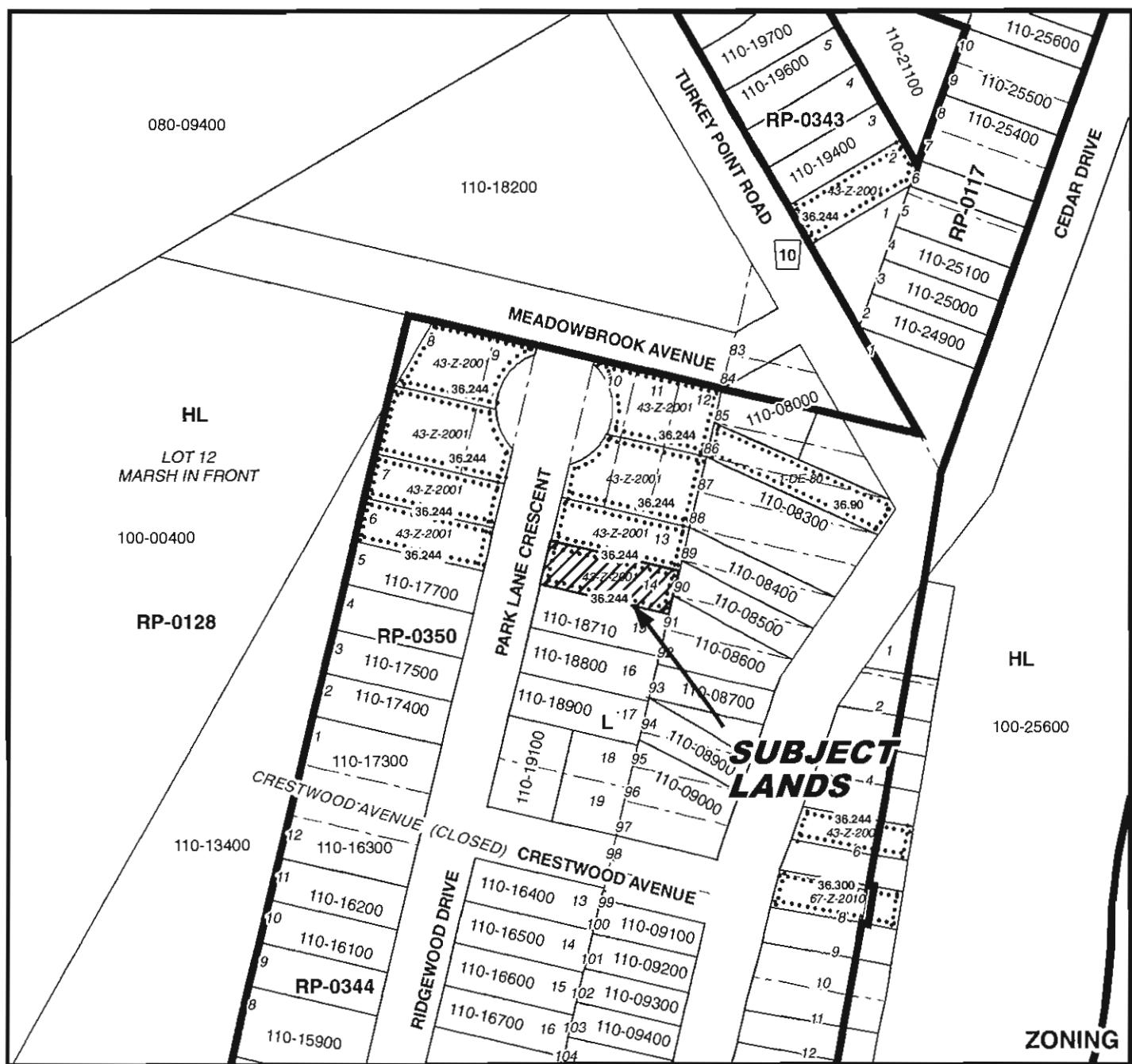
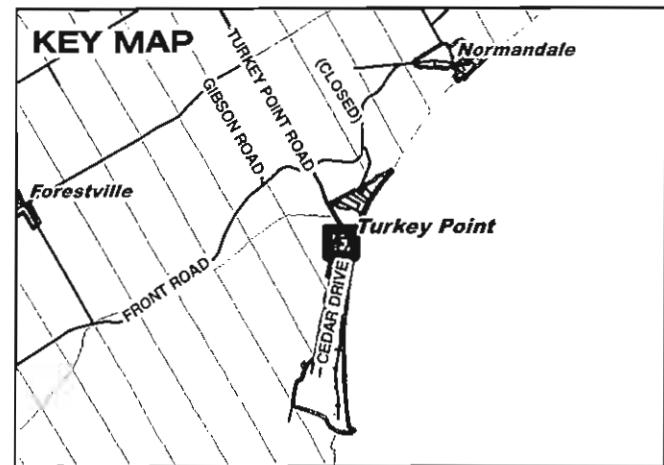
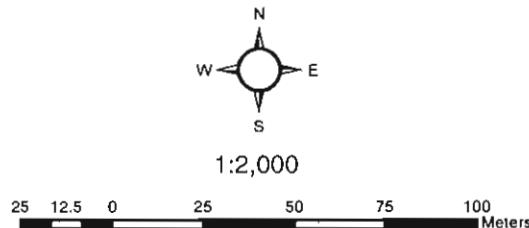
AS PER:


Signature of building inspector


Date

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

MAP 1
File Number: ANPL2011179
 Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2011179

Geographic Township of CHARLOTTESVILLE



1:1,000



MAP 3

File Number: ANPL2011179

Geographic Township of CHARLOTTESVILLE

