



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2011193

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
 Union Gas
 Norfolk Heritage Committee
 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 3rd, 2011

APPLICANT:

MARISEN PENNE, 1460 ALFRED CRES BURLINGTON, ON L7S 1K7

LOCATION: CHR PLAN 133 LOT 42 (93 ORDNANCE AVE)

ASSESSMENT ROLL NO.: 3310493100182000000

PROPOSAL:

An application has been received to permit the construction of a new cottage requiring relief of: 8.98% from the maximum permitted lot coverage of 15% to permit a lot coverage of 23.98%; 291 sq.m. (3132.4 sq.ft.) from the minimum required 700 sq.m. (7534.98 sq.ft) lot area to permit a lot area of 409 sq.m. (4402.58 sq.ft.); 2.808 m (9.2 ft.) from the minimum required lot frontage of 15 m (49.2 ft) to recognize the existing lot frontage of 12.192 m (40 ft); 0.01 m (0.08 ft.) from the required 1.2 m (4 ft.) interior side yard (LEFT) to permit an interior side yard left setback of 1.19 m (3.916 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:

Koren 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
koren.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: September 19, 2011

MINOR VARIANCE

Office Use:

File Number:

Related File:

Fee Submitted:

Application Submitted:

Sign Issued:

Complete Application:

ANPL 2011 193

A-5/2000 DB

Aug 22, 2011

"

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Aug 22, 2011

JM2

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- 493,100,18200,0000

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-DE 80

A. APPLICANT INFORMATION

Name of Applicant¹ Penne + Dan Marissen Phone # 905 637-8480
Address 1460 Alfred Crescent Fax # _____
Town / Postal Code Burlington Ont L7S 1K7 E-mail dmarissen@dj6.com

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 Owner² Penne Marissen Phone # 905 637-8480
Address 1460 Alfred Crescent Fax # _____
Town / Postal Code Burlington Ont L7S 1K7 E-mail dmarissen@dj6.com

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 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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>CHARLOTTEVILLE</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>42</u>
Registered Plan Number	<u>133</u>	Lot(s) or Block Number(s)	<u>42</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>40 feet</u>	Depth (metres/feet)	<u>110 feet</u>
Width (metres/feet)	<u>40 feet</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4404 sq ft</u>
Municipal Civic Address	<u>93 Ordnance, Turkey Point</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):

Remove existing cottage, build a new two storey cottage

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

Relief of 8.98% lot coverage for the maximum permitted lot coverage
of 15% to permit a 23.98% lot coverage.

e

MINOR VARIANCE

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

Very small lot; require more than 15% coverage to build cottage for use by our family as it grows

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:

Existing cottage and storage shed to be demolished
See additional documents submitted for measurements and
septic system

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

Approximately 1923

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.

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:

Construct new two storey cottage

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:

1994

Present use of the subject lands:

Seasonal cottage

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

Existing use of abutting properties:

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**:

- A-500 - DE

File number:

Land it affects:

- Subject lands

Purpose:

- minor variance for lot size, frontage, setback and unenclosed porch projection

Status/decision:

- Approved.

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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)
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 type="checkbox"/> Yes <input type="checkbox"/> No _____ 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 300 feet distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 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 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 checked="" 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

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:

LAKEVIEW WATER SYSTEMS LTD (BOWEN)

HOLDING TANK

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

If other, describe:

Name of road/street:

Ordinance Ave

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 # 93

ROLL No. 3310493100182000000

LEGAL DESCRIPTION:
CHR PLAN 133 LOT 42, REG. 0.10AC
40.00FR 110.00D

UNIT #

TOWNSHIP Delhi - Chartotleville

STREET NAME ORDNANCE AVE

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD

	REQUIRED (m/ft)	PROPOSED (m/ft)	DEFICIENCY (m/ft)
LOT AREA	700.57 m	7534.98	291.57 m
LOT FRONTAGE	15 m	49.2 ft	2.08 m
FRONT YARD SETBACK	6.17 establ.	Building line	2.80 ft
EXTERIOR SIDE YARD			
INTERIOR SIDE YARD (RIGHT)			
INTERIOR SIDE YARD (LEFT)	1.2	4	0.01
REAR YARD SETBACK			
DWELLING UNIT AREA			
% LOT COVERAGE	15	23.98	8.98
BUILDING HEIGHT			
ACCESSORY BUILDING			
ACCESSORY BUILDING COMMENTS			
PARKING SPACES			

ADDITIONAL COMMENTS:

Amended Aug 30/11

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

Aug 22/11
Date

PREPARED BY:

Laurel Lee Sowden

Signature of building inspector

AS PER:

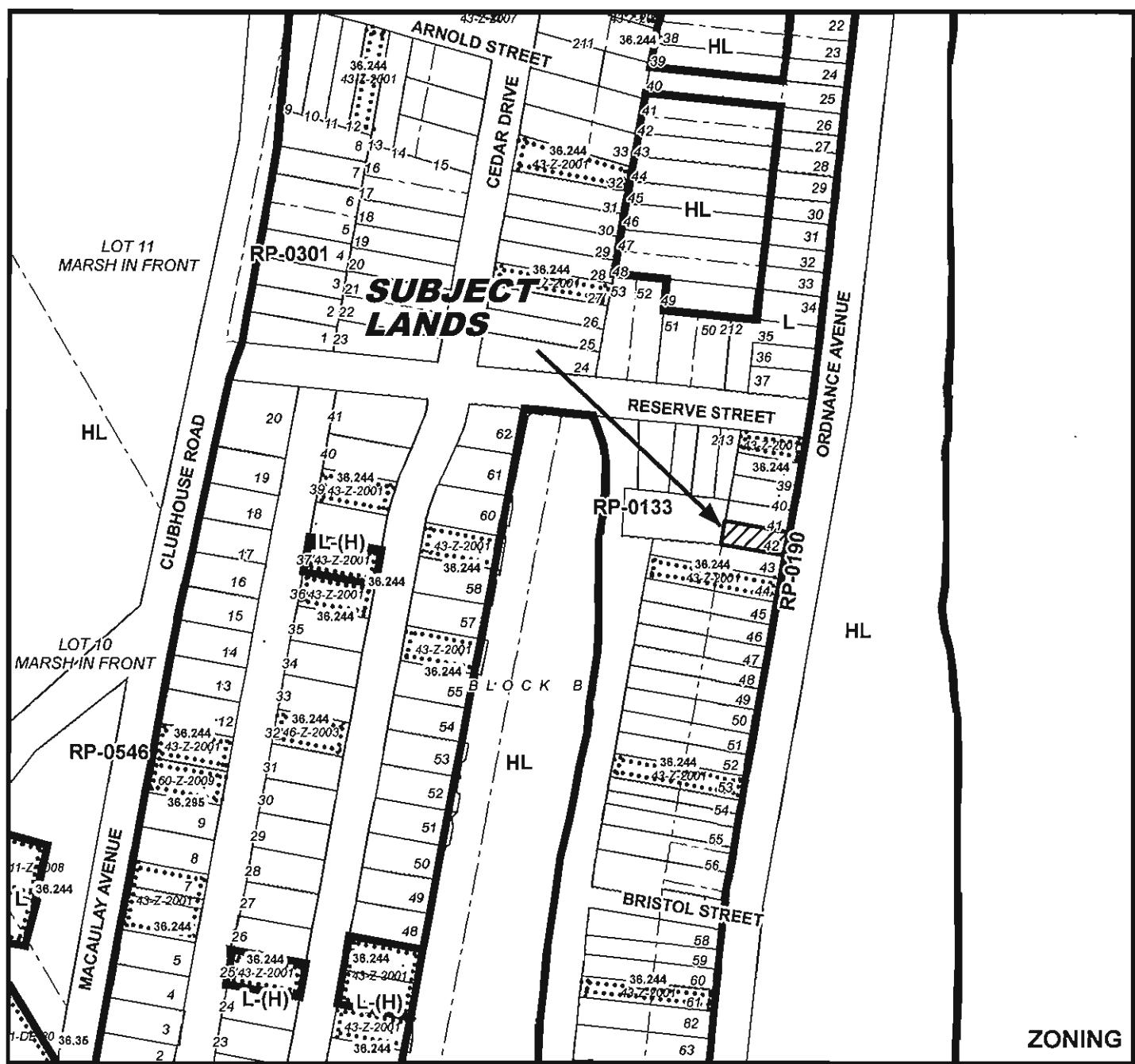
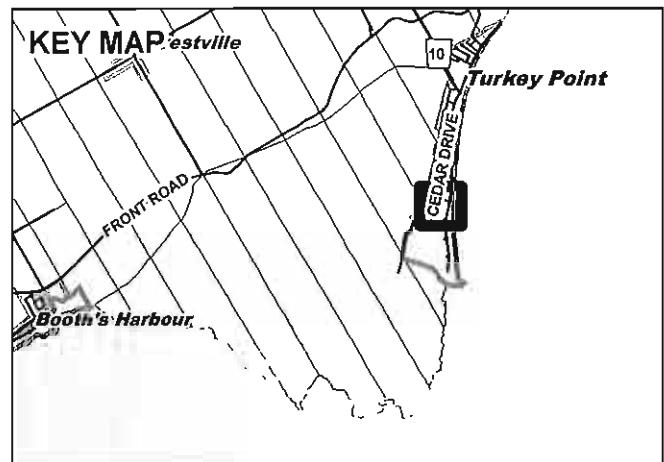
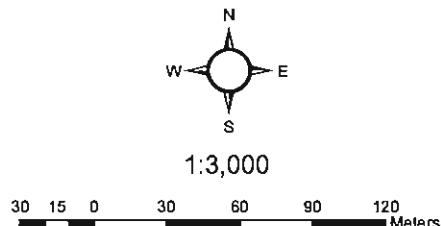
Friz R. Enzlin CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

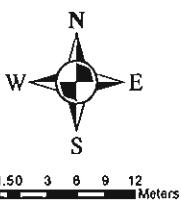
MAP 1
File Number: ANPL2011193
 Geographic Township of
CHARLOTTEVILLE



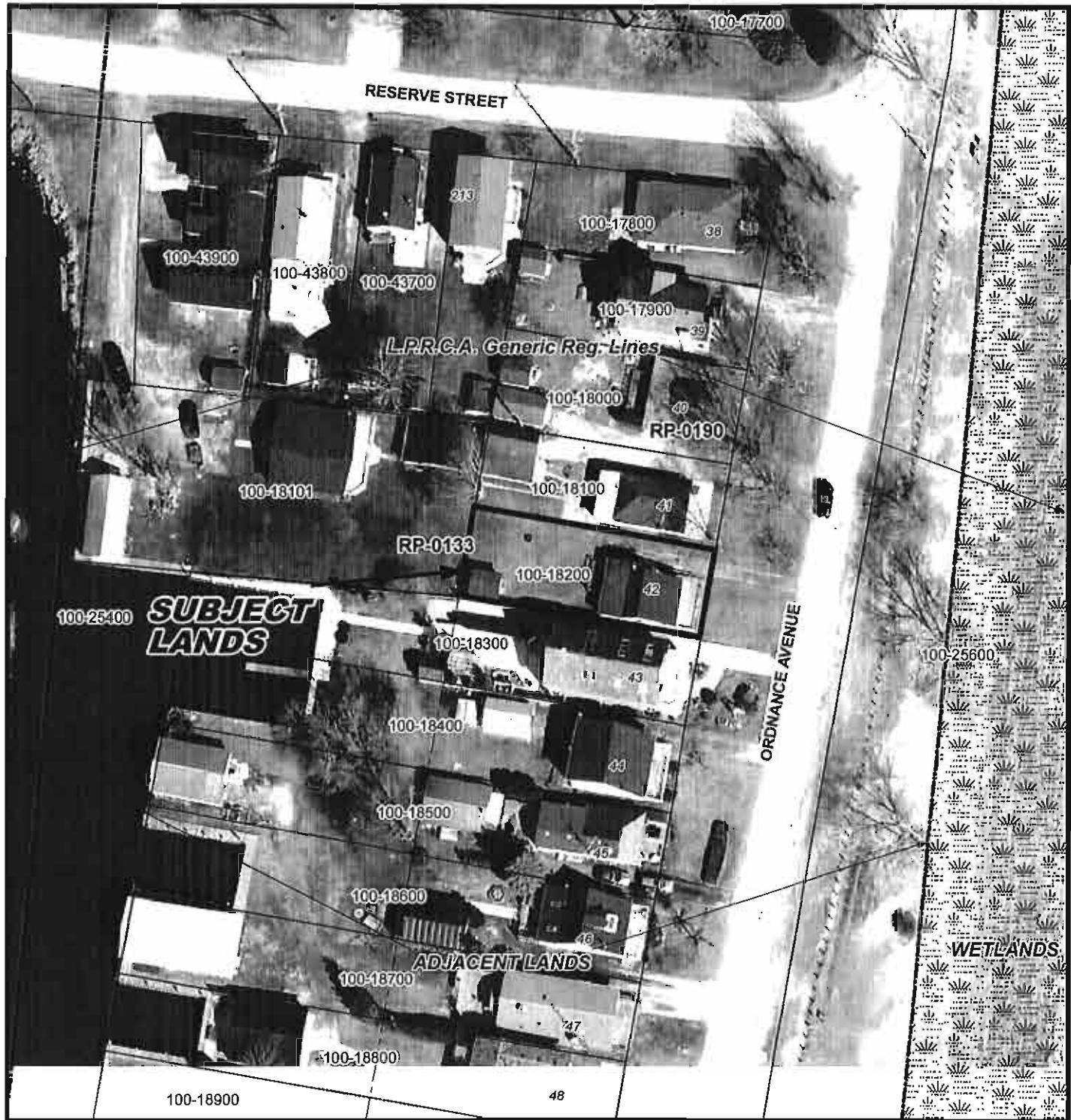
MAP 2

File Number: ANPL2011193

Geographic Township of CHARLOTTESVILLE



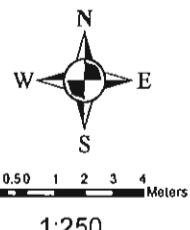
1:750



MAP 3

File Number: ANPL2011193

Geographic Township of CHARLOTTESVILLE



1:250

