



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: ANPL2012251

☒ Building Department
☒ Health Unit
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works NOTE: If an agreement is req'd please
attach the clauses you require in the agreement.

☐ Railway
☐ Norfolk Power
☒ Hydro One
☐ 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:**

January 7, 2013

APPLICANT: Joe Mayer, PO BOX 65522 DUNDAS ON L9H6Y6

LOCATION: CHR PLAN 190 LOT 175 (5 Landon Street)

ASSESSMENT ROLL NO.: 3310493100394000000

PROPOSAL:

CONSTRUCT A NEW COTTAGE ON A VACANT LOT REQUIRING RELIEF OF:

112.4 m sq (1210 ft sq) from the minimum lot area of 700m sq (7535 ft sq) to permit a lot area of 587.6 m sq (6325 ft sq)

2.87% from the maximum permitted lot coverage of 15% to permit a coverage of 17.8%

PLEASE REPLY BY EMAIL DIRECTLY TO:

TRICIA GIVENS, M.SC.(PL), MCIP, RPP

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1834

EMAIL: tricia.givens@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:

Meghan Gelinis, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.gelinis@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: December 19, 2012

MINOR VARIANCE

- new septic system
to be put in
- applicant to contact
LPRCA

Office Use.

File Number: ANPL2012251
Related File: 8
Fees Submitted: Nov. 27th 2012
Application Submitted: December 5th 12
Sign Issued: Nov. 27th 2012
Complete Application: December 5th 12
KR

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: 3310-493100394000000

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 INFORMATION

Name of Applicant ¹ JOE MAYER Phone # 905 659 1622
Address Box 65522 Fax # 905 659 1792
Town / Postal Code DUNDAS ONT L9H 4B E-mail joekmayer@aol.com

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

Name of Agent AS IN APPLICANT Phone # _____
Address _____ Fax # _____
Town / Postal Code _____ E-mail _____

Name of Owner ² AS IN APPLICANT 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 mortgagees, charges or other encumbrances on the subject lands:

NONE

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>TURKEY POINT</u>
Concession Number		Lot Number(s)	<u>175</u>
Registered Plan Number	<u>190</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>55 FT.</u>	Depth (metres/feet)	<u>115 FT.</u>
Width (metres/feet)	<u>55 FT.</u>	Lot area (m ² /ft ² or hectares/acres)	<u>6325 SQ. FT.</u>
Municipal Civic Address	<u>5 LANDON ST.</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):

- MINIMUM LOT AREA BY NORFOLK COUNTY STDS. IS 7560 SQ. FT. AND EXISTING LOT IS 6325 SQ. FT.
- PER CENT LOT COVERAGE OF BUILDING IS A BIT MORE THAN 15%. WITH PROPOSED GARAGE.

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

- NEED MINOR VARIANCE FOR SMALLER LOT THAN REQUIRED 7560 SQ. FT.
 - NEED MINOR VARIANCE FOR % LOT COVERAGE OF MORE THAN 15% FOR BUILDING FOOTPRINT IF GARAGE INCLUDED.
- LOT COVERAGE WITH COTTAGE ONLY IS 14.7%
*See Zoning Def form

MINOR VARIANCE

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

- LOT IS FINITE AT 6325 SQ. FT.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

Lakeshore Zone

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:

THIS IS AN EMPTY LOT

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

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.

- 3 bedroom cottage

- two bathrooms

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:

WE WISH TO CONSTRUCT A NEW COTTAGE
AND HAVE PERMISSION TO BUILD A FUTURE
GARAGE

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

COTTAGE TO BE BUILT SPRING OF 2013

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:

NOV. 28 / 2012

Present use of the subject lands:

EMPTY LOT

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

SINCE 1997

Existing use of abutting properties:

THERE ARE COTTAGES ON EITHER SIDE OF LOT

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:

ANECDOTAL EVIDENCE FROM NEIGHBOURS + REAL
ESTATE AGENTS

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

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 FOR ALL TURKEY POINT

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:

LONDON ST.

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 # 5

ROLL No. 3310493100394000000

LEGAL DESCRIPTION:
CHR PLAN 190 LOT 175, REG, 0.15AC
55.00FR 115.00D

UNIT #

TOWNSHIP Delhi - Charlotteville

STREET NAME LONDON ST

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	700	7535	587.6	6325	112.4	1210
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE	15		17.8		2.8	
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.

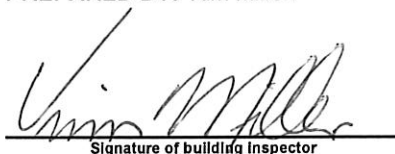
I have read and understand the above.


Signature of owner or authorized agent


Date

PREPARED BY: Kim Millen

AS PER:


Signature of building inspector

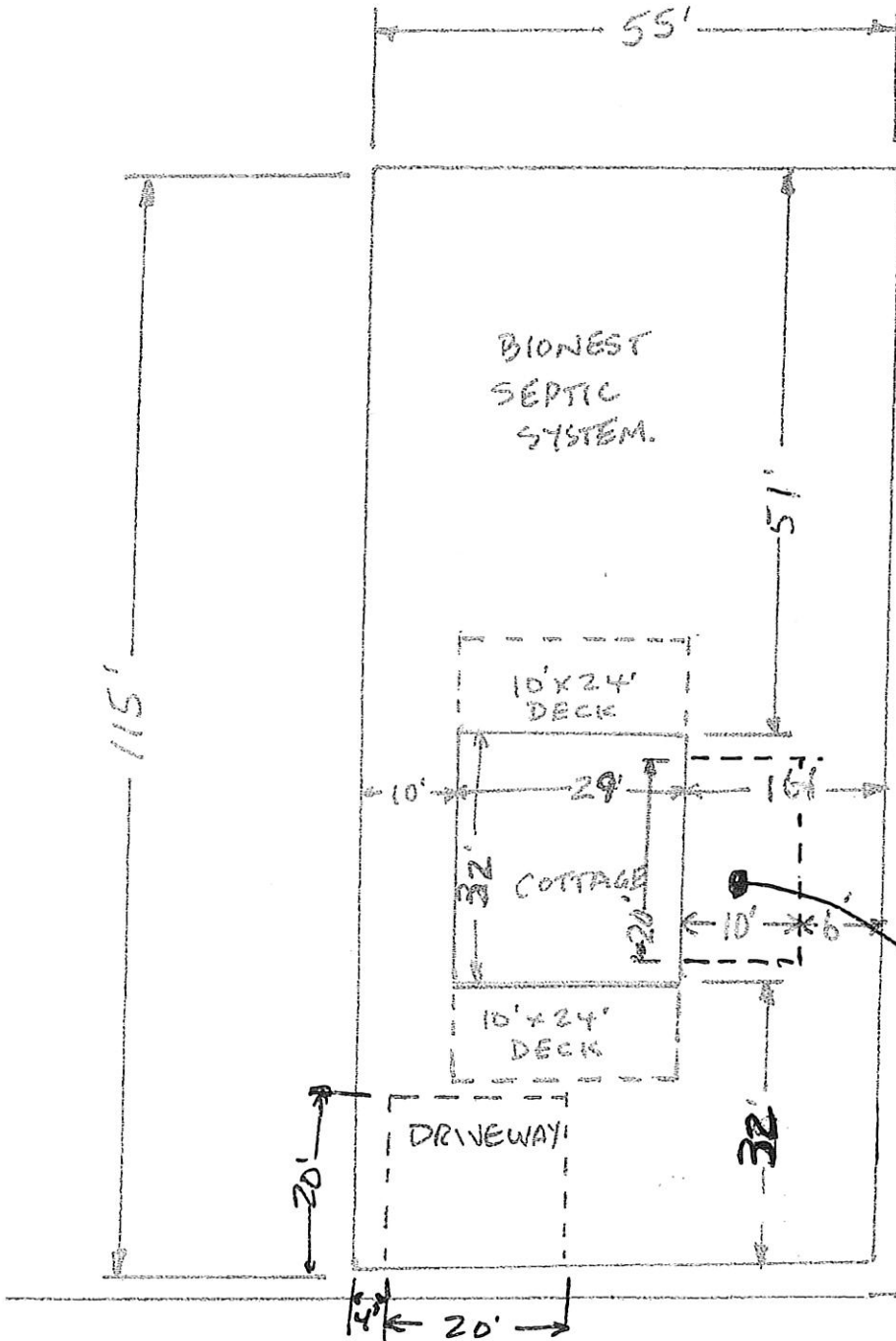

Date

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

55' x 115' LOT

MAYER DEVELOPMENTS
BOX 65522
DUNDAS, ONT. L9H 6Y6
905-659-1393

ATT: DEC 3/12
KAYLA
RELL
PLANNING DEPT



5 LANDON ST. TURKEY POINT.

LOT 175

PLAN 190

RECEIVED

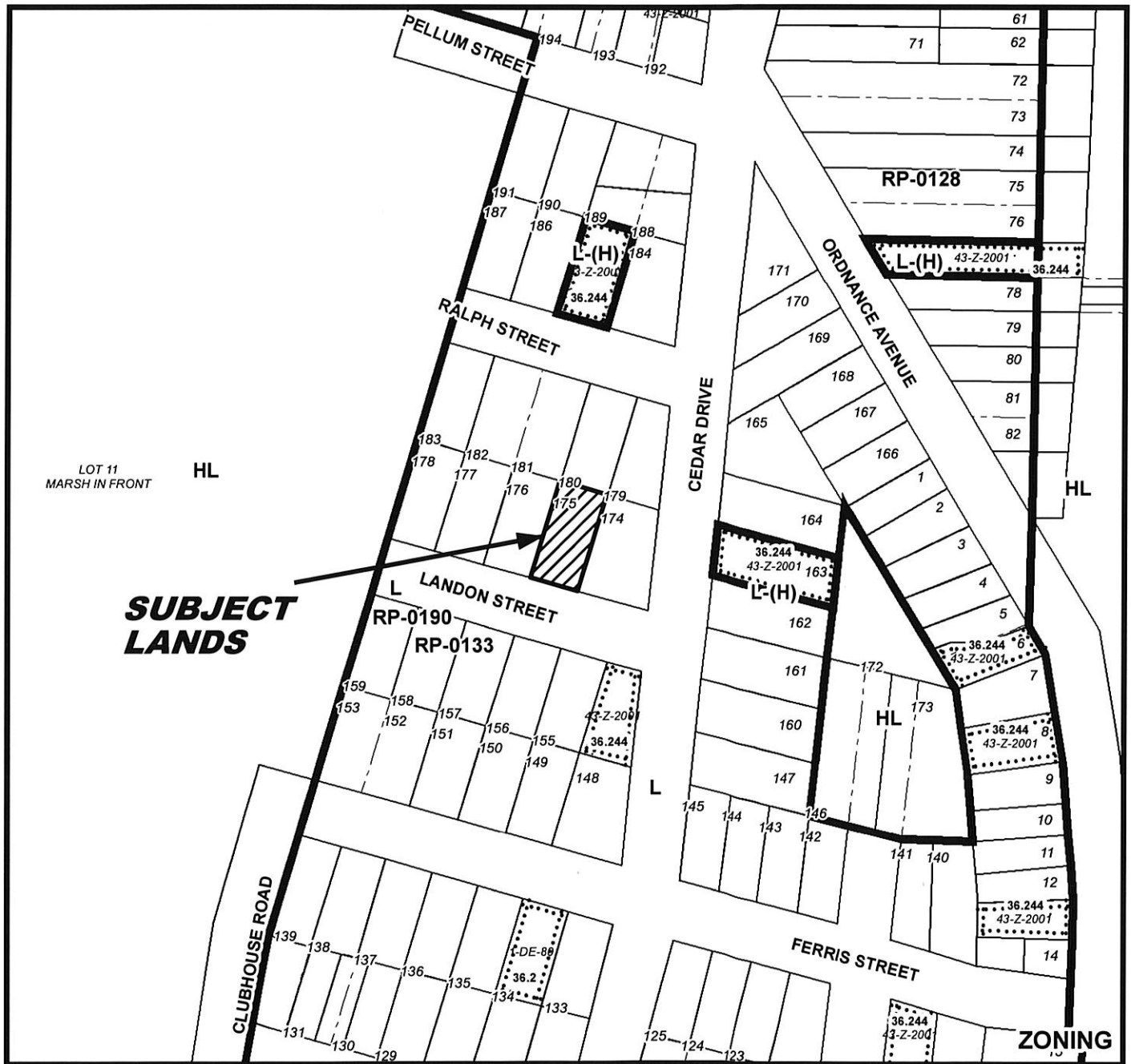
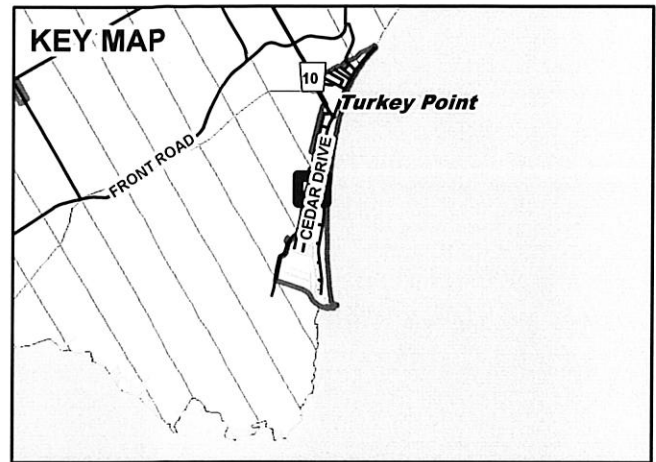
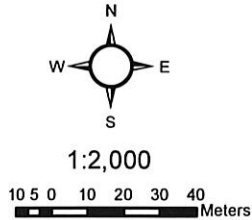
DEC - 3 2012

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

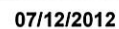
MAP 1

File Number: ANPL2012251

Geographic Township of
CHARLOTTEVILLE



Geographic Township of CHARLOTTVILLE



MAP 3

File Number: ANPL2012251

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

