



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%

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### 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](mailto:tricia.givens@norfolkcounty.ca)

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**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 Gelinas, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[meghan.gelinas@norfolkcounty.ca](mailto:meghan.gelinas@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: 10  
Fees Submitted: Nov. 27<sup>th</sup> 2012  
Application Submitted: December 5<sup>th</sup> 2012  
Sign Issued: Nov. 27<sup>th</sup> 2012  
Complete Application: December 5<sup>th</sup> 2012  
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 <sup>1</sup> JOE MAYER Phone # 905 659 1622  
Address BOX 65522 Fax # 905 659 1792  
Town / Postal Code DUNDAS ONT L9H 4Y6 E-mail joekmayer@aol.com

<sup>1</sup> 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 <sup>2</sup> AS IN APPLICANT Phone # \_\_\_\_\_  
Address \_\_\_\_\_ Fax # \_\_\_\_\_  
Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<sup>2</sup> 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 <sup>3</sup>:  Applicant  Agent  Owner

<sup>3</sup> 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 <sup>2</sup> / ft <sup>2</sup> 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:

LANDON ST.

## MINOR VARIANCE

### I. OTHER INFORMATION

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

Yes  No

If yes, describe:

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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.

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## ZONING DEFICIENCY

Simcoe: 8 Scheilburg 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 LANDON ST

ZONING L

### ZONING DEFICIENCY

#### DEVELOPMENT STANDARD

	REQUIRED (m/ft)	PROPOSED (m/ft)	DEFICIENCY (m/ft)
LOT AREA	700	7535	587.6
LOT FRONTAGE			6325
FRONT YARD SETBACK			112.4
EXTERIOR SIDE YARD			1210
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:

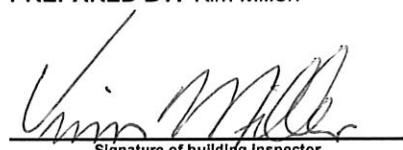
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts 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

DEC 4/12  
Date

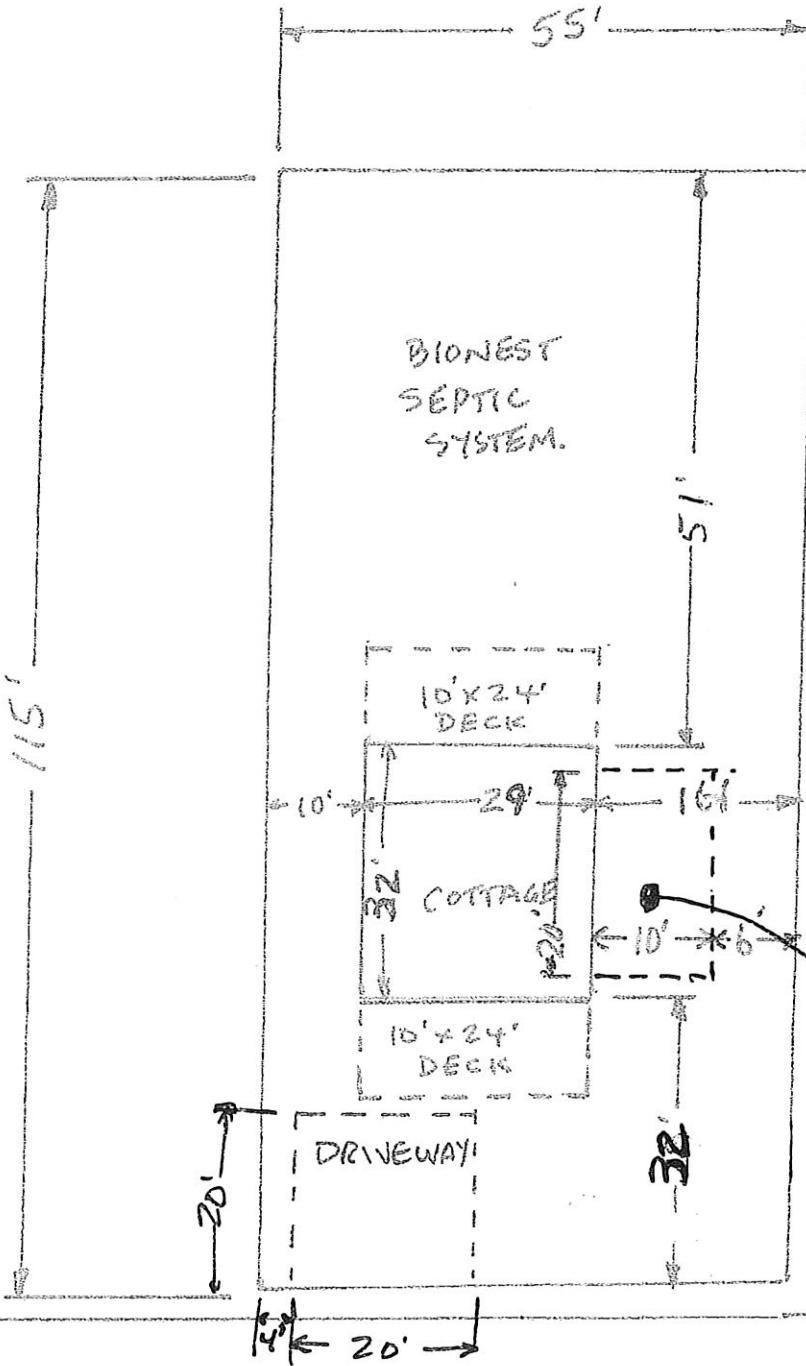
PREPARED BY: Kim Millen

  
Signature of building inspector

DEC 4/12  
Date

AS PER:

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



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

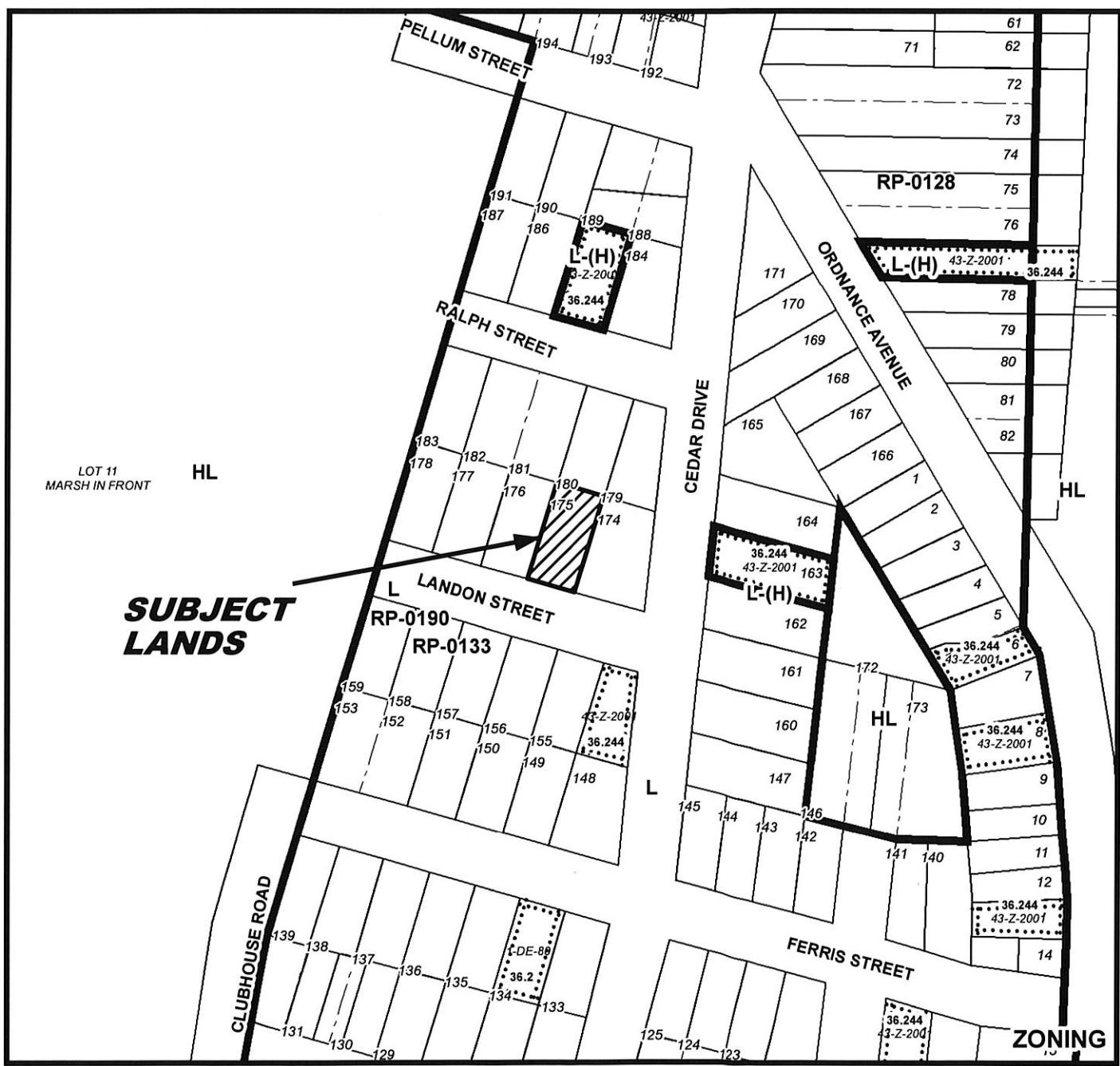
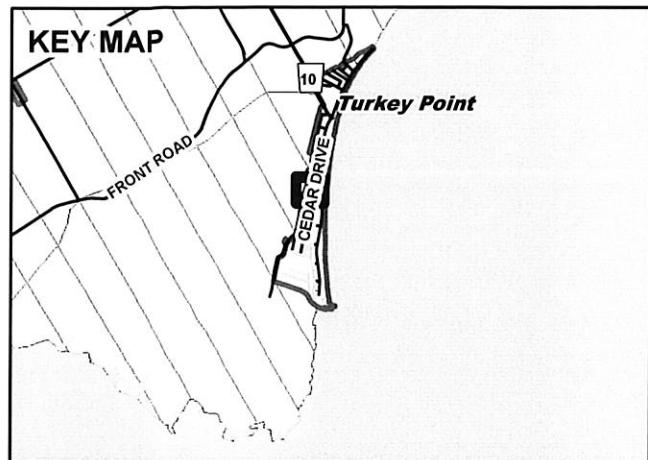
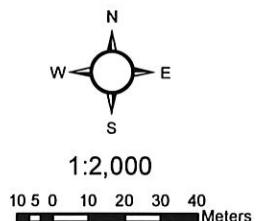
PLAN 190

**RECEIVED**

DEC - 3 2012

NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING

**MAP 1**  
**File Number: ANPL2012251**



07/12/2012

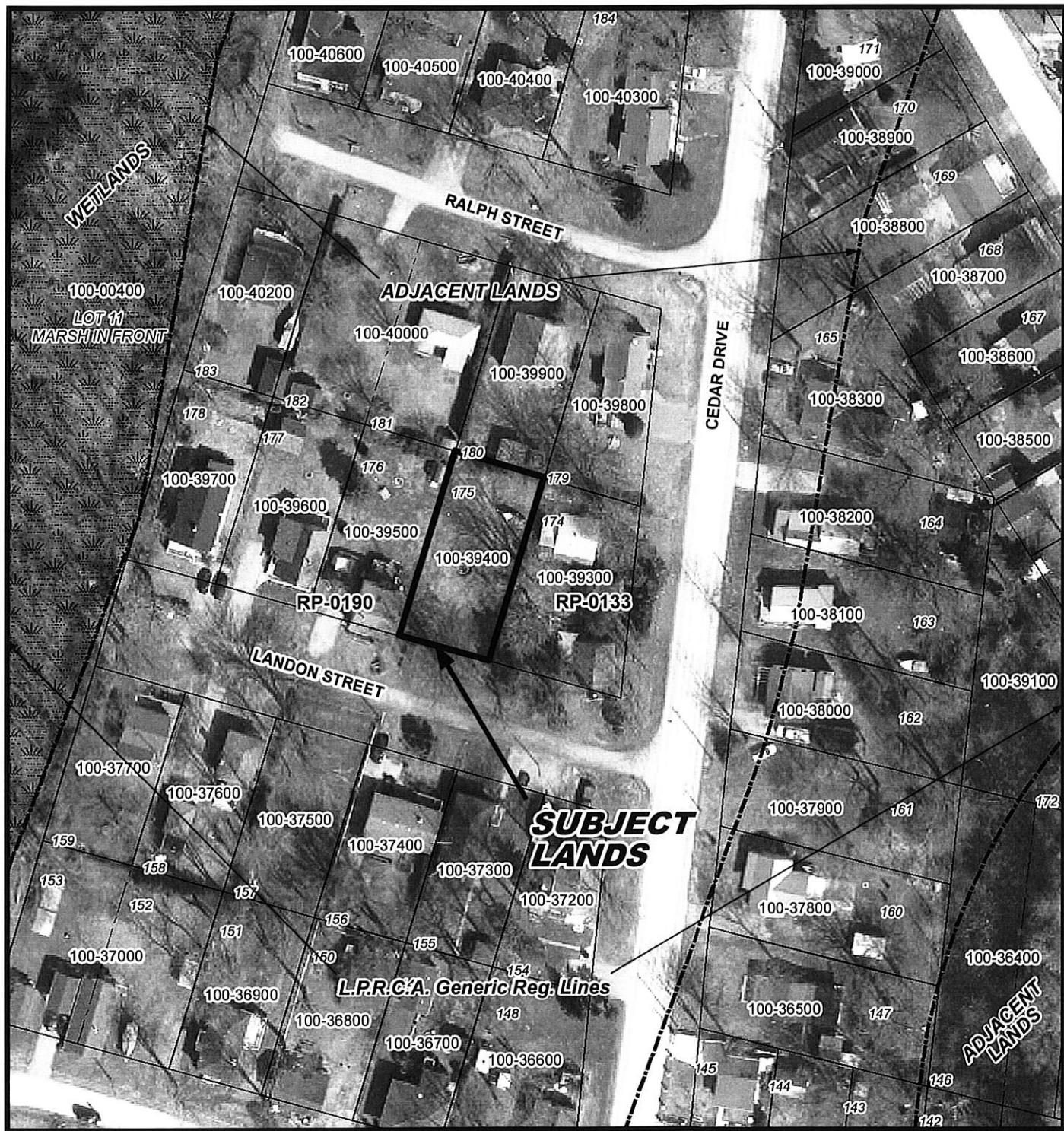
## MAP 2

File Number: ANPL2012251

Geographic Township of CHARLOTTESVILLE



1:1,000

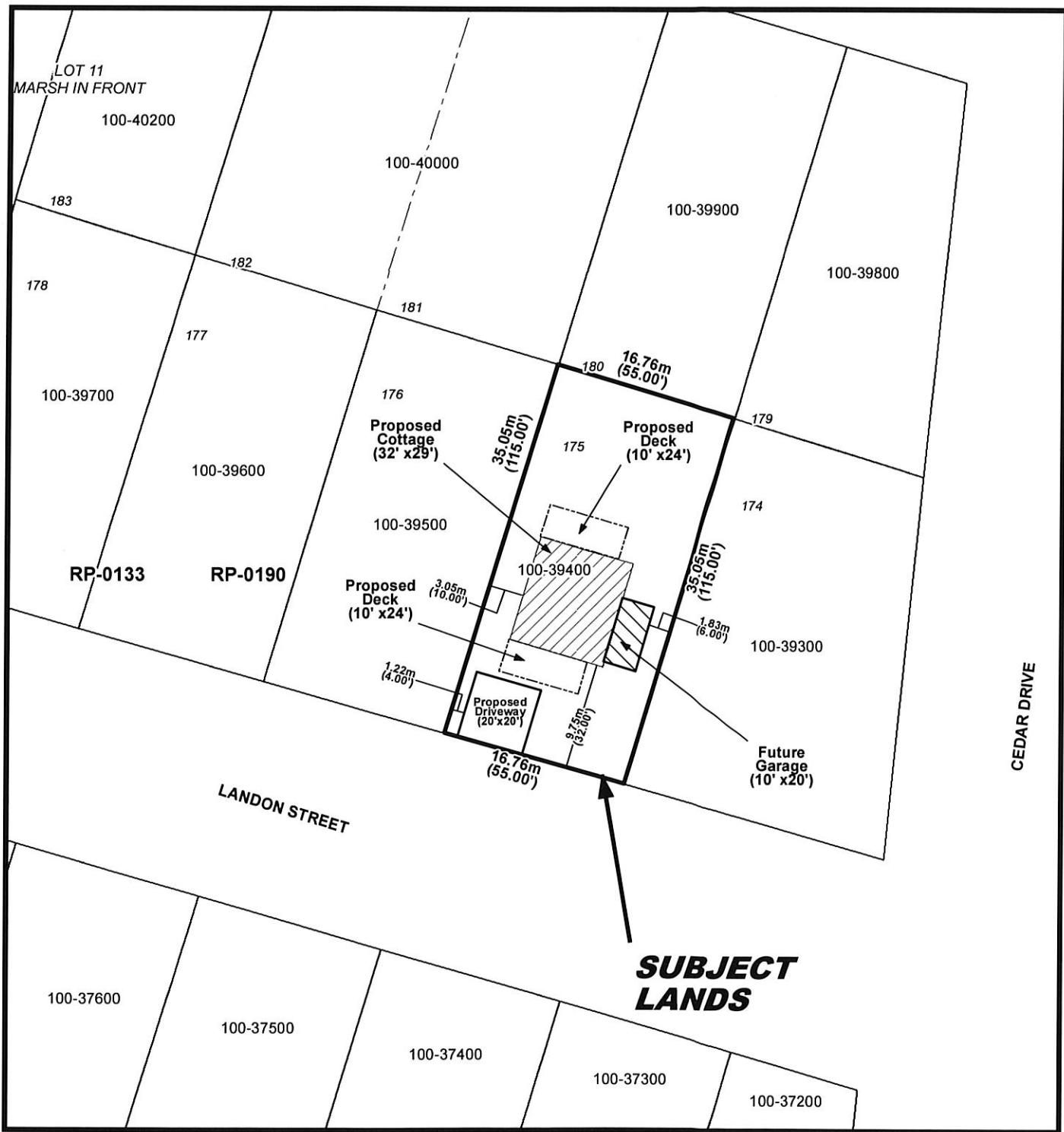
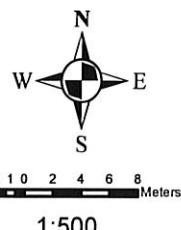


07/12/2012

### MAP 3

File Number: ANPL2012251

Geographic Township of CHARLOTTESVILLE



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