MINOR VARIANCE

File Number	ANPL20155098	Application Fee	✓
Related File Number	N/A	Conservation Authority Fee	e-mail sent to Justin
Pre-consultation Meeting On	✓	OSSD Form Provided	N/A, new system installed
Application Submitted On	June 1/205	Sign Issued	
Complete Application On	June 1/2015		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- 493.110.32200

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]	Lesia & Michael Castellano	Phone #	905 988-0482
Address	4016 Bush Cres.	Fax #	
Town / Postal Code	Beamsville, ON L0R 1B9	E-mail	lesialenko@hotmail.com

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

Name of Agent		Phone #	
Address	N/A	Fax #	N/A
Town / Postal Code		E-mail	

Name of Owner [2]	Lesia & Michael Castellano	Phone #	905 988-0482
Address	4016 Bush Cres.	Fax #	
Town / Postal Code	Beamsville, ON	E-mail	lesialenko@hotmail.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 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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Norfolk County	Urban Area or Hamlet	Turkey Point/Charlottaville
Concession Number		Lot Number(s)	11
Registered Plan Number	CHR PLAN 304	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	50. ft	Depth (metres/feet)	118 ft
Width (metres/feet)		Lot area (m² / ft² or hectares/acres)	
Municipal Civic Address	38 Walter St. Turkey Point		

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

easement regarding road allowance for possible widening in the future - affects property frontage of cottage.

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):

we would like to build a deck at our entrance to our cottage that would be larger than what is currently allowed (3 x 3 ft)

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

We have been informed that our cottage is not set back far enough from the road easement, and we hope to gain approval to build a deck of 12 ft long by 10 ft in depth.

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

We cannot comply with the current zoning by law for if we build a 12 x 10 ft deck it would be too close to the road easement measurements. (* Previous deck was 10ft depth x 26 ft wide) = smaller than previous being proposed.

D. PROPERTY INFORMATION

Present official plan designation(s): unknown - Resort Residential & PSW

Present zoning: unknown - Lakeshore/Resort Residential

Is there a site specific zone on the subject lands? unkown

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:

storage shed built in 2014 - retained
- see attached sketch for measurements
- cottage

If known, the date existing buildings or structures were constructed on the subject lands:
shed (built 2014) cottage - 1950's original building renovated Sept. 2014 - May 2015

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 to be added to front of cottage - mostly used as entranceway and as a sitting area outdoors.

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:

deck to be added to front of cottage - 10ft x 12ft proposed size - see attached sketch for more measurements/information

If known, the date the proposed buildings or structures will be constructed on the subject lands:
July 2015

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:
August 2007

Present use of the subject lands:
seasonal cottage (recreational private use)

If known, the length of time the existing uses have continued on the subject lands:
from when cottage was originally built (circa 1950's ?)

Existing use of abutting properties:
also private residential cottages

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

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:

- grading has been altered due to new septic installation - installed as per septic permit issued in 2013.

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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:

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)	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Wooded area	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☐ No	☒ Yes	☐ No	180 distance
Floodplain	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☐ No	____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☐ No	____ distance

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply (private system)
- ☒ 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: Walter St. (Turkey Point)

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.

We are not looking to build this deck so that it will become a "party area" in any way, but just to build it the proposed size so that it will be proportionate to the cottage. We have invested a large amount of time and money in renovating this cottage, and by having an aesthetically pleasing front we believe it will only add value to the cottage and curb appeal to the street itself.

Building and By-Law Division
Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377

Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

ZONING DEFICIENCY
PRZDF20150720

PROPERTY INFORMATION

STREET # 38 WALTER ST.

ROLL No. 3310493110322000000

LEGAL DESCRIPTION:
CHR PLAN 304 LOT 11, REG, 0.17AC
50.00FR 148.00D, ,

UNIT # 38

TOWNSHIP Delhi - Charlotteville

STREET NAME WALTER

ZONING L

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK	*4.50		2.37		2.13	
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: *REQUIRED FRONT YARD SET BACK IS 6.0m - 1.5m = 4.5m DUE TO GENERAL PROVISION 6.22(c) OF THE TOWNSHIP OF DELHI ZONING BYLAW ALLOWING A FRONT YARD PROJECTION OF 1.5m. ZONING DEFICIENCY FORM IS FOR THE PROPOSED FRONT DECK, THE SURVEY FROM JEWITT AND DIXON LTD. SHOWS THE PROPOSED FRONT YARD SETBACK OF THE DECK TO BE 2.37m.

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: June 1/15

PREPARED BY: Jonathan Weir

Signature of building inspector — Date: May 22/15

AS PER:

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

MAP 1
File Number: ANPL2015098

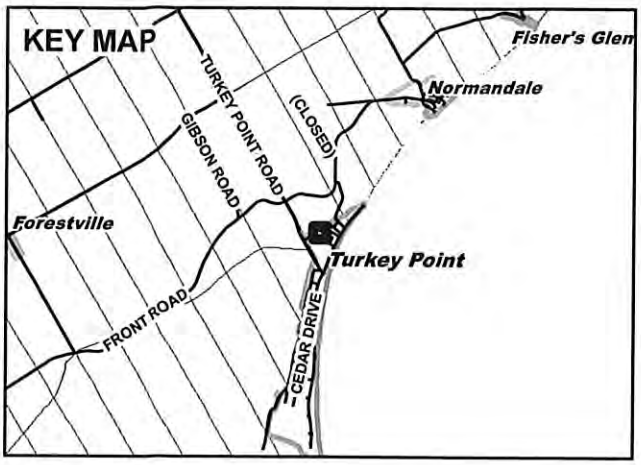
Geographic Township of

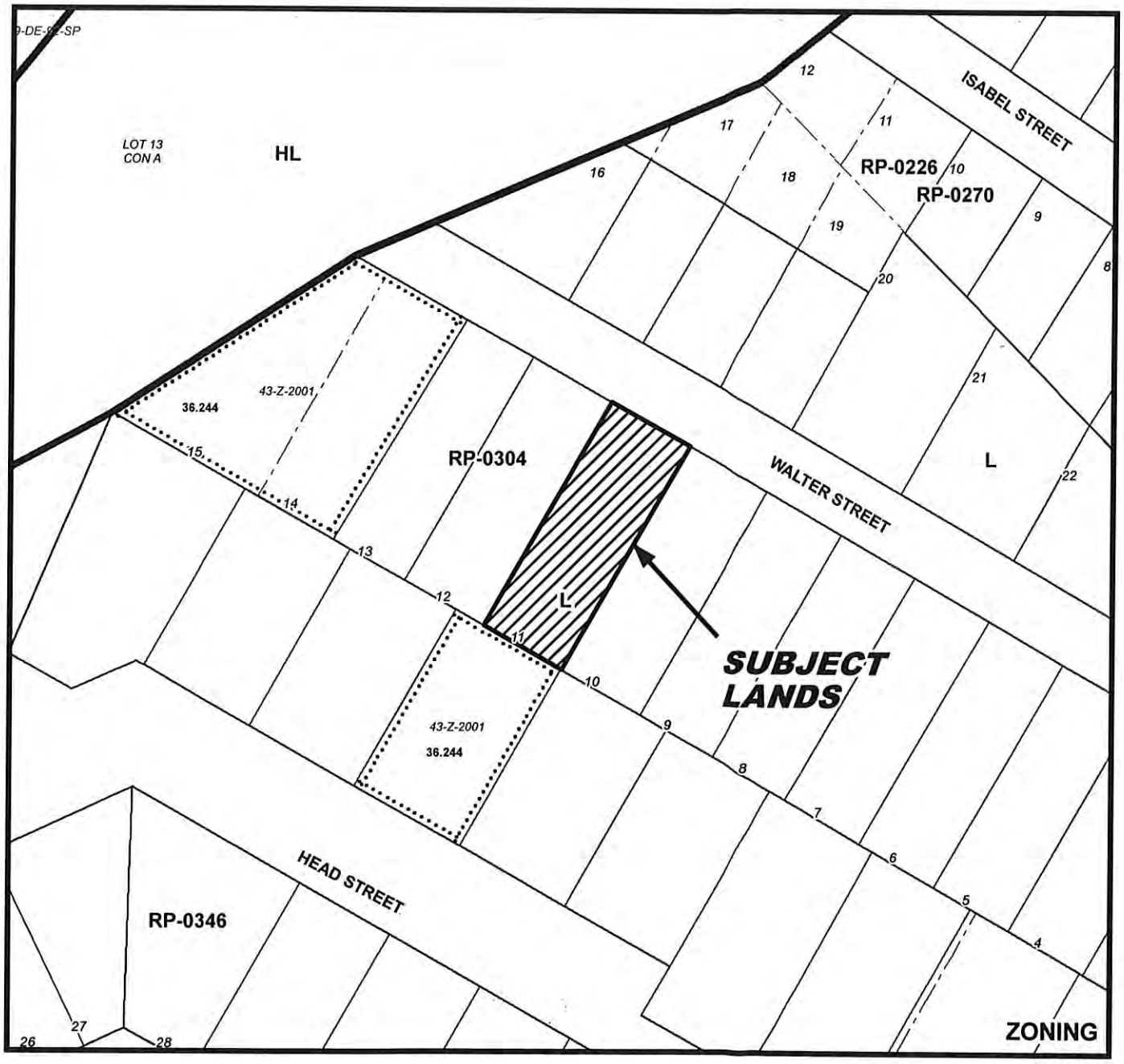
CHARLOTTEVILLE

N
W E
S

1:1,000

8 4 0 8 16 24 32 Meters





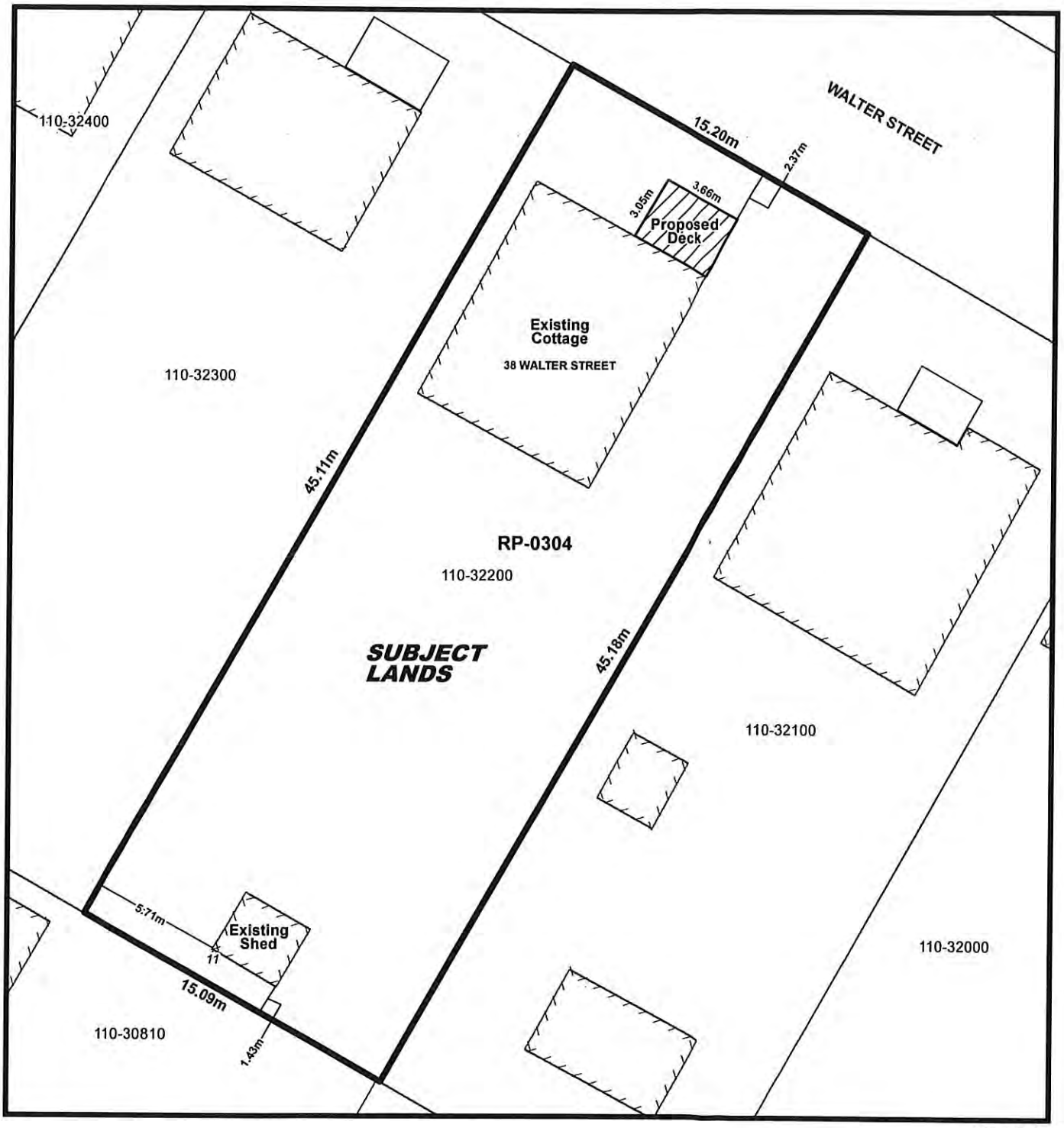
05/06/2015

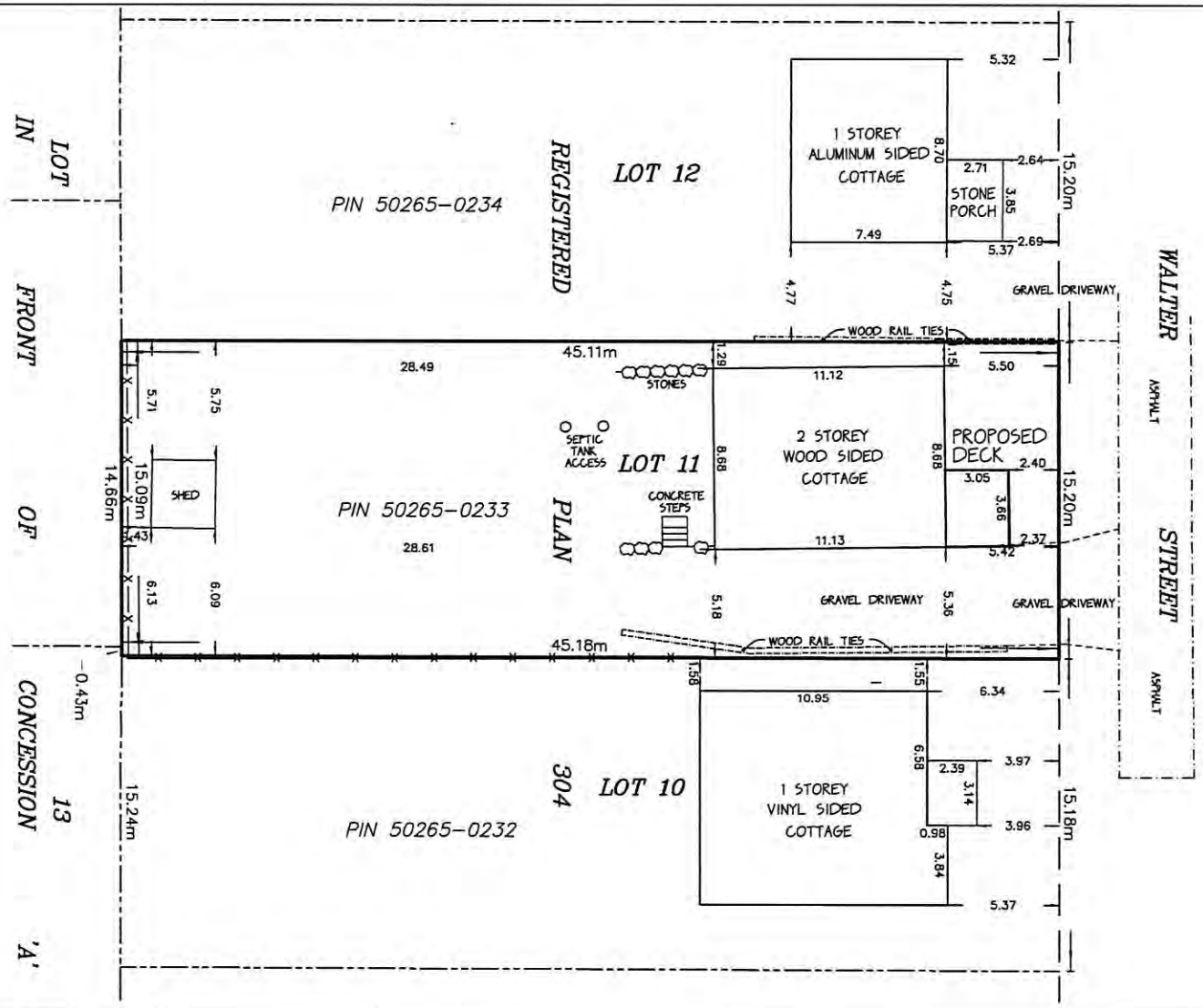
MAP 2
File Number: ANPL2015098
Geographic Township of CHARLOTTEVILLE

N
W E
S
31.50 3 6 9 12 Meters
1:750

05/06/2015

MAP 3
File Number: ANPL2015098
Geographic Township of CHARLOTTEVILLE





SKETCH FOR MINOR VARIANCE APPLICATION

OVER

LOT 11, REGISTERED PLAN 304

(TURKEY POINT)

TOWNSHIP OF CHARLOTTEVILLE

IN

NORFOLK COUNTY

SCALE: 1 : 250

JEWITT AND DIXON LTD.

MAY 14, 2015

NOTE:

THIS PLAN IS IN METRES AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

JOB # 15-855 CASTELLANO