

For Office Use Only:

File Number ANPL2017074
Related File Number —
Pre-consultation Meeting —
Application Submitted Apr 12/17
Complete Application Apr 25/17
Public Notice Sign —

SPRT Meeting —
Application Fee 81172
Conservation Authority Fee —
OSSD Form Provided —
Planner —
PAC Meeting —

Permit issued - circulate
involved - Paul Berry
Alisha

This 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.

A. Applicant Information

Name of Owner LARRY & HEATHER GAUKEL

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.

Address 1 VENTNOR COURT
Town and Postal Code BRANTFORD N3R6L8
Phone Number 519-753-8566
Cell Number 519-755-5685
Email PRODEV@ROGERS.COM

Name of Applicant —

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

Address —
Town and Postal Code —
Phone Number —
Cell Number —
Email —

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

X **Name of Engineer**

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☐ Applicant
- ☐ Agent
- ☒ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49311016100

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

NORFOLK COUNTY, LOT 10, PLAN 344, TURKEY POINT

Municipal Civic Address (911 Number): 13 RIDGEWOOD DRIVE, TURKEY POINT

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RESORT RESIDENTIAL

2. Is there a special provision or site specific zone on the subject lands?

3. The date the subject lands was acquired by the current owner: MAY 3, 2013

4. Present use of the subject lands:

RECREATIONAL

5. 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:

6. If known, the date existing buildings or structures were constructed on the subject lands: ORIGINAL COTTAGE 1956, ALL OTHERS UNKNOWN.

7. 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.

COVERED DECK

8. 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:

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

10. 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:

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

61 YEARS

12. Existing use of abutting properties:

RESORT RESIDENTIAL

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

COVERED DECK ADDITION RESULTS IN MORE THAN
15% LOT COVERAGE

- X 2. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

- X 3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

- X 4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

existing size plus addition
excess of 15% allowed

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

X 11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

X 12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

X 13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

X 14. Describe Recreational or Other Use(s)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

THE PROPERTY HAS BEEN USED AS RESORT RESIDENTIAL
SINCE THE COTTAGE WAS BUILT IN 1956. AS WAS
ALL NEIGHBOURING COTTAGES.

5. If you answered yes to any of the above questions in Section D, 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

E. Provincial Policy

1. 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:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☒ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☒ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☒ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. 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)
-

2. Have you consulted with Public Works & Environmental Services concerning storm water management?
☐ Yes ☒ No
3. Has the existing drainage on the subject lands been altered?
☐ Yes ☒ No
4. Does a legal and adequate outlet for storm drainage exist?
☐ Yes ☒ No
5. How many water meters are required? _____

6. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Provincial highway
☐ Unopened road
☐ Other (describe below)

7. Name of road/street:

Ridgewood

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
- ✕ 7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
- + 9. Engineer's name, address and telephone number
- + 10. Existing and proposed easements and right of ways
- + 11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
- + 13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
- ✕ 18. Floor area ratio
- + 19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- + 24. Location of mechanical room
- + 25. Refuse disposal and storage areas including any related screening
- + 26. Winter snow storage location
- + 27. Landscape areas with dimensions
28. Natural features, watercourses and trees
- + 29. Fire hydrants and utilities location
- + 30. Fencing, screening and buffering – size, type and location
- + 31. All hard surface materials
- + 32. Light standards and wall mounted lights
- ✕ 33. Signs

show 2 parking spaces

- ✓ 34. Sidewalks and walkways with dimensions
- ✓ 35. Pedestrian access routes into site and around site
- ✓ 36. Bicycle parking
- ✓ 37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☒ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☒ Environmental Impact Study *scoped for me*
- ☐ Functional Servicing Report
- ☒ Geotechnical Study / Hydrogeological Review *attached*
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.


All final plans must include the owner's signature as well as the engineer's signature and seal.

X **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

X **J. Transfers, Easements and Postponement of Interest**


The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.


Owner/Applicant Signature

April 12/17
Date

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Owner/Applicant Signature

April 12/17
Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

L. Gaudel
Applicant Signature

April 12/17
Date

Agent Signature

Date

P. Declaration

I, LARRY GAUDEL of BRANTFORD

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St.

L. Gaudel
Owner/Applicant Signature

In Simcoe, ON

This 12th day of April

A.D., 20 17

[Signature]

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019



"RECEIVED"

APR 24 2017

NORFOLK COUNTY, Virginia

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

L. Gaukel

Owner/Applicant Signature

April 12/17

Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

L. Gaukel

Owner/Applicant Signature

April 12/17

Date

N. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We HEATHER GAUKEL am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize LARRY GAUKEL to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

L. Gaukel

Owner

Apr 12/17

Date

Owner

Date





Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

13 Ridgewood Dr, Turkey Point

Legal Description: CHR PLAN 344 LOT 10 REG

ASSESSMENT # 331049311016100

Application #:

Information Origins: Development Services GIS/Owner drawings

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00	696.77	3.23	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	15.24	N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	14.14	N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	Left 1.20	2.13	N/A	m
		Right 1.20	2.43	N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00	17.62	N/A	m
	g) maximum building height	7.50	2.43	N/A	m
	h) maximum lot coverage				
	i) lot	15.00	17.59	2.59	%

Comments

1) Proposed construction brings area of cottage to 122.63 m2 exceeding lot coverage by 2.59%

Accessory Structure

3.2.1	a) building height	5.00		N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		N/A	m
	e) minimum rear yard	1.20		N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage				
	i) lot coverage	10.00		N/A	%
	ii) usable floor area	100.00		N/A	m.sq

Comments



Zoning Deficiency

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N3Y 5L6
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PROPERTY INFORMATION

13 Ridgewood Dr, Turkey Point

Legal Description: CHR PLAN 344 LOT 10 REG

ASSESSMENT # 331049311016100

Application #:

Information Origins: Development Services GIS/Owner drawings

Resort Residential Zone (RR)

3.2.2 Boathouse

a) minimum exterior side yard	6.00	N/A	m
b) minimum interior side yard			m
i) typical lot	1.20	N/A	m
ii) erected on a common lot line	0.00	N/A	m
c) maximum building height	5.00	N/A	m
d) maximum total usable floor area	56.00	N/A	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	N/A	%

Comments

Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) Interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments



Zoning Deficiency

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Simcoe, ON
N3Y 5L6
519-426-5870
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N0E 1G0
519-875-4485

PROPERTY INFORMATION

13 Ridgewood Dr, Turkey Point

Legal Description: CHR PLAN 344 LOT 10 REG

ASSESSMENT # 331049311016100

Application #:

Information Origins: Development Services GIS/Owner drawings

Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

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

Apr 12/17

date

Prepared By:

Signature of Zoning Administrator

22 Mar 17

date

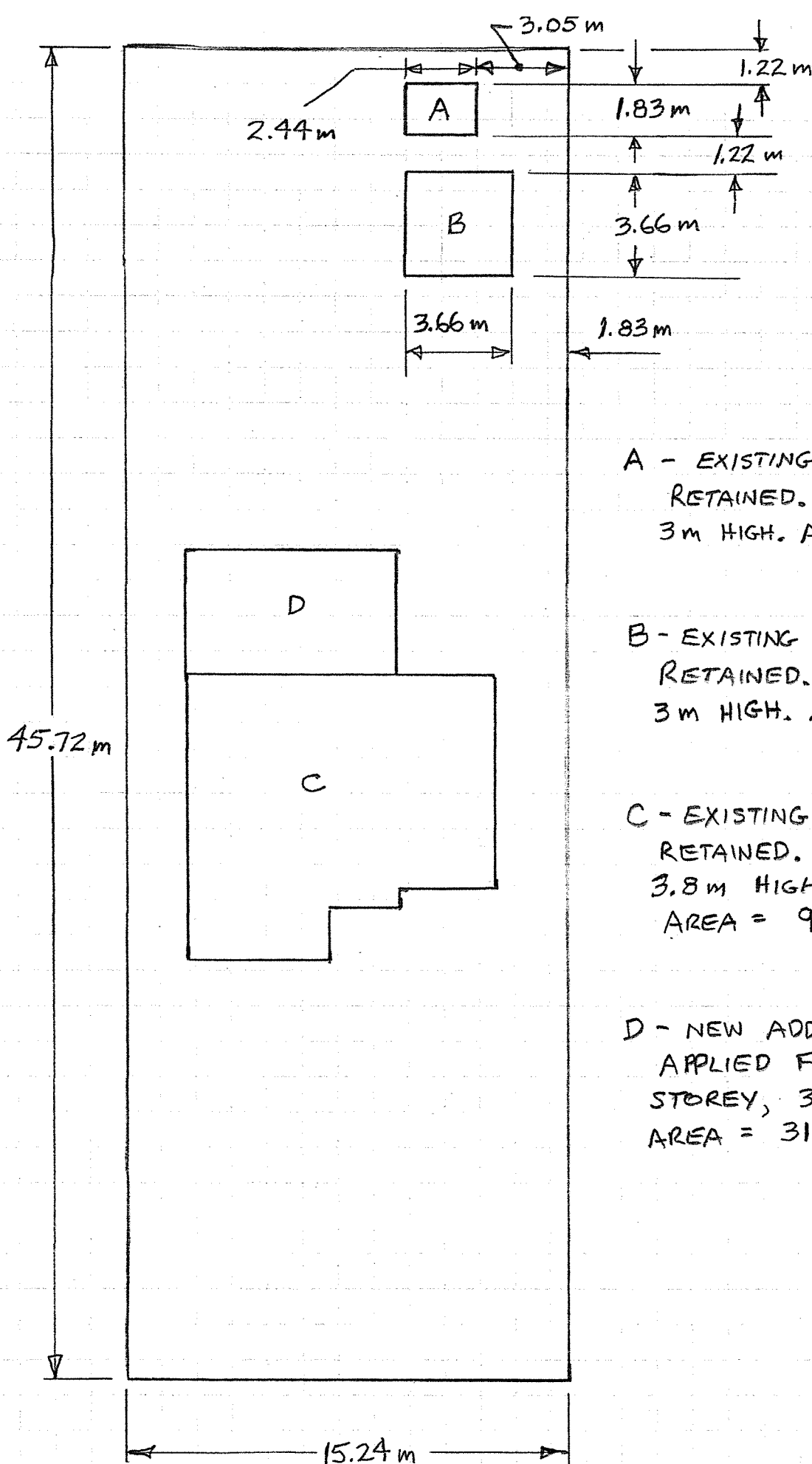
AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County



A - EXISTING SHED TO BE RETAINED. SINGLE STOREY, 3m HIGH. AREA = 4.46 m^2

B - EXISTING SHED TO BE RETAINED. SINGLE STOREY, 3m HIGH. AREA = 13.38 m^2

C - EXISTING COTTAGE TO BE RETAINED. SINGLE STOREY, 3.8m HIGH. AREA = 91.42 m^2

D - NEW ADDITION BEING APPLIED FOR. SINGLE STOREY, 3.8m HIGH. AREA = 31.2 m^2

Prodev Solutions

From: Roxanne Koot <Roxanne.Koot@norfolkcounty.ca>
Sent: March-21-17 11:57 AM
To: prodev@rogers.com
Subject: FW: septic exemption form for a planning application

Hello there; you were both in to see me this morning regarding your covered porch application. Please see below for your exemption from doing the septic evaluation. Please print this out and give it to the Planner who is doing your minor variance application

Thanks
Roxanne Koot

From: Paul Berry
Sent: Tuesday, March 21, 2017 11:40 AM
To: Roxanne Koot
Subject: RE: septic exemption form for a planning application

Yes if the system is new we will not require an evaluation.

Paul Berry *CBCO, M.L.E.O*
Deputy Chief Building Official

From: Roxanne Koot
Sent: Tuesday, March 21, 2017 11:17 AM
To: Paul Berry
Subject: septic exemption form for a planning application

Hey Paul; The owners of 13 Ridgewood were in to apply for a rear covered porch on this cottage, they need a variance because they are over the 15% lot coverage. They talked to Mary Elder, and she handed them the septic evaluation form to have done, but since their septic is new and we have inspected the install, can they be exempt from doing this evaluation?? Please send me a response by email and I will forward this response along to the owners so they can pass it along to the Planner who will be handling their file.

Thanks
Roxanne

Disclaimer: This e-mail and any attachments may contain personal information or information that is otherwise confidential and it's intended for the exclusive use of the intended recipient. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. Norfolk County accepts no liability for damage caused by any virus transmitted in this message. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it. The transmission of e-mails between an employee or agent of Norfolk County and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of Norfolk County.

Technical Memo: *Species at Risk Screening Process*

The *Endangered Species Act, 2007 (ESA)* came into force on June 30, 2008 and provides both species protection (section 9) and habitat protection (section 10) to individuals listed as Endangered or Threatened in Ontario. Ministry of Natural Resources (**MNR**), Aylmer District provides the service of responding to species at risk (**SAR**) information requests and project screenings when:

- The request comes from the property owner or consultants on their behalf;
- There is a likelihood of SAR and/or their habitat to occur on the property; and
- A specific project/ activity is proposed.

Stage 1: Information Request

An information request should be submitted prior to the beginning of a project. MNR's response to the information request will help inform the type and timing of field work that may be required to confirm the presence of protected species or habitat. For MNR to respond to an information request, the following information is required:

- Proponent information (e.g. name, mailing address, and email address)
- Detailed property location information (maps are beneficial)
- Digital photos of the property, including the vegetation on-site, if available
- General description of all proposed activities (e.g. residential, driveway)
- Timing and duration of proposed activities
- Summary of past correspondence with MNR about the property, if applicable
- Type and status of planning process, if any is being undertaken

Once the above information has been provided MNR will review species occurrence information on file and in the Natural Heritage Information Centre to determine if SAR individuals and their habitat(s) are known or likely to occur on or adjacent to the requested property. See below for one window contacts for Aylmer District.

**NOTE: The absence of an element occurrence record does not indicate the absence of a protected species. The province has not been surveyed comprehensively for the presence of SAR and MNR data relies on observers to report sightings of SAR.*

Field assessments are necessary if there is a high likelihood for a plant or animal SAR and/or habitat to occur within the footprint of the proposed activities. In this circumstance MNR recommends that a qualified biologist be retained to complete field assessments on the property. MNR expects the qualified biologist to use the information provided in the information request response to scope and design the field assessments including identifying appropriate survey methodologies and timing windows.

**NOTE: Some field assessment methodologies may require MNR authorizations under the ESA and Fish and Wildlife Conservation Act.*

Stage 2: Project Screening

After a response to an information request is provided and appropriate field assessments have been completed a project screening request can be submitted to the MNR. A project screening occurs when site-specific details of the project are known and there is the potential for impacts to SAR and their habitat. MNR uses the information to determine the likelihood that the project would contravene either section 9 (impacts to protected individuals) or section 10 (impacts to protected habitat) of the ESA.

For MNR to respond to a project screening request, the following information should be provided:

- Name and qualifications of retained biologist
- Dates and weather conditions of field assessment days
- Survey methodologies and survey times, frequencies and durations
- Maps showing locations of each SAR individual and/or habitat features observed
- Detailed description of all proposed activities (e.g. residential footprint, vegetation removal)
- Analysis of results from field work including size and quality of SAR habitat area that could be impacted based on overall proposed footprint area.

When activities are associated with a *Planning Act* application the above noted information is normally provided in conjunction with assessments of other natural heritage features documented through an Environmental Impact Study (EIS). If not associated with a *Planning Act* application then the above information is communicated to MNR in a technical memo/letter.

The information request/ project screenings must be submitted to MNR – Aylmer District through the appropriate one-window email account:

- Requests specific to SAR and not related to a planning file should be directed to the ESAScreeningRequest.AylmerDistrict@ontario.ca
- Requests related to a planning file (e.g. an Environmental Assessment under the *Environmental Assessment Act*) or a broader natural heritage request (which may include SAR) should be directed to Amanda.mccloskey@ontario.ca

**NOTE: MNR responses may take 8-10 weeks after receipt of all required information due to the high volume of requests received. To avoid delays, it is strongly recommended that information requests and project screening requests be submitted to MNR as early as possible before the scheduled commencement date.*

If MNR's review of the project screening determines that a contravention under the ESA is not likely to occur, then a letter to proponent (LOA) may be provided. The LOA may include recommendations to mitigate effects to SAR. If MNR's review of the project screening determines that a contravention under the ESA is likely to occur, then MNR will initiate discussions regarding the permit process or alternative regulatory processes (see note below). Please be advised that applying for an authorization does not guarantee approval and processes can take several months before a permit may be issued.

**NOTE: On July 1, 2013 regulations came into effect, under the ESA that may apply to specific projects. For more information on the new ESA regulations, please visit MNR's website http://www.mnr.gov.on.ca/en/About/2ColumnSubPage/STDPROD_104342.html. Questions on the registry process can be directed to MNR's Registry and Approval Services Centre at 1-855-613-4256 or at mnr.rasc@ontario.ca.*

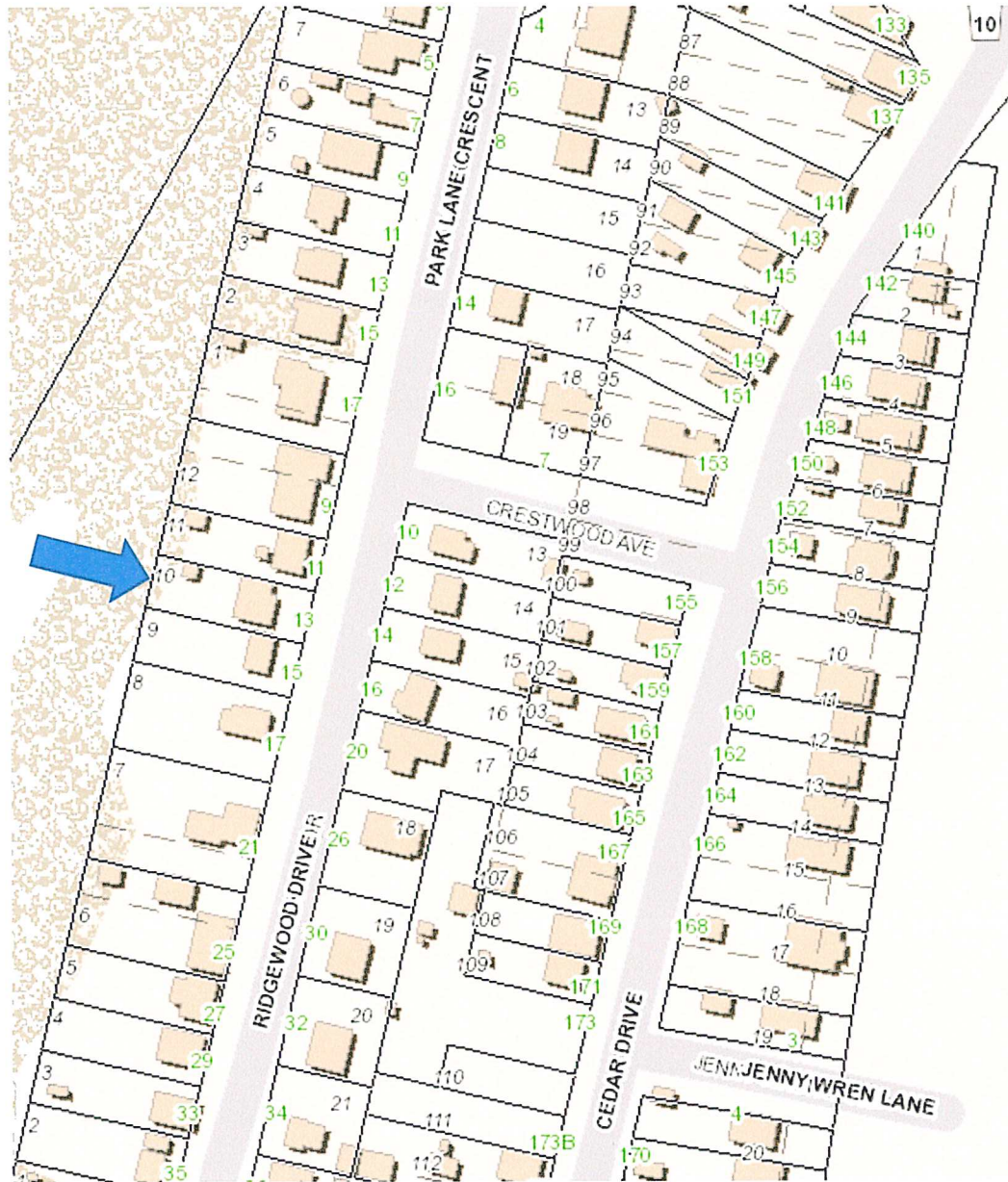
Species at Risk Screening Process

March 27, 2017

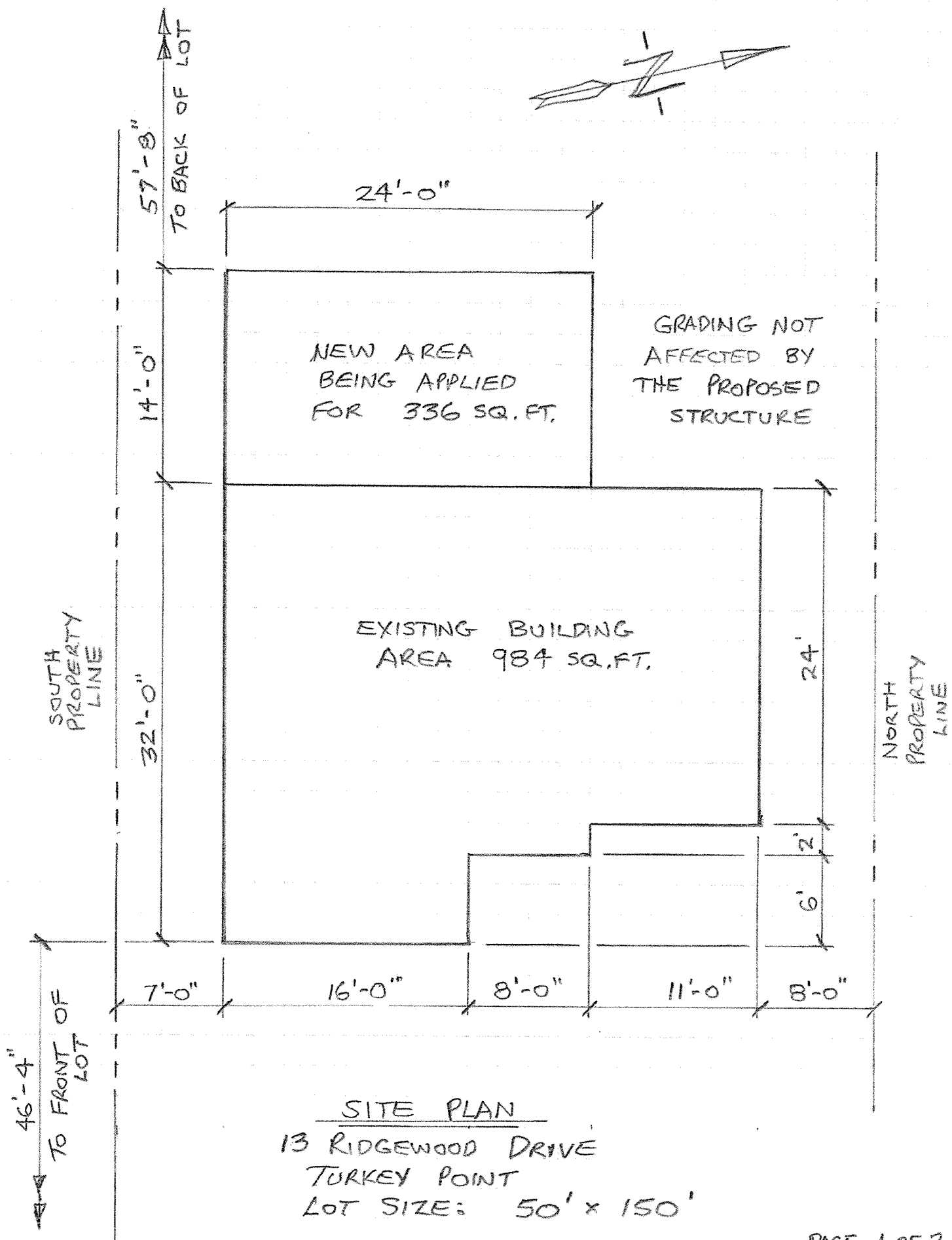
Stage 1: Information Request

- Proponent information
 - Larry & Heather Gaukel
 - 1 Ventnor Court
 - Brantford ON, N3R 6L8
 - prodev@rogers.com
- Detailed property location information
 - 13 Ridgewood Drive, Turkey Point, ON
 - Norfolk County, Roll # 331049311016100
 - Plan 344, Lot 10
 - See page 2 for map location within Turkey Point
- Digital photos of the property
 - See page 9 & 10
- General description of all proposed activities
 - Building covered deck on back of cottage as per attached drawings, page 3-8
 - Area is zoned resort residential
- Timing and duration of proposed activities
 - Estimated timing: summer 2017
 - Duration: deck structure & covered roof structure 2 weeks
- Summary of past correspondence with MNR about the property
 - None
- Type and status of planning process
 - Working through a minor variance with Norfolk County in order to get building permit. Minor variance is lot coverage of 15% has been exceeded by 195 sq. ft.

13 Ridgewood Drive, Turkey Point, ON



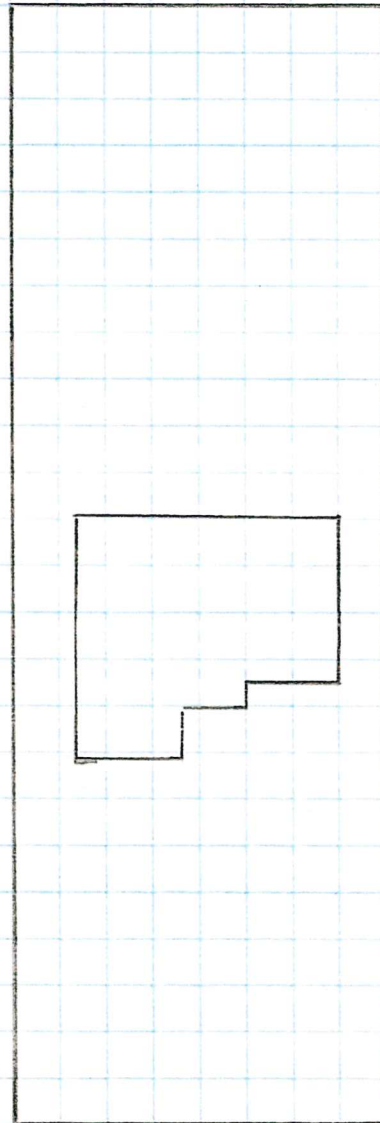
Location in Turkey Point



SITE PLAN
13 RIDGEWOOD DRIVE
TURKEY POINT
LOT SIZE: 50' x 150'

SITE PLAN
13 RIDGEWOOD DRIVE
TURKEY POINT

PRIMARILY SANDY SOIL
NO ISSUE WITH
STANDING WATER, EVEN
AFTER STORMS



WATER DRAINS
TO BACK OF
LOT

WATER DRAINS
TO FRONT

BOTH ADJACENT PROPERTIES ARE HIGHER
AND DRAIN TO A SWALE ON THE 150'
PROPERTY LINE, BOTH SIDES,



BACK OF COTTAGE

2x10 LEDGER ANCHORED
TO CONCRETE BLOCK FOUNDATION

3 CENTRE 6x6 CUT OFF
1" BELOW TOP OF JOISTS

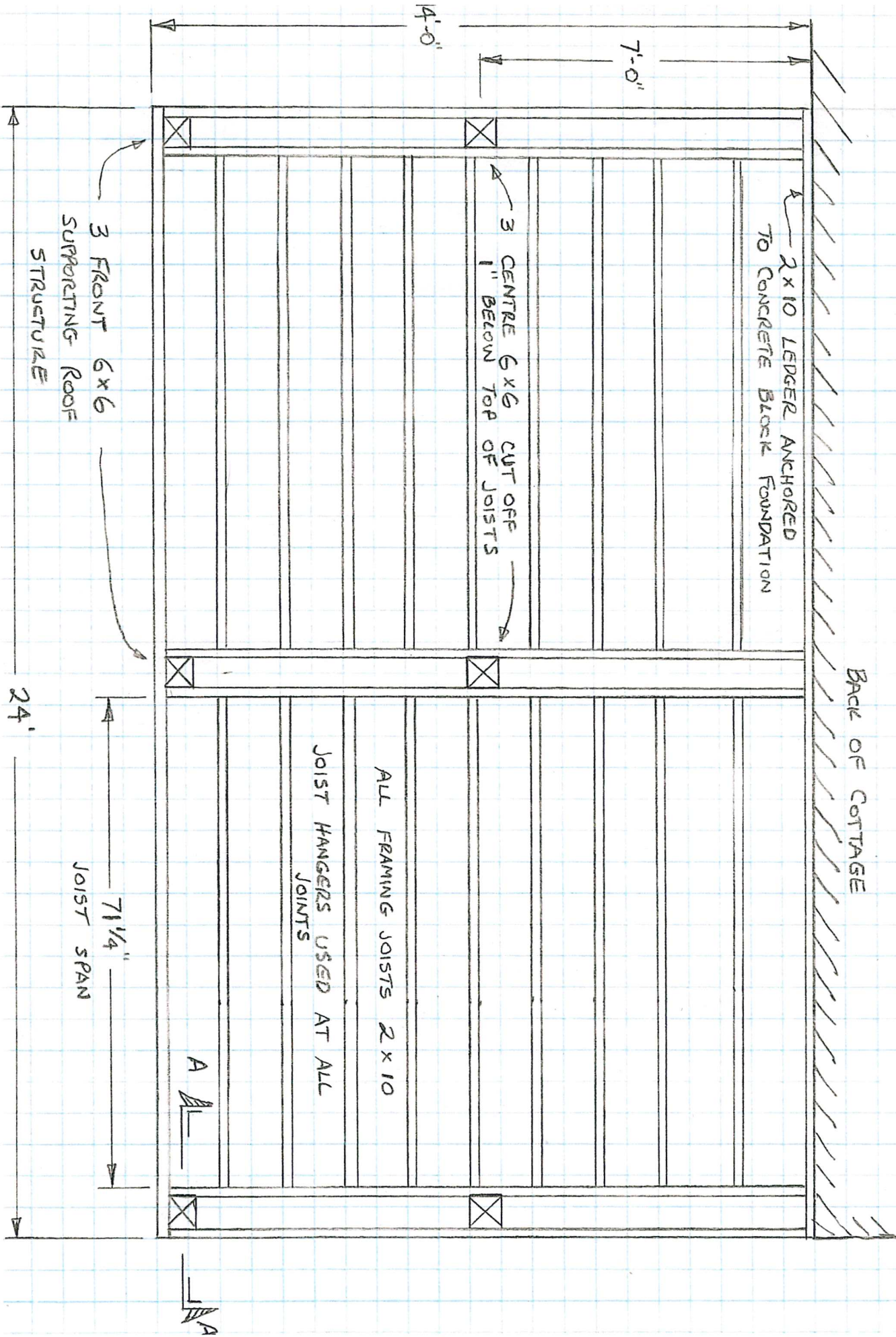
ALL FRAMING JOISTS 2x10
JOIST HANGERS USED AT ALL
JOINTS

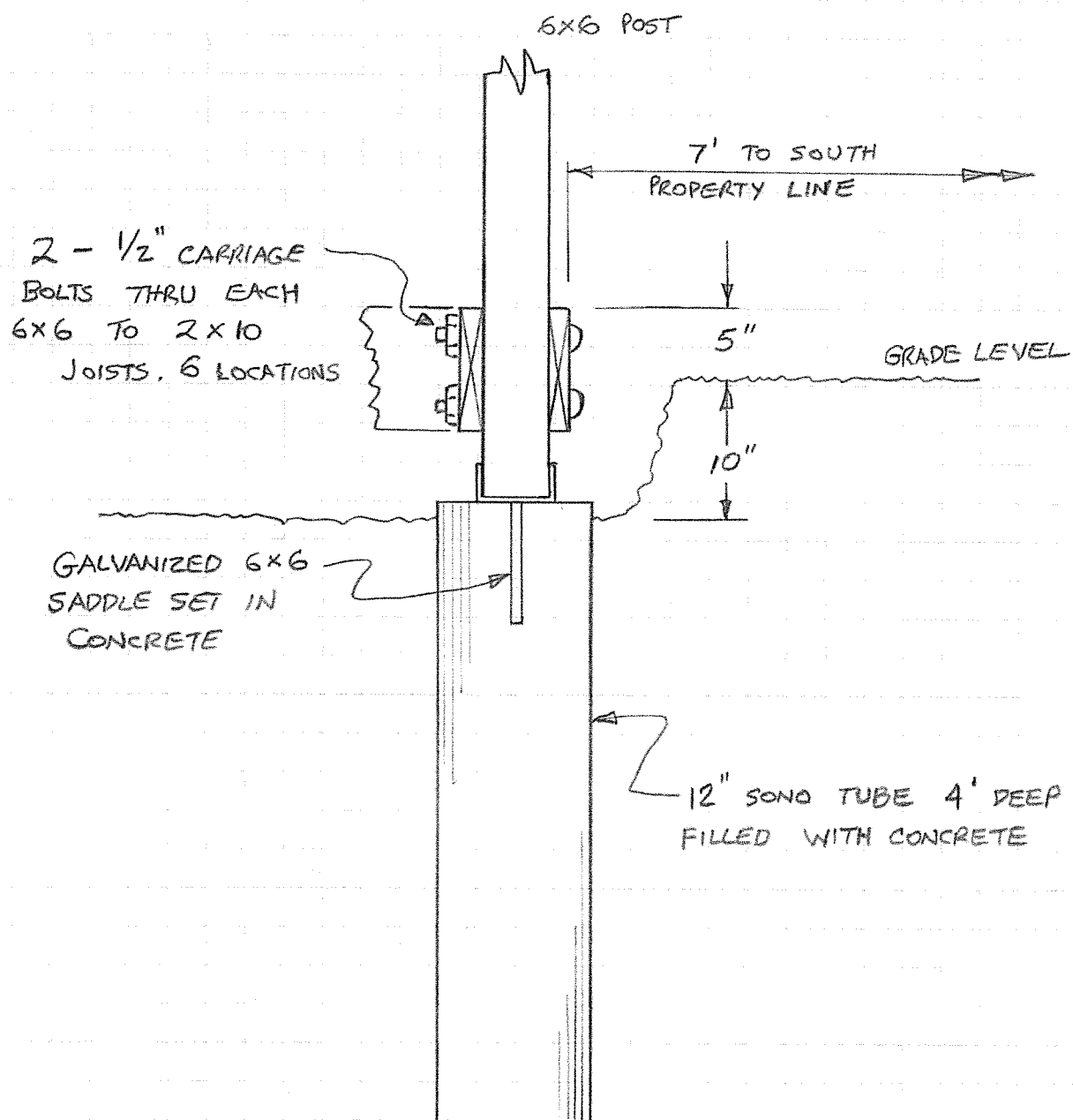
A

A

3 FRONT 6x6
SUPPORTING ROOF
STRUCTURE

71 1/4"
JOIST SPAN

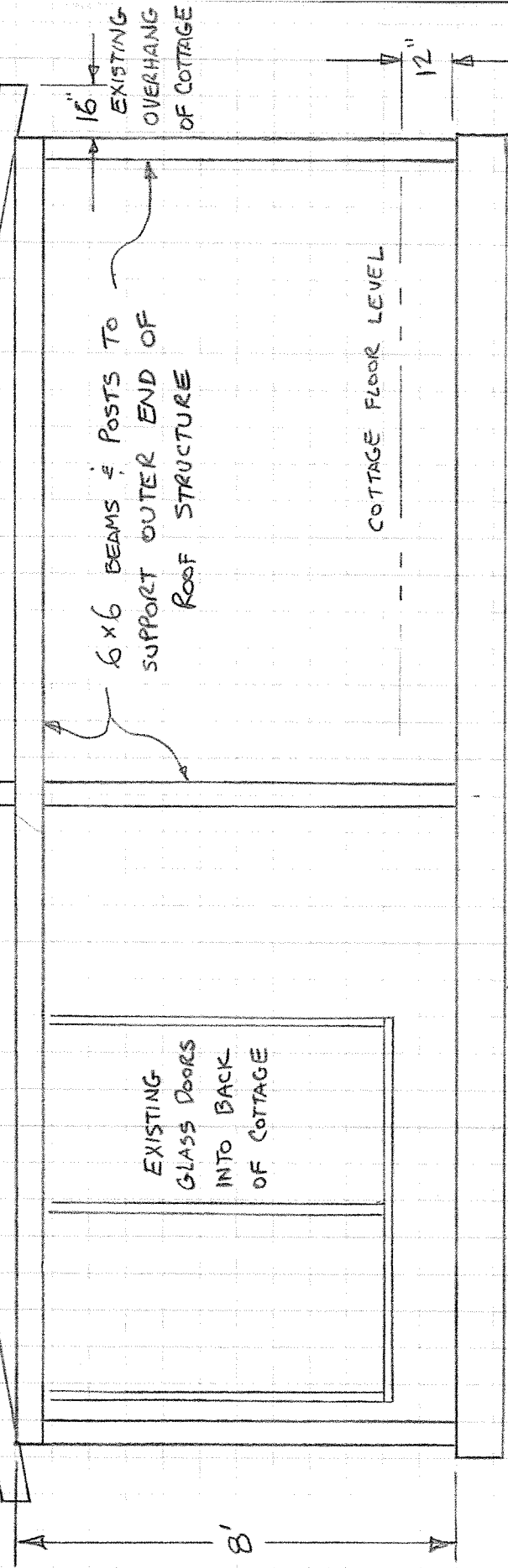




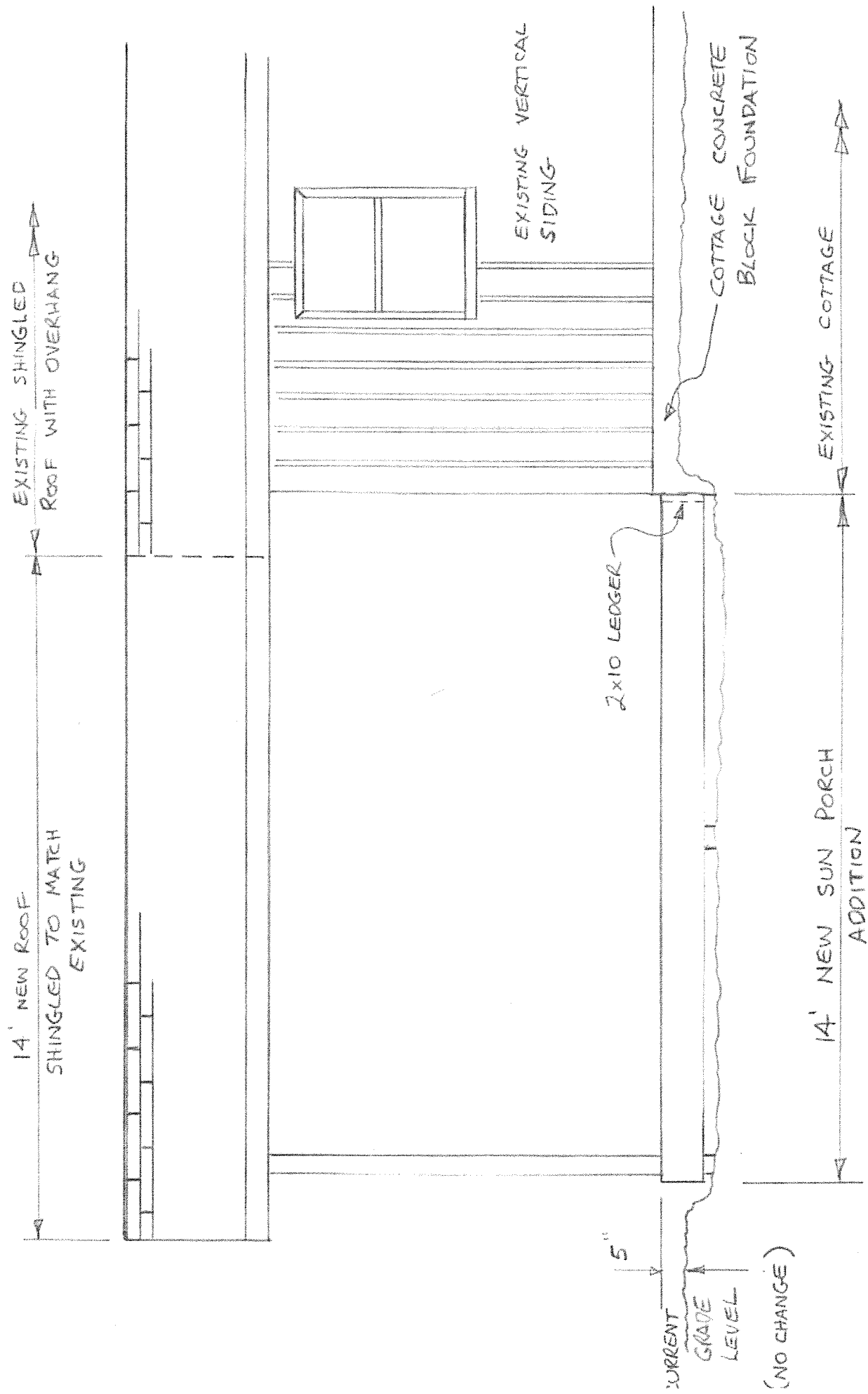
SECTION A-A

TRIPLE 2x6 BEAM
TO TIE INTO EXISTING
ROOF RIDGE

ROOF LINE TO MATCH EXISTING
ROOF OF COTTAGE, EXTEND
OUT 14'

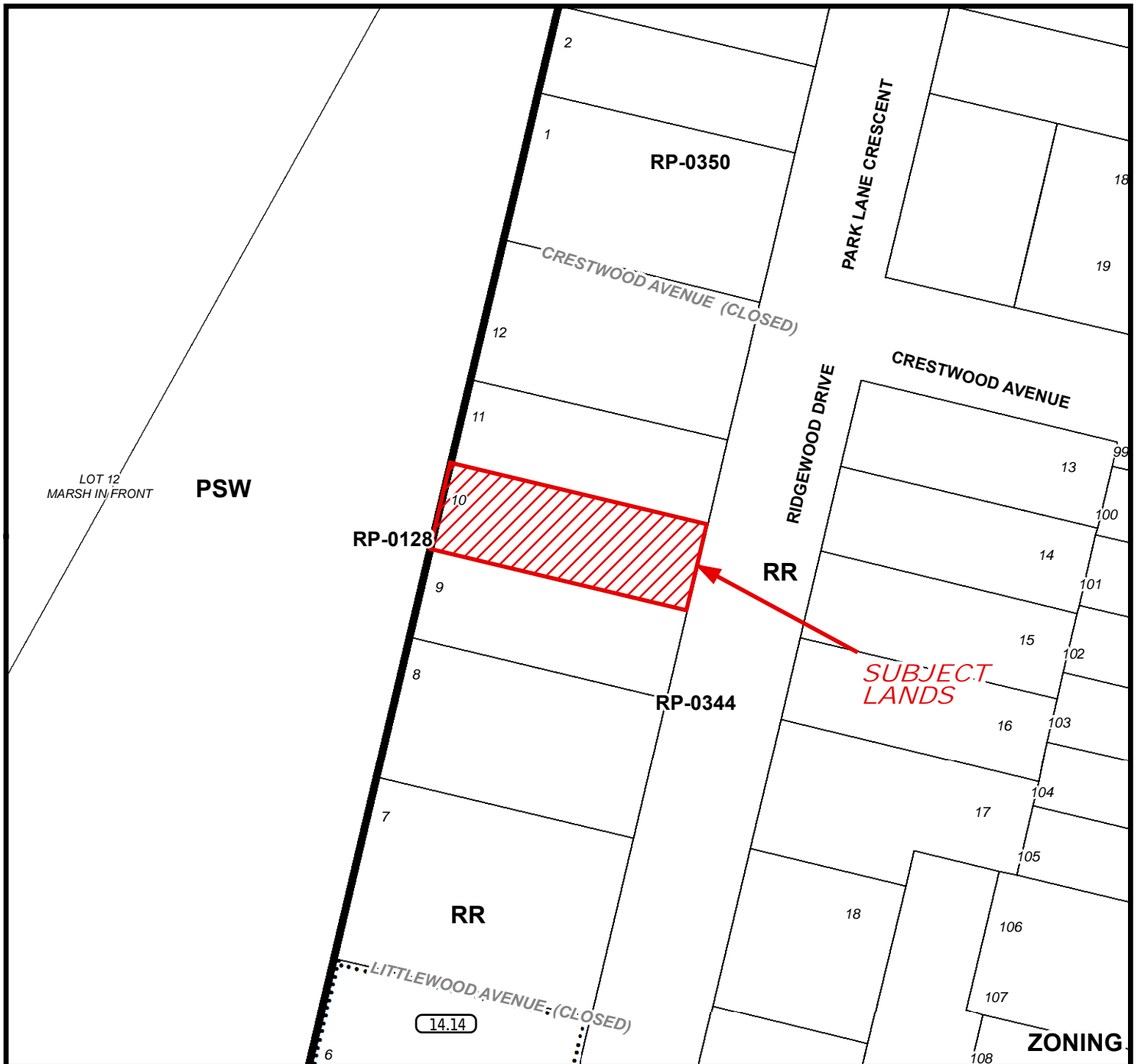
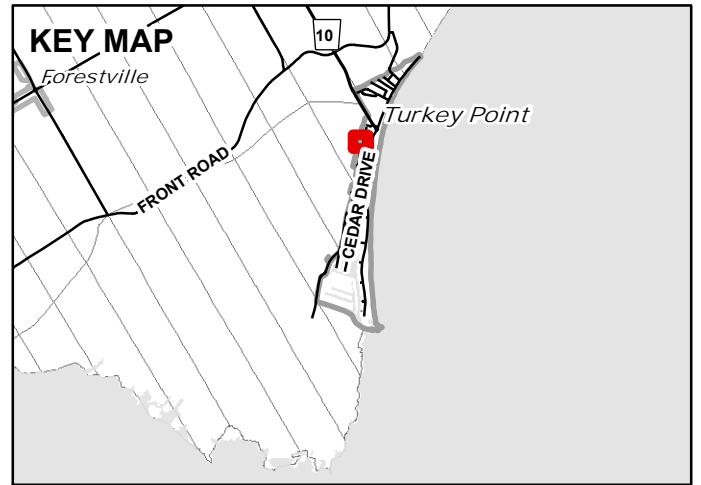
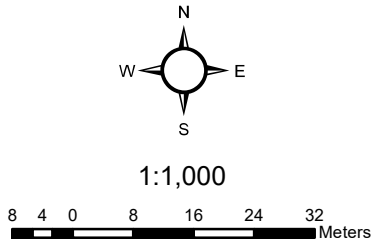


BACK ELEVATION



SIDE ELEVATION LOOKING NORTH

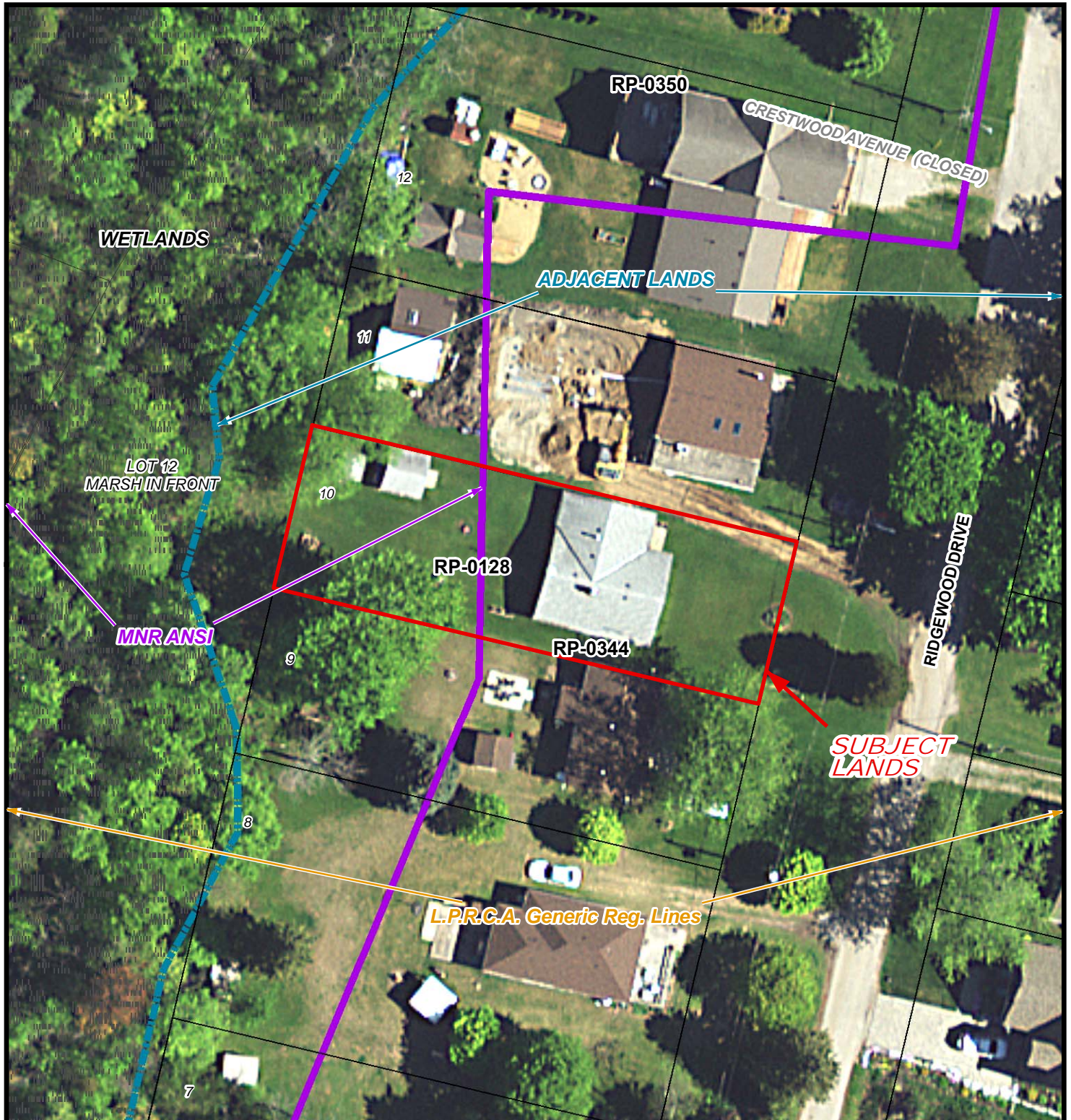
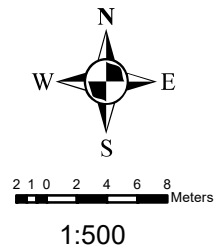
MAP 1
File Number: ANPL2017074
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2017074

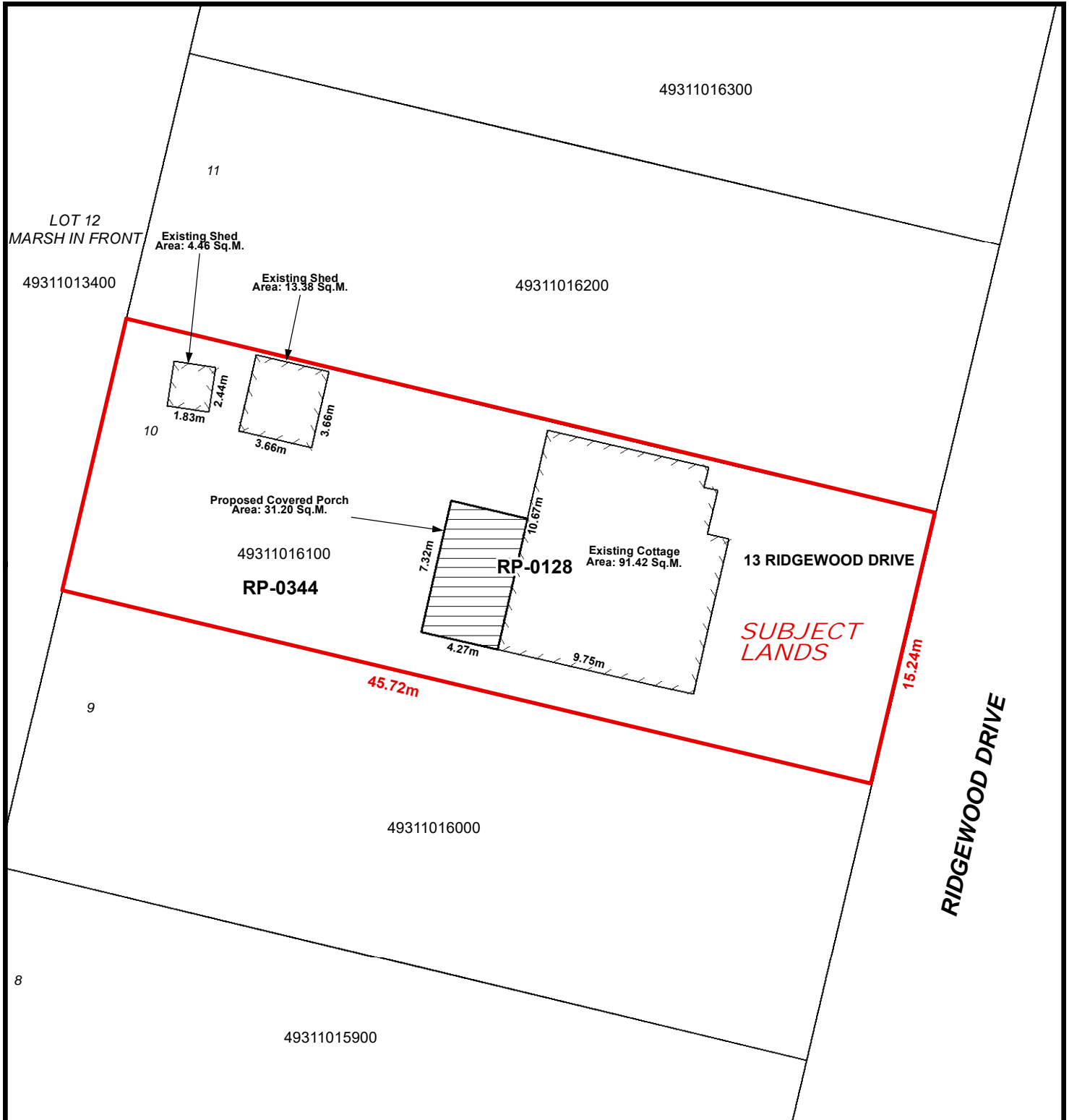
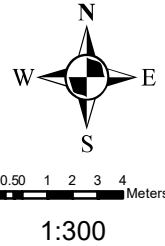
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2017074

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2017074

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

1:300

