

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

ANPL2017145MAY 17/17JULY 11/17JULY 12/17

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

\$1172JULY 11/17Alisha

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**Mr. & Mrs. Peter Post

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

#12 Upper Ravine Drive

Town and Postal Code

Normandale, Ontario

Phone Number

519 771 0220

Cell Number

Email

Peterpost23@gmail.com**Name of Applicant**Mr & Mrs. Peter Post

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

Address

12 Upper Ravine Drive

Town and Postal Code

Normandale, Ontario

Phone Number

519 771 0220

Cell Number

Email

Peterpost23@gmail.com

Name of Agent

N.A.

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Engineer

N.A.

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:

N/A

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49308018900

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

LOT 54, REG. PLAN 132, TOWNSHIP OF CHARLOTTEVILLE, NORFOLK COUNTY

Municipal Civic Address (911 Number): 12 Upper Lawrence Drive

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential Zone (RR)

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

no

3. The date the subject lands was acquired by the current owner: 2016

4. Present use of the subject lands:

Resort Residential

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:

Refer to attached drawing.

6. If known, the date existing buildings or structures were constructed on the subject lands: 1936

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.

Addition to existing building is a 200 sf Entrance/Laundry/ Mudroom area and a 144sf Solarium

The laundry fixtures will be relocated from the existing basement to the new addition.

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:

Refer to attached drawing

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

2017 / 2018

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:

81 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:

Improvement of the existing resort residence. The renovations and minor additions are required to accommodate and maintain future use by the current users of the existing residence by providing barrier free accessibility and moving services to the main floor level is required.

relief of 4.81 m from min. front yard, 0.11 → 0.35
from interior side yards, 23.57% from max. 101
coverage

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

| | |
|---------------|--------------------|
| Frontage: | 42' |
| Depth: | 126' |
| Width: | 52' |
| Lot Area: | .136 Acres |
| Present Use: | Resort Residential |
| Proposed Use: | Resort Residential |

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

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

Owners Name: N/A

Roll Number: _____

Total Acreage: _____

Workable Acreage: 0

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 building exceeds current zoning regulations. The renovations and minor additions are required to accommodate and maintain future use by the current users of the existing residence by providing barrier free accessibility and moving services to the main floor level is required.

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):

Lot Coverage: Zoning bylaw Max. Coverage: 15% dwelling + 10% Accessory = 1,482sf

Current Coverage: Ex. Dwelling + Ex Accessory bldg. = 1,942sf

Proposed Coverage: Addition to Dwelling + Accessory = 2,286sf

Rear yard setback: Zoning bylaw Rear yard Setback = 19'-4"

Proposed Rear yard Setback = 14'-6"

8. Site Information

Existing

Proposed

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

| | | |
|---------------------------------|---------|---------|
| Lot frontage | 42' | 42' |
| Lot depth | 126' | 126' |
| Lot width | 52' | 52' |
| Lot area | 5927sf | 5927' |
| Lot coverage | 1942sf | 2286sf |
| Front yard | 19'-8" | 19'-8" |
| Rear yard | 19'-8" | 14'-6" |
| Left Interior side yard | 3'-6" | 3'-6" |
| Right Interior side yard | 2'-8" | 2'-8" |
| Exterior side yard (corner lot) | n.a. | n.a. |
| Landscaped open space | 3,317sf | 3,117sf |
| Entrance access width | 42' | 42' |
| Exit access width | 42' | 42' |
| Size of fencing or screening | n.a. | n.a. |
| Type of fencing | n.a. | n.a. |

9. Building Size

| | | |
|--------------------------|-----------|-----------|
| Number of storeys | 2 | 2 |
| Building height | 24'-6"+/- | 24'-6"+/- |
| Total ground floor area | 1,686sf | 2,030sf |
| Total gross floor area | 2,144sf | 2,487sf |
| Total useable floor area | 1,940sf | 2,243sf |

10. Off Street Parking and Loading Facilities

| | | |
|---|------|------|
| Number of off street parking spaces | 3 | 3 |
| Number of visitor parking spaces | n.a. | n.a. |
| Number of accessible parking spaces | n.a. | n.a. |
| Number of off street loading facilities | n.a. | n.a. |

11. Multiple Family Residential

N.A.

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.): _____

12. Commercial/Industrial Uses

N.A.

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:

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.):

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:

PREVIOUS OWNER

$\sqrt{100} = 10$

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:

to be confirmed

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:

- No endangered or threatened species were observed on the property by the land owner.

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)

cistern

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? non

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

Upper Ravine Drive

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.

NONE

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
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
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ 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.

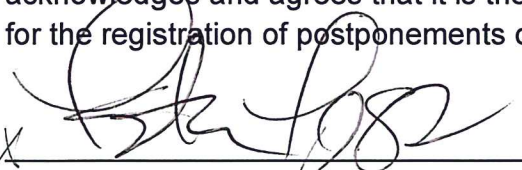
All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

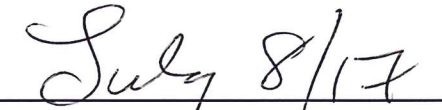
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage,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

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.

X 

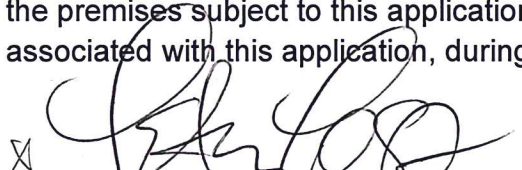
Owner/Applicant Signature




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.

X 

Owner/Applicant Signature



Date

• **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.

X [Signature]
Owner/Applicant Signature

July 8/17
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.

X [Signature]
Owner/Applicant Signature

July 8/17
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 LYXIN POST am/are the registered owner(s) of the lands that is the subject of this application for development approval.

☒ I/We authorize PETER POST 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.

X [Signature]
Owner

X July 8/17
Date

Owner

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 development approval is required before a building permit can be issued.

X [Signature]
Applicant Signature

X July 8/17
Date

Agent Signature

Date

P. Declaration

I, PETER FOST of SIMCOE

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.

In Simcoe, ON

This 11th day of July

A.D., 20 17

[Signature]

A Commissioner, etc.

X [Signature]
Owner/Applicant Signature
[Signature]

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



Working together with our community
to provide quality services.

Instructions for completing the Evaluation Form for Existing On-Site Sewage Systems

General Information Applicable to Sewage Evaluations:

1. Please complete the following form by checking appropriate lines and filling out blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted **no later than 30 days** prior to the scheduled public meeting. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

Building Division

Simcoe Office
8 Schellburg Ave.
Simcoe, ON N3Y 2J4
Fax: (519) 426-1186

Langton Office
22 Albert St.
Langton, ON N3Y 2J4
Fax: (519) 875-4789

7. Evaluation Forms will become part of the property records of Norfolk County Building Division.
8. No On-Site Sewage System Evaluation will be conducted where:
 - snow depth exceeds two (2) inches
 - where grass and brush exceeds twelve (12) inches, or
 - where a building served by the existing system has not been occupied for ninety (90) days.
9. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

| | | | | | |
|--|--|--|--|--|---|
| OFFICE USE ONLY | | FILE No.: | | DATE RECEIVED: | |
| PROPERTY INFORMATION | | Municipal Address: 12 UPPER RAINE DRIVE | | | |
| Owner: PETER POST | | | Lot: 54 | | Concession: |
| Lot Area: 5927 sq.ft | | Lot Frontage: 42' | | Assessment Roll No. 49308018900 | |
| PURPOSE OF EVALUATION | | <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ | | | |
| BUILDING INFORMATION | | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural | | | |
| Building Area: 1804 sq.ft | | No. of Bedrooms: 3 | | No. of Fixture Units: 15.5 | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: SCOTT DARLINGTON | | Company Name: DARLINGTON WIRING + PLB LTD. | |
| Address: RR # 1 DELHI ONT. | | Postal Code: N4B 2W4 | | Phone: 519 875-2521 | |
| Email: scott@darlingtonwp.com | | BCIN # 15833 | | | |
| SITE EVALUATION | | Ground Cover (trees, bushes, grass, impermeable surface): LAND | | | Soil Type: SAND/LOAM |
| Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep | | Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry | | Depth of Water Table: 150 ft. | |
| Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | Current Weather (at time of evaluation): SUNNY +24°C | |
| SYSTEM EVALUATION | | Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank) | | | |
| Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ | | | Size: 1000 Gal. | | Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium | | No. of Tile Runs: 6 | | Total Length of Tile: 120' | Distance Between Tile Runs: 2' |
| Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other | | Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined | | Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | 6' 4" | | 17 1/2' | | |
| Distance to Bodies of Water (ft) | 200' | | 200' | | |
| Distance to Nearest Well (ft) | 110' | | 110' | | |
| Distance to Property Lines | Front 40' Rear 80' Side 10' Side 30' | | Front 20' Rear 90' Side 10' Side 25' | | |

OVERALL SYSTEM RATING☒ System Working Properly / No Work Required☐ System Functioning / Maintenance Required☐ System Not Functioning / Minor Repair Required☐ System Failure/Major Repair / Replacement Required**Note:**

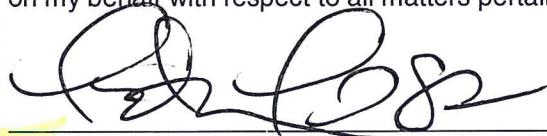
Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, PETER POST (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.



Owner Signature

July 5, 2017

Date

EVALUATOR:

1. I, SCOTT DARLINGTON declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.



Evaluator Signature

JUNE 30/2017

Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate_____
Date



On Site Sewage Disposal System Location Plan

DATE: JUNE 30 / 2017

APPLICATION NUMBER: _____

OWNER: PETER POST

EVALUATOR: SCOTT DARLINGTON

PROPERTY ADDRESS: _____

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

ATT.

PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

5.8 Resort Residential Zone (RR)

5.8.1 Permitted Uses

In an RR Zone, no land, building or structure shall be used except in accordance with the following uses:

- vacation home
- legally existing single detached dwelling used for permanent occupancy.

5.8.2 Zone Provisions

In an RR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- minimum lot area:
 - lot 0.40 hectares
 - lot of record 700 square metres
- minimum lot frontage:
 - interior lot 15 metres
 - corner lot 18 metres
- minimum front yard: 6 metres
- minimum exterior side yard: 6 metres
- minimum interior side yard:
 - attached garage 1.2 metres each side
 - detached garage 3 metres and 1.2 metres
- minimum rear yard: 9 metres
- maximum building height: 7.5 metres
- maximum lot coverage: 15% plus an additional 10% maximum lot coverage for all accessory buildings and structures (including boat houses)

5.8.3 Accessory Building or Structure

No accessory building or structure shall contain a habitable room or washroom facilities.

5.8.4 Accessory Building or Structure

Refer to Section 3.2 - Accessory Uses to Residential Uses for clarification purposes.

LOT AREA

MAX. LOT COVERAGE:
MAX. 15% DWELLING
MAX. 10% ACCESSORY BUILDING
MAX. TOTAL LOT COVERAGE

EXISTING LOT COVERAGE:

EX. RESIDENCE
EX. ACCESSORY BUILDING
TOTAL EX. LOT COVERAGE

CURRENT CONDITION EXCEEDS THE MAX. LOT COVERAGE

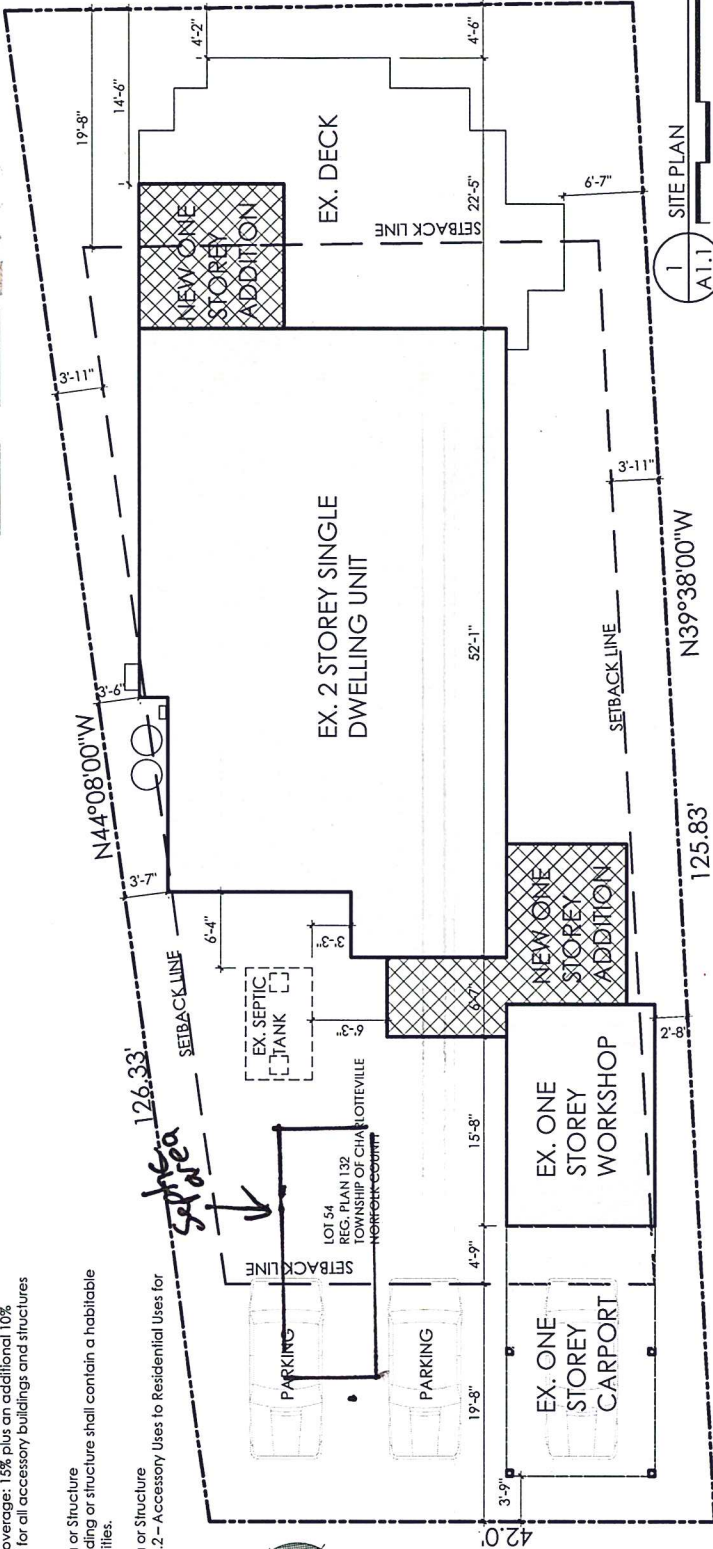
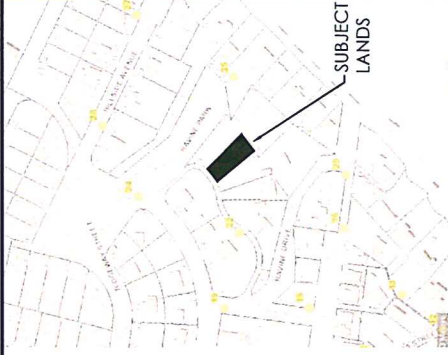
NEW ADDITIONS:

ENTRANCE
SOLARIUM
TOTAL NEW ADDITION:

8. Site Information

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

| Existing | Proposed |
|---------------------------------|------------|
| Lot frontage | 42' |
| Lot depth | 134' |
| Lot width | 82' |
| Lot area | 2127' |
| Lot coverage | 2286% |
| Front yard | 19'-3" |
| Rear yard | 14'-6" |
| Left interior side yard | 3'-6" |
| Right interior side yard | 2'-6" |
| Exterior side yard (corner lot) | n/a |
| Landscape open space | 3117' |
| Entrance access width | 42' |
| East access width | 42' |
| Size of fencing or screening | n/a |
| Type of fencing | n/a |
| 9. Building size | 2 |
| Number of storeys | 24'-4"-11" |
| Building height | 2200' |
| Total ground floor area | 1446' |
| Total gross floor area | 2144' |
| Total useable floor area | 1424' |



NAME
PLACE
DATE

DWG. NAME SITE PLAN
SCALE
PLOT DATE
REV. DATE

A1.1

1 SITE PLAN
A1.1

REAL CONCEPTS
Custom Home Designs
Paul D. Whorl
519-428-2007
1425 Chippewa Road S.
London, Ontario N6A 4A5



5.8 Resort Residential Zone (RR)

5.8.1 Permitted Uses

- In an RR Zone, no land, building or structure shall be used except in accordance with the following uses:
 - a) vacation home
 - b) legally existing single detached dwelling used for permanent occupancy.

5.8.2 Zone Provisions

In an RR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area:
 - i) lot 0.40 hectares
 - ii) lot of record 700 square metres
- b) minimum lot frontage:
 - i) interior lot 15 metres
 - ii) corner lot 18 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard:
 - i) detached garage 1.2 metres each side
 - ii) detached garage 3 metres and 1.2 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: 7.5 metres
- h) maximum lot coverage: 15% plus an additional 10% maximum lot coverage for all accessory buildings and structures (including pool houses)

5.8.3 Accessory Building or Structure

No accessory building or structure shall contain a habitable room or washroom facilities.

5.8.4 Accessory Building or Structure

Refer to Section 3.2 - Accessory Uses to Residential Uses for clarification purposes.

LOT AREA

5,927.51

| | |
|-----------------------------|-----------|
| MAX. LOT COVERAGE: | |
| MAX. 15% DWELLING | = 889.4 |
| MAX. 10% ACCESSORY BUILDING | = 593.4 |
| MAX. TOTAL LOT COVERAGE | = 1,482.8 |

EXISTING LOT COVERAGE:

| | |
|------------------------|-----------|
| EX. RESIDENCE | = 1,403.4 |
| EX. ACCESSORY BUILDING | = 482.4 |
| TOTAL EX. LOT COVERAGE | = 1,942.4 |

CURRENT CONDITION EXCEEDS THE MAX. LOT COVERAGE

NEW ADDITIONS:

| | |
|---------------------|-----------|
| ENTRANCE SOLARIUM | = 200.4 |
| TOTAL NEW ADDITION: | = 1,445.4 |
| | = 3,445.4 |

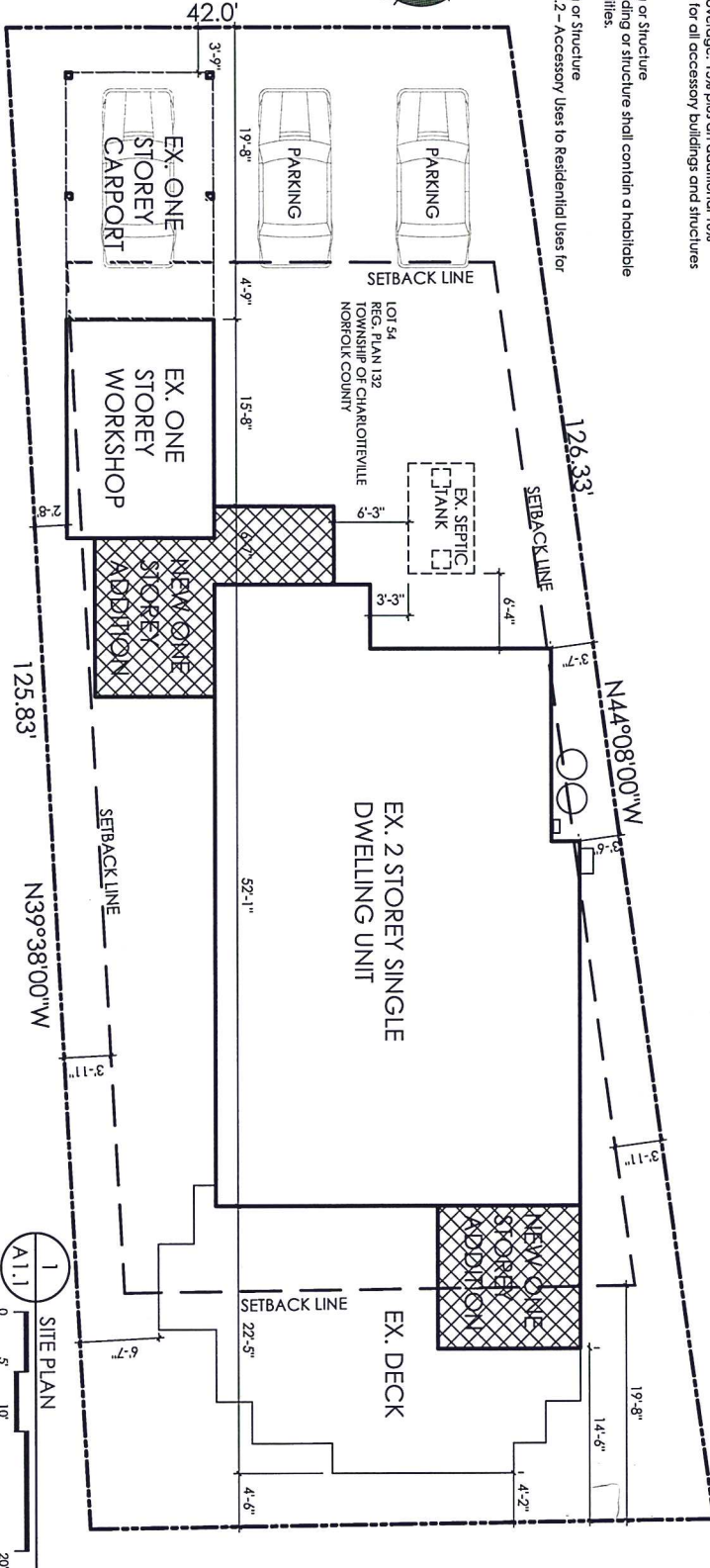
8. Site Information

Please indicate unit of measurement (e.g. m, m² or % etc.)

| Existing | Proposed |
|---------------------------------|----------|
| Lot frontage | 42' |
| Lot depth | 126.33' |
| Lot width | 125.83' |
| Lot area | 5,927.51 |
| Lot coverage | 15.4% |
| Front yard | 6'-0" |
| Rear yard | 11'-4" |
| Left terrace side yard | 2'-0" |
| Right interior side yard | 2'-0" |
| Exterior side yard (corner lot) | 9'-0" |
| Landscape open space | 3,119.4 |
| Entrance access width | 4' |
| Size of fencing or screening | 4'-0" |
| Type of fencing | n/a |
| 9. Building Size | n/a |
| Number of stories | 2 |
| Building height | 24'-4" |
| Total ground floor area | 2,080 |
| Total gross floor area | 2,489.4 |
| Total useable floor area | 2,249.4 |



UPPER RAVINE DR



A1.1

DWG. NAME SITE PLAN

SCALE 1"=10'-0"
PLOT DATE APRIL 10, 2017
REV. DATE

NAME Post Cottage

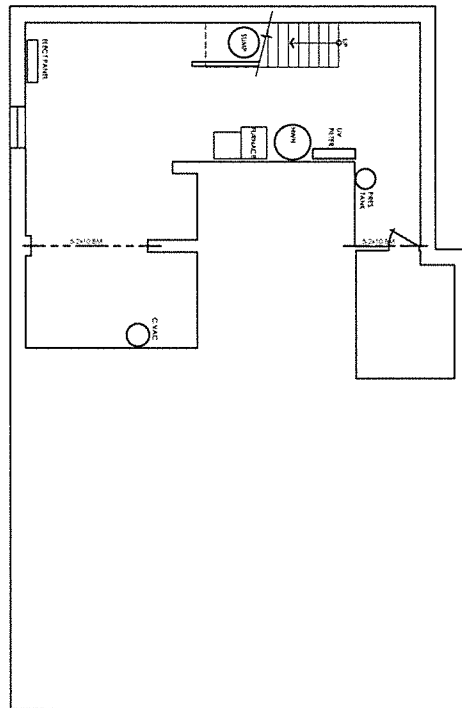
PLACE 12 Upper Ravine Dr.,
Normandale, Ontario
phone 519 771 0220
DATE Jan. 2017



REAL CONCEPTS
Custom Home Designs

Custom Residential & Small Building Design
Paul D. Vahor
1211 Highway 10
Unit 10, Cambridge, Ontario N1R 5X7
519-771-0220

1
A2.0
0 4' 8' 16'
EXISTING BASEMENT



A2.0

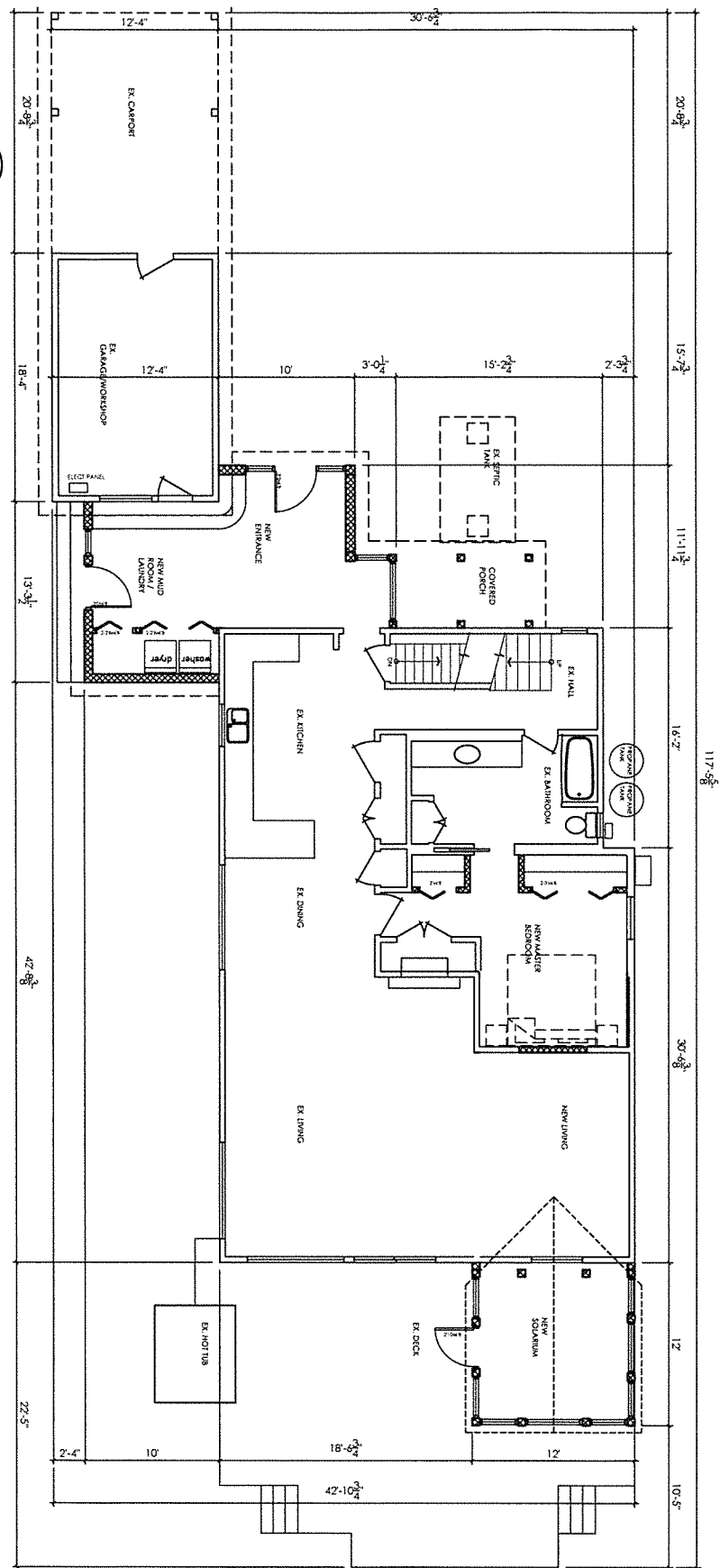
DWG. NAME BASEMENT
FLOOR PLAN
SCALE 1/8"=1'-0"
PLOT DATE APRIL 10, 2017
REV. DATE .

NAME Post Cottage
PLACE 12 Upper Ravine Dr.,
Normandale, Ontario
phone 519 771 0220
DATE Jan. 2017

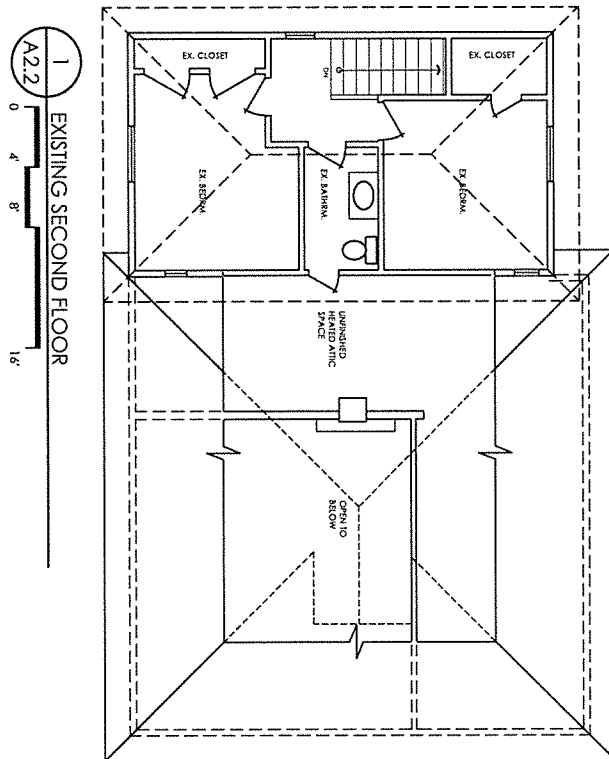


REAL CONCEPTS
Custom Home Designs

Custom Residential & Small Business Design
Paul D. Smith



REAL CONCEPTS
Custom Home Designs
Custom Residential & Small Business Design
Paul D. Venzel



A2.2

DWG. NAME UPPER PLAN

SCALE 1/8"=1'-0"
PLOT DATE APRIL 10, 2017
REV. DATE .

NAME Post Cottage

PLACE 12 Upper Ravine Dr.,
Normandale, Ontario
phone 519 771 0220

DATE Jan. 2017



REAL CONCEPTS
Custom Home Designs

Custom Residential & Commercial Design
Paul D. Vento



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

Address: 12 Upper Ravine Dr, Normandale

Legal Description: CHR PLAN 132 LOT 54 IRREG 0.15AC 42.08FR D

Roll Number: 331049308018900

Application #:

Information Origins: Development Services GIS/Real Concepts Custom Home Designs Dated Jan 2017

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 | | N/A | m.sq |
| b) minimum lot frontage | | | | | |
| i) interior lot | | 15.00 | | N/A | m |
| ii) corner lot | | 18.00 | | N/A | m |
| c) minimum front yard | | 6.00 | 1.14 | 4.86 | m |
| d) minimum exterior side yard | | 6.00 | | N/A | m |
| e) minimum interior side yard | | | | | |
| i) attached garage | Left | 1.20 | 1.07 | 0.13 | m |
| | Right | 1.20 | 0.81 | 0.39 | m |
| ii) detached garage | | 3.00 | | N/A | m |
| | | 1.20 | | N/A | m |
| f) minimum rear yard | | 9.00 | | N/A | m |
| g) maximum building height | | 7.50 | 7.47 | N/A | m |
| h) maximum lot coverage (Note: Proposed Area) | | | 198.99 | | m.sq |
| i) lot | | 15.00 | 38.57 | 23.57 | % |

Comments

1) Proposed addition causes existing garage to exceed minimum front yard-deficient 4.86m 2) Existing structure's side yards are non-complying, proposed addition does not further reduce compliance 3) Existing structure has lot coverage of 32.76%, proposed entrance further reduced compliance to 36.14% - deficient 3.38%

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.

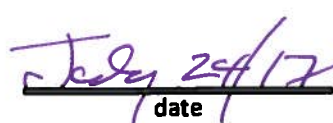
Prepared By:

Scott Puillandre

I have read and understand the above.


Signature of owner or authorized agent


Signature of Zoning Administrator


date

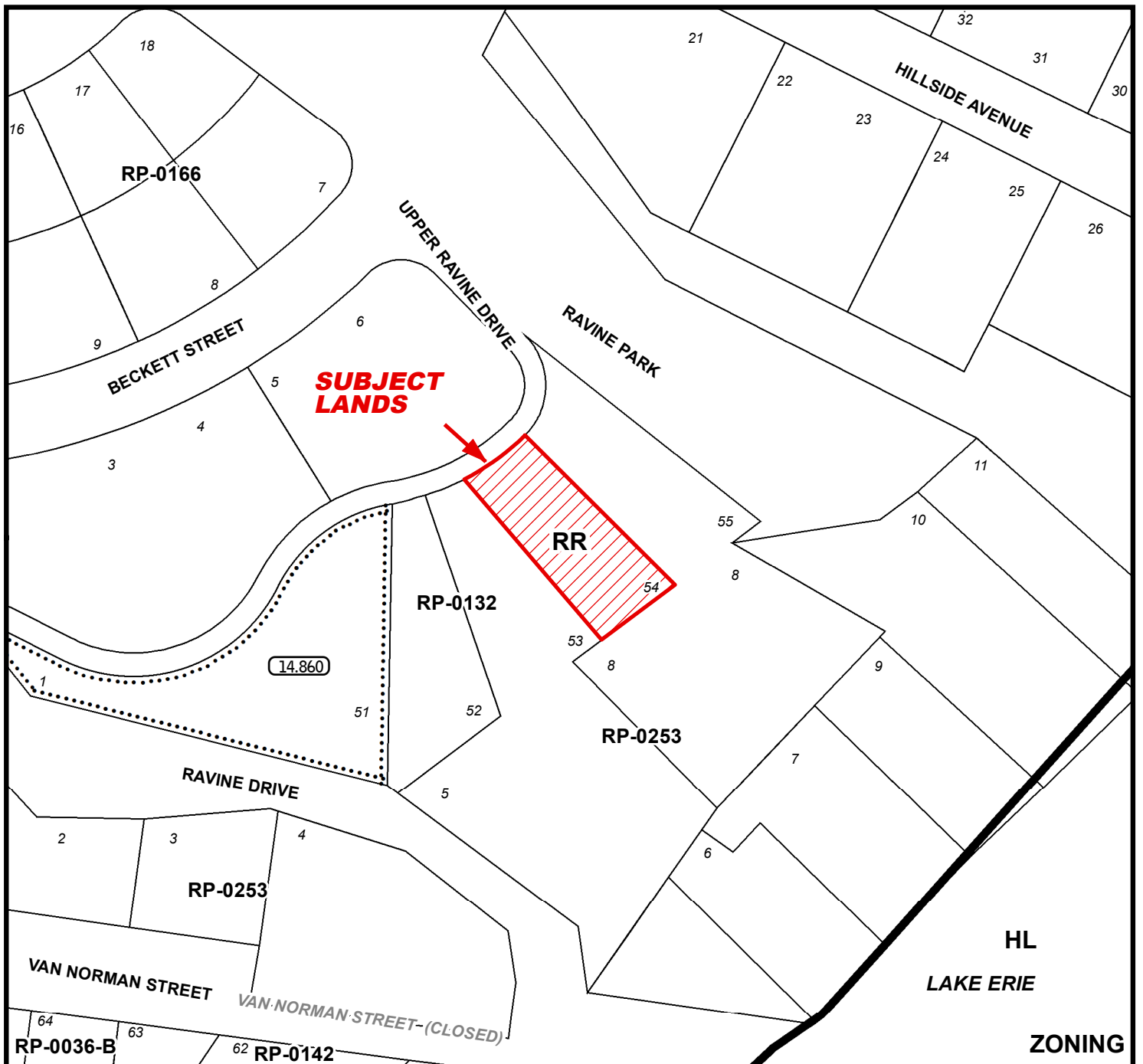
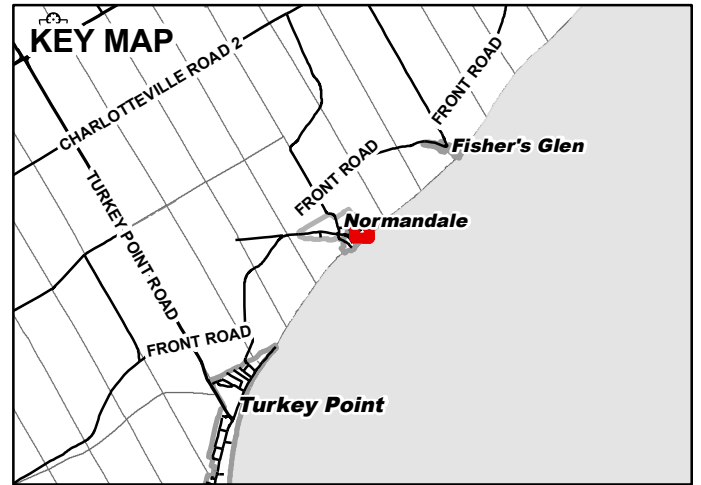
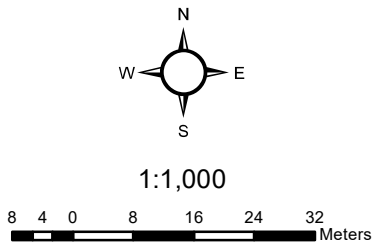

date

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

MAP 1

File Number: ANPL2017145

Geographic Township of
CHARLOTTEVILLE

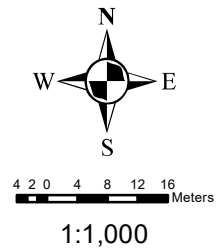


ZONING

MAP 2

File Number: ANPL2017145

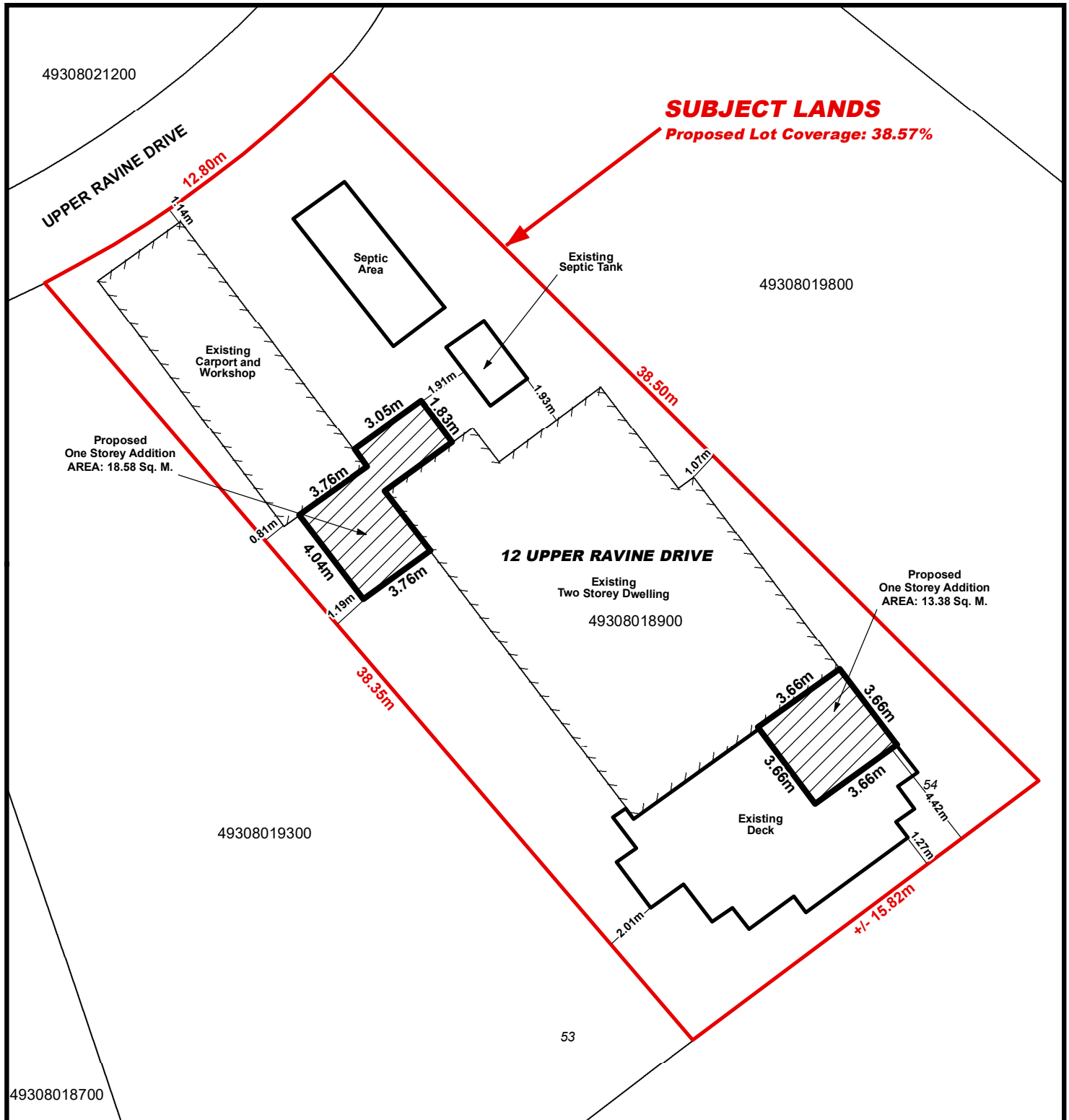
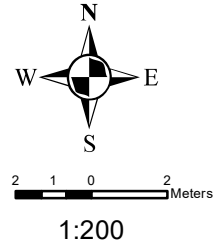
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2017145

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2017145

Geographic Township of CHARLOTTEVILLE

