

For Office Use Only:

File Number	<u>ANPL2017221</u>	Application Fee	<u>1172.⁰⁰</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>463.⁷⁰</u>
Pre-consultation Meeting	<u>Sept 2017</u>	OSSD Form Provided	<u>yes.</u>
Application Submitted	<u>Oct 3 2017</u>	Planner	<u>Mat</u>
Complete Application	<u>Oct 3 2017</u>	Public Notice Sign	<u></u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance

Property Assessment Roll Number: 331049311002100**A. Applicant Information****Name of Owner** Rosemary Jamieson

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 44 Ravine Drive
Town and Postal Code Dundas, Ontario L9H 6K7
Phone Number 905-627-8296
Cell Number 289-442-7739
Email rjamieson002@sympatico.ca

Name of Agent

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 agent noted above

☒ Owner ☐ Agent



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

Ontario Hydro - easement Part 24, Plan 37R5296

B. Location, Legal Description and Property Information

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

CHR Plan 128 Lot 24 CON A PT LOT 12 IN FRONT RP 37R5296 PART 24

Municipal Civic Address: 176 Cedar Drive, Turkey Point, ON

Present Official Plan Designation(s): OPA #3 - Resort Residential

Present Zoning: Resort Residential Zone (RR)

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

☒ Yes ☐ No If yes, please specify:

SP#14.14 (Permanent Residence)

3. The date the subject lands was acquired by the current owner: October 6, 1989

4. Present use of the subject lands:

Cottage

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:

See attached

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

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.

See attached



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:

See attached

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

It is desired to start construction as soon as possible. Target date - December 1, 2017.

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:

Since 1936 - 81 years. Garage renovation (1991), Cottage renovation/addition (1997).

12. Existing use of abutting properties:

Lot 25 - Permanent residence, Lot 23 - Seasonal cottage

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:
Hydro One Easement at rear of property

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	<u>12.2m</u>	<u>12.2m</u>
Lot depth	<u>59.7m (avg)</u>	<u>59.7m (avg)</u>
Lot width	<u>12.2m</u>	<u>12.2m</u>
Lot area	<u>729m²</u>	<u>729m²</u>
Lot coverage	<u>21%</u>	<u>25%</u>



5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

7. 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 _____

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

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:

See attached

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. 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, including the Endangered Species Act, 2007. 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:

Proposed construction within limits of existing structure. No site alteration, grading, or tree removal proposed.

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

If no, please explain:

Area is not a source water protection zone.

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.

4. 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)

Lakeview Water System (private)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)



Storm Drainage

☐ Storm sewers ☐ Open ditches

☒ Other (describe below)

storm runoff infiltrates into ground. Larger flows drain via overland ultimately to Lake Erie

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. Existing or proposed access to subject lands:

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

Name of road/street:

Cedar 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.

Our family is growing and we now have three (3) wonderful granddaughters from the ages of 6mths to 4 years. The size of the current cottage is too small to allow us, our children and their spouses, and granddaughters to enjoy the cottage together. The sole purpose of the renovation and addition to the cottage is to allow us to be all together during the summer months and special occasions, such that we can enjoy beautiful turkey point, as we have been as a family for the past 50 years.



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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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. 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.

Rosemary Jamieson
Owner/Applicant Signature

Oct. 3, 2017
Date

J. 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.

Rosemary Jamieson
Owner/Applicant Signature

Oct. 3, 2017
Date

K. 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.

Rosemary Jamieson
Owner/Applicant Signature

Oct. 3, 2017
Date



L. 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 _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ 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.

Owner

Date

Owner

Date

M. 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.

Applicant Signature

Date

Agent Signature

Date



Section B - Location, Legal Description and Property Information

5. The subject lands contain one existing cottage and one existing garage. The existing Garage is a one storey building, slab on grade structure, to be retained (TBR). The existing Cottage is a one storey building, consisting of 3 bedrooms, 1 bathroom with full sink/shower, kitchen, amenity space, and a laundry/utility room, supported on a full foundation (8" concrete blocks on 34"x12" concrete footings) with a crawl space. The main floor of the cottage will be retained with proposed interior renovations and construction of a second storey addition. The existing footprint of the dwelling will remain the same. Please refer to the legal and topographic plan prepared by Stantec Consulting Ltd, dated May 11, 2017 for building locations, dimensions and setbacks. An additional Figure #1 has been added to illustrate the rear deck setbacks. Lot coverage calculations are also included as Table 1, all of which is enclosed within Schedule A attached herein.

6. The building was originally constructed in 1936 . It was raised and reconstructed in 1997 to reflect the current built form; permits were issued in 1996 and 1997 for said work. Garage was reconstructed in 1991.

7. Main floor renovation to increase amenity space for a living and dining room, and increase kitchen space. Existing washroom and Utility room (complete with washer and dryer) to remain in existing location. Master Bedroom to be reduced in space with the addition of an en-suite bathroom (toilet, shower and sink) and walk in closet. Two (2) bedrooms from the main floor are to be moved to second storey. Additional washroom with toilet, shower, and sink to be added to the second storey, in addition to more amenity space for TV area, playroom, and office/hobby room.

8. Refer to item 7 for description. Enclosed within Schedule B attached, are Drawings S1 and S3 which illustrate the proposed renovations and second storey addition. Figure 2 is also included which illustrated proposed setbacks, along with Table 2 for lot coverage calculations.

Section C - Purpose of Development Application

2.

1. Relief of Main Bldg min. side yard deficiency of 0.47m (legally non-compliant)
2. Relief of Main Bldg min. rear yard deficiency of 0.78m
3. Relief of Main Bldg max building height deficiency of 1.08m
4. Relief of Main Bldg max lot coverage deficiency of 10%
5. Relief of Accessory Structure front yard deficiency of 0.74m (legally non-compliant)
6. Relief of Accessory Structure min sideyard setback of 0.27m (legally non-compliant)

3. The existing building met regulations at the time of building permit issuance, and therefore some of the existing deficiencies are deemed legally non-complaint. The intent of this application is to tidy up existing deficiencies and address provisions associated with the proposed cottage renovation and second storey addition. As such, please note the following:

1. Main Bldg side yard deficiency is existing and legally non-compliant.

2. The main bldg existing rear yard deck encroached within the min rear yard setback of 9m, however it is currently deemed to be compliant as the deck is not enclosed. The proposed renovation for the rear deck is to include an overhang (roof) with retractable screens. It is our understanding that retractable screens now deem the rear deck to be enclosed, and is therefore deficient by 0.78m.
3. The proposed main bldg second storey will raise the cottage building height to 8.58m and is therefore deficient by 1.08m. It is our understanding that Norfolk council voted to raise the current max building height from 7.5m to 9m earlier this year, and that a By-law proposing to increase the zone RR max building height to 9m is being brought before Council at the October 24th, 2017 public meeting. Therefore, our application is consistent with proposed changes to current max height By-law.
4. The existing main bldg lot coverage is deficient by 6% (21%) and is deemed legally non-compliant. The current proposal would increase the lot coverage by 4% due to the addition of a second storey deck along the front of the cottage, resulting in a deficiency of 10% (25%).
5. Accessory Bldg front yard deficiency is existing and legally non-compliant.
6. Accessory Bldg side yard deficiency is existing and legally non-compliant

Section D – Previous Use of the Property

4. The property was owned by friends of the family, dating back to the original construction in 1936 when the property was used as a seasonal cottage. My father purchased the cottage in 1967, and we purchased it from him in 1989, during which it continued to be used as a family cottage.

N. Declaration

I, Rosemary Jamieson of Dundas, Ontario

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:

Langton

Rosemary Jamieson
Owner/Applicant Signature

In Norfolk County

This 3rd day of October

A.D., 20 17

[Signature]

A Commissioner, etc.

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County
Expires September 21, 2018.



SCHEDULE 'A'

- Legal and Topographic Plan completed by Stantec Consulting Ltd (May 2017)
- Figure 1 – Plan view of setbacks from existing structures
- Table 1 – Lot Coverage Calculation

TABLE 1 - Existing Conditions

176 Cedar Drive, Turkey Point, ON

Lot Coverage Calculation(s):

Lot Size: 728.5 m² 7,838.7 ft²

Existing Condition:

Item	Area (m ²)	Area (ft ²)
Cottage	128.0	1,377.3
Deck (lake side) ¹	21.1	226.9
Totals:	149.1	1,604.1

Lot Coverage: **20.5%**

Garage:	29.4	316.6
Totals:	29.4	1,920.8

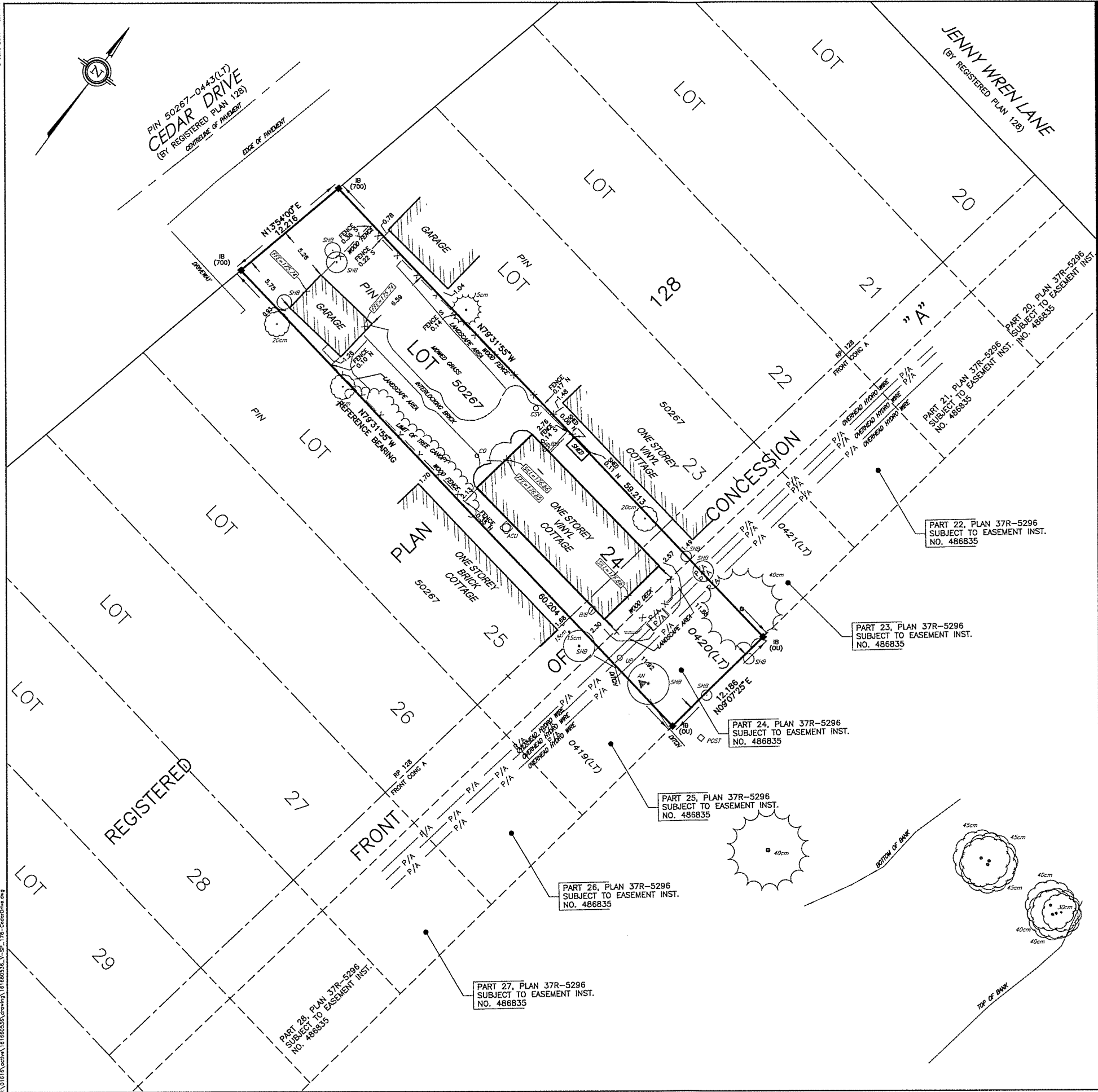
Lot Coverage: **4.0%**

Note(s)

1. Risers/steps excluded from calculation

8 June 2017 4:37 PM

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Stantec Geomatics Ltd.
100-300 Hagey Boulevard
Waterloo ON
Tel. 519.579.4410
www.stantec.com

TOPOGRAPHIC SKETCH of
LOT 24
REGISTERED PLAN 128
AND PART OF LOT 12
IN FRONT OF CONCESSION A
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)

TOWNSHIP OF DELHI
REGIONAL MUNICIPALITY OF HALDIMAND - NORFOLK
Scale 1:250



Stantec Geomatics Ltd.

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METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF CEDAR DRIVE, AS SHOWN ON PLAN 37R-5296, HAVING A BEARING OF N79°31'55"W.

VERTICAL DATUM NOTE

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978)

LEGEND

	DENOTES	
■	"	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB#	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
STANTEC	"	STANTEC GEOMATICS LTD.
700	"	JEWITT & DIXON LTD.
ACU	"	AIR CONDITIONING UNIT
AN	"	ANCHOR
BIB	"	HOSE BIB
CO	"	CLEAN OUT
CSV	"	CURB STOP VALVE
UP	"	UTILITY POLE
SHB	"	SHRUB
●	"	TREE CONIFEROUS (D.B.H. SHOWN)
○	"	TREE DECIDUOUS (D.B.H. SHOWN)

DRAWN: NK

DATE: MAY 11, 2017

PROJECT No.: 161660536

SCHEDULE 'B'

- Cottage Addition & Renovations – Drawings S1 and S3 (Girard Engineering)
- Figure 2 – Plan view of setbacks from proposed structures
- Table 2 – Lot Coverage Calculation
- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form

TABLE 2 - Proposed Conditions

176 Cedar Drive, Turkey Point, ON

Lot Coverage Calculation(s):

Lot Size: 728.5 m² 7,838.7 ft²

Proposed Condition:

Item	Area (m ²)	Area (ft ²)
Cottage	128.0	1,377.3
Deck (lake side) ¹	26.8	287.9
Deck (roadside) ²	26.8	287.9
Totals:	181.5	1,953.0

Lot Coverage: 24.9%

Garage:	29.4	316.6
Totals:	29.4	2,269.6

Lot Coverage: 4.0%

Note(s)

1. Risers/steps excluded from calculation



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: 179 Cedar Drive, Turkey Point

Legal Description: CHR PLAN 128 LOT 24 CON A PT LOT 12 IN FRONT RP
37R5296 PART 24 IRREG 0.18AC 40.08FR D

Roll Number: 331049311002100

Application #:

Information Origins: Development Services GIS/Site Plan provided by owner - email dated 26 Sept 17

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	26.35	N/A	m
d) minimum exterior side yard		6.00		N/A	m
e) minimum interior side yard					
i) attached garage		1.20		N/A	m
		1.20		N/A	m
ii) detached garage	Left	3.00	2.53	0.47	m
	Right	1.20	2.13	N/A	m
f) minimum rear yard		9.00	8.22	0.78	m
g) maximum building height		7.50	8.58	1.08	m
h) maximum lot coverage (Note: Proposed Area)		1953sq.ft/7839sq.ft			
i) lot		15.00	24.92	9.92	%

Comments

1) Proposed cottage exceeds minimum required side yard-deficient 0.47m
2) Proposed cottage exceeds minimum rear yard-deficient 0.78m
3) Proposed cottage exceeds maximum height-deficient 1.08m 4) Proposed cottage exceeds maximum lot coverage - deficient 9.92%



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: 179 Cedar Drive, Turkey Point

Legal Description: CHR PLAN 128 LOT 24 CON A PT LOT 12 IN FRONT RP 37R5296 PART 24 IRREG 0.18AC 40.08FR D

Roll Number: 331049311002100

Application #:

Information Origins: Development Services GIS/Site Plan provided by owner - email dated 26 Sept 17

Resort Residential Zone (RR)

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height	5.00		N/A	m
b) minimum front yard	6.00	5.26	0.74	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	0.93	0.27	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 (Note: Proposed Area)				m.sq
i) lot coverage	10.00	4.04	N/A	%
ii) usable floor area	100.00	29.45	N/A	m.sq

Comments

1) Existing accessory structure located in the front yard 2) Existing accessory structure located in the required front yard - deficient 0.74m 3) Existing accessory structure exceeds minimum required side yard - deficient 0.27m

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

26 Sept 17

date

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



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE No.:	DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 176 Cedar drive		
Owner: Rosemary Jamieson		Lot: 24	Concession: A	
Lot Area: .18 AC	Lot Frontage: 40.08	Assessment Roll No. 49311002100		
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: 1350 sqft	No. of Bedrooms: 3	No. of Fixture Units:	Is the building currently occupied? Yes / No If No, how long?	
EVALUATOR'S INFORMATION	Evaluator's Name: SCOTT DARLINGTON		Company Name: DARLINGTON WIRING + PLBG LTD.	
Address: RR# 1 Delhi, ONT	Postal Code: N4B 2W4		Phone: 875-2571	
Email: scott@darlingtonwp.com	BCIN # 15833			
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): LAWN		Soil Type: SAND	
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: 12' 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 25°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: 800 Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: 8	Total Length of Tile: 200	Distance Between Tile Runs: 2 1/2'	
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 type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded		
Setbacks:	Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)	5 1/2'		17'	
Distance to Bodies of Water (ft)	300'		315'	
Distance to Nearest Well (ft)	TOWN		TOWN	
Distance to Proposed Property Lines	Front 100' Rear 60' Side 17' Side 17'		Front 52' Rear 100' Side 12' Side 12'	

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, _____ (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 _____

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. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature Scott DarlingtonDate Sept 28 / 2017**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: SEPT 28 / 2017

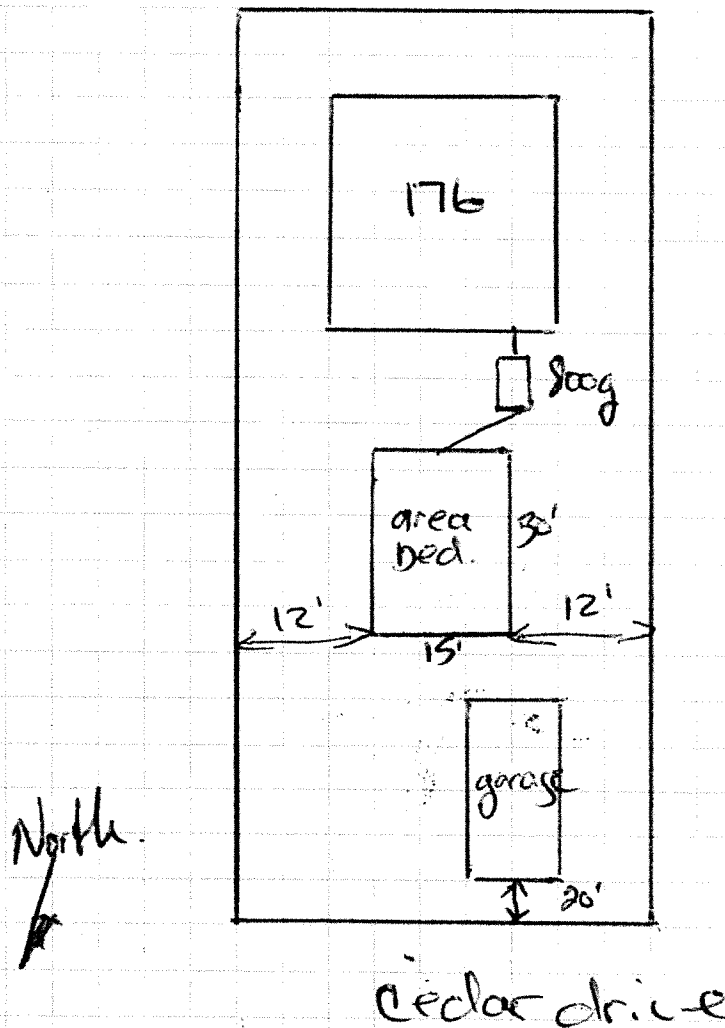
APPLICATION NUMBER: _____

OWNER: Rosemary Jamieson

EVALUATOR: SCOTT DARLINGTON

PROPERTY ADDRESS: 176 Cedar Drive

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.



PREPARED BY: _____

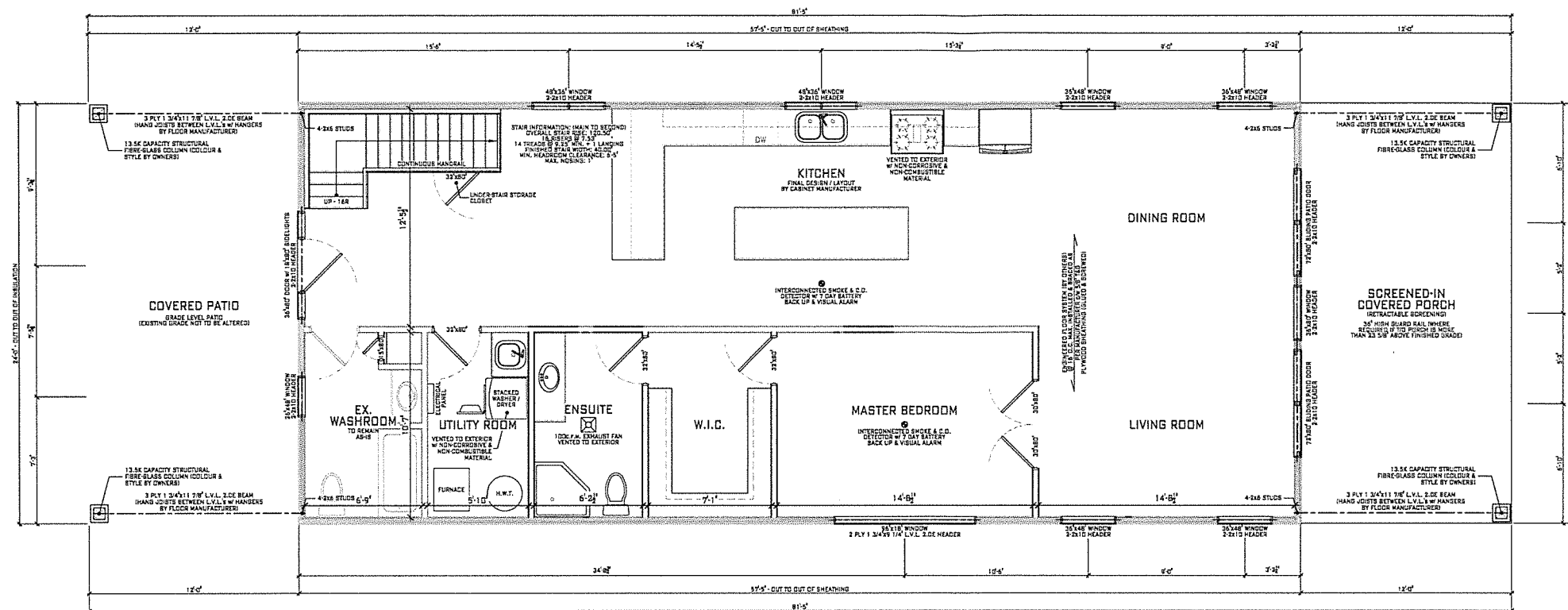
NOTE: The above sketch is not to exact scale.

[illegible]

DESIGNED BY:

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED WITH RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

SCALE: 1/4" = 1'-0"		DRAWING NO: S-1
DATE: AUGUST 2017		
DRAWING BY: D. FALLOWFIELD		
DESIGNED BY: L. GIRARD		
CHECKED BY: L. GIRARD		
PROJECT NO: 17-174		



MAIN FLOOR PLAN

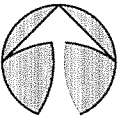
SCALE: 1/4" = 1'-0"

- [illegible]

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- ALL SMOKE & C.O. DETECTORS MUST BE PROVIDED WITH A BATTERY BACK-UP THAT IS CAPABLE OF SUPPLYING POWER FOR AT LEAST 7 DAYS AND IS FOLLOWED BY A 4 MINUTE ALARM



CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION	BY	DATE
1	ISSUED FOR LP/CA PERMIT	DT	SEPT. 20, 2017

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.
212 MAIN STREET WEST P.O. Box 98
OTTERVILLE, ONTARIO N0J 1R0
TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: KDALEY@GIRARDEENGINEERING.CA

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED WITH RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

ROSEMARY JAMIESON
176 CEDAR DRIVE
TURKEY POINT, ONTARIO

PROPOSED COTTAGE ADDITION & RENOVATIONS

ELEVATIONS

SCALE:	1/4" = 1'-0"	DRAWING NO:	S-3
DATE:	AUGUST 2017		
DRAWING BY:	D. FALLOWFIELD		
DESIGNED BY:	L. GIRARD		
CHECKED BY:	L. GIRARD		
PROJECT NO:	17-174		

+26'-1 3/4" BUILDING HEIGHT

+20'-10 1/2" UNDERSIDE OF TRUSSES
+19'-10 1/2" TOP OF WINDOWS

+11'-10 1/2" TOP OF SUBFLOOR
+10'-10" UNDERSIDE FLOOR JOISTS
+9'-10" TOP OF WINDOWS

+1'-10" TOP OF SUBFLOOR
+0'-0" TOP OF FOUNDATION (178.50' AS PER L.P.R.C.A.)
+0'-0" FINISHED GRADE

-3'-4" UNDERSIDE FOOTINGS

RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

PROVIDE 1/200 MIN. ATTIC VENTILATION

40 YEAR FIRE-GLASS SHINGLES
(COLOUR & STYLE BY OWNERS)

18" GABLE OVERHANGS /
18" VERTICAL 1/2 MIN. SOFFIT OVERHANG
(COLOUR BY OWNERS)

HARDIE BOARD SIDING (INSTALLED VERTICALLY) CW TRIMS
(COLOUR & STYLE BY OWNERS)

1 5/8" x 12" STRUCTURAL FIBRE-GLASS COLUMNS
(COLOUR & STYLE BY OWNERS)

42" HIGH TEMPERED GLASS GUARD RAIL
(DESIGNED & INSTALLED AS PER O.B.C. 58-7)

DURA-DECK
(COLOUR BY OWNERS)

HARDIE BOARD SIDING (INSTALLED VERTICALLY) CW TRIMS
(COLOUR & STYLE BY OWNERS)

1 5/8" x 12" STRUCTURAL FIBRE-GLASS COLUMNS
(COLOUR & STYLE BY OWNERS)

ELECTRIC RETRACTABLE SCREENS
(COLOUR & STYLE BY OWNERS)

COMPOSITE DECKING
(COLOUR & STYLE BY OWNERS)

FINISHED GRADE @ 2.00M MIN.
AWAY FROM COTTAGE

+26'-1 3/4" BUILDING HEIGHT

+20'-10 1/2" UNDERSIDE OF TRUSSES
+19'-10 1/2" TOP OF WINDOWS

+11'-10 1/2" TOP OF SUBFLOOR
+10'-10" UNDERSIDE FLOOR JOISTS
+9'-10" TOP OF WINDOWS

+1'-10" TOP OF SUBFLOOR
+0'-0" TOP OF FOUNDATION (178.50' AS PER L.P.R.C.A.)
+0'-0" FINISHED GRADE

-3'-4" UNDERSIDE FOOTINGS

LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

PROVIDE 1/200 MIN. ATTIC VENTILATION

40 YEAR FIRE-GLASS SHINGLES
(COLOUR & STYLE BY OWNERS)

18" GABLE OVERHANGS /
18" VERTICAL 1/2 MIN. SOFFIT OVERHANG
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HARDIE BOARD SIDING (INSTALLED VERTICALLY) CW TRIMS
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1 5/8" x 12" STRUCTURAL FIBRE-GLASS COLUMNS
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42" HIGH TEMPERED GLASS GUARD RAIL
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DURA-DECK
(COLOUR BY OWNERS)

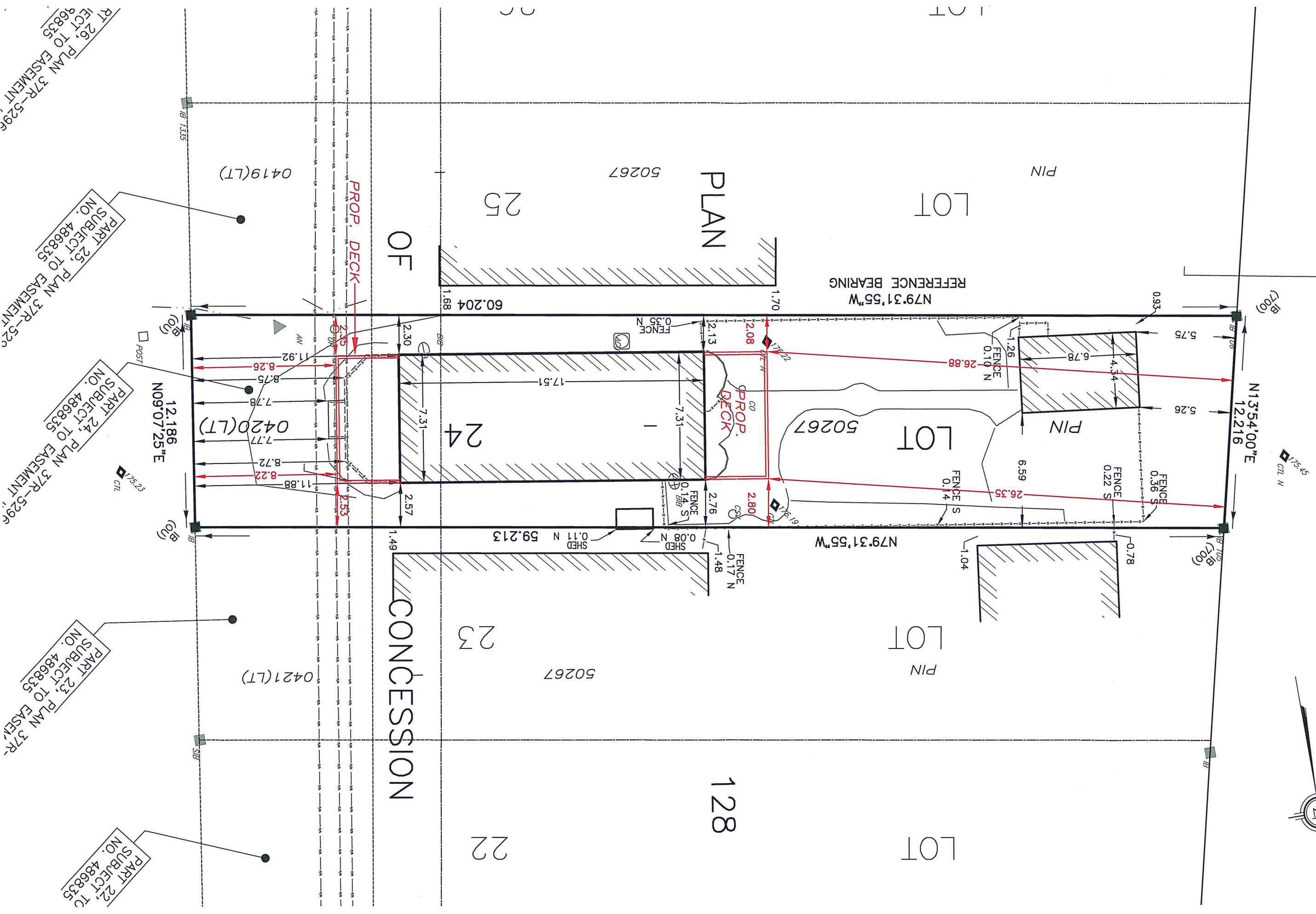
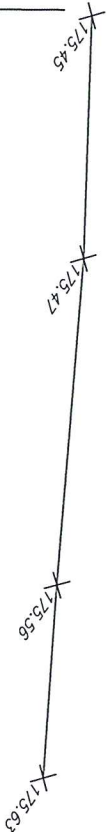
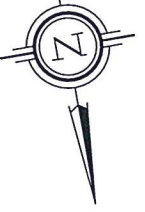
HARDIE BOARD SIDING (INSTALLED VERTICALLY) CW TRIMS
(COLOUR & STYLE BY OWNERS)

1 5/8" x 12" STRUCTURAL FIBRE-GLASS COLUMNS
(COLOUR & STYLE BY OWNERS)

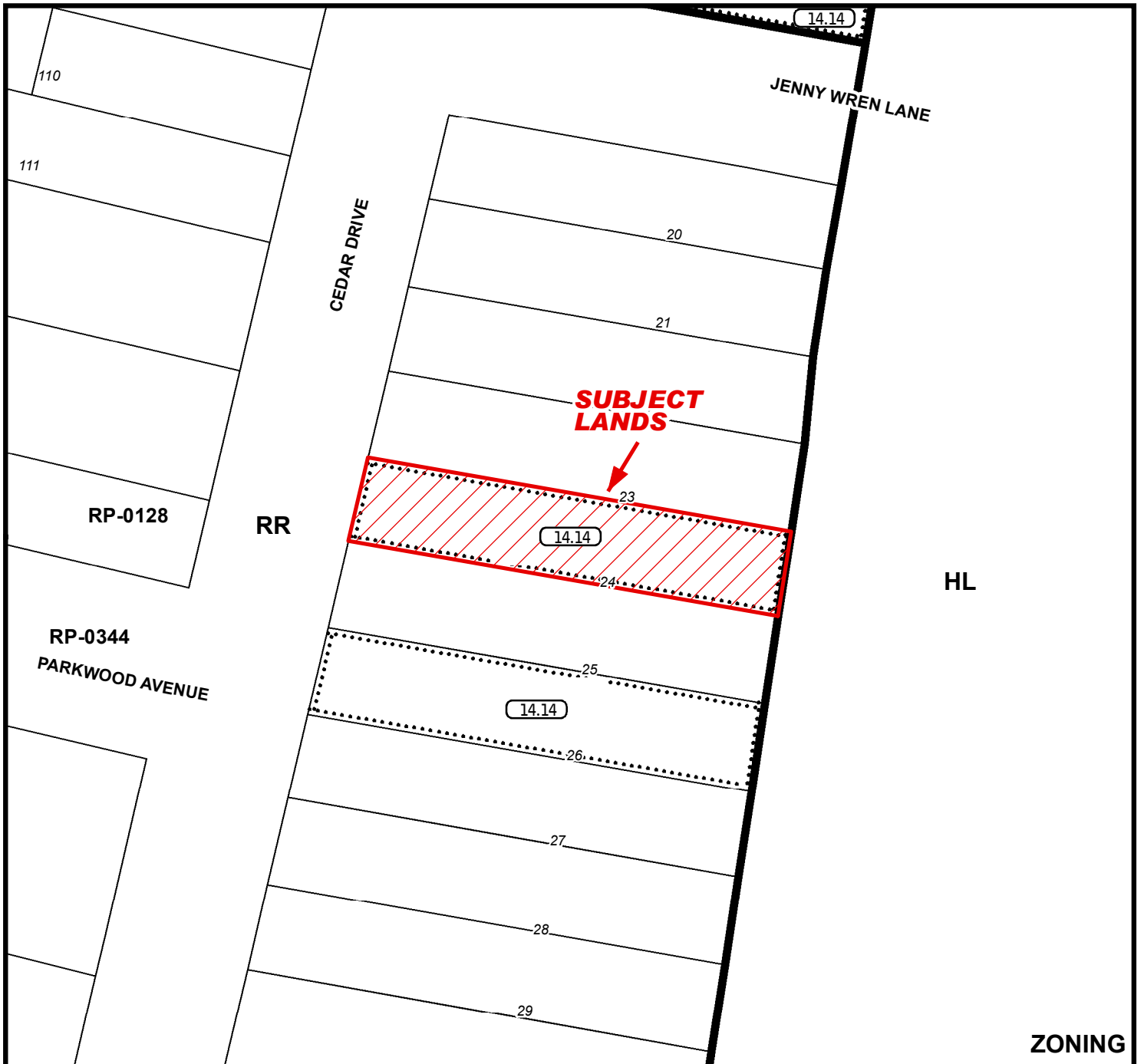
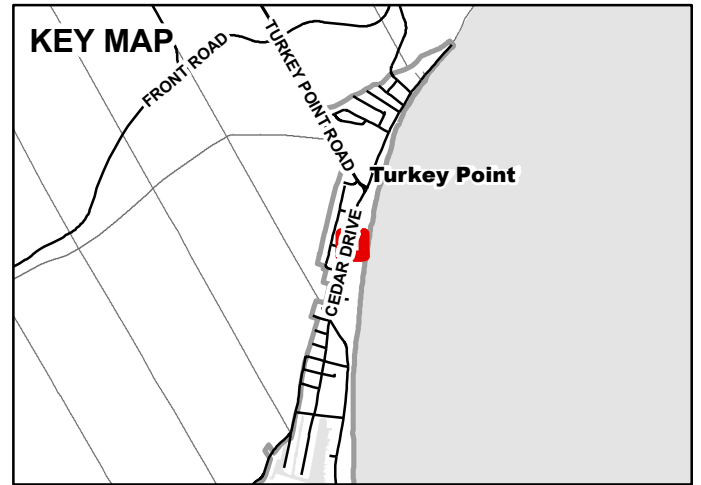
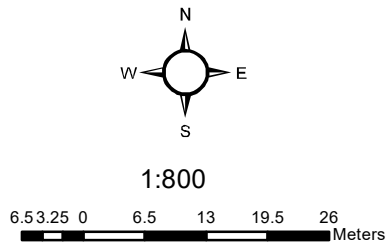
GRADE LEVEL PATIO
(EXISTING GRADE NOT TO BE ALTERED)

FINISHED GRADE @ 2.00M MIN.
AWAY FROM COTTAGE

Figure 2



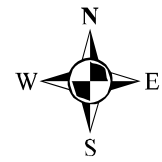
MAP 1
File Number: ANPL2017221
Geographic Township of
CHARLOTTEVILLE



MAP 2

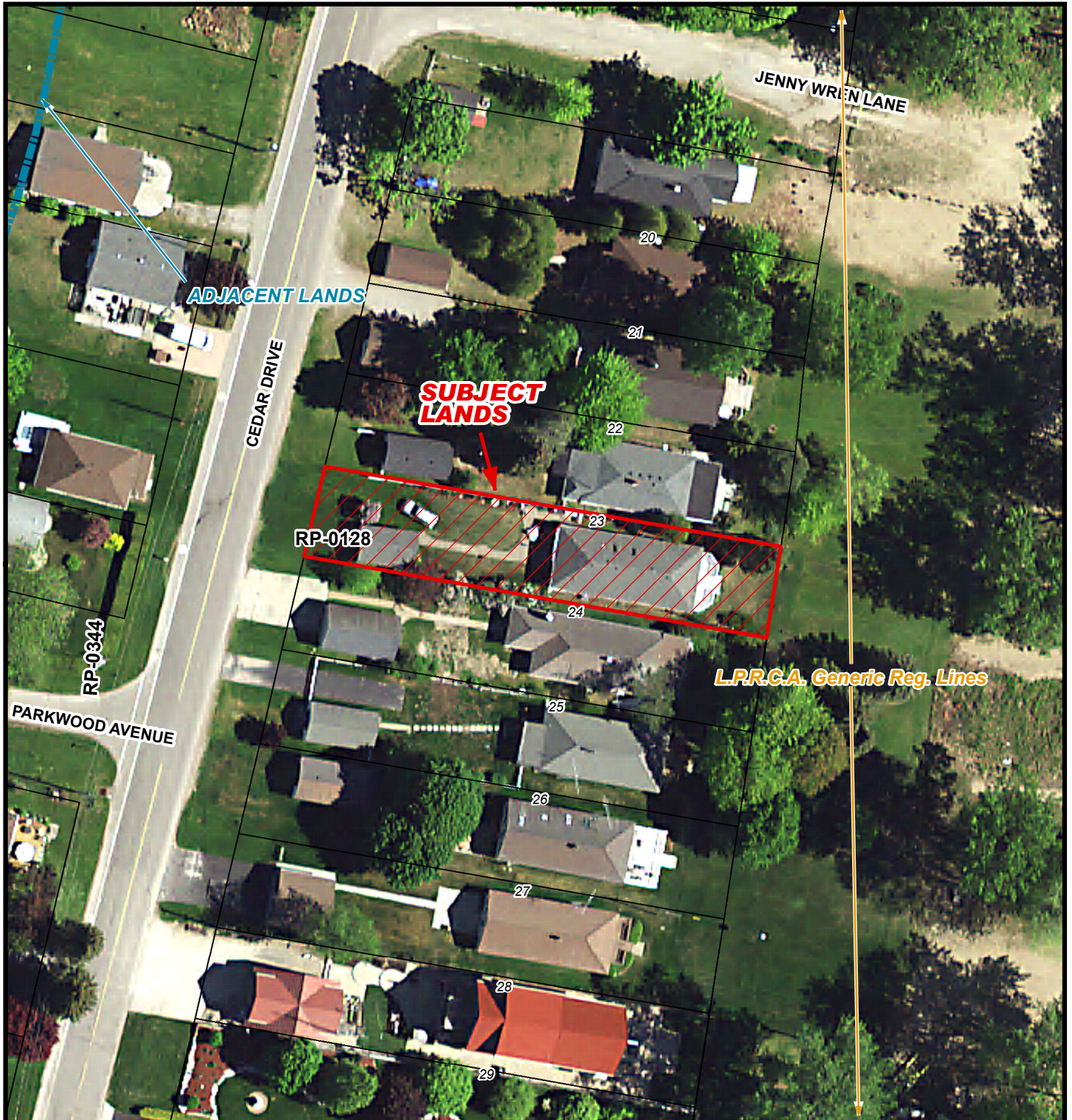
File Number: ANPL2017221

Geographic Township of CHARLOTTEVILLE



2.5 2.5 5 7.5 10 Meters

1:700



MAP 3

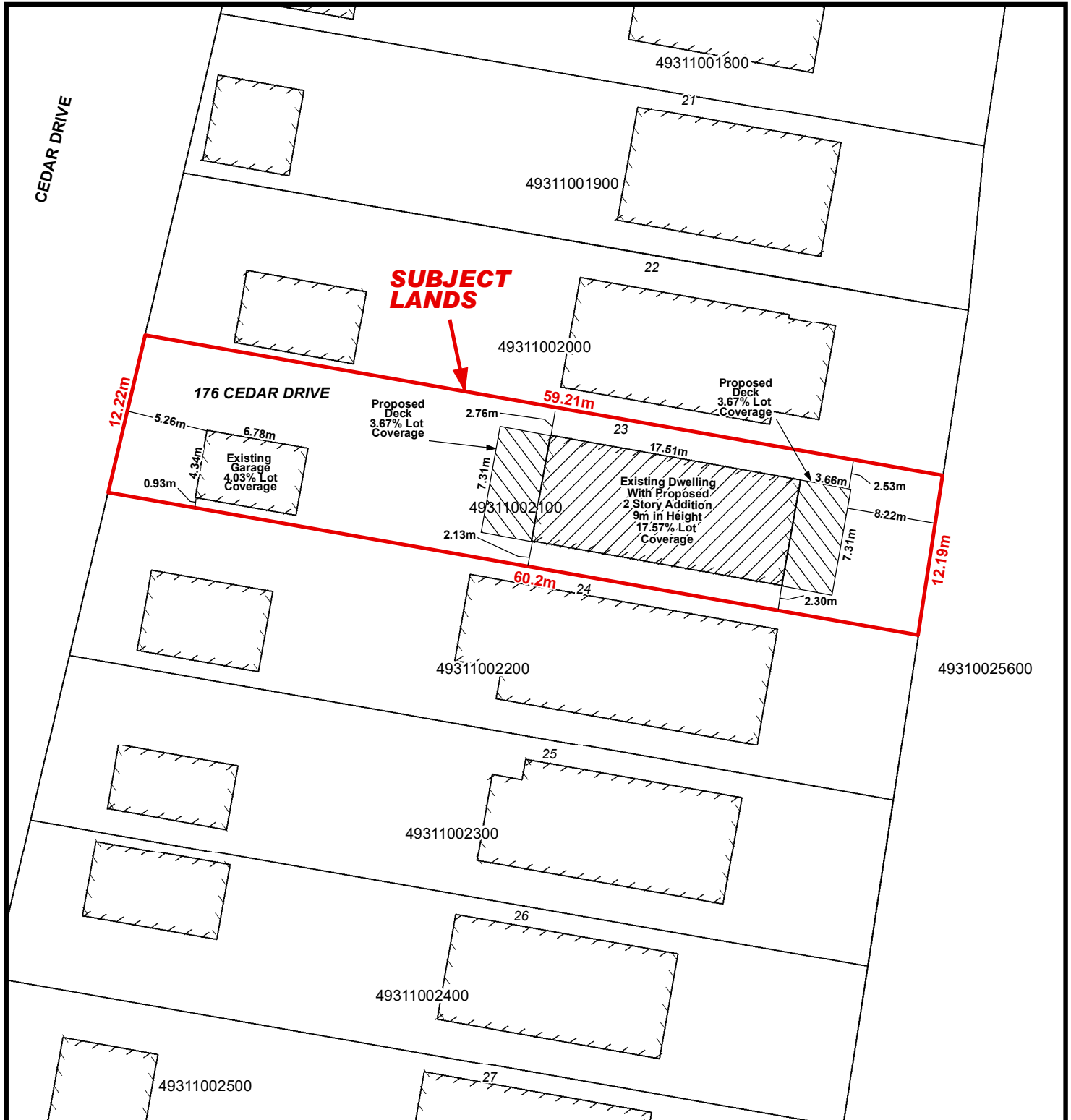
File Number: ANPL2017221

Geographic Township of CHARLOTTEVILLE



1:6.7 1.5 3 4.5 6 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2017221

Geographic Township of CHARLOTTEVILLE

