

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANA 2017297

June 21/17

Dec 6/17

Dec 6/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172

403 30

new being installed

Aisha

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

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 493-100-02700-0000**A. Applicant Information****Name of Owner** Stephen Walter Leslie Dawe & Cynthia Lynne Dawe

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

745304 Oxford Rd. 17

Town and Postal Code

Woodstock, ON, N4S 7W2

Phone Number

519-532-0201

Cell Number

519-532-0201

Email

scdawe@xplornet.com

**Name of Applicant** Stephen W.L. Dawe & Cynthia L. Dawe

Address

745304 Oxford Rd. 17

Town and Postal Code

Woodstock, ON, N4S 7W2

Phone Number

519-532-0201

Cell Number

519-532-0201

Email

scdawe@xplornet.com

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 ☐ Applicant

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

First National Financial LP  
100 University Ave, Suite 700, North Tower, Toronto, ON  
M5J 1V6

**B. Location, Legal Description and Property Information**

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

6 Macaulay Ave.  
Turkey Point, ON, NOE ITO

Municipal Civic Address: CHR Plan 546 Lot 12

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: Seasonal Residential RR

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

seasonal cottage and boathouse



4. 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:

single storey cottage, single storey bathhouse  
\* to be removed.

5. 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.

N/A

6. 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:

2 storey cottage, 2 storey bathhouse

7. 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:

\_\_\_\_\_  
\_\_\_\_\_

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

original cottage was built in 1970

9. Existing use of abutting properties:

residential

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

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

\_\_\_\_\_

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

	Existing	Proposed
Please indicate unit of measurement, i.e. m, m <sup>2</sup> or %, etc.		
Lot frontage	60 ft. (18.46 m)	
Lot depth	128.94 ft. (39.76 m)	
Lot width	60 ft. (18.46 m)	
Lot area	7,736.4 ft. <sup>2</sup>	720 m <sup>2</sup>
Lot coverage	22.3%	36%
Front yard	29 ft. (8.9 m)	34 ft. (10.46 m)
Rear yard	75 ft. (23.1 m)	42 ft. (12.9 m)
Left Interior side yard	1.0 m	1.2 m
Right Interior side yard	1.1 m	1.2 m
Exterior side yard (corner lot)	✓	

#### 2. Please outline the relief requested (assistance is available):

minor variance for lot coverage for  
the cottage and boathouse.  
1.75 m for max. boathouse height, 58 m<sup>2</sup> from usable floor area  
15% for lot coverage for boathouse

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

The planned cottage and boathouse  
are larger than the by-law allows.

#### 4. Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: N/A  
Lot Area: \_\_\_\_\_  
Present Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_



Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: N/A

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: N/A

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

6. 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: \_\_\_\_\_

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

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

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_ *N/A*

Workable Acreage: \_\_\_\_\_

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

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

Owners Name: \_\_\_\_\_ *N/A*

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: \_\_\_\_\_ *N/A*

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

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

*It has been a residential cottage since 1970*



4. 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:

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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:

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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:

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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 45 m

**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 45 m

**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 Systems Ltd.

### Sewage Treatment

- ☐ Municipal sewers ☐ Communal system  
☒ Septic tank and tile bed ☐ Other (describe below)

### Storm Drainage

- ☐ Storm sewers ☐ Open ditches  
☒ Other (describe below)

natural drainage

2. Existing or proposed access to subject lands:

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

Name of road/street:

Macaulay Ave.

## 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.

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## 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

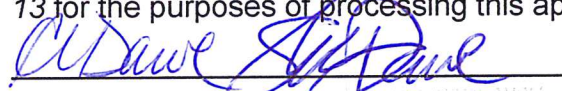
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

### Permission to Enter Subject Lands

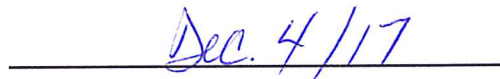
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### 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.



Owner/Applicant/Agent Signature



Date

## J. 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

**K. Declaration**

I, Stephen & Cynthia Dawe of Woodstock, ON

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.

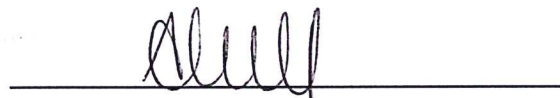


Owner/Applicant/Agent Signature

In Simcoe, ON

This 10<sup>th</sup> day of December

A.D., 2017



A Commissioner, etc.

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







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## AREA & PERCENTAGE

1 message

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**Bill Siple - Jewitt and Dixon** <bill.s@amtelecom.net>

Mon, Nov 13, 2017 at 9:50 AM

Reply-to: bill.s@amtelecom.net

To: MARK ACTON <mark@markacton.ca>

RE: 6 MACAULAY AVE. TURKEY POINT

AREA OF LOT = 720 SQ.M.

AREA OF HOUSE = 202 SQ.M.

AREA OF BOATHOUSE = 57 SQ.M. - *doubled*

TOTAL OF BUILDINGS = 259 SQ.M.

*height = 8.15 m*

LOT COVERAGE = 36%

-

Bill Siple

Jewitt and Dixon Ltd.

51 Park Road RR#1

Simcoe, ON

N3Y 4J9

519-426-0842

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:

SUBJECT			
OG MACCAULAY			
F	M		
<del>7795</del>	<del>662</del>	a) minimum lot area:	
	720	i) lot	0.40 hectares
		ii) lot of record	700 square metres
✓ 60	18.29	b) minimum lot frontage:	
		i) interior lot	15 metres
✓ 34	10.36	ii) corner lot	18 metres
		c) minimum front yard:	6 metres
✓ 53.25	1.353	d) minimum exterior side yard:	6 metres
		e) minimum interior side yard:	1.2m minimum
		i) attached garage	1.2 metres each side
✓ 42	12.8	ii) detached garage	3 metres and 1.2 metres
✓ 26.75	8.15	f) minimum rear yard:	9 metres
		g) maximum building height:	9 metres
		h) maximum lot coverage:	
	36%	i) lot	15 percent
		ii) lot abutting a channel	30 percent

718.5759m x 15%  
= 107.7859m

5.8.3 *Accessory Building or Structure*

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

15





## 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: 6 Macauley Ave

Legal Description:

Roll Number: 331049310002700

Application #:

Information Origins:

### Resort Residential Zone (RR)

3.2.2 Boathouse	REQUIRED	PROPOSED	DEFICIENCY	UNITS
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	6.75	1.75	m
(Note: Proposed Area)				m.sq
d) maximum total usable floor area	56.00	114.00	58.00	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for accessory buildings	10.00	8.70		%
			N/A	

Comments

stairs going to boathouse do not count in useable floor area, but they do count in lot coverage for accessory structures. The boathouse and stairs are the only accessory structures noted on site plan. Concerned that with the addition of the upper deck on the boathouse that the 2nd storey storage area will be converted into habitable room. Please note section 3.2.2 (f), and 2.70 definition of habitable room

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:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Dec 6/17

date

Signature of Zoning Administrator

Dec 5/2017

date

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



## 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: 6 Macauley Ave

Legal Description:

Roll Number: 331049310002700

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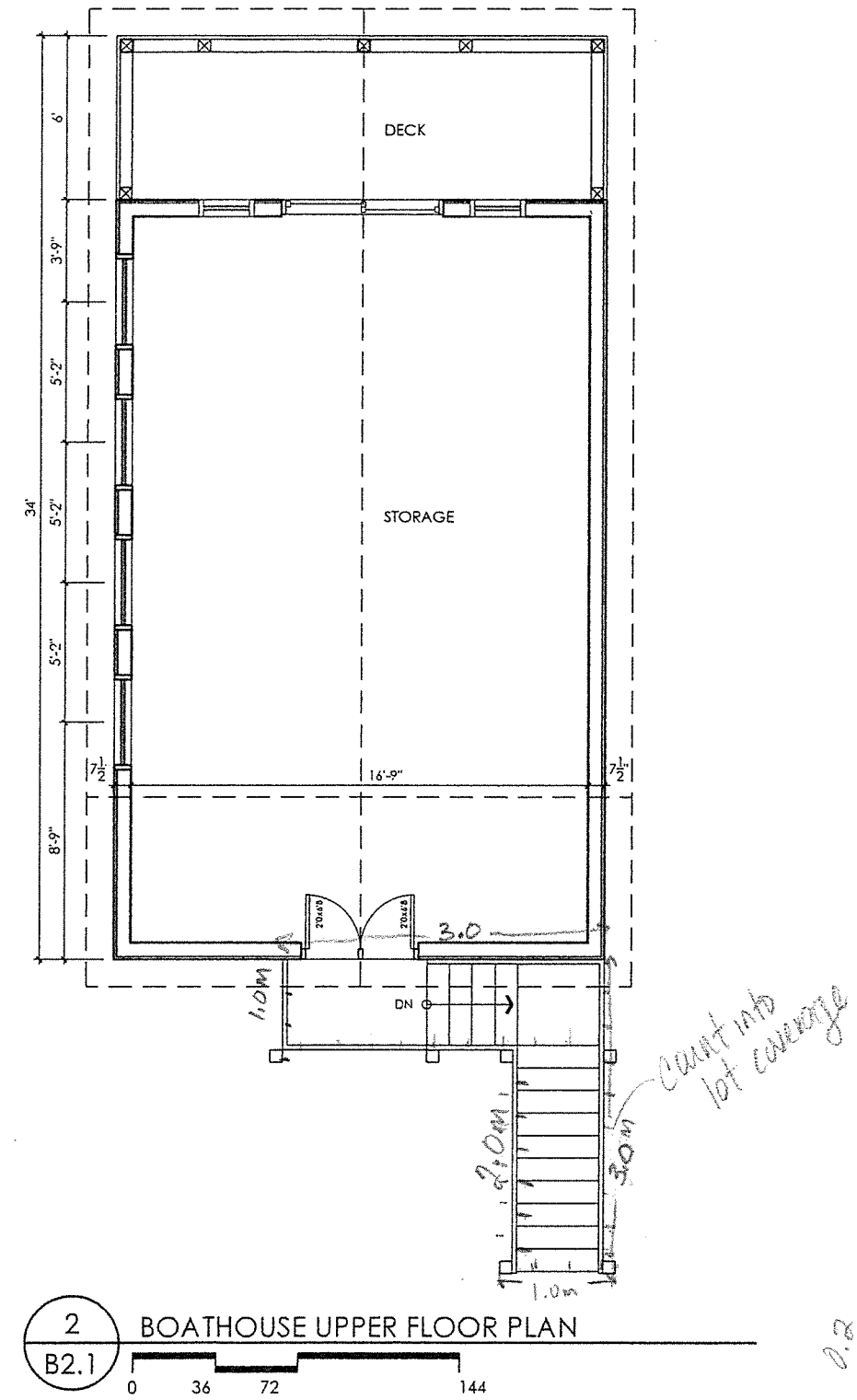
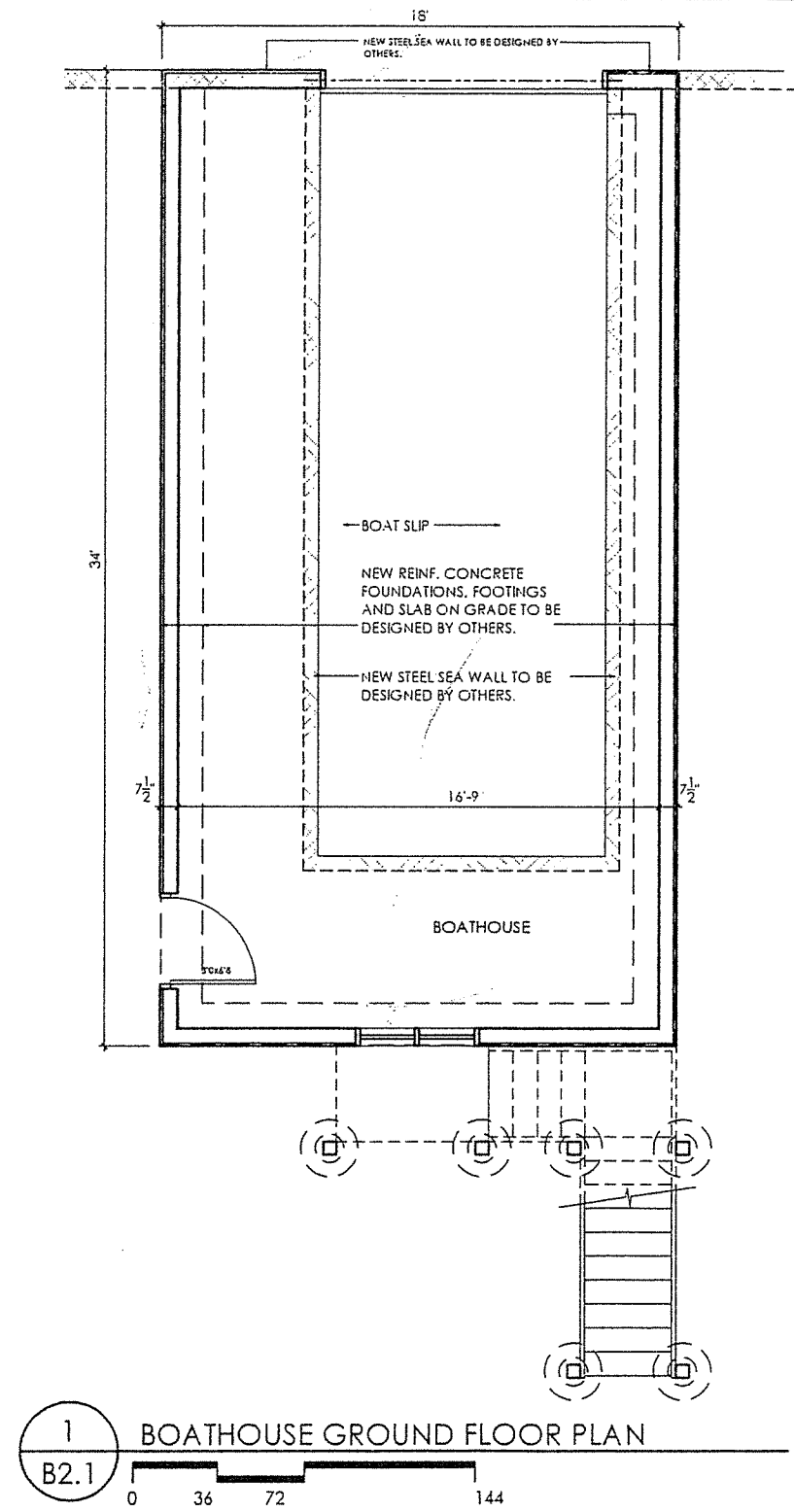
Information Origins:

### 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	718.51	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		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	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	8.15	0.65	m
	h) maximum lot coverage (Note: Proposed Area)				m.sq
	i) lot	15.00	30.00	15.00	%

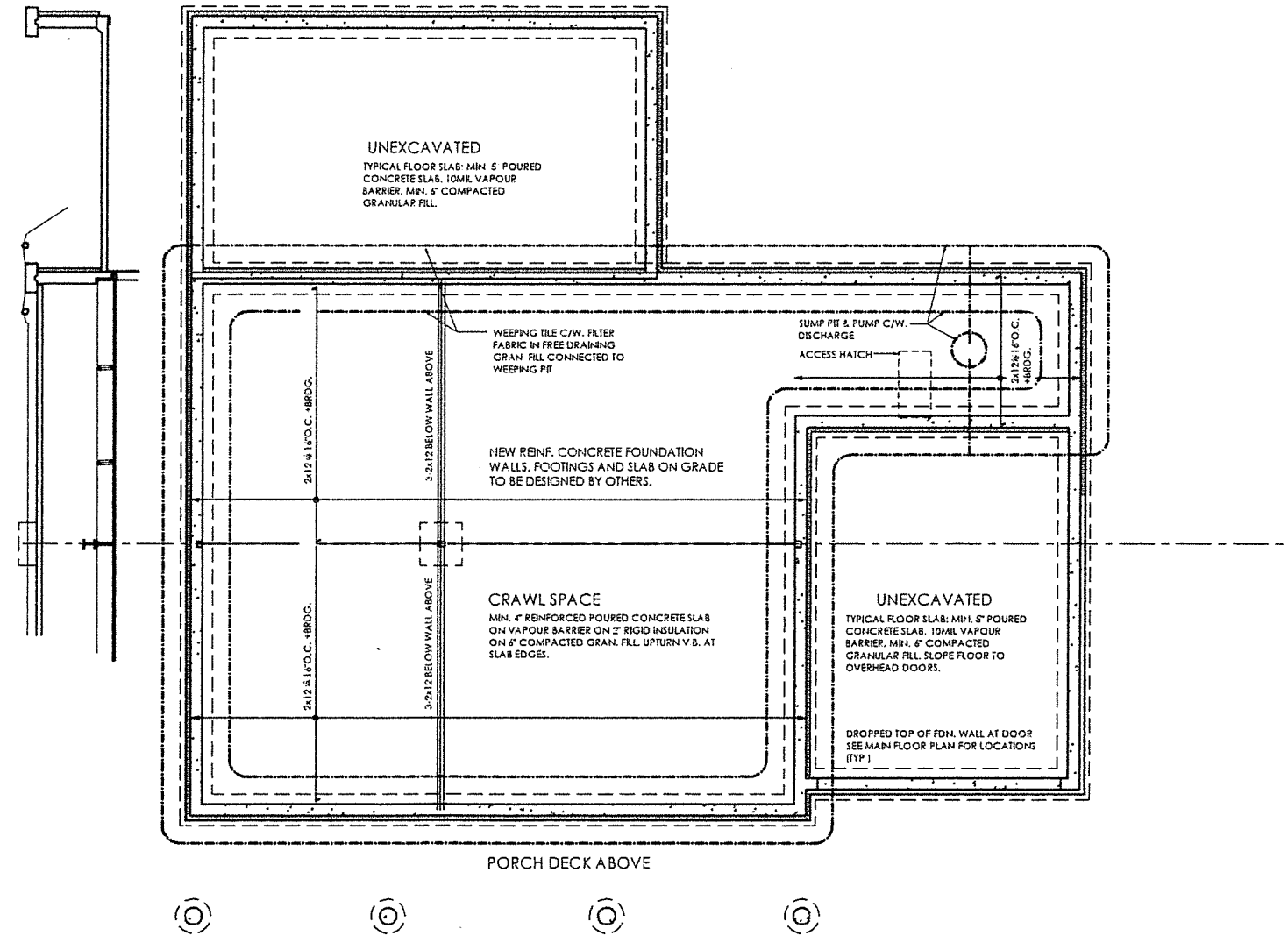
Comments

lot coverage for main use, includes cottage and covered porch on front of cottage only, as per submitted site plan

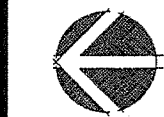


<b>REAL CONCEPTS</b> Custom Home Designs 3100 Kennedy Rd. Unit 101 Markham, Ontario L3R 9W7 Tel: 905-477-2227 Email: realconcepts@realconcepts.com	
NAME <b>S&amp;C Dawe Residence</b> PLACE 6 Macaulay Ave, Turkey Point, Ontario DATE July, 2017	DWG. NAME <b>BOATHOUSE</b> PLANS SCALE 3/16"=1'-0" PLOT DATE REV. DATE
<b>B2.1</b>	





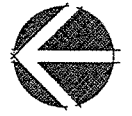
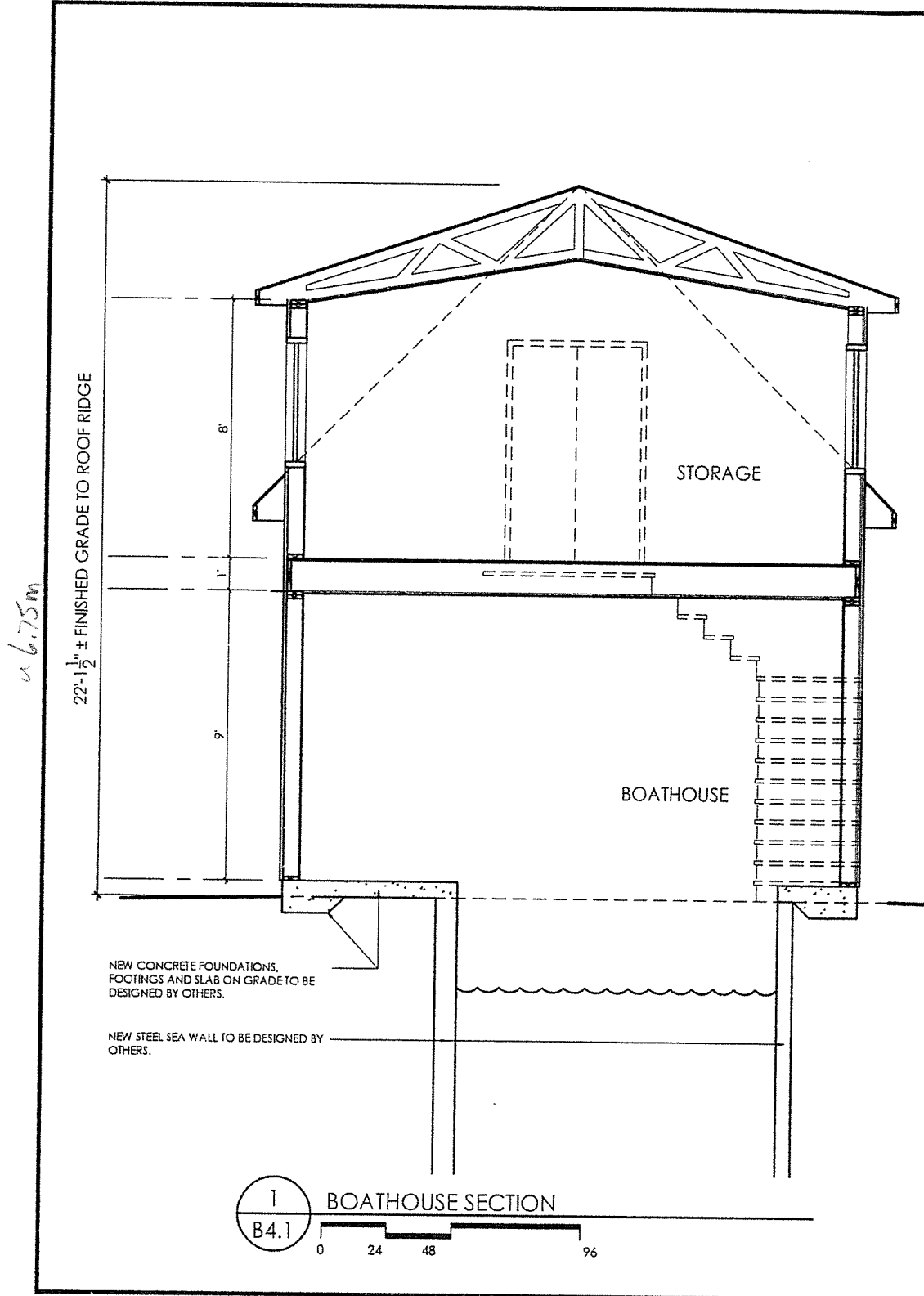
CRAWL SPACE



NAME S&C Dawe Residence  
PLACE 6 Macaulay Ave, Turkey Point,  
Ontario  
DATE July, 2017

DWG. NAME BASEMENT  
FLOOR PLAN  
SCALE 1"=8'-0"  
PLOT DATE  
REV. DATE

A2.0



NAME **S&C Dawe Residence**  
PLACE **6 Macaulay Ave, Turkey Point, Ontario**  
DATE **July, 2017**

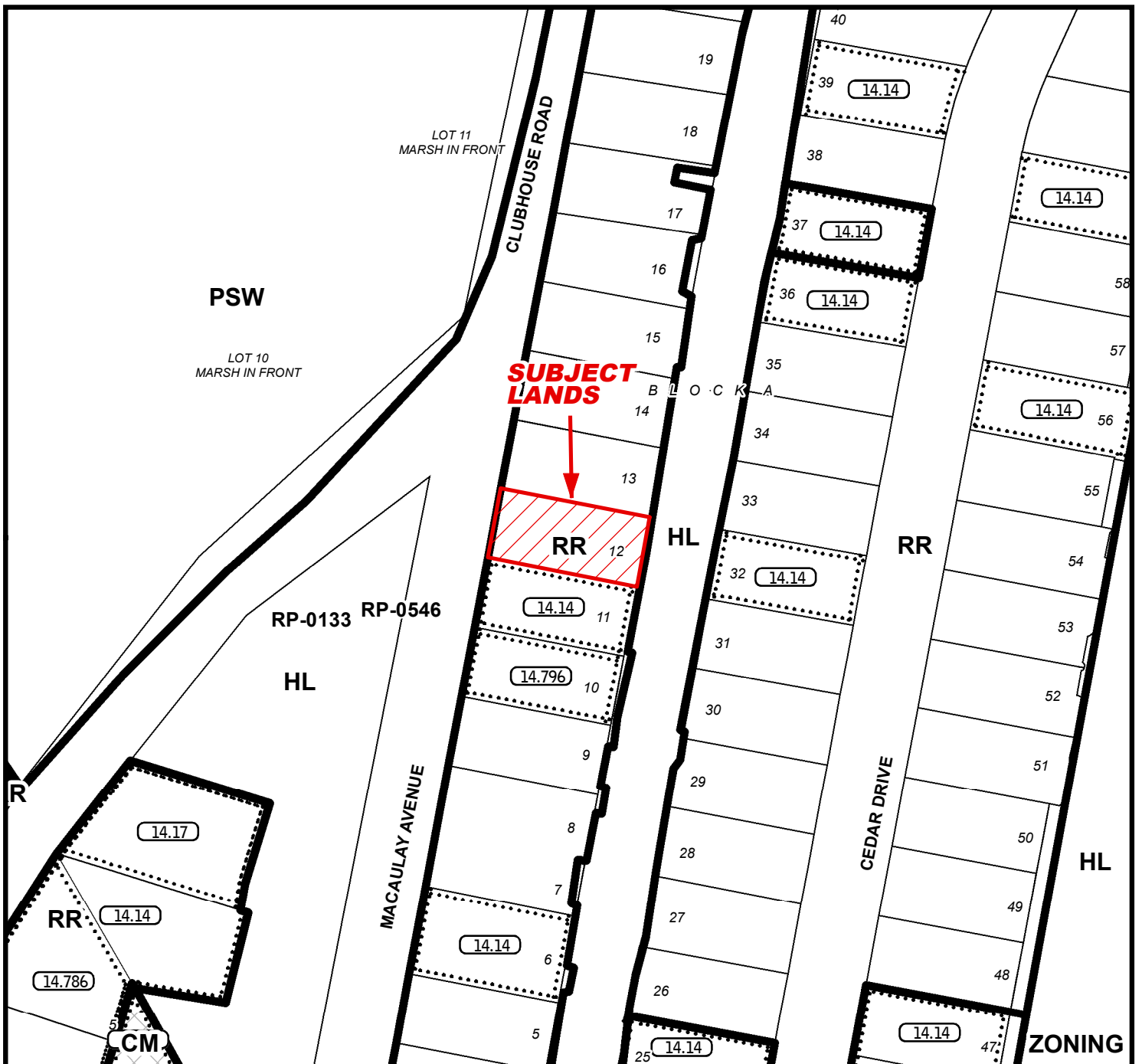
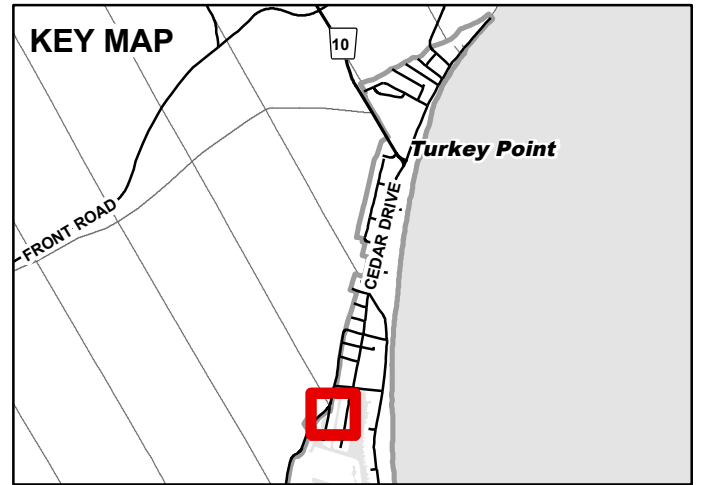
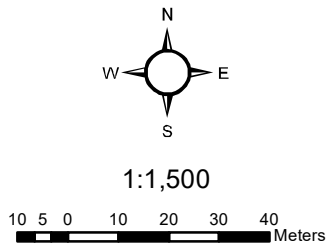
DWG. NAME **BOATHOUSE**  
SECTION **1/4"=1'-0"**  
SCALE  
PLOT DATE  
REV. DATE

**B4.1**

# MAP 1

## File Number: ANPL2017297

Geographic Township of  
**CHARLOTTEVILLE**





# MAP 2

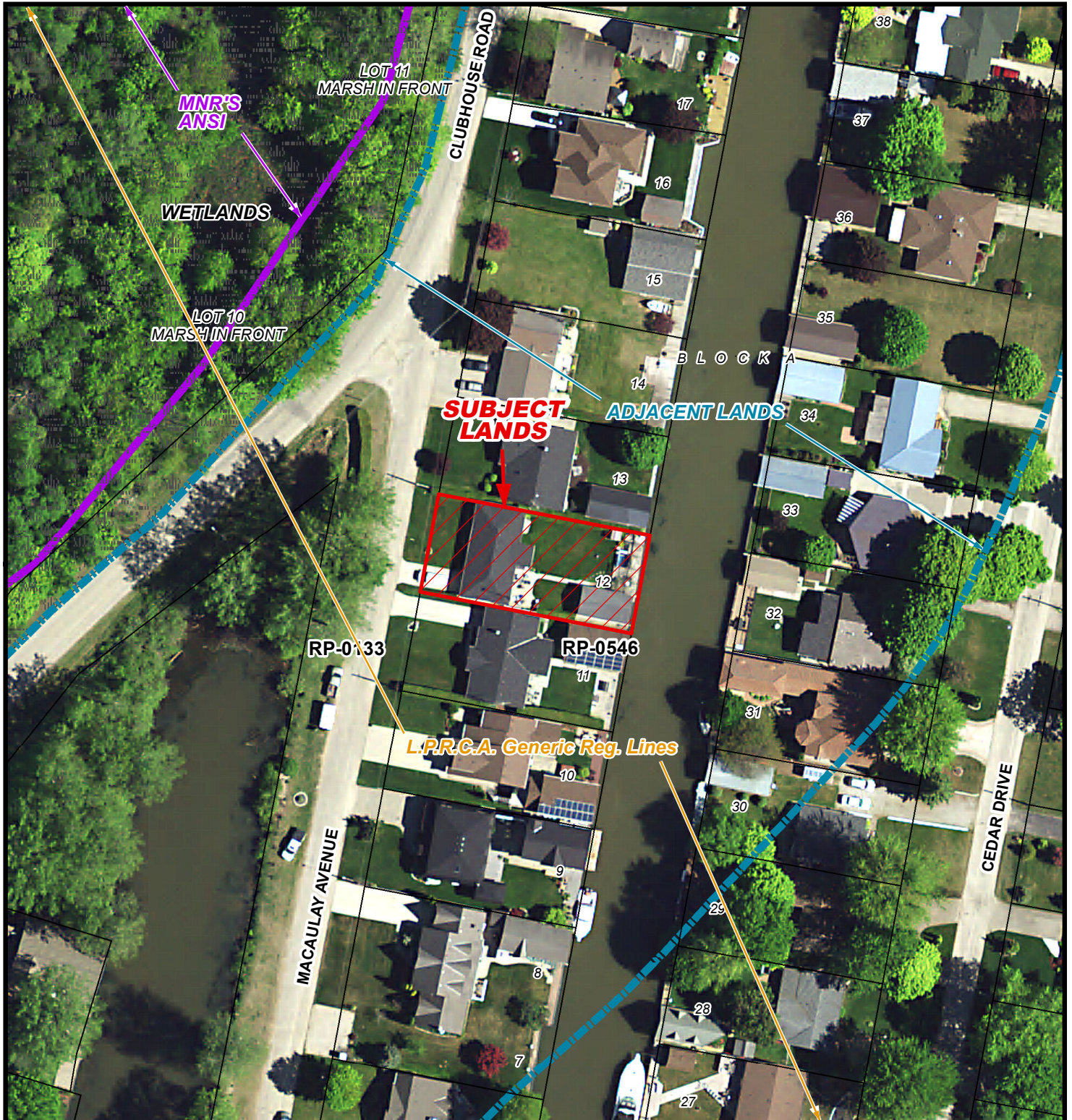
File Number: ANPL2017297

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:1,000





# MAP 3

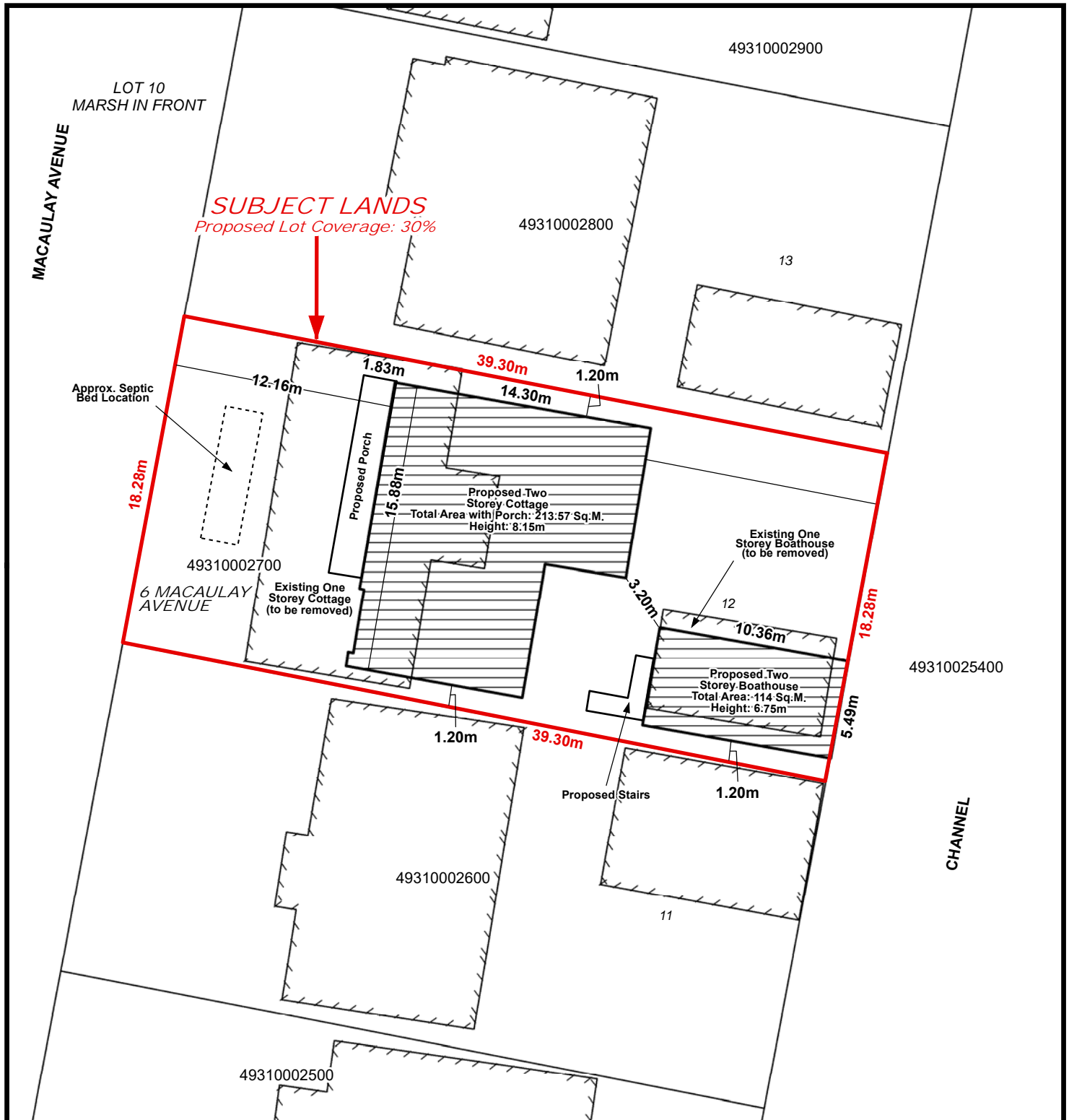
File Number: ANPL2017297

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

1:300



# LOCATION OF LANDS AFFECTED

File Number: ANPL2017297

Geographic Township of CHARLOTTEVILLE

