

**For Office Use Only:**

File Number	<u>ANPL2018138</u>	Application Fee	<u>\$ 1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>May 18/18</u>	OSSD Form Provided	<u>On File</u>
Application Submitted	<u>June 18/18</u>	Planner	<u>Steve</u>
Complete Application	<u>June 18/18</u>	Public Notice Sign	<u>Yes</u>

**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:** 49304000300

**A. Applicant Information**

**Name of Owner** DOUG DUESLING

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** 1782 TURKEY POINT ROAD

**Town and Postal Code** RR1 SIMCOE N3Y 4J9

**Phone Number** 519-427-6630

**Cell Number** 519-427-6630

**Email** dougduesling1960@gmail.com

**Name of Applicant** GILBERT KOUTSTAAL

**Address** 250 BISHOPSGATE RD

**Town and Postal Code** RR2 BURFORD NOE 1A0

**Phone Number** 519-449-2823

**Cell Number** 519-758-6701

**Email** koutstaalconstruction55@gmail.com



Name of Agent

SAME AS APPLICANT

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:

**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 CON 8 PT LOT 13 RP

Municipal Civic Address: 1782 TURKEY PT ROAD.

Present Official Plan Designation(s): AGRICULTURAL

Present Zoning: AGRICULTURAL

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:

RESIDENTIAL



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:

1 SINGLE DETACHED DWELLING  
1 SMALL GARAGE

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.

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:

1 PROPOSED SITE 2400 sq ft

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:

40 PLUS YEARS

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

9. Existing use of abutting properties:

AGRICULTURAL + 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	876.69 <del>FT</del> FT	
Lot depth	266.84 FT	
Lot width	876.69 FT	
Lot area	5.34 AC	
Lot coverage	—	—
Front yard		13 m
Rear yard		± 70 m
Left Interior side yard		± 121 m
Right Interior side yard		± 127 m
Exterior side yard (corner lot)		

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

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HEIGHT 1.3 m 7.3 m PROPOSED  
SIZE 60 m<sup>2</sup> 260 m<sup>2</sup> PROPOSED

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

TO ACCOMMODATE PERSONAL TRUCK

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

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Lot Area: \_\_\_\_\_  
Present Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_





Proposed final lot size (if boundary adjustment): \_\_\_\_\_

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

Description of land intended to be retained in metric units:

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

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

Width: \_\_\_\_\_

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

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

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

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

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

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

Width: \_\_\_\_\_

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: \_\_\_\_\_

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. 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:

\_\_\_\_\_  
**PERSONAL KNOWLEDGE**  
\_\_\_\_\_



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 \_\_\_\_\_

**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 \_\_\_\_\_





## 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.

Gilbert Kontstaal

Owner/Applicant/Agent Signature

June 18/18

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

I/We authorize GILBERT KONTSTAAL 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.

Doug Duesling

Owner

Gilbert Kontstaal

Owner

June 18/18

Date

June 18/18

Date



Blank till we meet

**K. Declaration**

I, GILBERT KOUTSTAAL of BURFORD, ONT

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

Gilbert Koutstaal

Owner/Applicant/Agent Signature

In Norfolk County

This 18<sup>th</sup> day of June

A.D., 20 18

Steven James Collier  
A Commissioner, etc.

Steven James Collier,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 3, 2021.





## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
NOE 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 1782 Turkey Point Road

Legal Description:

Roll Number: 49304000300

Application #:

Information Origins: site plan with details from owner

### Agricultural Zone (A)

		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	7.30	1.30	m
	b) minimum <i>front yard</i>	13.00	13.00	N/A	m
	c) minimum <i>exterior side yard</i>	6.00		N/A	m
	d) minimum <i>interior side yard</i>	1.20	127.00	N/A	m
	e) minimum <i>rear yard</i>	1.20	70.00	N/A	m
	f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
	g) Lot coverage (Note: Proposed Area)				
	i) <i>lot coverage</i>	10.00		N/A	%
	ii) <i>usable floor area</i>	200.00	260.00	60.00	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq

b) existing accessory buildings/structures

Comments

large lot, so lot coverage not an issue. Addition of a new accessory building


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:

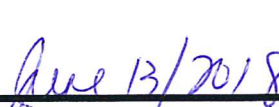
Roxanne Koot

I have read and understand the above.

  
Signature of owner or authorized agent

  
date

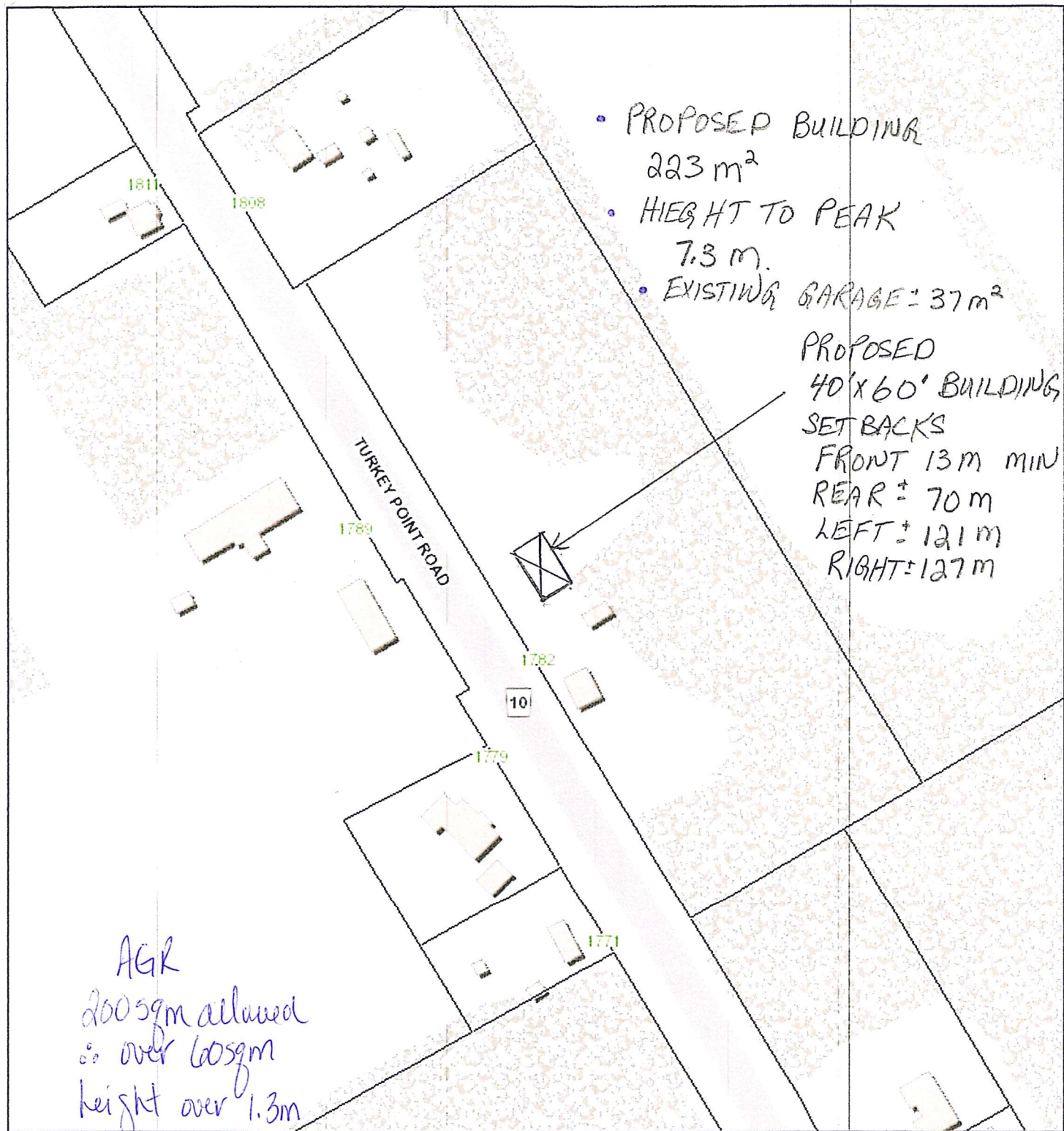
  
Signature of Zoning Administrator

  
date

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



# MAP NORFOLK - Community Web Map



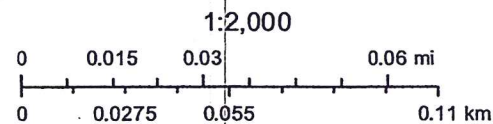
6/11/2018, 8:31:28 AM

## SITE PLAN

- ☐ Land Parcels
- ☐ Plan Lines

**FOR: DOUG DUESLING**  
**1782 TURKEY POINT ROAD.**

**BY: KOUTSTAAL CONSTRUCTION**  
**519-449-2823**

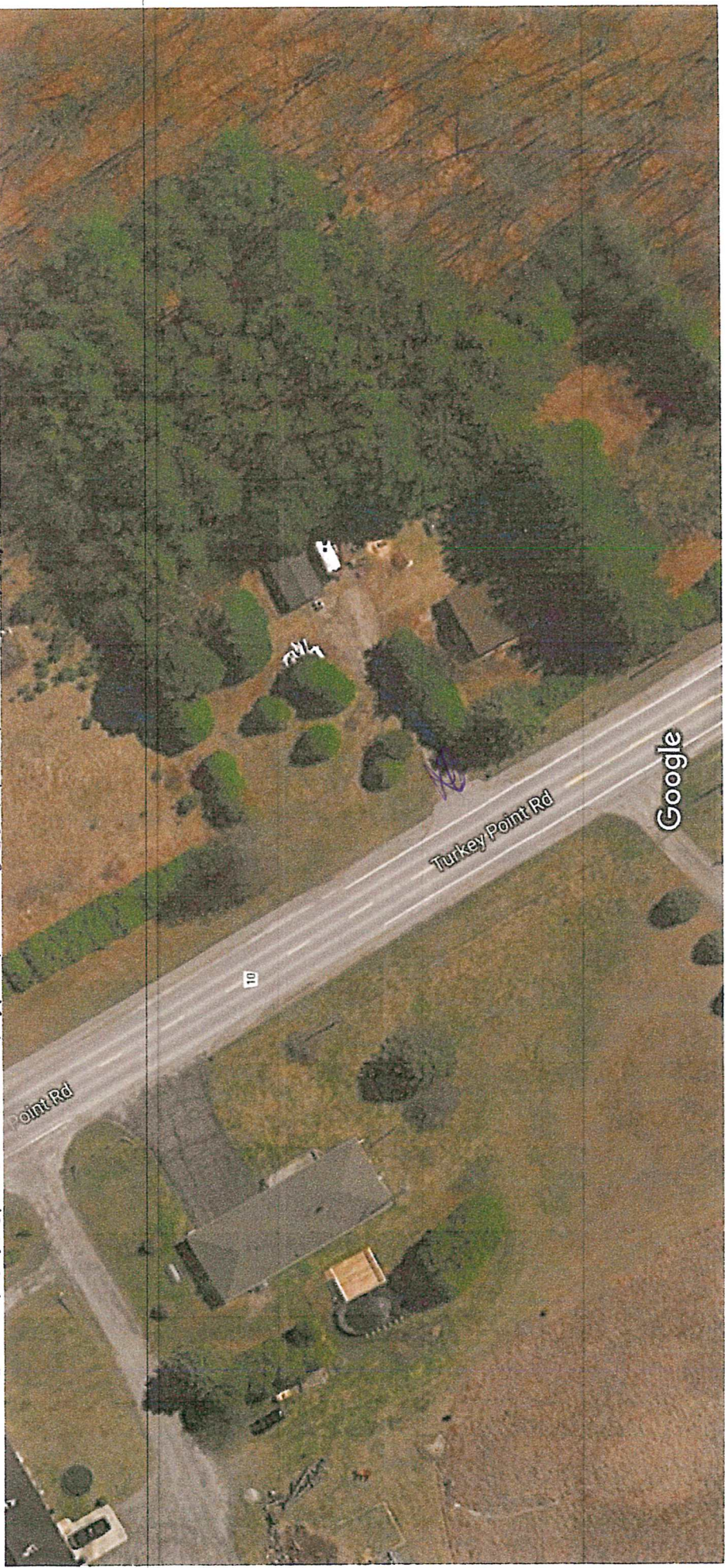




For: Google Maps

1782 TURKEY POINT RD.

BY: KOUTSTAAL CONST FLECTION 250 BISHOPSGATE RD BURKORD, ON 519-449-2823



Imagery ©2018 Google, Map data ©2018 Google 10 m

Roll # 49304000300

Town-Township - CHARLOTTEVILLE

STREET # 1782

STREET NAME TURKEY POINT RD

LEGAL DESCRIPTION CHR CON 8 PT LOT 13 RP

- 37R8740 PART 1

- REG

- 5,34 AC 876.69 FR

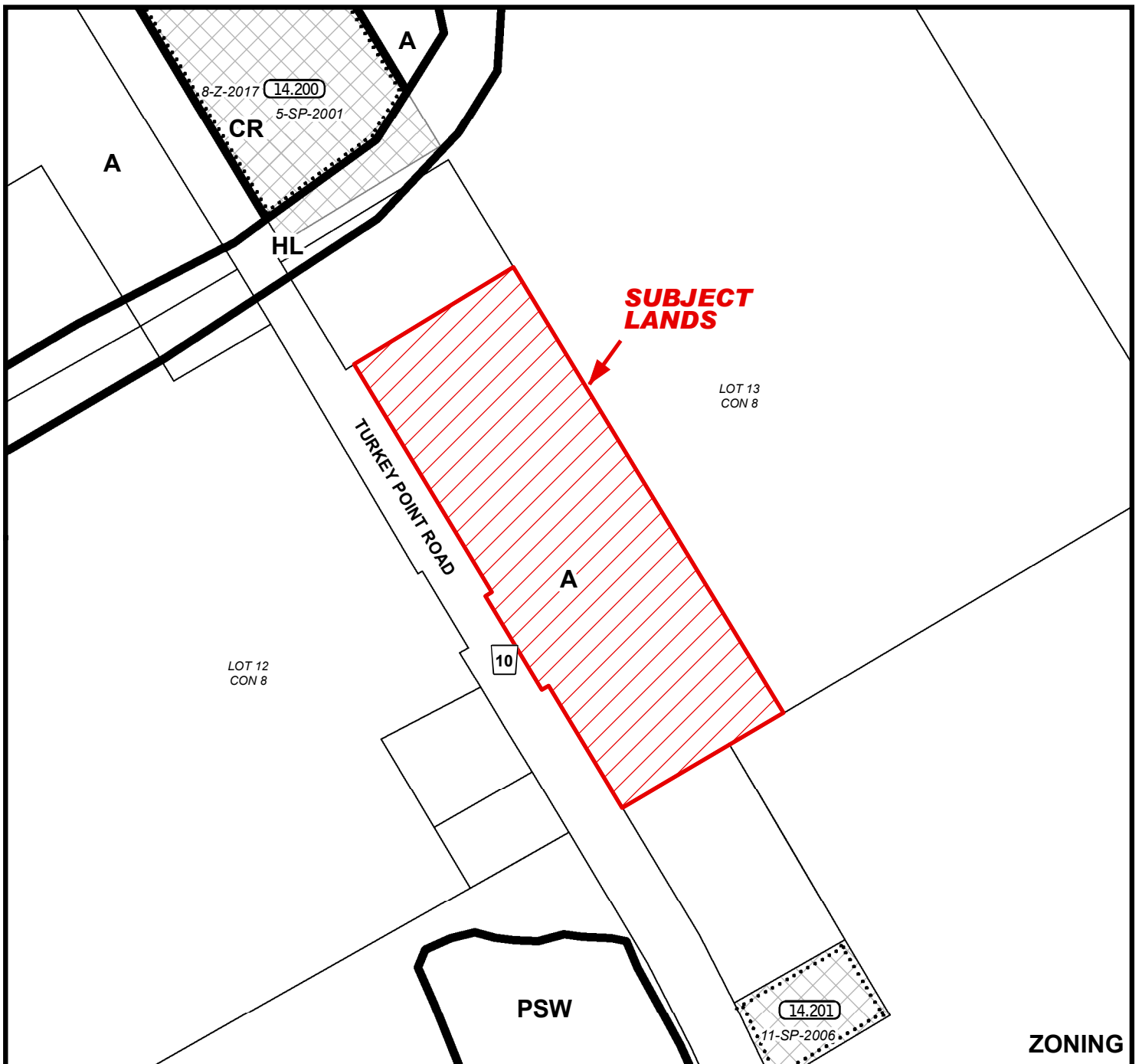
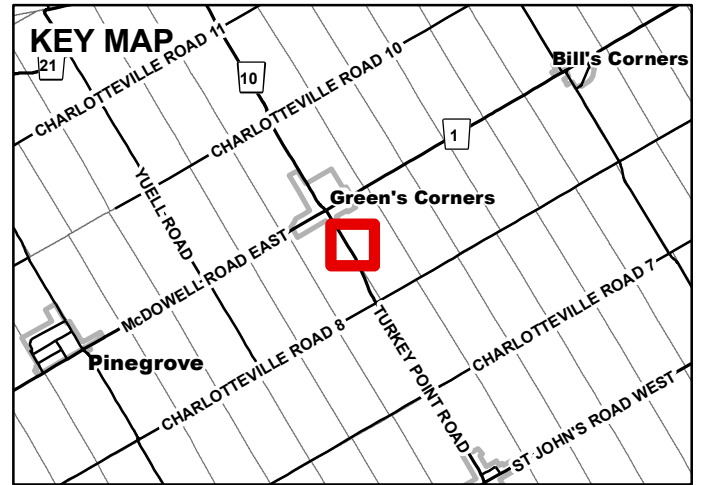
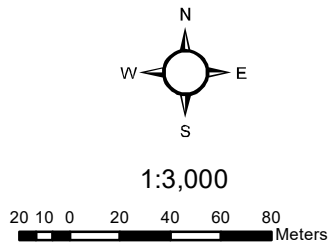
266,84 D.







**MAP 1**  
**File Number: ANPL2018138**  
Geographic Township of  
**CHARLOTTEVILLE**

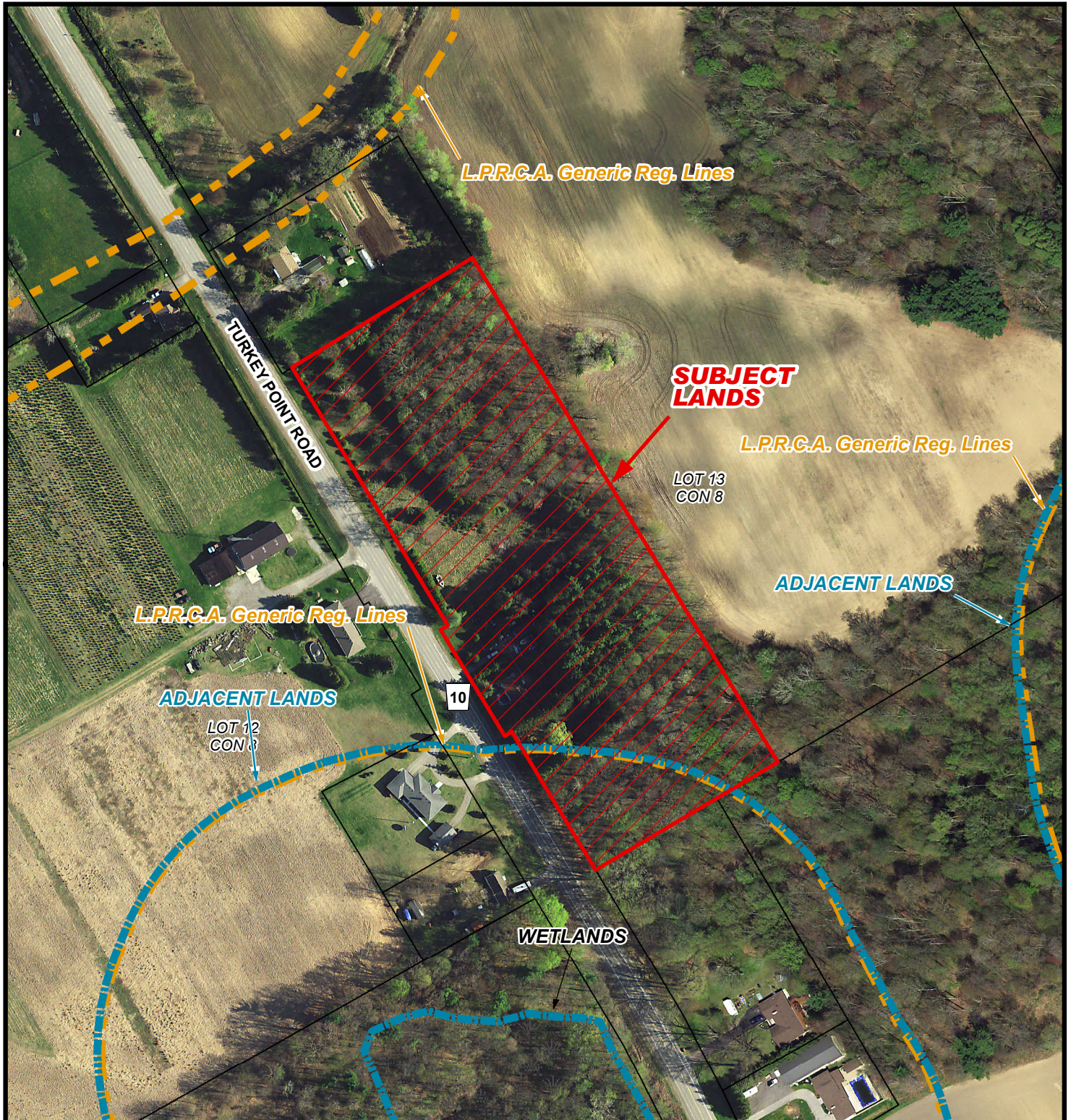
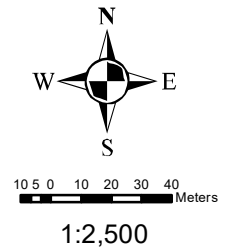




## MAP 2

File Number: ANPL2018138

Geographic Township of CHARLOTTEVILLE





# MAP 3

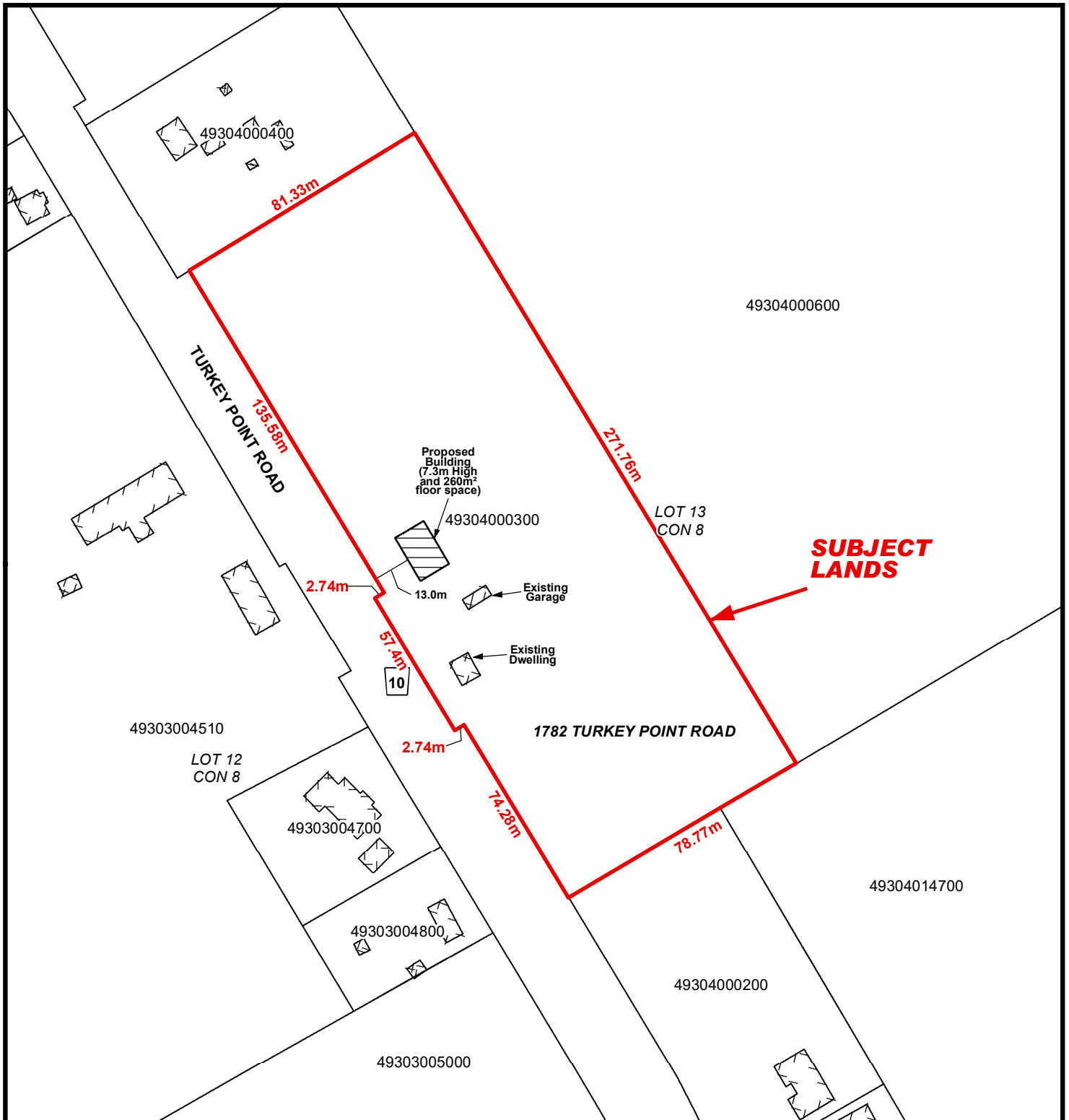
File Number: ANPL2018138

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32 Meters

1:2,000



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018138

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32 Meters

1:2,000

