

For Office Use Only:

File Number	<u>ANPL2018258</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>ZNPL2018251/BNPL2018252</u>	Conservation Authority Fee	<u>already paid</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>Oct 24/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Oct 24/18</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: 493 100 01116

A. Applicant Information**Name of Owner**Darcy Michael Garbedian

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 36 St. Andrews Dr.

Town and Postal Code Brantford N3T 6H3

Phone Number 519 752-7276

Cell Number 519 752-6641

Email _____

Name of ApplicantSame as Owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent J.H. Cohoon Engineering Limited
Address 440 Hardy Road #1
Town and Postal Code Bramford N3T 5L8
Phone Number 519 753-2656
Cell Number _____
Email rvanpoorten@cohooneng.com

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):

Lot 4, RP 1108, Norfolk County
and Part of Lot 10, Turkey Point Marsh in Part of
Concession A, Norfolk County.

Municipal Civic Address: 72 Clubhouse Road

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential-14.14 (RR-14.14)

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

☒ Yes ☐ No If yes, please specify:

14.14 14.786

3. Present use of the subject lands:

cottage and accessory 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:

1 cottage 1 boathouse

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.

height of boathouse

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:

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:

unknown

9. Existing use of abutting properties:

cottages

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

see submitted survey plan

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>28.95 m</u>	<u>28.95 m</u>
Lot depth	<u>± 40 m</u>	<u>± 40 m</u>
Lot width	<u>28.95</u>	<u>28.95</u>
Lot area	<u>1163.8 m²</u>	<u>1163.8 m²</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>11.68 m</u>	<u>11.68 m</u>
Rear yard	<u>boat house 0</u>	<u>0</u>
Left Interior side yard	<u>boat house ± 1.02 m</u>	<u>± 1.02</u>
Right Interior side yard	<u>boat house ± 17.</u>	<u>±</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u></u>

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

Height variance of boathouse from 5.0 m to 7.6 m to allow for reconstruction of building.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law: see submission letter

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

N/A

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: N/A.

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

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: N/A

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:

knowledge of site

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:

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: *rebuilding on the same footprint (foundation) of existing boat house*

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:

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. *N/A*

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 on west side of clubhouse Rd.

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)

Turkey Point water system

Sewage Treatment

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

Storm Drainage

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

Channel

2. Existing or proposed access to subject lands:

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

Name of road/street:

Clubhouse

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. 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
- ☐ Agricultural Impact Assessment

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

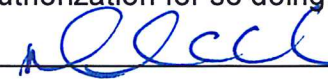
Oct. 19/18
Date

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

I/We authorize J.H. Cohoon Eng. Ltd 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

Oct. 19/18
Date

Owner

Date

K. Declaration

I, Robt. van Poorten of the city of Brantford
solemnly declare that:

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

Declared before me at:

Brantford


Owner/Applicant/Agent Signature

In the Prov. of Ontario

This 16th day of October

A.D., 2018


A Commissioner, etc.

SUSAN LYNNE KOZEY,
a Commissioner, etc., Province of Ontario,
for J. H. Cohoon Engineering Limited.
Expires April 29, 2021.



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: 72 clubhouse Turkey Point

Legal Description:

Roll Number: 49310001116

Application #:

Information Origins: cohoon engineering drawings, original survey of boathouse provided

3.2.2 Boathouse	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum <i>exterior side yard</i>	6.00		N/A	m
b) minimum <i>interior side yard</i>				m
i) typical <i>lot</i>	1.20		N/A	m
ii) <i>erected on a common lot line</i>	0.00		N/A	m
c) maximum <i>building height</i>	5.00	7.58	2.58	m
(Note: Proposed Area)				m.sq
d) maximum total <i>usable floor area</i>	56.00		N/A	m.sq
e) maximum <i>lot coverage</i> - shall not occupy more than 10 percent of the <i>lot area</i> , for <i>accessory buildings</i>	10.00		N/A	%
Comments	using original foundation for renovating boathouse, but proposing to get rid of existing encroachment.			

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

PART 1 - PLAN OF SURVEY OF
LOT 4
REGISTERED PLAN 1108
NORFOLK COUNTY

0 10 20 30
METRES

© COPYRIGHT 2018

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY
LIMIT OF REGISTERED PLAN 1108 AS SHOWN ON PLAN 37R-9306
HAVING A BEARING OF N17°40'E.

1) A FRAME BOATHOUSE AND CONCRETE SIDEWALK ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY EXTENDS OVER ADJOINING LANDS.

THIS PLAN HAS BEEN PREPARED FOR DARCY GARBEDIAN AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY
OTHERS.

ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY
LINE ARE SHOWN.

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

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
CP - CONCRETE PIN
■ - FOUND
□ - PLANTED
∅ - ROUND
WIT - WITNESS
S - SET
P1 - REGISTERED PLAN 1108

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2018.

SEPTEMBER 14, 2018

JOHN W. MUIR
ONTARIO LAND SURVEYOR

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS-CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TEL. 519-752-0040 FAX. 519-752-0087 mwmsurvey@bellnet.cc

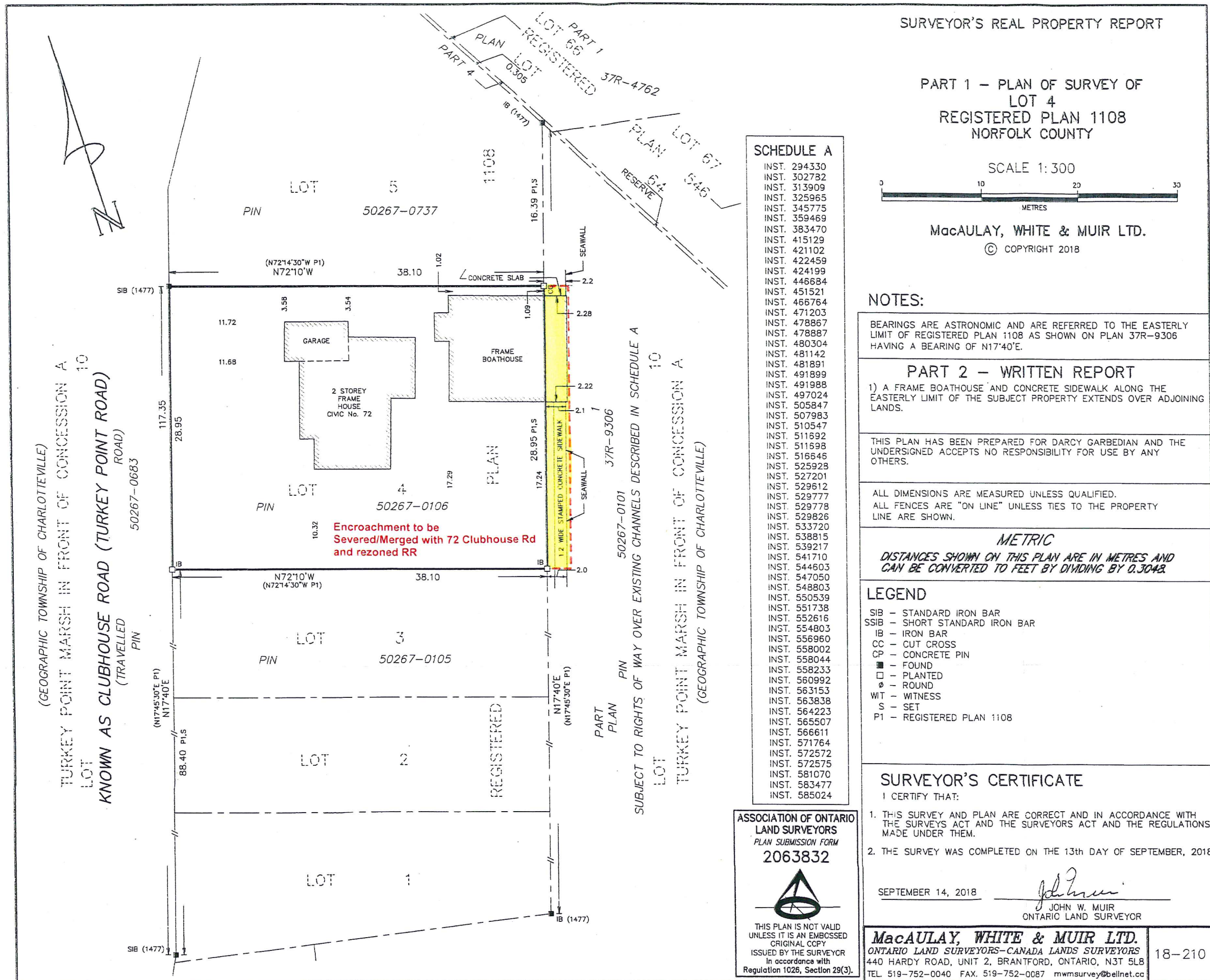
18-210

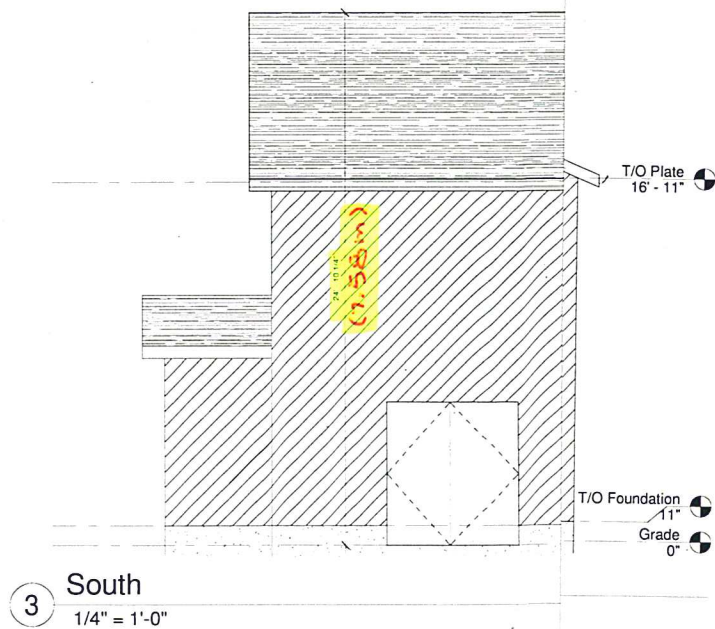
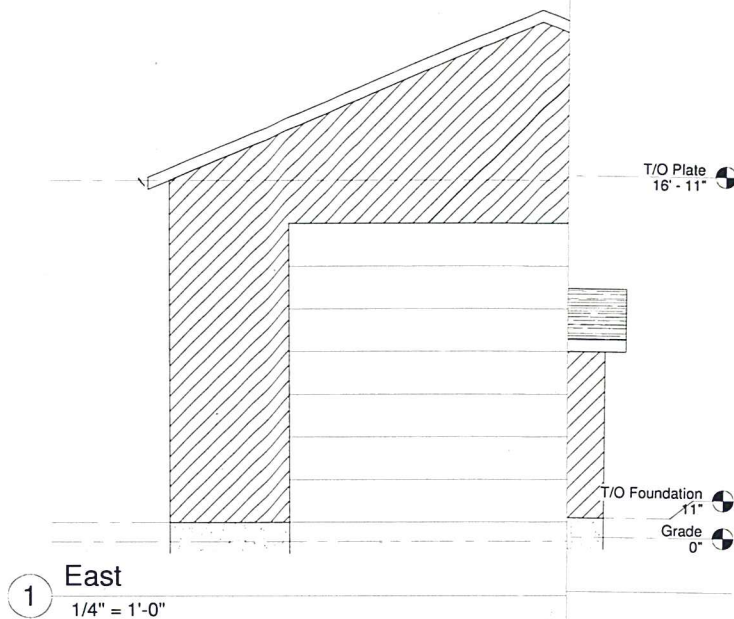
INST. 294330
INST. 302732
INST. 313909
INST. 325965
INST. 345775
INST. 359469
INST. 383470
INST. 415129
INST. 421102
INST. 422459
INST. 424199
INST. 446684
INST. 451521
INST. 466764
INST. 471203
INST. 478867
INST. 478887
INST. 480304
INST. 481142
INST. 481891
INST. 491899
INST. 491988
INST. 497024
INST. 505847
INST. 507983
INST. 510547
INST. 511692
INST. 511698
INST. 516646
INST. 525928
INST. 527201
INST. 529612
INST. 529777
INST. 529778
INST. 529826
INST. 533720
INST. 538815
INST. 539217
INST. 541710
INST. 544603
INST. 547050
INST. 548803
INST. 550539
INST. 551738
INST. 552616
INST. 554803
INST. 556960
INST. 558002
INST. 558044
INST. 558233
INST. 560992
INST. 563153
INST. 563838
INST. 564223
INST. 565507
INST. 566611
INST. 571764
INST. 572572
INST. 572575
INST. 581070
INST. 583477
INST. 585022

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2063832



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).





REV.	REVISION	DATE	BY



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 - ARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 752-2656 FAX: (519) 752-4282 www.cohooneg.com

PROJECT:

**PROPOSED BOATHOUSE
RENOVATION**

**72 CLUBHOUSE ROAD
TURKEY POINT**

CLIENT:

DARCY GARBEDIAN

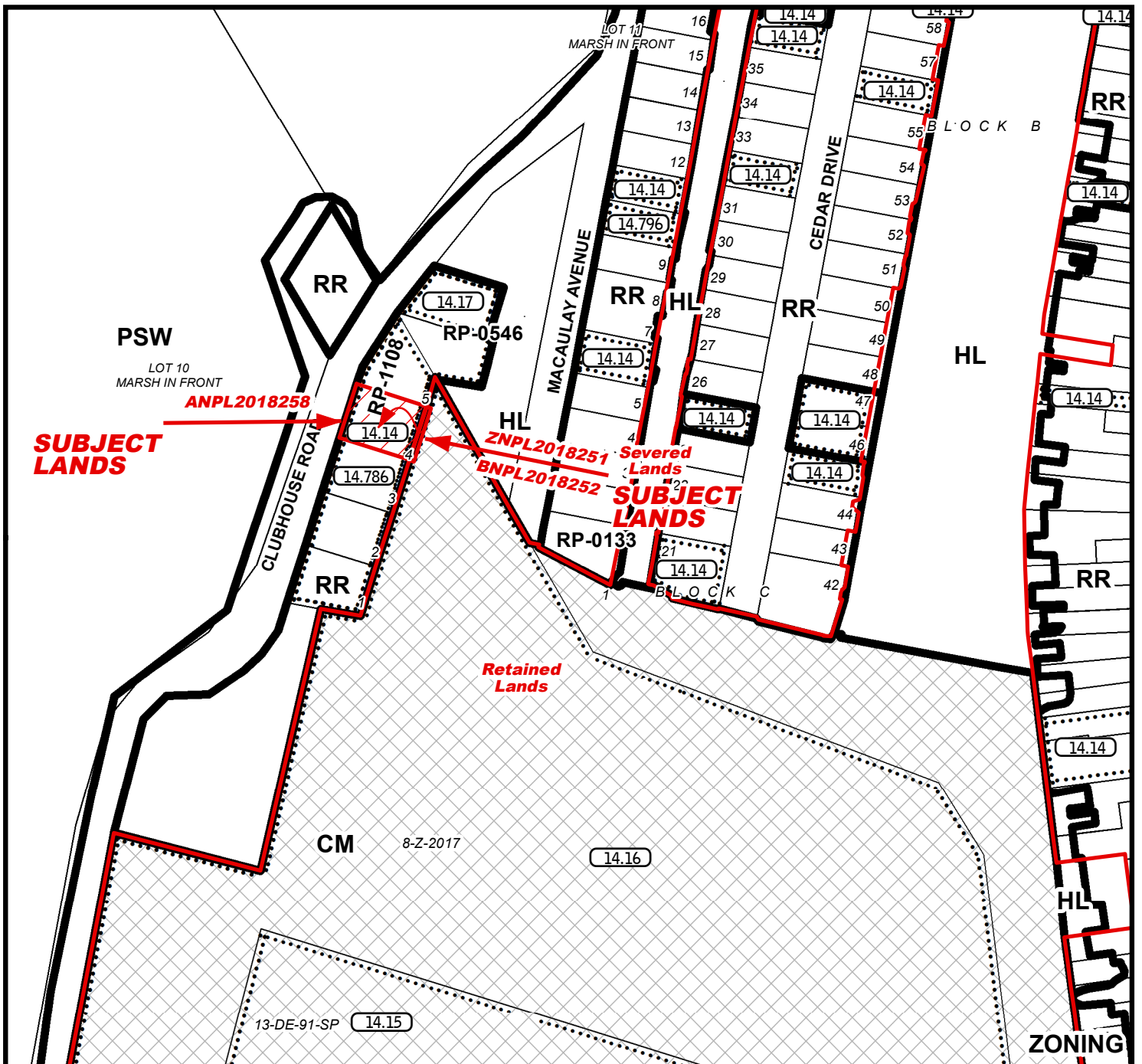
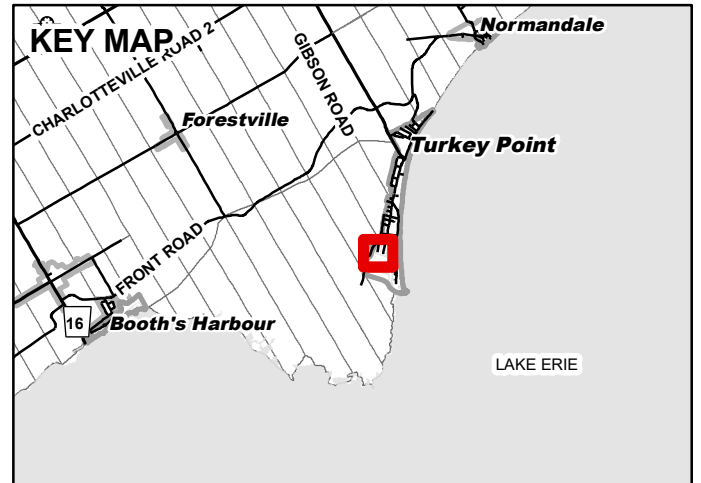
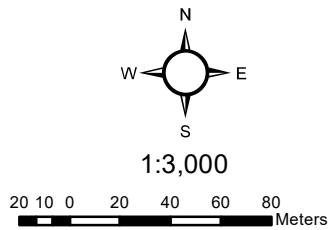
PROPOSED ELEVATIONS

DESIGN: M.J.W.	SCALE: AS SHOWN
DRAWN: M.J.W.	FILE NO:
CHECKED: R.W.P.	12958
SHEET: 1 of 1	DATE: 09/06/18
	A1

MAP 1

File Number: ZNPL2018251 &
BNPL2018252 &
ANPL2018258

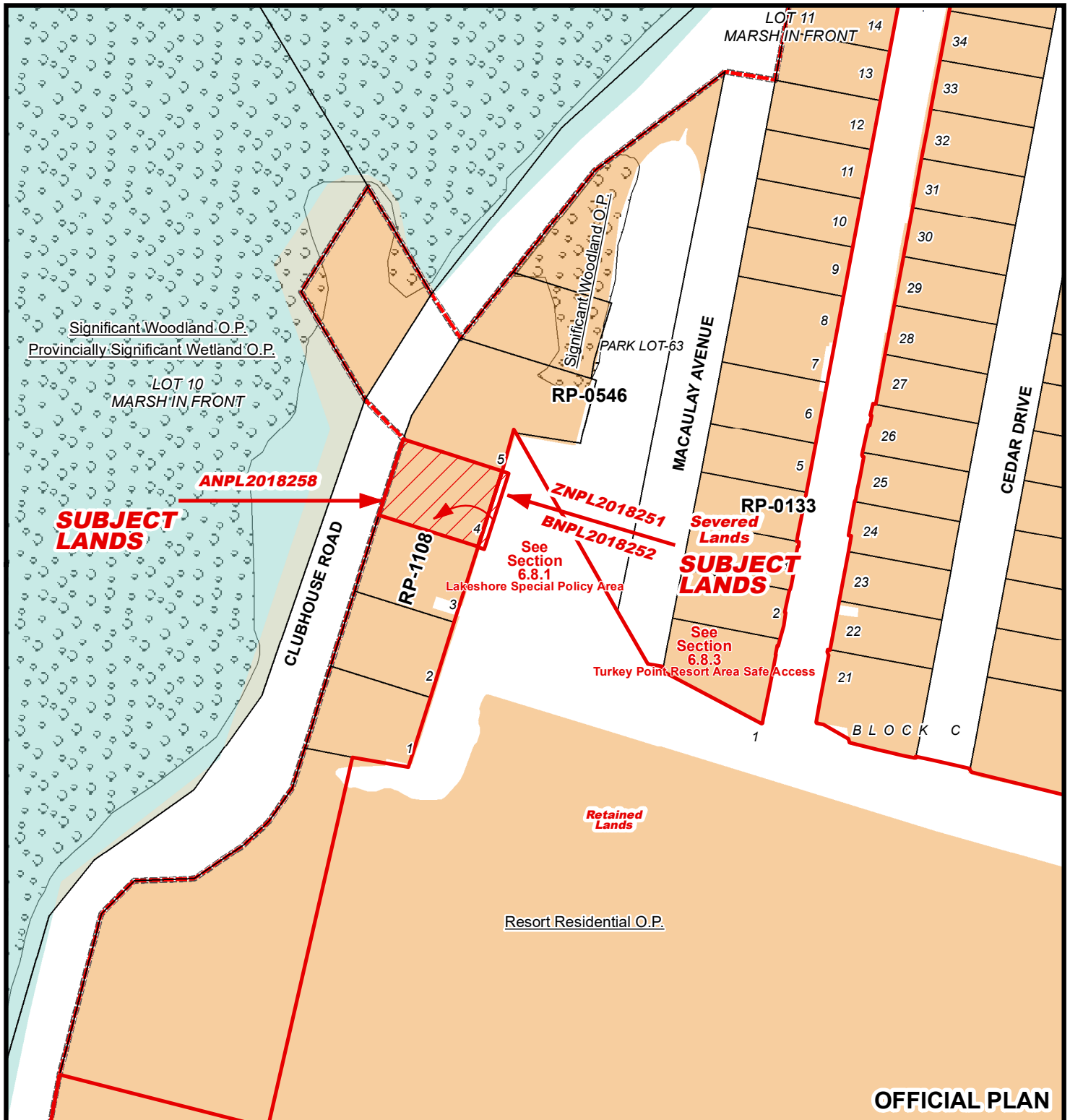
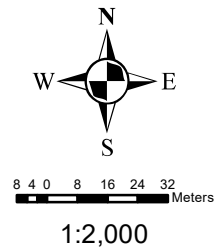
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ZNPL2018251 & BNPL2018252 &
ANPL2018258

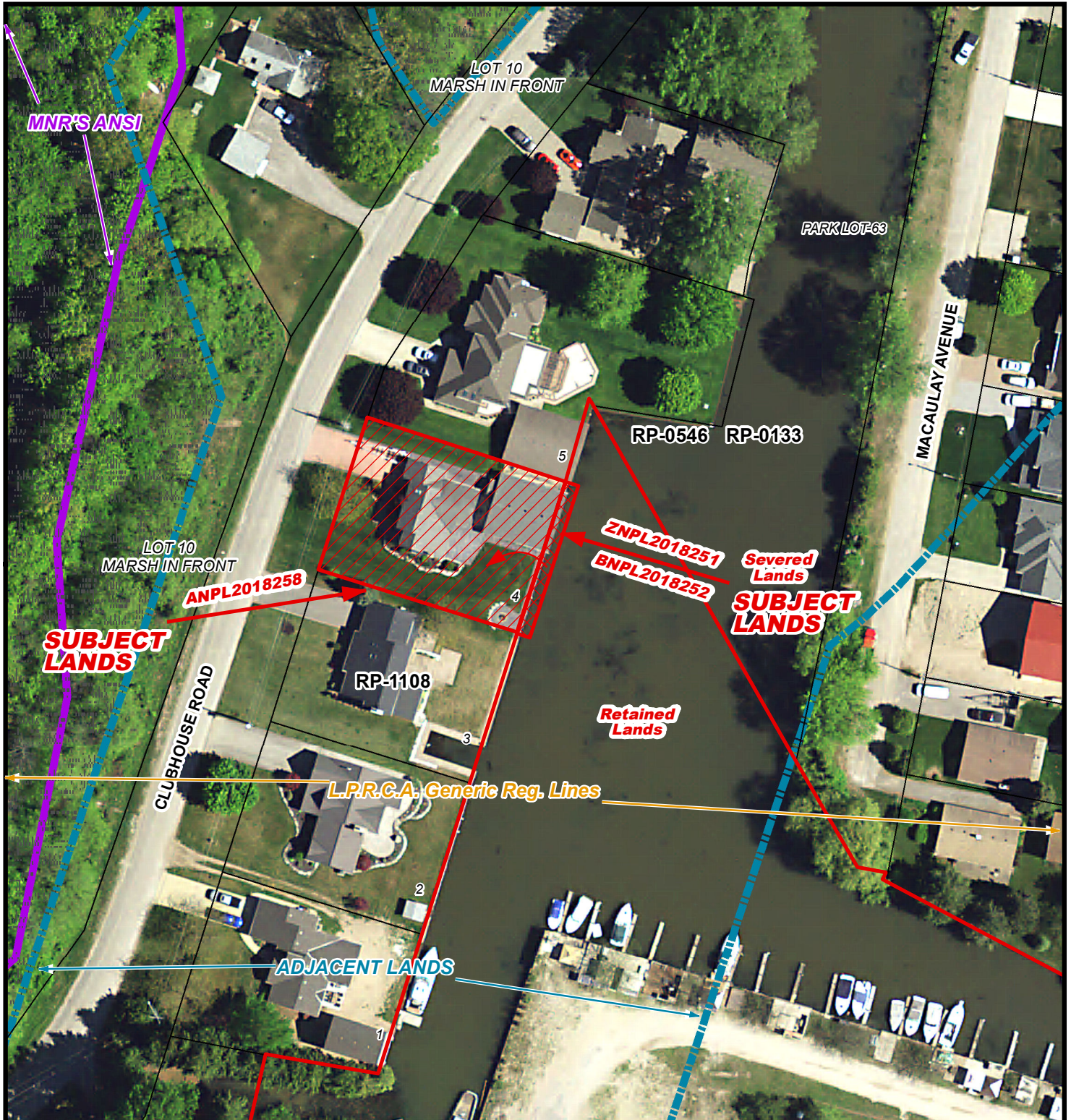
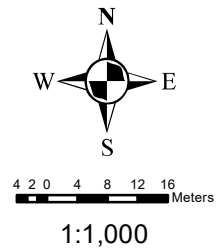
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ZNPL2018251 & BNPL2018252 &
ANPL2018258

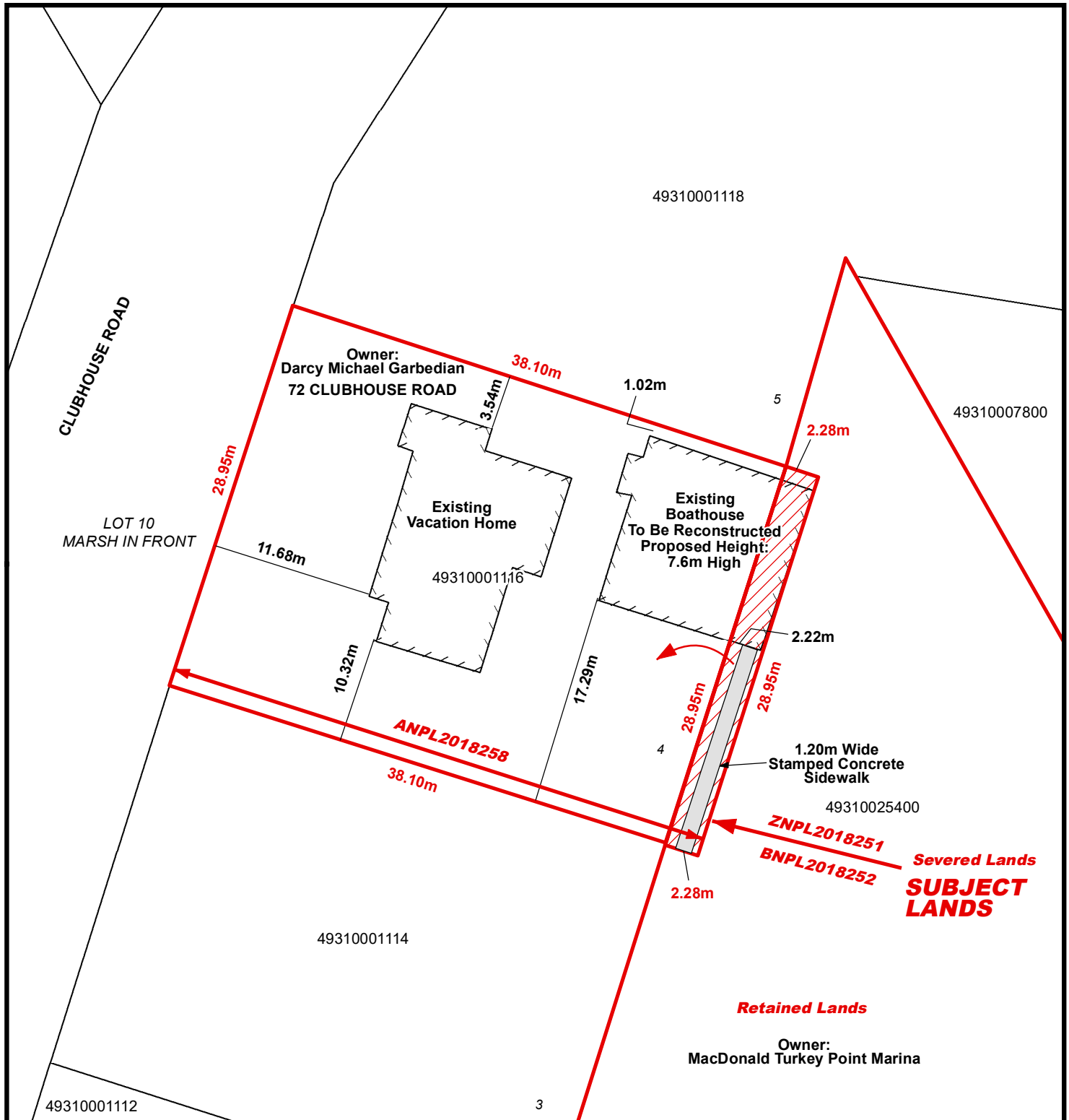
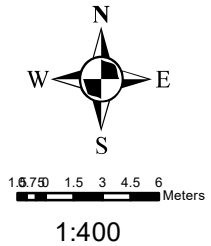
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: ZNPL2018251 & BNPL2018252 &
ANPL2018258

Geographic Township of CHARLOTTEVILLE



Geographic Township of CHARLOTTEVILLE

