

For Office Use Only:

File Number	ANPL2018288	Application Fee	\$1406.00
Related File Number	ANPL2017145	Conservation Authority Fee	—
Pre-consultation Meeting	NOV 16/18	OSSD Form Provided	—
Application Submitted	NOV 19/18	Planner	Alisha
Complete Application	NOV 19/18	Public Notice Sign	—

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: 3310 - 49308018900

A. Applicant Information

Name of Owner Mr. & Mrs. Peter Post

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 12 Upper Ravine Drive

Town and Postal Code Normandale, Ontario N0E 1W0

Phone Number 519 717-0220

Cell Number _____

Email peterpost23@gmail.com

Name of Applicant Mr & Mrs. Peter Post

Address 12 Upper Ravine Drive N0E1W0

Town and Postal Code Normandale

Phone Number 519 717-0220

Cell Number _____

Email peterpost23@gmail.com

RECEIVED



NORFOLK COUNTY
COMMUNITY
PLANNING

FEB 19 2019

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING

Revised October 2017
Committee of Adjustment Development Application
Page 1 of 12

Name of Agent

N.A.

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the 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 54, REG. PLAN 132, TOWNSHIP of CHARLOTTENVILLE,
NORFOLK COUNTY

Municipal Civic Address: UPPER RAVINE DRIVE

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RESORT RESIDENTIAL ZONE (RR)

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



Yes No If yes, please specify:

3. Present use of the subject lands:

RESORT 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:

REFER TO ATTACHED DRAWINGS

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:

REFER TO ATTACHED DRAWINGS

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:

1936

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

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
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Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

9.8% from the maximum permitted lot coverage of 38.57% to permit a lot coverage of 48.37%.

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

small additions to existing deficient situation

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: 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: _____



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:

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:

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.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____



Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☒ Other (describe below)

cistern

Sewage Treatment

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

Storm Drainage

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

natural drainage

2. Existing or proposed access to subject lands:

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

Name of road/street:

Upper Ravine Drive

G. Other Information

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

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

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



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



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

I/We authorize Peter Post to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner



Date

Owner

Date



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

K. Declaration

I, KEEL BOST of NORFOLK COUNTY

solemnly declare that:

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

Declared before me at:

185 Robinson St

In Simcoe, ON

This 110th day of November

A.D., 2018

[Signature]

A Commissioner, etc.

[Signature]

Owner/Applicant/Agent Signature

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



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 12 Upper Ravine Drive

Legal Description:

Roll Number: 49308018900

Application #:

Information Origins: site plan by designer Vehof

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		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	9.10		N/A	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	38.57	48.37	9.80	%

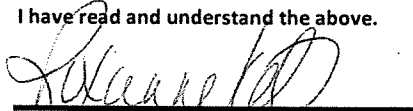
Comments

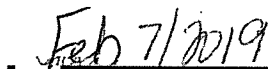
previous approval of yard setbacks through ANPL2017145. New proposed additions add additional lot coverage

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.

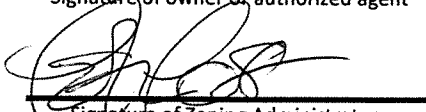
Prepared By:
Roxanne Koot

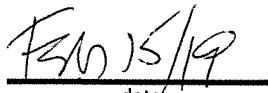
I have read and understand the above.


Signature of owner or authorized agent


date

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


Signature of Zoning Administrator


date

5.8 Resort Residential Zone (RR)

5.8.1 Permitted Uses

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

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

5.8.2 Zone Provisions

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

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

5.8.3 Accessory Building or Structure

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

5.8.4 Accessory Building or Structure

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

LOT AREA 5,847sf (543.4sm)

MAX. LOT COVERAGE:

MAX. 15% DWELLING	= 877sf	(81.51sm)
MAX. 10% ACCESSORY BUILDING	= 585sf	(54.37sm)
MAX. TOTAL LOT COVERAGE	= 1,462sf	(135.88sm)

EXISTING LOT COVERAGE:

EX. RESIDENCE	= 1,452sf	(134.94sm)
EX. ACCESSORY BUILDING	= 442sf	(41.08sm)
EX. REAR DECK	= 658sf	(61.15sm)
TOTAL EX. LOT COVERAGE	= 2,552sf	(237.17sm)

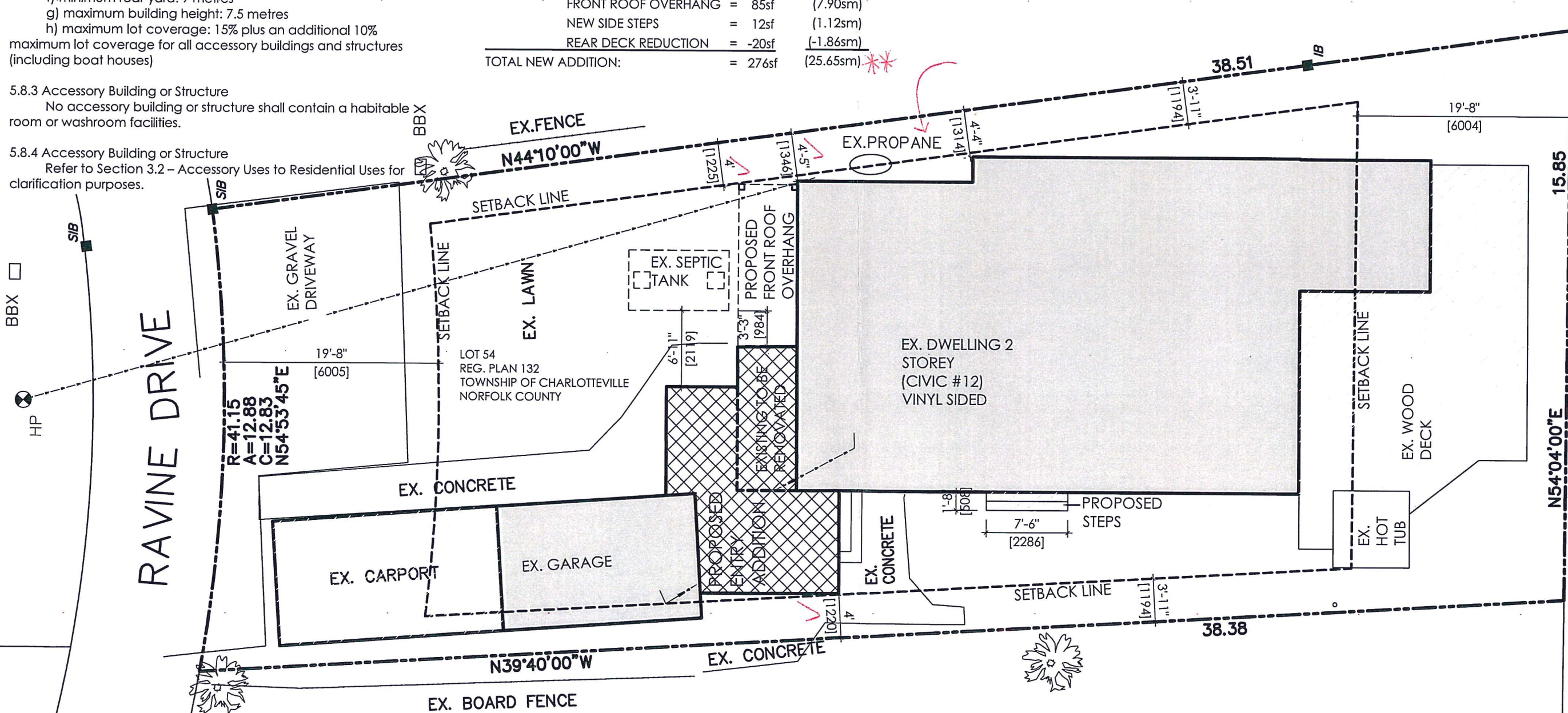
CURRENT CONDITION EXCEEDS THE MAX. LOT COVERAGE

NEW (PROPOSED) ADDITIONS:

NEW 1 STOREY ENTRY	= 199sf	(18.49sm)
FRONT ROOF OVERHANG	= 85sf	(7.90sm)
NEW SIDE STEPS	= 12sf	(1.12sm)
REAR DECK REDUCTION	= -20sf	(-1.86sm)
TOTAL NEW ADDITION:	= 276sf	(25.65sm)

* ANPL 2017145 approves lot coverage of 38.57%

** new lot coverage = 262.82 sqm = 48.37% so asking for additional 9.8%



SUBJECT LANDS

REAL CONCEPTS
Custom Home Designs

Paul D. Vohof
825 Charlotteville Road 8
Simcoe, Ontario N3Y 4K5
Tel: 519.426.2897
E-mail: pvohof@realconcepts.com



NAME Post Cottage

PLACE 12 Upper Ravine Dr.,
Normandale, Ontario

phone 519 771 0220

DATE Jan. 2018

DWG. NAME SITE PLAN

SCALE 1"=10'-0"

PLOT DATE FEB. 2, 2019

REV. DATE FEB. 2, 2019

A1.1

LOT 6
REGISTERED PLAN 166

PPER

RAVINE

DRIVE

LOT

LOT

PLAN

PLAN

LOT

253

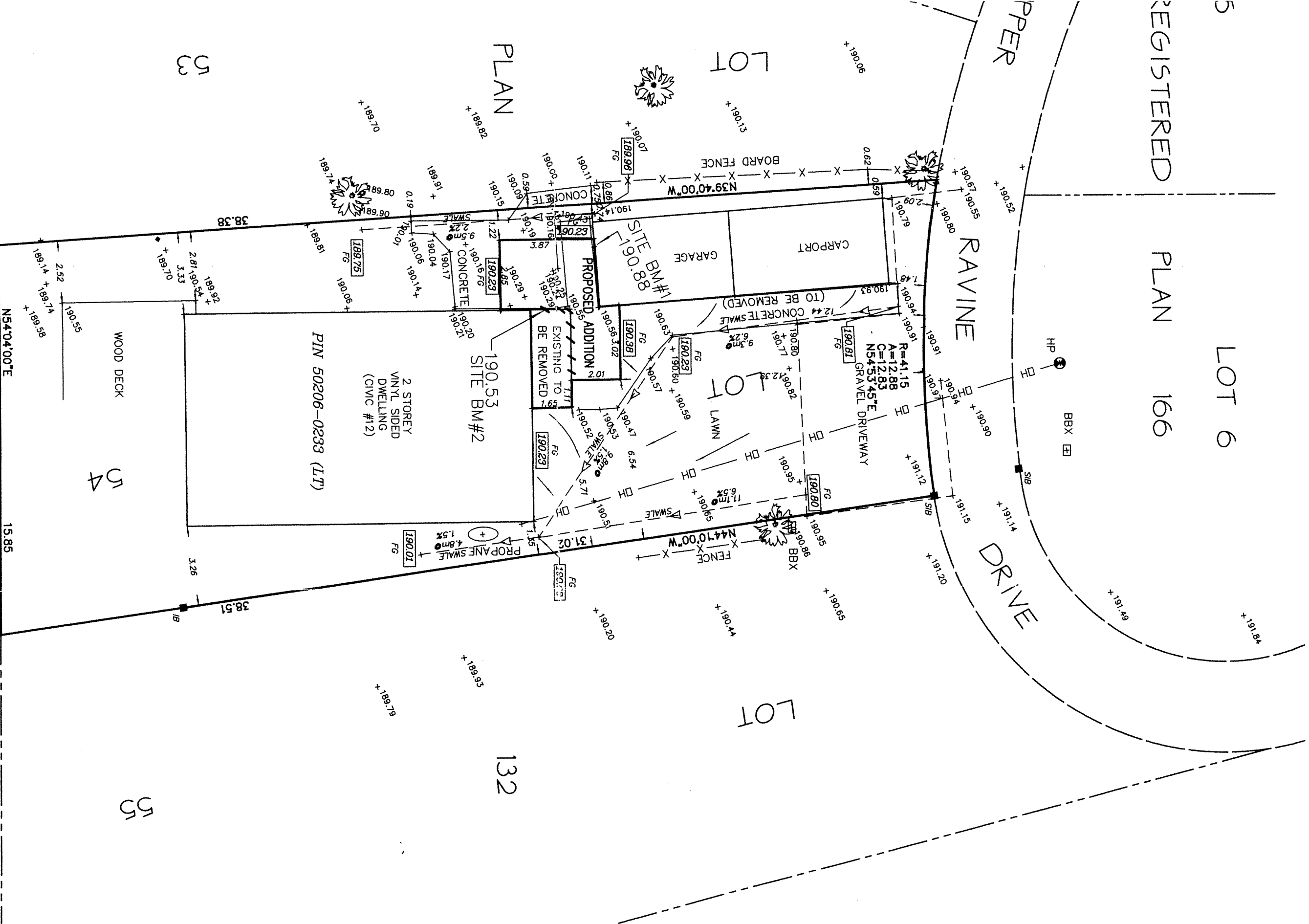
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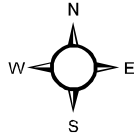
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MAP 1

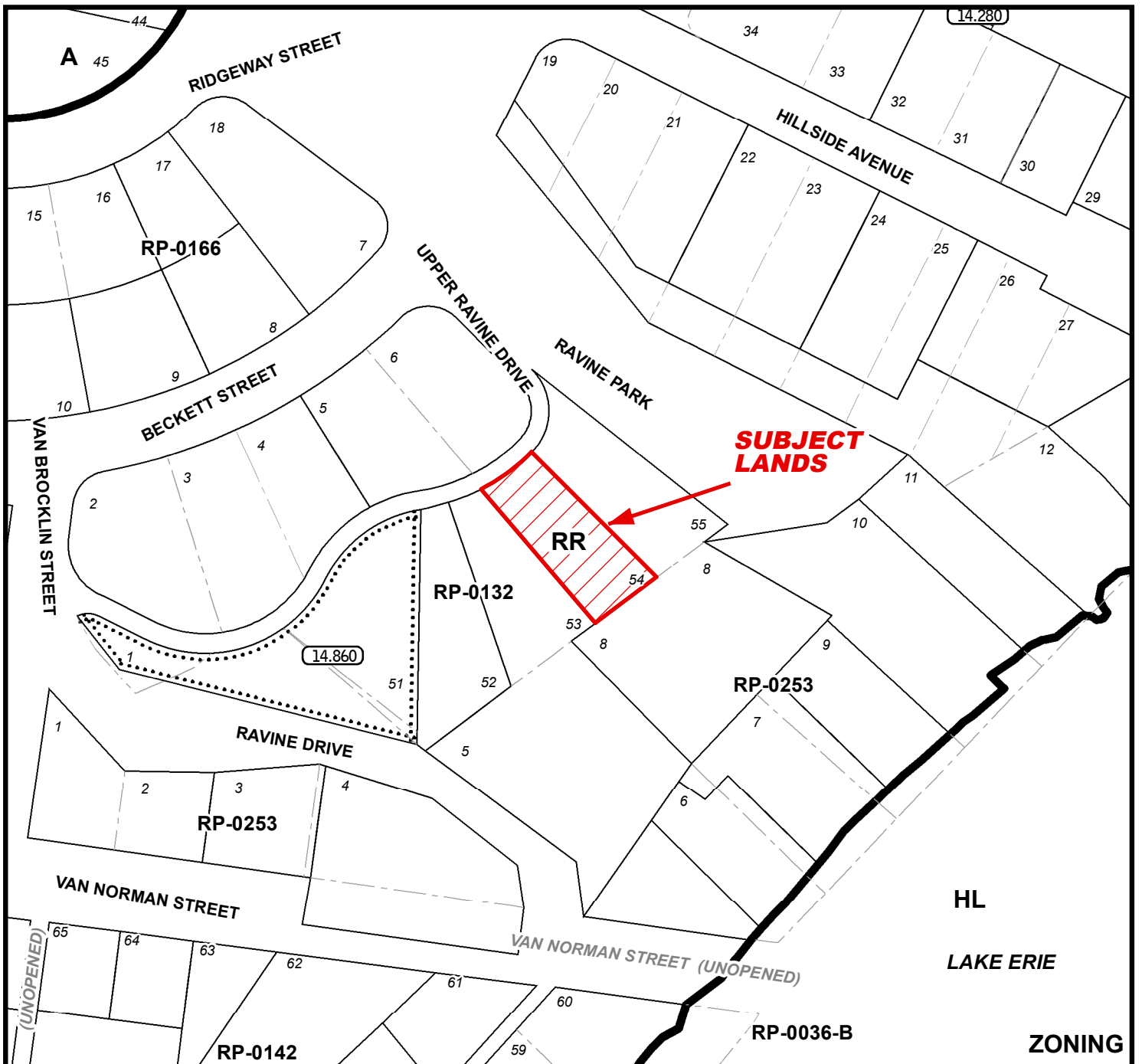
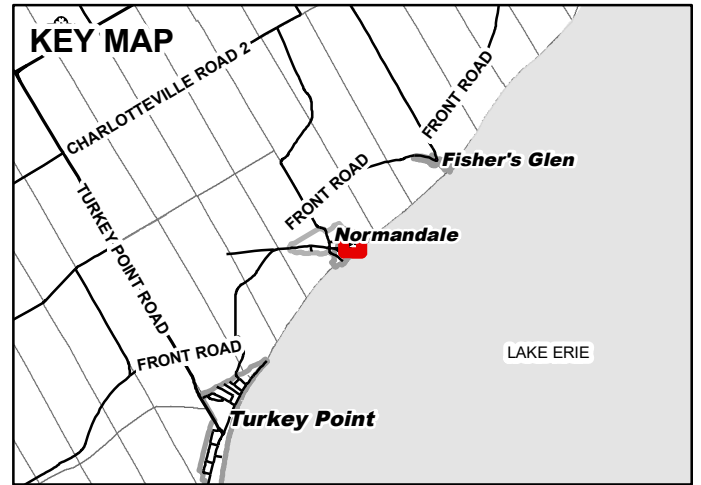
File Number: ANPL2018288

Geographic Township of
CHARLOTTEVILLE



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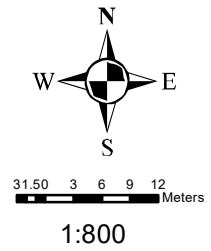
9.5 4.75 0 9.5 19 28.5 38 Meters



MAP 2

File Number: ANPL2018288

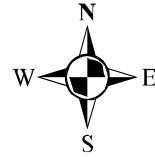
Geographic Township of CHARLOTTEVILLE



MAP 3

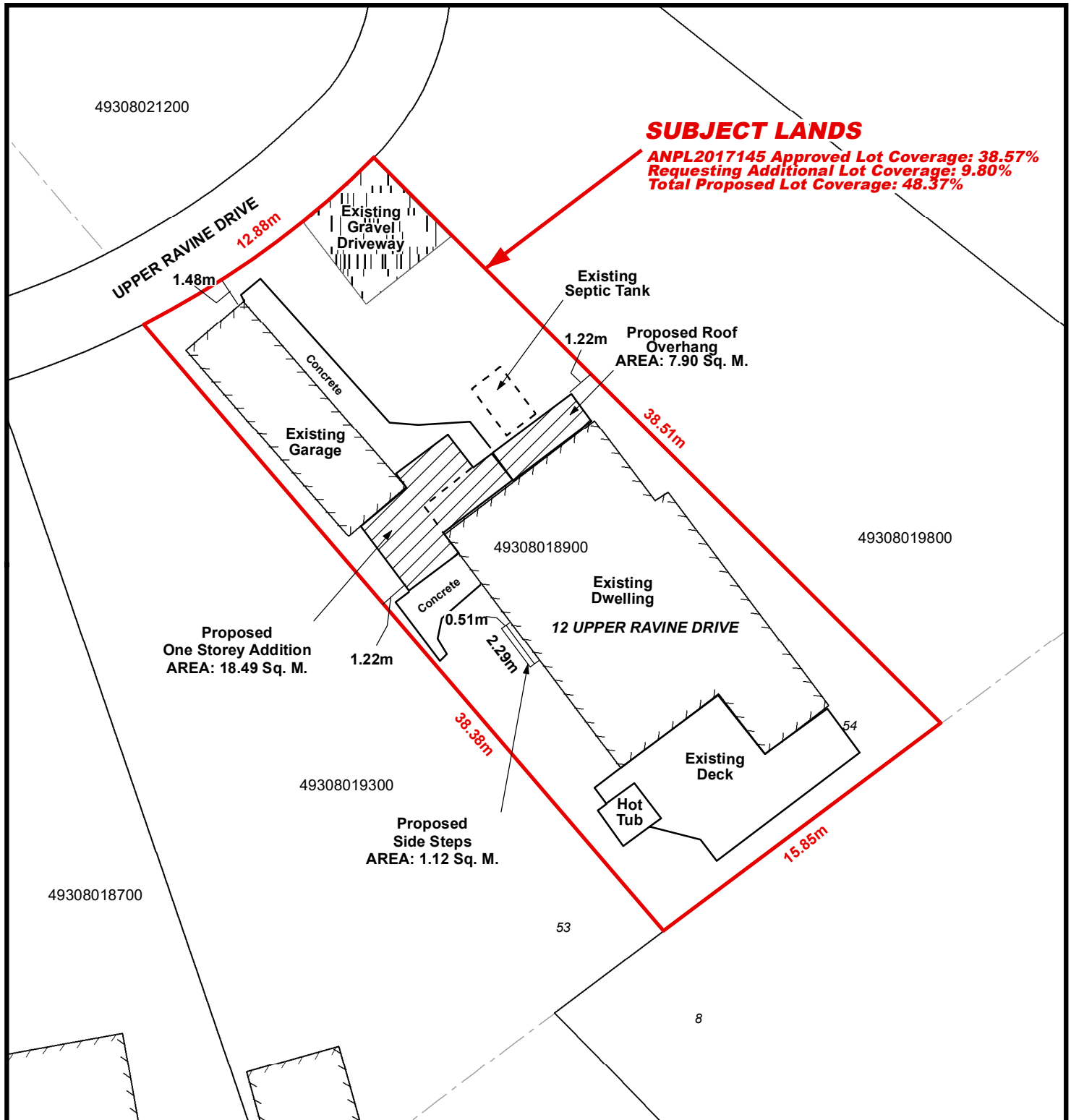
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Geographic Township of CHARLOTTEVILLE



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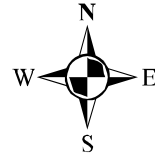
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LOCATION OF LANDS AFFECTED

File Number: ANPL2018288

Geographic Township of CHARLOTTEVILLE



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