

**For Office Use Only:**

File Number	<u>ANPL2018294</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>\$474.60</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>On file</u>
Application Submitted	<u>Nov 16/18</u>	Planner	<u>                    </u>
Complete Application	<u>                    </u>	Public Notice Sign	<u>                    </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:** 49311036500

**A. Applicant Information**

**Name of Owner** Janice Boose

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** 24 Harold Street

**Town and Postal Code** Turkey Point NOE ITO

**Phone Number** 226-567-5135

**Cell Number** 226-567-5135

**Email** jahoboho@hotmail.com

**Name of Applicant** Janice Boose

**Address** 24 Harold Street

**Town and Postal Code** Turkey Point NOE ITO

**Phone Number** 226-567-5135

**Cell Number** 226-567-5135

**Email** jahoboho@hotmail.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:

Tandia

**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 270 Lot 31

Municipal Civic Address: 24 Harold Street

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

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



NORFOLK COUNTY  
COMMUNITY  
PLANNING

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:

House and shed

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:

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

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:

1940s

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:

To my knowledge



### 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	_____	_____
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):

20.05% from max. lot coverage of 15% to allow 35.05%  
1.94 m from min front yard with deck projection of 4.5m to  
allow 2.56m

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

Because all buildings and  
structures are currently  
built.

#### 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:

Owner's knowledge of  
the surroundings



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:

No building or construction  
planned

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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 15 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 \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☒ within 500 meters – distance 75 m

**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 250 m

**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)

Holding Tanks

### Storm Drainage

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

\_\_\_\_\_

2. Existing or proposed access to subject lands:

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

Name of road/street:

Harold Street

## 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

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.

Janice Boase  
Owner/Applicant/Agent Signature

November 16, 2018  
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, Janice Boose of Turkey Point

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

Janice Boose  
Owner/Applicant/Agent Signature

In Norfolk County

This 16<sup>th</sup> day of November

A.D., 20 18

[Signature]  
A Commissioner, etc.

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



NORFOLK COUNTY  
COMMUNITY  
PLANNING  
BUILDING AND DEVELOPMENT



## 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: 24 Harold Street Turkey Point

Legal Description:

Roll Number: 49311036500

Application #:

Information Origins: site plans and documentation in file from previous building permits and zoning

### 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	437.10	262.90	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	15.00	35.05	20.05	%

Comments

cottage and enclosed sunroom make up for 30% lot coverage (existing)



## Zoning Deficiency

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N3Y 5L6  
519-426-5870  
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### PROPERTY INFORMATION

Address: 24 Harold Street Turkey Point

Legal Description:

Roll Number: 49311036500

Application #:

Information Origins: site plans and documentation in file from previous building permits and zoning

### Resort Residential Zone (RR)

Decks and Porches	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6 a) interior side lot line	1.20		N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.			N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	4.50	2.56	1.94	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m
Comments	adding front porch and steps to cottage			

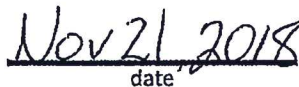
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

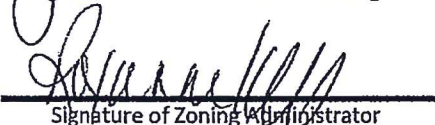
Prepared By:

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



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Simcoe, ON  
N3Y 5L6  
519-426-5870  
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b) minimum lot frontage				
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ii) corner lot	18.00		N/A	m
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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	15.00	35.05	20.05	%

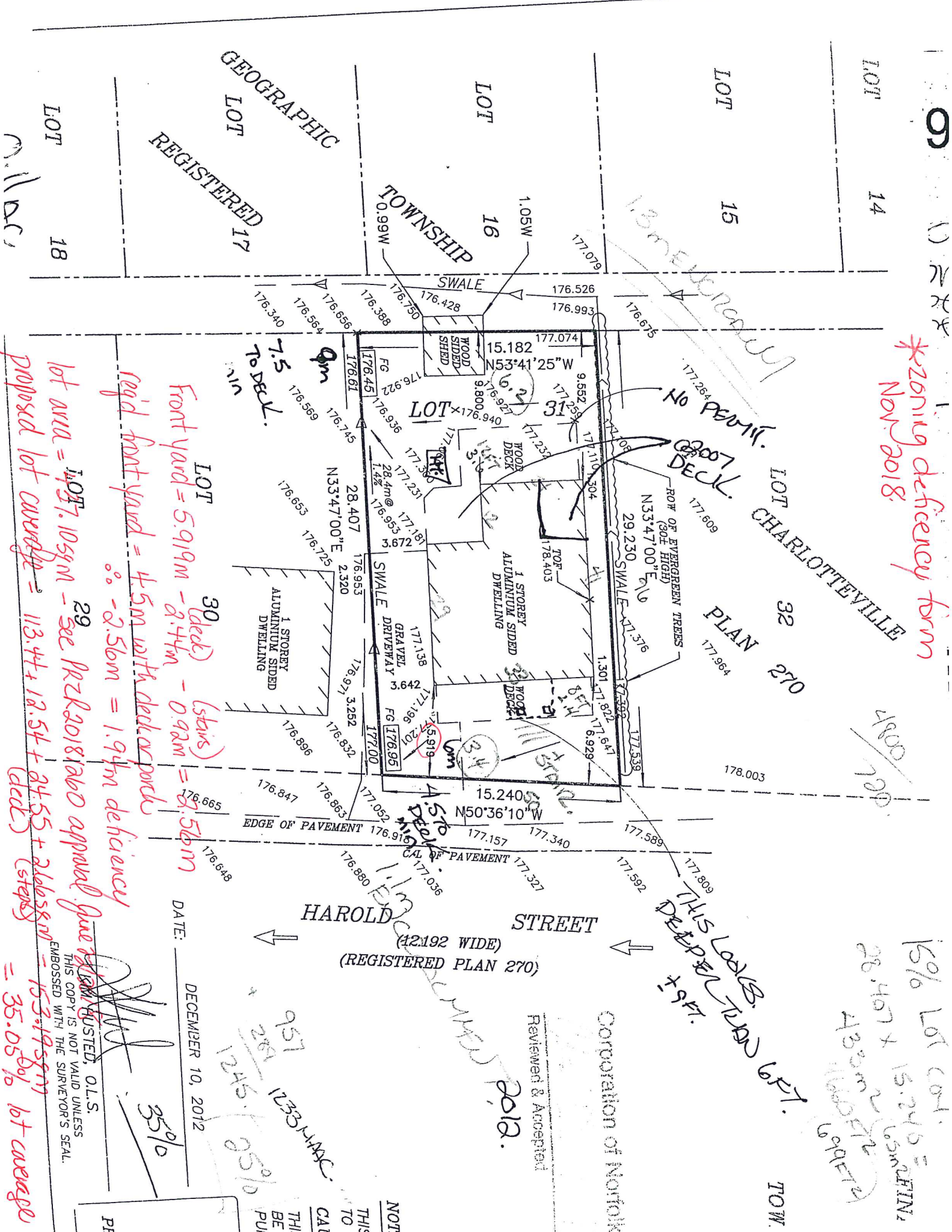
Comments

cottage and enclosed sunroom make up for 30% lot coverage (existing)



6

\*Zoning deficiency form  
Nov 2018



LOT 30 (deck) (stairs)  
Front yard = 5.919m - 2.44m - 0.92m = 2.56m  
reg'd front yard = 4.5m with deck & porch  
% - 2.56m = 1.94m deficiency  
LOT 31  
lot area = 15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 32  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 33  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 34  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 35  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 36  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 37  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

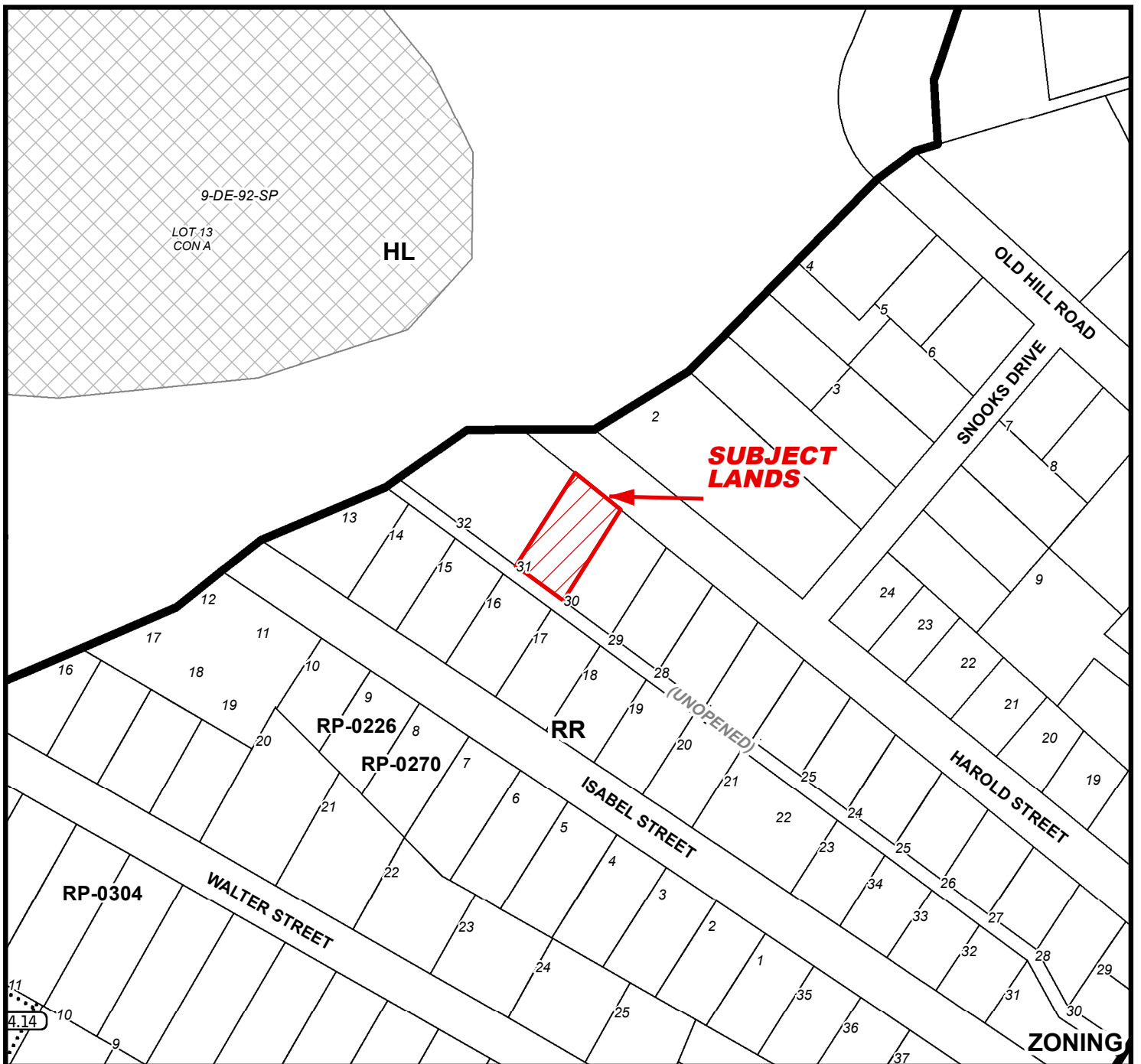
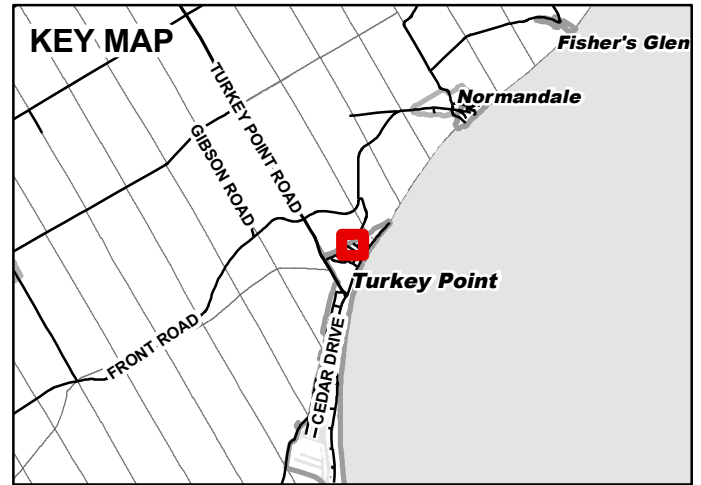
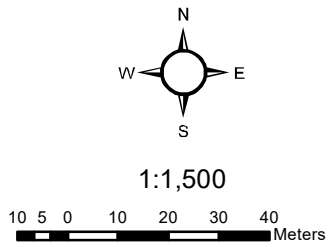
LOT 38  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 39  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage

LOT 40  
15.240m x 15.240m = 232.656m<sup>2</sup>  
proposed lot coverage = 113.44 + 12.54 + 24.55 + 24.55 = 175.08m<sup>2</sup>  
(deck) (stairs)  
= 35.05% lot coverage



**MAP 1**  
**File Number: ANPL2018294**  
Geographic Township of  
**CHARLOTTEVILLE**

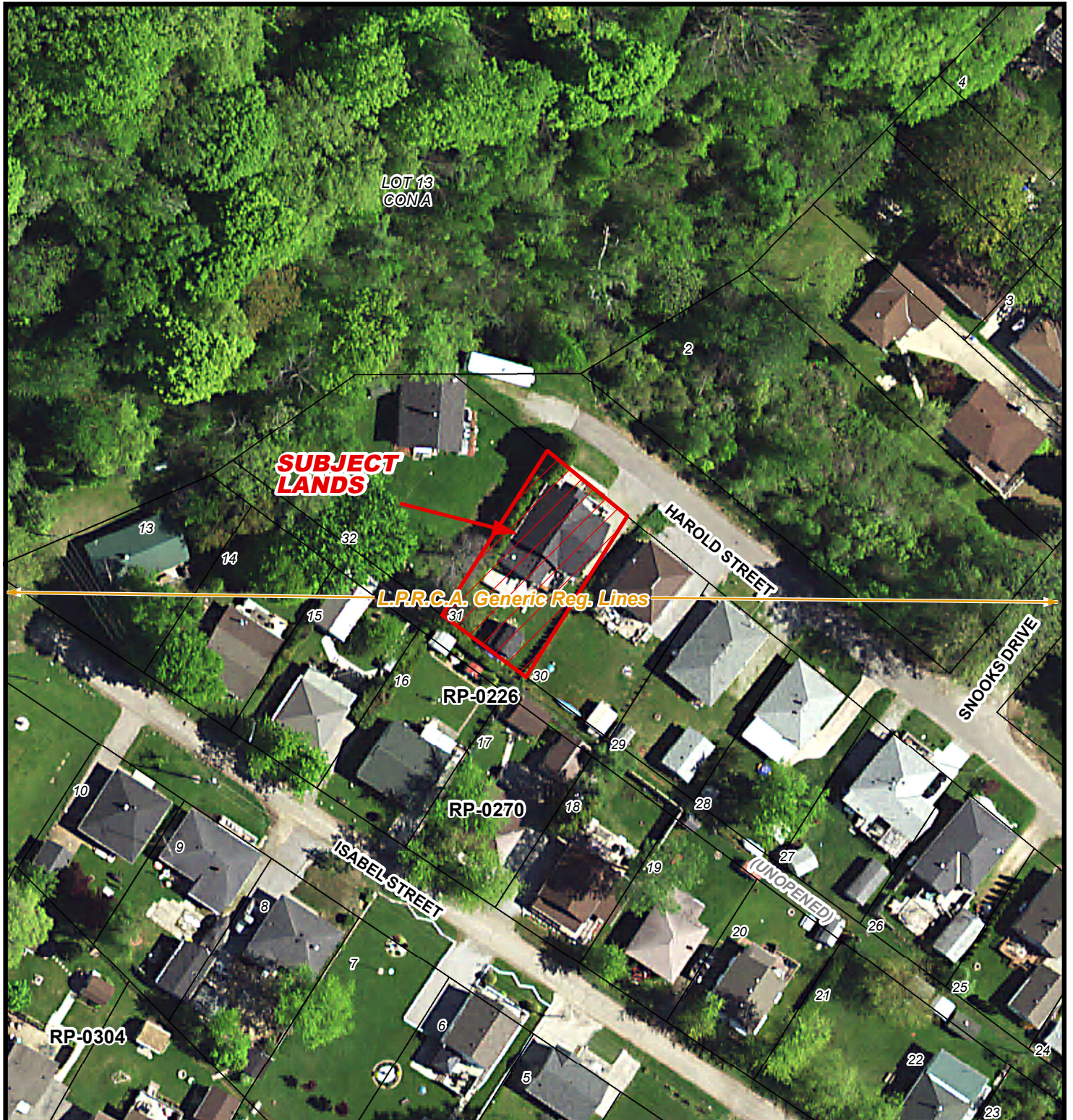
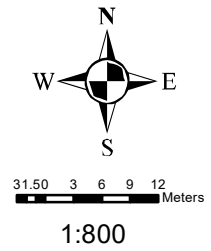




## MAP 2

File Number: ANPL2018294

Geographic Township of CHARLOTTEVILLE





# MAP 3

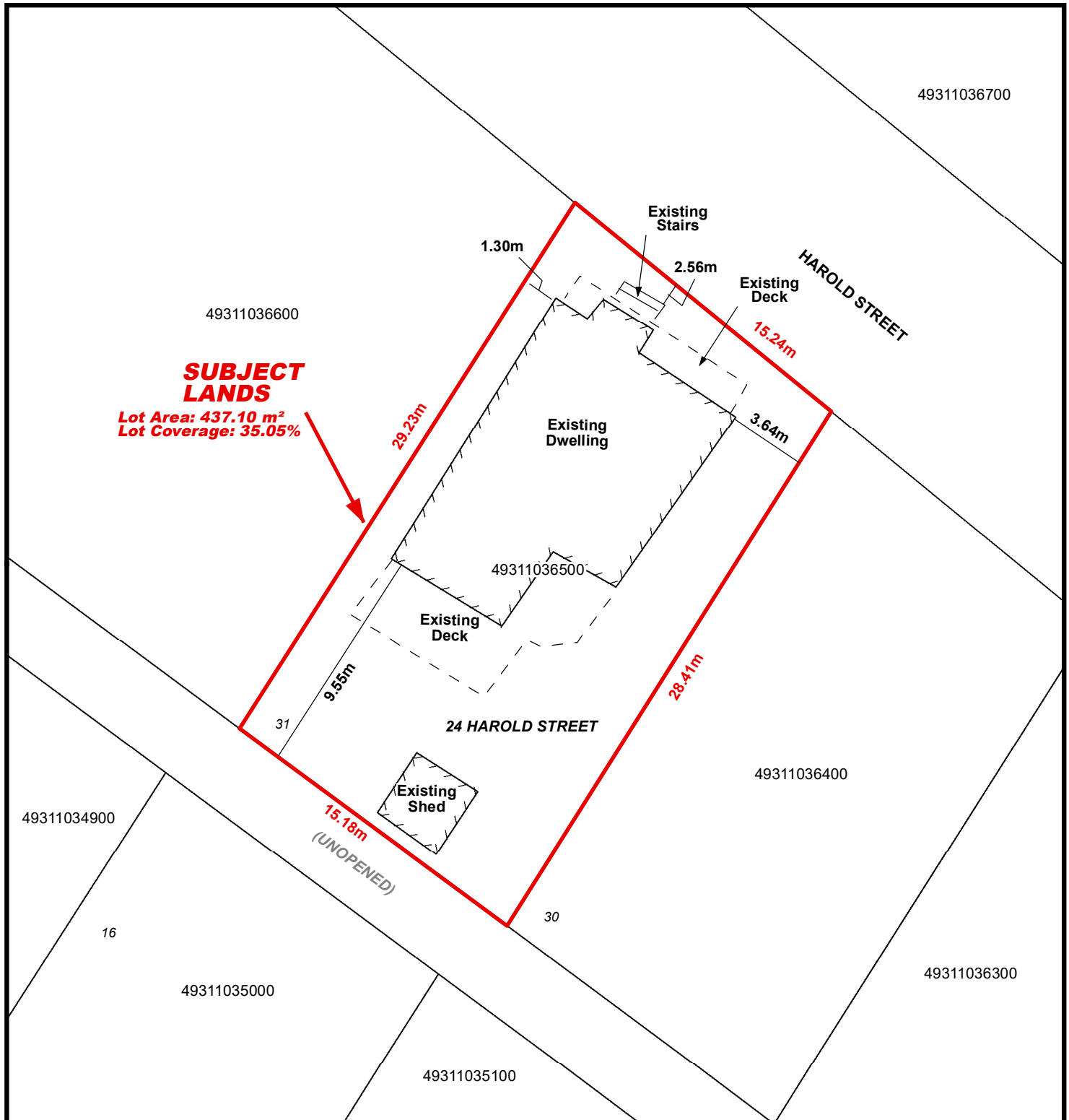
File Number: ANPL2018294

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

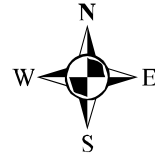
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# LOCATION OF LANDS AFFECTED

File Number: ANPL2018294

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

1:250

