

**For Office Use Only:**

File Number	<u>ANPL 2019067</u>	Application Fee	<u>1406.00</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	<u>Feb 11</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>Mar. 6</u>	Planner	<u>Neil</u>
Complete Application	<u>Mar. 6</u>	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:** 33-10-493-100-05700-0000**A. Applicant Information****Name of Owner** 2498810 ONTARIO INC. (KRIS CARSON).

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** 400 CEDAR DRIVE  
**Town and Postal Code** TURKEY POINT ONTARIO  
**Phone Number** 519 754 7766  
**Cell Number** SAME  
**Email** krisc@214carsonco.com

**Name of Applicant** SEE ABOVE  
**Address** \_\_\_\_\_  
**Town and Postal Code** \_\_\_\_\_  
**Phone Number** \_\_\_\_\_  
**Cell Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

Name of Agent

Paul Emerson

Address

46 Broadway St., East

Town and Postal Code

Paris, Ontario N3L 2R6

Phone Number

519-442-3884

Cell Number

519-717-3322

Email

emersonpaul@rogers.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, 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):

Municipal Civic Address: 400 Cedar Drive, Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort 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:

- vacation house & boat house

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, and height on your attached sketch which must be included with your application:

*(Please see Planning Report & Site Plan)*

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

*(Please see Planning Report & Site Plan)*

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:

over 40 years

9. Existing use of abutting properties:

vacation home, residence, marina channel

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, for example: m, m<sup>2</sup> or %

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):

*Minor Variances - rear yard setback (def. 7.3m)  
for - lot coverage (def. 18%)  
- boat house height (def. 1.7m)  
- boat house usable floor area (def. 21.3m<sup>2</sup>)*

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

By-law:

*- See cottage/boat house design  
- See Planning Justification Report.*

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: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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: (for example: corn, orchard, livestock) \_\_\_\_\_

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

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
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 (for example: gas station, or petroleum storage):

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:

*- local knowledge (neighbours, long time residents)*

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 Wellhead Protection Area (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 5m (marina channel)

**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

- |  |  |
|--|--|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells                    |
| <input type="checkbox"/> Individual wells      | <input checked="" type="checkbox"/> Other (describe below) |

private communal system

### Sewage Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Cedar 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.

(Please see Planning Justification Report)

## 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 Conservation and Parks, 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

\_\_\_\_\_  
Mar/6/19  
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 Kens Carson am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Paul Emerson 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

\_\_\_\_\_  
Mar/6/19  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, Paul Emerson of Paris, Ontario.

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. Simcoe

Paul Emerson

Owner/Applicant/Agent Signature

In Norfolk County

This 6<sup>th</sup> day of March

A.D., 20 19

Susan Wakeling  
A Commissioner, etc.

SUSAN DIANA WAKELING, a  
Commissioner, etc., Province of Ontario, for  
the Corporation of Norfolk County,  
Expires March 11, 2019.

# **Planning Justification Report**

## **400 Cedar Drive Cottage Development**



March 05, 2019



## **1.Introduction**

Mr. Kris Carson (for 2498810 Ontario Inc., the owner of 400 Cedar Drive, Turkey Point) is proposing to reconstruct the existing cottage and boat house at this location.

The proposed structure (with attached boathouse) will have a lot coverage of 32.87% which is slightly larger than the total lot coverage of 25% (15% + 10%) permitted in the zoning bylaw.

In addition; setback relief from the rear lot line, building height relief and useable floor area relief will be required for the attached boathouse.

## **2.Site Location & Neighbourhood Context**

This property is located at the southern end of Cedar Drive in Turkey Point. It is surrounded on its south and east sides by the boat channel associated with the Turkey Point marina. On the north side is an existing cottage and there is an existing (year-round) home directly across the street on the west side of Cedar Drive.

Existing cottage on right hand side



Properties immediately across from existing cottage



Redevelopment on Cedar Drive



Similar Redevelopment on Cedar Drive





Cedar Drive runs the entire length of Turkey Point (approximately 3km) parallel to the Lake Erie shore. This entire street, and the surrounding streets in Turkey Point, have been intensely developed with predominantly single-family cottages and/or year-round homes. On the northerly end of Cedar Drive is the commercial section and there are also several duplexes and other commercial buildings scattered along the length of Cedar Drive.

Turkey Point is an area that is predominantly developed with similar detached vacation homes. Many of these homes are located on lots that are smaller and have narrower frontages than 400 Cedar Drive.

All of Turkey Point is currently developed and is intensifying as existing properties begin to redevelop. Consequently, there are a number of examples throughout Turkey Point with lot coverages in excess of 30% (see attached air photos).

Subject Property – 400 Cedar Drive



Ferris Street and Ordinance Drive Area





Commercial and Residential Area – Northern Portion of Turkey Point



### 3. Current Planning Status

**a. Provincial Policy Statement**

The PPS was issued under Section 3 of the Planning Act and all decisions affecting land use planning matters “shall be consistent with” this document.

The proposed cottage redevelopment is consistent with the overall direction of the Provincial Policy Statement in that:

- It provides redevelopment and intensification within an established settlement area (Section 1).
- It does not impact any significant wetlands, significant woodlands or significant wildlife habitat (Section 2).
- It will be mitigated from any natural hazards by incorporating the requirements of the Long Point Region Conservation Authority (Section 3).

**b. Norfolk County Official Plan**

This property is designated as Resort Residential within the Norfolk County Official Plan. This designation permits the construction of vacation dwellings (Section 7.6).

The redevelopment of this cottage complies with the policy and land use directions in the Official Plan.

**c. Lakeshore Secondary Plan**

The Lakeshore Special Policy Secondary Plan is designed to compliment the general policies and land use designations in the Official Plan. At the same time, it gives more detailed planning and land use guidance for the waterfront.

Resort Area policies are contained in Section 11.3 of the Secondary Plan and recognizes vacation homes as the preferred type of residential development and encourages compatibly scaled infill and vacation home redevelopment where appropriate. The proposed redevelopment is in keeping with character and streetscape of the surrounding

properties and as such would be considered compatibly scaled development.

**d. County of Norfolk Zoning By-law**

The subject property is currently zoned Resort Residential (RR). The proposed redevelopment will meet the requirements for minimum lot area, minimum lot frontage, minimum front yard, minimum exterior side yard, and minimum interior side yard.

There is however a deficiency on:

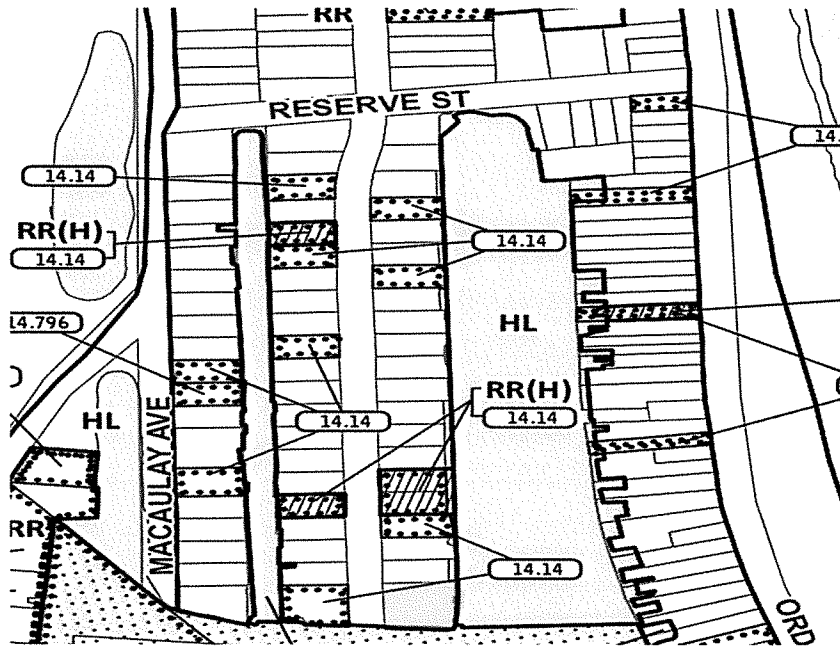
**d.1. Maximum lot coverage**

The maximum lot coverage in the Norfolk Zoning By-law is 15% (main structure) and 10% (accessory structures), in total this would equal 25%. The proposal from Mr. Carson is for a 32.87% lot coverage which includes the main structure, attached garage/boathouse, and exterior decks.

As previously mentioned, a number of the existing vacation homes/accessory structures in Turkey Point appear to occupy a footprint in excess of 25% lot coverage. A proposal of this nature would be consistent with a pattern of development/redevelopment that is evolving as landowners, in keeping with the Provincial Policy Statement and Norfolk County Official Plan, redevelop and intensify within the established Turkey Point Resort Area.

The lot at 400 Cedar Drive has a frontage which is considerably wider than the frontage of most other lots (if not all) along Cedar Drive and Ordinance Avenue. (See below mapping from Zoning By-law).





It is also located at the end of Cedar Drive and has open channel surrounding two sides of the property.

There is one neighbour to the north and a setback consistent with the Zoning By-law (1.2m) will be provided.

The other neighbour is on the opposite side of Cedar Drive.

The septic system has been designed by a professional contractor (South Brant Excavating Inc.) and will meet County standards and will be accommodated on the front lawn of the property.

This cottage has been designed for aesthetic appeal and should positively enhance the streetscape along Cedar Drive, as well as the riverscape from the marina channels.

#### **d.2. Minimum Rear Yard**

The maximum boathouse building height in Norfolk Zoning By-law is 5m.

The attached boat house will be constructed at the rear of the property to provide direct boat access to the channel. This is consistent with similar setbacks provided by existing boathouses in Turkey Point.

### **d.3 Maximum Boathouse Building Height**

The maximum boathouse building height in the Norfolk Zoning By-law is 5m. The proposal from Mr. Carson is for a 6.7m boathouse height, a deficiency of 1.7m.

The boathouse height is consistent with several new boathouses recently constructed on Cedar Drive and Macauley Ave. in Turkey Point.

In addition, the boathouse is located on the marina channel side of the lot and will not impact and neighbours. The boathouse will be .86m lower than the proposed cottage.

### **d.4. Maximum Total Usable Floor Area**

The maximum usable floor area in the Norfolk County Zoning By-law is 56m. The proposed from Mr. Carson is for 77.29m. a deficiency of 21.29m.

The proposed boathouse is designed to accommodate two boats on the lower level. The upper floor is designed to be proportionate in size for structural integrity and aesthetic appeal.

As mentioned, the boathouse is located on the marina channel side of the lot and will not impact any neighbours.

## **Conclusion**

The proposal to reconstruct the existing vacation home and boathouse at 400 Cedar Drive will be another positive redevelopment in the Turkey Point Resort Area.

This proposal is designed to meet the setback requirements from the property to the north and provide positive aesthetic appeal for homes on the west side of Cedar Drive. It will also be an enhancement to the riverscape from the two abutting marina channels.

The proposal has also been designed so that it meets the septic system requirements for the County. It will not have any impact on the natural heritage features of the area and will be designed to meet the approval of the Long Point Region Conservation Authority thereby mitigating any natural hazards.

It is consistent with, and conforms to, the planning policy framework in the Provincial Policy Statement and implements the Norfolk County Official Plan as well as the Lakeshore Secondary Plan. It will conform to the Norfolk County Zoning By-law with the variances proposed for the lot coverage and rear yard setback.

This vacation home redevelopment is compatible with the existing neighbourhood and will provide a positive economic benefit to the Turkey Point Resort Area.

Respectfully submitted on behalf of Kris Carson,



Paul Emerson

(March 6<sup>th</sup>, 2019)







# 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: 400 Cedar Drive Turkey Point

Legal Description:

Roll Number: 49310005700

Application #:

Information Origins: site plan from jewitt and dixon, preliminary drawings from owner

## Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area		1493.60		sqm
	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	13.31	N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	1.20	1.25	N/A	m
		1.20	3.90	N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00	1.63	7.37	m
	g) maximum building height	9.10	7.56	N/A	m
	h) maximum lot coverage (Note:Proposed Area)				m.sq
	i) lot	15.00	32.87	18.00	%

Comments

rounded lot coverage to 18% deficiency , rear yard set back is deficient



## 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: 400 Cedar Drive Turkey Point

Legal Description:

Roll Number: 49310005700

Application #:

Information Origins: site plan from Jewitt and Dixon, preliminary drawings from owner

### 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	6.70	1.70	m
(Note: Proposed Area)				m.sq
d) maximum total usable floor area	56.00	77.29	21.29	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for accessory buildings	10.00		N/A	%


Comments

The boathouse is not considered an accessory structure as it is attached to the cottage. But the "use" is a boathouse, so useable floor area and height of the boathouse area are considered


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

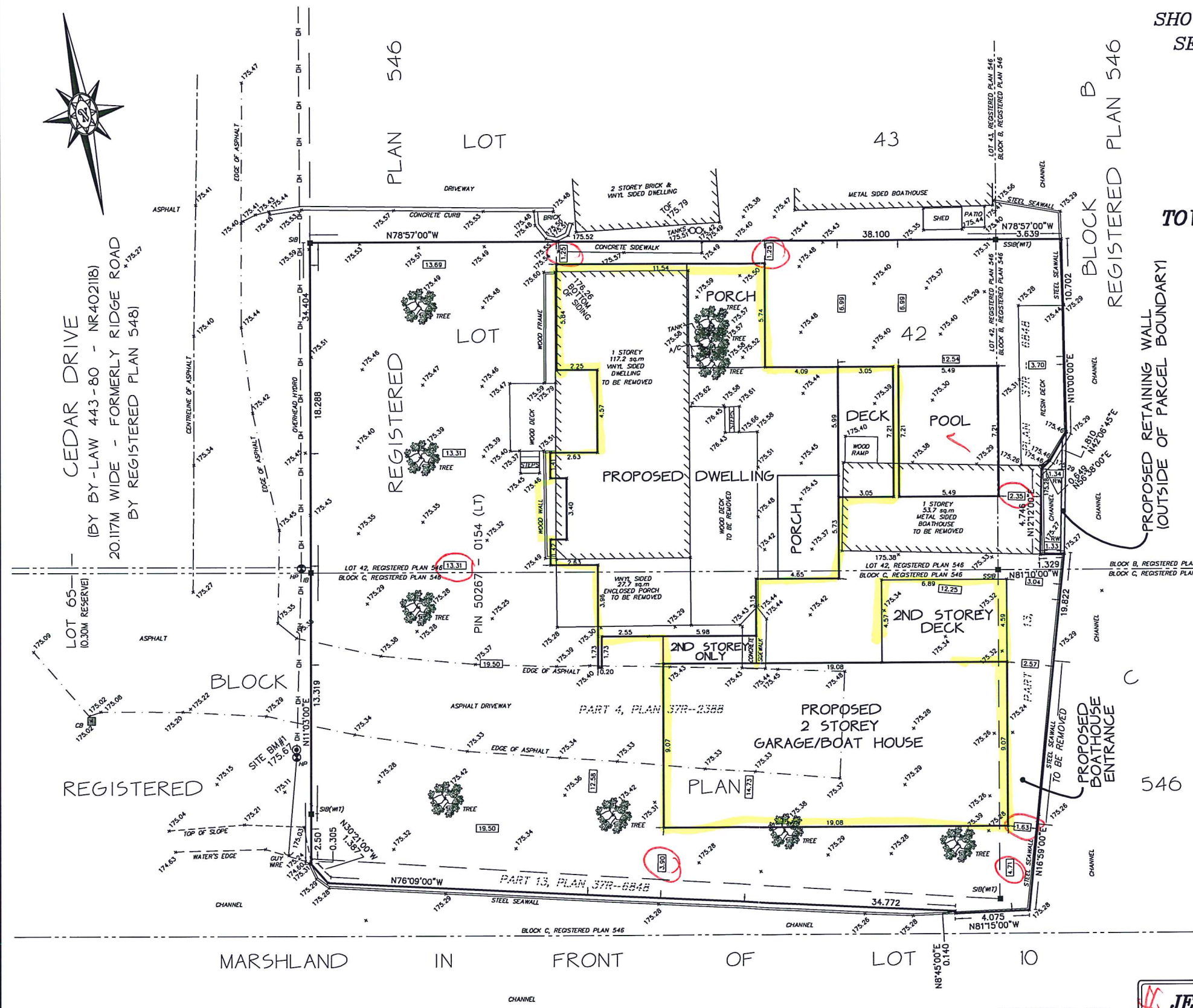
  
\_\_\_\_\_  
date

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





CEDAR DRIVE  
(BY BY-LAW 443-80 - NR402118)  
20.17M WIDE - FORMERLY RIDGE ROAD  
BY REGISTERED PLAN 548



TOPOGRAPHIC SITE PLAN  
SHOWING PROPOSED BUILDINGS AND  
SETBACKS FOR MINOR VARIANCE  
OF PART OF  
**BLOCKS B & C**  
**REGISTERED PLAN 546**  
AND ALL OF  
**LOT 42**  
**REGISTERED PLAN 546**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF CHARLOTTEVILLE**  
IN  
**NORFOLK COUNTY**  
PIN 50267 - 0154 (LT)

SCALE: 1 : 150  
METRES  
JEWITT AND DIXON LTD.

SITE B.M.#1  
SPIKE IN NORTH FACE  
OF HYDRO POLE  
ELEV = 175.67  
(GEODETIC)

LOT AREA = 1493.630 sq.m  
**Proposed**  
DWELLING WITH PORCHES/DECK = 286.554 sq.m  
GARAGE/BOATHOUSE = 172.330 sq.m  
PROPOSED LOT COVERAGE = 30.7%

LEGEND	
PROPOSED BUILDING TIES	SHOWN [1.25]
BENCH MARK	SHOWN BM [1.25]
CATCH BASIN	SHOWN CB [1.25]
TOP OF FOUNDATION	SHOWN TOF [1.25]
OVERHEAD HYDRO LINE	SHOWN O/H [1.25]
WATER VALVE	SHOWN WV [1.25]
HYDRO POLE	SHOWN HP [1.25]
GAS METER	SHOWN GM [1.25]
MANHOLE	SHOWN MH [1.25]

ELEVATIONS SHOWN HEREON ARE IN METRES  
AND ARE BASED ON A GEODETIC DATUM.

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

**NOTE:**  
THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE  
BASED ON PHYSICAL LOCATES.  
PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION  
LOCATE IS BOTH RECOMMENDED AND ADVISED.

FEBRUARY 28, 2019

KIM HUSTED, O.L.S.  
THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S SEAL.

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)  
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

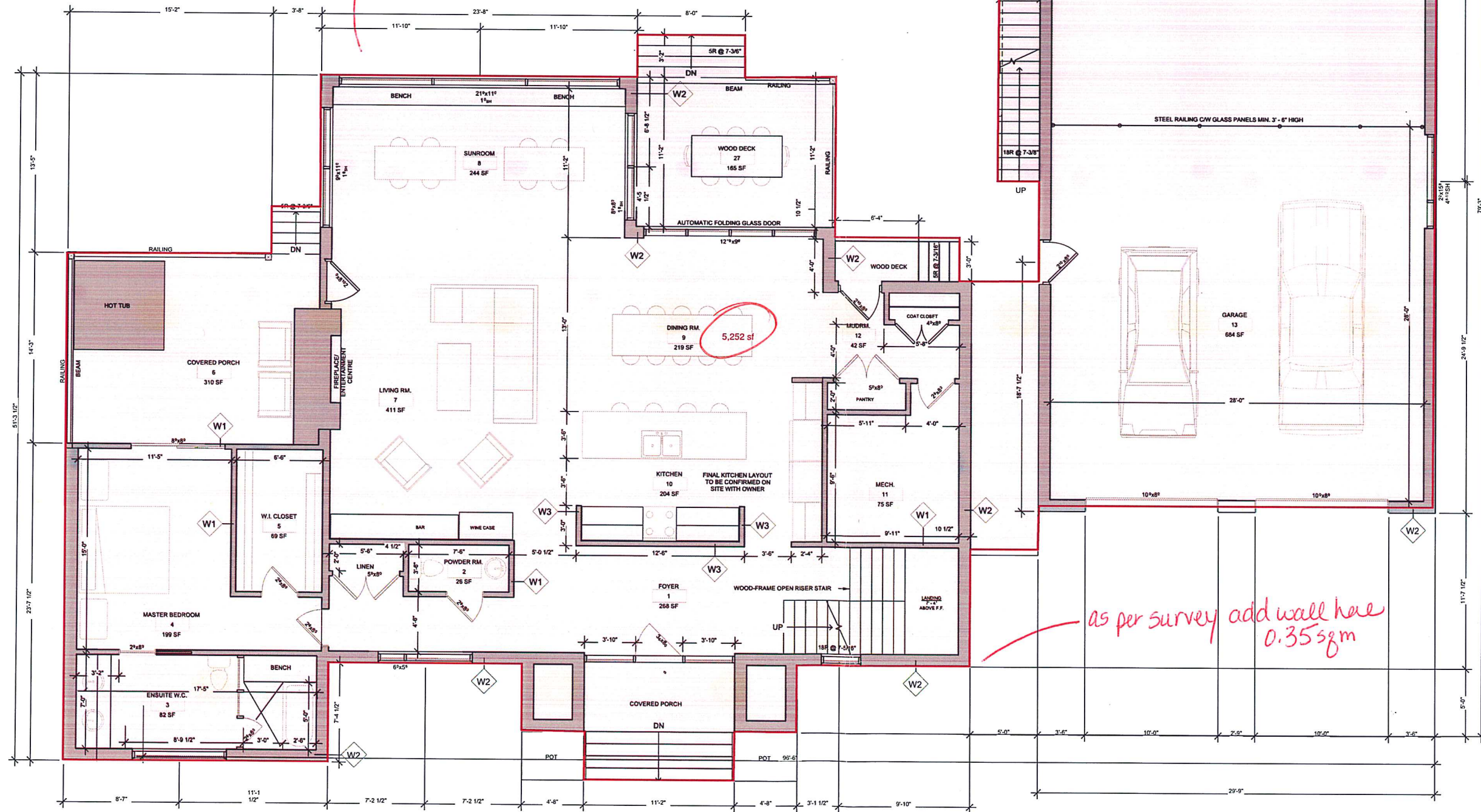
F.W. - J.P.H.
BOOK - LL
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - CARSON
PROJECT No. - 18-2099
P19 03 A1142



Zone provision setbacks (RR zone) Cottage  
 Front yard 13.31 m  
 Int. yards L = 1.25 m R = 3.90 m (along water channel)  
 Rear yard 1.63 m

NOTE: proposed pool meets zoning setbacks  
 & is not considered in lot coverage as per 3.2(g)

as per survey add deck here  
 22 sqm



as per survey add wall here  
 0.35 sqm

NOTES:

account for  
 bluebeam accuracy  
 lot coverage  
 calculates at  
 approx.  
 5282 sq ft  
 (4915 sqm).

boathouse height 22'  
 (6.7m)

boathouse useable floor  
 832 sq ft (77.29 sqm)

height of cottage = 7.56m

lot coverage of  
 cottage =  $491 \div 1493.6$   
 = 32.87%  
 (33%)

LEGEND



3 ADI DASSLER WAY  
 PARIS, ON

PROJECT:

COTTAGE CONCEPT  
 400 CEDAR DRIVE,  
 NORFOLK, ON  
 NOE 1W0

CLIENT:

CARSON

FIRST FLOOR PLAN

DESIGN: RESIDENTIAL

SCALE: 1/4" = 1'-0"

DRAWN: D.D

JOB #:

CHECKED:

001

SHEET: OF

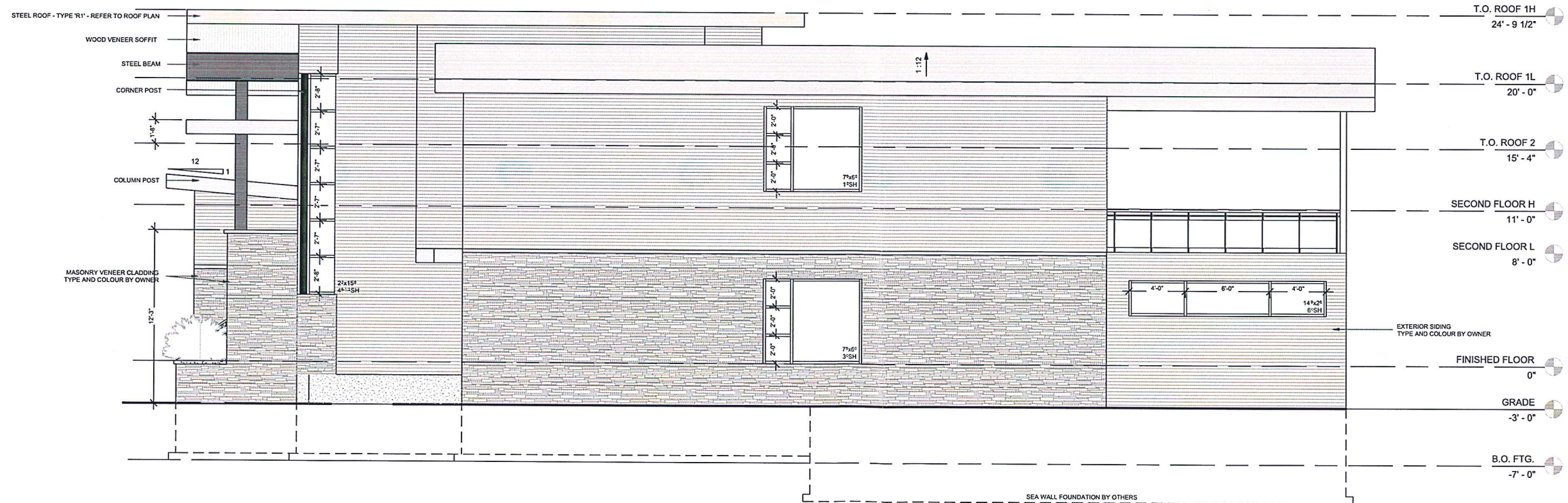
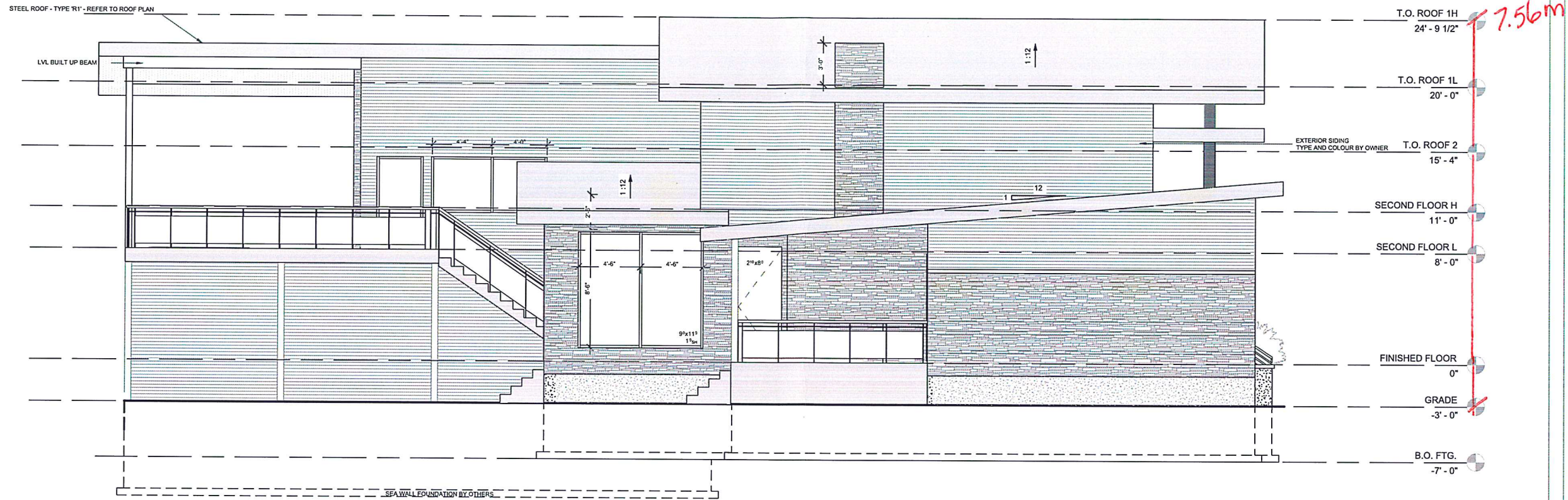
DWG #:

DATE: 06/02/2019

A3



NOTES:



LEGEND



3 ADI DASSLER WAY  
PARIS, ON

PROJECT:  
COTTAGE CONCEPT  
400 CEDAR DRIVE,  
NORFOLK, ON  
NOE 1W0

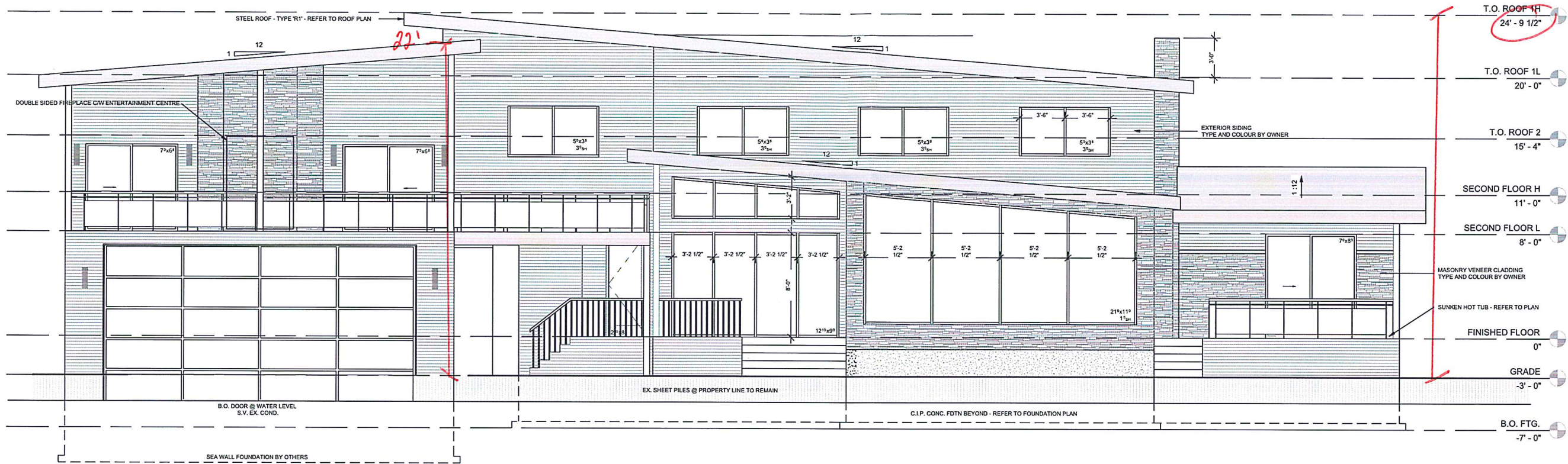
CLIENT: CARSON

NORTH & SOUTH  
ELEVATION

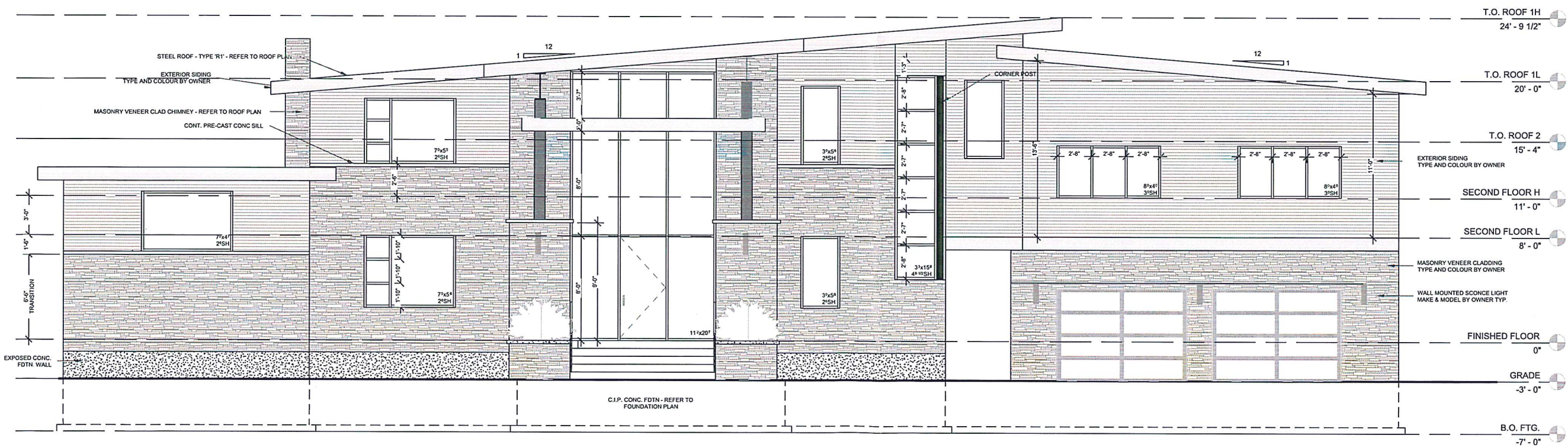
DESIGN-RESIDENTIAL	SCALE: 1/4"=1'-0"
DRAWN: D.D	JOB #: 001
CHECKED:	DWG #: A6
SHEET: OF	
DATE: 06/02/2019	



NOTES:



#### LEGEND



**214 CARSON CO.**

3 ADI DASSLER WAY  
PARIS, ON

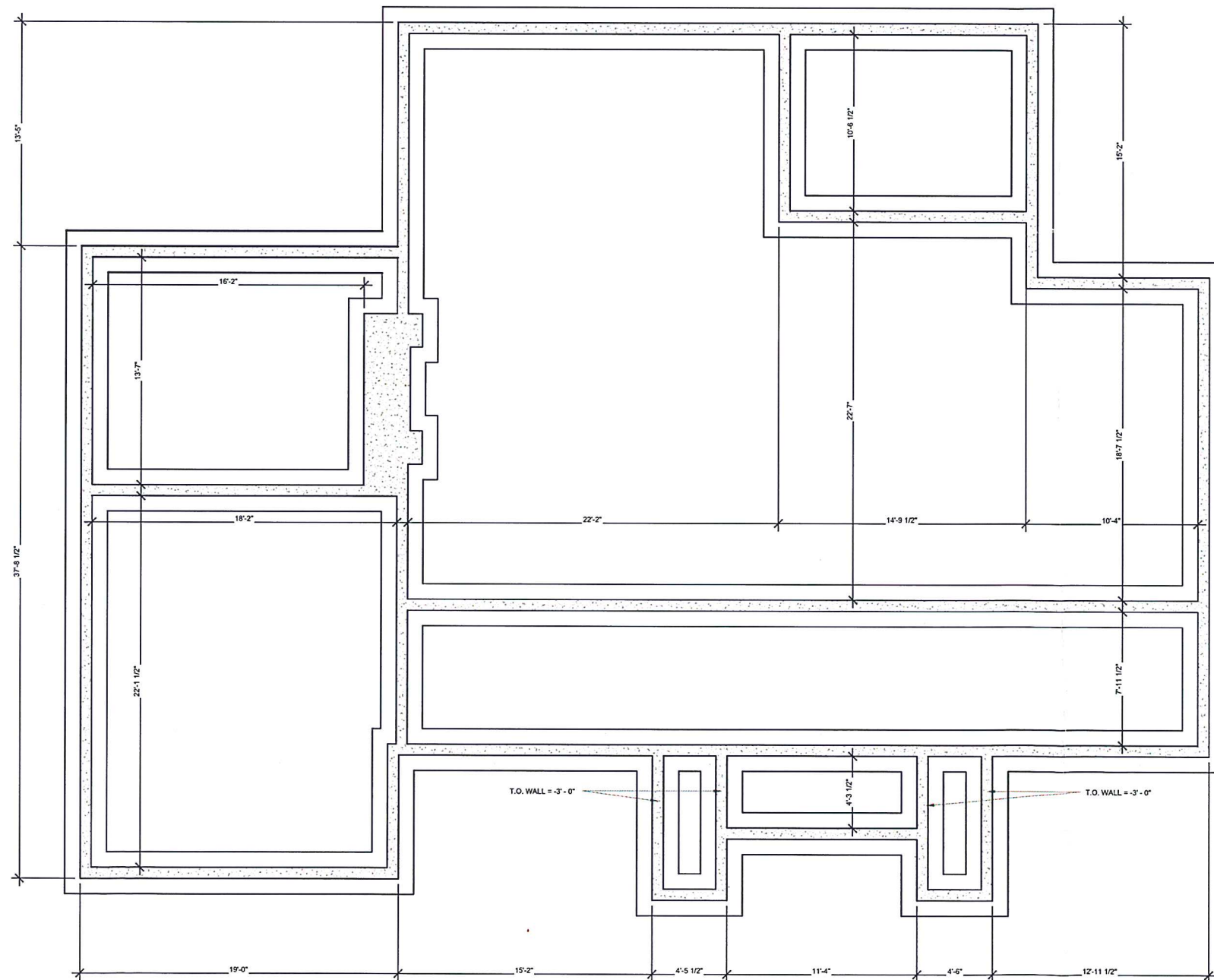
PROJECT:  
COTTAGE CONCEPT  
400 CEDAR DRIVE.  
NORFOLK, ON  
N0E 1W0

CLIENT: CARSON

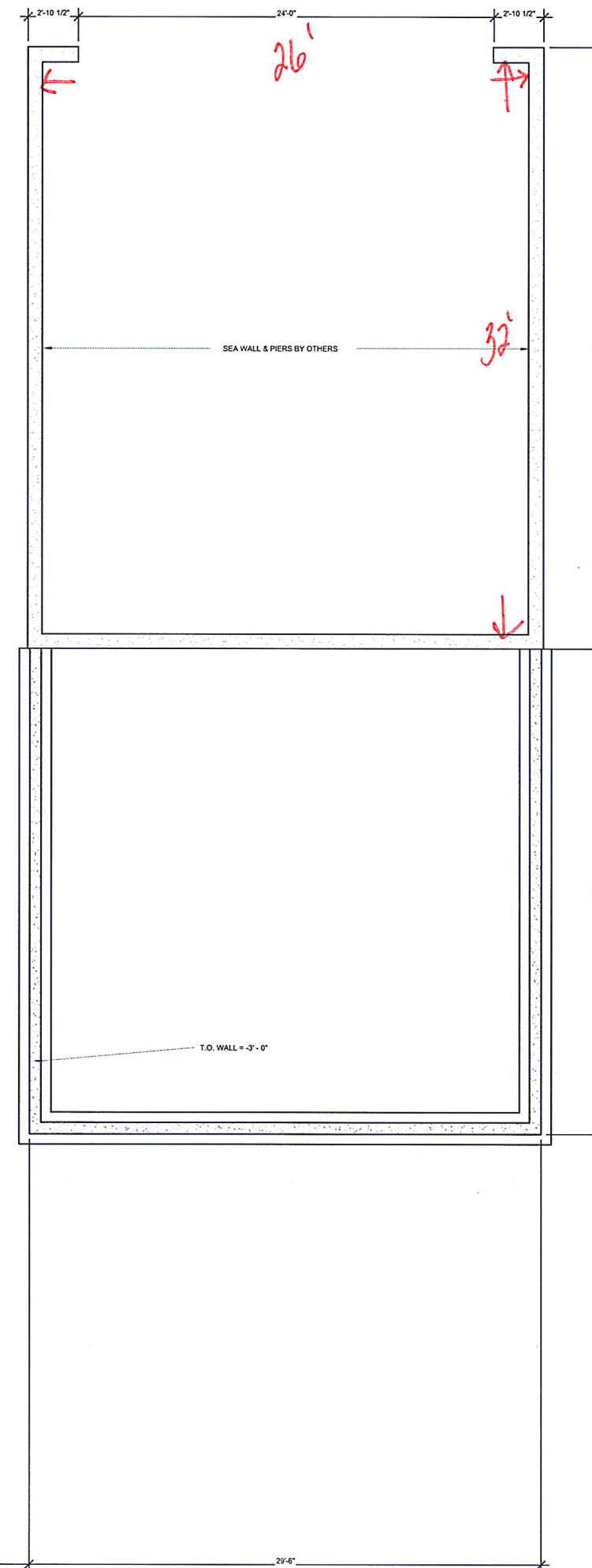
EAST & WEST  
ELEVATION

DESIGN-RESIDENTIAL	SCALE: 1/4"=1'-0"
DRAWN: D.D	JOB #:
CHECKED:	001
SHEET: OF	DWG #:
DATE: 06/02/2019	A5





PILE FOOTINGS BY OTHERS



SEA WALL & PIERS BY OTHERS

T.O. WALL = -3'-0"

T.O. WALL = -3'-0"

NOTES:

LEGEND



3 ADI DASSLER WAY  
PARIS, ON

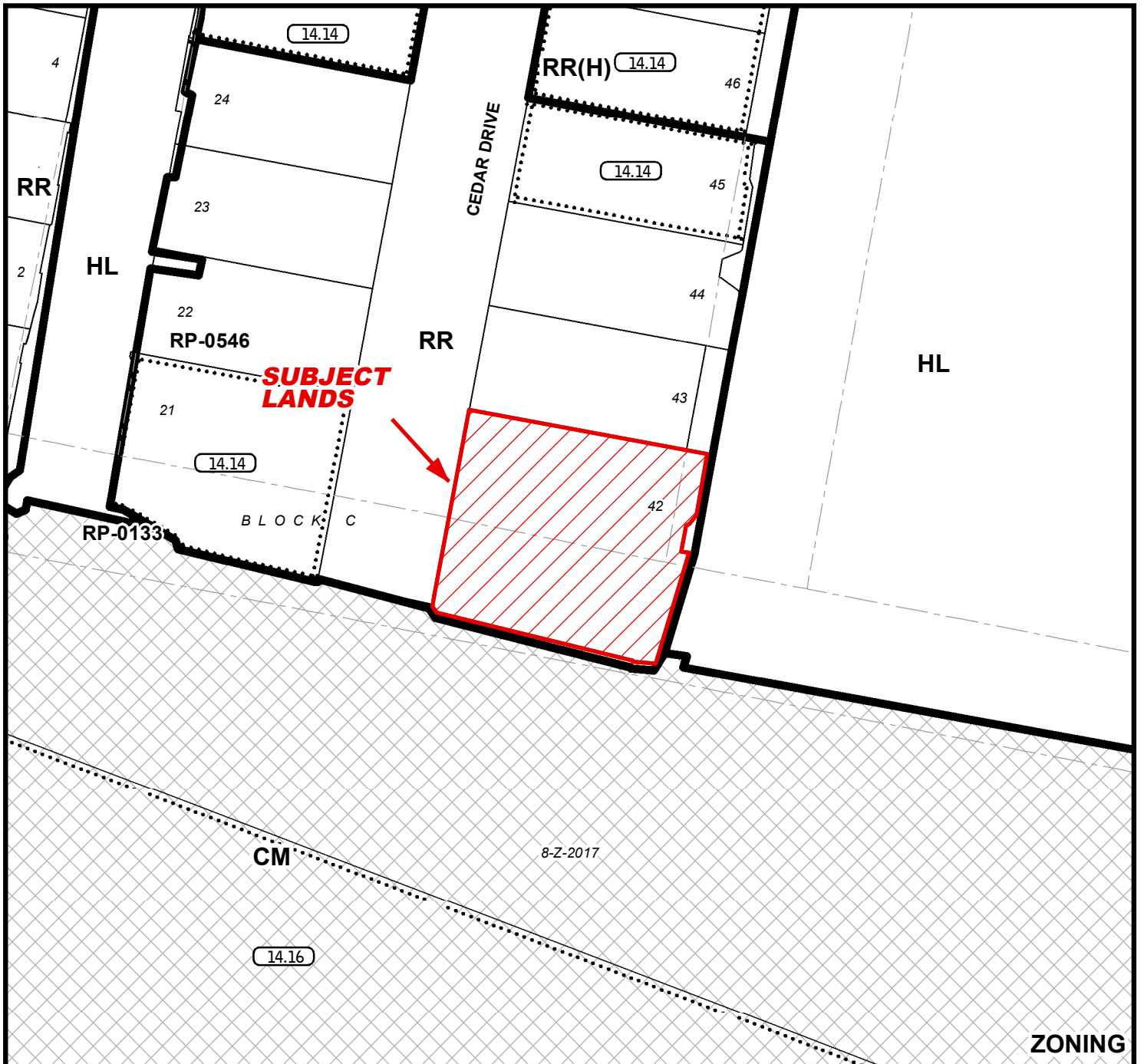
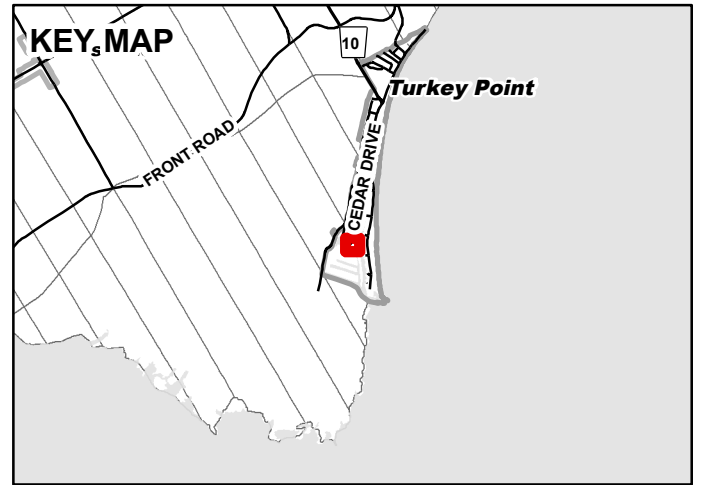
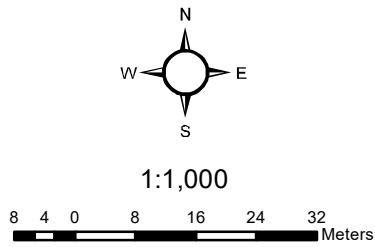
PROJECT:  
COTTAGE CONCEPT  
400 CEDAR DRIVE.  
NORFOLK, ON  
NOE 1W0

CLIENT: CARSON

FOUNDATION PLAN

DESIGN/RESIDENTIAL	SCALE: 1/4"=1'-0"
DRAWN: D.D	JOB #: 001
CHECKED:	DWG #: A2
SHEET: OF	
DATE: 06/02/2019	

**MAP 1**  
**File Number: ANPL2019067**  
Geographic Township of  
**CHARLOTTEVILLE**



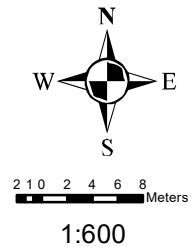
**ZONING**



## MAP 2

File Number: ANPL2019067

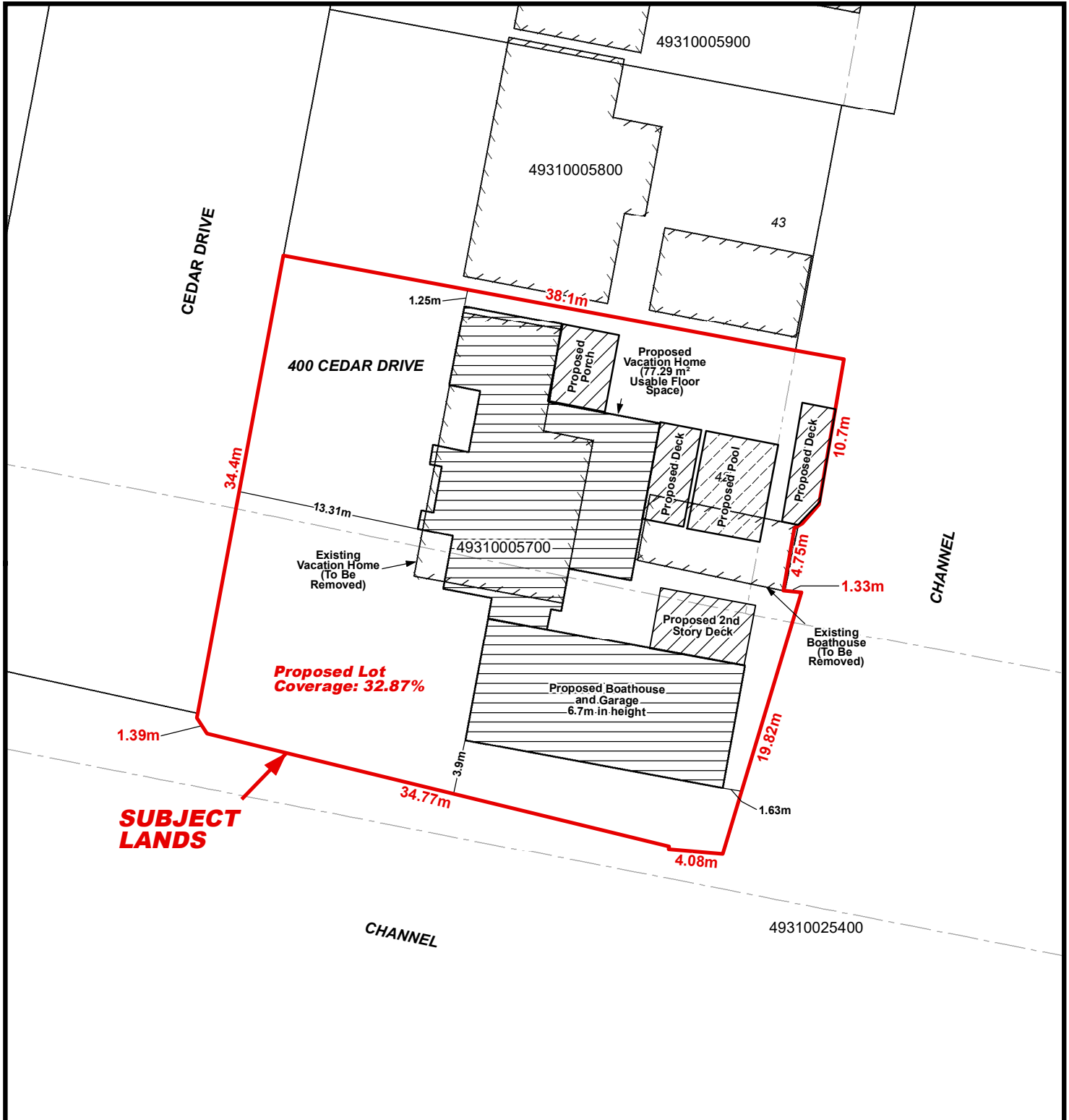
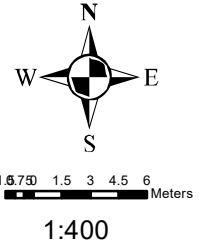
Geographic Township of CHARLOTTEVILLE



# MAP 3

File Number: ANPL2019067

Geographic Township of CHARLOTTEVILLE



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019067

Geographic Township of CHARLOTTEVILLE



1:6.7 1.5 3 4.5 6 Meters

1:400

