

For Office Use Only:

File Number	<u>ANPL2019093</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>\$480.25</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>March 20/19</u>	Planner	<u>Steve</u>
Complete Application	<u>March 20/19</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: 49311003100

A. Applicant Information

Name of Owner Sharon Wright

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 196 Cedar Drive,
Town and Postal Code Turkey Point N0E 1T0
Phone Number 5194262137
Cell Number 5194209318
Email sfwright43@yahoo.ca

Name of Applicant Sharon Wright
Address 196 Cedar Drive
Town and Postal Code Turkey Point N0E 1T0
Phone Number 5194262137
Cell Number 5194209318
Email sfwright43@yahoo.ca

Name of Agent Dennis Wright
Address 189 Lynedoch Road
Town and Postal Code N4B2W4
Phone Number 5194209318
Cell Number _____
Email dennis.wright@granderie.ca

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 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 34 Registered Plan 128 and part of Lot 12 Turkey Point Marsh in front of Concession A , Township of Charlotteville in Norfolk County

Municipal Civic Address: 196 Cedar Drive, Turkey Point

Present Official Plan Designation(s): Part 34, Plan 37R-5188 and Part 34, Plan 37R-5296

Present Zoning: Resort Residential

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 Cottage

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:

Remove existing vinyl sided garage, retain main dwelling, as detailed in drawings

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.

NA

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:

Add 1.5 Storey Garage, as detailed in drawings with setbacks.

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:

NA

9. Existing use of abutting properties:

Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

~~Hydro Easement at cottage Deck - removal expected in June 2019~~

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	12.180 m	
Lot depth	52.496m, 53.224 m	
Lot width	12.186 m	
Lot area		
Lot coverage	<i>100%</i>	<i>9.4%</i>
Front yard		<i>6.23%</i>
Rear yard		
Left Interior side yard		<i>1.77 m</i>
Right Interior side yard		<i>1.25 m</i>
Exterior side yard (corner lot)		<i>✓</i>

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

Building Height *Allow building height of 7.81 m*

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

By-law: *Require Second storey Storage Space so require second storey that is useable.*

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):
NA
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:
NA

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 *NA*

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:

replacing existing garage

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:

Replacing existing garage.

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 NA

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

☐ On the subject lands or ☒ within 500 meters – distance 141 m

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Lakeview Water Systems Limited

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

Over land

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ 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.

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

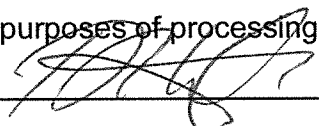
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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

March 20/2019.

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

I/We authorize Dennis Wight 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.

Sharon Wright

Owner

March 20/19.

Date

Owner

Date

K. Declaration

I, Dennis Wright 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:

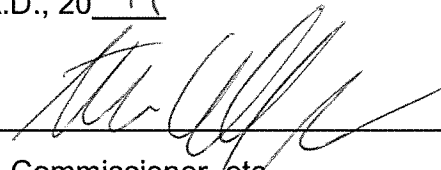
Simcoe


Owner/Applicant/Agent Signature

In Norfolk

This 20th day of March

A.D., 20 19


A Commissioner, etc.



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: 196 Cedar

Legal Description:

Roll Number: 49311003100

Application #:

Information Origins: drawings and site plan from Jewitt and Dixon

Resort Residential Zone (RR)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>		5.00	7.81	2.81	m
b) <i>minimum front yard</i>		6.00	6.23		m
c) <i>minimum exterior side yard</i>		6.00			m
d) <i>minimum interior side yard</i>	Left	1.20	1.77		m
	Right	1.20	1.25		
e) <i>minimum rear yard</i>		1.20	39.00		m
f) <i>through lot distance to street line</i>		6.00			m
g) <i>Lot coverage (Note: Proposed Area)</i>					m.sq
i) <i>lot coverage</i>		10.00	9.40		%
ii) <i>usable floor area</i>		100.00	96.82		m.sq

Comments

deficient in height only. No habitable room permitted in an accessory building.

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

Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

Signature of Zoning Administrator

date

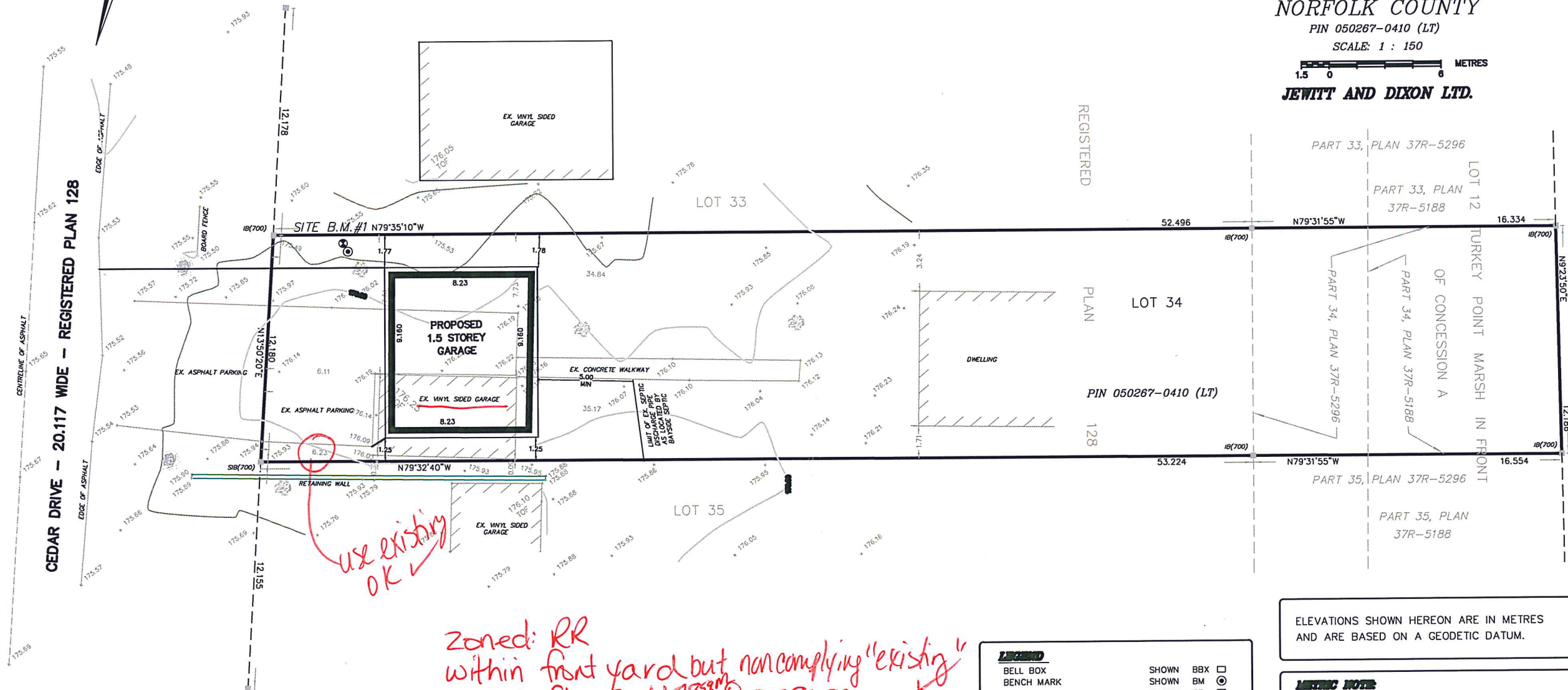
AS PER: Fritz R. Enzlin. CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County



SITE B.M. #1
SPIKE IN SOUTH FACE
OF HYDRO POLE
ELEV = 176.153
(GEODETIC)

TOPOGRAPHIC SITE PLAN
OF ALL OF
LOT 34, REGISTERED PLAN 128
AND PART OF
LOT 12 TURKEY POINT MARSH
IN FRONT OF CONCESSION A
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY
PIN 050267-0410 (LT)
SCALE: 1 : 150

1.5 0 6 METRES
JEWITT AND DIXON LTD.



LOT AREA = 844.5m²
AREA OF PROPOSED GARAGE = 79.5m²
LOT COVERAGE OF PROPOSED GARAGE = 9.4%

Handwritten notes:
Zoned: RR
within front yard but noncomplying "existing"
useable floor 61.78sqm @ 796.82sqm
35.04sqm @ 796.82sqm
no habitable room permitted

Legend	SHOWN	BBX	□
BELL BOX	SHOWN	BM	○
BENCH MARK	SHOWN	CB	■
CATCH BASIN	SHOWN	TOF	▲
TOP OF FOUNDATION	SHOWN	O/H	▲
OVERHEAD HYDRO LINE	SHOWN	WV	▲
WATER VALVE	SHOWN	HP	▲
HYDRO POLE	SHOWN	GM	▲
GAS METER	SHOWN	MH	▲
MANHOLE	SHOWN		

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.

PROPOSED GARAGE ELEVATIONS:

GARAGE FLOOR =
TOP OF FOUNDATION =
FIRST FLOOR =
BASEMENT FLOOR =
U/S OF FOOTING =

FEBRUARY 9, 2019

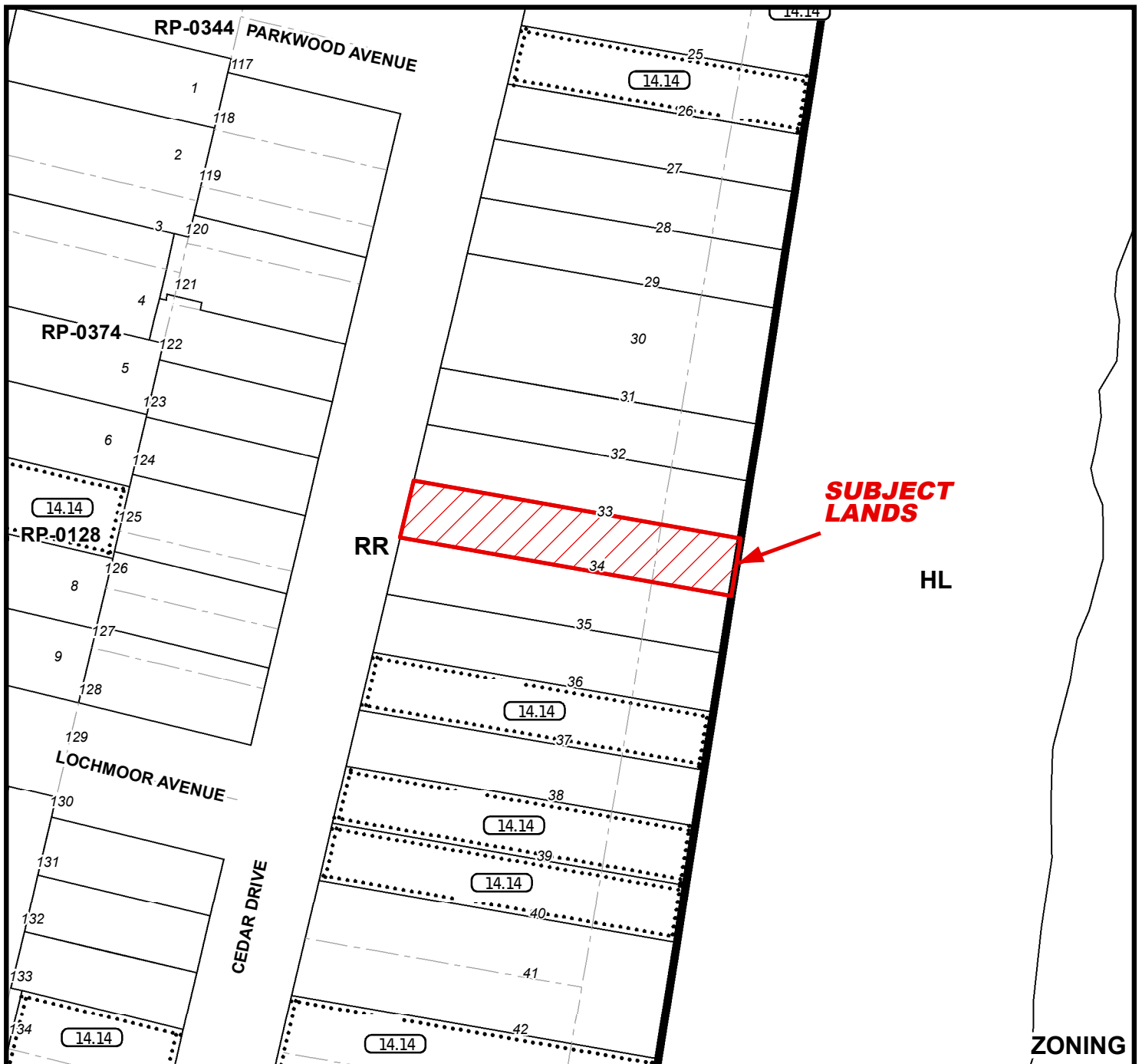
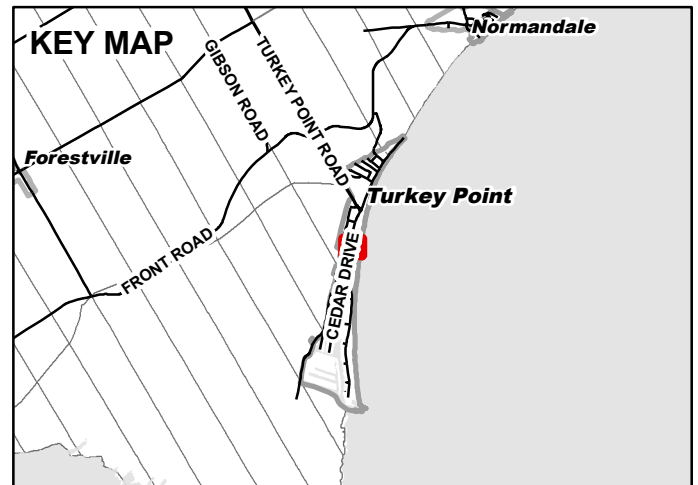
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL

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

F.W.	-	J.P.H.
BOOK	-	LL
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT	-	WRIGHT
PROJECT No.	-	19-2108
P19 03 A		

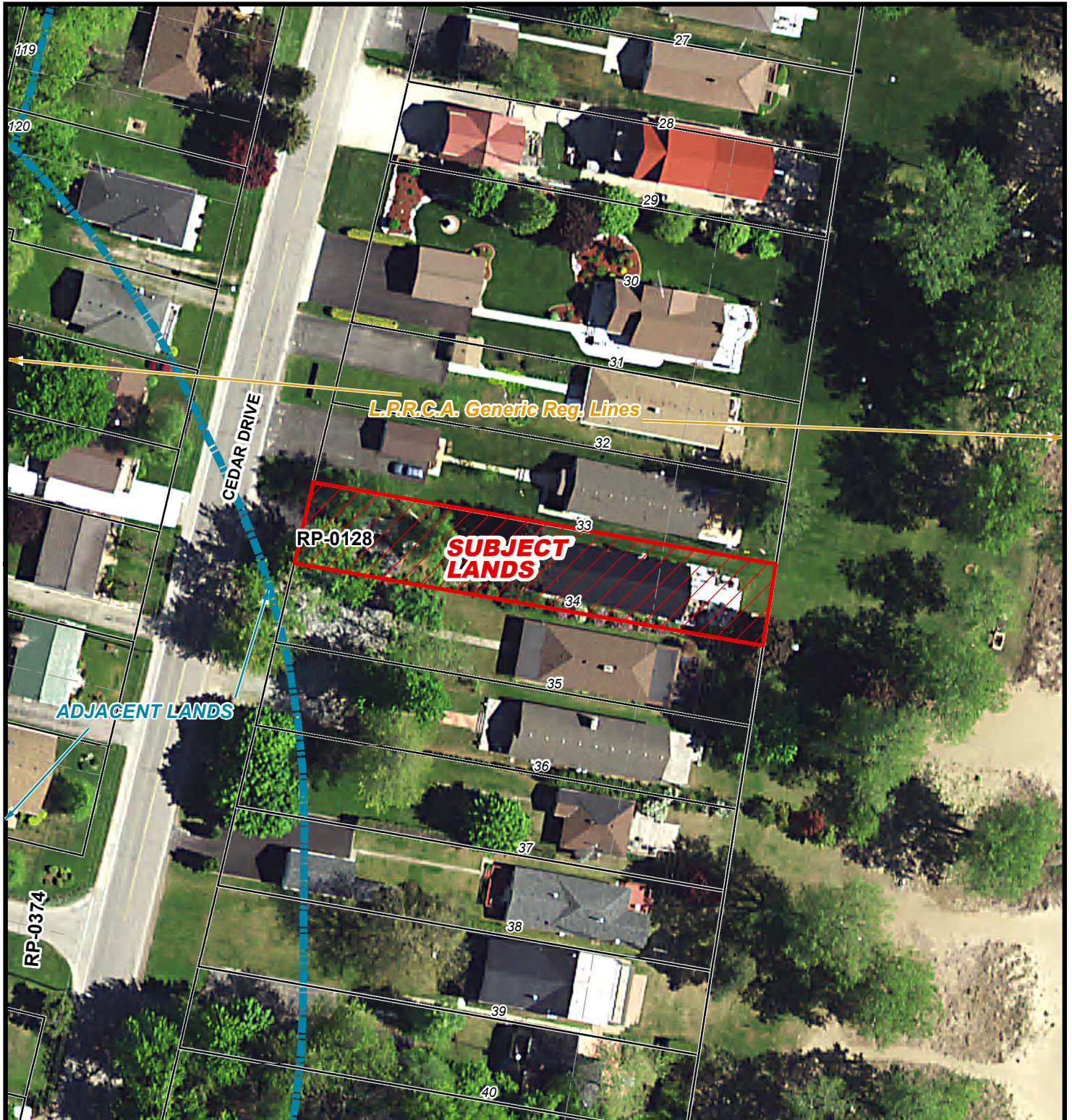
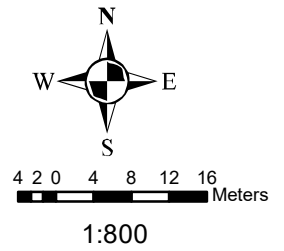
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2019093

Geographic Township of CHARLOTTEVILLE



MAP 3

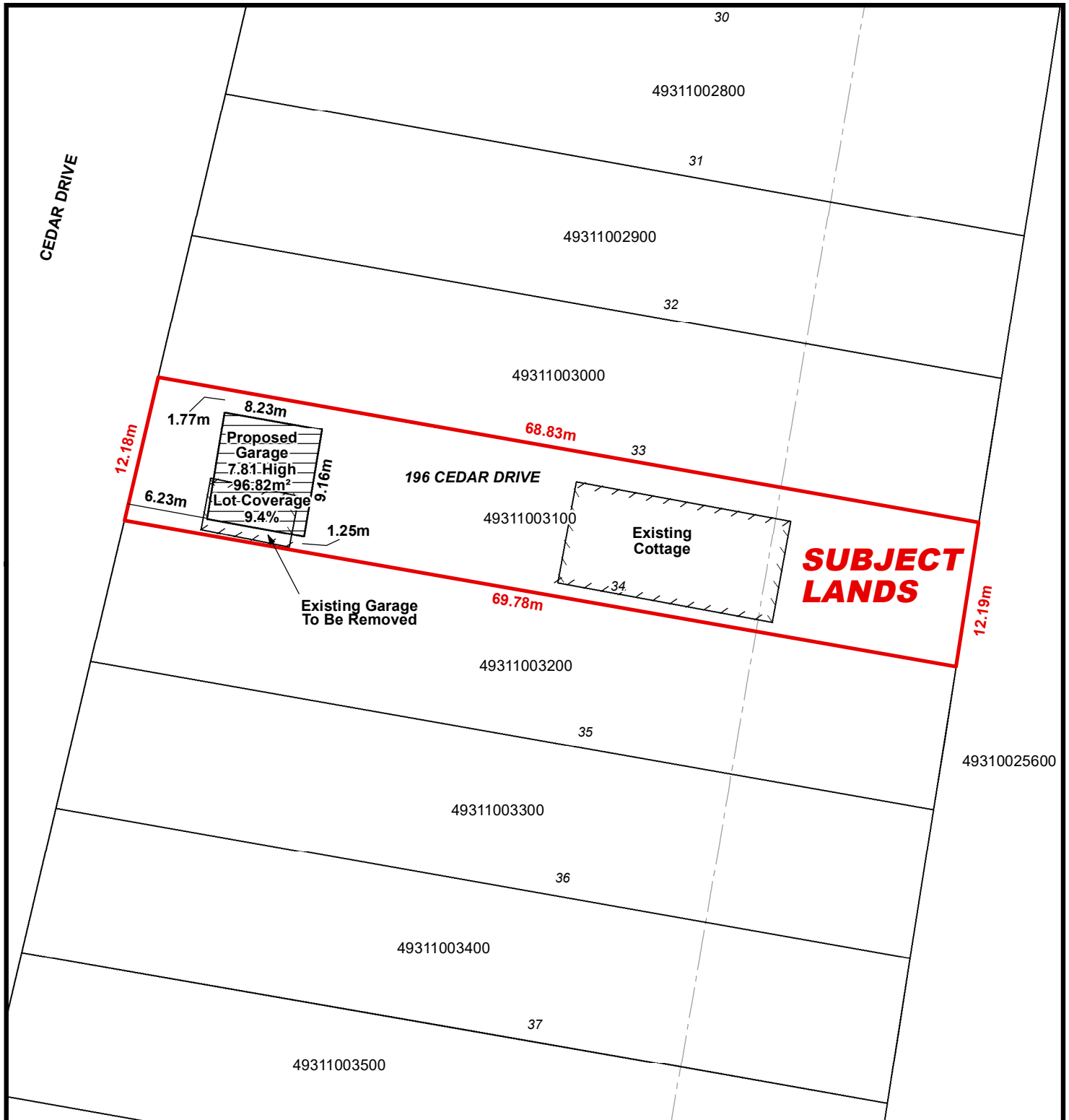
File Number: ANPL2019093

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:450



LOCATION OF LANDS AFFECTED

File Number: ANPL2019093

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:450

