

**For Office Use Only:**

File Number	<u>ANPL2019241</u>	Application Fee	<u>\$1500</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>\$480.25</u>
Pre-consultation Meeting	<u>June 2019</u>	OSSD Form Provided	<u>new system proposed</u>
Application Submitted	<u>July 3/2019</u>	Planner	<u>Steve</u>
Complete Application	<u>July 3/2019</u>	Public Notice Sign	<u>Yes</u>

**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☒ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 493 100 43800**A. Applicant Information****Name of Owner**~~John & Nancy Rogers~~

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**#8 RESERVE ST.**Town and Postal Code**TURNKEY POINT**Phone Number****Cell Number**519 429 9915**Email**john@rogersrealtyltd.com**Name of Applicant**SAME~~JOAN ROGERS~~**Address**~~1724 EAST QUARTER WAY WINDHAM~~**Town and Postal Code**~~RR #1 WINDHAM CENTRE NOB 2A0~~**Phone Number** CELL~~519 428-7350~~**Cell Number****Email**~~SWIFTORALEFARM@MSN.COM~~

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

JOHN ROGERS

~~ANNE H. LAMON.~~

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:

N/A

**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 CON A PLT 11

Municipal Civic Address:

8 RESERVE ST.

Present Official Plan Designation(s):

RESORT RESIDENTIAL

Present Zoning:

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:

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:

ALL EXISTING STRUCTURES TO BE  
REMOVED, RES & ACCESSORY BLDGS.

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.

N/A

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:

NEW 2-STORY <sup>CO-1 AG2</sup> ~~500~~ APPROX ~~5000~~ <sup>1000</sup> ~~FOOT~~ <sup>FEET</sup> ~~WIDE~~  
PROPOSED WILL MATCH SURROUNDING EXISTING  
RESIDENTS.

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:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

+ 60 YEARS.

9. Existing use of abutting properties:

RESIDENTIAL / S.F.D.

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	SEE SAWITT + DIXON SKETCH	
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):

FRONT YARD SET BACK RELIEF  
SO NEW STRUCTURE WILL ALIGN WITH NEW  
ABUTTING / FRANKING RESIDENTS  
PLUS LOT COVERAGE RELIEF TO 23%.

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

WOULD NOT BE APPEALING OR PRACTICAL  
TO LOCATE NEW PROPOSED STRUCTURE BEHIND  
OTHERS AND WILL ALLOW REAR YARD TO BE  
USED NEW CERTIFIED SEPTIC SYSTEM.

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

Frontage: \_\_\_\_\_

Depth: N/A

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 \_\_\_\_\_





3. Provide the information you used to determine the answers to the above questions:

RECORDS SHOW  
HISTORICALLY ONLY COTTAGES IN AREA

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:

~~NOT~~

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:

DEVELOPING OLD RESIDENTIAL COTTAGE  
~~NOT~~

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:

~~NOT~~

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 MARSH (WOODED AREA) 400 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 250 m.

**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)

PRIVATELY OWNED WATER SUPPLIER.

### Sewage Treatment

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

NEW APPROVED SYSTEM.

### Storm Drainage

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

APPROVED DESIGNED DRAINAGE PLAN.

2. Existing or proposed access to subject lands:

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

Name of road/street:

RESERVE ST

## 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.

COTTAGE  
REPLACEMENT OF EXISTING ~~SET~~ FAMILY  
DWELLING THAT WILL MEET ALL EXISTING  
MUNICIPAL & PROVINCIAL REQ. FOR RESIDENTIAL  
USE.

#### **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 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

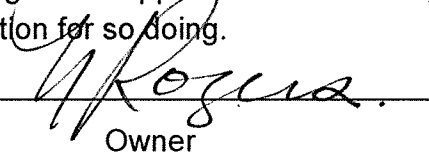
JUNE 21/19  
Date

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

I/We authorize JOHN ROGERS 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

JUNE 24/19  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

K. Declaration

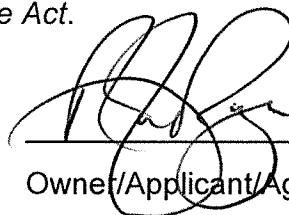
I, JOHN ROGERS of TURKEY POINT

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:

Simcoe

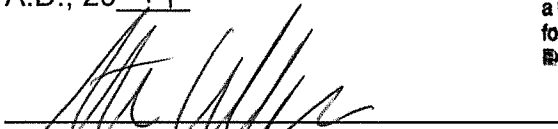


Owner/Applicant/Agent Signature

In Norfolk County

This 3<sup>rd</sup> day of July

A.D., 20 19



A Commissioner, etc.

Steven James Collyer,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 8, 2021.



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 8 Reserve St (turkey point) Legal Decription:

Roll Number: 49310043800 Application #:  
Information Origins: survey from Jewitt Dixon, no drawings at this time

Resort Residential Zone (RR)

	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area		443.00		m.sq
	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	12.19	N/A	m
	ii) corner lot	18.00		N/A	m
	c) mimimum front yard	6.00	1.62	4.38	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	3.69	N/A	m
		1.20	1.25	N/A	m
	f) minimum rear yard	9.00	20.0+	N/A	m
	g) maximum building height	9.10	<9.1	N/A	m
	h) maximum lot coverage (Note:Proposed Area)				m.sq
	i) lot	15.00	23.00	8.00	%
	Comments	lot is existing, new cottage proposed. Deficient in lot coverag and lot frontage. No decks are proposed			

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

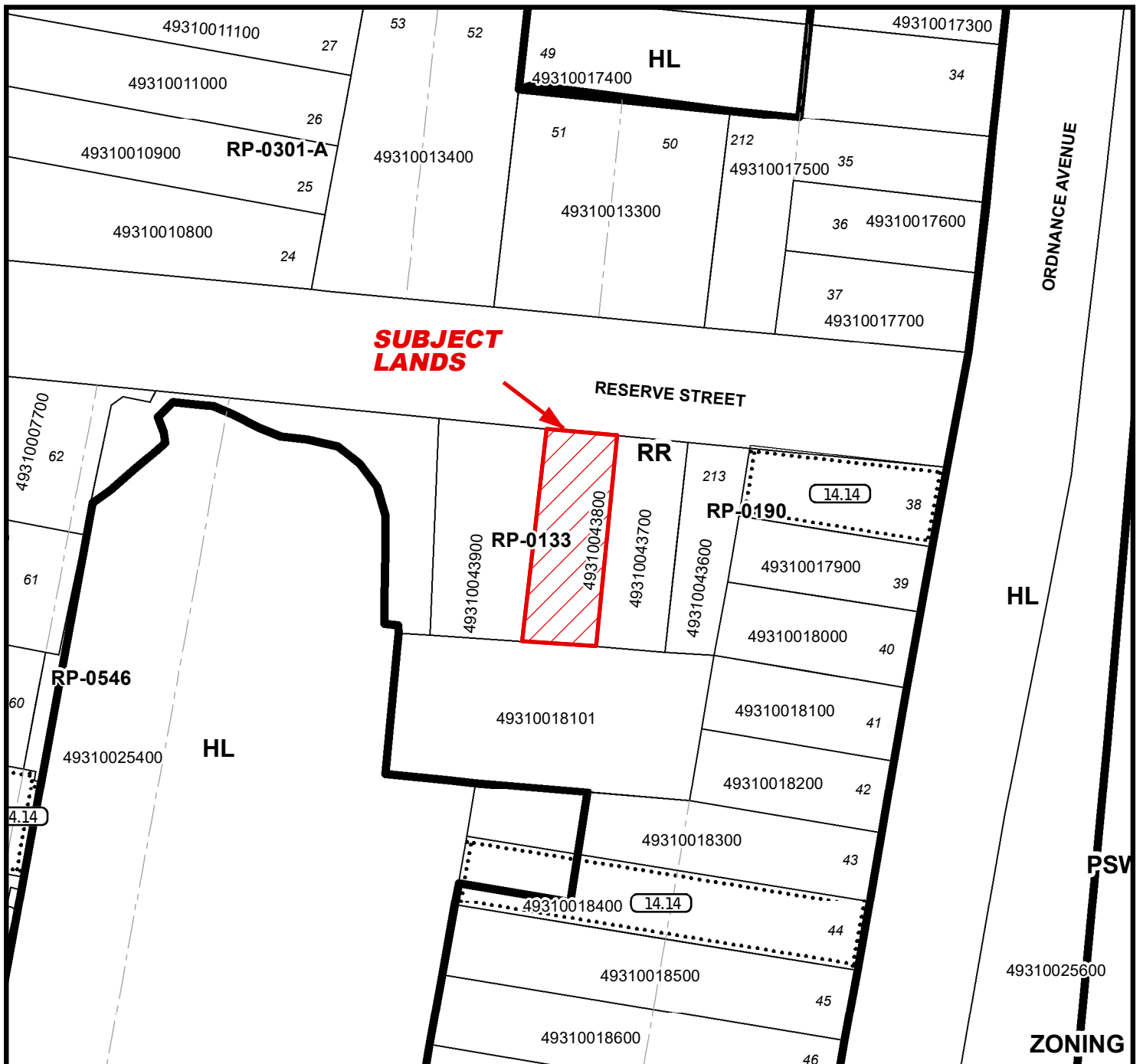
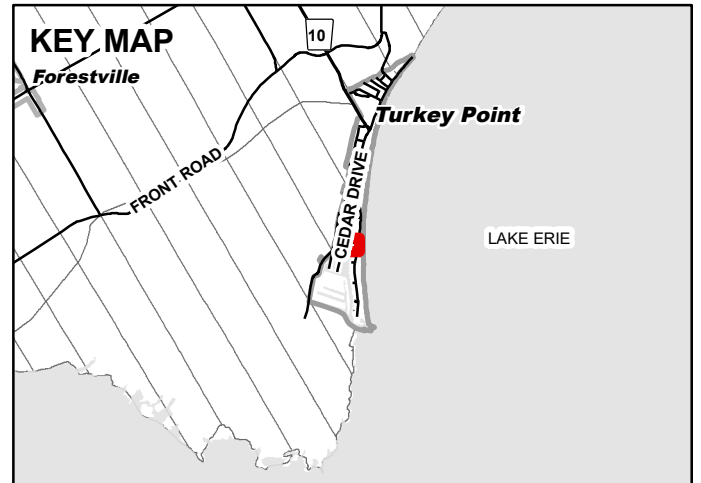
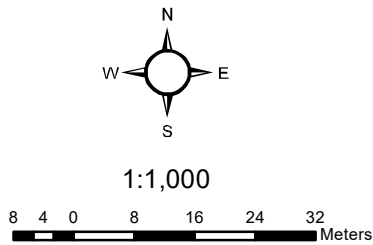
Signature of Zoning Administrator

date





**MAP 1**  
**File Number: ANPL2019241**  
Geographic Township of  
**CHARLOTTEVILLE**





# MAP 2

File Number: ANPL2019241

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:700





# MAP 3

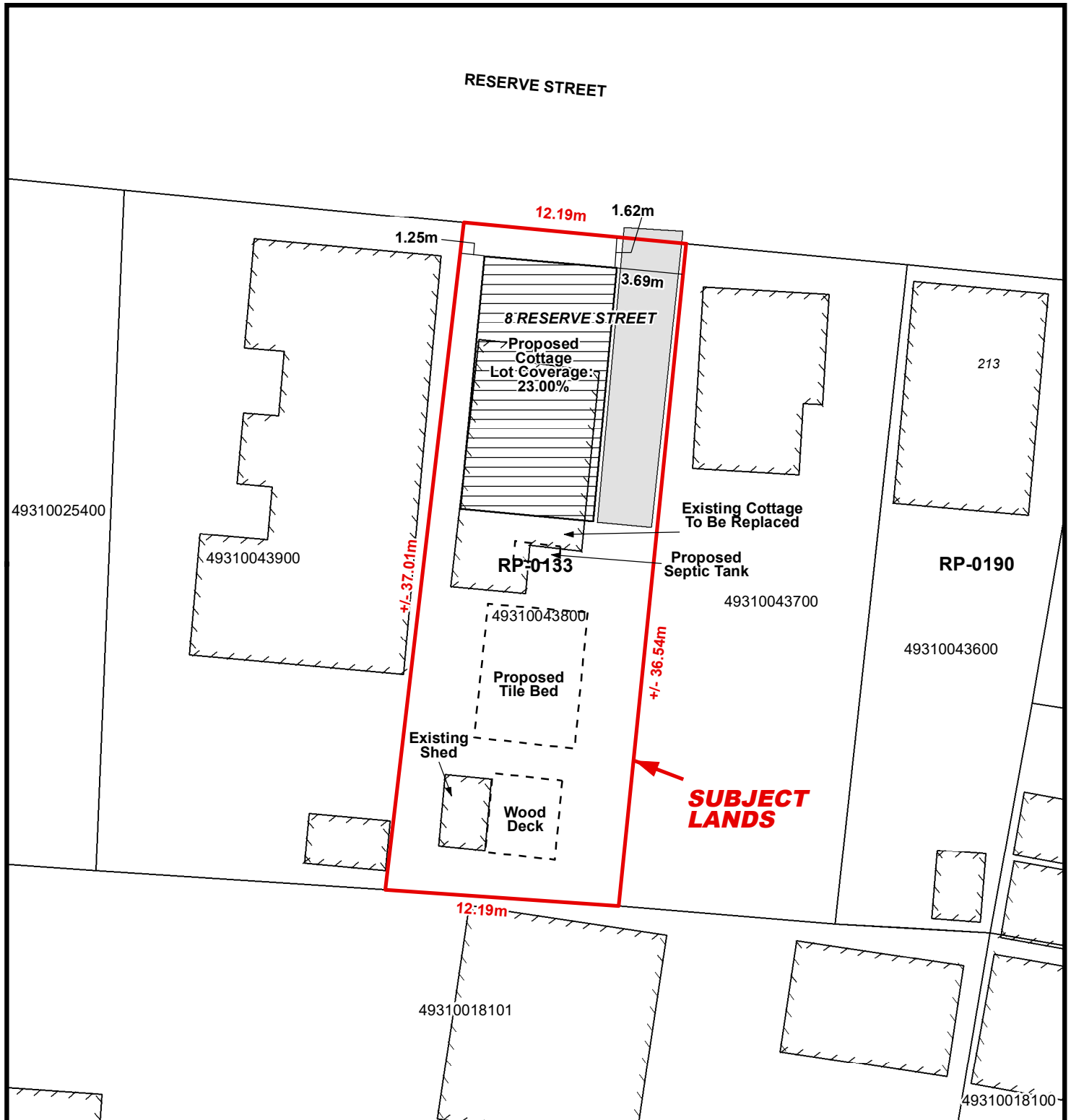
File Number: ANPL2019241

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019241

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

