

For Office Use Only:

File Number	<u>ANPL2019245</u>	Application Fee	<u>\$1500</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>waived by CPRCA</u>
Pre-consultation Meeting	<u>June 10/19</u>	Well & Septic Info Provided	<u>new proposed</u>
Application Submitted	<u>July 4/19</u>	Planner	<u>Steve</u>
Complete Application	<u>July 4/19</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: 493 100 07000**A. Applicant Information****Name of Owner** Mark & Julie Verspeeten

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 374 Cedar Dr.
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Applicant Prominent Homes
Address 363 Ireland Rd.
Town and Postal Code Simcoe N3Y 4K4
Phone Number (519) 426-9186
Cell Number _____
Email Sam@phomes.ca

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 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):

CHR PLAN 546 LOT 55

Municipal Civic Address: 374 Cedar Dr. ~~CHR~~

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:

Demolish Existing cottage & Build new
Seasonal cottage

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:

New Seasonal cottage

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:

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:

Confirmed with owner

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	_____	_____
Lot depth	38 m	_____
Lot width	18.6 m	_____
Lot area	700 m ²	_____
Lot coverage	32.4%	36.10%
Front yard	15.7 m	9.35 m
Rear yard	13.5 m	10.82 m
Left Interior side yard	_____	2.16 m
Right Interior side yard	_____	1.34 m
Exterior side yard (corner lot)	_____	_____

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

To allow a lot coverage of 36.10%

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

By-law:

Based on the design the lot coverage is over the maximum allowable lot coverage of 15%

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:

checked with owner

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:

Replacing Existing Building.

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 150 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
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)



Lake View Water Systems

Sewage Treatment

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

New system proposed

Storm Drainage

- ☐ Storm sewers
☒ Other (describe below)

- ☐ Open ditches

channel

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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

June 27/19

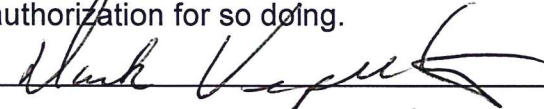
Date

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 Mark Vignata am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Prominent Homes 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, Sam Bunting of Prominent Homes

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 4th day of July

A.D., 2019



A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 9, 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: 374 Cedar Drive

Legal Description:

Roll Number: 49310007000

Application #:

Information Origins: lot grading plan and designer drawings for new cottage

Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00	935.00	N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20	2.17	N/A	m
	1.20	1.33	N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00	10.82	N/A	m
g) maximum building height	9.10	approx 8	N/A	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	15.00	36.10	21.10	%

Comments

lot coverage includes all decks, steps, porches, etc that are a part of the 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

June 29/19

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

Signature of Zoning Administrator

date

June 17/2019

MUNICIPAL 374 CEDAR DRIVE
LOT 55
REGISTERED PLAN 546 (TURKEY POINT)
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY

SCALE 1:200
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

EXISTING DWELLING AND DECK AREA = 134.4 SQ. METERS
COVERAGE OF EXISTING DWELLING = 19.3% (MAX. 15%)
EXISTING BOATHOUSE AND SHEDS AREA = 91.2 SQ. METERS
COVERAGE OF ACCESSORY BUILDINGS = 13.1% (MAX. 10%)

PROPOSED DWELLING AND PORCHES AREA = 251.8 SQ. METERS ✓
COVERAGE OF PROPOSED DWELLING = 36.1% (MAX. 15%) ✓
EXISTING BOATHOUSE AREA = 73.6 SQ. METERS
COVERAGE OF BOATHOUSE = 10.6% (MAX. 10%)

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEY COMPLETED BY KIM HUSTED SURVEYING LTD. DATED FEBRUARY 21, 2018 PROJECT 18-13692
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (175.75) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK NAIL SET IN SOUTH FACE OF HYDRO POLE AT NORTHWEST CORNER OF LOT 55 HAVING A GEODETIC ELEVATION OF 176.151 meters
- ELEVATIONS ARE REFERRED TO THE CGVD 1928 VERTICAL DATUM
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS
ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - EXISTING GROUND ELEVATIONS MEASURED JULY 17, 2018 ARE SHOWN AND ARE IN METERS.

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SITE BENCHMARK
NAIL IN SOUTH FACE
OF HYDRO POLE
ELEV. = 176.151m

DRIVE

CEDAR

REGISTERED

LOT

LOT 55

LOT

56

54

546

NORTH

TOP OF FOUNDATION
ELEV. = 176.368m

2 STOREY BRICK
& VINYL SIDED
DWELLING

METAL SIDED
BOATHOUSE
EAVE 0.47m
38.100

CONCRETE WALK

OPEN SIDED
BOATHOUSE

CONCRETE WALK

STEEL SEA WALL

CONCRETE WALK

SHED

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

PROPOSED 1 1/2 STOREY DWELLING
RESIDENTIAL DWELLING

ELEV. T.F.W. = 176.50m
ELEV. U.S.F. = 174.23

1 STOREY WOOD SIDED
DWELLING

1 STOREY VINYL SIDED
DWELLING

UNDER SIDE OF SIDING
ELEV. = 175.676m

UNDER SIDE OF SIDING
ELEV. = 175.676m

UNDER SIDE OF SIDING
ELEV. = 175.676m

UNDER SIDE OF SIDING
ELEV. = 175.676m

UNDER SIDE OF SIDING
ELEV. = 175.676m

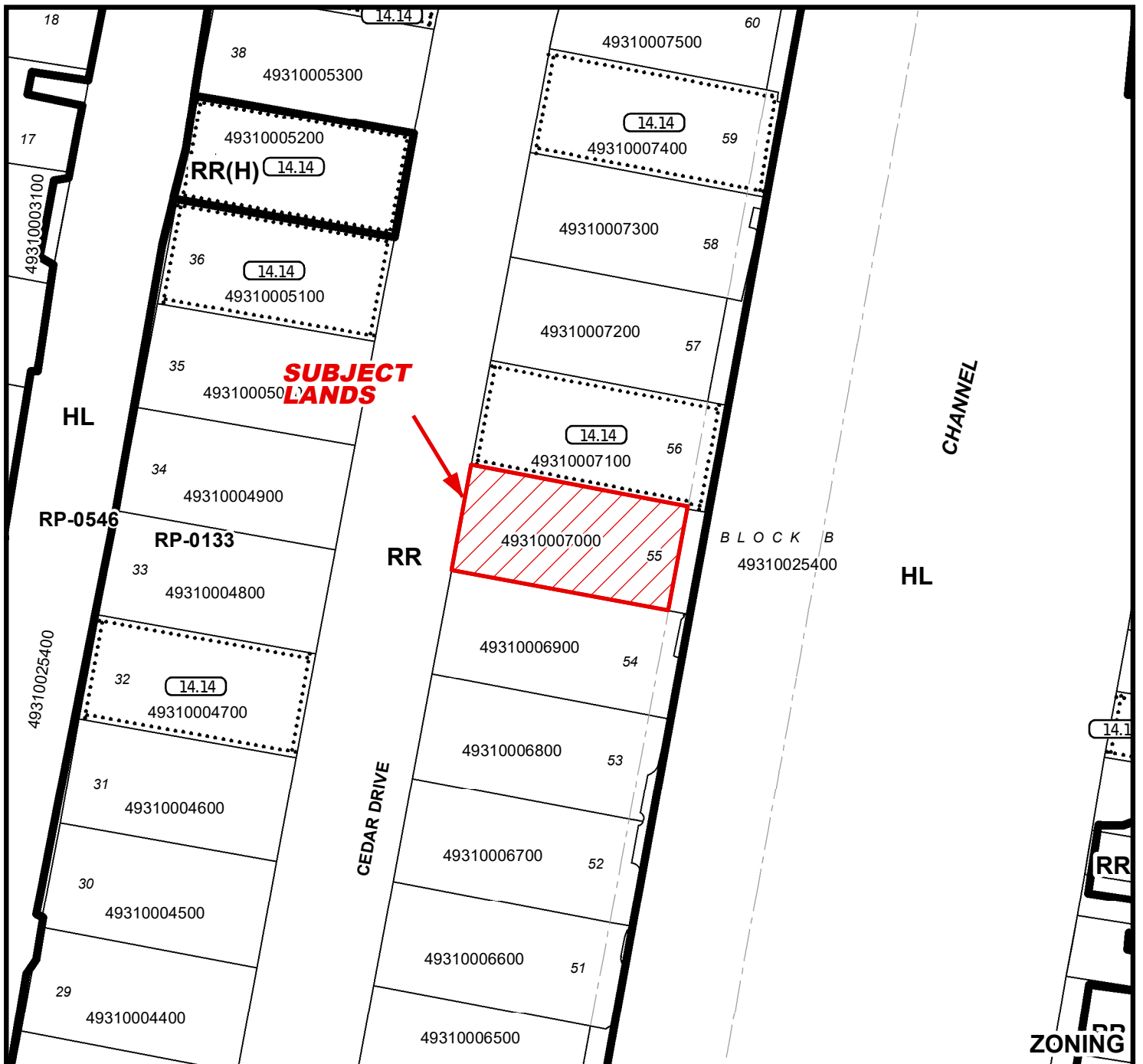
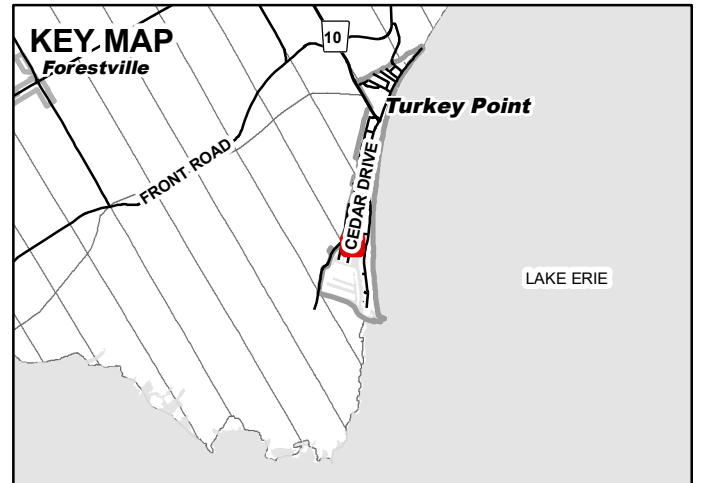
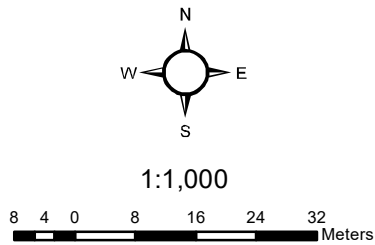
UNDER SIDE OF SIDING
ELEV. = 175.676m

UNDER SIDE OF SIDING
ELEV. = 175.676m

MAP 1

File Number: ANPL2019245

Geographic Township of
CHARLOTTEVILLE



MAP 2

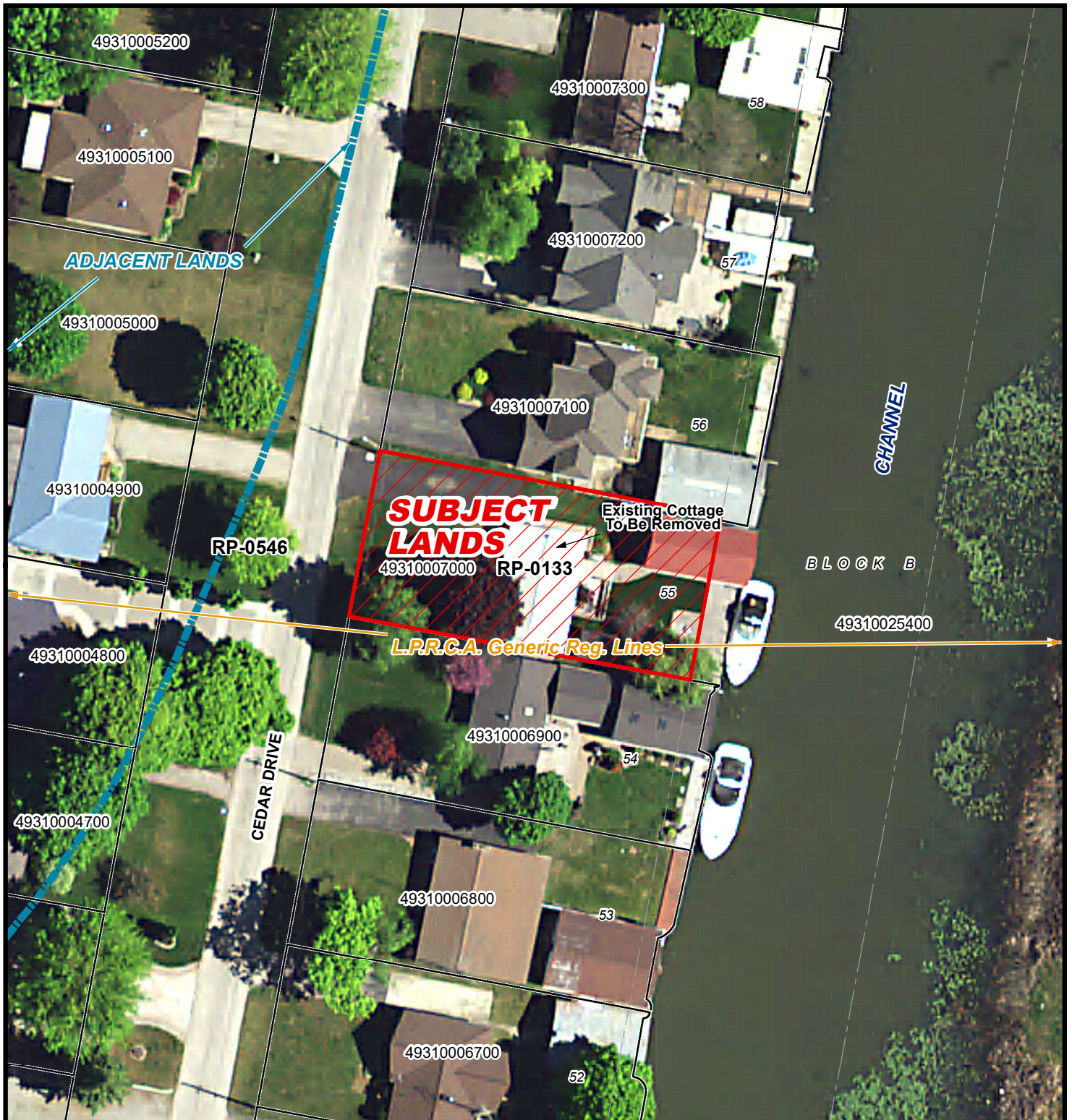
File Number: ANPL2019245

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

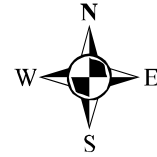
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MAP 3

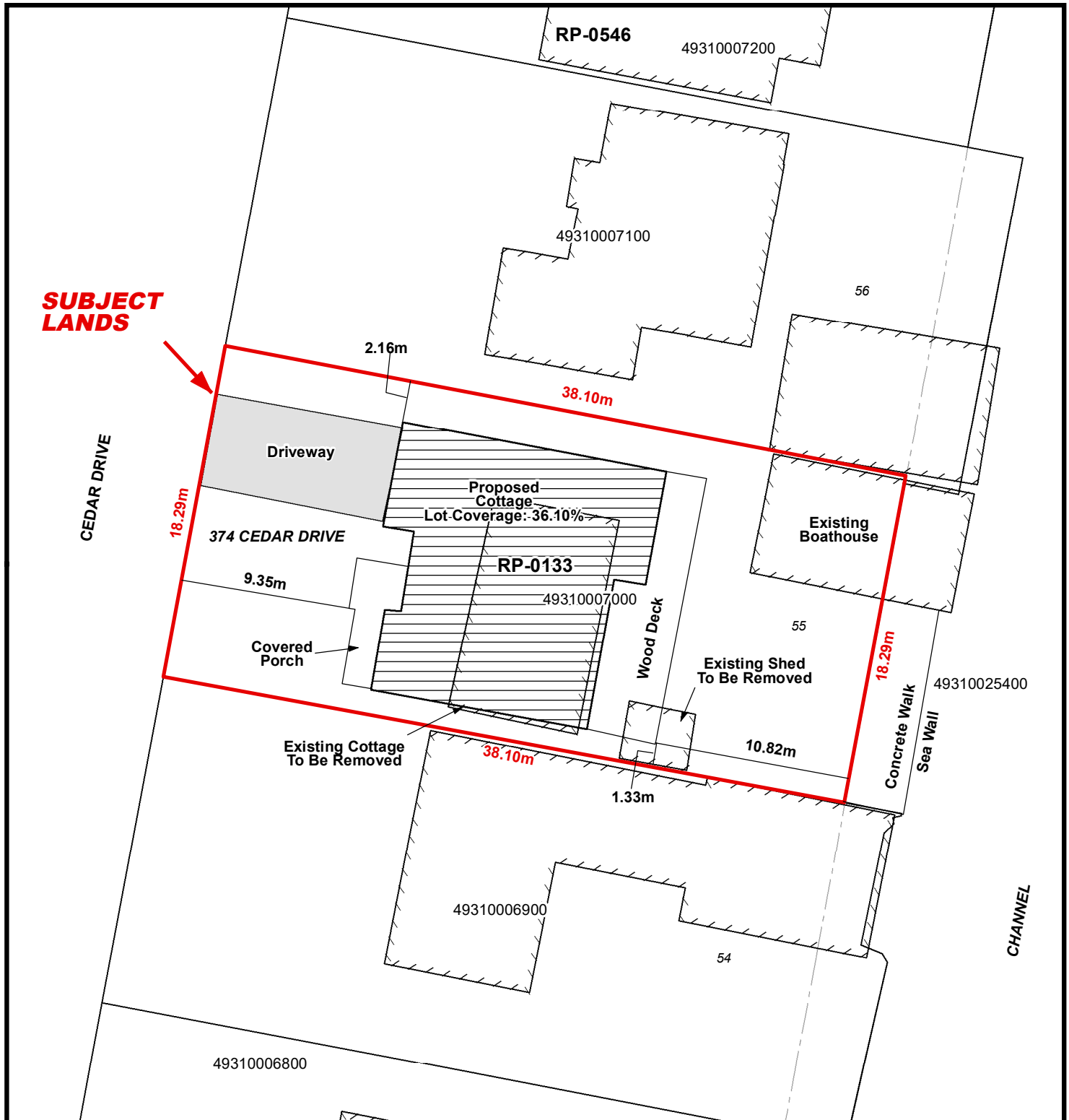
File Number: ANPL2019245

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

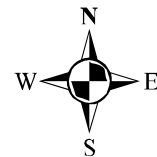
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LOCATION OF LANDS AFFECTED

File Number: ANPL2019245

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

