

For Office Use Only:

File Number	<u>ANPL2019246</u>	Application Fee	<u>\$1500</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>\$480.25</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: 49310009700**A. Applicant Information****Name of Owner** Norm Fournier + Mary Ann Scherders

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 Arnold St.**Town and Postal Code** Turkey Point. NOE 1W0**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 mortgagees, charges or other encumbrances on the subject lands: No

CHR PLAN 301 Lot 13

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: 8 Arnold Street.

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:

Existing house on land.

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:

Existing home 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 cottage + New garage

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:

60 + years

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

60.8 m

Lot depth

12.5 m

Lot width

756.7 Sq.m

Lot area

84.2 Sq.m

23%

Lot coverage

10.8 m

4.57 m

Front yard

38 m

0.15 m

Rear yard

To match existing of 7"

Left Interior side yard

4 m

4 m

Right Interior side yard

Exterior side yard (corner lot)

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

Minor variance

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

By-law Allowable

Useable Floor area for garage is 76.2 m² we are proposing 84.72 m²

Max. height for cottage is 9.1 m & we are proposing 10.1 m

Max. height for garage is 5 m & we are proposing 6.72 m

Allowable lot coverage is 15% we are proposing 23% (cottage)

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:

Property Owners Knowledge

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:

Already developed lot

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 70m

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)

Turkey Point water system

Sewage Treatment

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

New proposed

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

8 Arnold 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.

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.

From: Norm Fournier normfournier1958@gmail.com @
Subject:
Date: July 2, 2019 at 4:30 PM
To: Mary-An Scherders maryan1958@icloud.com

Marjie @ phones.ca.

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.

[Signature]
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 Norm Fournier Mary-An Scherders 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.

* [Signature]
Owner
[Signature]
Owner

July 2/19
Date
July 2 2019
Date

K. Declaration

I, Sam Bunby 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:

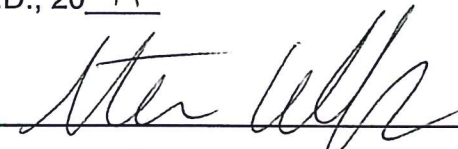
Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 4th day of July

A.D., 20 19


A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 3, 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 Arnold Street Turkey Point

Legal Description:

Roll Number: 331049310009700

Application #:

Information Origins: lot grading plan and drawings from designer

Resort Residential Zone (RR)

	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area		762.00		m.sq
	i) new lot	0.40			ha
	ii) lot of record	700.00			m.sq
	b) minimum lot frontage				
	i) interior lot	15.00			m
	ii) corner lot	18.00			m
	c) minimum front yard	6.00	6.32		m
	d) minimum exterior side yard	6.00			m
	e) minimum interior side yard				
	i) attached garage	1.20			m
		1.20			m
	ii) detached garage	3.00	2.80	existing	m
		1.20	0.18	existing	m
	f) minimum rear yard	9.00	> 9.0		m
	g) maximum building height	9.10	10.10	1.00	m
	h) maximum lot coverage (Note: Proposed Area)		23 M.H	8 M.H	m.sq
	i) lot	15.00	21.40	6.40	%

Comments

existing cottage has existing non complying setbacks, and these can be utilized for the new build, clause 3.25



Zoning Deficiency

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519-875-4485

PROPERTY INFORMATION

Address: 8 Arnold Street Turkey Point

Legal Description:

Roll Number: 331049310009700

Application #:

Information Origins: lot grading plan and drawings from designer

Resort Residential Zone (RR)

	Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00	6.72	1.72	m
	b) minimum front yard	6.00	>6.0		m
	c) minimum exterior side yard	6.00			m
	d) minimum interior side yard	1.20	1.48		m
	e) minimum rear yard	1.20	0.13	1.05	m
	f) through lot distance to street line	6.00			m
	g) Lot coverage (Note: Proposed Area)				m.sq
	i) lot coverage	10.00	9.00		%
	ii) usable floor area	76.20	84.72	8.52	m.sq

Comments

lot size of 762.0sqm limits accessory useable floor area to 76.2sqm, clause 3.2.1(g). No habitable room is permitted in an accessory building, clause 2.2

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

July 4th 2019

date

Signature of Zoning Administrator

July 4/2019

date

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

cottage = 17.222 x 9.449 = 162.75gm

no garage

SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: NORM FOURNIER / MARIANNA SCHERDER

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

PROPERTY DESCRIPTION:
LOT 13
REGISTERED PLAN No. 301
MUNICIPALITY OF TURKEY POINT
NORFOLK COUNTY

existing parking
spas in
front yard
30x5.8m

existing driveway
10m

37R - 9890
PART 3

SITE BENCHMARK
TOP OF FOUNDATION
OF UNFINISHED COTTAGE
ELEV. = 176.51m

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 ITS 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) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN ~~(0.00%)~~ AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK TOP OF FOUNDATION OF UNFINISHED COTTAGE LOCATION ON PART 3 OF PLAN 37R-9890 HAVING AN ELEVATION OF 176.51m
- (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) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 26th DAY OF JUNE, 2019

- DENOTES BELL PEDESTAL
- DENOTES EXISTING TREE
- DENOTES EXISTING TREE
- AREA OF LOT = 762.0 SQ. M.
- AREA OF NEW DWELLING (INCLUDING PORCH) = 162.7 SQ. M.
- DWELLING COVERAGE = 21.4%
- AREA OF NEW GARAGE (INCLUDING CAR PORT) = 69.1 SQ. M.
- GARAGE COVERAGE = 9.0%
- TOTAL COVERAGE = 30.4%

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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 17-13398 REFERENCE: FILE

ARNOLD STREET

ASPHALT

EDGE OF

73' 01' 20" W

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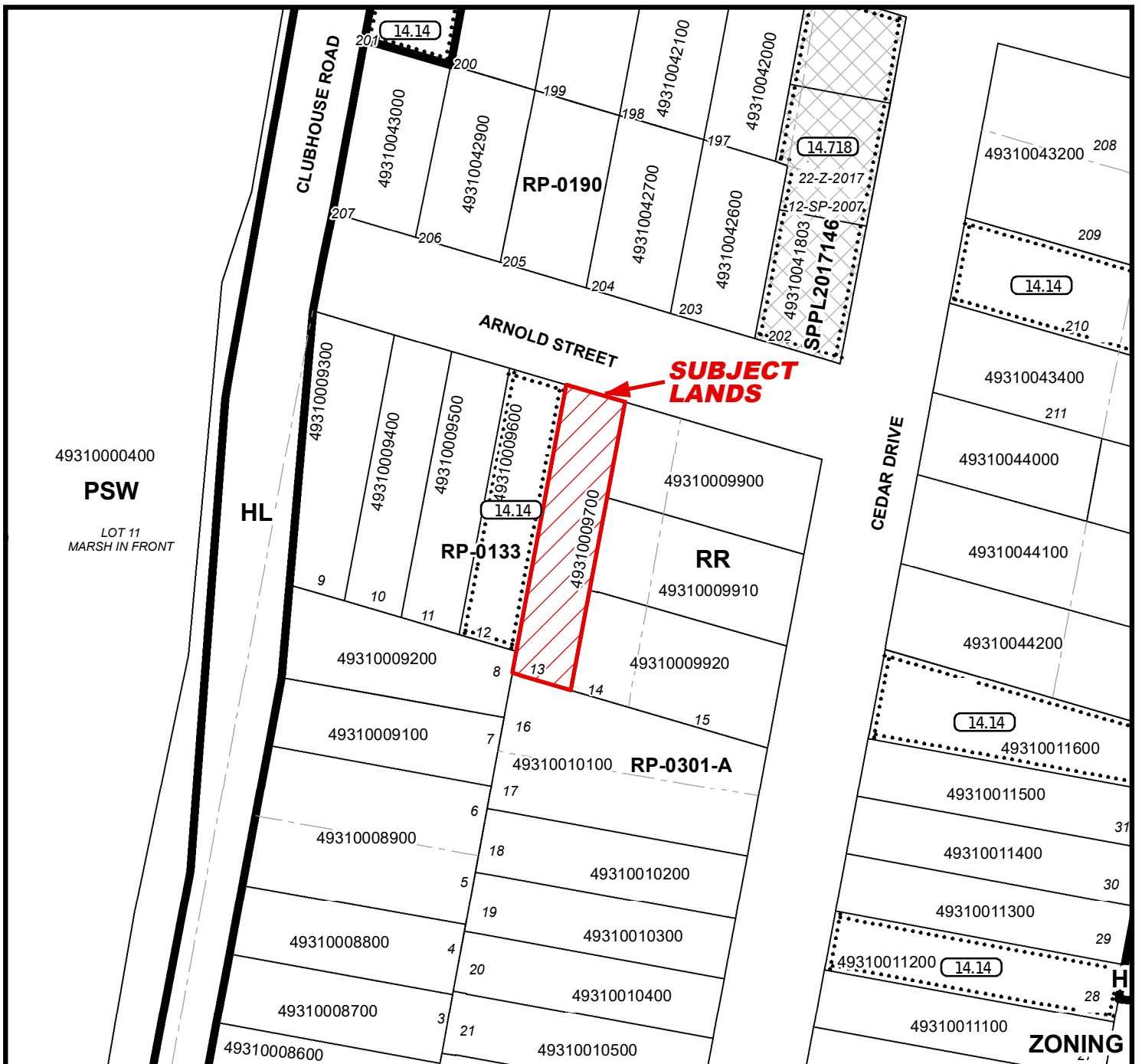
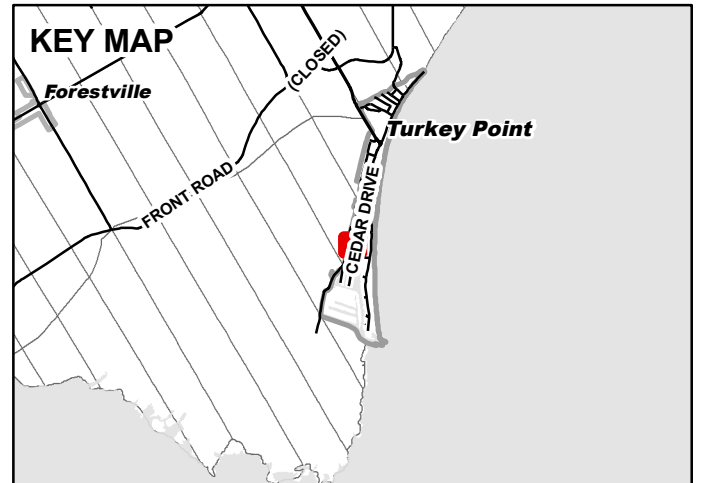
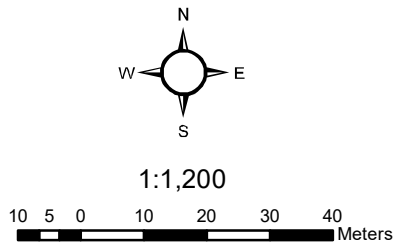
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MAP 1

File Number: ANPL2019246

Geographic Township of
CHARLOTTEVILLE



MAP 2

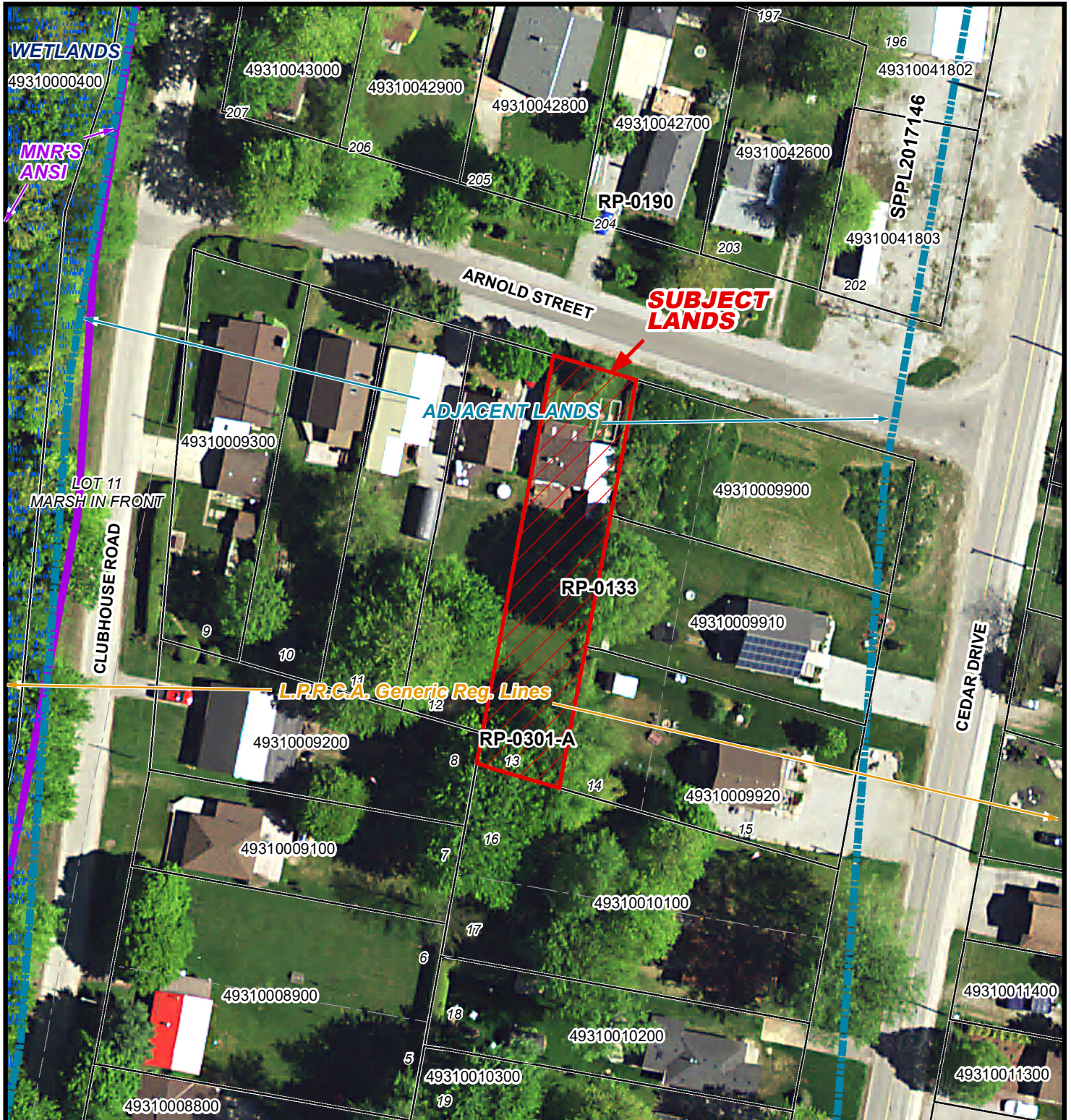
File Number: ANPL2019246

Geographic Township of CHARLOTTEVILLE



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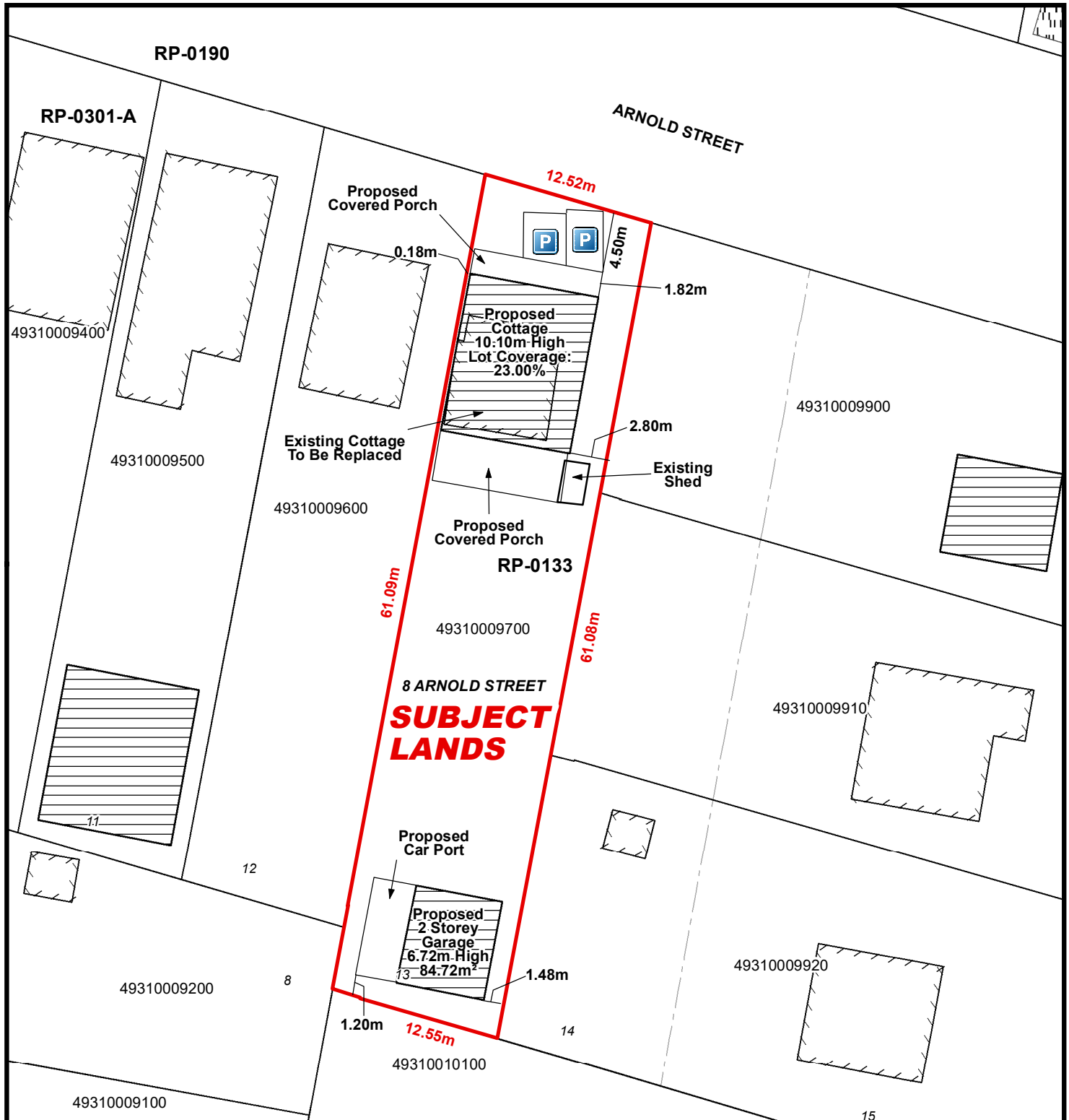
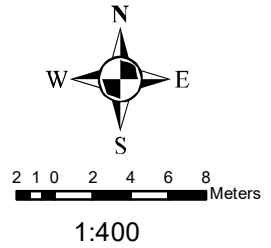
1:800



MAP 3

File Number: ANPL2019246

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2019246

Geographic Township of CHARLOTTEVILLE

