

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANA 2019-377

OCT 24/19
NOV 7/19

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$1500
\$480.25

Alisha

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 07100

A. Applicant Information

Name of Owner

Stephen Moore

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

14420 KATIE ROAD

Town and Postal Code

PHOENIX, MARYLAND, USA 21131

Phone Number

410-627-2657

Cell Number

Email

MOORETP645@GMAIL.COM

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

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:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PLAN 546 LOT 56 PART BLOCK B
RP 37R 6848 PART 5

Municipal Civic Address: 372 CEDAR DRIVE

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:

14.14

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:

HOME - RETAINED
BATHHOUSE - MODIFIED

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.

STORAGE

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:

BATHHOUSE MODIFICATION

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:

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	_____	_____
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):

- 3.5m from maximum building height to permit 8.5m
- 73 m² from the max. usable floor area to permit 129 m²
- 1.42% from max. lot coverage of 10% to permit 11.42%

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

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:

PERSONAL 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:

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 300 m

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 120 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)

COMMUNAL SYSTEM

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

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. 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

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

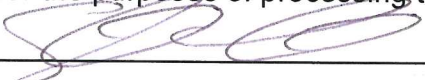
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



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

I/We authorize _____ 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, STEPHEN MOORE of PHOENIX, MARYLAND

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.



Owner/Applicant/Agent Signature

In Simcoe, ON

This 24th day of October

A.D., 2019



A Commissioner, etc.

Alisha Kathleen Cull, a
Commissioner, etc. Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28 2022



Norfolk County
50 Colborne Street, South
Simcoe ON N3Y 4H3

RECEIPT OF PAYMENT

Page 1

MOORE STEPHEN JEFFREY
14420 KATIE RD
PHOENIX, MD 21131
USA

Receipt Number: 165476
Tax Number:
Date: October 24, 2019
Initials: KBS

Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DMVA	DCS CP ShareMinor Variance App	1	\$1,451.00
General	DMVAB	DCS Bldg Share Minor Variance	1	\$49.00
Subtotal:				\$1,500.00
Taxes:				\$0.00
Total Receipt:				\$1,500.00
Cash:				\$1,500.00

Total Amount Received:	\$1,500.00
Rounding:	\$0.00
Amount Returned:	\$0.00



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: 372 Cedar Drive

Legal Description:

Roll Number: 331049310007100

Application #:

Information Origins: drawings and site plan provided from designer

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	8.50	3.50	m
(Note:Proposed Area)				m.sq
d) maximum total usable floor area	56.00	129.00	73.00	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	11.42	1.42	%

Comments

2nd storey addition to existing boathouse plus addition of stairs and landing off of 2nd floor

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

Signature of Zoning Administrator

date

Nov 6/2019

date

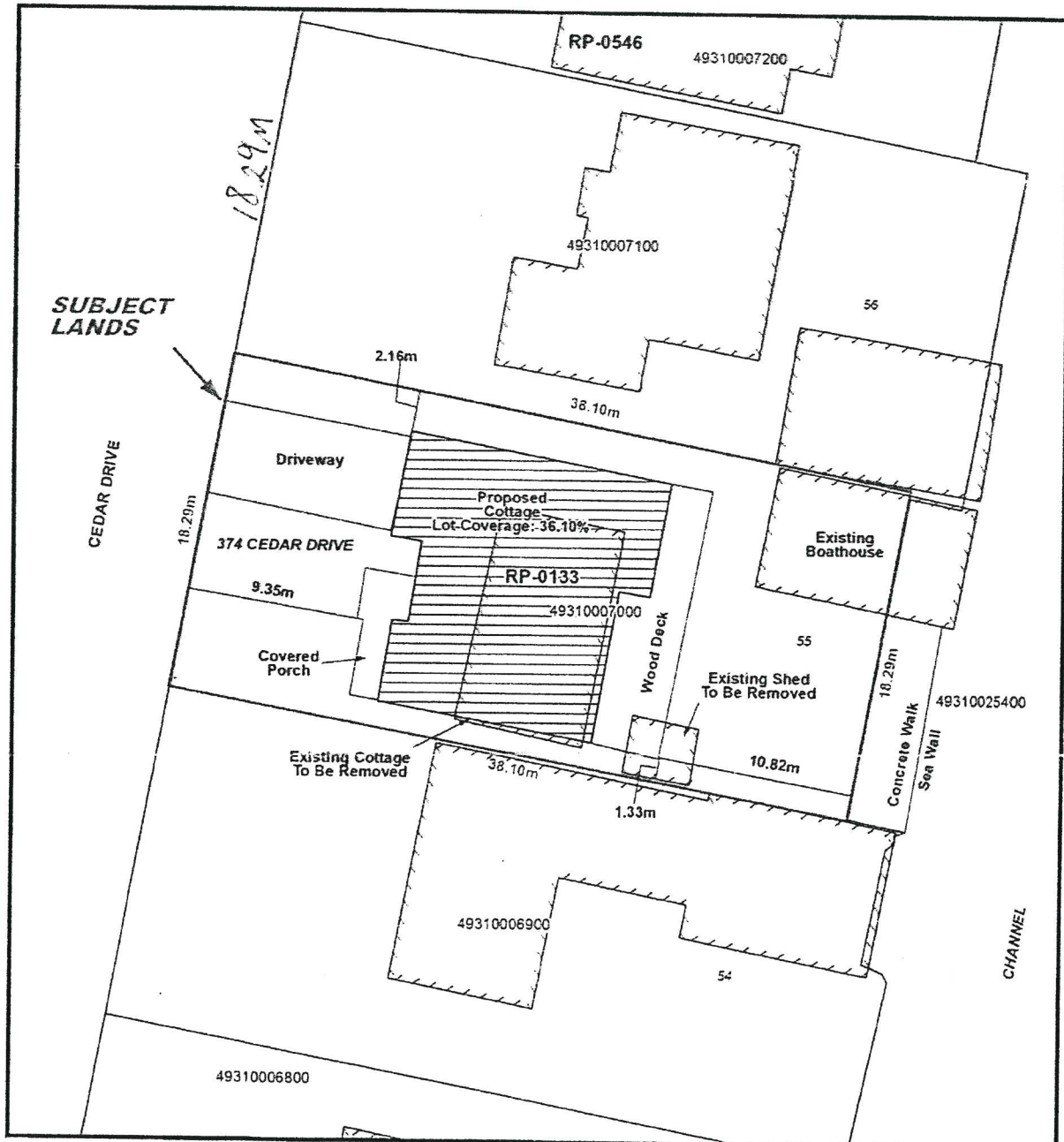
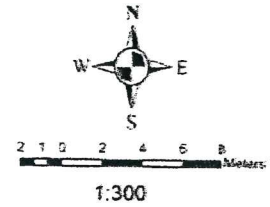
AS PER: Fritz R. Enzlin, CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County

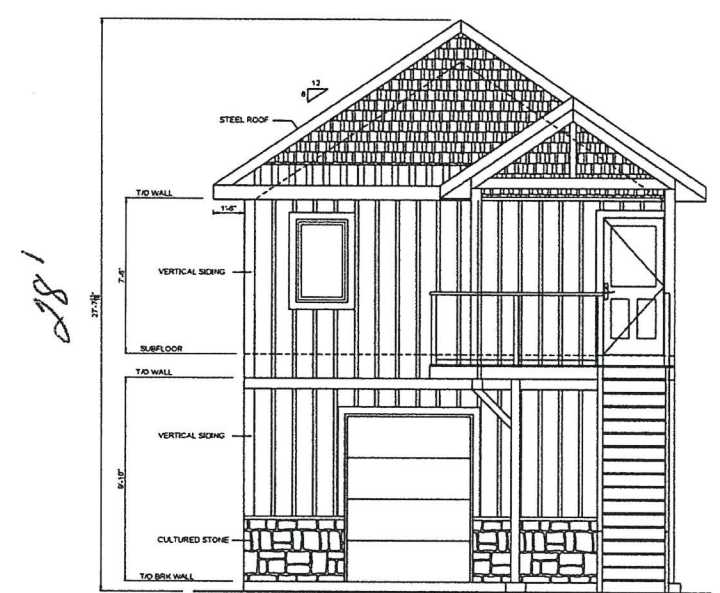


LOCATION OF LANDS AFFECTED

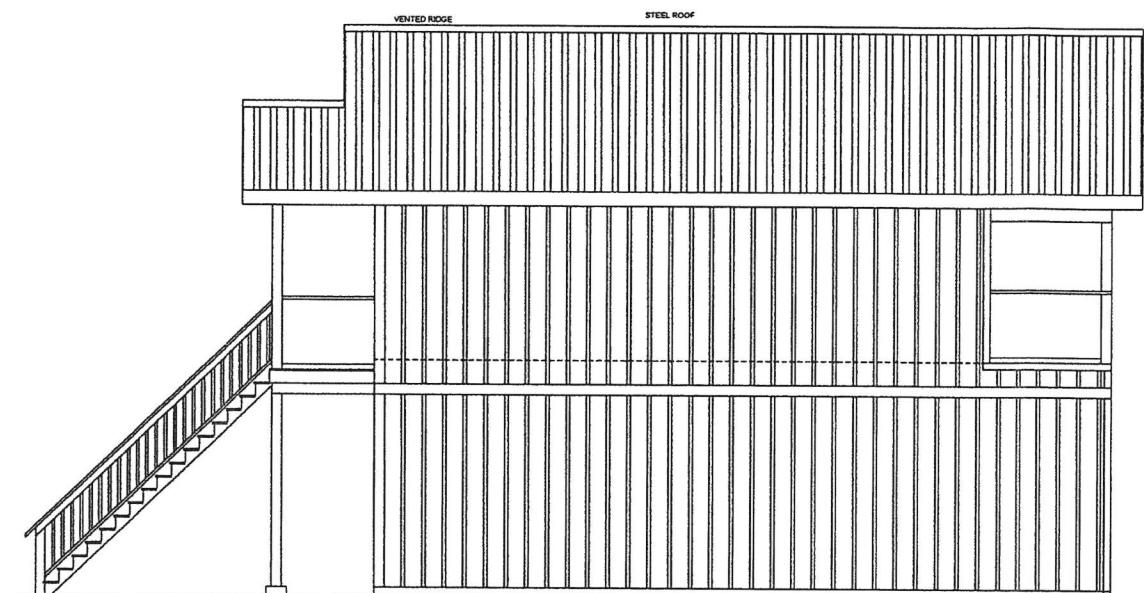
File Number: ANPL2019245

Geographic Township of CHARLOTTEVILLE

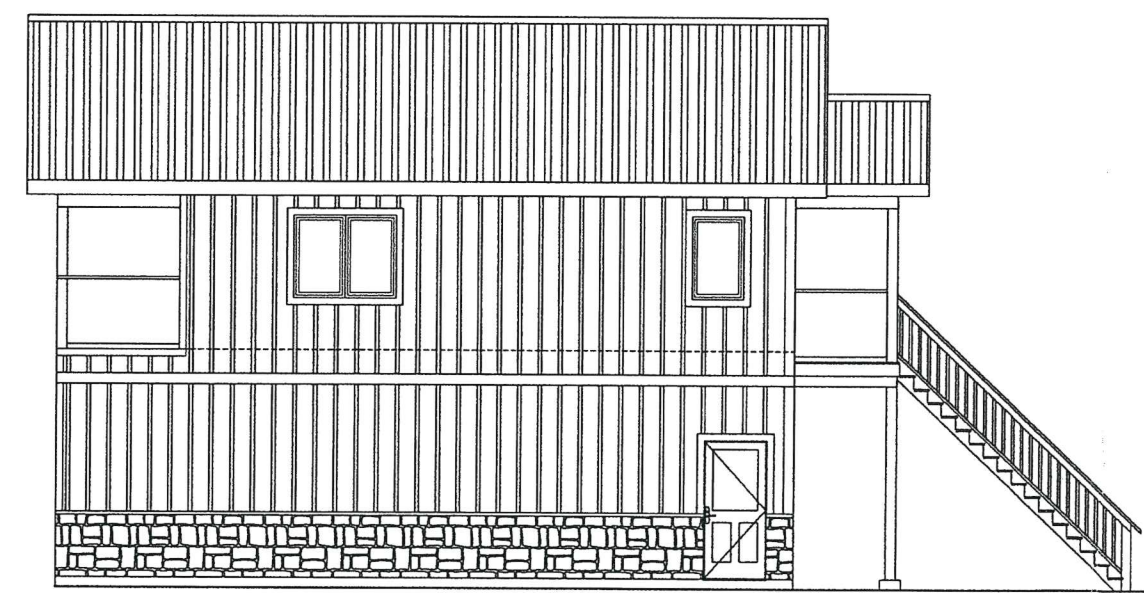




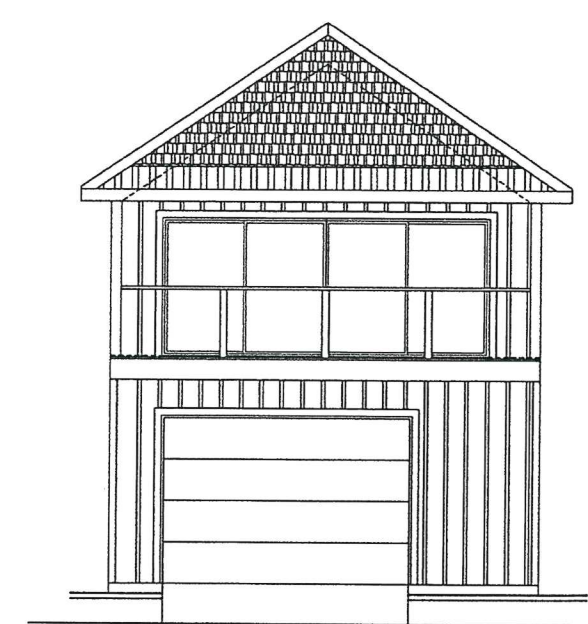
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



CONSTRUCTION NORTH
BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
THESE DRAWINGS ARE THE PROPERTY OF
EVEREST ESTATE HOMES AND
THAMM DESIGN AND DRAFTING SERVICE

DESIGN LOADS:
GROUND SHOW LOAD
3.3kPa (11.35psf), S1 0.40kPa (8.35psf)
ROOF DEAD LOAD
0.53 kPa (11.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING
WIND LOADS
1.50 - 0.48kPa (19.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)
MIN. SOL BEARING CAPACITY - 75 kPa

S.P.F. # 1&2 LINTELS
UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

NON-STRUCT. SHEATHING		STRUCTURAL SHEATHING	
(2) 2x4 - 7'-1 1/2"	(2) 2x4 - 11'-2"	(2) 2x4 - 11'-2"	(2) 2x4 - 11'-2"
(2) 2x4 - 6'-5 1/2"	(2) 2x4 - 5'-2"	(2) 2x4 - 5'-2"	(2) 2x4 - 5'-2"
(2) 2x4 - 5'-5 1/2"	(2) 2x4 - 6'-3 1/2"	(2) 2x4 - 6'-3 1/2"	(2) 2x4 - 6'-3 1/2"
(2) 2x10 - 6'-8"	(2) 2x10 - 7'-8"	(2) 2x10 - 7'-8"	(2) 2x10 - 7'-8"
(2) 2x12 - 7'-9 1/2"	(2) 2x12 - 8'-10 1/2"	(2) 2x12 - 8'-10 1/2"	(2) 2x12 - 8'-10 1/2"

S.P.F. # 1&2 ROOF RAFTERS
UP TO 1.5 KPA - MAXIMUM SPANS

	12" o/c	16" o/c	24" o/c
2x4	8'-11"	8'-1"	7'-1"
2x6	14'-0"	12'-9"	11'-1 1/2"
2x8	18'-5"	16'-9"	14'-5 1/2"
2x10	23'-5 1/2"	21'-4 1/2"	17'-8"
2x12	28'-0"	25'-1 1/2"	20'-0"

Revision:	By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH
2	ISSUED FOR PERMIT AND CONSTRUCTION	TH

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code Act, and the firm is registered in the appropriate classes/categories.

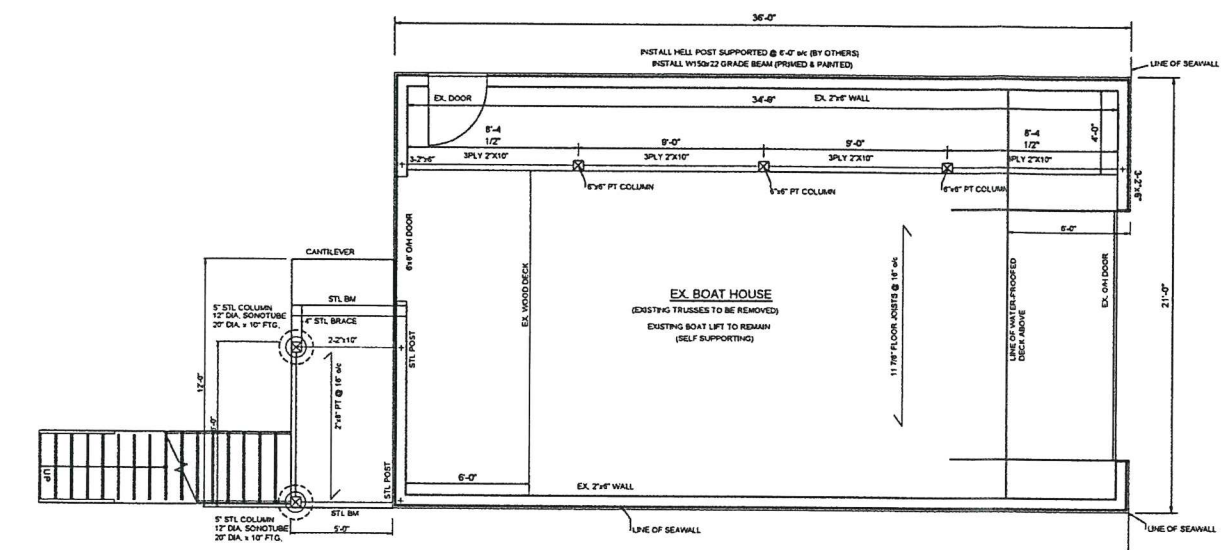
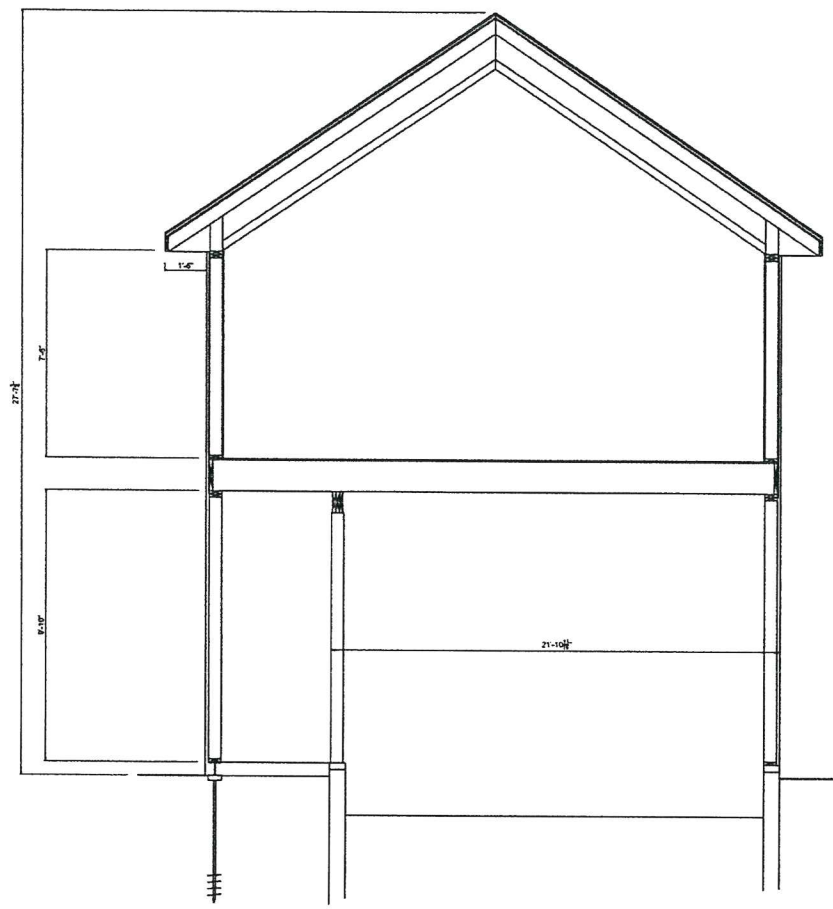
T. HAMM DESIGN AND DRAFTING SERVICE 45374
B.C.J.R.
22275
T. Hamm
B.C.J.R.

T Hamm Design & Drafting Service
Residential and Small Building Design
220 8th Concession
R.R. # 3 Wainwright, Ontario
N0E 1S0
Tel: 519-586-3440
Email: t.drafting@hotmail.com

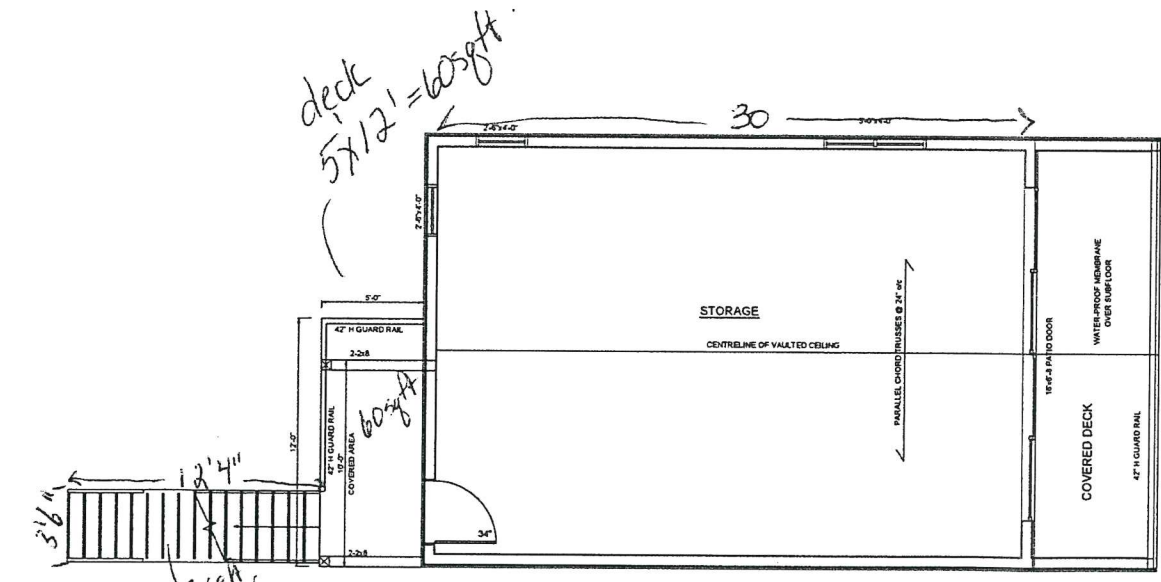
MOORE
372
Turkey Point, Ont

ELEVATIONS	
SCALE:	1/4"=1'-0"
DATE:	OCTOBER 2019
DRAWING BY:	
DESIGNED BY:	
CHECKED BY:	
PROJECT NO:	

A2



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION NORTH
BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED. THESE DRAWINGS ARE THE PROPERTY OF EVEREST ESTATE HOMES AND TAJAMM DESIGN AND DRAFTING SERVICE.

DESIGN LOADS:
GROUND SNOW LOAD
0.50 kPa (10.25 psf) 5' 0" x 0.40 kPa (8.35 psf)
ROOF DEAD LOAD
0.55 kPa (11.07 psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING
WIND LOADS
1750 - 0.40 kPa (8.35 psf), 1/20 FOR DEFLECTION - 0.34 kPa (7.10 psf)
MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. # 182 UNTELS
UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

NON-STRUCT. SHEATHING STRUCTURAL SHEATHING
(1) 2x4 - 1-1 1/2" (2) 2x4 - 1-1 1/2" (3) 2x4 - 1-1 1/2" (4) 2x4 - 1-1 1/2"
(5) 2x4 - 1-1 1/2" (6) 2x4 - 1-1 1/2" (7) 2x4 - 1-1 1/2" (8) 2x4 - 1-1 1/2"
(9) 2x4 - 1-1 1/2" (10) 2x4 - 1-1 1/2" (11) 2x4 - 1-1 1/2" (12) 2x4 - 1-1 1/2"

S.P.F. # 182 ROOF RAFTERS
UP TO 1.5 KPA - MAXIMUM SPANS
12" o/c 16" o/c 24" o/c
2x4 8'-11" 8'-1" 7'-1"
2x6 14'-0" 12'-9" 11'-3.5"
2x8 18'-0" 16'-9" 14'-5.5"
2x10 21'-4.5" 21'-4.5" 17'-8"
2x12 28'-8" 25'-1.5" 10'-4"

* lot size
60' x 125'
= 6975 sqm
x 10% = 697.5 sqm

* useable floor
= main 21' x 36'
= 705 sqm
= 2nd floor 30' x 21'
= 595 sqm
70 + 59 = 1295 sqm

* lot coverage
36' x 21' = 705 sqm
deck + stairs = 9.57 sqm
79.57 sqm

* height = 28' (8.5m)

Revision	By	Date
1	ISSUED FOR PRELIMINARY REVIEW	Tm
2	ISSUED FOR PERMIT AND CONSTRUCTION	Tm

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code Act, 1992 and the firm is registered in the appropriate class/categories.
T. HAMM DESIGN AND DRAFTING SERVICE 43374
B.C.J.N.
23275
Trevor Hamm B.C.J.N.
T Hamm Design & Drafting Service
Residential and Small Building Design
220 8th Concession
R.R. # 3 Wainwright, Ontario
N0E 1S0
Tel: 519-566-2440
Email: t.hamm@t.hamm.com

MOORE
276 Gaspard Dr
Turkey Point, Ont 372

FLOOR PLANS / SECTION	
SCALE:	1/4" = 1'-0"
DATE:	OCTOBER 2018
DRAWING BY:	
DESIGNED BY:	
CHECKED BY:	
PROJECT NO:	

A1

MAP 2

File Number: ANPL2019377

Geographic Township of CHARLOTTEVILLE



4 2 0 4 8 12 16 Meters

1:600



MAP 3

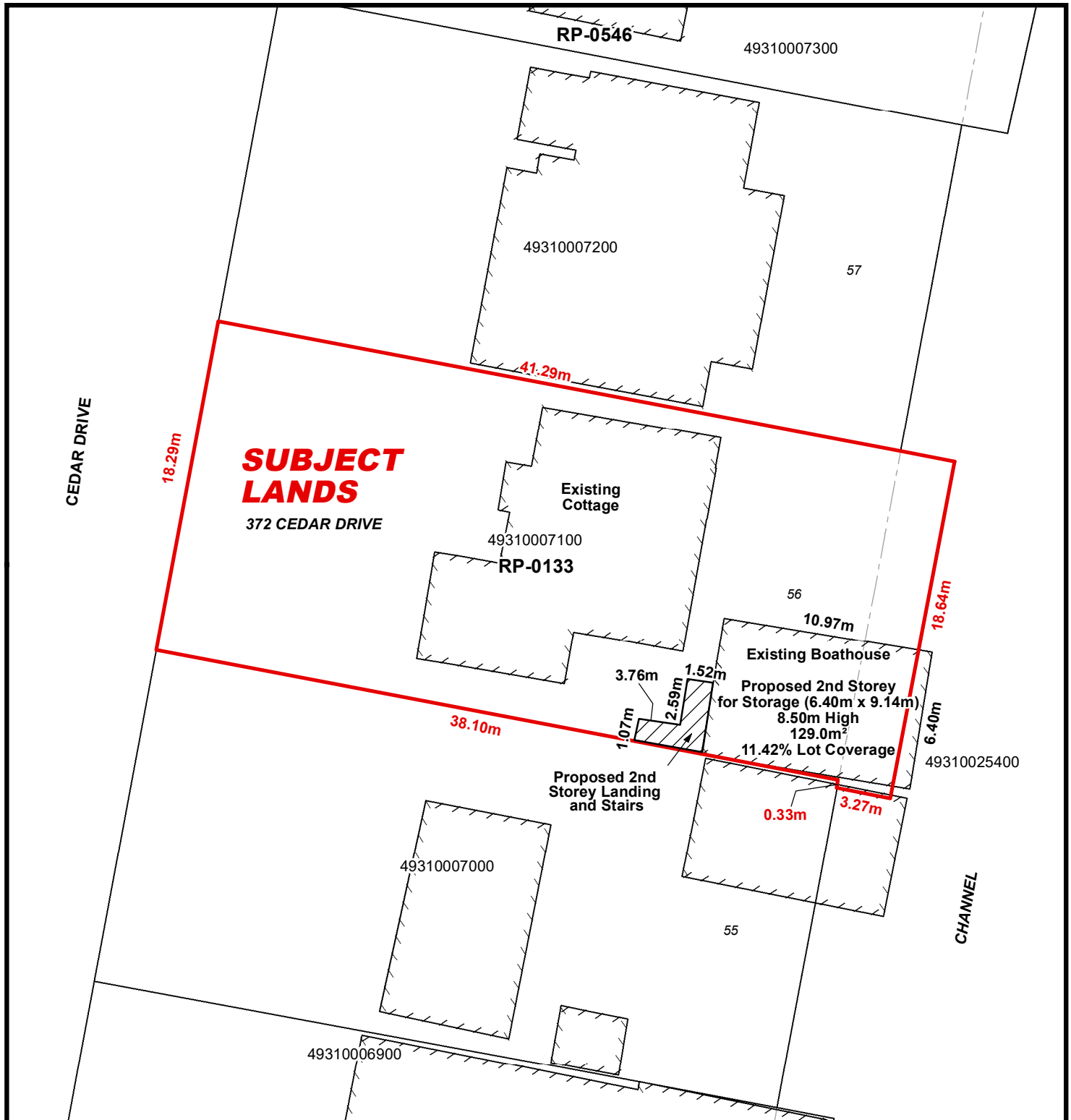
File Number: ANPL2019377

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300



LOCATION OF LANDS AFFECTED

File Number: ANPL2019377

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

