

**For Office Use Only:**

File Number ANPA 2010027  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted FEB 11 2020  
Complete Application FEB 13 2020

Application Fee 1529  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner M. HILLGROSS  
Public Notice Sign \_\_\_\_\_

**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:** 371049310041100

**A. Applicant Information**

**Name of Owner** HAARON FERMANI

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** 26 VIOLET CR.  
**Town and Postal Code** DELMAR N4B 3C9  
**Phone Number** 519 582 8444  
**Cell Number** 702 964 8075  
**Email** \_\_\_\_\_

**Name of Applicant** DARREN HARRIS

**Address** 1724 EAST QUARTER LANE WINDHAM  
**Town and Postal Code** RR#1 WINDHAM CENTRE  
**Phone Number** 519 428 7350  
**Cell Number** "  
**Email** SWIFTDALEFARMS@MSN.COM

**NORFOLK COUNTY  
RECEIVED**

FEB 11 2020



**DEVELOPMENT AND  
CULTURAL SERVICES**

Name of Agent

Danyle Adams

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):

Pt Lot 192 Row 3TR 3316 (190)  
CHARLOTTEVILLE

Municipal Civic Address:

#1 PELHAM

Present Official Plan Designation(s):

Present Zoning: 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 S.F.D.

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:

1500 SQ. FT. RESIDENCE TO BE DEMOLISHED  
AT 9.1 MAX METRES.

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:

SEE SITE PLAN FOR PROPOSED  
& SURVEY WITH EXISTING

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:

Prior 1960

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:



### 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	<u>18 m.</u>	<u></u>
Lot depth	<u>22 m.</u>	<u></u>
Lot width	<u></u>	<u></u>
Lot area	<u>3507 m<sup>2</sup></u>	<u></u>
Lot coverage	<u>46.9%</u>	<u>44.0%</u>
Front yard	<u></u>	<u></u>
Rear yard	<u>9.0 m.</u>	<u>10.80</u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u>0.6 m.</u>	<u>10.5 m.</u>

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

ZONING DEFICIENCY.  
- REAR YARD.  
- EX. SIDE YARD.  
- LOT 44% COVERAGE.

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

By-law:

RELOCATION ON LOT OF NEW ~~5.0m~~ COTTAGE.  
TO PROVIDE FOR REQUIRED PARKING  
& CERTIFIED SEWER 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: \_\_\_\_\_

\_\_\_\_\_  
N/A  
\_\_\_\_\_

Description of land intended to be retained in metric units:

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

Depth: \_\_\_\_\_ N/A \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

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

Depth: \_\_\_\_\_ N/A \_\_\_\_\_

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: \_\_\_\_\_ N/A \_\_\_\_\_

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:

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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 *PRIVATE* ☐ Communal wells  
☐ Individual wells *WATER SYSTEM.* ☐ Other (describe below)  
*(TURKEY POINT)*

### Sewage Treatment

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

### 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:

*TURKEY POINT RD. - CEDAR DR. T.P.*

## 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.

*• EXISTING SEWAGE SURVEY*  
*• PROPOSED SITE PLAN*

## 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.

Stephanie Haak  
Owner/Applicant/Agent Signature

Feb 11 / 20  
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 STEPHANIE HAAK am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DARREN SHAW 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.

Stephanie Haak  
Owner

Feb. 11 / 20  
Date

\*Karon and Lou Firmanni -> away until April 1/20  
Owner

Date

## K. Declaration

I, Stephanie Haak 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:

Declared before me at: Holy Trinity Catholic High School Alaska  
Owner/Applicant/Agent Signature

In Simcoe, ON

This 11 day of February

A.D., 20 20

A Commissioner, etc.

Norfolk  
COUNTY



K. Declaration

I, BARRY LADON 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:

185 Robinson St. Suite 200,  
Simcoe, ON

[Signature]  
Owner/Applicant/Agent Signature

In Norfolk County

This 11<sup>th</sup> day of February

A.D., 2020

[Signature]  
A Commissioner, etc.

Susan Diana Wakeling, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 11, 2022.





## 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: 1 Pellum Street Turkey Point

Legal Description:

Roll Number: 331049310041100

Application #:

Information Origins: preliminary site sketch from Darryl Hagan(contractor)

### 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	354.00	existing	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00	17.22		m
c) minimum front yard	6.00	6.40	N/A	m
d) minimum exterior side yard	6.00	1.50	4.50	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00	1.80	7.20	m
g) maximum building height	9.10	9.10	N/A	m
h) maximum lot coverage (Note:Proposed Area)				m.sq
i) lot	15.00	44.00	29.00	%

Comments

exterior side yard is existing non complying at 0.6m with existing cottage.  
Existing cottage is 1500sqft with lot coverage that is existing non complying at 43%.

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

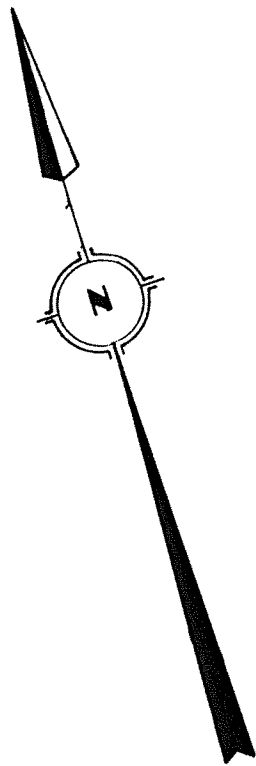
AS PER: Fritz R. Enzlin. CBCO, CRBO -  
Chief Building Official Manager,  
Building & Bylaw Division, Norfolk  
County

Signature of Zoning Administrator

date

POINT ROAD

LOT 193  
REGISTERED PLAN



10000.1  
90°

10000.1  
514

LOT

INST. N° 423490

193  
PART 1  
INST. N° 398339  
PLAN 37R-1852

192

PART 2  
INST. N° 432234

FENCE 0.5 NORTH  
1.3 EAST

I.B.

70.0

N 16° 56' 30" E (DEED & SET)

INST. 360172

PART 1

EXISTING

ONE  
STOREY  
COTTAGE  
# 1

1500  
SQT.

43.7 (MEAS.)  
N 73° 03' 30" W

FENCE 1.2 NORTH

I.B.

71.15

N 06° 33' 40" E

I.B. (700)

47.70  
N 06° 33' 40" E  
(PL. B MS.)

I.B.

(700)

33.8

42.2

I.B.

EXISTING

I require this plan be deposited under  
THE REGISTRY ACT.

DATED October 17, 1986

R. C. DIXON  
ONTARIO LAND SURVEYOR

PLAN 37R 3316

RECEIVED AND DEPOSITED.

DATED October 17, 1986

E. H. HUTCHESON  
LAND REGISTRAR FOR THE REGISTRY  
DIVISION OF NORFOLK (N237)

SCHEDULE

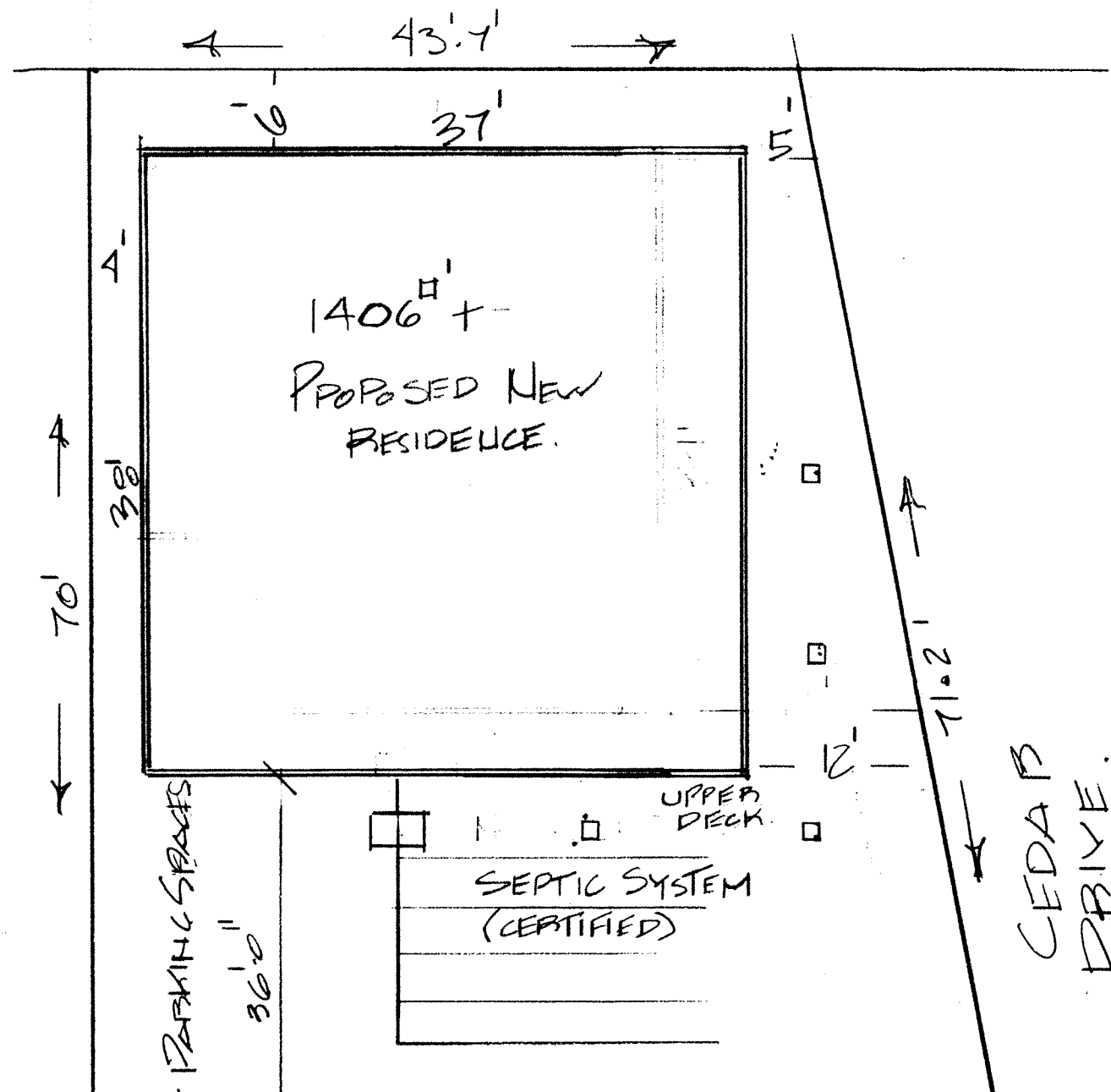
PART	PART OF LOT	PLAN	INSTRUMENT	AREA
1	192	190	360172	3507 sq. ft.

PLAN OF SURVEY  
OF PART OF  
LOT 192,  
REGISTERED PLAN 190  
FORMERLY IN THE GEOGRAPHIC  
TOWNSHIP OF CHARLOTTEVILLE  
IN THE  
COUNTY OF NORFOLK  
NOW IN THE  
TOWNSHIP OF DELHI  
IN THE REGIONAL MUNICIPALITY OF  
HALDIMAND - NORFOLK  
SCALE: 1" = 20'  
JEWITT and DIXON Ltd.  
1986

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
WEST LIMIT OF RIDGE ROAD BEING N 06° 33' 40" E  
AS SHOWN ON PLAN 37R - 1852.

ROAD  
DRIVE

MON.

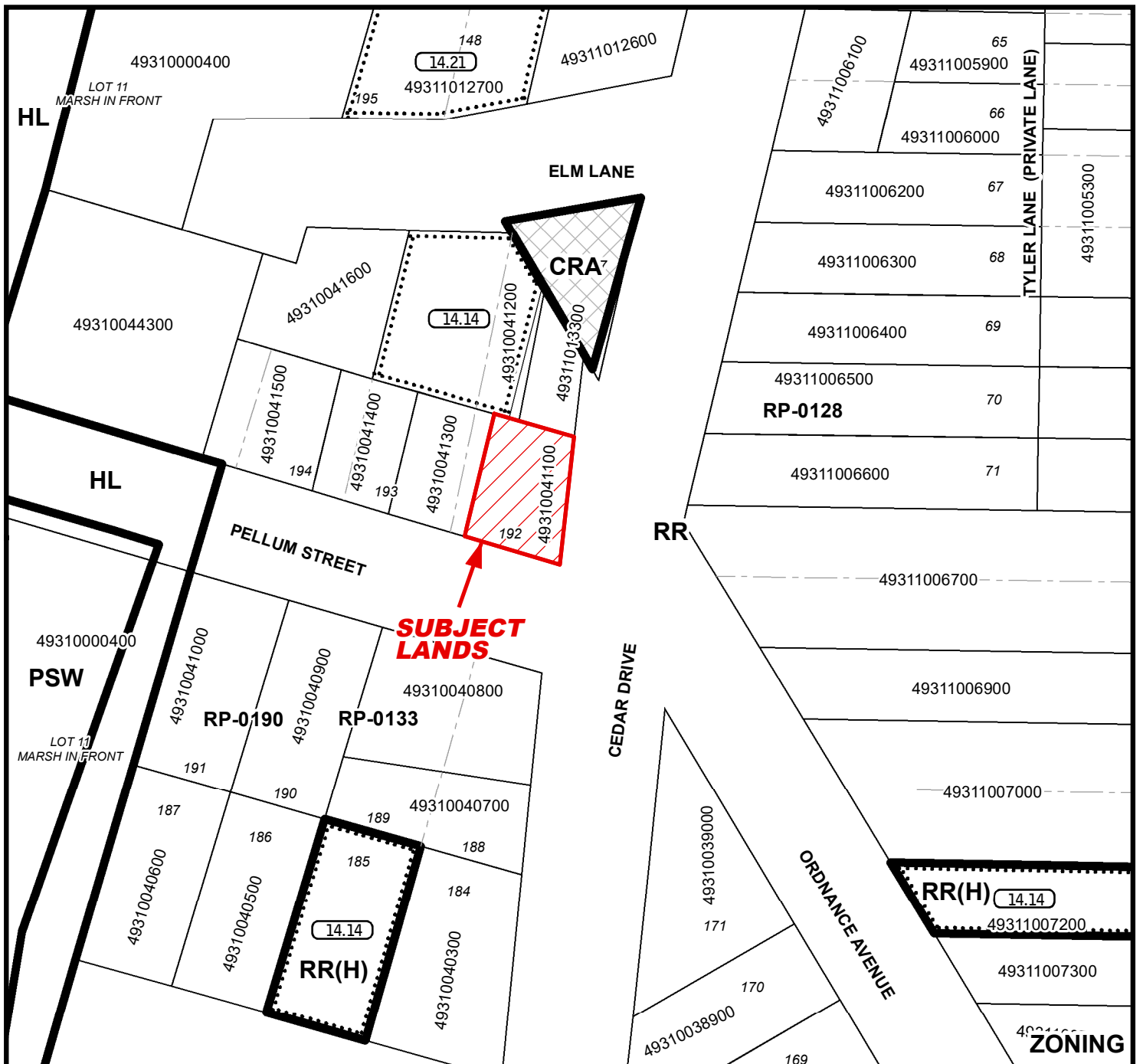
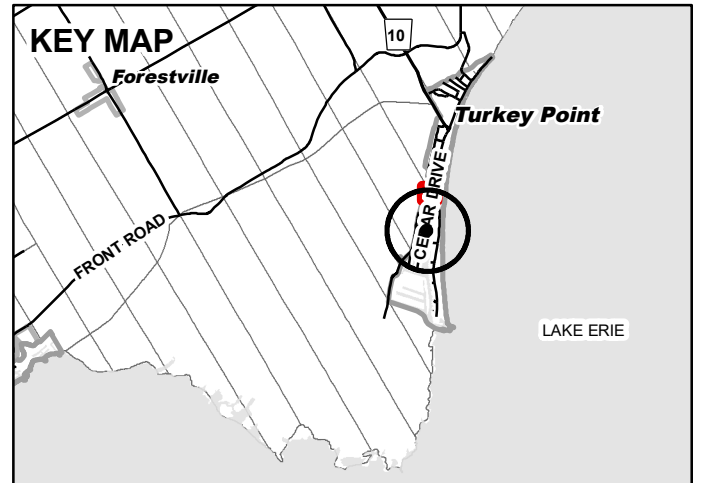
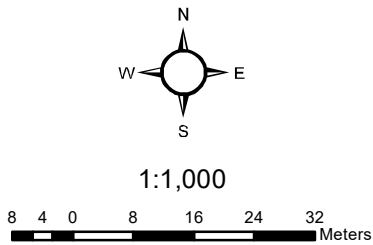


#1 PELHAM-M-TOWN  
EXISTING RES.  
PROPOSED - 1  
LOT 350'

# MAP 1

## File Number: ANPL2020027

Geographic Township of  
**CHARLOTTEVILLE**

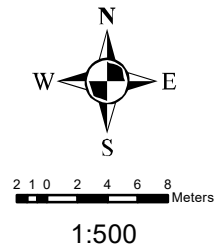




# MAP 2

File Number: ANPL2020027

Geographic Township of CHARLOTTEVILLE





# MAP 3

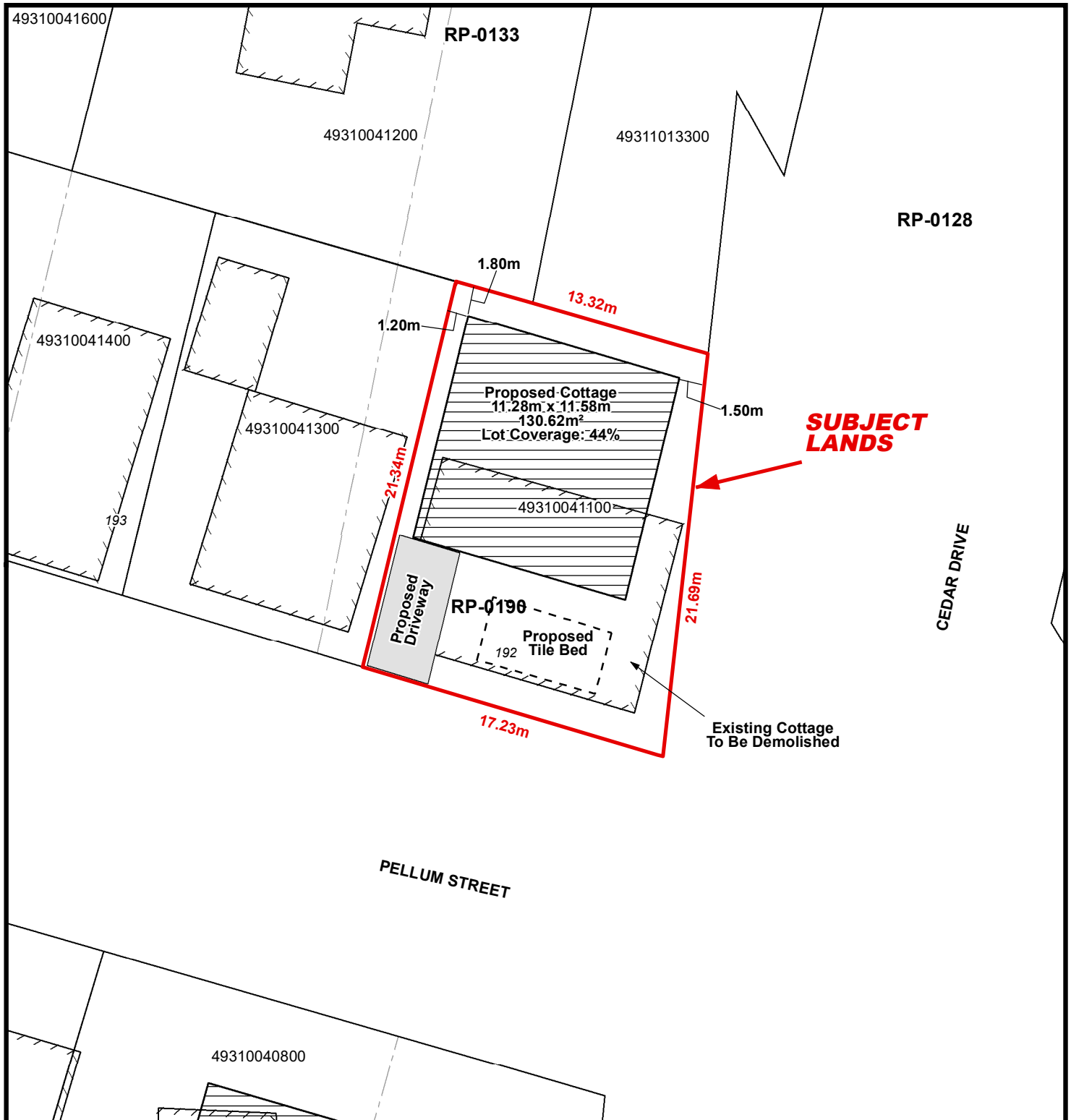
File Number: ANPL2020027

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300



# LOCATION OF LANDS AFFECTED

File Number: ANPL2020027

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

