

**For Office Use Only:**

File Number  
Related File Number  
Pre-consultation Meeting  
Application Submitted  
Complete Application

ANPL2021036  
ANPL2021034  
BNPL2021032

Feb 1/21 (Payment Rec.)  
Feb 2/21

Application Fee  
Conservation Authority Fee  
Well & Septic Info Provided  
Planner  
Public Notice Sign

\$5,819.00 (2x 1524 + 2761) ✓  
\$191.55 LPOCA ✓  
N Goodbrand

**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 x 2  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 3310-493-1100-3700

**A. Applicant Information**

**Name of Owner** William David Nightingale

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** 44 Yeager Ave

**Town and Postal Code** Simcoe, ON, N34 5N3

**Phone Number** \_\_\_\_\_

**Cell Number** 519-429-1183

**Email** bnight1313@outlook.com

**Name of Applicant** Lisa VandenBussche

**Address** 2916 Front Rd

**Town and Postal Code** Victoria, NOE 1W0

**Phone Number** \_\_\_\_\_

**Cell Number** 519-410-4424

**Email** lisav@remax.net

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):

CHR PLAN 128 LOT 41 TO 42 CON A PT LOT 12 IN FRONT  
RP 3TR5296 PARTS 41, 42

Municipal Civic Address: 210 Cedar Drive

Present Official Plan Designation(s): RR

Present Zoning: L

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:

Vacant 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: No buildings

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:

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:

2018 - cottage on lot lines was removed

9. Existing use of abutting properties:

Resort Residential - Single family 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:

Subject to easement Eas in INST NO. NR 486835

### 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>12.216 m</u>	<u>12.216 m</u>
Lot depth	<u>59.245 m</u>	<u>77.542 m</u>
Lot width	<u>12.1935 m</u>	<u>12.1935 m</u>
Lot area	<u>723.73692 m<sup>2</sup></u>	<u>947.253 m<sup>2</sup></u>
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):

William would like to make a boundary adjustment of the piece added to 210 Cedar closest to the lake to split it equally with 212 Cedar. He does have an application for a civic address change to separate lots 41+42.

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

By-law:

Was one lot that wants to return to two lots as in Plan 128.

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

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

Depth: \_\_\_\_\_

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

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

Present Use: Resort Residential

Proposed Use: Resort Residential

Proposed final lot size (if boundary adjustment): 12.216 m x 77.542 m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 3310-493 11003700

William David Nightingale is the owner of both lots. He removed the cottage that was on the lot line.

Description of land intended to be retained in metric units:

Frontage: 12.216 / 12.216 m

Depth: 75.621 / 77.542 m

Width: 12.1955 / 12.1955 m

Lot Area: 0.23 acre / 0.23 acre

Present Use: Resort Residential

Proposed Use: Resort Residential

Buildings on retained land: no buildings

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:

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:

The subject properties were residential before and will be in the future but right now are vacant.

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:

There use to be a cottage right in the middle of both lots and now the cottage is removed.

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  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

---

### Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

---

### 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:

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

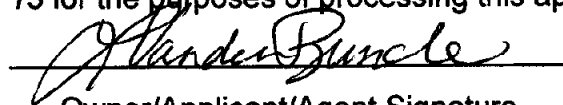
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

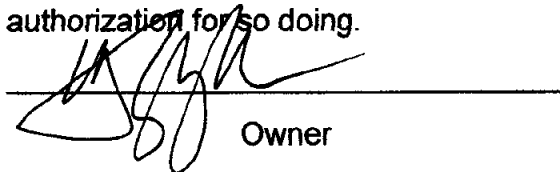
Dec 8/2020  
Date

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

I/We authorize Lisa VandenBussche 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

Dec 8/2020  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**


I, William Nightingale of Simcoe

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:

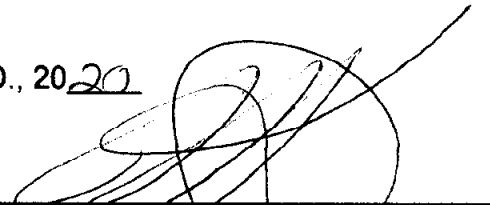
Simcoe, ON

  
Owner/Applicant/Agent Signature

In province of Ontario

This 8 day of December

A.D., 2020

  
\_\_\_\_\_

A Commissioner, etc.

Maria M. N. Kinkel

208 Cedar

210 Cedar

212 Cedar

214 Cedar Dr

40.09 feet

40.08 feet

40.08 ft

Cedar Drive

CEDAR STREET

PLAN

REGISTERED

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

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LOT 558

Need to split



## 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: 210 /212 Cedar Drive, Turkey Point

Legal Description:

Roll Number: 49311003700

Application #:

Information Origins: survey

### Resort Residential Zone (RR)

#### LOT 41 - 210 CEDAR DRIVE

5.8.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum lot area (new lot)	4000.00	928.00	3072.00	sqm
b) minimum lot frontage				
i) interior lot	15.00	12.22	2.78	m
ii) corner lot	18.00		N/A	m
Comments	proposes vacant rectangle lot. Originally an L shaped lot, removed 223.52sqm as a boundary adjustment to lot 42			

### Resort Residential Zone (RR)

#### LOT 42 - 212 CEDAR DRIVE

5.8.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum lot area (new lot)	4000.00	939.00	3061.00	sqm
b) minimum lot frontage				
i) interior lot	15.00	12.22	2.78	m
ii) corner lot	18.00		N/A	m
Comments	vacant rectangle lot. Square parcel of 223.52sqm added to make final lot size of 939.0sqm			

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 Lambrecht

I have read and understand the above.

3-Feb-21

Signature of owner or authorized agent

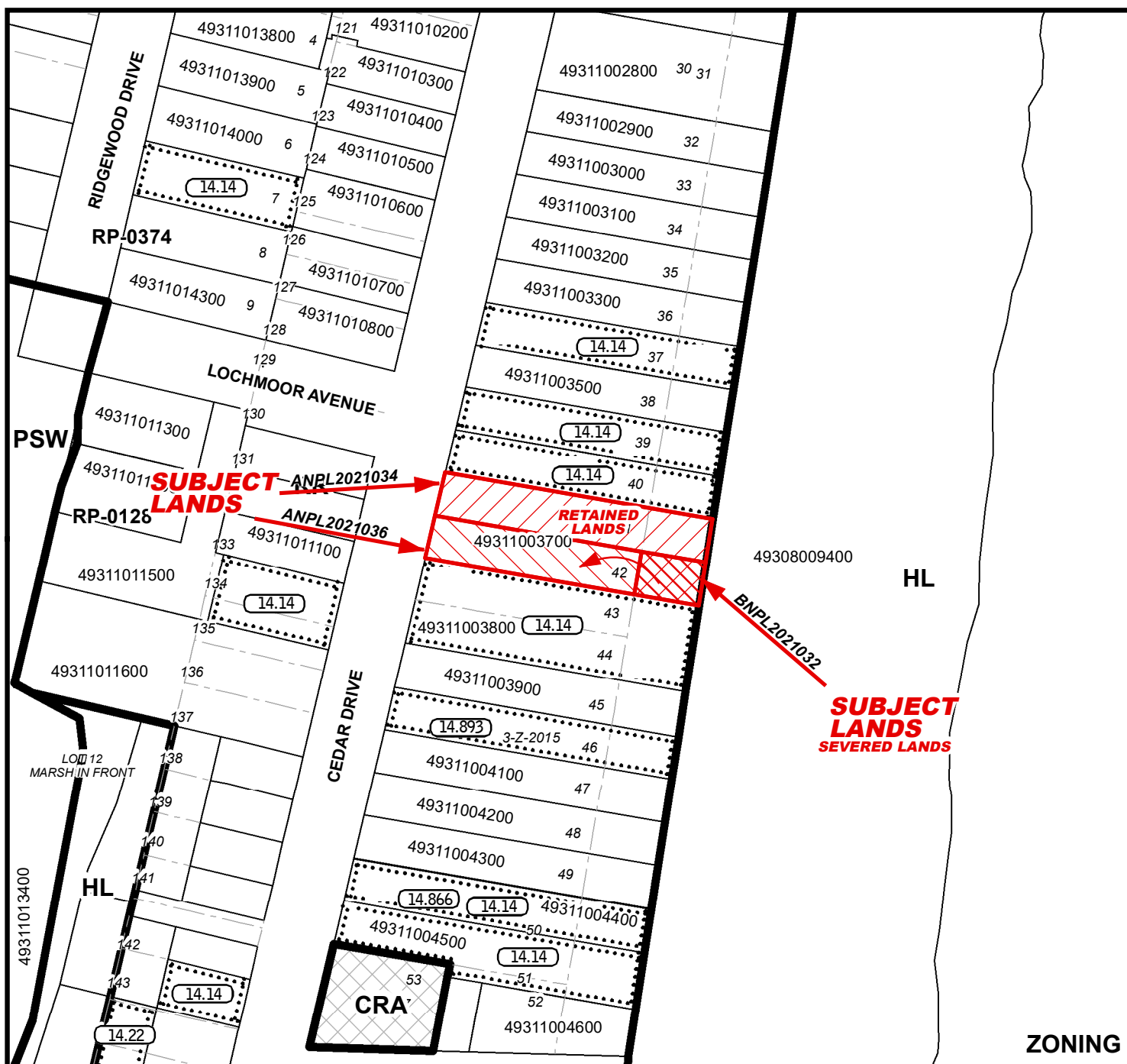
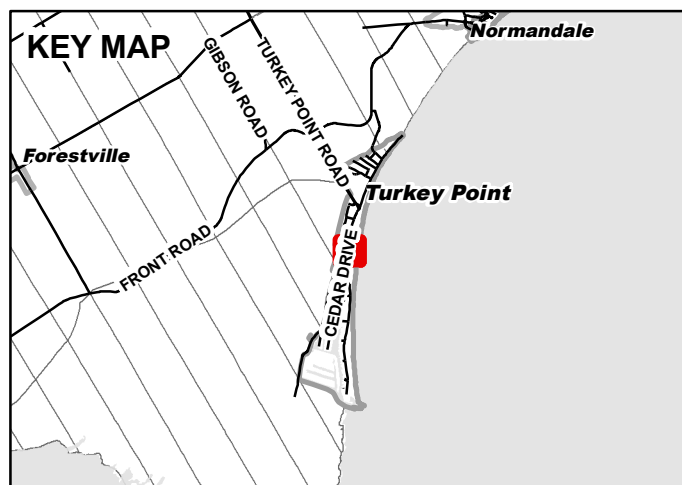
date

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

Signature of Zoning Administrator

date

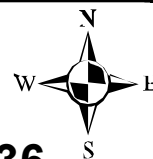
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ANPL2021034,  
ANPL2021036**



# MAP 2

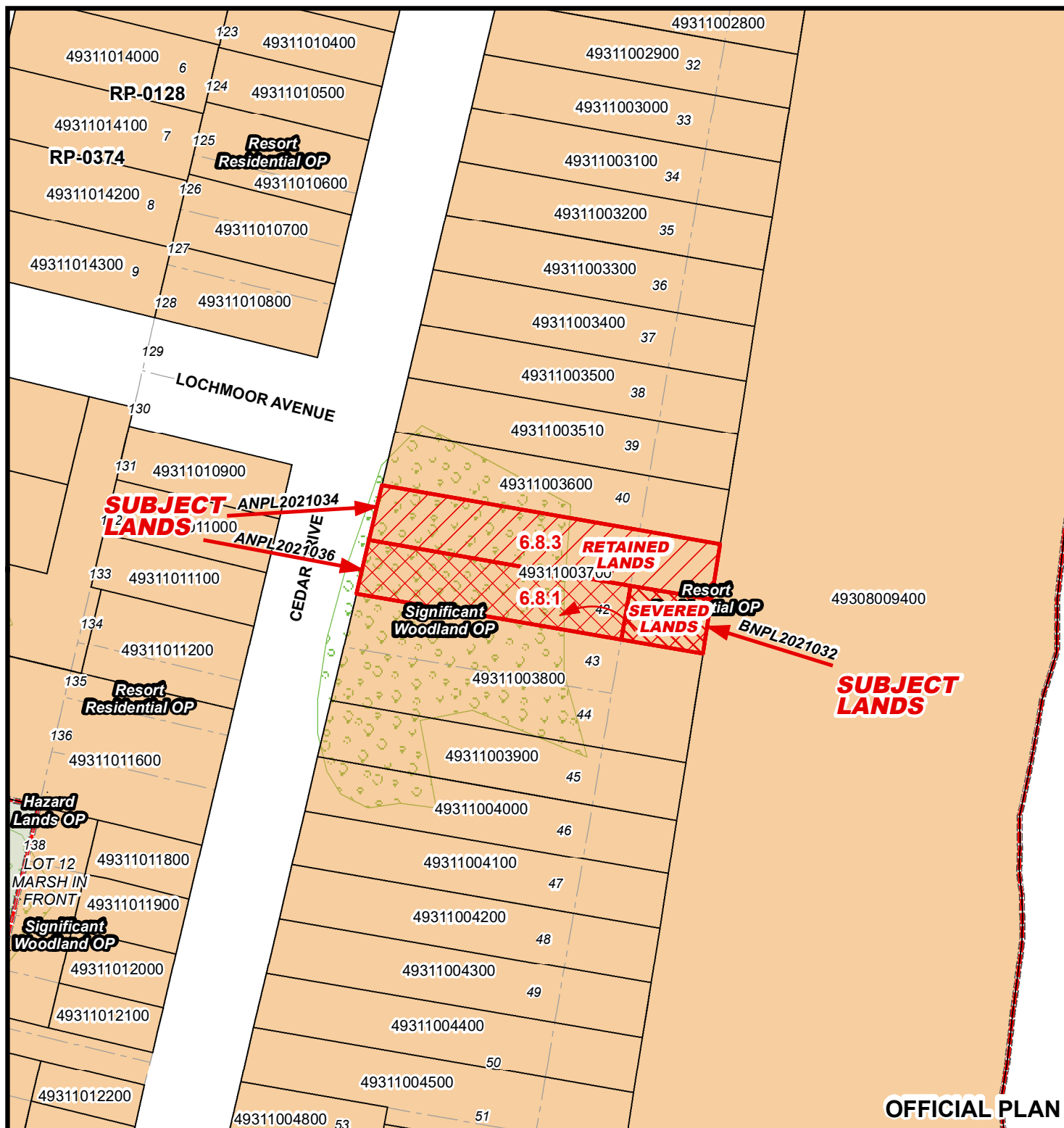
File Number: BNPL2021032 & ANPL2021034, ANPL2021036

Geographic Township of CHARLOTTEVILLE



4.5 250 4.5 9 13.5 18 Meters

1:1,200





# MAP 3

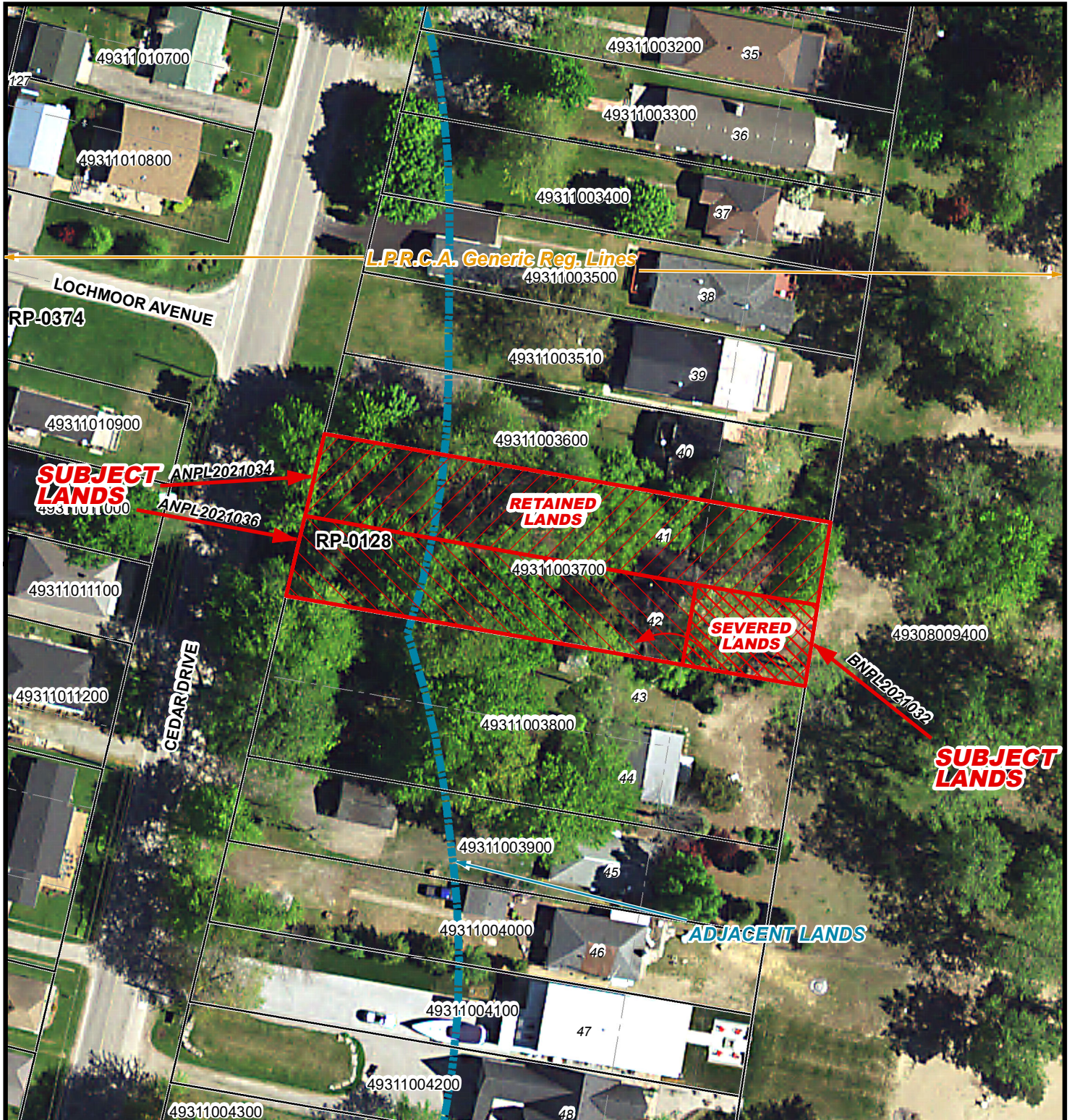
File Number: BNPL2021032 & ANPL2021034, ANPL2021036

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:800

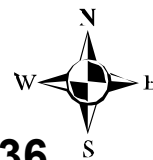




# MAP 4

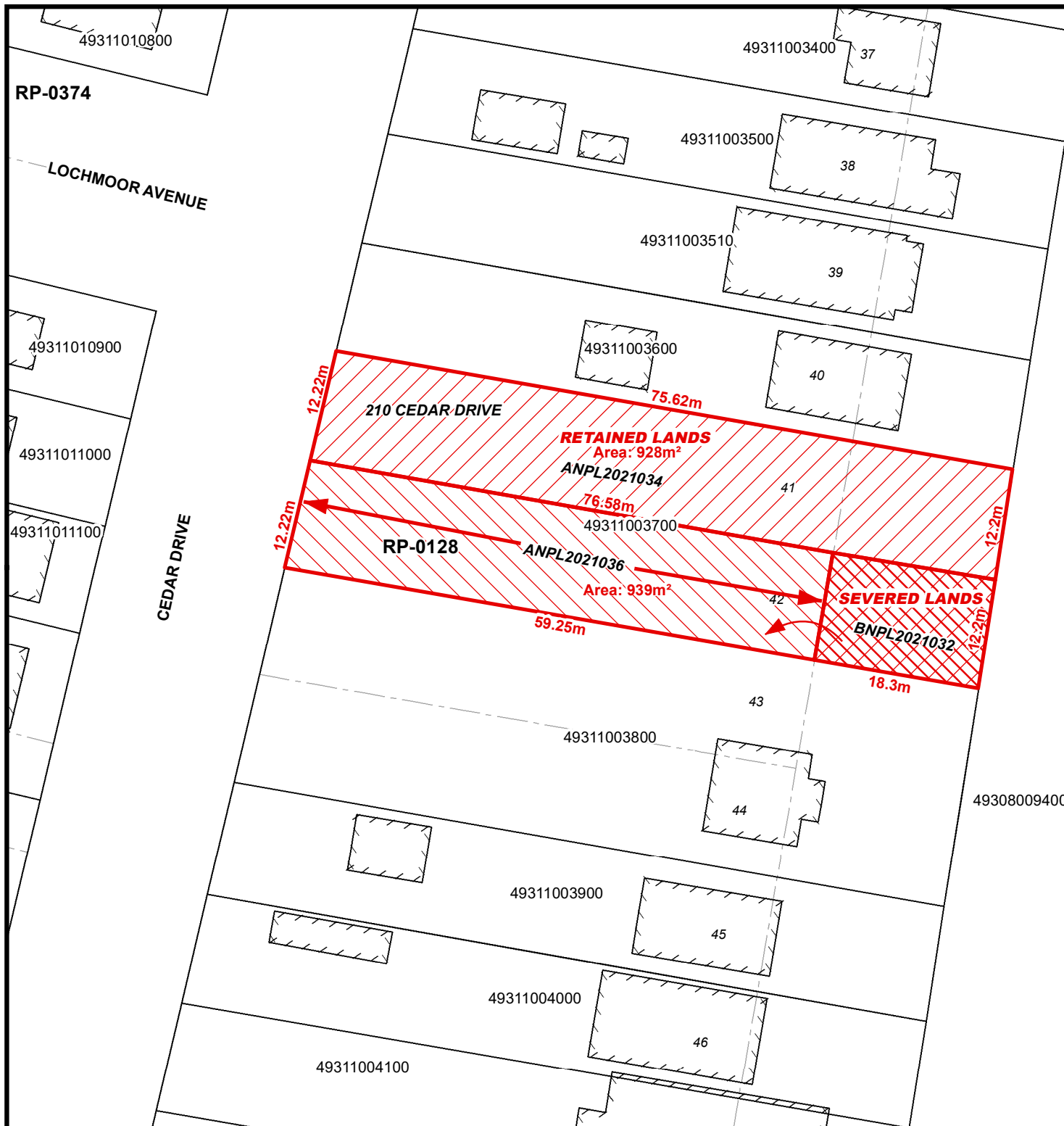
File Number: BNPL2021032 & ANPL2021034, ANPL2021036

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:600



# LOCATION OF LANDS AFFECTED

File Number: BNPL2021032 & ANPL2021034, ANPL2021036

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:600

