

For Office Use Only:

File Number	<u>ANR2021035</u>	Application Fee	<u>1529.⁰⁰</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	<u>SCOTT WILSON</u>
Complete Application	<u>FEBRUARY 2, 2021</u>	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: 3310493100415000**A. Applicant Information****Name of Owner** Robert Yallup

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 21 Balvenie Blvd
Town and Postal Code Caledonia N3W 2N8
Phone Number 905-741-2473
Cell Number 289-237-9579
Email jillian.hankai@gmail.com

Name of Applicant Robert Yallup
Address 21 Balvenie Blvd.
Town and Postal Code Caledonia N3W 2N8
Phone Number 905-741-2473
Cell Number _____
Email jillian.hankai@gmail.com

Name of Agent	Greg Hankai
Address	8 Sheridan Blvd.
Town and Postal Code	Simcoe N3Y 4W4
Phone Number	
Cell Number	519-427-8110
Email	greghankai@hotmail.com

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

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
PtLT 194 Plan 190 PtLt 11NR511928 Norfplk County

Municipal Civic Address: 7 Pellum St. Turkey Point

Present Official Plan Designation(s):

Present Zoning: Residential

- Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:
Residential

- Present use of the subject lands:
Residential

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 cottage to be demolished and replaced with new 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 single storey cottage to be constructed

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:
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, m² or %

Lot frontage	19.81m	19.81m
Lot depth	21.34m	21.34m
Lot width	19.81m	19.81m
Lot area	422.75m	422.75m
Lot coverage	23%	18.3%
Front yard	1.93m	0.91m
Rear yard	7.98m	10.64m
Left Interior side yard	7.11m	10.36m
Right Interior side yard	3.57m	1.52m
Exterior side yard (corner lot)		

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

Requesting front yard setback of 0.91m (current cottage front yard setback is 1.93m) and excess lot coverage of 18.27% (current lot coverage is 23%).

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

Requesting relief of front setback and lot coverage requirement in order to accomodate a new septic system. The proposed cottage has been reduced in size from the existing cottage to accomodate the new septic system setback requirements, however the size of the lot requires the cottage to be moved 1m



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 has been used as a seasonal cottage since 1952

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:

Did not think it was necessary

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:

Did not think it was necessary.

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 ☐ Communal wells
☐ Individual wells ☒ Other (describe below)
Private Turkey Point water supply company
-

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:

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

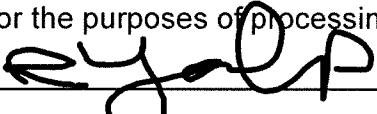
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

January 18, 2021

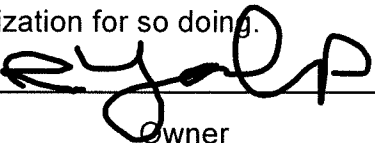
Date

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

I/We authorize Greg Hankai 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

January 18, 2021

Date

Owner

Date

K. Declaration

I, Robert Yallup of Caledonia, ON

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:


Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

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.

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Owner/Applicant/Agent Signature

Jan 18/21
Date

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Owner

Jan 18/21
Date

Owner

Date

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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:

CALEDONIA


Owner/Applicant/Agent Signature

In HALDIMAND COUNTY

This 21 day of JANUARY

A.D., 2021



A Commissioner, etc.

DAVID VICTOR FERGUSON
Barrister, Solicitor & Notary Public
322 Argyle St. S.
Caledonia, ON N3W 1K8



LOT

MARSHLAND IN FRONT OF

CONCESSION A

PELLUM STREET

(BY BY-LAW 2005-200 INSTRUMENT NO. NR591724)
(FORMERLY PINE STREET - REGISTERED PLAN 109)
(20.117M WIDE)

PROPERTY DESCRIPTION:

PART OF LOT 194, REGISTERED PLAN 190 &
PART OF LOT 11, MARSHLAND IN FRONT OF CONCESSION A
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED
FOR TRANSACTION OR FINANCING PURPOSES

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SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: ROBERT YALLUP
7 PELLUM STREET
TURKEY POINT

PIN 50267 - 0194 (LT)

SCALE: 1 : 100

0 4 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1

MAG NAIL IN ASPHALT
IN FRONT OF 7 PELLUM
ELEV = 175.62
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊕
CATCH BASIN	SHOWN	CB	⊗
TOP OF FOUNDATION	SHOWN	TOF	⊙
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	△
HYDRO POLE	SHOWN	HP	⊕
GAS METER	SHOWN	GM	⊕
MANHOLE	SHOWN	MH	⊕

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 ∇ AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - SITE BENCHMARK MAGNETIC NAIL IN ASPHALT IN FRONT OF 7 PELLUM STREET HAVING A GEODETIC ELEVATION OF 175.62 METERS
- (6) - 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.
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCHMARK PRIOR TO EXCAVATION
- (8) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (9) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 23RD DAY OF JULY, 2020.

JANUARY 27, 2021

[Signature]
KIM HUSTED, O.A.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSSED WITH THE SURVEYOR'S SEAL.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	- J.D.
BOOK	- J.L.
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- HANKAI
PROJECT No.	- 20-2573
20-2573-CP	

Hankai

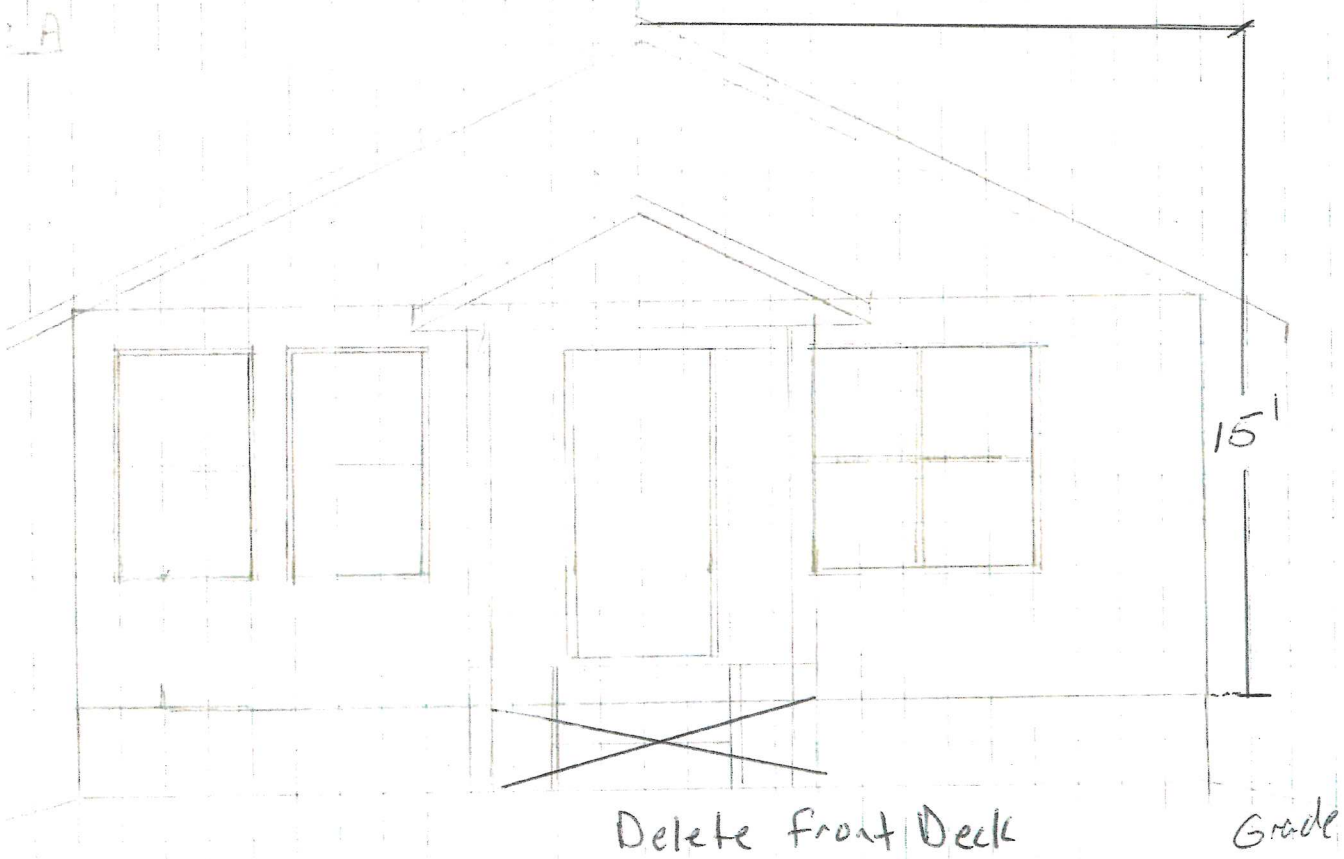
Page 1 of 6

Scale $\frac{1}{4}" = 1'$



ENGINEER'S SEAL APPLIES TO
TIMBER FRAMING AND
FOUNDATION DESIGN

Front



Scale $\frac{1}{4}" = 2'$

Existing S.H. Area

65'
(19.81 m)

26' 2"
(7.98 m)

70'
(21.34 m)

70'
(21.34 m)

28'
(8.53 m)

36'
(10.97 m)

10' 17 59/64 ft
(97.27 m²)

23' 4"
(7.11 m)

11' 8"
(3.57 m)

Existing Cottage

0.46 m

6' 9"
(1.93 m)

65'
(19.81 m)

Road → Pelham St. Turkey Point



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: 7 Pellum Street Turkey Point

Legal Description:

Roll Number: 49310041500

Application #:

Information Origins: hand sketch site plan from owner and elevations

Resort Residential Zone (RR)

5.8.2 Main Building		REQUIRED	PROPOSED	DEFICIENCY (existing)	UNITS
a) minimum lot area (new lot)		4000.00	423.00		sqm
b) minimum lot frontage					
	i) interior lot	15.00	19.81		m
	ii) corner lot	18.00		N/A	m
c) minimum front yard		6.00	0.91	50.90 5.09	m
d) minimum exterior side yard		6.00		N/A	m
e) minimum interior side yard					
	i) attached garage	1.20		N/A	m
		1.20		N/A	m
	ii) detached garage Left	3.00	10.39		m
	Right	1.20	1.50		m
f) minimum rear yard		9.00	>15		m
g) maximum building height		9.10	5.00	N/A	m
h) maximum lot coverage		15.00	18.27	3.27	%
3.22 min building elevation of the top of foundation (above sea level)		176.50	176.50		

Comments

This ZDF does not include decks as there were no decks on the plans. The new cottage is deficient in front yard setback, and lot coverage.



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: 7 Pellum Street Turkey Point

Legal Description:

Roll Number: 49310041500

Application #:

Information Origins: hand sketch site plan from owner and elevations

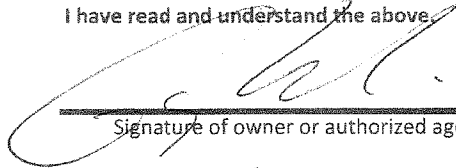
Resort Residential Zone (RR)

4.0 Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1 number of parking spaces	2	2.00		
Comments	two tandem parking spaces will fit along side 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 Lambrecht

I have read and understand the above.



Signature of owner or authorized agent

Jan 28/21

date



Signature of Zoning Administrator

Tuesday, January 26, 2021

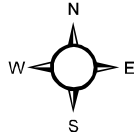
date

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

MAP 1

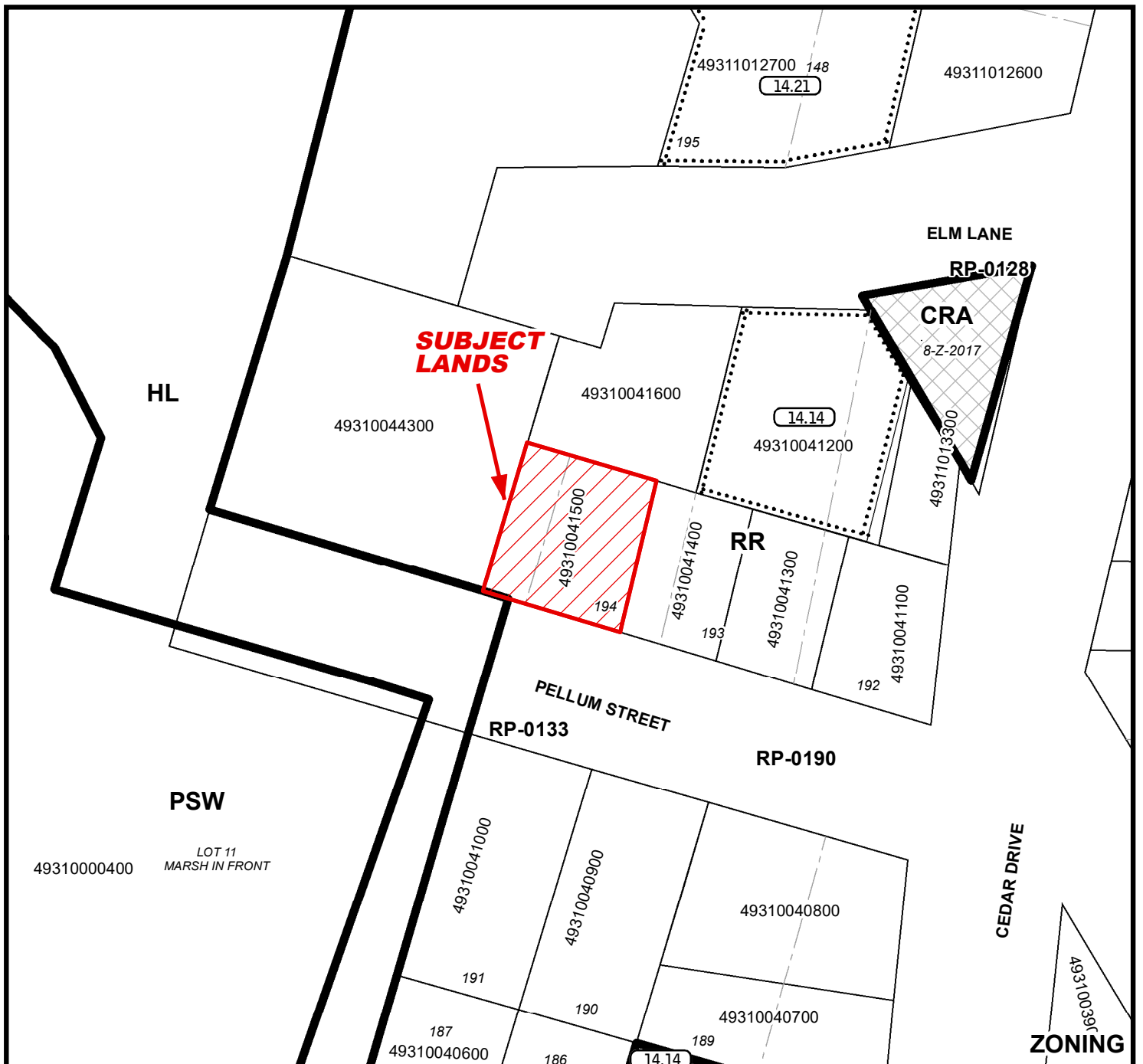
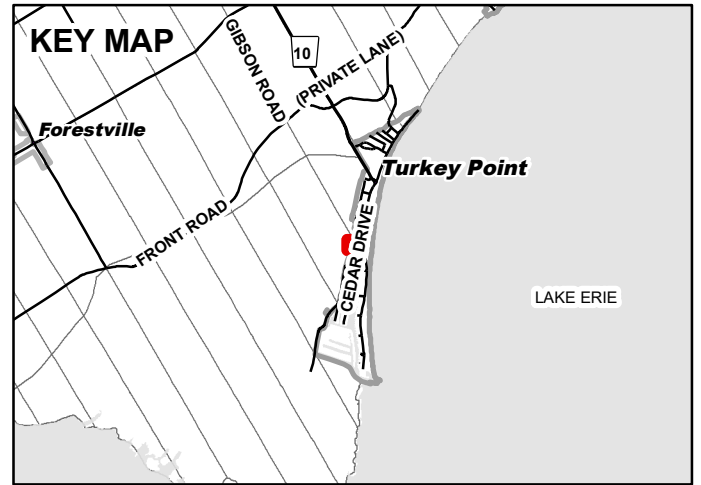
File Number: ANPL2021035

Geographic Township of
CHARLOTTEVILLE



1:800

8 4 0 8 16 24 32 Meters



MAP 2

File Number: ANPL2021035

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

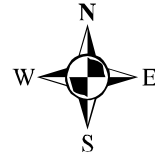
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MAP 3

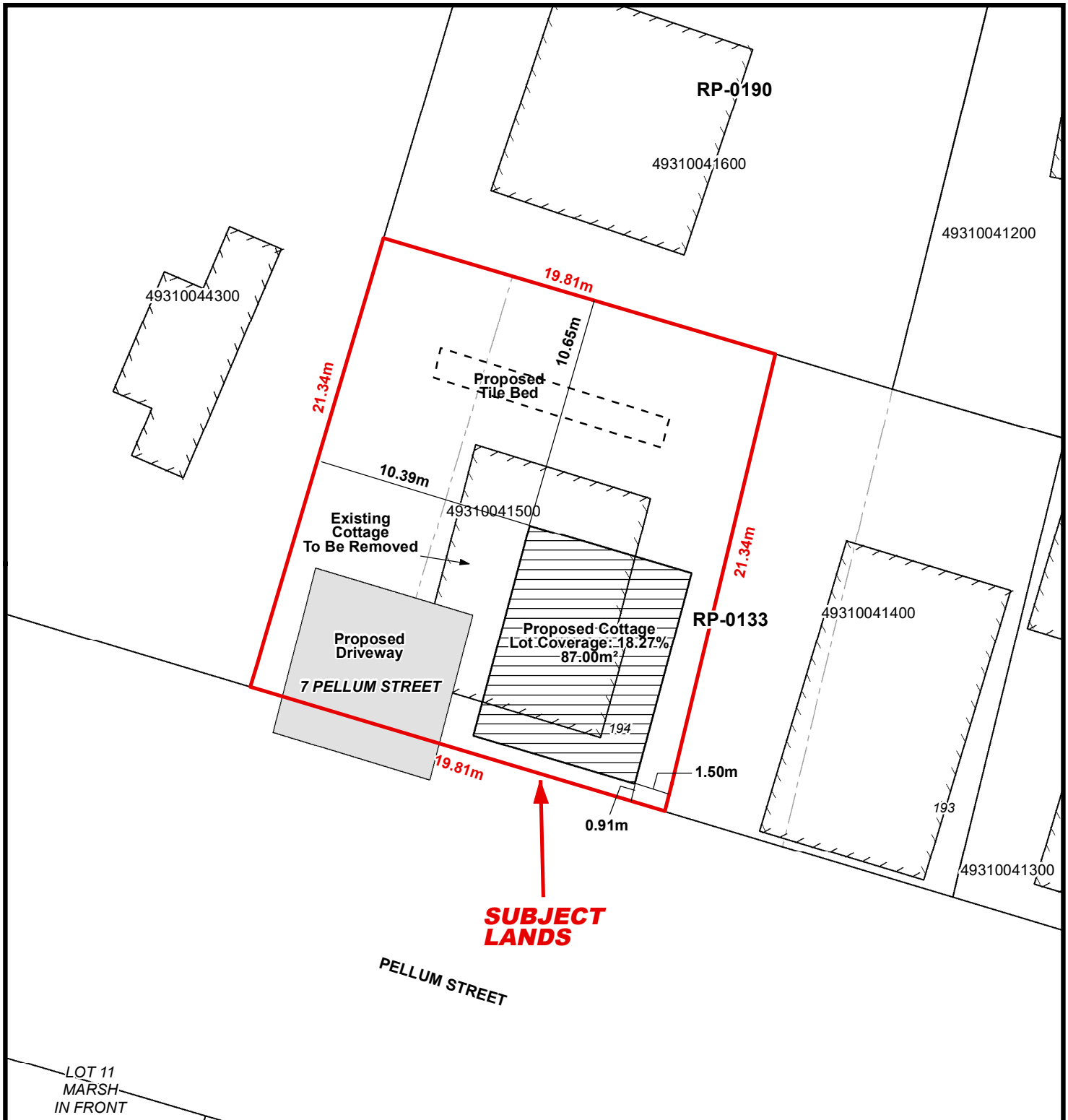
File Number: ANPL2021035

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

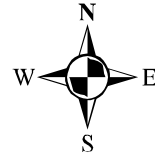
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LOCATION OF LANDS AFFECTED

File Number: ANPL2021035

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:250

