

## Premise of Minor Variance Application at 65 Cedar Drive, Turkey Point

In 2020 Mr. Redfern obtained a Building Permit to raise his existing cottage and construct a new foundation under it. After the new foundation was completed and the existing cottage set back down on it, Mr. Redfern hired a contractor to renovate his existing cottage. The contractor, upon inspection of the existing cottage, recommended that it was not economical to renovate and would be more feasible to demolish and construct a new cottage on the new foundation.

Plans were drawn for a new cottage and a Building Permit application was submitted to Norfolk County. During the permit review process it came to light that though the proposed cottage fit the new foundation (and complied with the 15% lot coverage requirement) a proposed deck on the front of the cottage exceeded the maximum permitted lot coverage and thereby precipitated this minor variance application.

### **Key Background:**

#### **May 2020**

- Long Point Region Conservation Authority issued work permit LPRCA-98/20 for the construction of a new foundation under the existing cottage.
- Girard Engineering of Otterville prepared a stamped, engineered plan of the new footing and foundation.
- Building Permit PRBD20200728 was issued to raise the cottage and construct the new foundation.
- Chuck Thompson of Port Dover lifted the cottage and installed the new footings and foundation.
- Septic Permit PRSEP20201327 was issued for a new septic system
- New septic system installed.
- Owner hired Nelson Demelos, builder, of Brantford, to renovate the existing cottage.
- After a thorough on-site assessment of the existing cottage Mr. Demelos advised the owner that due to the advanced deterioration of the existing cottage it would be cost prohibitive to repair/renovate and bring up to date the existing structure. Rather, he recommended it would make more economic sense to demolish the existing cottage and to construct a new cottage to fit the newly installed foundation.
- The decision was made then to replace rather than repair.

## 2021

- The owner then hired Jonkman Design of Harrisburg to prepare plans for a new cottage on the newly built foundation.
- Long Point Region Conservation Authority issued work permit LPRCA-157/21 to construct a new cottage on the new existing foundation.
- Building Permit application PRBD20211356 was submitted in June 2021.
- To support the Building Permit application the following documents were supplied to the building department:
  - o LPRCA Permit 157/21
  - o Architectural plans
  - o Site plan
  - o Copy of Septic Permit PRSEP20201327
  - o Lot Grading Exemption Form stamped by Max Morrison PEng., late of M C Engineering
  - o Designers Schedule 1
  - o Energy Efficiency Design Summary
  - o HVAC Design, Duct Design, and Heat Loss/Gain calculation
  - o Residential Mechanical Ventilation Design Summary
- June 23/21 Scott Northcott of Norfolk County Building Department sent Mr. Redfern a “shopping list” of documents to be submitted to support the permit application. All documents requested by Scott were submitted in June.
- The Building Permit and Plumbing Permit fees associated with the new cottage application PRBD20211356 were paid to Norfolk County July 9, 2021.
- September 9/21 Norfolk County Building Department Zoning Administration wrote to Mr. Redfern advising him that the maximum permitted lot coverage of 15% had been exceeded by 5.53% because of the deck and that a Minor Variance would now be required.
- Though the cottage proper conforms to the allowable 15% lot coverage the proposed small, covered, but unenclosed front deck, 10'x25' (250 sq feet) raises the lot coverage to 20.84% or 5.84% over the maximum allowable limit of 15%.
- We are rounding the lot coverage proposed at 21% or 6% over.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

### **Norfolk County Official Plan**

The subject property is designated as Resort Residential in the Norfolk County Official Plan. Permitted uses within this designation include cottages. Therefore, this application conforms with the Norfolk County Official Plan.

### **Norfolk County Zoning Bylaw 1-Z-2014**

Zoning Bylaw 1-Z-2014 zones the subject property Resort Residential. Article 5.8.1a) permits a vacation home within the Resort Residential Zone.

The general intent and purpose of the Norfolk County Zoning Bylaw is to maintain the character of the neighbourhood. Turkey Point is a large established cottage node within Norfolk County. The neighbouring properties to 65 Cedar Drive are predominantly cottages/vacation homes. The proposed development maintains the general cottage character of the neighbourhood and the requested variances will maintain the general intent and purpose of Norfolk County Zoning Bylaw 1-Z-2014.

### **Is the Variance Desirable and Appropriate**

The use of this property as a cottage is compatible and fits within the existing neighbourhood. Cottages in Turkey Point have been demolished and rebuilt, raised and decks have been added over the past 30 years. This is an improvement of the property in that the new cottage structure is desirable and appropriate for the Cedar Drive streetscape.

### **Is the Variance Minor in Nature**

The proposed cottage fits the existing foundation and meets the maximum permitted 15% lot coverage requirement. The unenclosed front deck fits in with adjacent cottages and their appurtenant decks and will only add but 6% to the maximum permitted lot coverage. The cottage sits well back on the lot and even with the deck added to the front of the cottage there remains 30m of front yard. This large expansive front yard reduces the visual impact of the deck from the street.

In conclusion, the proposed increase in the lot coverage only affects the front deck. It is well set back from the front property line. The proposed deck fits into and maintains the general character of the neighbouring cottage properties. Norfolk County Building Department issued a building permit for the new foundation. Norfolk County issued a Septic Permit for the installation of a new septic system. Norfolk County accepted for processing a building permit application to construct a new cottage in lieu of renovating the existing cottage. LPRCA has issued a work permit for the construction of the proposed new cottage. The requested variance is minor in nature and maintains the general intent and purpose of both the Norfolk County Official Plan and the Norfolk County Zoning Bylaw.

**For Office Use Only:**

File Number	<u>ANPL2022030</u>	Application Fee	<u>1560.00 - paid</u>
Related File Number	<u>N/A</u>	Conservation Authority Fee	<u>paid</u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>December 30, 2021</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>January 30, 2022</u>	Public Notice Sign	<u>-</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:** 493-110-28300**A. Applicant Information****Name of Owner**SCOTT REDFERN

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**25 PENNY LANE**Town and Postal Code**BRANTFORD, ON N3R 5Y5**Phone Number**519-802-4488**Cell Number****Email**BARMS @ ymail.com**Name of Applicant**AGENT**Address****Town and Postal Code****Phone Number****Cell Number****Email**



Name of Agent DAVID MCPHERSON  
Address 8 CULVER LANE  
Town and Postal Code SIMCOE ON N3Y 5C8  
Phone Number 519-426-7295  
Cell Number 519-427-6483  
Email DAVID-A-MCPHERSON@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 mortgages, 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):

Municipal Civic Address: 65 CEDAR DRIVE, TURKEY POINT

Present Official Plan Designation(s): RESORT RESIDENTIAL

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:

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:

SEE ATTACHED

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.

10' x 25' COVERED DECK

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 ATTACHED PLANS

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:

40+ 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:

### 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>12.19m</u>	<u>12.19m</u>
Lot depth	<u>45.72m</u>	<u>45.72m</u>
Lot width	<u>12.19m</u>	<u>12.19m</u>
Lot area	<u>557.42 SQ m</u>	<u>557.42 SQ m</u>
Lot coverage	<u>15%</u>	<u>21%</u>
Front yard	<u>33.63m</u>	<u>30.63m</u>
Rear yard	<u>1.67m</u>	<u>1.67m</u>
Left Interior side yard	<u>0.66m</u>	<u>0.66m</u>
Right Interior side yard	<u>1.82m</u>	<u>1.82m</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u>N/A</u>

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

RELIEF OF 6% FROM MAX PERMITTED 15% LOT COVERAGE TO PERMIT MAX LOT COVERAGE OF 21%

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

PROPOSED DECK IS 6% OVER MAX PERMITTED LOT COVERAGE

#### 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: \_\_\_\_\_

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. 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: *TURKEY POINT IS CONSIDERED A SETTLEMENT AREA. THE REDEVELOPMENT OF THE SUBJECT LAND WILL ASSIST WITH THE VITALITY & REGENERATION OF THE AREA. THE SUBJECT APPLICATION IS CONSISTANT WITH THE PPS.*

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 250 m

**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 210 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  
☐ Individual wells

- ☒ Communal wells  
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers  
☒ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ 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.

SEE ATTACHED.

## I. Transfers, Easements and Postponement of Interest

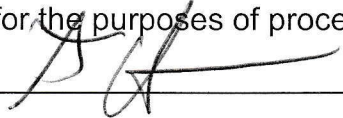
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

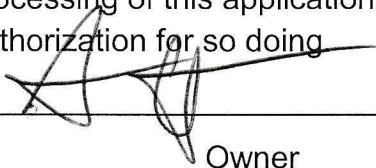
DEC 1 2021  
\_\_\_\_\_  
Date

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

I/We authorize DAVID MCPHERSON 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 1 2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**


I, DAVID MCPHERSON 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



Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 28<sup>th</sup> day of DECEMBER

A.D., 20 21

\_\_\_\_\_  
A Commissioner, etc.

## OWNER'S AUTHORIZATION

I/we SCOTT REOFERN. am/are the registered owner(s) of the land that is the subject of this application.

I/we authorize **DAVID MCPHERSON** to make this application on my/our behalf and to act on my/our behalf as my/our authorized agent during the processing of this application.

Moreover, this shall be your good and sufficient authorization for so doing.

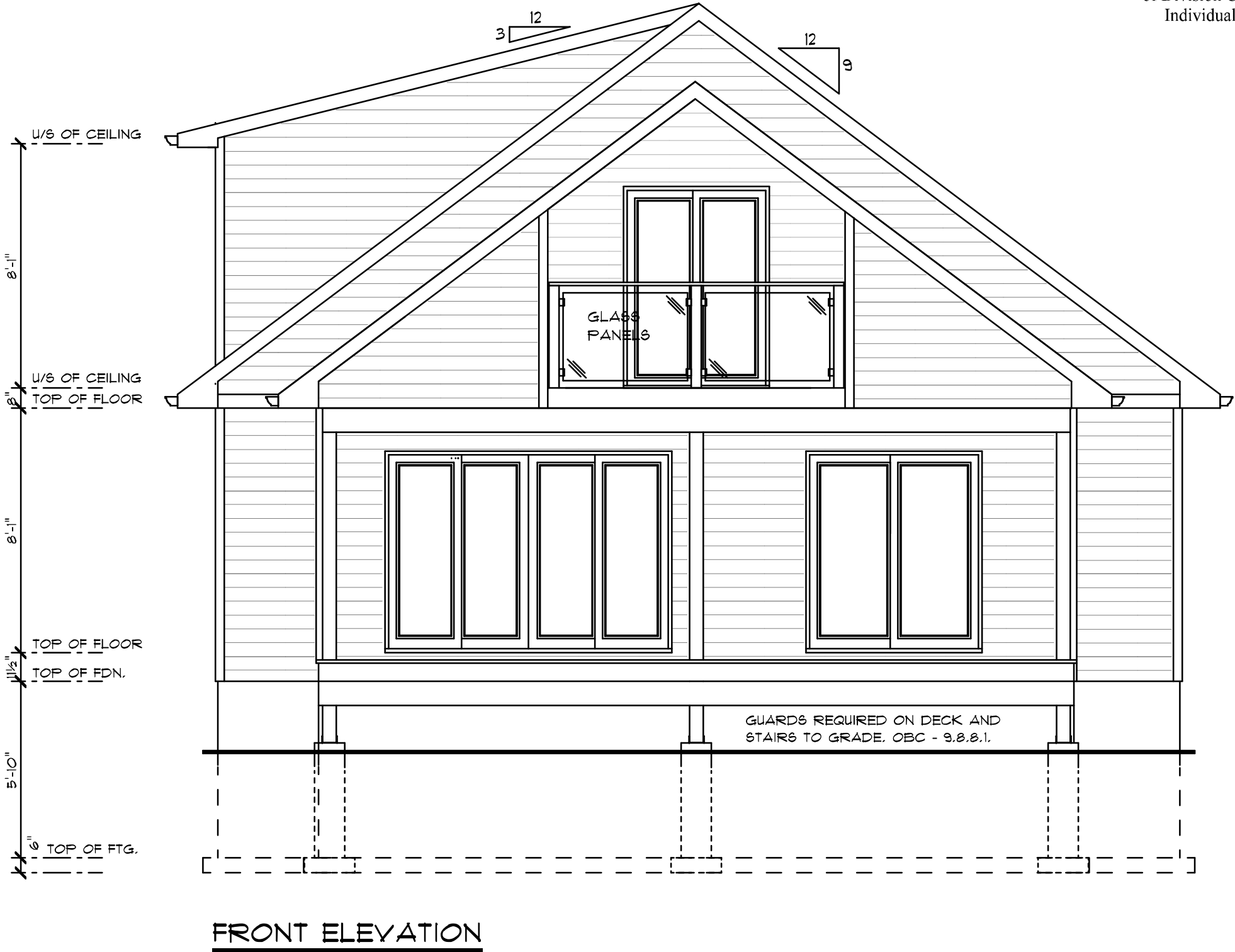
  
OWNER

Sept 22/21  
DATE

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE





I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under sub-section 3.2.5. of Division C, of the Building Code  
Individual BCIN: 26172

DocuSigned by:  
2CA7E7A5EE08456...

PROJECT NAME <b>REDFERN COTTAGE</b>  65 CEDAR DR., TURKEY POINT	SCALE 1/4" = 1'-0"	FILE NO. REDF-2705-21
DRAWN BY JIM J	DATE MAY 27/21	REVISED
REVIEWED	DRAWING # 1 OF 8	





LEFT SIDE ELEVATION

PROJECT NAME  REDFERN COTTAGE  65 CEDAR DR., TURKEY POINT	SCALE 1/4" = 1'-0"		JONKMAN DESIGN 519-448-3214		FILE NO. REDF- 2705-21	
	DRAWN BY JIM J		DATE MAY 27/21		REVISED	
	REVIEWED		DRAWING # 2 OF 8			



REAR ELEVATION

GENERAL NOTES:

- 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL MEASUREMENTS
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9)
- 3) PLANS ARE TO BE REVIEWED BY THE LOCAL BUILDING DEPT. BEFORE PROCEEDING ANY WORK

DISCLAIMER/COPYRIGHT

ALL DESIGNS AND ANY DRAWINGS ASSOCIATED WITH THEM ARE THE PROPERTY OF JONKMAN DESIGN (DESIGNER) AND ARE PROTECTED BY COPYRIGHT

THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH SUCH PERMITS HAVE BEEN ISSUED. REPRODUCTION OF THESE DRAWINGS IN PART OR WHOLE FOR ANY OTHER PURPOSE THEN SAID PROJECT WITHOUT THE WRITTEN CONSENT OF JONKMAN DESIGN IS STRICTLY PROHIBITED

THE CONTRACTOR AND/OR SUB-CONTRACTOR MUST ENSURE THAT ALL WORK PERFORMED MUST BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE AND ANY DISCREPANCIES MUST BE REPORTED THE THE DESIGNER BEFORE COMMENCING ANY WORK

PROJECT NAME

REDFERN COTTAGE

65 CEDAR DR., TURKEY POINT

SCALE

1/4" = 1'-0"

DRAWN BY

JIM J

REVIEWED

JONKMAN

DESIGN

519-448-3214

DATE

MAY 21/21

REVISED

DRAWING #

3 OF 8

FILE NO.

REDF-2105-21

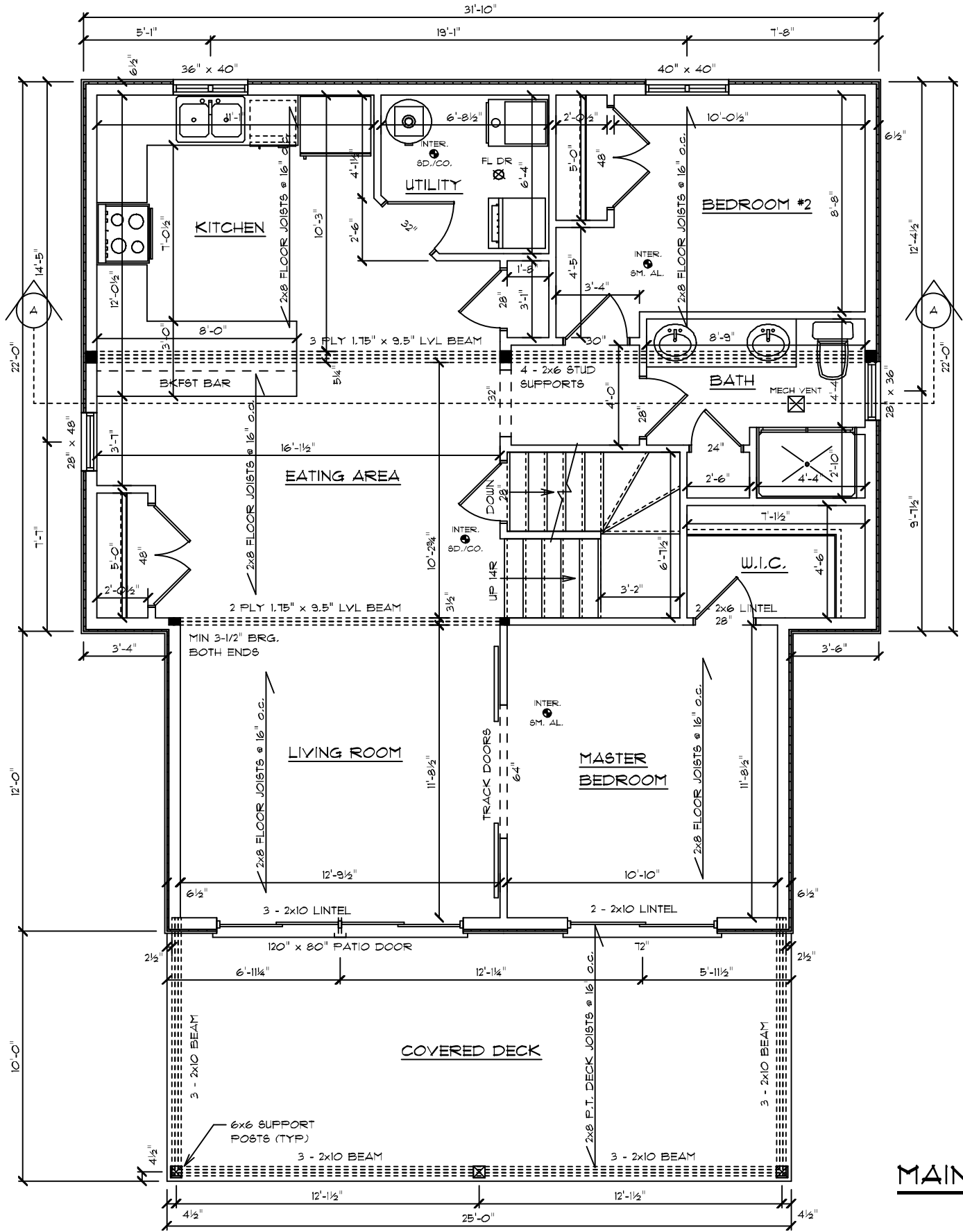




RIGHT SIDE ELEVATION

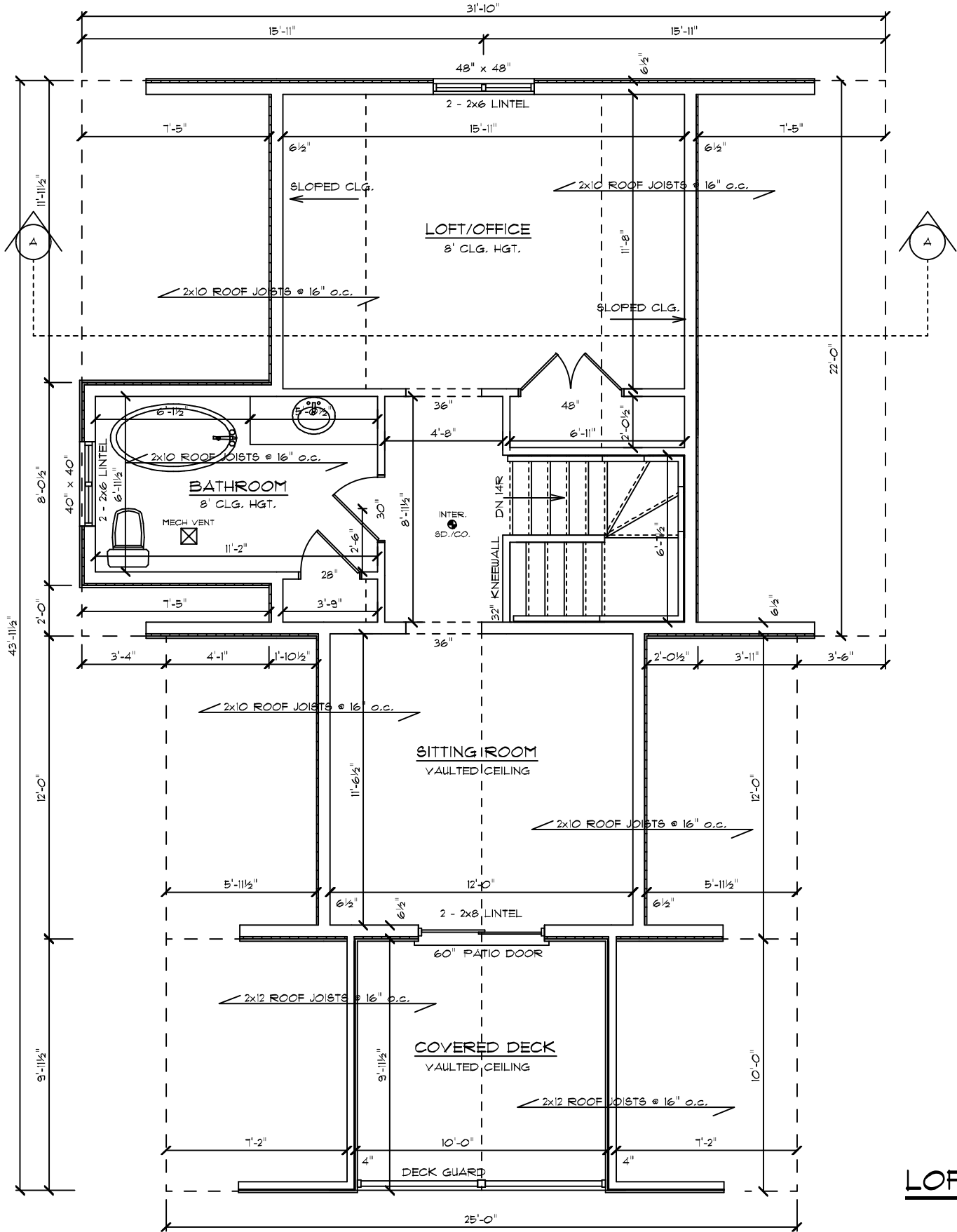
PROJECT NAME  REDFERN COTTAGE          65 CEDAR DR., TURKEY POINT	SCALE 1/4" = 1'-0"	JONKMAN  DESIGN  519-448-3214	DATE MAY 27/21	FILE NO.  REDF- 2705-21
	DRAWN BY JIM J		REVISED	
	REVIEWED		DRAWING # 4 OF 8	

PROJECT NAME  <b>REDFERN COTTAGE</b>  65 CEDAR ST., TURKEY POINT	SCALE	3/16" = 1'-0"	<b>JONKMAN DESIGN</b>  519-448-3214	DATE	MAY 27/21	FILE NO.  REDF- 2705-21
	DRAWN BY	JIM J		REVISED		
	REVIEWED			DRAWING #	5 OF 8	



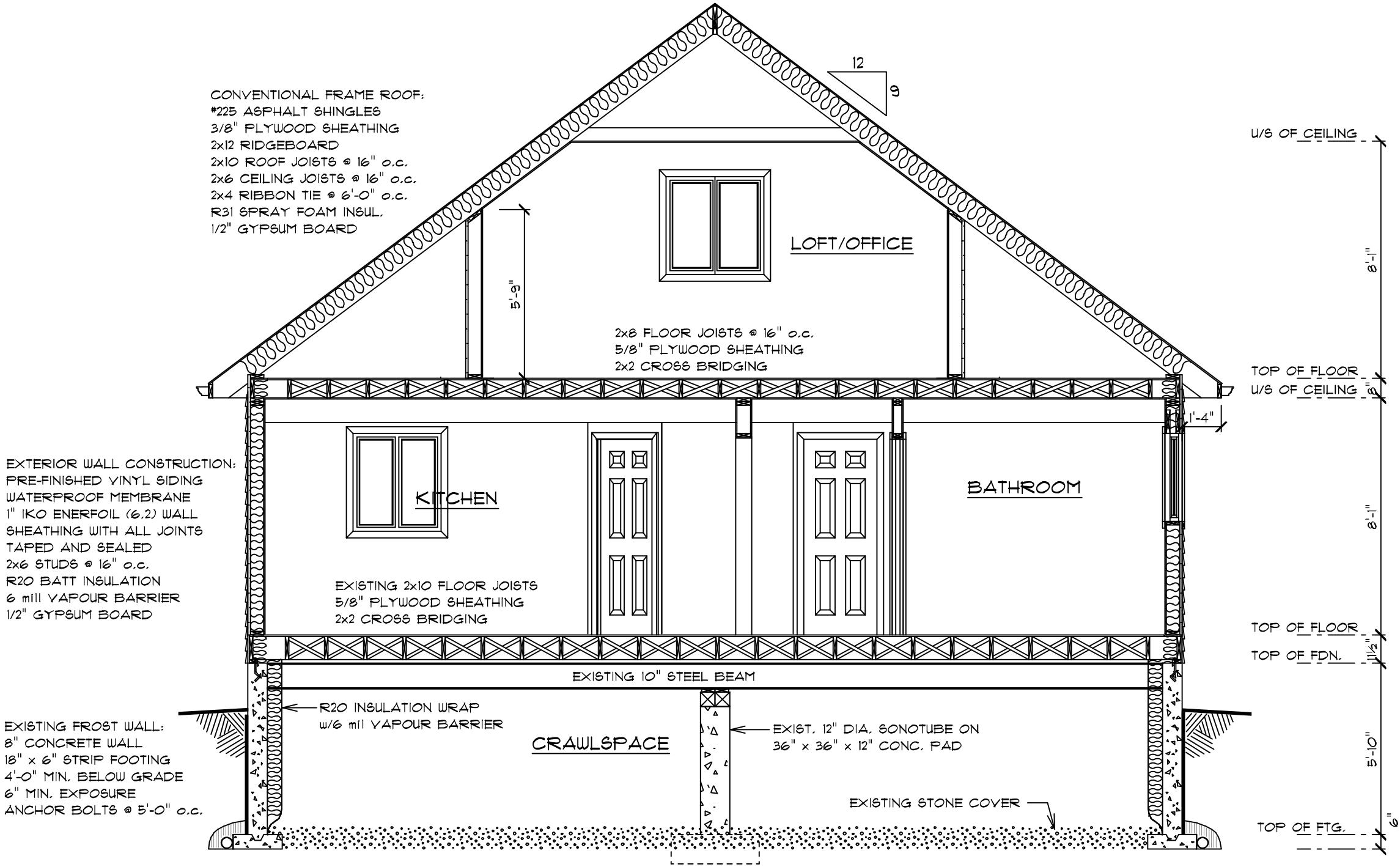
MAIN FLOOR PLAN  
1000 SQ. FT.

PROJECT NAME <b>REDFERN COTTAGE</b>  65 CEDAR ST., TURKEY POINT	SCALE 3/16" = 1'-0"		JONKMAN DESIGN 519-448-3214		DATE MAY 27/21	FILE NO.
	DRAWN BY JIM J		REVIEWED		REVISED	REDF-2105-21
					DRAWING # 6 OF 8	



**LOFT FLOOR PLAN**  
490 SQ. FT.

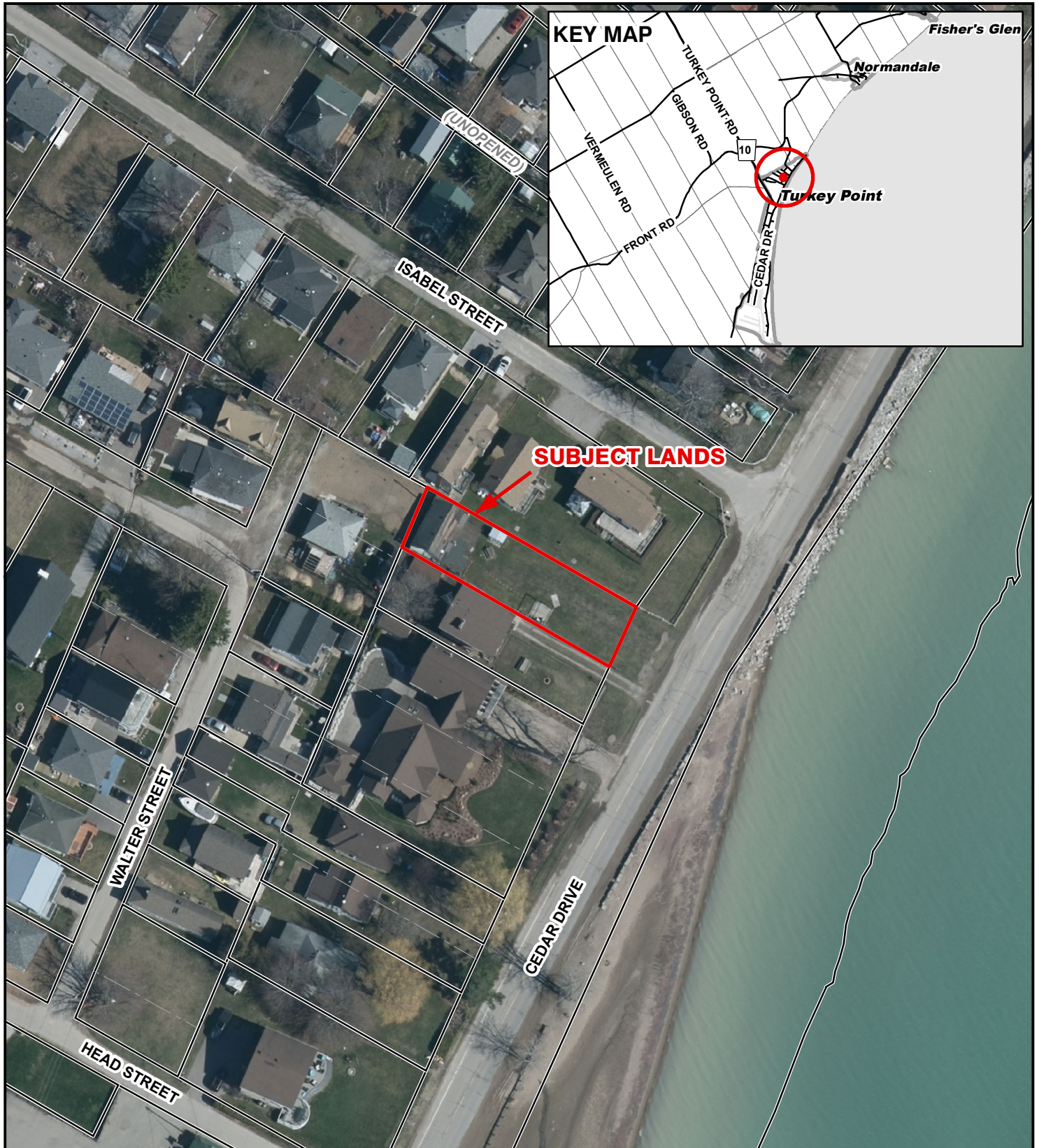
PROJECT NAME <b>REDFERN COTTAGE</b>  65 CEDAR ST., TURKEY POINT	SCALE 3/16" = 1'-0"		FILE NO.  REDF-2705-21	
	DRAWN BY JIM J		DATE MAY 27/21	REVISED
	REVIEWED		DRAWING # 1 OF 8	




CROSS-SECTION DETAIL

PROJECT NAME	JONKMAN DESIGN		FILE NO.
	519-448-3214		REDF-2105-21
	65 CEDAR DR., TURKEY POINT		
SCALE	1/4" = 1'-0"	DATE	MAY 27/21
	DRAWN BY JIM J	REVISED	
	REVIEWED	DRAWING #	8 OF 8



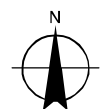


**Legend**

 Subject Lands

2020 Air Photo

2/2/2022



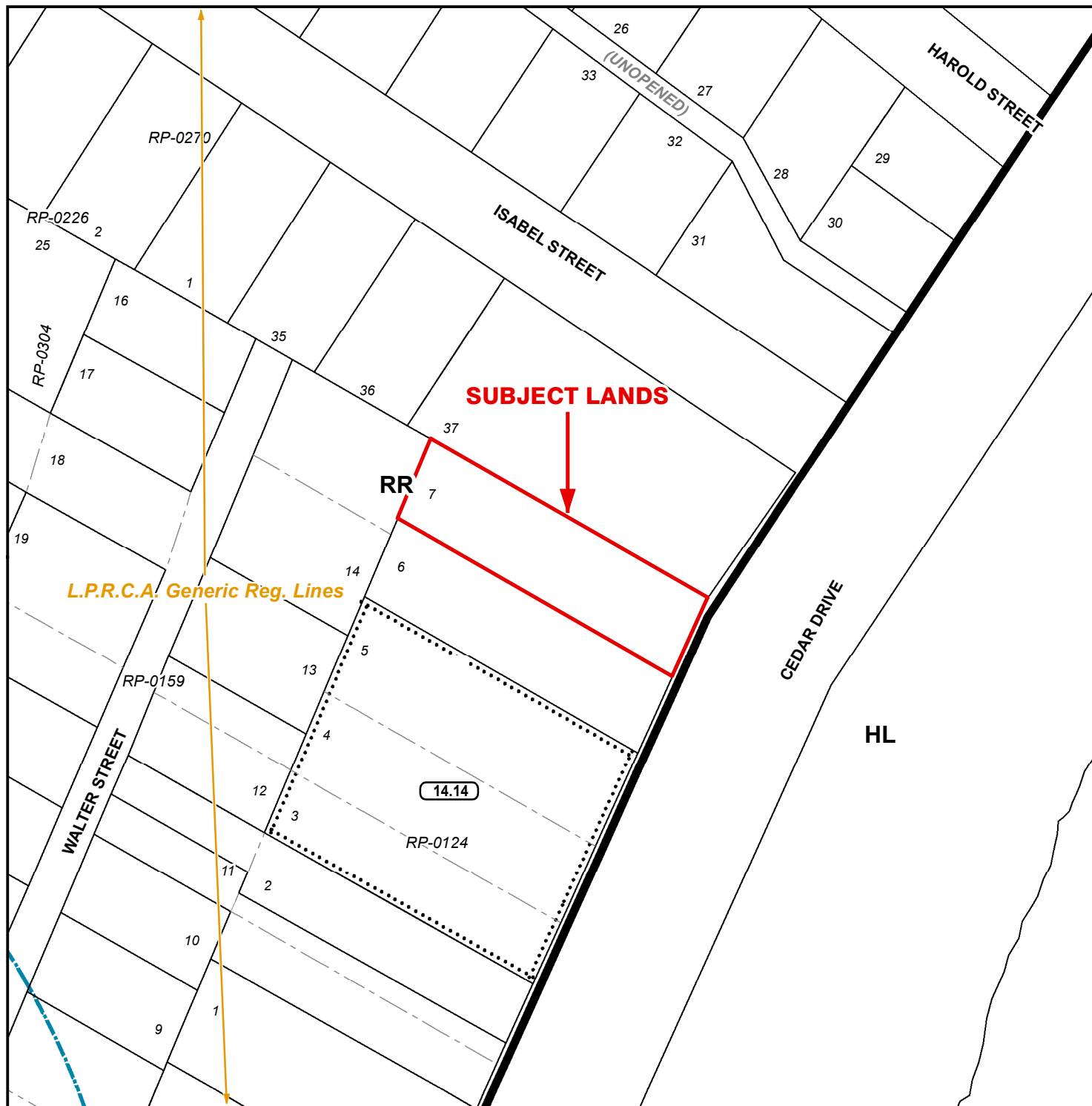
8 4 0 8 16 24 32 Meters

# MAP B

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2022030



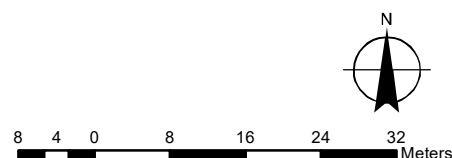
2/2/2022

### LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

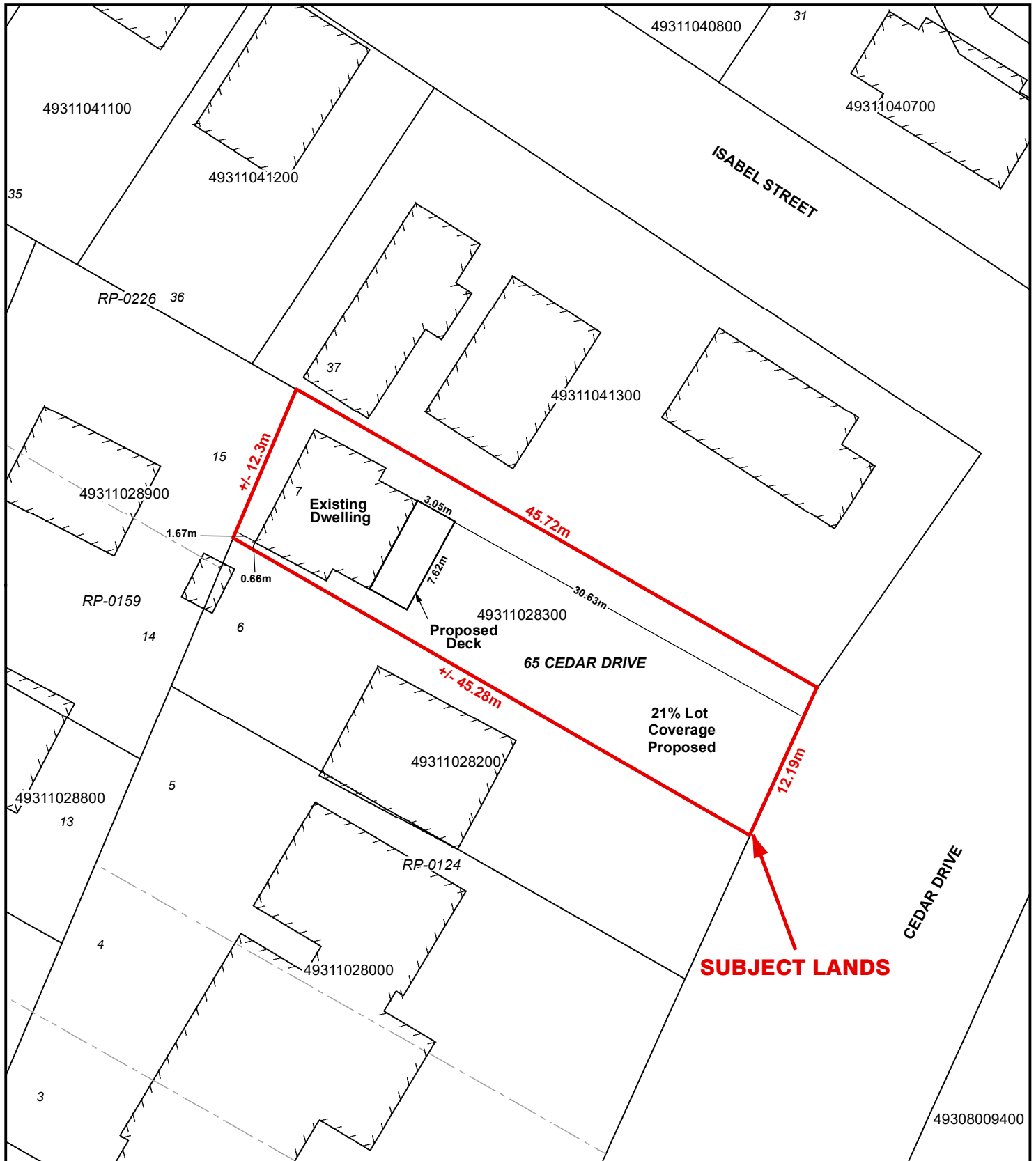
### ZONING BY-LAW 1-Z-2014

- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone



## CONCEPTUAL PLAN

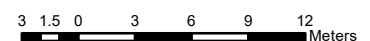
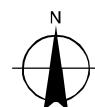
Geographic Township of CHARLOTTEVILLE



### Legend

☐ Subject Lands

**2/2/2022**



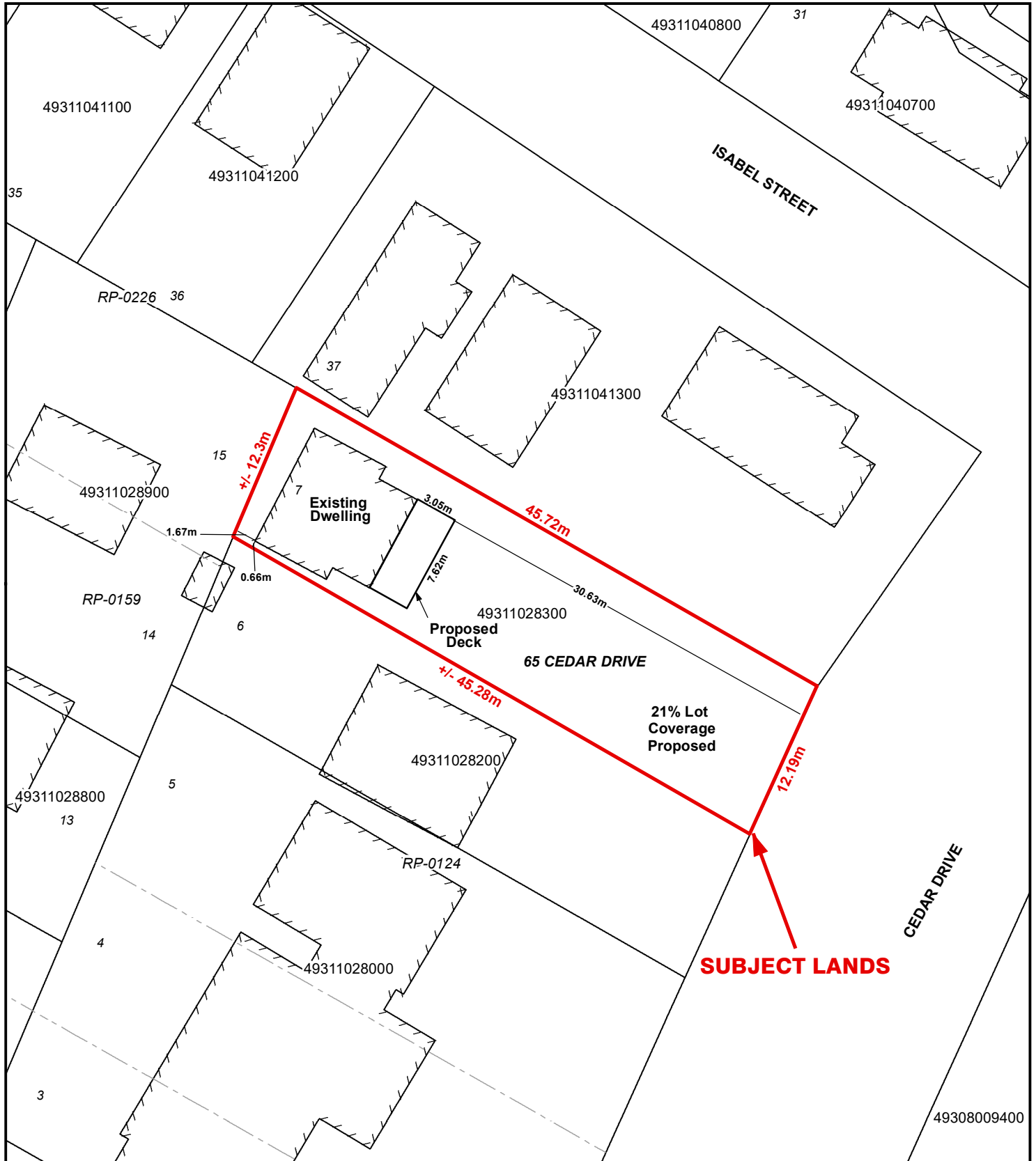


# LOCATION OF LANDS AFFECTED


ANPL2022030

## CONCEPTUAL PLAN

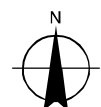
Geographic Township of CHARLOTTEVILLE



### Legend

 Subject Lands

2/2/2022



3 1.5 0 3 6 9 12 Meters