

For Office Use Only:

File Number ANPL2022295
Related File Number -
Pre-consultation Meeting -
Application Submitted AUGUST 31/2022
Complete Application Jan 20.2022 - revision

Application Fee ✓pd 1599-
Conservation Authority Fee ✓pd 514.15
Well & Septic Info Provided N/A
Planner Hanne Yager
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: 3310-493-110-07800

A. Applicant Information

Name of Owner Theresa Livingston

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 638 Norfolk Street South
Town and Postal Code Simcoe N3Y 4K1
Phone Number 519-426-6810
Cell Number 519-429-0920
Email -

Name of Applicant agent
Address -
Town and Postal Code -
Phone Number -
Cell Number -
Email -

Name of Agent	<u>David McPherson</u>
Address	<u>8 Culver Lane</u>
Town and Postal Code	<u>Simcoe N3Y 5C8</u>
Phone Number	<u>519-426-7295</u>
Cell Number	<u>519-427-6483</u>
Email	<u>david-a-mcpherson@hotmail.com</u>

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 owner and 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):

Lot 82 Plan 128

Municipal Civic Address: 18 Ordnance Ave., 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:
vacation home

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage	17.3%	15%		28%	13%
Front yard	1.05m	6m		1.04m	4.96m
Rear yard	11.07m	9m		5.28m	3.72m
Height	6m	9.1m		10.87m	1.77m
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	Seeking relief of	article 3.2.1.b)	to allow an accessory	shed with same front	yard setback as cottage

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

Large vacation home on triangular lot

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

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:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

EXISTING HYDRO EASEMENT
HAS BEEN ABANDONED.

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 survey

EXISTING GARAGE \$
EXISTING 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.

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:

see attached site plan

RETAIN EXISTING GARAGE \$
CONSTRUCT NEW COTTAGE

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:

70 plus years

9. Existing use of abutting properties:

vacation homes

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:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
owner supplied information

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. All Applications: 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:

not within a WHPA

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. All Applications: 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 210m

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

Bowen water system

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

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Ordnance Ave.

G. All Applications: 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 premise and justification report

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:

- ☐ 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.

Theresa Livingston

Owner/Applicant/Agent Signature

June 10, 2022

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 THERESA LIVINGSTON 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.

Theresa Livingston

Owner

June 10, 2022

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

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 30th day of August

A.D., 2022



Sherry Ann McMillan, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

A Commissioner, etc.

**Premise and Justification of
Minor Variance Application
for 18 Ordnance Ave., Turkey Point**

This application is for the demolition of an existing vacation home and the construction of a new vacation home on the subject property.

Existing now, on the subject lands, is a single storey vacation home, dating from the 1950's, of some 84.03 sq.m in building area. Also existing is a detached garage of 22.9 sq.m in building area.

Proposed is a 3-storey vacation home of 161.07 sq.m, and the existing garage will be retained.

This application is to construct the new vacation home and requires relief of 1.77m from the maximum building height of 9.1m to construct a building with a building height of 10.87m. Relief of 11.1% is also required from the maximum permitted lot coverage of 15% to construct a vacation home with 26.1% lot coverage. Relief of 4.96m is required from the required front yard setback of 6m to permit a front yard setback of 1.04m at one corner point of the structure. Relief of 3.72m is also required from the required 9m rear yard setback to permit a rear yard of 5.28m.

Attached is a site plan, prepared by Jewitt & Dixon, to show the existing vacation home and the existing detached garage. Also attached is a site plan, prepared by Jewitt & Dixon, to show the proposed vacation home's footprint, along with the retained garage.

Architectural plans of the proposed vacation home are also attached.

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. The application enables the continued use of a cottage in the Resort Residential designation and therefore conforms to the general intent and purpose of the Official Plan, including the Lakeshore Special Policy Area Secondary Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones the 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 By-law is to maintain the character of the neighborhood. Turkey Point is a large, established cottage node within Norfolk County. The neighboring properties to 18 Ordnance Ave. are all vacation homes. The proposed vacation home maintains the general large scale cottage character of the neighborhood, conforms to the established building line, and is compatible with the established streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the vacation home property.

Is the Variance Desirable and Appropriate

The continued use of this property, with a modern up-to-date vacation home, is compatible with and fits within the existing neighborhood. Small, old, outdated cottages in Turkey Point have been demolished and rebuilt over the past 40 years. This proposal is an improvement of the property in that the new up-to-date vacation home is desirable and an appropriate reflection of the Ordnance Ave. streetscape.

Is the Variance Minor in Nature

The application is minor in nature because it proposes a modest increase of building height of only 1.77m, a small increase in lot coverage of 11.1%, the reduction of front yard setback is only at a corner point of the building, and the rear yard reduction faces the lake and impacts no other cottages.

Ordinance Ave., in the area of this property, is a one-way street, thereby reducing traffic by half. The property is shielded from the street by an existing line of trees and shrubbery.

Conclusion

The requested relief in building height, lot coverage, and front and rear setbacks is minor in nature, appropriate for the neighborhood, compatible with the existing streetscape, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law

David McPherson

**SKETCH SHOWING
PROPOSED DWELLING**
FOR: JERRY LIVINGSTON
18 ORDNANCE AVENUE
TURKEY POINT

PIN 50267-0367 (LT)

SCALE: 1 : 100

JEWITT AND DIXON LTD.

LOT AREA =
616.7 sq.m

EXISTING LOT
COVERAGE=17.3%

PROPOSED LOT
COVERAGE=28.0%

NOVEMBER 15, 2022

Kim Husted, O.L.S.
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL.

PROPERTY DESCRIPTION:

PART OF LOT 82, REGISTERED PLAN 128
PART LOT 12, 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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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	⊙

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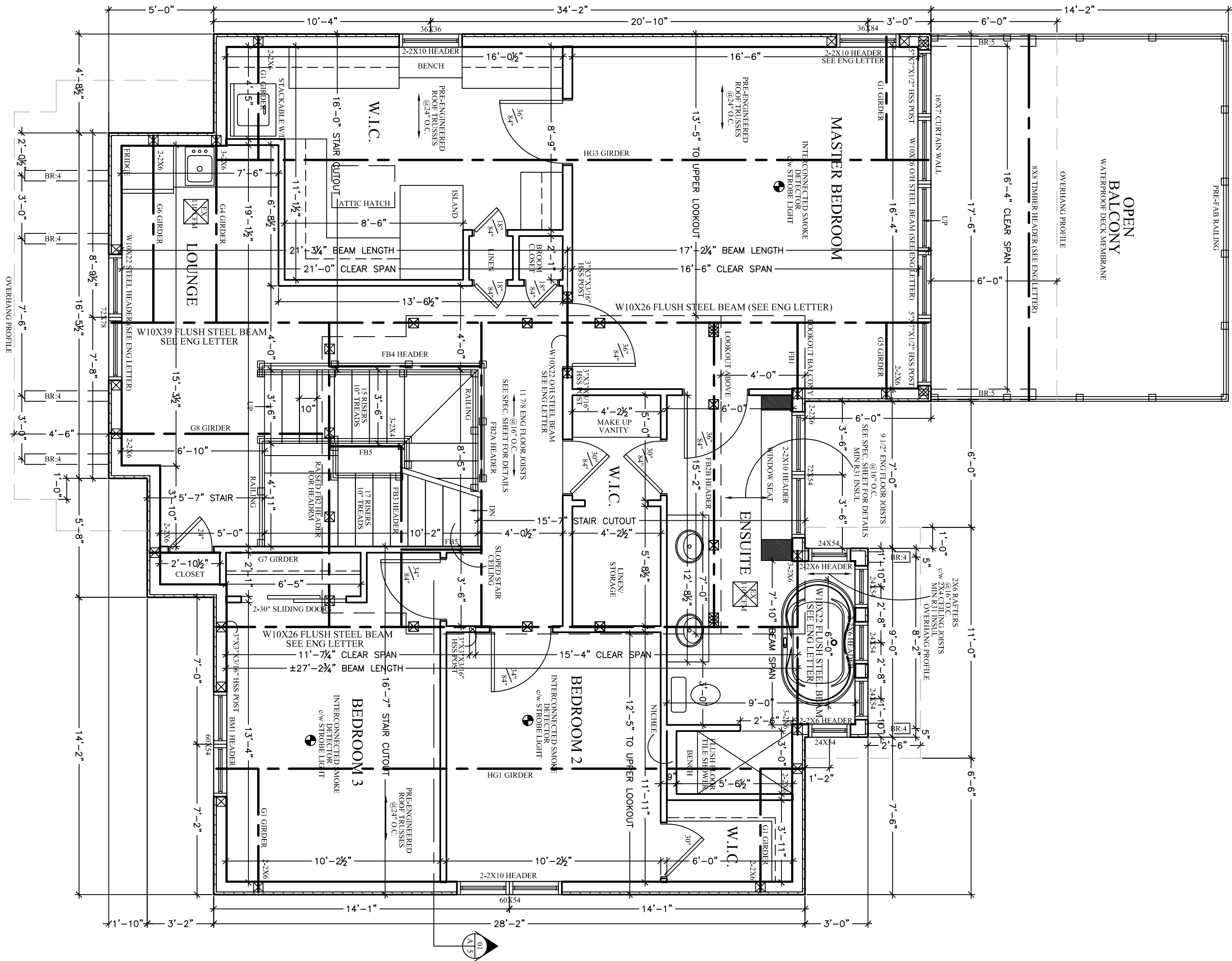
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W.	-	J.H.
BOOK	-	LL
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT	-	LIVINGSTON
PROJECT No.	-	17-1524
P22 03 A5876-1		

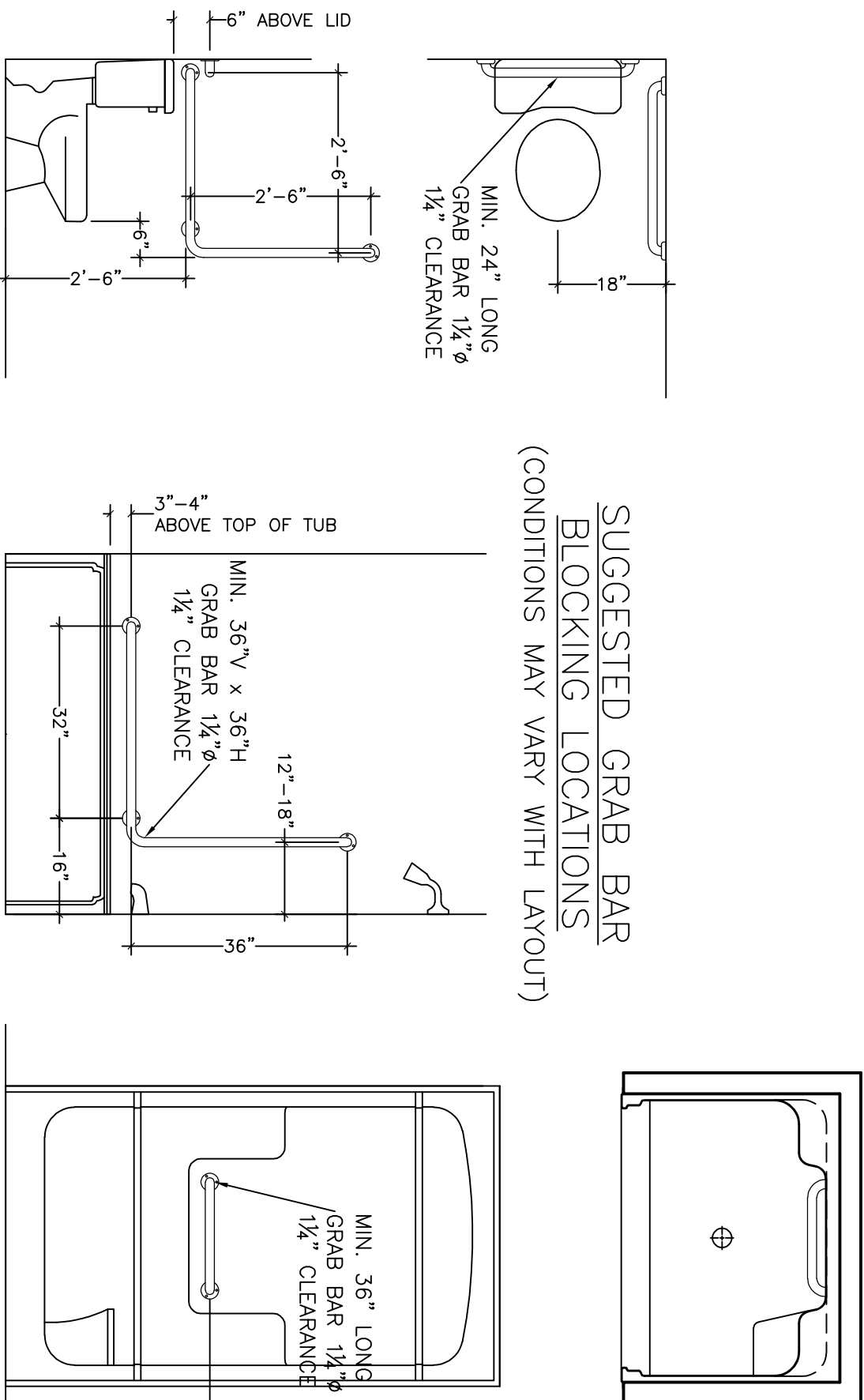
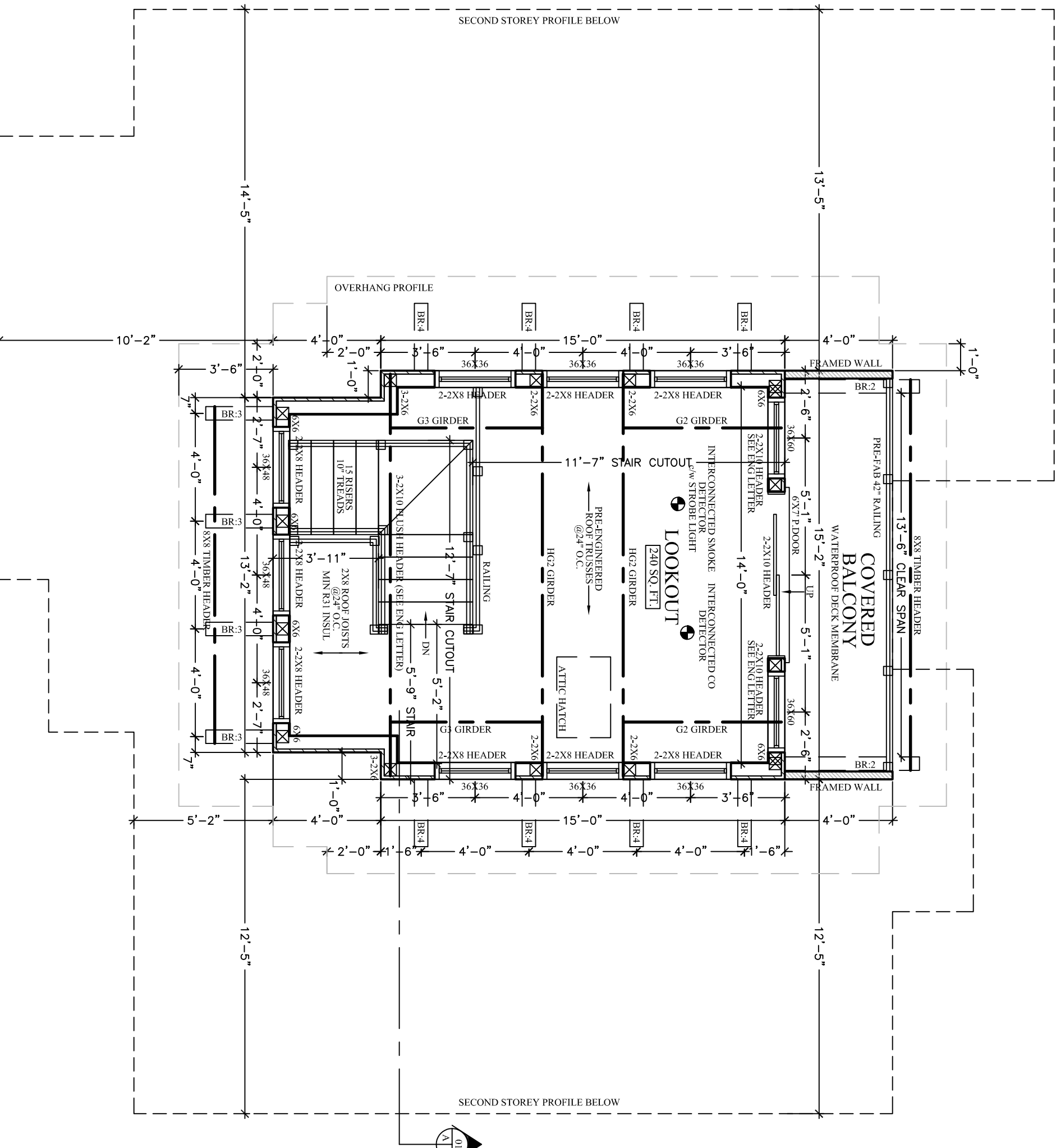
UPPER FLOOR PLAN

Scale 1/4"=1'-0"



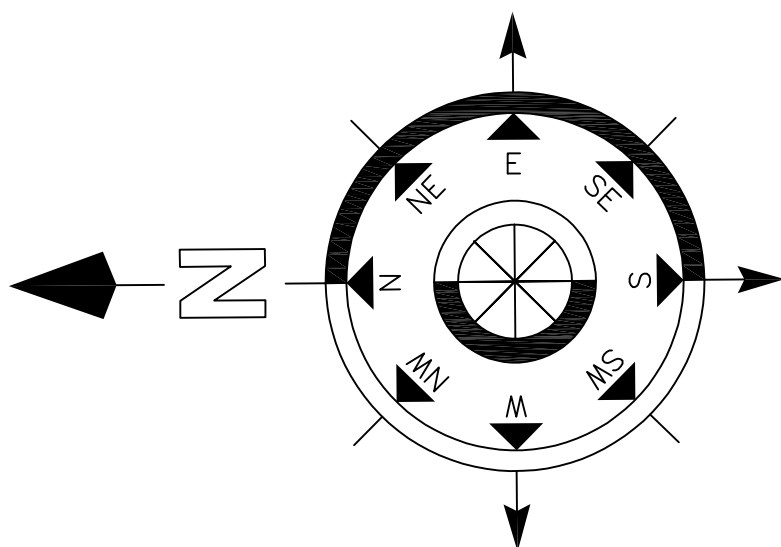
LOOKOUT FLOOR PLAN

Scale 1/4"=1'-0"



GENERAL NOTES:

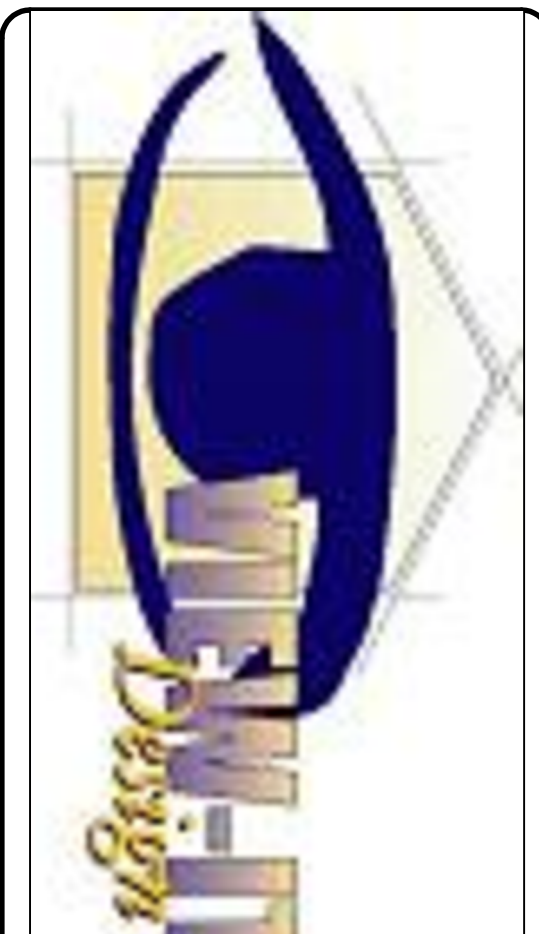
- FOUNDATION PLAN NOTES:
- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM FROM FROST ACTION.
- CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa (LESS OTHERWISE SPECIFIED).
- REINFORCING STEEL TO HAVE MINIMUM 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN: 22062

REV.#	DATE	DESCRIPTION
1	02/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR#1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

LIVINGSTON RESIDENCE
ORDANCE ROAD
TURKEY POINT, ON

PROPOSED HOUSE PLANS

UPPER/ LOOKOUT FLOOR PLAN

DRAWN BY: TONY WALL
BCIN: 29620 PO# 2216
SCALE: SEE DWG

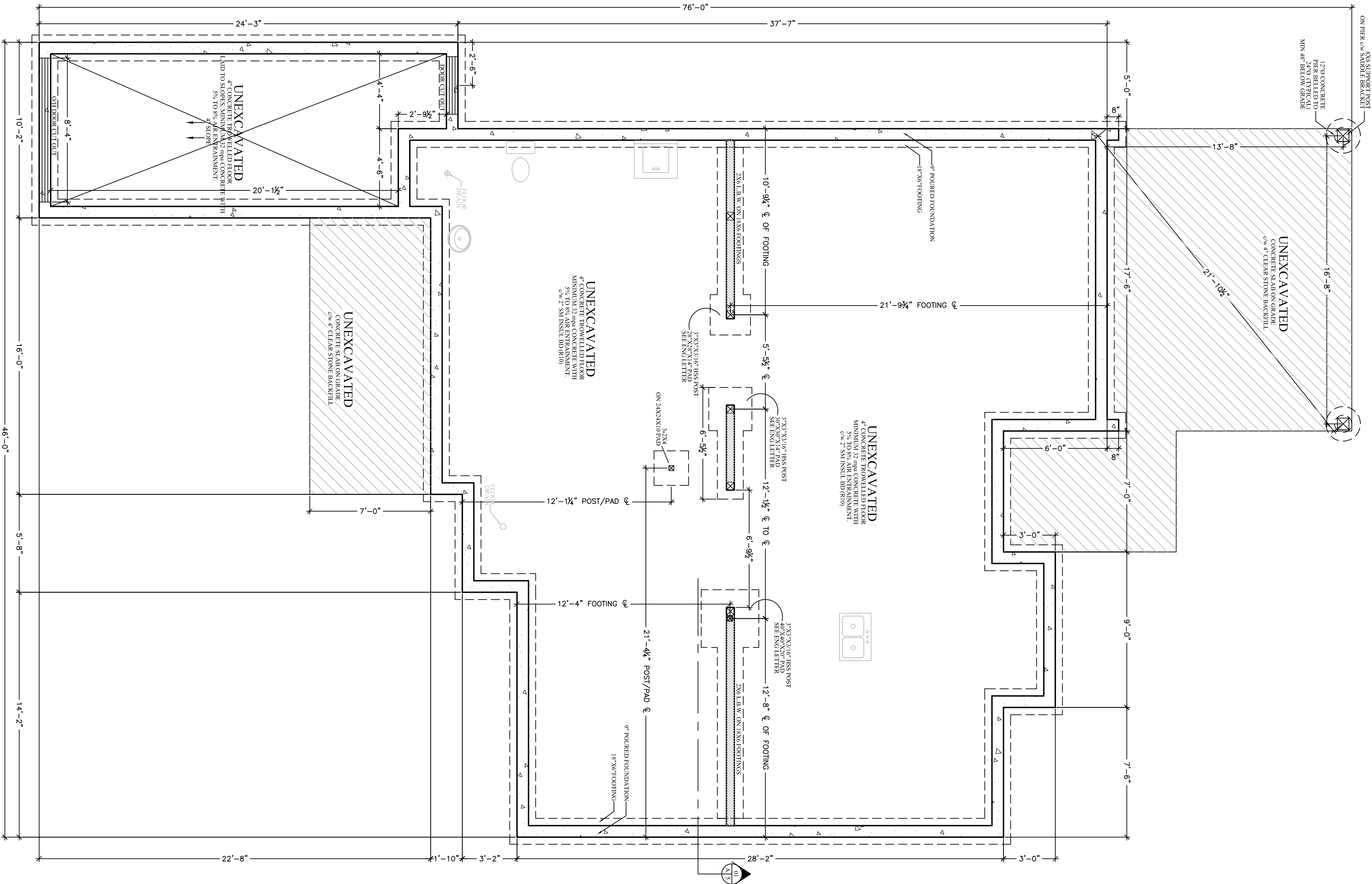
DATE: FEB 2022

SHEET NO. 2 OF 6

A2

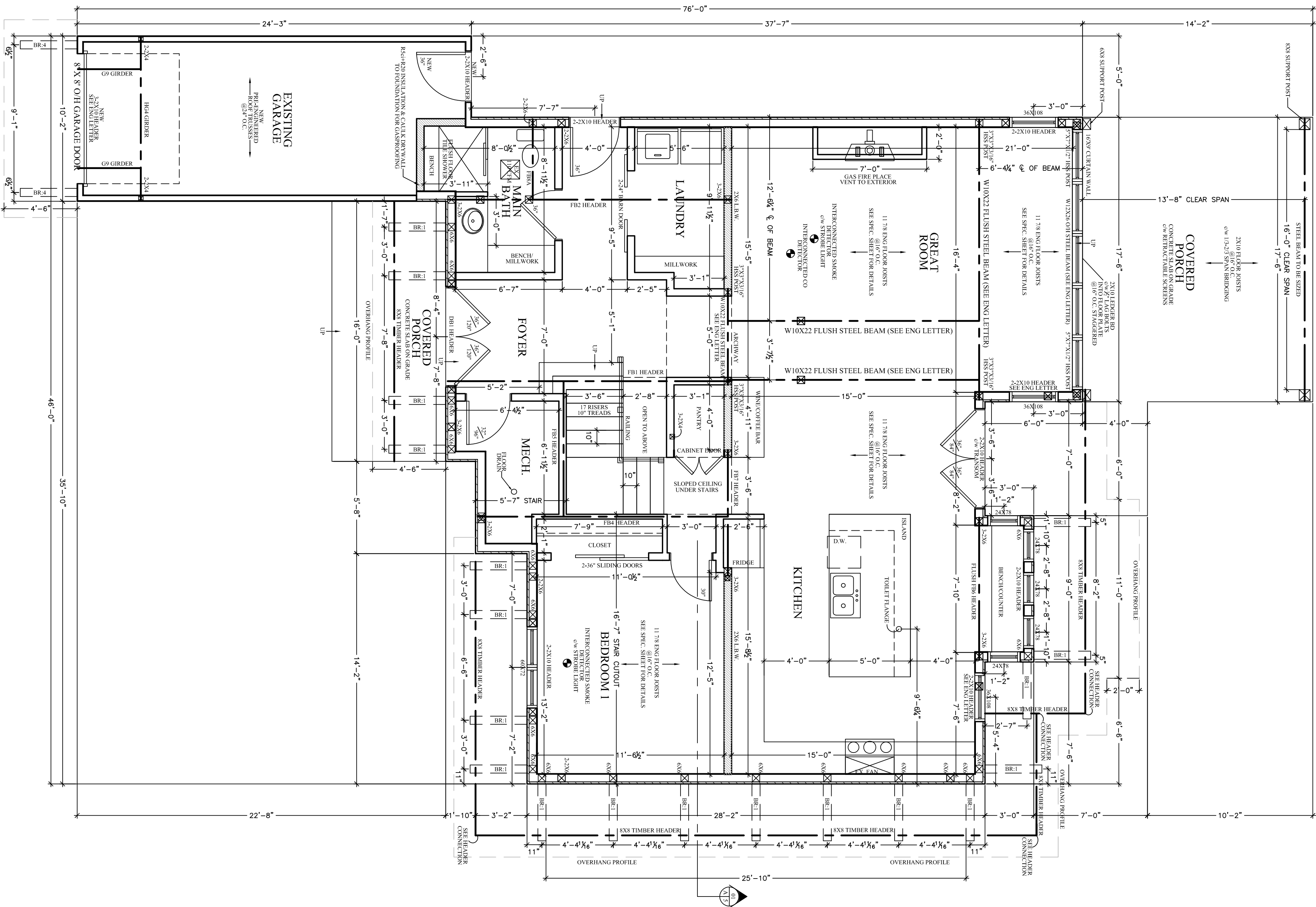
FOUNDATION PLAN

Scale 1/4"=1'-0"



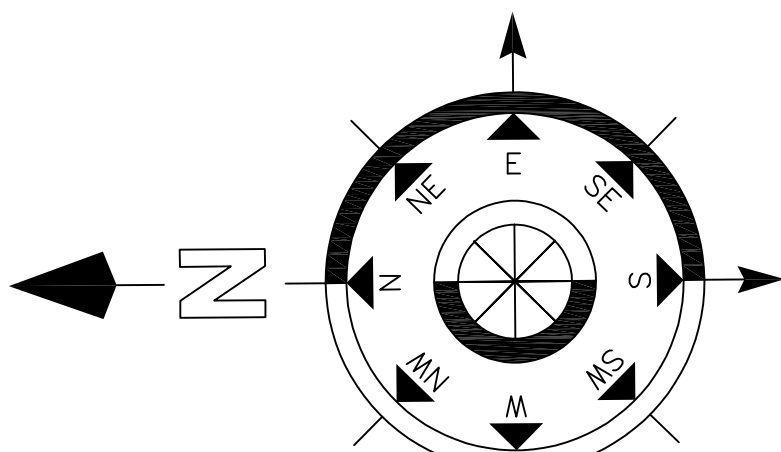
MAIN FLOOR PLAN

Scale 1/4"=1'-0"



GENERAL NOTES:

- FOUNDATION PLAN NOTES:
1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
 3. APPROVED GRANULAR FILL SHALL BE PROCTOR MAXIMUM DRY DENSITY.
 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM FROM FROST ACTION.
 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR - 4" SLOTTED)
 6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22062

	SQ. FT. FOOTAGE
MAIN FLOOR	1409 SQ. FT.
UPPER FLOOR	160 SQ. FT.
LOOKOUT AREA	239 SQ. FT.
EXISTING GARAGE	4309 SQ. FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	02/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR#1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

LIVINGSTON RESIDENCE
ORDANCE ROAD
TURKEY POINT, ON

PROPOSED HOUSE PLANS

FOUNDATION/ MAIN FLOOR PLAN

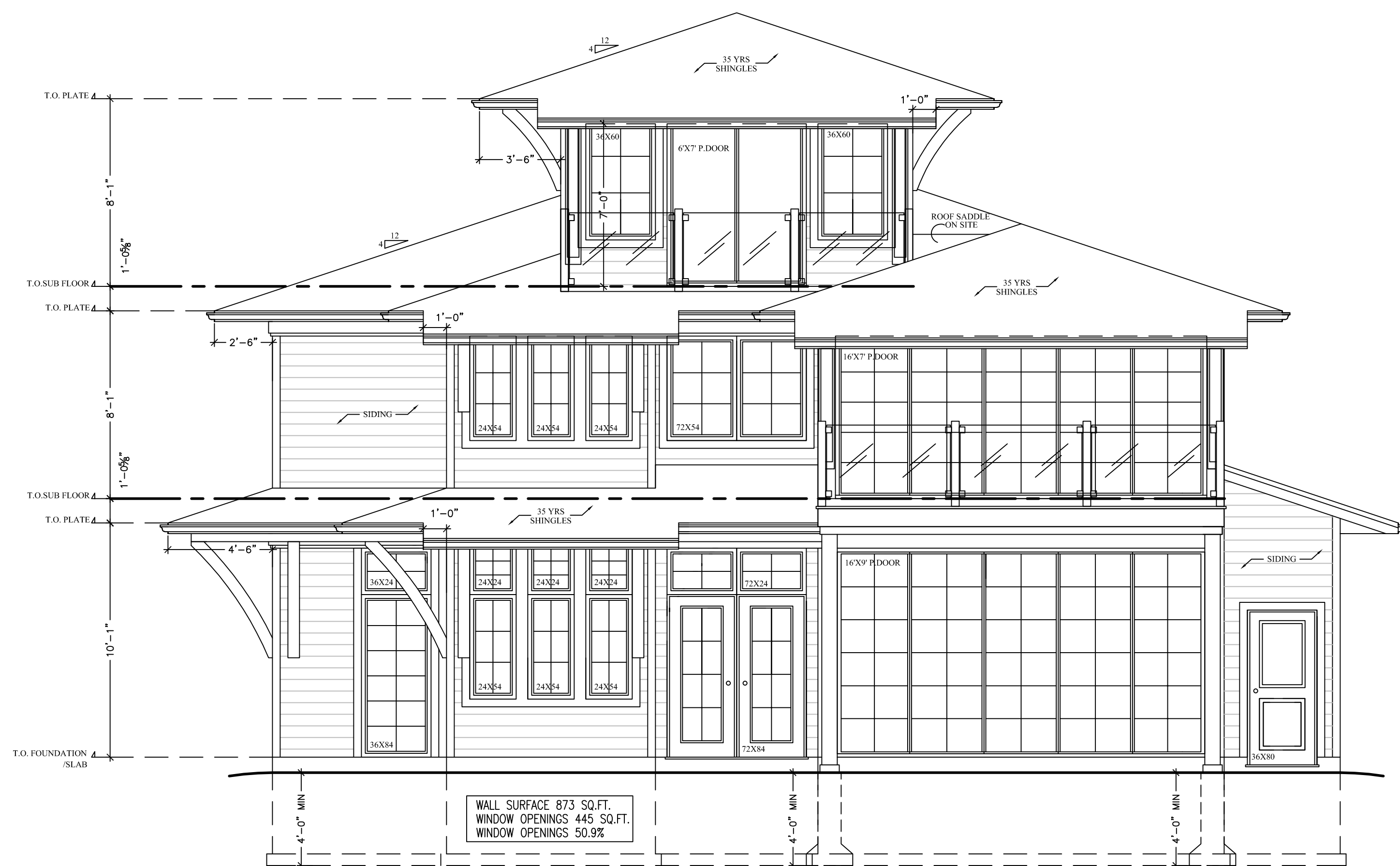
DRAWN BY: TONY WALL
BCIN: 29620 PO# 2216
DATE: FEB 2022
SCALE: SEE DWG

A1

SHEET NO. 1 OF 6

SOUTH ELEVATION

Scale 1/4"-1'-0"



EAST ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf
of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	1419 SQ.FT.
UPPER FLOOR	1302 SQ.FT.
LOOKOUT AREA	239 SQ.FT.
EXISTING GARAGE	=230 SQ.FT.

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	02/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

LIVINGSTON RESIDENCE
ORDANCE ROAD
TURKEY POINT, ON

PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
---------------------	----------------

BCIN: 29620	PO# 2216
-------------	----------

DATE:	FEB 2022
SHEET NO.	4 OF 6

SCALE: SEE DWG

A4

NORTH ELEVATION

Scale 1/4"-1'-0"



WEST ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	1419 SQ.FT.
UPPER FLOOR	1302 SQ.FT.
LOOKOUT AREA	239 SQ.FT.
EXISTING GARAGE	±230 SQ.FT.

REV.#	DATE	DESCRIPTION:
4		
3		
2		
1	02/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

LIVINGSTON RESIDENCE
ORDANCE ROAD
TURKEY POINT, ON

PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2216	
DATE: FEB 2022	
SHEET NO. 3 OF 6	

A3

ACKNOWLEDGEMENT AND DIRECTION

TO: BARRISTON LLP
RE: Hydro One Networks Inc. – Partial Transfer Release & Abandonment of Easement #NR486835
HONI GSI#: 635.5-21506
OWNERS: THERESA MARIE LIVINGSTON
SUBJECT LANDS: PT LT 12 TURKEY POINT MARSH IN FRONT OF CON A CHARLOTTEVILLE AS IN NR486835; NORFOLK COUNTY
OUR FILE No. 99662

This will confirm that:

- I/We have reviewed the information set out this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached;
- You, your agent or employee are authorized and directed to make minor amendments to the Document if necessary, without further authorization in order to correct minor typographical errors;
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and,

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Documents in Preparation" and are:

- ☐ **Transfer Release & Abandonment of Easement**

Dated at Turkey Point, this day of February, 2021.

Properties

PIN 50267 - 0367 LT Interest/Estate Easement ☒ Remove Easement
Description SERVIENT LAND: PT LT 12 TURKEY POINT MARSH IN FRONT OF CON A
CHARLOTTEVILLE AS IN NR486835; NORFOLK COUNTY
Address 18 ORDNANCE AVENUE
TURKEY POINT

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers, releases and abandons the easement to the transferee(s).

Name HYDRO ONE NETWORKS INC.
Acting as a company
Address for Service 185 Clegg Road
Markham, ON
L6G 1B7

I, Bryan Brennan, Senior Manager, Facilities & Real Estate Acquisition, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name LIVINGSTON, THERESA MARIE Registered Owner
Acting as an individual
Date of Birth 1965 04 22
Address for Service 18 ORDNANCE AVENUE
TURKEY POINT

Statements

I James Innes McIntosh IV confirm that all the parties having an interest have consented to this release of easement
I James Innes McIntosh IV solicitor make the following law statement See Schedules.
This document relates to registration number(s)NR486835

Calculated Taxes

Provincial Land Transfer Tax \$0.00

File Number

Transferor Client File Number : 99662/635.5-21506

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 50267 - 0367 SERVIENT LAND: PT LT 12 TURKEY POINT MARSH IN FRONT OF CON A CHARLOTTEVILLE AS IN NR486835; NORFOLK COUNTY

BY: HYDRO ONE NETWORKS INC.

TO: LIVINGSTON, THERESA MARIE

Registered Owner

1. LIVINGSTON, THERESA MARIE

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

s) other: Partial transfer release & abandonment of hydro easement for no consideration.

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer Release & Abandonment

LRO 37 Registration No.

Date:

B. Property(s): PIN 50267 - 0367 Address 18 ORDNANCE AVENUE TURKEY POINT

Assessment 3310493 - 11007800
Roll No

I, James Innes McIntosh IV, solicitor for Hydro One Networks Inc. state that all of the parties having an interest have consented to this release of easement and the intent is that this is a complete release of NR486835 as it affects PIN 50267-0367 (LT) specifically with respect to PT LT 12 TURKEY POINT MARSH IN FRONT OF CON A CHARLOTTEVILLE AS IN NR486835; NORFOLK COUNTY.

The name of The Hydro-Electric Power Commission of Ontario was changed to Ontario Hydro by virtue of The Power Commission Amendment Act, 1973, proclaimed in force March 4, 1974.

A fee interest in the lands described herein was transferred unconditionally to Ontario Hydro Networks Company Inc. from Ontario Hydro by or pursuant to a transfer order, as amended, made under the Electricity Act, 1998, which transfer has taken effect.

Ontario Hydro Networks Company Inc., now Hydro One Networks Inc. is a person referred to in Section 124 of the Electricity Act, 1998 and is a person from which no consent was required in respect of the transfer in the transfer order, as amended, pursuant to subsection 116(5) of the Electricity Act, 1998.


There were no conditions or other provisions in the transfer order, as amended, that restrict the power or right of any person to make the within Transfer Release & Abandonment with respect to the lands described herein.

The name of Ontario Hydro Networks Company Inc. was changed to Hydro One Networks Inc. as evidenced by Articles of Amendment registered on June 18, 2001 as Instrument No. NR554876.

The foregoing statements are statements made pursuant to Section 124 of the Electricity Act, 1998.



Legend

 Subject Lands

2020 Air Photo

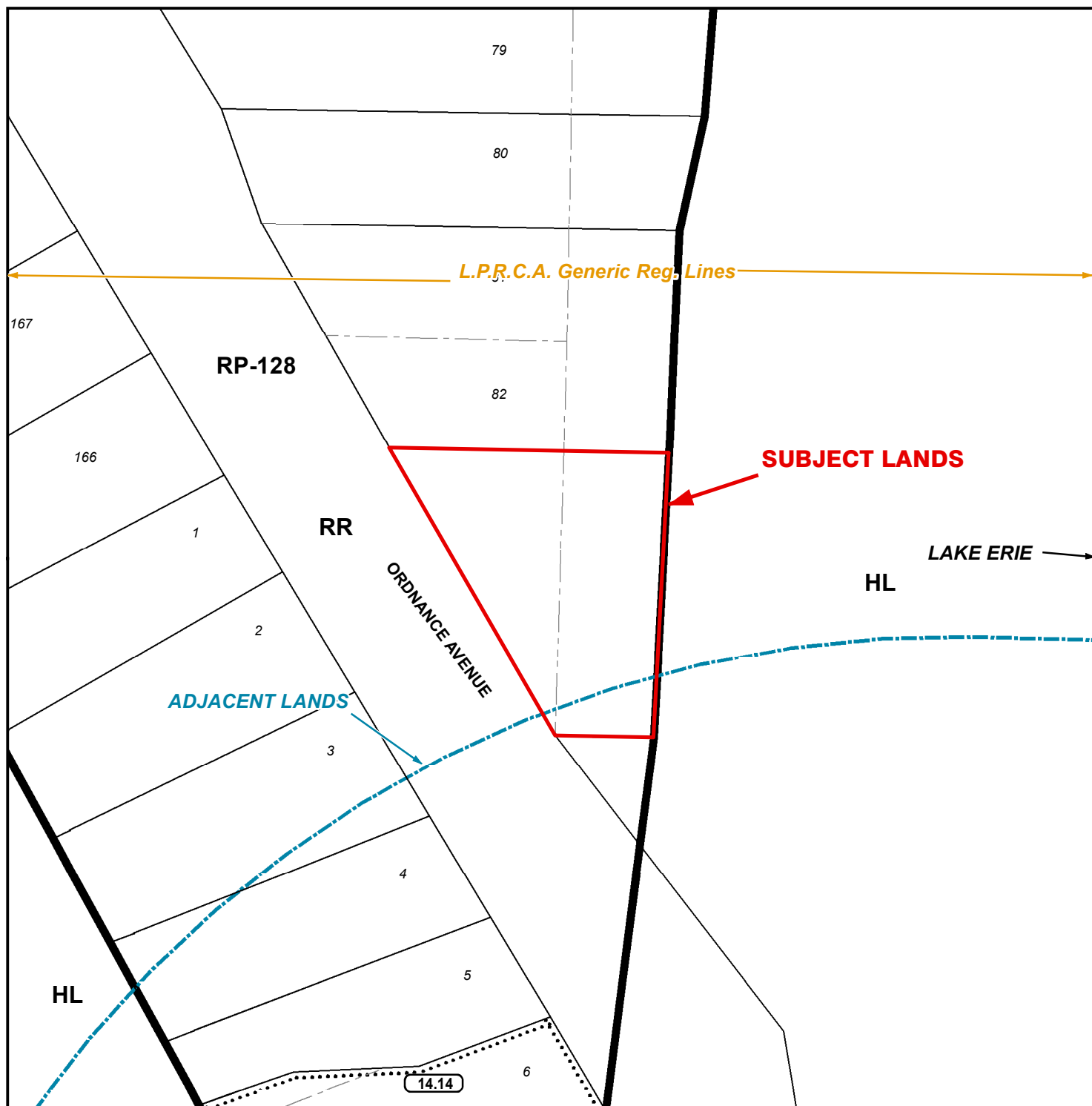
2/7/2023



8 4 0 8 16 24 32 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2022295



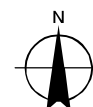
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2/7/2023

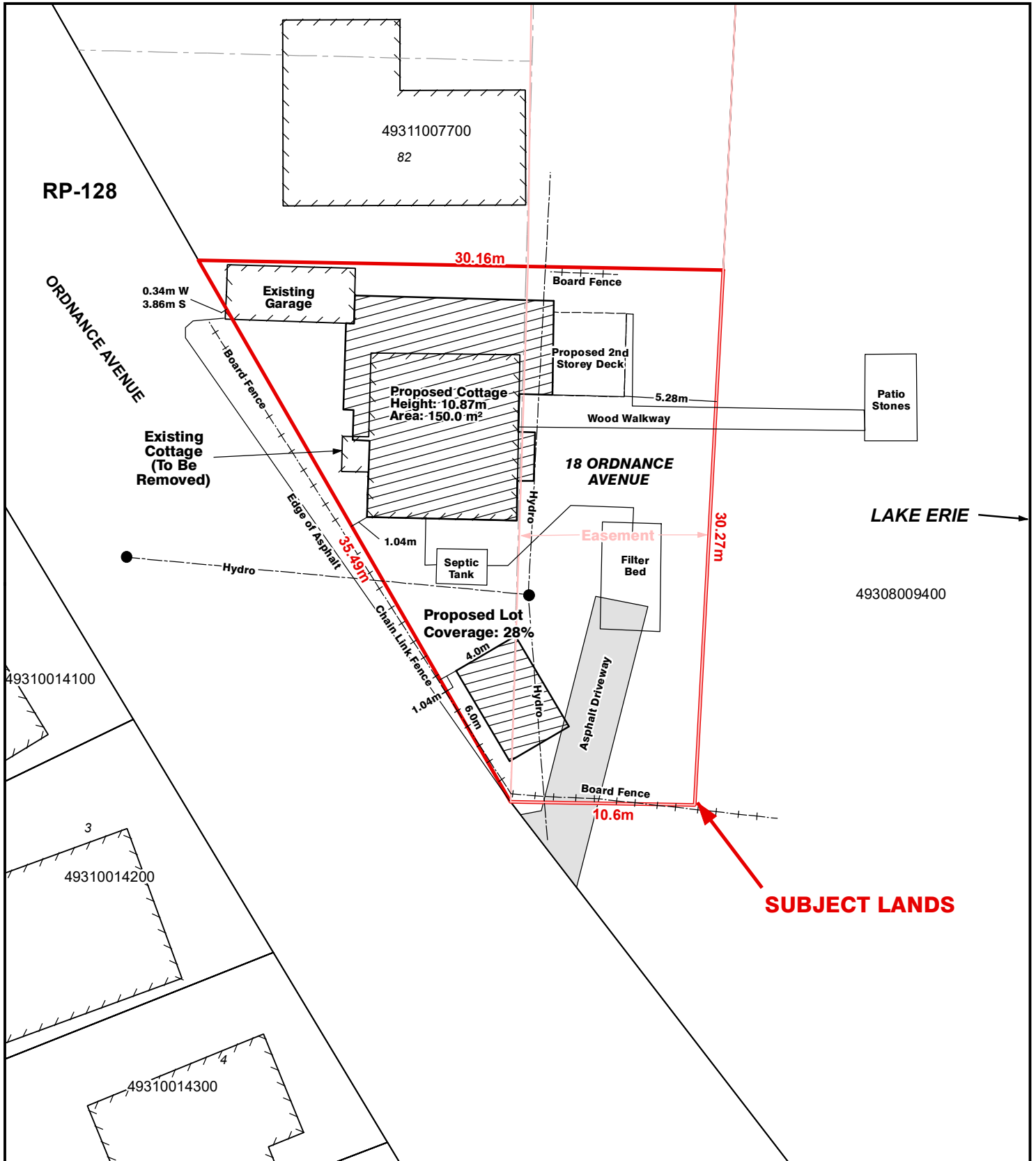
- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone



4.52.25 0 4.5 9 13.5 18 Meters

CONCEPTUAL PLAN

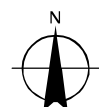
Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Easement

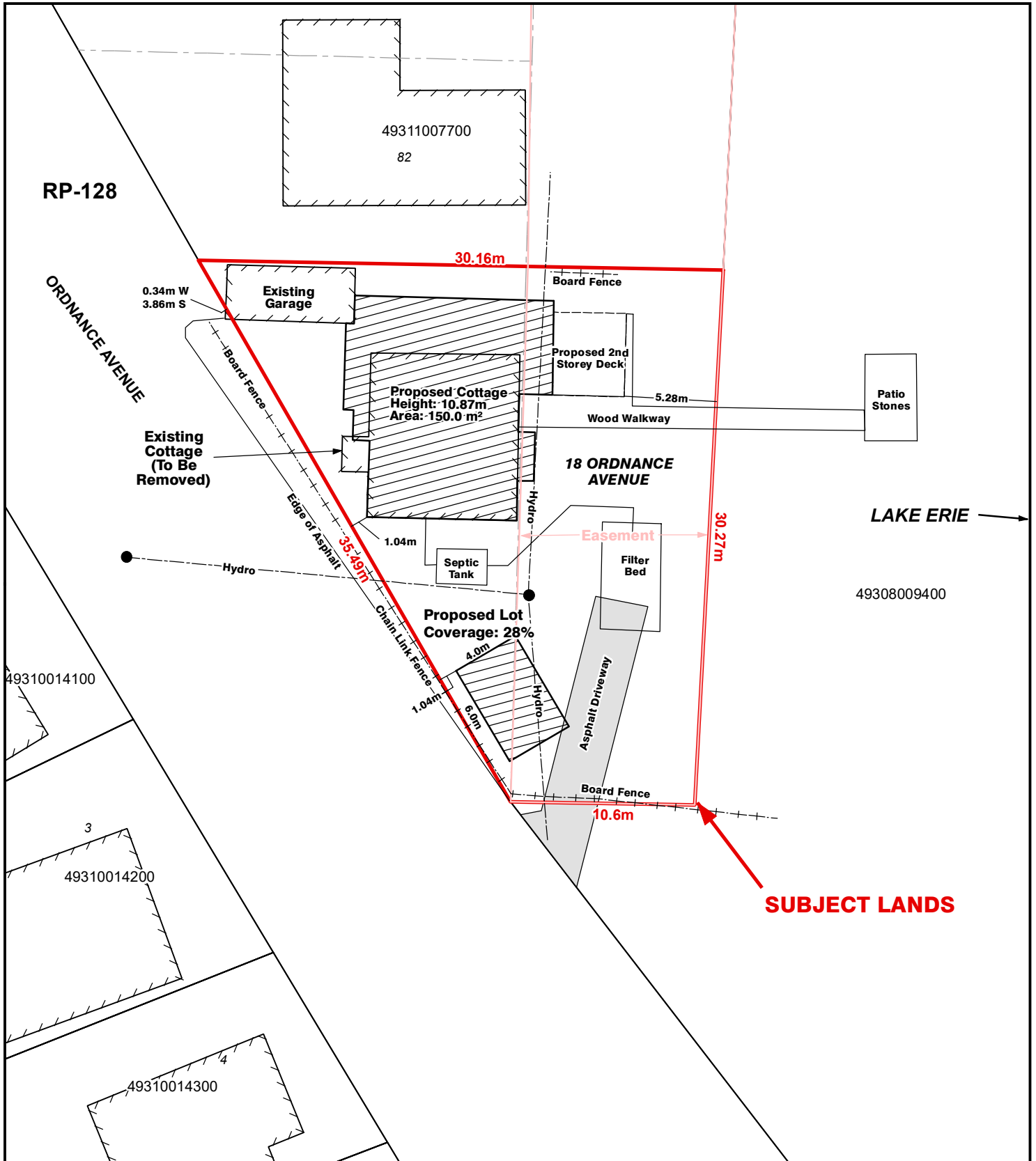
2/7/2023



2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Easement

2/7/2023

