

For Office Use Only:

File Number ANPL2022322
Related File Number _____
Pre-consultation Meeting -
Application Submitted OCT. 20, 2022
Complete Application Nov 1, 2022

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

\$ 1599.00 ✓pd
514.15 LPRCA paid
N/A (waiting to pay) Hanne Yager
-

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: 3310-493-100-33700

A. Applicant Information

Name of Owner Keith Fletcher

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 94 Henderson ave

Town and Postal Code Brantford Ontario

Phone Number 510-771 0307

Cell Number _____

Email mkk24@rogers.com

Name of Applicant Same as above

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Paul Emmerson
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number 519-717-3322
Email emersonpaul@rogers.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 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:

None

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PT LT 120-PL 190 as in NR491526;Norfolk County

Municipal Civic Address: 324 Cedar drive Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential (RR)

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

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:

Vacation home and garage to be demolished. Existing shed to be retained.

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:

2 Story Vacation Home and attached Garage.

Existing shed to be retained.

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:

1950's

9. Existing use of abutting properties:

Vacation Home

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:

revised
31/10/22

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	16.76 metres	18 metres		N/A	1.24 metres
Lot depth	28.5 metres	N/A		N/A	N/A
Lot width	16.76 metres	N/A		N/A	N/A
Lot area	477.86 sq.m.	0.4 hectares/4,000 sq.m.		N/A	3,522.14 sq.m.
Lot coverage	House-18.6%/Acc-12.7%	15%/10%		House-38.4%/Acc-3.5%	House 23.4%
Front yard	0	6 metres		1.98 metres	4.02 metres
Rear yard	Shed-0.61 metres	9 metres		Shed-0.61 metres	Shed-8.39 metres
Height	N/A	9.1 metres		11 metres	1.9 metres
Left Interior side yard	1.2 metres	1.2 metres		1.2 metres	N/A
Right Interior side yard	N/A				
Exterior side yard (corner lot)	3.86 metres	6 metres		3.86 metres	2.14 metres
Parking Spaces (number)	2	2		2	0
Aisle width	N/A				N/A
Stall size	N/A				N/A
Loading Spaces	N/A				N/A
Other	N/A				N/A

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

Require adequate space to accomodate septic system due to existing lot sizes in Turkey Point.

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: N/A

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:

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: 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: 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: 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: 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: _____

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:

Owners knowledge

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:

No change in use is being proposed.

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:

Property is not located in a source water protection area.

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 _____

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

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Private water system - Lakeview Water Systems

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

New septic to be installed

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

As per Municipal requirements

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Cedar drive Turkey Point

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.

The proposed rebuild of existing vacation home is consistent with surrounding development in Turkey Point

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.

x Keith Fletcher

Owner/Applicant/Agent Signature

Oct 20/22

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

I/We authorize _____ 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.

x Keith Fletcher

Owner

Oct 20/22

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, Keith Fletcher of Brantford Ontario

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, ONT.

x Keith Fletcher

Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 20th day of OCTOBER 2022

A.D., 20

[Signature]

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

A Commissioner, etc.

revised
3/10/22



FRONT ELEVATION "B"

-NOT FOR CONSTRUCTION-

SCALE: NTS

S:\Projects\STOREY & HALF\Fletcher\

October-28-22

Rijus Home Design Inc. Jason Schilstra (K.B)

rijus.com

905-701-1110

Rear Yard

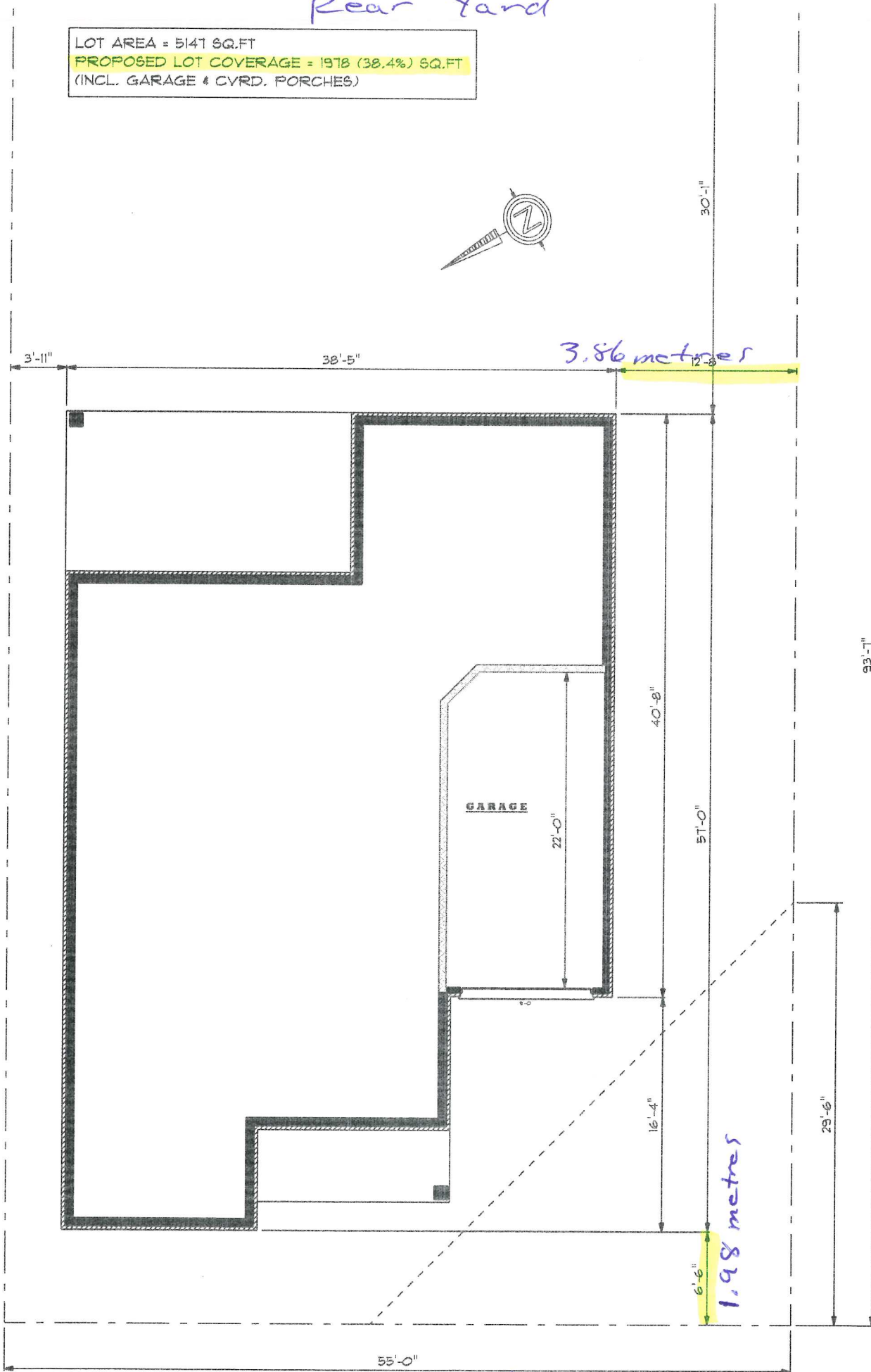
LOT AREA = 5141 SQ.FT

PROPOSED LOT COVERAGE = 1978 (38.4%) SQ.FT
(INCL. GARAGE & CVRD. PORCHES)

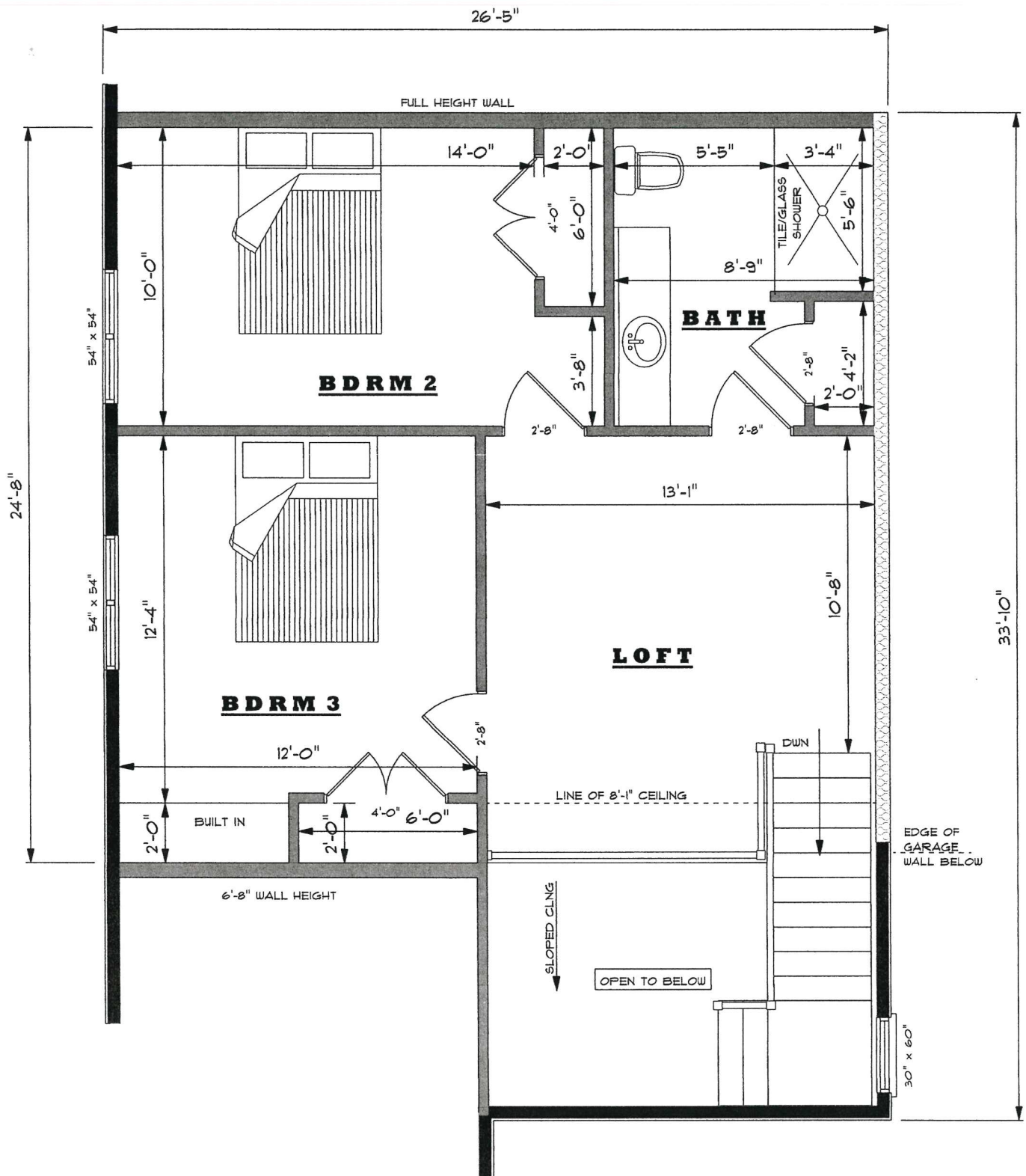


revised Hy
3/10/22

WALMSLEY DRIVE



Front Yard
CEDAR DRIVE



2ND FLOOR PLAN "A"

-NOT FOR CONSTRUCTION-

SCALE: NTS

670.1 sq ft.

S:\Projects\STOREY & HALF\Fletcher\

October-07-22

Rijus Home Design Inc.

Jason Schilstra (K.B)

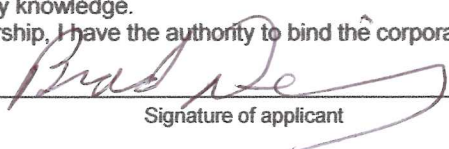
rijus.com

905-701-1110

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

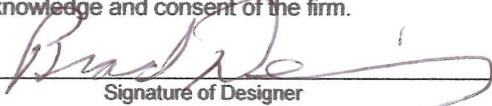
For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: Norfolk County (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name 324 Cedar Dr., Turkey Point			Unit number	Lot/con. 120 & 121
Municipality Norfolk	Postal code N0E 1T0	Plan number/other description 190		
Project value est. \$ 15,000		Area of work (m ²) 60		
B. Purpose of application				
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit				
Proposed use of building cottage		Current use of building cottage		
Description of proposed work new septic system for a new cottage				
C. Applicant Applicant is: <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Authorized agent of owner				
Last name Deming		First name Brad	Corporation or partnership	
Street address 285794 Airport Rd., Norwich			Unit number	Lot/con.
Municipality Oxford	Postal code Nj 1P0	Province On	E-mail deming@execulink.com	
Telephone number	Fax	Cell number 519-608-2723		
D. Owner (if different from applicant)				
Last name Fletcher		First name Keith	Corporation or partnership	
Street address 94 Henderson Ave., Brantford			Unit number	Lot/con.
Municipality Brant	Postal code N3R 4V9	Province On	E-mail mkk24@rogers.com	
Telephone number	Fax	Cell number 519-771-0307		

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the <i>Building Code</i> (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I, <u>Brad Deming</u> declare that: (print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
Sept 29/22				
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

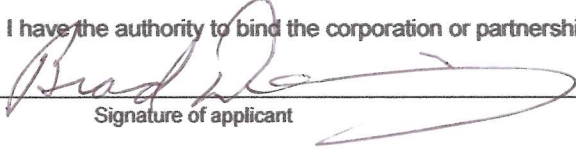
Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information					
Building number, street name 324 Cedar Dr., Turkey Point				Unit no.	Lot/con. 120 & 121
Municipality Norfolk	Postal code N0E 1T0	Plan number/ other description 190			
B. Individual who reviews and takes responsibility for design activities					
Name Brad Deming			Firm Brad Deming Project Management		
Street address 285794 Airport Rd, Norwich				Unit no.	Lot/con.
Municipality Oxford County	Postal code N0J 1P0	Province On	E-mail deming@execulink.com		
Telephone number		Fax number	Cell number 519-608-2723		
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]					
<input type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings		<input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection		<input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input checked="" type="checkbox"/> On-site Sewage Systems	
Description of designer's work design and install a new septic system for a new cottage					
D. Declaration of Designer					
I <u>Brad Deming</u> declare that (choose one as appropriate): (print name)					
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>10392</u> Firm BCIN: <u>19011</u>					
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____					
The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____					
I certify that:					
1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.					
<u>Sept 29/22</u> Date		 Signature of Designer			

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name 324 Cedar Dr., Turkey Point		Unit number	Lot/con. 120 & 121
Municipality Norfolk	Postal code N0E 1T0	Plan number/ other description 190	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E) <input type="checkbox"/> Installer unknown at time of application (Continue to Section E)	
C. Registered installer information (where answer to B is "Yes")			
Name Brad Deming Project Management		BCIN 19011	
Street address 285794 Airport Rd., Norwich		Unit number	Lot/con.
Municipality Oxford County	Postal code N0J 1P0	Province On	E-mail deming@execulink.com
Telephone number	Fax	Cell number 519-608-2723	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) Brad Deming		Building Code Identification Number (BCIN) 10392	
E. Declaration of Applicant:			
<p style="text-align: center;">I <u>Brad Deming</u> declare that:</p> <p style="text-align: center;">(print name)</p> <p>I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;</p> <p><u>OR</u></p> <p>I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.</p> <p>I certify that:</p> <ol style="list-style-type: none"> The information contained in this schedule is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. <p>Sept 29/22 </p> <p>Date Signature of applicant</p>			

Date Received: _____



Working together
with our community
to provide quality services.

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 324 Cedar Dr. Turkey Point

Owner of Property: Keith Fletcher

Propose to install Class 4 Sewage system to serve cottage
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	1	x 4.0	4
Each sink or wash basin	2	x 1.5	3
Bath tub or shower		x 1.5	
Dishwasher	1	x 1.0	1
Clothes washing machine	1	x 1.5	1.5
Single or Double Laundry Tubs	1	x 1.5	1.5
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other <u>GROUP</u>	2	x 6	12
TOTAL FIXTURE UNITS =			23

RESIDENTIAL		OTHER (ie: bunkhouse, office, restaurant)	
Total finished area:	(sqm) <u>2150</u> (sq ft)	Total finished area:	(sqm) (sqft)
# of bedrooms:	<u>3</u>	# of employees:	
Water softener discharge:	(L/day)	Water softener discharge:	(L/day)
Daily flow rate (DFR):	<u>1750</u> (L/day)	Daily flow rate (DFR):	(L/day)
Tank size (2 x DFR):	<u>3500</u> (L/day)	Tank size (3 x DFR):	(L/day)

INSTALLER TO COMPLETE THE FOLLOWING:

Subsurface Conditions Encountered

Rock & G.G.W.T	Depth (m)	Soil Type
	0-	} TOP SOIL SAND WATER TABLE
	-0.25-	
	-0.50-	
	-0.75-	
	-1.0-	
	-1.25-	
	-1.50-	

23"

Describe existing soil conditions: SAND
Soils Analysis completed by:
WILSON ASSOCIATES

Confirmed Percolation Rate: (T time) 7
Gradation Reports submitted: Sand Y/N
Stone Y/N



Working together
with our community
to provide quality services.

Date Received: _____

PROPOSE TO CONSTRUCT:

CLASS 1,2,3

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2: GREY WATER PIT

Wall Structure: ☐ Concrete Block ☐ Rock ☐ Other _____

Soil: ☐ Existing ☐ Imported (describe) _____

Dimension of Pit: Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3: CESSPOOL

Describe: _____

CLASS 4: TANK

☐ Distribution Box

☐ Using Existing

☒ New Govn't approved: ☒ Concrete ☐ Polyethylene Size (L): 4680

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

CLASS 4: LEACHING BED/ABSORPTION TRENCH

☐ Dug into existing soil ☐ Imported Soil list type: _____ height: _____
(proof of filter material must be provided)

Length of Tile: _____ (m) _____ (ft) # of runs of tile: _____

CLASS 4: FILTER BED (proof of filter material to be provided prior to backfill)

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Effective Area 23.34 (sqm) Contact Area 14.42 (sqm) Loading Rate: 10 ^{EXISTING} 175 ^{MAN} 2 ^{MAN} TLE

Height Raised: 19 ^{RETAINING} WALL ^{Q"} # of runs of tile: 4 Length of tile _____ (m) 35 (ft)

CLASS 4: TREATMENT UNIT (attach Building Material Evaluation Committee Report (BMEC))

☐ Pump or siphon req'd: Head: _____ Runtime: _____ Horsepower: _____ Size of pump(L) _____

Manufacturer & Model: _____ Daily Flow Rate _____ (L)

Primary Tank Size _____ (L) Secondary Tank Size _____ (L)

CLASS 5: HOLDING TANK (audio visual alarm, and a pump out contract is required)

Manufacturer & Model: _____ Size _____

Date Received: _____



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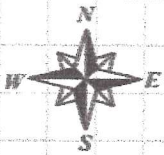
SEPTIC SYSTEM LOCATION PLAN

OWNER Keith Fletcher EVALUATOR BRAD DEMING

PROPERTY ADDRESS 324 Cedar Dr. Turkey Point

Please provide a DIMENSIONED sketch drawing indicating:

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

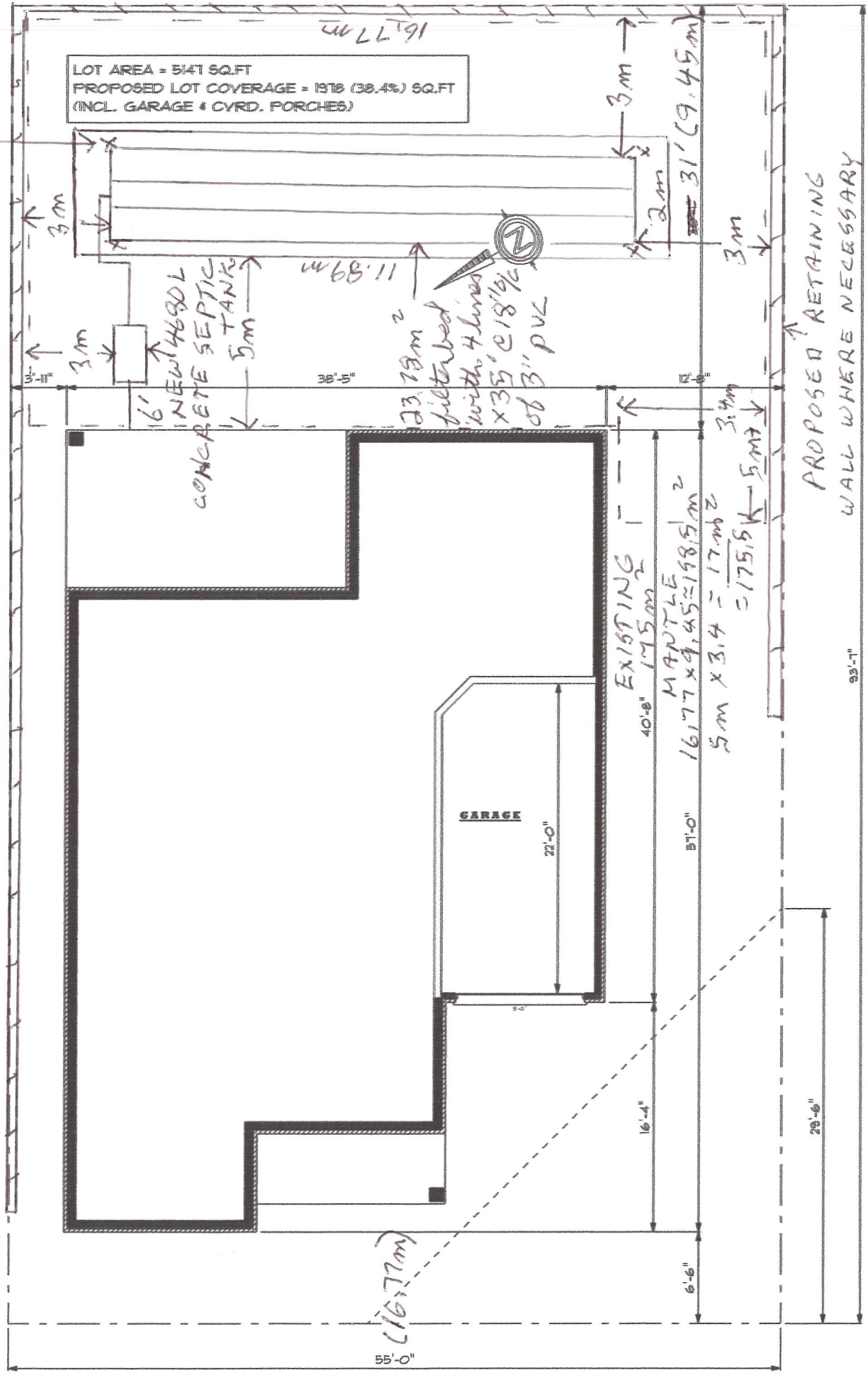


see attached

PREPARED BY: BRAD DEMING NOTE: The above sketch is not to exact scale.

324 Cedar Dr. Turkey Point

detection bars



LOT AREA = 5141 SQ.FT
PROPOSED LOT COVERAGE = 1918 (38.4%) SQ.FT
(INCL. GARAGE & CYRD. PORCHES)

GARAGE

NEW 4600L
CONCRETE SEPTIC
TANK

filter bed
with 4 lines
x 35' @ 18 1/2"
of 3" PVC

PROPOSED RETAINING
WALL WHERE NECESSARY

WALMSLEY DRIVE

CEDAR DRIVE

September 26, 2022

Mr. Brad Deming
Deming Project Management
285794 Airport Road
Norwich, ON
N0J 1P0

Wilson Associates

Consulting Hydrogeologists

Dear Mr. Deming:

Re: Soil Percolation Rate Analysis
Sample from 324 Cedar Drive, Turkey Point

The analysis of the sample submitted to this office has been completed and is summarized as follows:

Grain-Size Distribution				Estimated Coefficient of Permeability (cm/sec)	Estimated T-Time (minutes/cm)
Clay %	Silt %	Sand %	Gravel %		
0	2	98	0	8×10^{-3}	7

Note: The above coefficient of permeability and T-time were derived from grain-size analysis, experience with similar soils and guidelines published under the Ontario Building Code.

The sample is described as a fine sand with traces of silt, and is interpreted to exhibit a T-time in the range of 7 minutes per centimetre (Unified Soil Classification Type "SP").

A copy of the grain-size curve is attached.

Should you have any questions, please let me know.

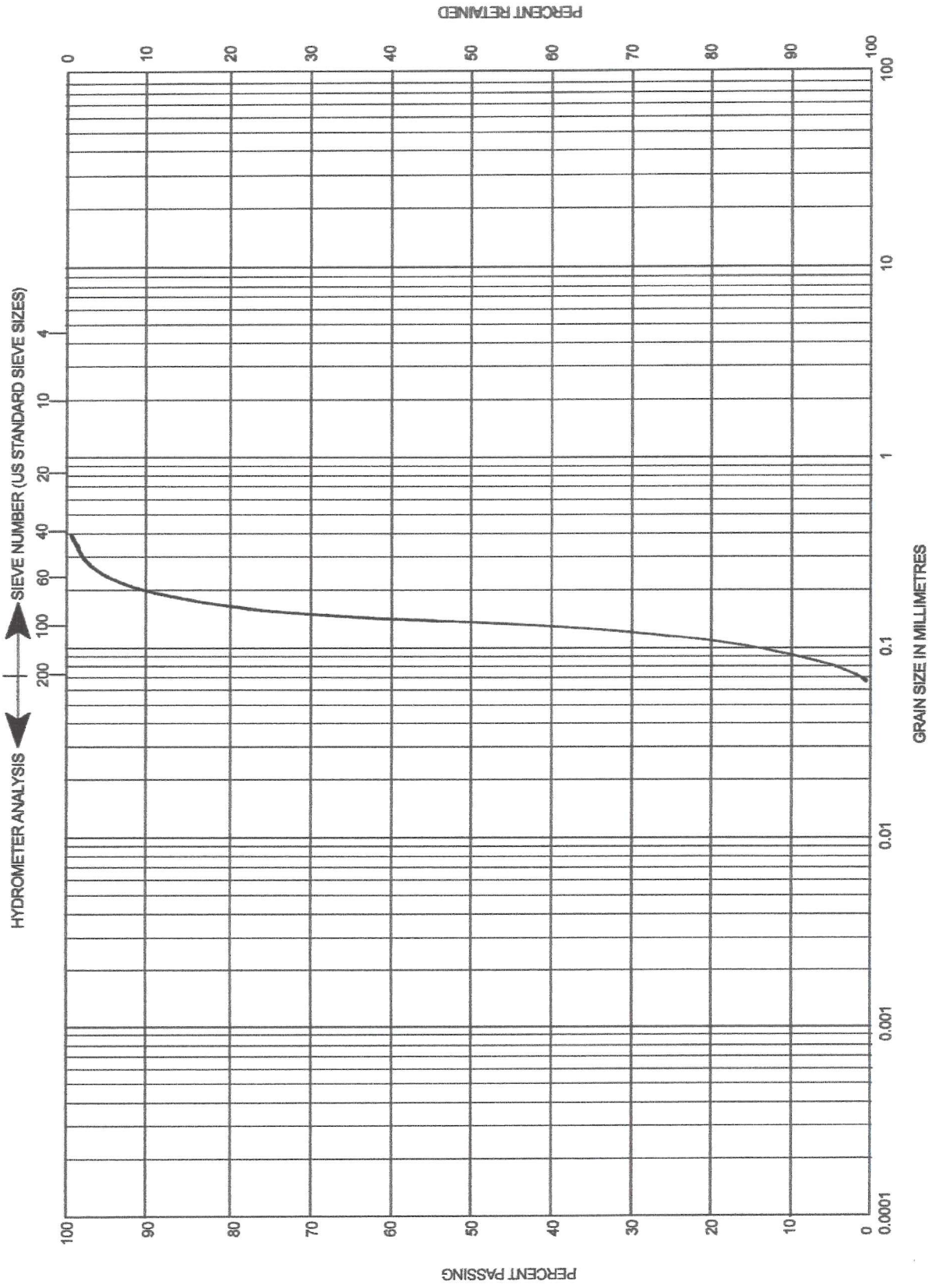
Yours sincerely,
IAN D. WILSON ASSOCIATES LIMITED



Geoffrey Rether, P.Geo.

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE : Deming Project Management - 324 Cedar Drive, Turkey Point



CLAY SIZE		SILT SIZE		SAND SIZE		GRAVEL SIZE		COBBLE SIZE	

IAN D. WILSON ASSOCIATES LIMITED

**Brad Deming Project Management
285794 Airport Road
Norwich, Ont
N0J-1P0**

To Whom It may concern

I, the owner hereby authorize: Brad Deming to act as official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code. The Township and/or other agencies are hereby authorized to release any permits, documents or information respecting the subject property to said agent.

I understand that it will be the shared responsibility of the property owner and the agent for ensuring that the work is carried out in accordance with the Permit, the Ontario Building Code &n Act, Applicable Laws and the By-Laws and policies of the Township.

Owner's Signature:

Keith Fletcher

Print:

Keith Fletcher

DATE:

Sept 30/22

Planning Justification Report

324 Cedar Drive, Turkey Point

Cottage Re-Development



1.Introduction

Katie and Keith Fletcher (the owners of 324 Cedar Drive, Turkey Point) are proposing to reconstruct the existing cottage and garage at this location.

The proposed two-storey structure (with attached garage) has several deficiencies that will require minor variances:

- lot coverage of 38.4% (25% permitted in Zoning Bylaw)
- lot frontage of 16.76m (18m permitted in Zoning Bylaw)
- building height of 11m (9.1m permitted in the Zoning Bylaw)
- exterior side yard of 2.13 (6m permitted in the Zoning Bylaw)
-

2.Site Location & Neighbourhood Context

This property is located approximately halfway along Cedar Drive in Turkey Point. The property is surrounded by cottages and/or year-round dwellings. Many of these properties have been redeveloped with larger, two-storey structures.

Cedar Drive runs the entire length of Turkey Point (approximately 3km) parallel to the Lake Erie shore. This entire street, and the surrounding streets in Turkey Point, have been intensely developed with predominantly cottages and/or year-round homes. On the northerly end of Cedar Drive is the commercial section and there are also several duplexes and other commercial buildings scattered along the length of Cedar Drive.

Turkey Point is an area that is predominantly developed with similar detached vacation homes. Many of these homes are located on lots that are smaller and have narrower frontages than this property.

All of Turkey Point is currently developed and is intensifying as existing properties begin to redevelop. Consequently, there are many examples throughout Turkey Point with lot coverages in excess of 30%.

Recent Redevelopment on Cedar Drive:





Recent Redevelopment on Ferris Street :



3. Current Planning Status

a. Provincial Policy Statement

The PPS was issued under Section 3 of the Planning Act and all decisions affecting land use planning matters “shall be consistent with” this document.

The proposed cottage redevelopment is consistent with the overall direction of the Provincial Policy Statement in that:

- It provides redevelopment and intensification within an established settlement area (Section 1).
- It does not impact any significant wetlands, significant woodlands or significant wildlife habitat (Section 2).
- It will be mitigated from any natural hazards by incorporating the requirements of the Long Point Region Conservation Authority (Section 3).

b. Norfolk County Official Plan

This property is designated as Resort Residential within the Norfolk County Official Plan. This designation permits the construction of vacation dwellings (Section 7.6).

The redevelopment of this cottage complies with the policy and land use directions in the Official Plan.

c. Lakeshore Secondary Plan

The Lakeshore Special Policy Secondary Plan is designed to compliment the general policies and land use designations in the Official Plan. At the same time, it gives more detailed planning and land use guidance for the waterfront.

Resort Area policies are contained in Section 11.3 of the Secondary Plan and recognizes vacation homes as the preferred type of residential development and encourages compatibly scaled infill and vacation home redevelopment where appropriate. The proposed redevelopment is in keeping with character and streetscape of the surrounding properties and as such would be considered compatibly scaled development.

d. County of Norfolk Zoning By-law

The subject property is currently zoned Resort Residential (RR). The proposed redevelopment will meet the requirements for minimum lot area, minimum interior side yard and minimum rear yard.

However, there are minor deficiencies in the following areas:

d.1. Lot Coverage

The maximum lot coverage in the Norfolk Zoning By-law is 15% (main structure) and 10% (accessory structures), in total this would equal 25%.

The proposal from the Fletchers' is for 38.7% lot coverage which includes the main structure, garage and exterior decks. The existing cottage, garage and exterior decks currently occupy 31.3% of the lot.

As previously mentioned, there are many existing vacation homes/accessory structures in Turkey Point that occupy a footprint in excess of 25% lot coverage. A proposal of this nature would be consistent with a pattern of development/redevelopment that is evolving as landowners, in keeping with the Provincial Policy Statement and Norfolk County Official Plan, redevelop and intensify within the established Turkey Point Resort Area.

The septic system has been designed by a professional contractor (South Brant Excavating Inc.) and will meet County standards.

d.2. Minimum Lot Frontage

The minimum lot frontage in the Norfolk Zoning By-law for a corner lot is 18m. The existing lot is 16.76m for a deficiency of 1.24m.

There are many lots along Cedar Drive and within the Turkey Point Resort Area that have similar or smaller frontages. This lot frontage is consistent with other dwellings in the immediate area.

d.3 Minimum Front Yard

The minimum front yard in the Norfolk Zoning By-law is 6m. The existing Fletcher cottage is right on the property line, with no setback. The proposed cottage will be moved 1.8m in from the front property line.

This is an improvement over the existing setback and again is very much in keeping with the front yards of many other cottages along Cedar Drive.

d.4. Minimum Exterior Side Yard

The minimum exterior side yard in the Norfolk County Zoning By-law is 6m. The proposal from Fletchers' is for a 3.87m side yard. This is consistent with the setback for the existing garage will leave a deficiency of 2.13m.

The extension of Walmsley Street adjacent to the side yard of this property has very little use (servicing 4 other cottages). The proposed cottage has been designed with the attached garage set 18.2m back from Cedar Street giving much improved sight lines for the few vehicles entering Cedar Street from Walmsley.

d.5 Maximum Building Height

The maximum building height permitted in the Norfolk County Zoning Bylaw is 9.1m. The proposal from the Fletchers' shows a proposed building height of 11m, which is a deficiency of 1.9m.

Again, many of the newly redeveloped vacation homes in Turkey Point have second stories that exceed the 9.1m stated in the Zoning Bylaw. This second storey will be at the same height as the adjacent dwelling and will not restriction views from any adjacent properties.

Conclusion

The proposal to reconstruct the existing cottage and garage at 324 Cedar Drive will be another positive redevelopment in the Turkey Point Resort Area.

This proposal is designed to provide a positive aesthetic appeal for neighbouring homes on the west side of Cedar Drive and will be an improvement to the streetscape along this stretch of Cedar Drive.

The proposal has also been designed so that it meets the septic system requirements for the County. It will not have any impact on the natural heritage features of the area and is designed to meet the requirements of the Long Point Region Conservation Authority.

It is consistent with, and conforms to, the planning policy framework in the Provincial Policy Statement and implements the Norfolk County Official Plan as well as the Lakeshore Secondary Plan. It will conform to the Norfolk County Zoning By-law with the variances proposed for the lot coverage, building height and setbacks.

This redevelopment proposal is compatible with the existing neighbourhood, with other cottage redevelopments in Turkey Point and will provide a positive economic benefit to the Turkey Point Resort Area.

Respectfully prepared on behalf of Katie and Keith Fletcher,



Paul Emerson (October 16, 2022)

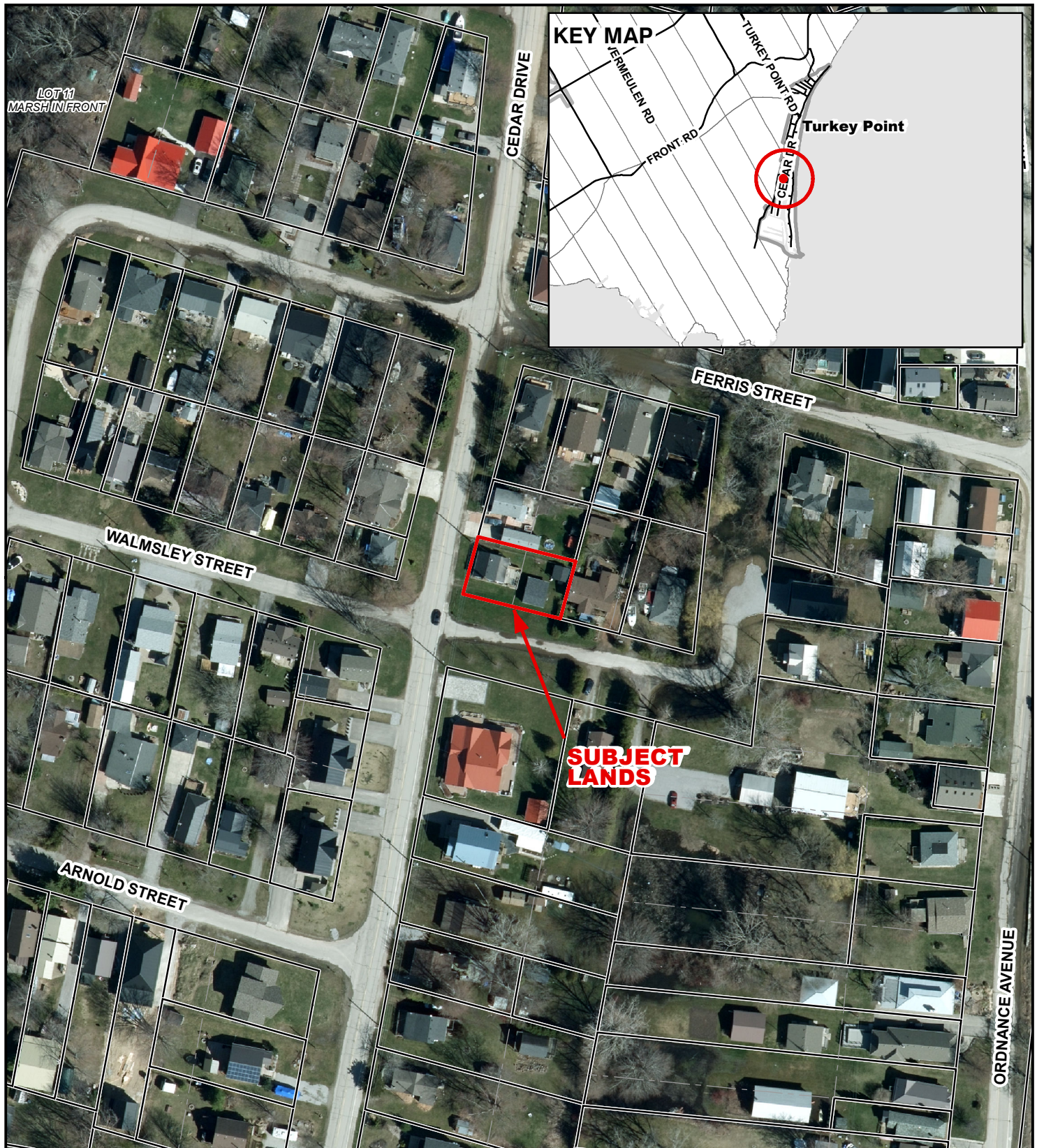
emersonpaul@rogers.com

cell (519-717-3322)




CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

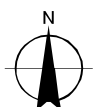


Legend

 Subject Lands

2020 Air Photo

11/2/2022



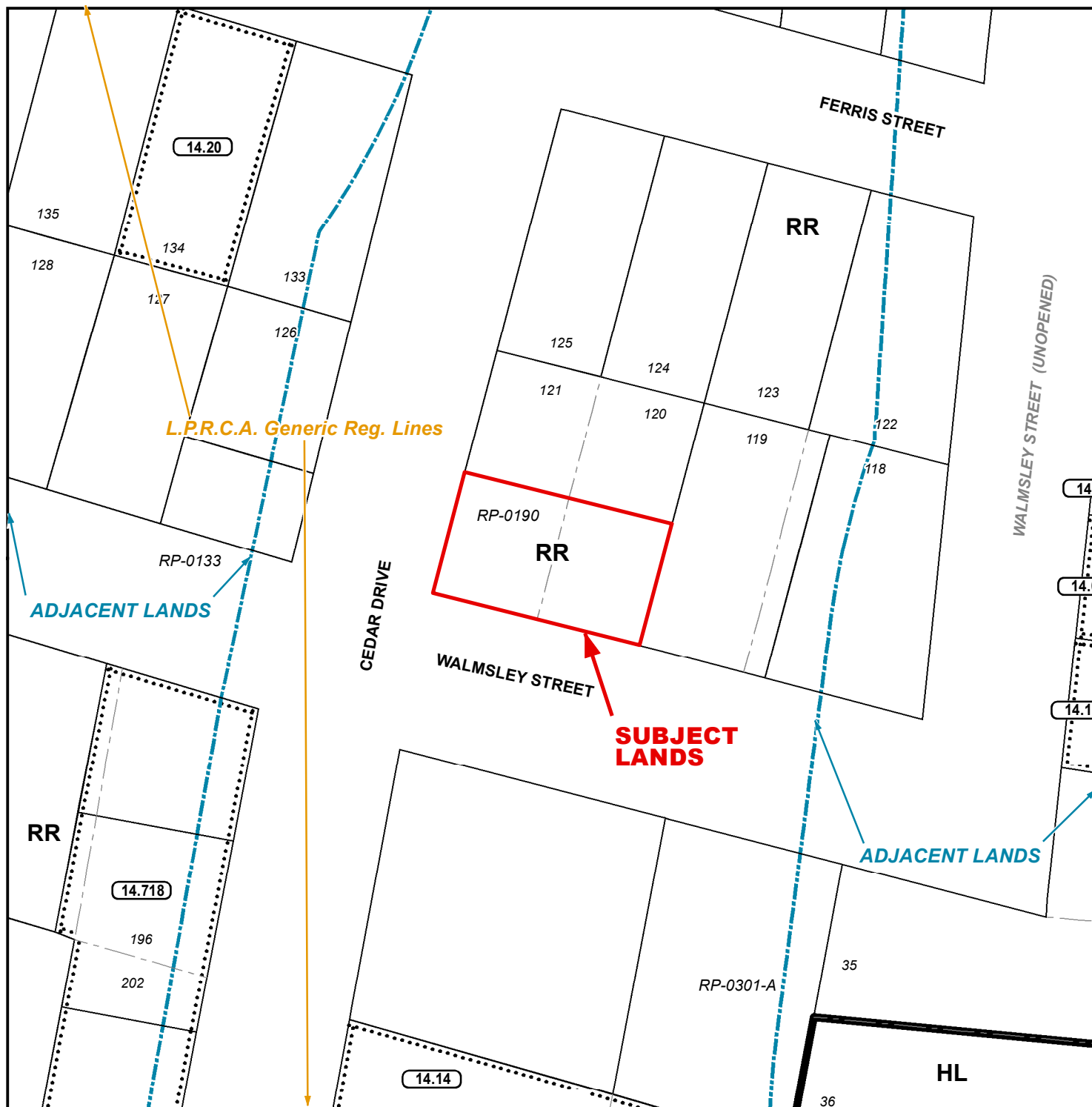
10 5 0 10 20 30 40 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2022322



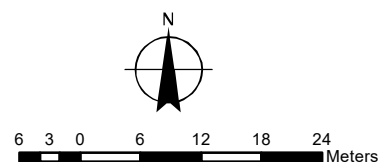
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

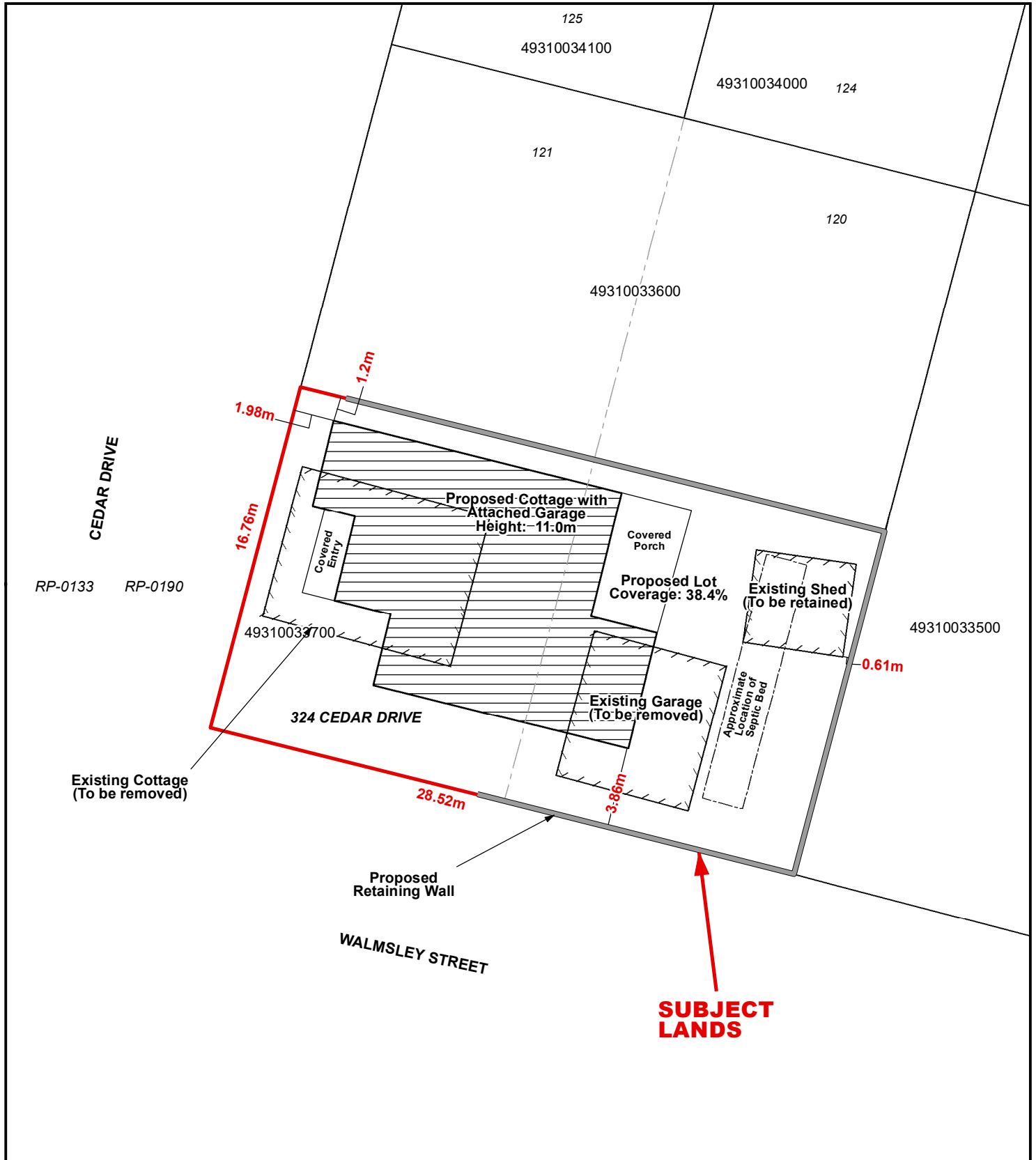
11/2/2022

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



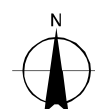
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

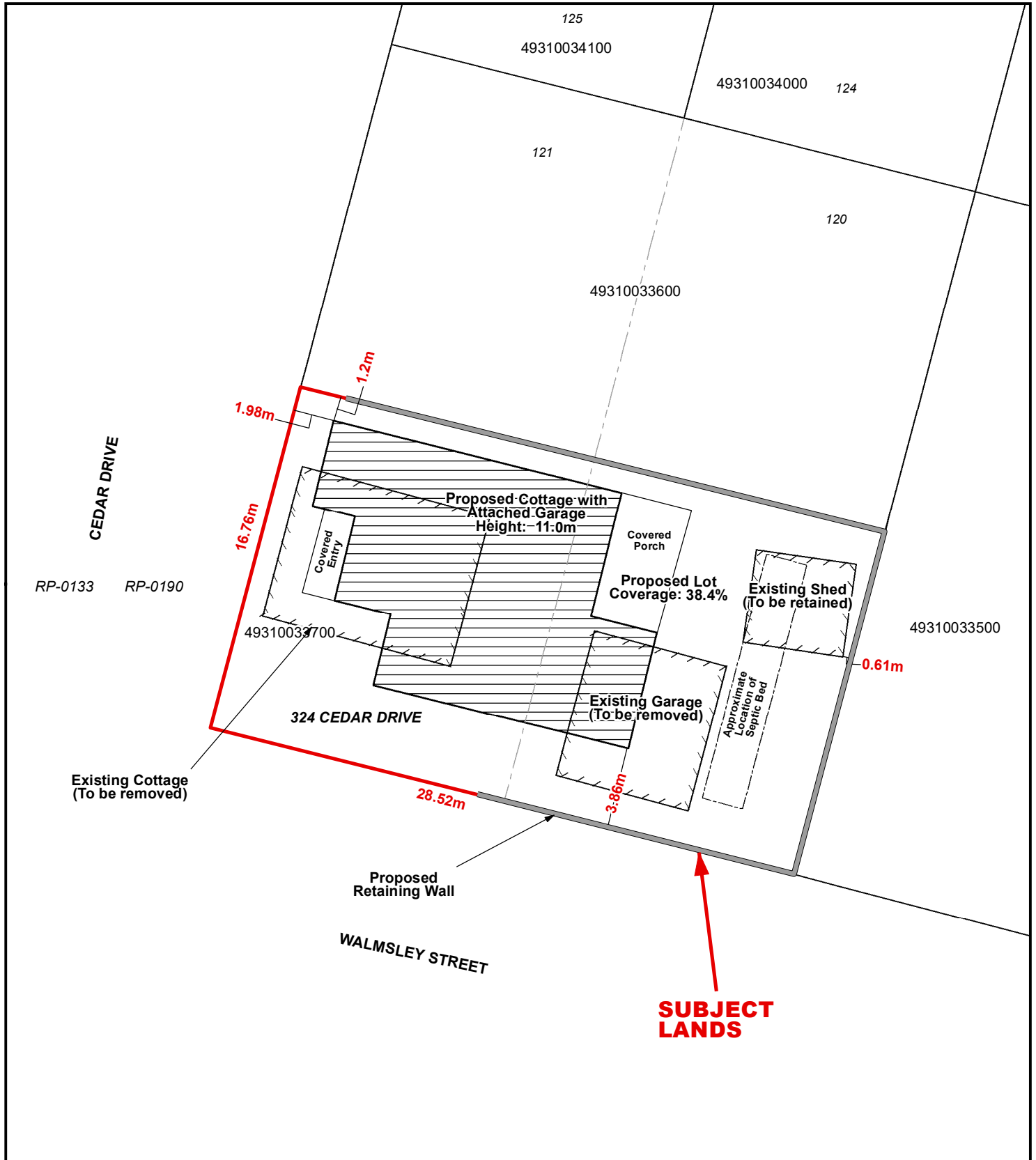


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CONCEPTUAL PLAN

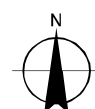
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

11/2/2022



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