

For Office Use Only:

File Number	<u>ANPL2023087</u>	Application Fee	<u>\$1711.00 - paid</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>\$514.15 - received April 10</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Feb. 13, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>April 11, 2023</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: 49311003300**A. Applicant Information****Name of Owner** Mike & Amanda Isley

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 200 Cedar Drive**Town and Postal Code** Turkey Point, N0E 1T0**Phone Number** 519-223-0744**Cell Number** _____**Email** isleys75@gmail.com**Name of Applicant** Sam Bunting - Prominent Homes**Address** 363 Ireland Road**Town and Postal Code** Simcoe, N3Y 4K4**Phone Number** 519-426-9186**Cell Number** _____**Email** sam@phomes.ca (please CC all correspondence to troy@phomes.ca)

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and 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):

CHR PLAN 128 LOT 36 CON A PT, LOT 12 IN FRONT RP 37R5296

PART 36 0.21AC 40.08FR D

Municipal Civic Address: 200 Cedar Drive, Turkey Point, Ontario

Present Official Plan Designation(s): Resort Residential Zone

Present Zoning: 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:

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:

Existing cottage retained

Existing wood decks 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:

The proposed building is a wood framed garage with storage on the main and second floor

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:

n/a

8. If known, the length of time the existing uses have continued on the subject lands:

unknown

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:
there is an easement as per inst. NR486835

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	12.14m	15	5.8.2 b	6	n/a
Lot depth	70.76m	n/a	n/a	n/a	n/a
Lot width	12.14m	n/a	n/a	n/a	n/a
Lot area	864.24 m	0.4 ha	5.8.2 a	n/a	n/a
Lot coverage	n/a	10%	5.8.2 h	6.9%	n/a
Front yard	n/a	6m	5.8.2 d	6m	n/a
Rear yard	n/a	9m	5.8.2 f	n/a	n/a
Height	n/a	7m	3.2.1 a	6.79m	n/a
Left Interior side yard	n/a	minimum 3m	5.8.2 e ii	5.62m	n/a
Right Interior side yard	n/a	minimum 1.2m	5.8.2 e ii	1.20m	n/a
Exterior side yard (corner lot)	n/a	n/a	n/a	n/a	n/a
Parking Spaces (number)	n/a	n/a	n/a	n/a	n/a
Aisle width	n/a	n/a	n/a	n/a	n/a
Stall size	n/a	n/a	n/a	n/a	n/a
Loading Spaces	n/a	n/a	n/a	n/a	n/a
useable floor area	n/a	100 m ²	3.2.1 g	94.08 m ²	n/a

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

The proposed accessory building is located in the front yard.

There is no room on the property for an accessory building except in the front yard.

3. **Consent/Severance/Boundary Adjustment:** 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: _____

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

Frontage: _____

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: _____
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:

personal 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:

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. 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 ± 120 meters

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 ± 230 meters

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Cedar Drive

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.
-

Several neighbouring properties along Cedar Drive have garages located in the front yard.
The garage will be for storage and parking only.

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

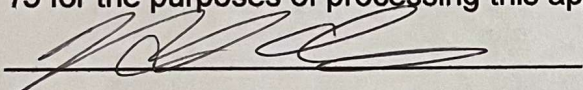
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Owner/Applicant/Agent Signature

Feb 7 / 2023

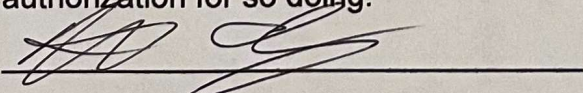
Date

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 Mike + Amanda Isley am/are the registered owner(s) of the lands that is the subject of this application.

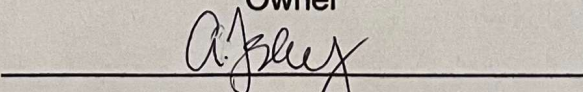
I/We authorize Sam Bunting (Prominent Homes) to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

Feb 7 / 2023

Date



Owner

Feb. 7 / 2023

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, Sam Bunting of Norfolk County, Province of 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:

Norfolk County

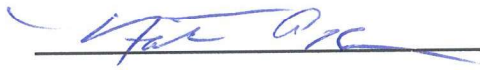


Owner/Applicant/Agent Signature

In the Province of Ontario

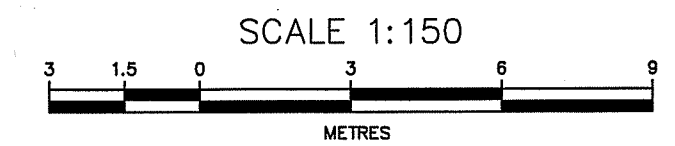
This 10th day of February

A.D., 2023



A Commissioner, etc.

PART 1 – PLAN OF SURVEY OF
PART OF LOT 36
REGISTERED PLAN 128
AND
PART OF LOT 12
TURKEY POINT MARSH
IN FRONT OF CONCESSION A
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)
COUNTY OF NORFOLK



MacAULAY, WHITE & MUIR LTD.
© COPYRIGHT 2023

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CEDAR DRIVE, AS SHOWN ON REGISTERED PLAN 128 HAVING A BEARING OF N13°54'E.

PART 2 – WRITTEN REPORT

- 1) THE CONCRETE CURB IS NOT ALWAYS ON THE PROPERTY LINE.
- 2) THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT AS DESCRIBED IN INST. NR486835.
- 3) THE SUBJECT PROPERTY IS COMPRISED OF PINS 50267-0408 AND 50267-0690.

THIS PLAN HAS BEEN PREPARED FOR EMILY L. DECAROLIS (PIN 50267-0690), MICHAEL SCOTT ISLEY AND AMANDA DREW ISLEY (PIN 50267-0408) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
THE CONCRETE CURB IS "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SIB – STANDARD IRON BAR
SSIB – SHORT STANDARD IRON BAR
IB – IRON BAR
OU – ORIGIN UNKNOWN
■ – FOUND
□ – PLANTED
○ – ROUND
S – SET
P1 – REGISTERED PLAN 128
P2 – PLAN 37R-5296
P3 – PLAN BY JEWITT AND DIXON LTD (FILE: 22-3543-POS/TOPO)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

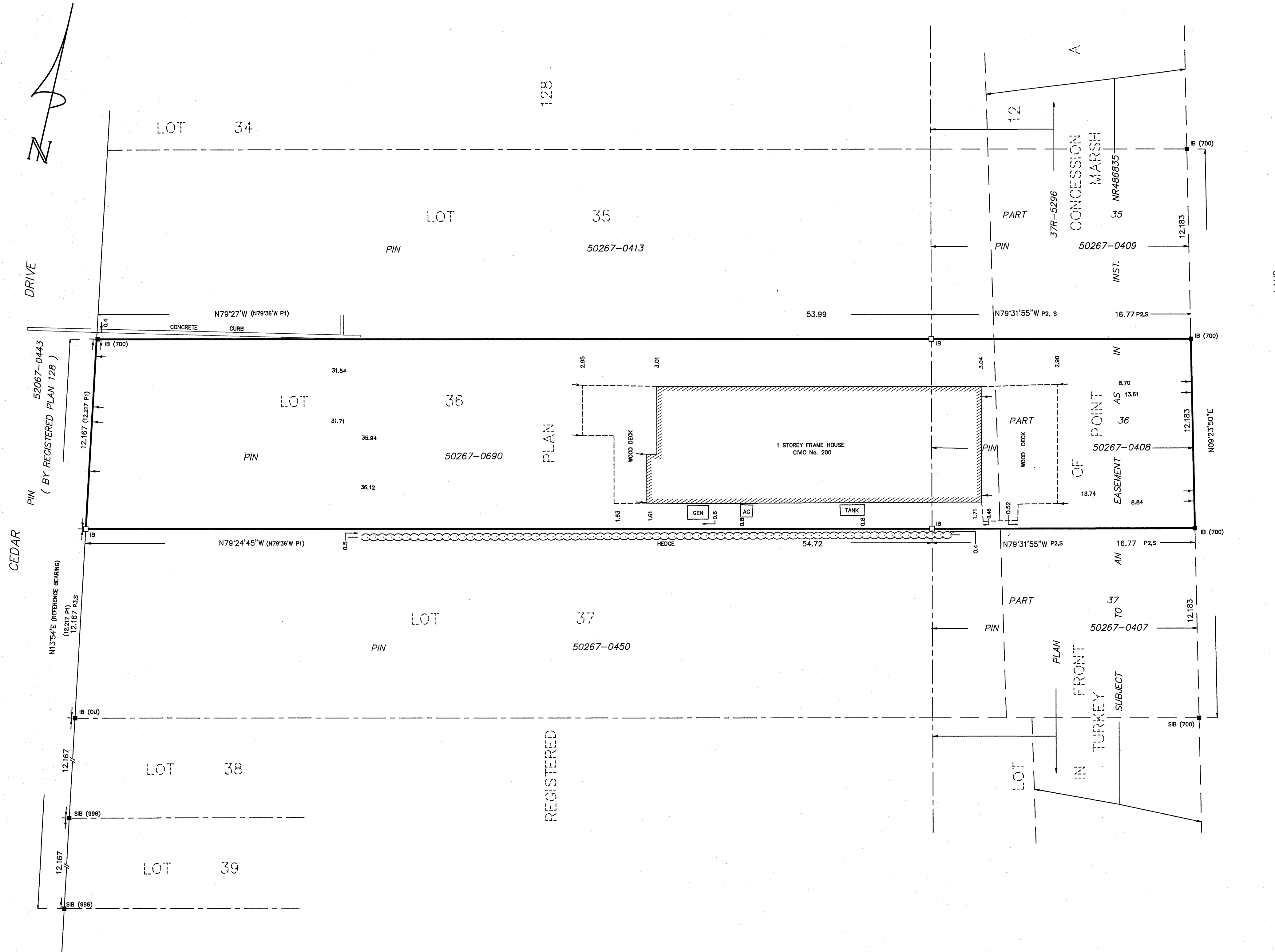
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JANUARY, 2023.

JANUARY 25, 2023

JOHN W. MUIR
ONTARIO LAND SURVEYOR

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TEL. 519-752-0040 FAX. 519-752-0087 mwmurvey@bellnet.ca

22-319



MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY PONT

PROMINENT HOMES

FOUNDATION PLAN

DRAWN BY:

TROY SCRIVEN

DESIGNED BY:

SAM BUNTING

BCIN #: 31014

DATE:

FEBRUARY 10, 2023

SCALE:

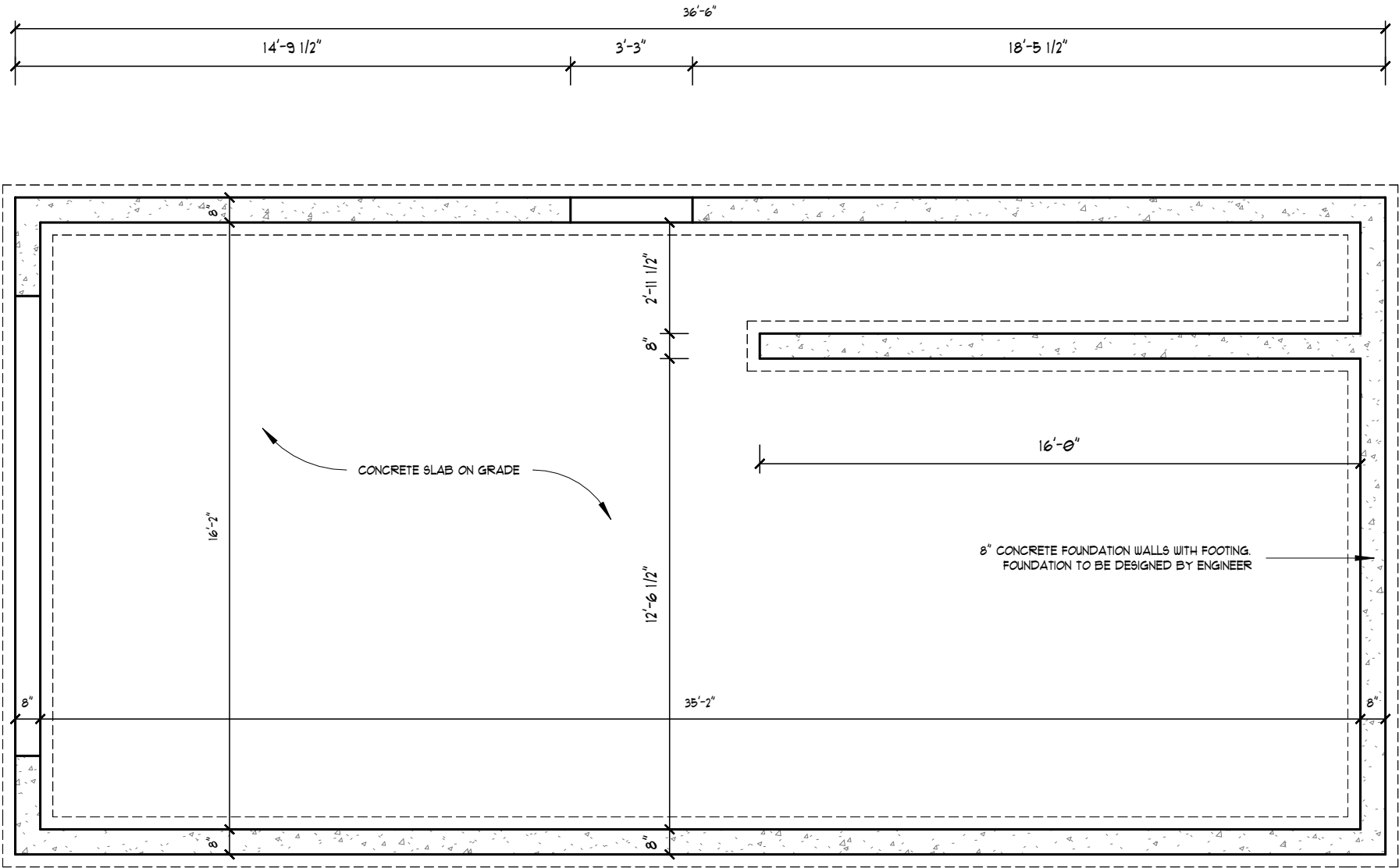
1/4" = 1'-0"

SHEET No.:

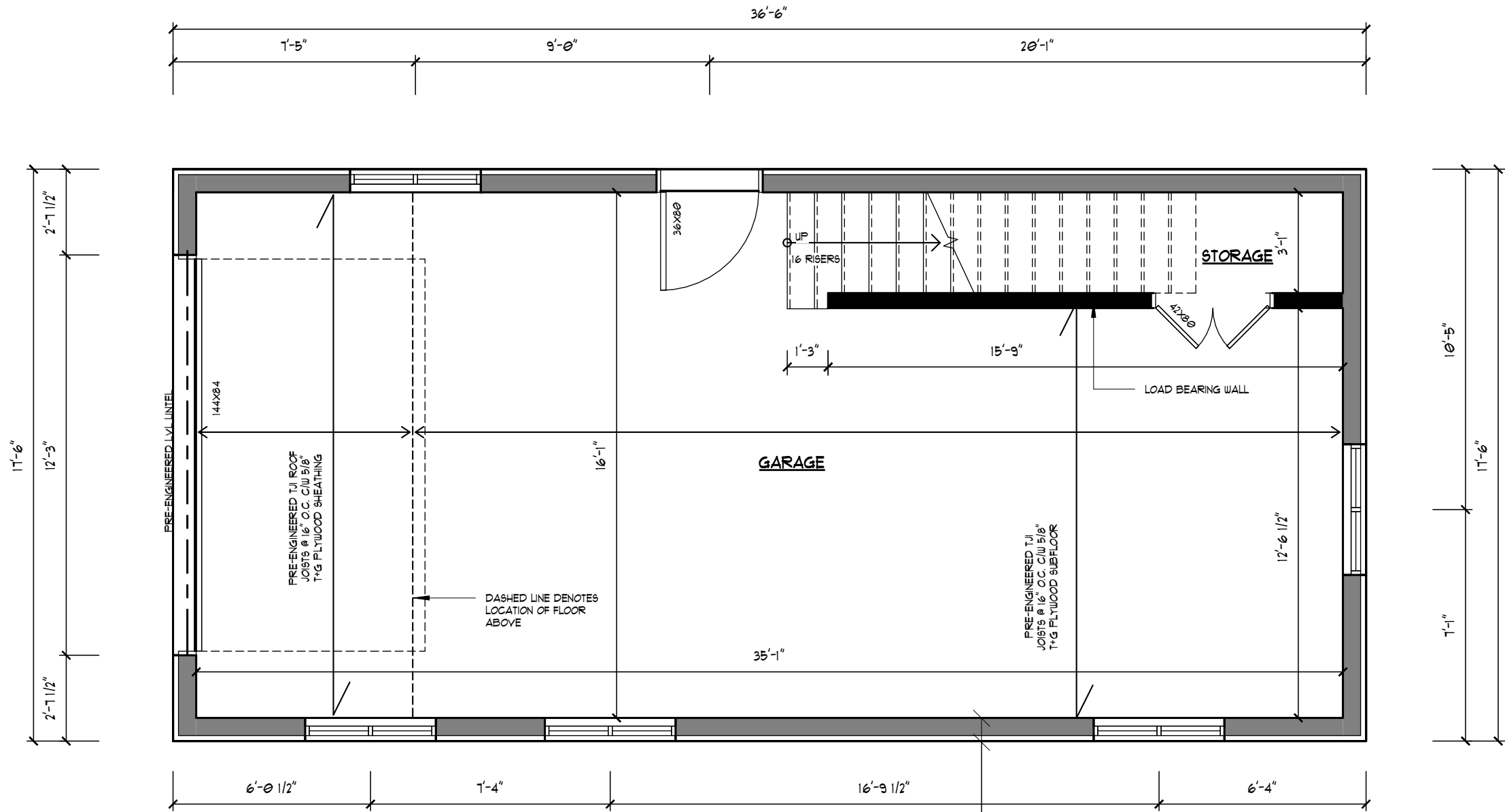
REV No.:

A-1

1



1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



MAIN FLOOR AREA = 639 SQ. FT.
SECOND FLOOR AREA = 511 SQ. FT.

EXTERIOR WALL CONSTRUCTION
VINYL SIDING ON STRAPPING
AIR BARRIER
1.5" R6 RIGID INSULATION
1/2" OSB SHEATHING
2X6 STUDS @ 16" O.C.
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY POINT

PROMINENT HOMES

MAIN FLOOR PLAN

DRAWN BY:

TROY SCRIVEN

DESIGNED BY:

SAM BUNTING

BCIN #: 31074

DATE:

FEBRUARY 10, 2023

SCALE:

1/4" = 1'-0"

SHEET No.:

REV No.:

A-2

1

MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY PONT

PROMINENT HOMES

SECOND FLOOR PLAN

DRAWN BY:
TROY SCRIVEN

DESIGNED BY:
SAM BUNTING
BCIN #: 31014

DATE:
FEBRUARY 10, 2023

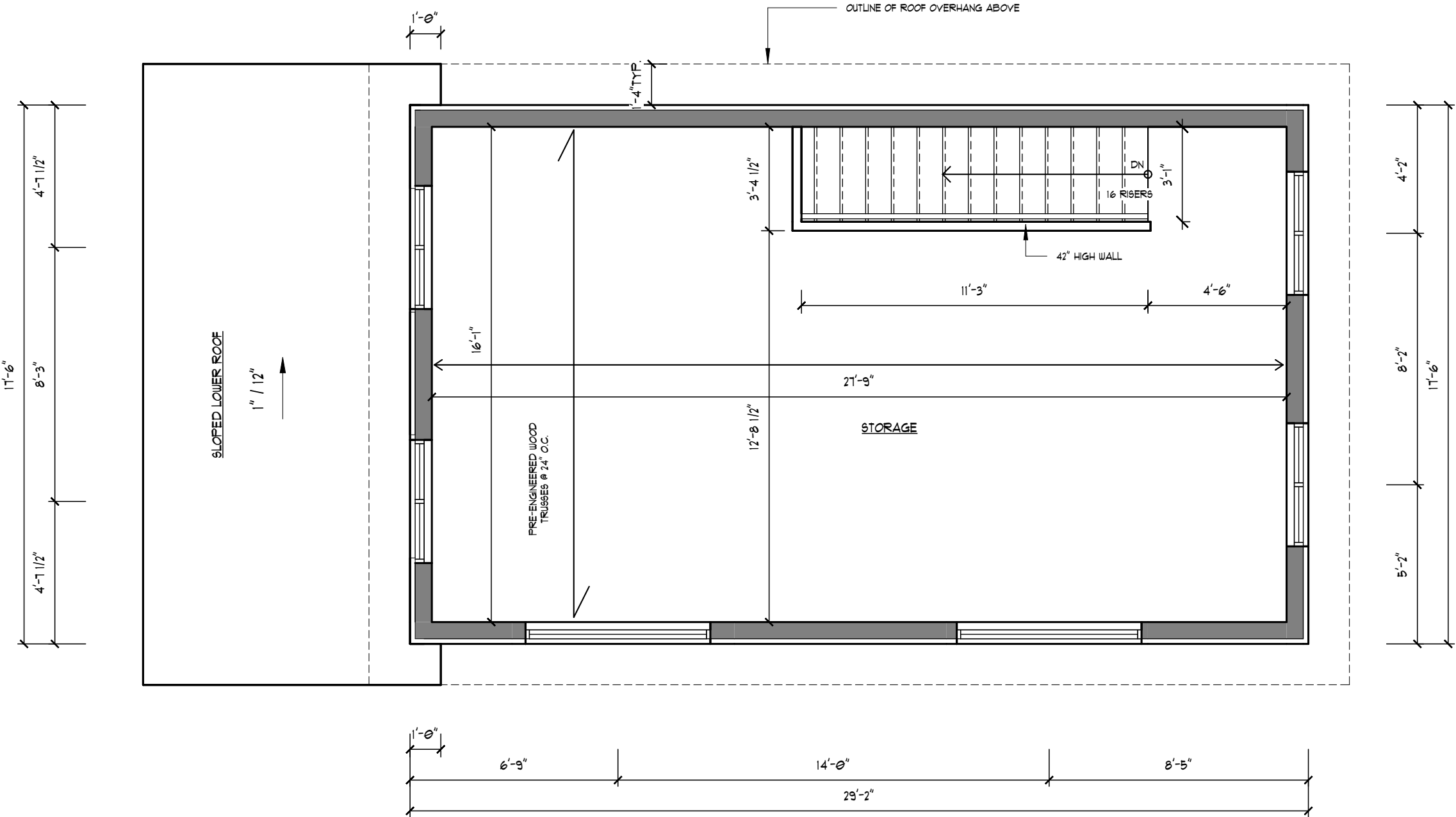
SCALE:
1/4" = 1'-0"

SHEET No.:
REV No.:

A-3

1

1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		



MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY POINT

PROMINENT HOMES

FRONT & BACK ELEVATIONS

DRAWN BY:

TROY SCRIVEN

DESIGNED BY:

SAM BUNTING

BCIN #: 37074

DATE:

FEBRUARY 10, 2023

SCALE:

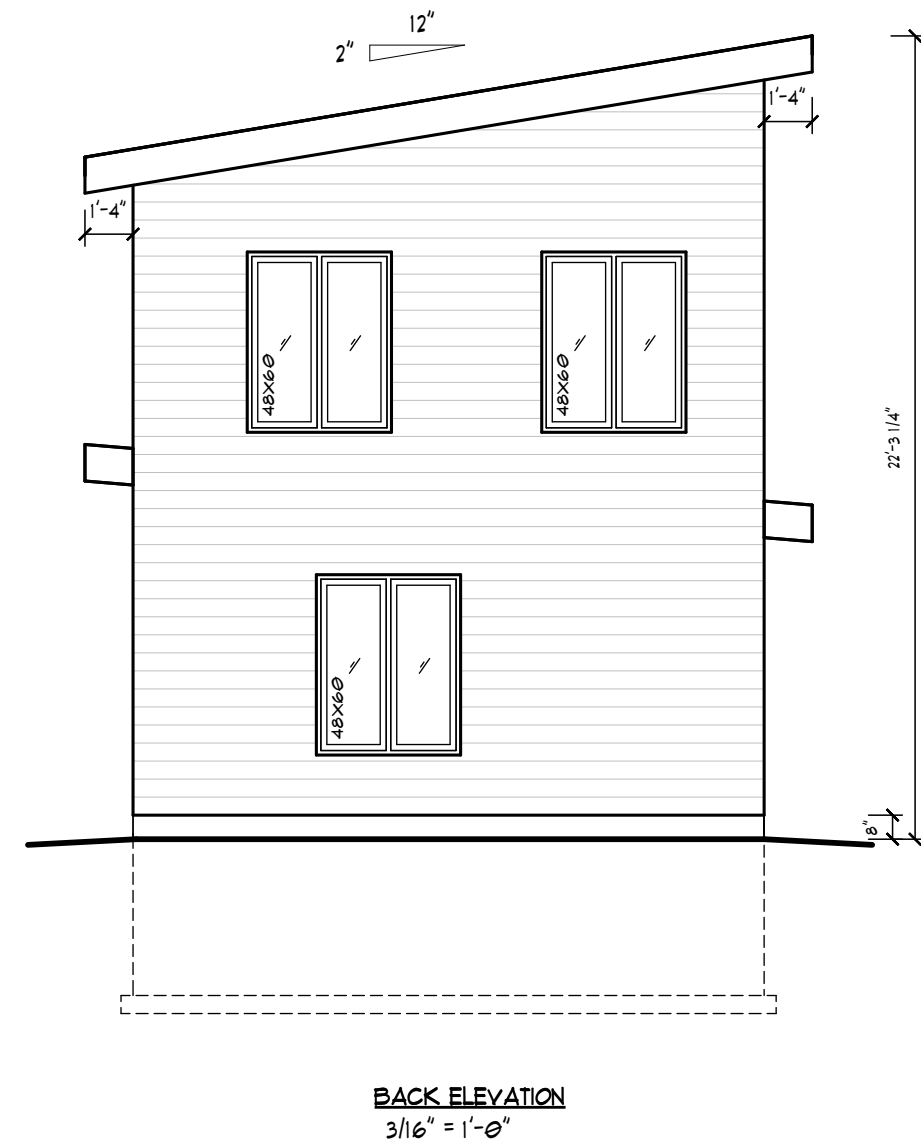
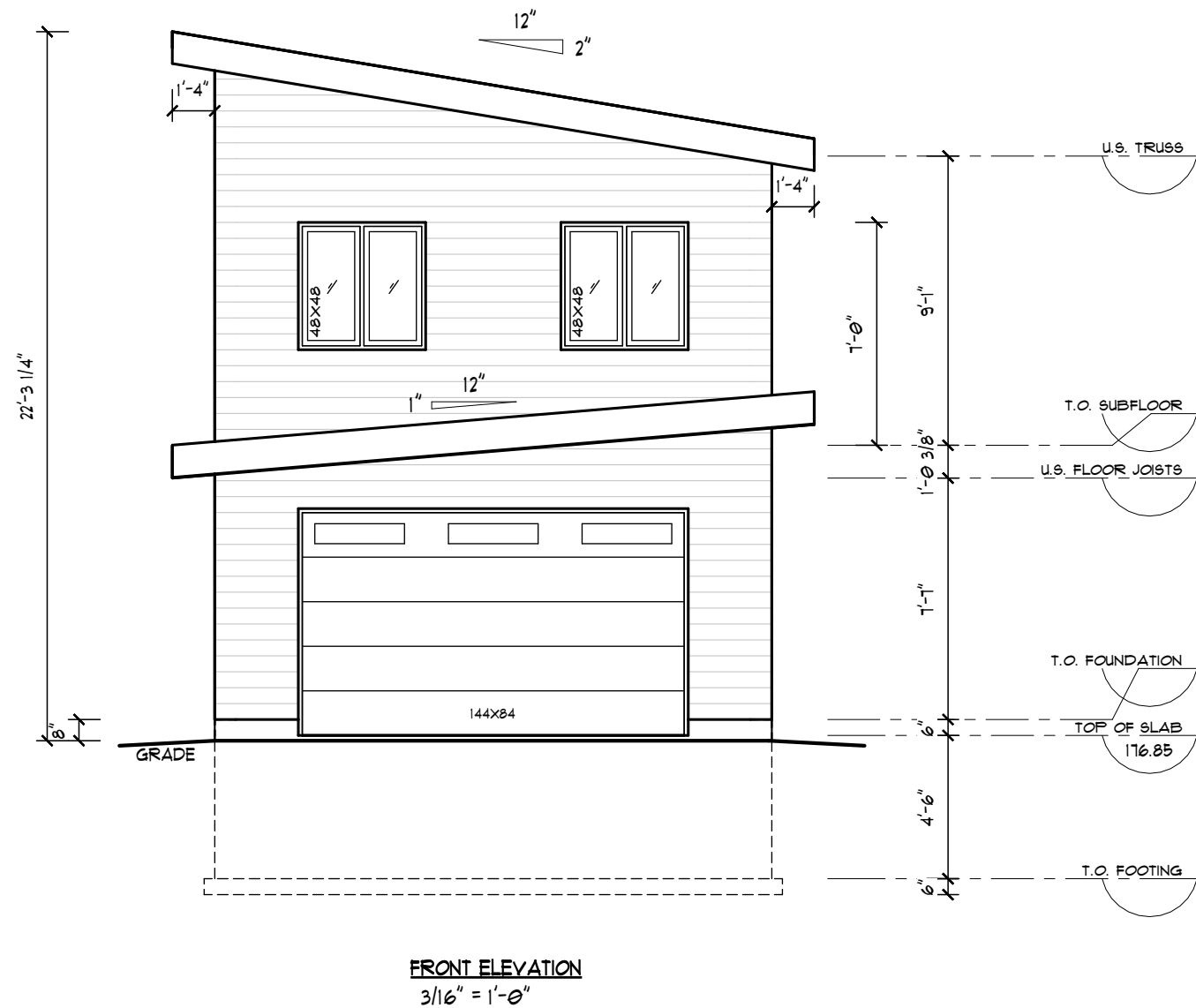
$$3/16" = 1'-0"$$

SHEET No.:

REV No.:

A-4

1



1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY PONT

PROMINENT HOMES

LEFT & RIGHT ELEVATIONS

DRAWN BY:

TROY SCRIVEN

DESIGNED BY:

SAM BUNTING

BCIN #: 31014

DATE:

FEBRUARY 10, 2023

SCALE:

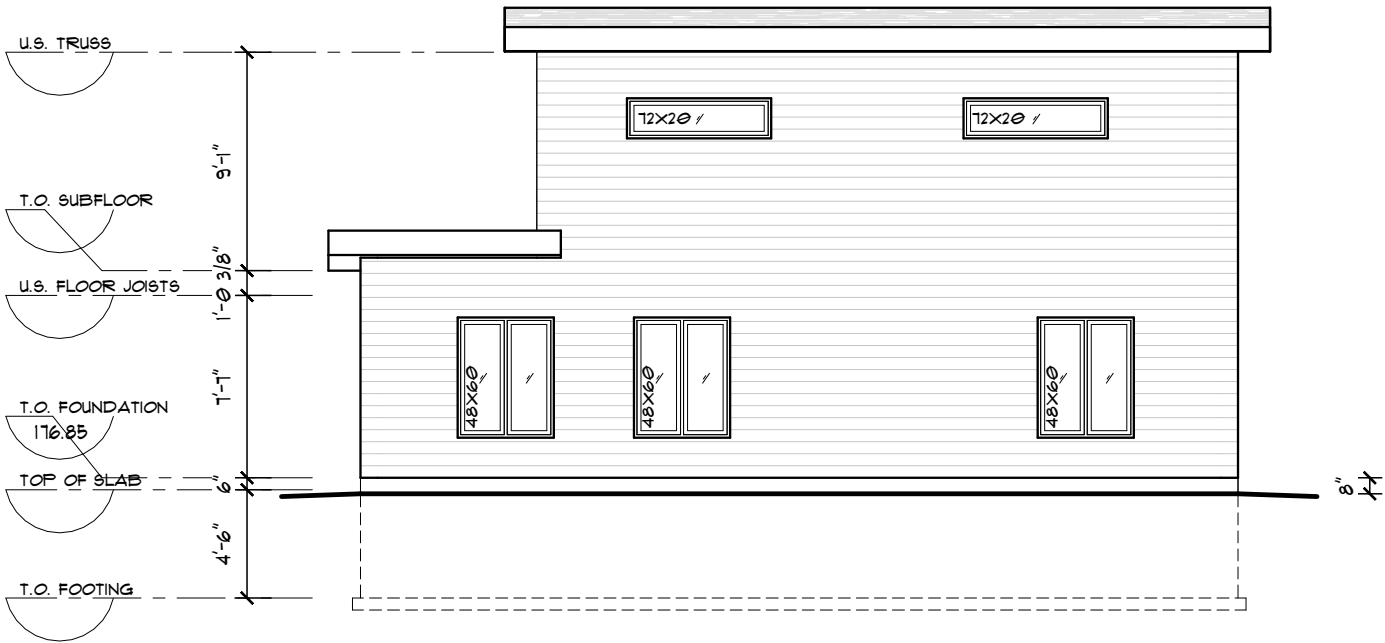
1/8" = 1'-0"

SHEET No.:

REV No.:

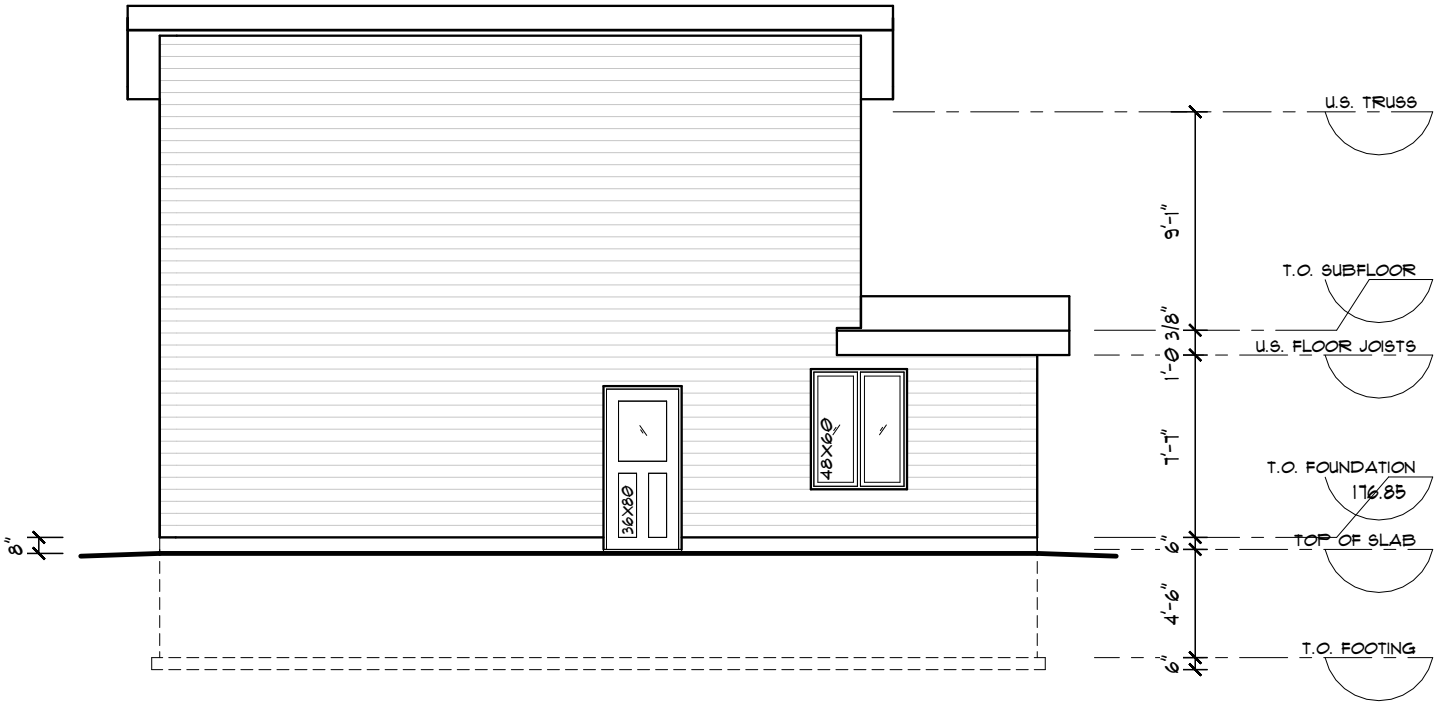
A-5

1



RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY PONT

PROMINENT HOMES

WALL SECTION

DRAWN BY:
TROY SCRIVEN

DESIGNED BY:
SAM BUNTING
BCIN #: 31014

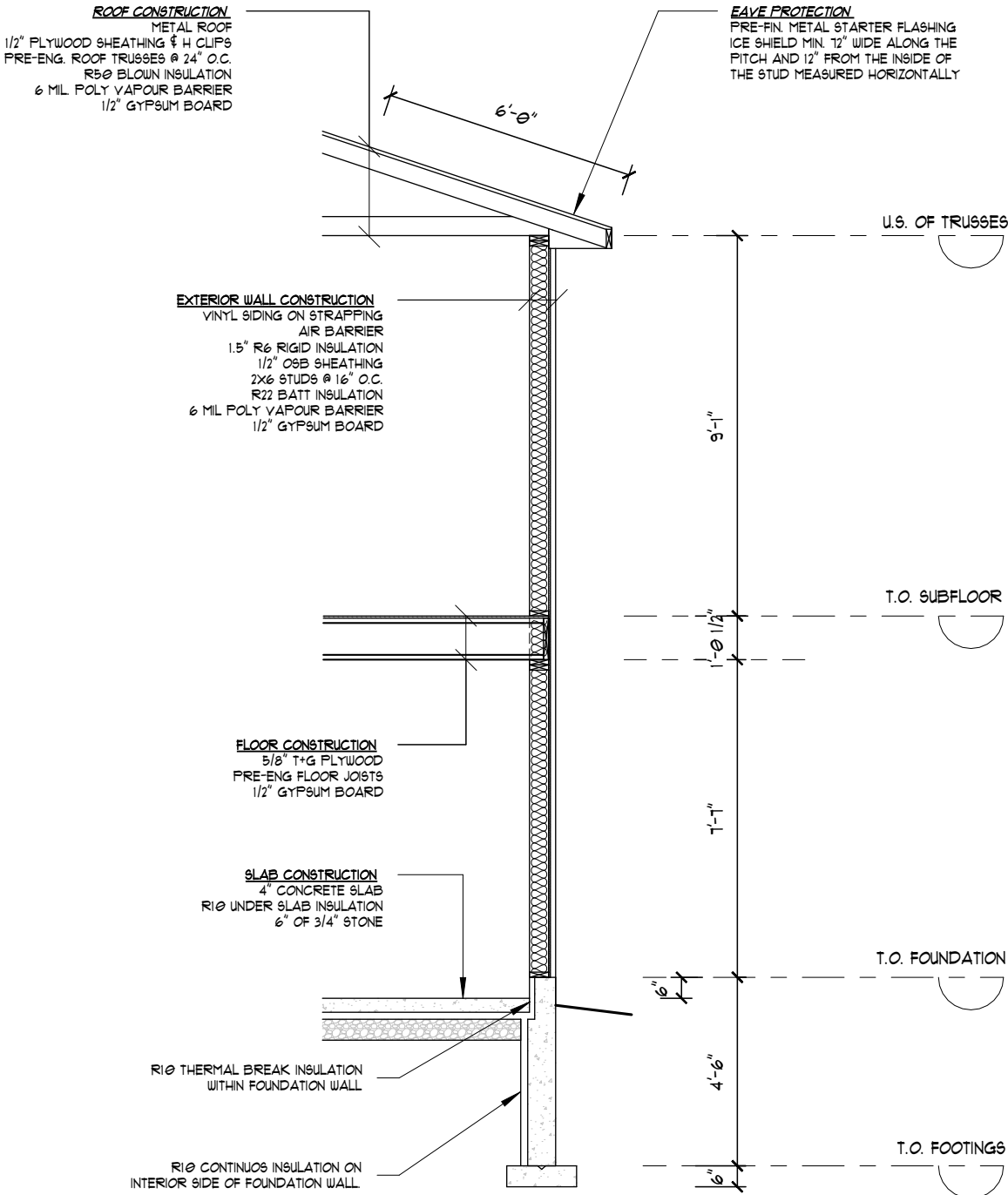
DATE:
FEBRUARY 10, 2023

SCALE:
1/4" = 1'-0"

SHEET No.: REV No.:

A-6

1



TYPICAL WALL SECTION
1/4" = 1'-0"

1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

MIKE &
AMANDA

200 CEDAR DRIVE
TURKEY POINT

PROMINENT HOMES

SITE PLAN SKETCH

DRAWN BY:

TROY SCRIVEN

DESIGNED BY:

SAM BUNTING

BCIN #: 31014

DATE:

FEBRUARY 10, 2023

SCALE:

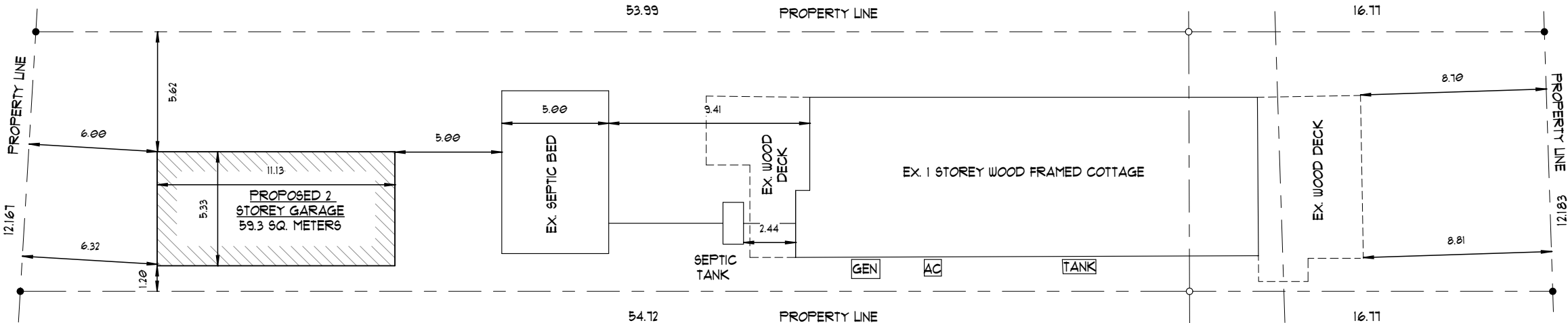
NOT TO SCALE

SHEET No.:

REV No.:

A-1

1



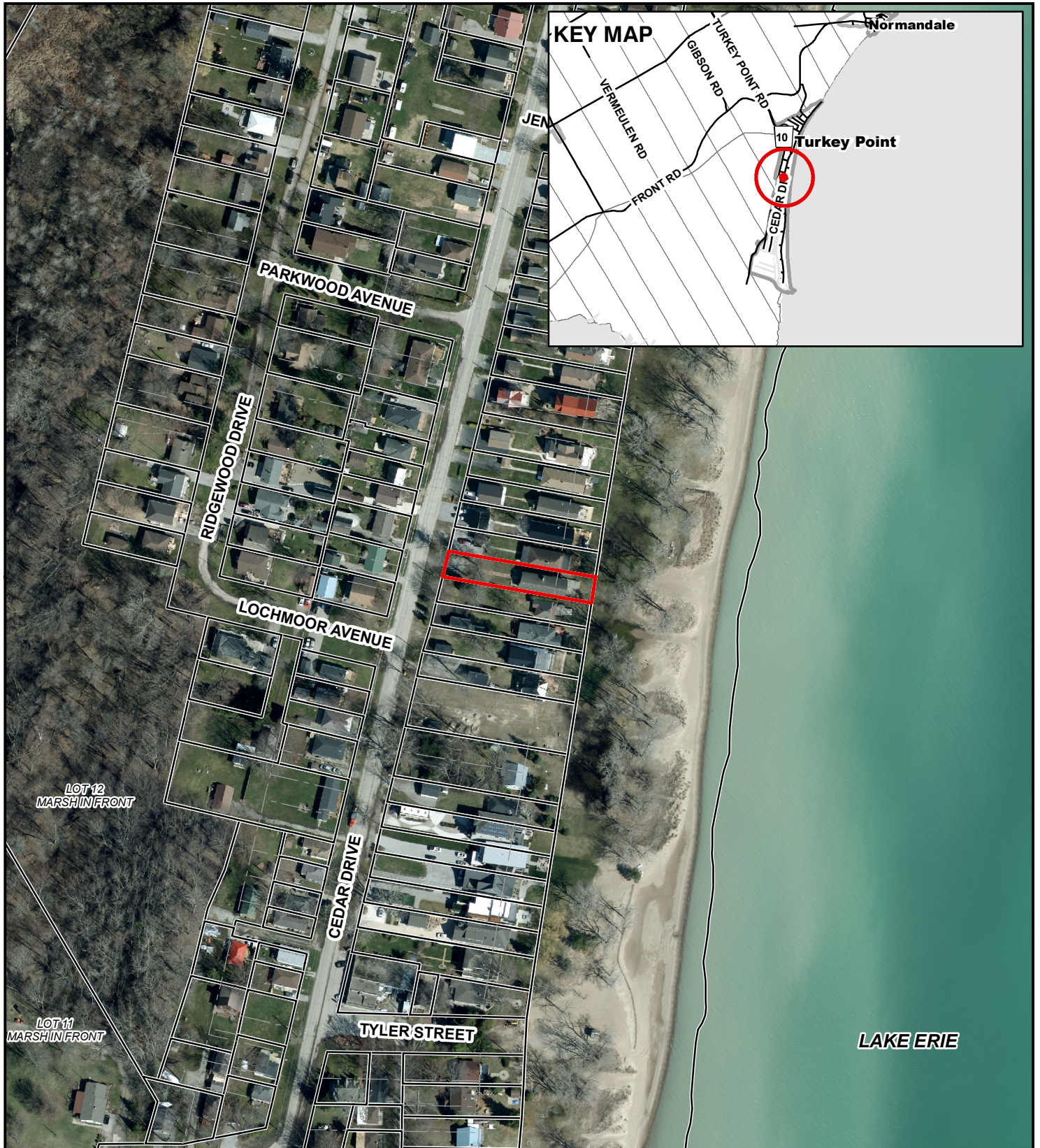
SITE INFORMATION

LOT AREA: 864.24 SQUARE METERS
LOT FRONTAGE: 12.14 METERS
EXISTING BUILDING AREA (INCLUDES DECKS): 250.55 SQUARE METERS
PROPOSED ACCESSORY BUILDING AREA: 59.30 SQUARE METERS
EXISTING LOT COVERAGE: 28.9%
TOTAL PROPOSED LOT COVERAGE: 35.9%


1	MINOR VARIANCE	FEBRUARY 10/23
REV. NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2023087

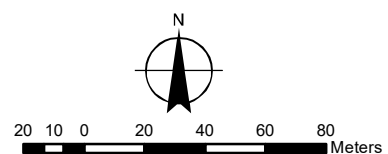


Legend

 Subject Lands

2020 Air Photo

4/18/2023

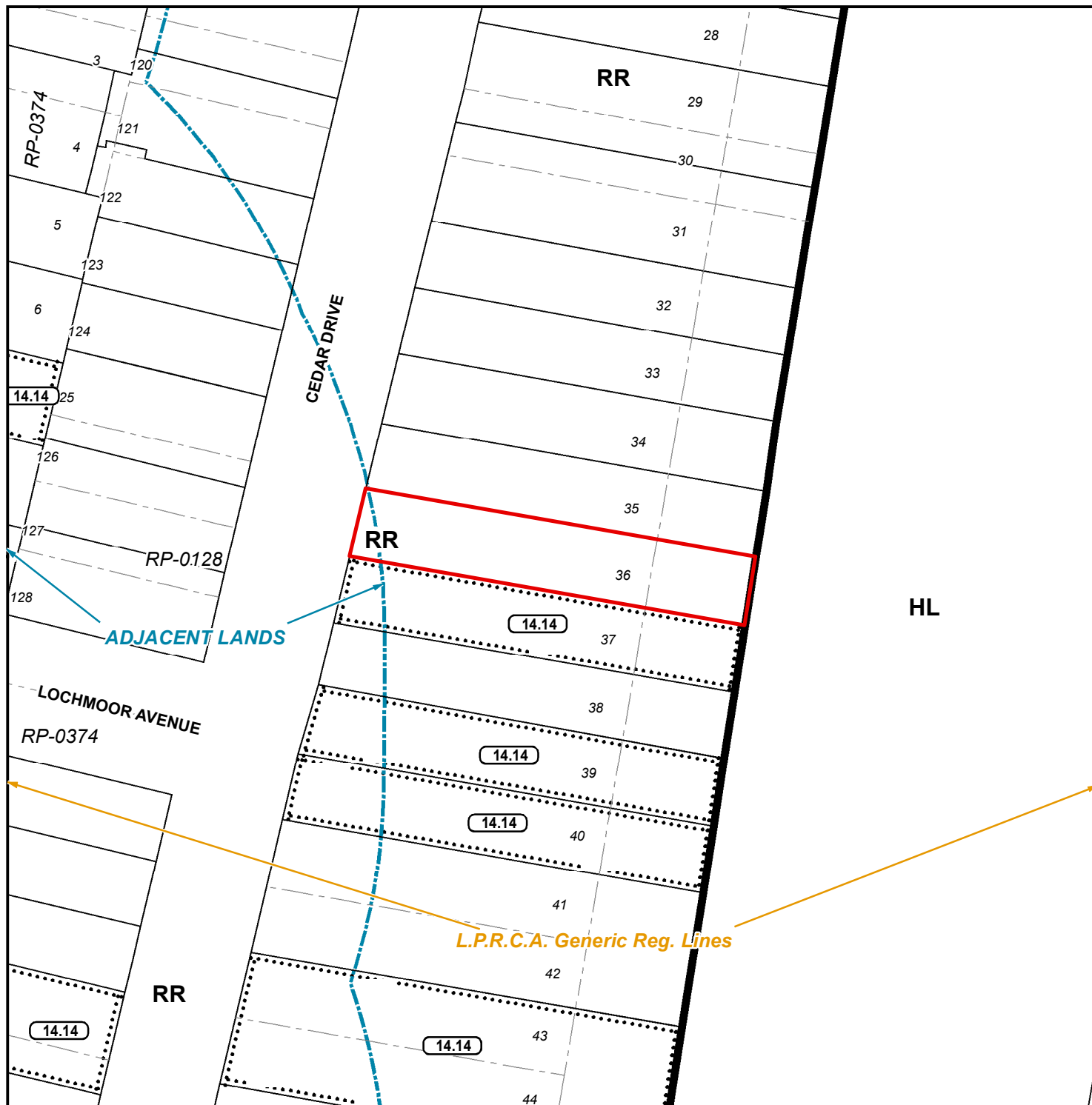


MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023087



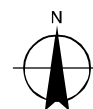
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

4/18/2023

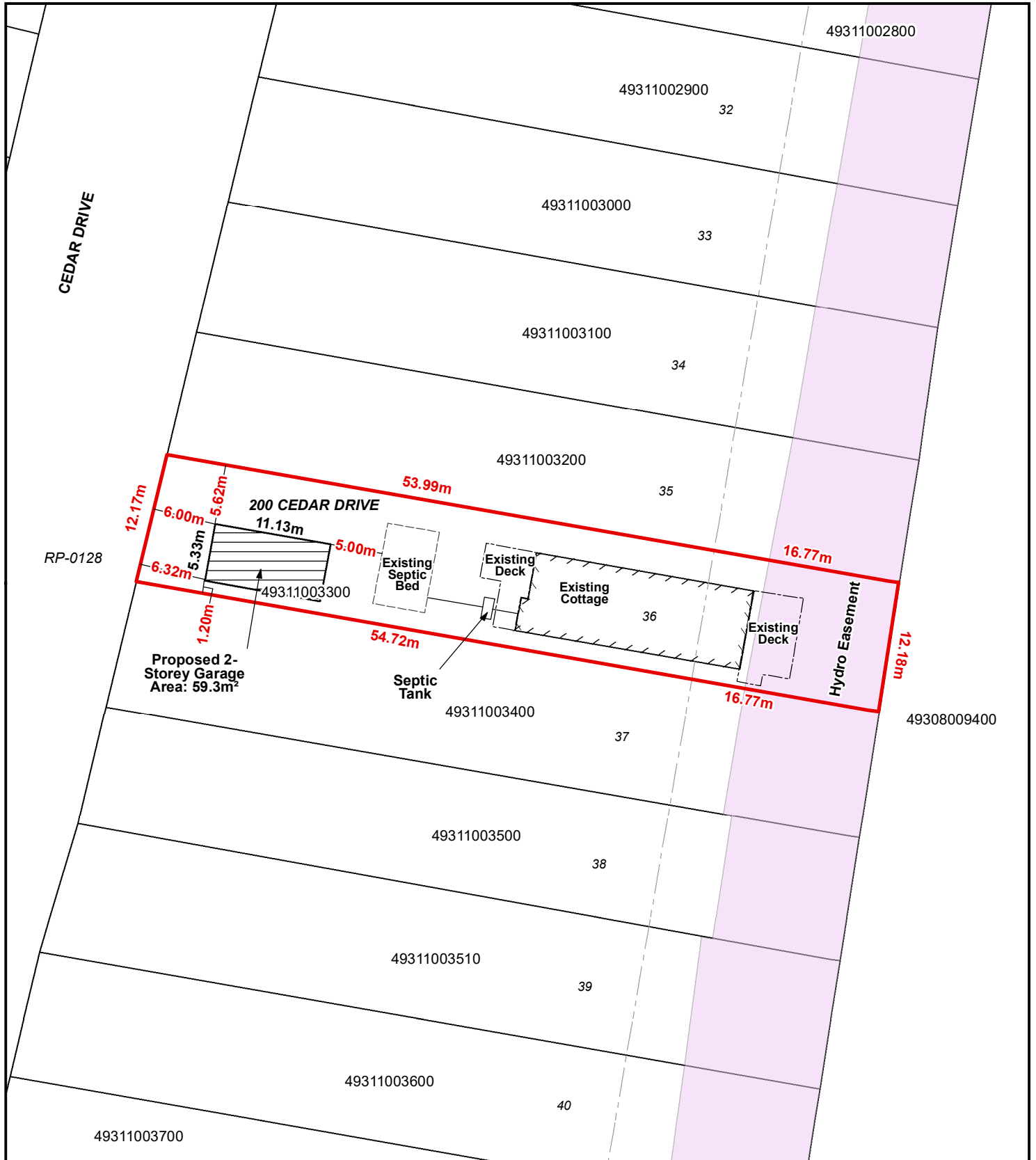
- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone



8 4 0 8 16 24 32 Meters

CONCEPTUAL PLAN

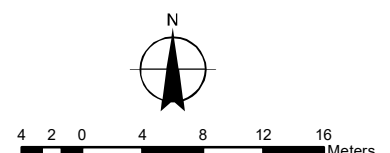
Geographic Township of CHARLOTTEVILLE



Legend

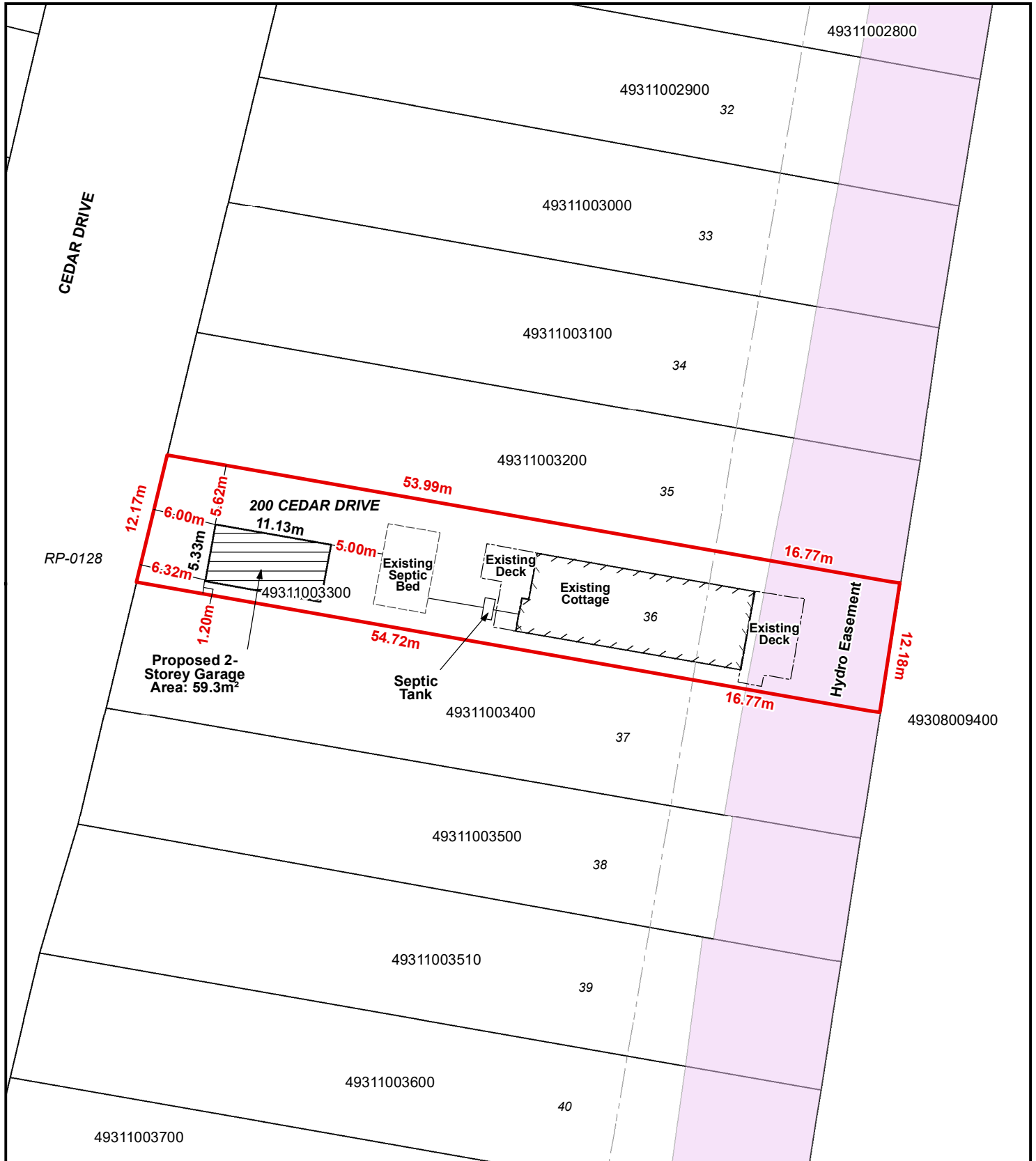
Subject Lands

4/18/2023



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

4/18/2023

