

For Office Use Only:

File Number ANPL2023199
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 493-110-28900-0000

A. Applicant Information

Name of Owner Patterson R Mauthe and Deborah L Mauthe

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 4 Kendrick Crt
Town and Postal Code Ancaster, L9G 5A4
Phone Number N/A
Cell Number 365-889-2957
Email _____

Name of Applicant Same as Owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent	<u>Paul Mauthe</u>
Address	<u>971 Charlotteville Road 10</u>
Town and Postal Code	<u>Simcoe N3Y 4J9</u>
Phone Number	<u>N/A</u>
Cell Number	<u>519-426-0994</u>
Email	<u>paulmauthe@outlook.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 mortgages, 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):

RPlan 159 Lots 14 and 15 (Jackson Subdivision, Turkey Point, Property in Front of Lot 13, Con "A"
TownShip of Charlotteville)

Municipal Civic Address: 13 Walter St, Turkey Point, Ont

Present Official Plan Designation(s): _____

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:

7.6.3.1 Turkey Point Site Specific Policy Area [2-OP-2018] text of the Specific Policy is attached.

3. Present use of the subject lands:

Residential Single Family Dwelling

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:

a. 1 - One Story Dwelling - to be demolished

b. 1 - 2.1336m x 2.7432m (7ft X 9ft) Garden Shed - to be demolished

c. 1 - 2.4384m x 3.3528m (8ft x11ft) Garden Shed - to be retain and relocated on Lot

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:

construct new single family dwelling - Sketch attached

relocate 2.4384m x 3.3528 Garden Shed 8.175sq m; lot coverage 1.17%

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:

unknown in total – can confirm at least from 1984

9. Existing use of abutting properties:

Resort Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

Low Tension Line Easement Registration No. NR166872

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	30.480m	15m	5.8.2(b)	30.480m	none
Lot depth	22.859m	--	--	22.859m	none
Lot width	30.480m	15m	5.8.2(b)i	30.480m	none
Lot area	0.07 ha	0.4 ha	5.8.2(a)	0.07 ha	0.33 ha
Lot coverage	9.33%	25%	5.8.2(h)	28.37	13.37
Front yard	3.838m	6.0m	5.8.2(c)	2.44m	3.56m
Rear yard	9.859m	9.0m	5.5.2(f)	3.51m	5.49m
Height	5.2m	9.1m	5.8.2(g)	9.0m	none
Left Interior side yard	2.2m	1.2m	5.8.2(e)i	2.2m	none
Right Interior side yard	9.977m	1.2m	5.8.2(e)i	14.89m	none
Exterior side yard (corner lot)	--	--	--	--	--
Parking Spaces (number)	2	2	4.9(a)	2	none
Aisle width	--	--	--	--	--
Stall size	w 3.0m d 5.8m	w 3.0m d 5.8m	w 4.1.3(a) d 4.1.3(b)	w 3.0m d 5.8m	none
Loading Spaces	--	--	--	--	--
Other	--	--	--	--	--

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

size of lot will not permit compliance with lot coverage and set back provisions

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: _____
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:
Age and use of neighboring properties

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 375m

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

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order ☐ Other (describe below)

December 2020 new raised tile bed - to be moved to right side yard

Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Walter St, 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.

In discussion with Norfolk County they advised that Walter St is not owned by the municipality and is a private road own by someone they they will not identify. This flies in the face of Land Registry Documents which show Norfolk County as the owner and that there is no tax roll number for the to identify the land or owner of the subject property. We will continue to work toward a resolution with Norfolk County.

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.

Patty Maun

Owner/Applicant/Agent Signature

June 3/23

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 Patterson, Deborah Maun 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.

Patty Maun

Owner

June 3/23

Date

Deborah Maun

Owner

June 3/23

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, Paul Manthe of Simcoe 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:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

Attachments

7.6.3 Site Specific Policies

The Site Specific Policies embodied in this Plan reflect existing land use entitlements and approved development policies relating to specific sites.

7.6.3.1 – Turkey Point Site Specific Policy Area [2-OP-2018, Amendment 99]

On land designated Resort Residential – Site Specific Policy Area 7.6.3.1 on Schedule "B" to this Plan, in addition to the uses permitted, construction of a seasonal cottage without frontage on an open, constructed and year-round, improved road shall be permitted. Relief of 13.05% lot coverage from the maximum permitted coverage of 15% to permit a coverage of 28.05% shall also be permitted.

7.6.3.2 – Bauer Site Specific Policy Area [4-OP-2019, Amendment 118]

On land designated Resort Residential – Site Specific Policy Area 7.6.3.2 on Schedule "B" to this Plan, Subsections 6.8.3 and 7.3.2.2 shall not apply.

1017



REGISTERED LOT 35

LOT PLAN

LOT 37

SKETCH PREPARED FOR
RICK MAUTHE
#13 WALTER STREET
TURKEY POINT

PIN 50265 - 0208 (LT)
SCALE: 1 : 100

JEWITT AND DIXON LTD.

SITE B.M.#1
SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 176.80
(GEODETIC)

REGISTERED

LOT 16

SITE B.M.#1
SPIKE IN POLE
ELEV = 176.80

REGISTERED

AS IN INSTRUMENT NO. NR166872
KNOWN AS WALTER STREET

16096 WIDE - REGISTERED PLAN 159
GRAVEL LANEWAY

PRIVATE ROAD

SUBJECT TO HYDRO EASEMENT

LOT 15

RAISED SEPTIC BED
(TO BE RELOCATED)

#13 WALTER STREET
1 STOREY WOOD SIDED
DWELLING
PIN 50265 - 0208 (LT)

REGISTERED

LOT 7

2 STOREY DWELLING
(UNDER CONSTRUCTION)

PLAN

LOT 6

LOT 159

LOT 5

LEGEND

BENCH MARK	SHOWN	BM	⊙
TOP OF FOUNDATION WALL	SHOWN	TFW	⊙
UNDERSIDE OF SIDING	SHOWN	USS	⊙
BELL BOX	SHOWN	BBX	□
OVERHEAD HYDRO LINE	SHOWN	O/H	—
CATCH BASIN	SHOWN	CB	⊙
HYDRO POLE	SHOWN	HP	⊙
HYDRO METER	SHOWN	HM	⊙
MANHOLE	SHOWN	MH	⊙

ELEVATIONS SHOWN HEREON ARE IN METRES
AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE

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

NOTE

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES.
PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.

PROPERTY DESCRIPTION:

ALL OF LOTS 14 & 15
REGISTERED PLAN 159
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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PART 1, PLAN 37R-7553

LOT 13

DATED: JANUARY 12, 2023

QUINTANA ROO
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REGISTERED: B.L.S.
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EMPOWERED WITH THIS JURISDICTION'S SEAL

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ONTARIO LAND SURVEYORS

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

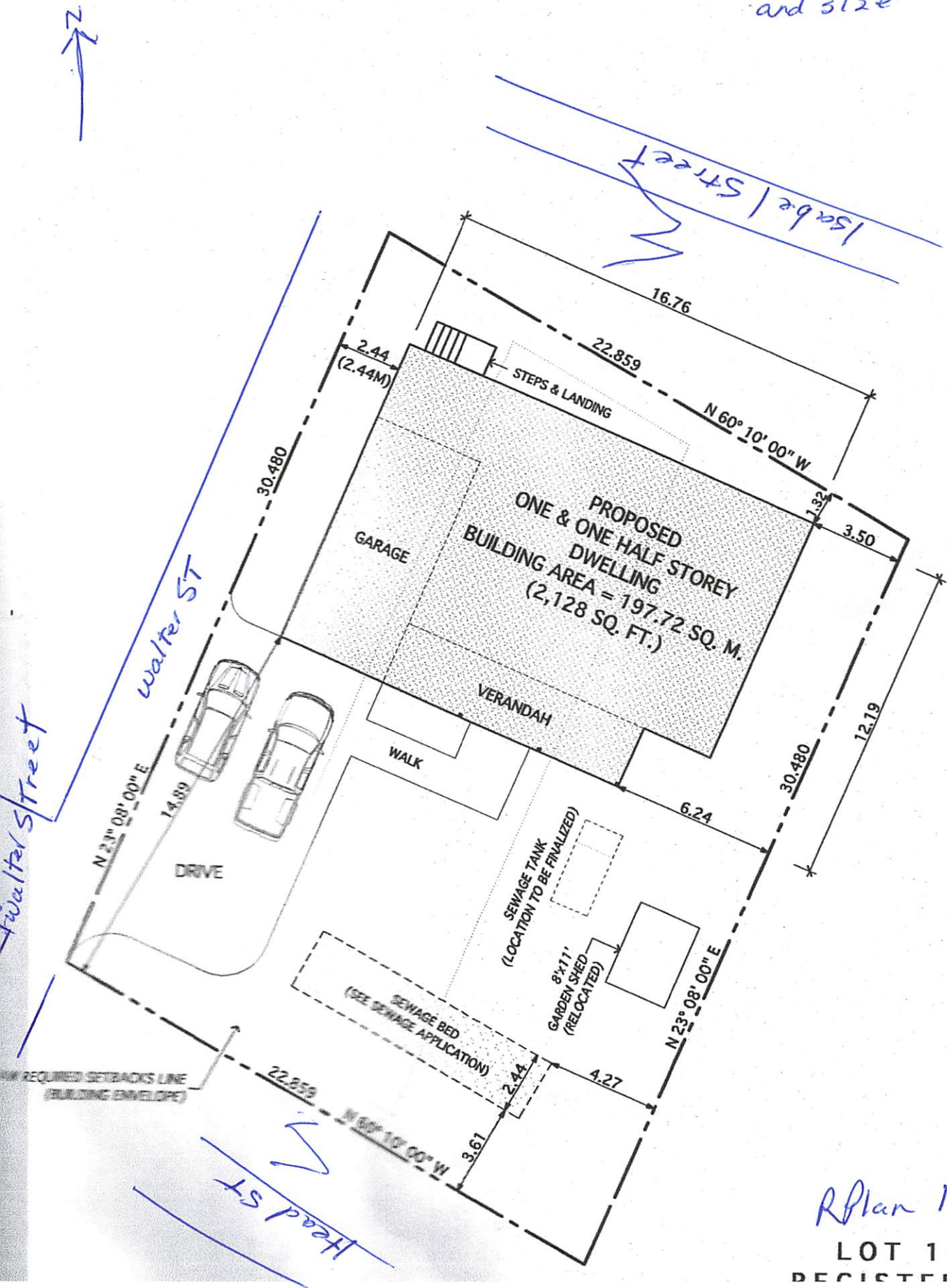
PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W.	-	JDEAR
BOOK	-	LL-FILE
CALC.	-	J.P.H.
PLAN	-	M.T.C.
CHECK	-	K.H.
CLIENT	-	MAUTHE
PROJECT NO.	-	22-3582

22-3582-TOPO

Property sketch
 Lot Boundaries and
 Proposed Dwelling Location
 and size



RPlan 159

LOT 14 & LOT 15
 REGISTERED PLAN

1920

Copy

[Handwritten signature]

PROPERTY DESCRIPTION: LT 14-15 PL 159; S/T NR166872; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

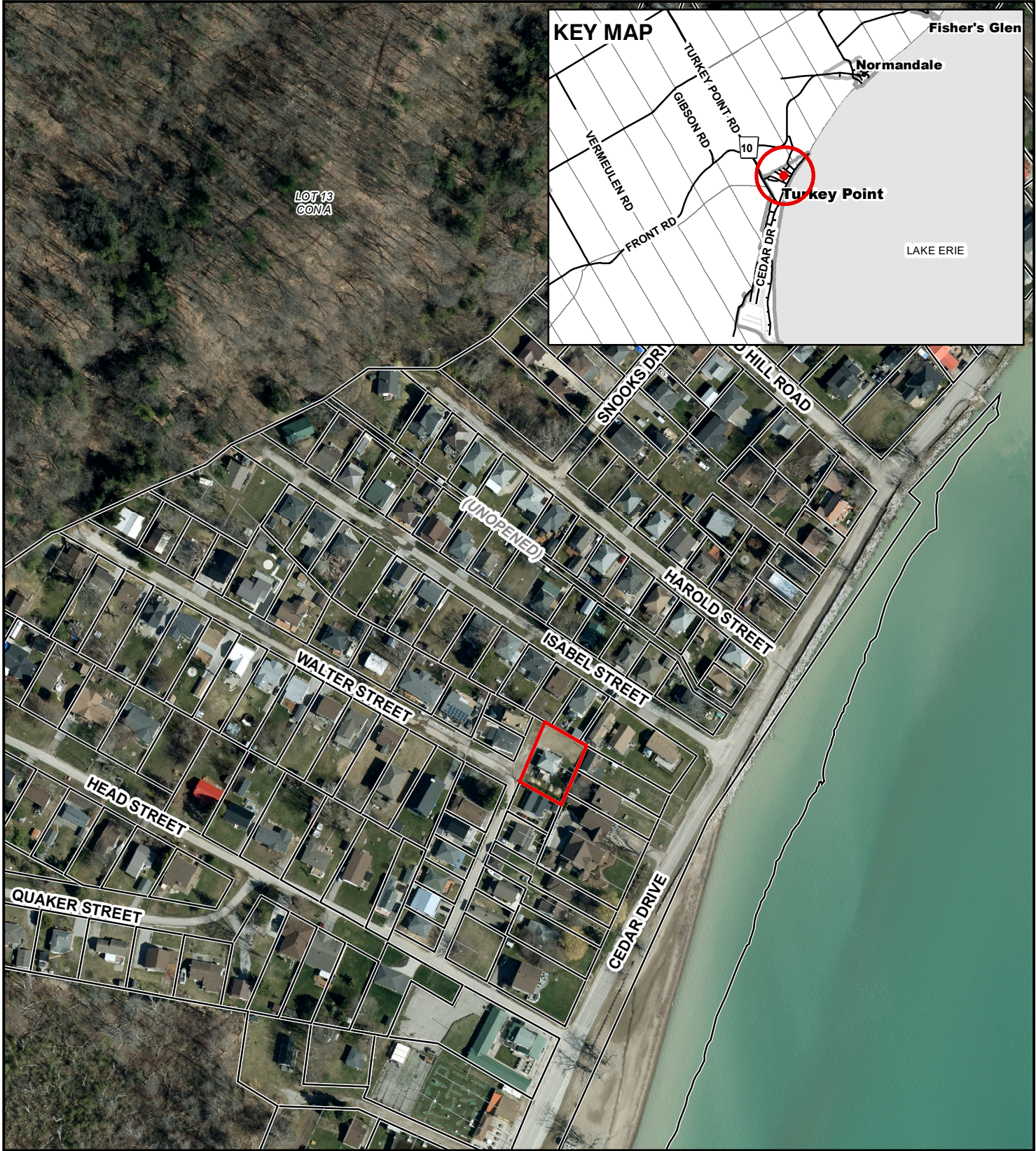
PIN CREATION DATE:
2007/06/25

OWNERS' NAMES
MAUTHE, DEBORAH LOUISE
MAUTHE, PATTERSON RENWICK


CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/06/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
AND ESCREATS OR FORFEITURE TO THE CROWN.						
THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
CONVENTION.						
ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/06/25 **						
NR166872	1931/03/09	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
		REMARKS: SKETCH ATTACHED.				
NR592442	2005/08/11	TRANSFER	\$125,000		MAUTHE, DEBORAH LOUISE MAUTHE, PATTERSON RENWICK	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

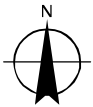


Legend

 Subject Lands

2020 Air Photo

8/3/2023



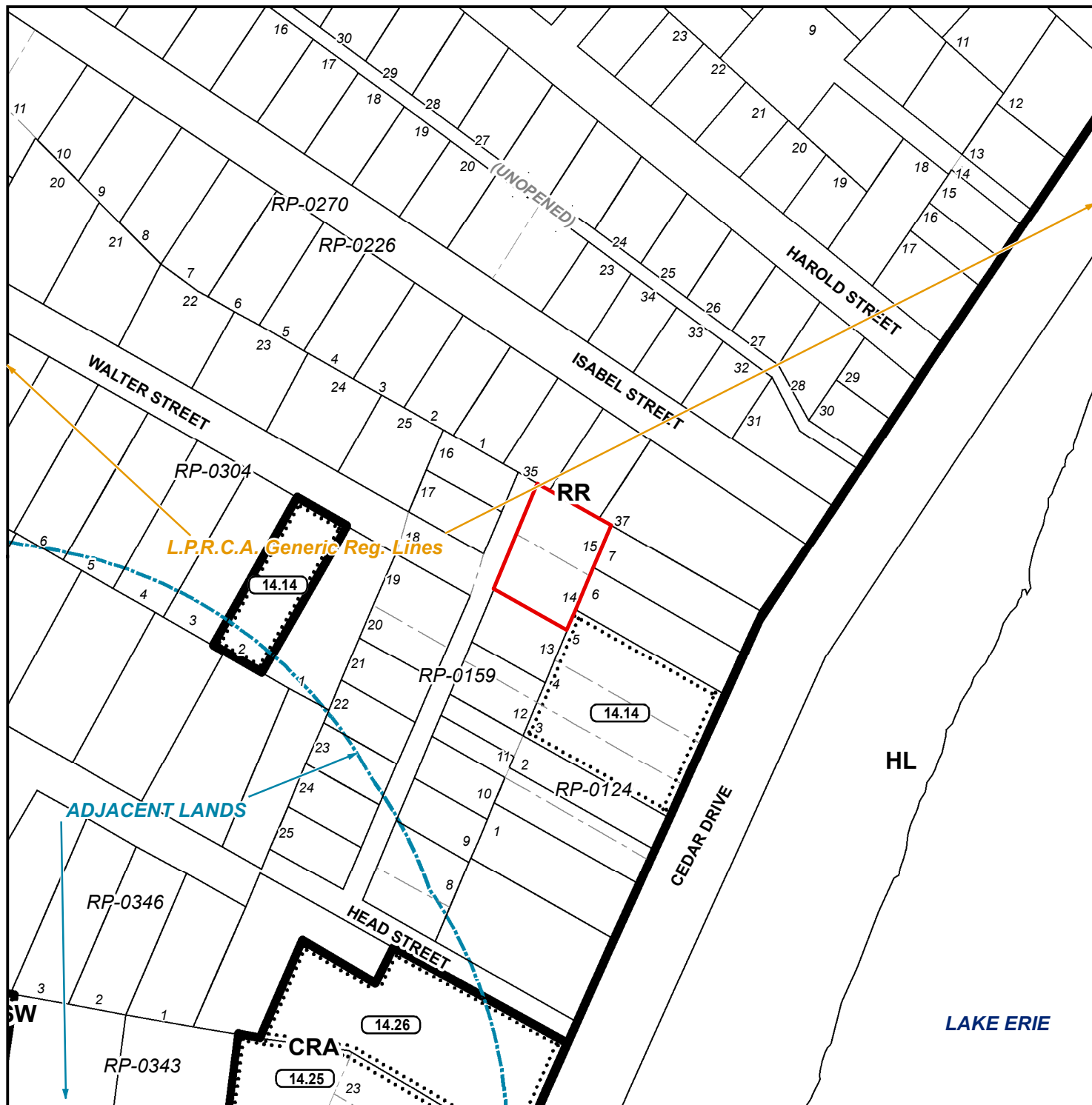
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023199



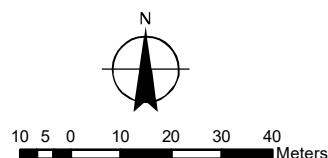
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

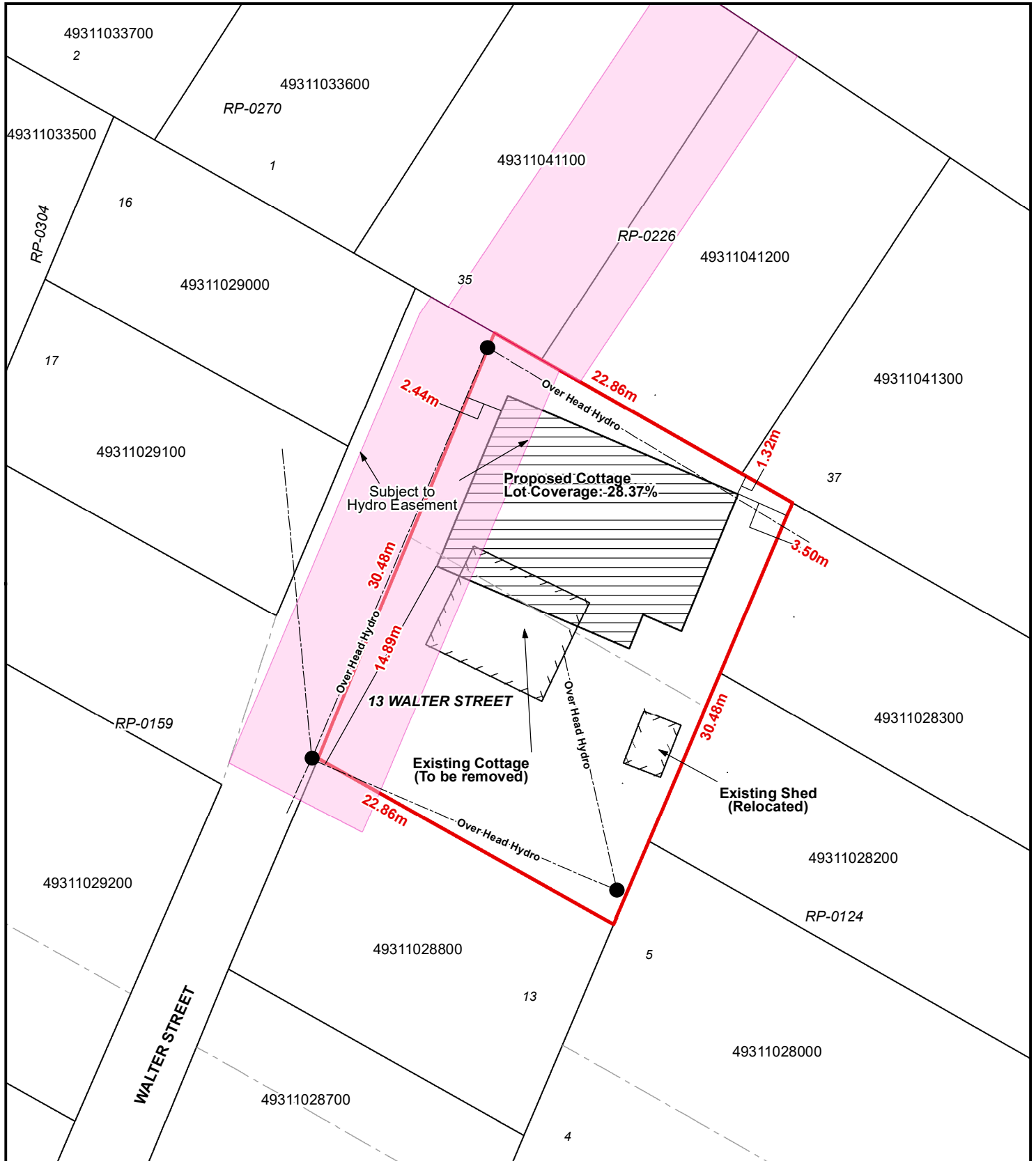
8/3/2023

- (H) - Holding
- CRA - Resort Area Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

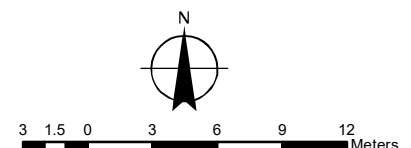
Geographic Township of CHARLOTTEVILLE



Legend

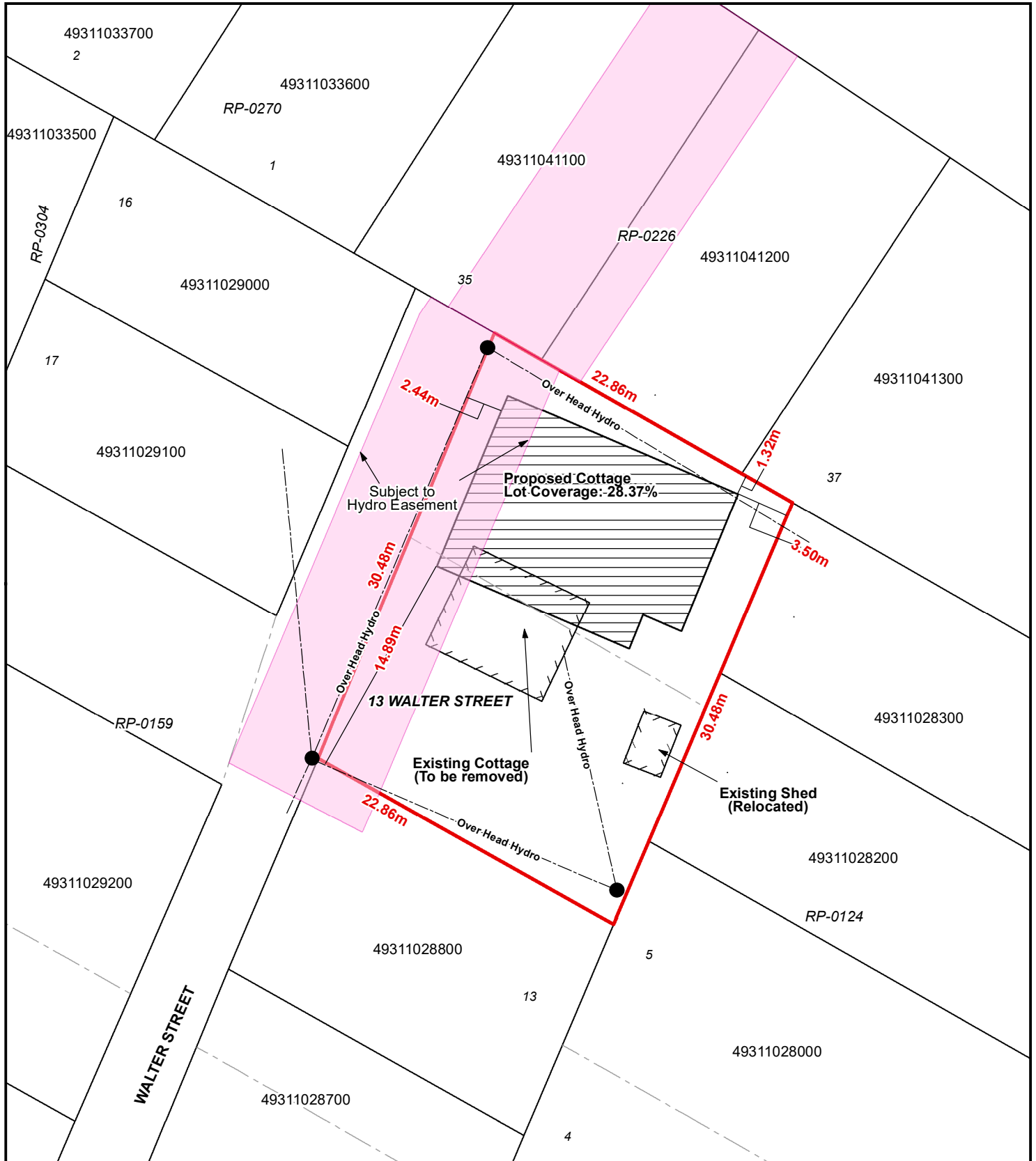
- Subject Lands
- Easements

8/3/2023



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Easements

8/3/2023

