

File Number	<u>ANPL2023311</u>	Application Fee	<u> </u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u> </u>
Application Submitted	<u> </u>	Planner	<u> </u>
Complete Application	<u> </u>	Public Notice Sign	<u> </u>

<input type="checkbox"/>	Consent/Severance/Boundary Adjustment
<input type="checkbox"/>	Surplus Farm Dwelling Severance and Zoning By-law Amendment
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Easement/Right-of-Way

Property Assessment Roll Number: 331049310016500

Name of Owner Robert Keith Rundle

Address	50 Sunnninghill Drive
Town and Postal Code	Port Dover N0A 1N8
Phone Number	
Cell Number	416-580-7586
Email	krundle7@gmail.com

Name of Applicant	Keith Rundle
Address	50 Sunninghill Drive
Town and Postal Code	Port Dover N0A 1N6
Phone Number	
Cell Number	416-580-7586
Email	krundle7@gmail.com



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 agent noted above.

☒ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

LT 25 PL 133; LT 40 PL 301 CHARLOTTEVILLE T/W NR529932; NORFOLK COUNTY

Municipal Civic Address: 59 Ordnance Ave, Turkey Point

Present Official Plan Designation(s): RR

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:

Year round residence.



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:

Please note that existing stairs are encroaching and will be removed.

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.

The addition to the porch will be used for new footings to support roof columns.

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 intent is to fill-in the area of the porch on either side of the top step (which is part of the existing porch floor). This in-fill is an area 11.67 sq ft x 2, as shown on

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:
August 26, 1963

9. Existing use of abutting properties:
Vacation cottages.

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	13.716 m	13.716 m
Lot depth	101.68 m	101.68 m
Lot width	13.751 m	13.751 m
Lot area	1398.2 sqm	1398.2 sqm
Lot coverage	22.1%	22.3%
Front yard	1.28 m	0.77 m
Rear yard	37.70 m	37.70 m
Left Interior side yard	3.44 m	3.44 m
Right Interior side yard	2.85 m	2.85 m
Exterior side yard (corner lot)		

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

Requesting relief to allow an increase in lot coverage of 7.3%.

Requesting relief to allow a front yard set back of .77m.

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

The new porch roof support column footings require the additional use of lot area.

4. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____



Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Information from local residents and neighbours.



4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. 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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

Private water distribution system.

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches
-

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

For front yard setback please review previous variance (A-009/97-DE) and attached drawing Lot Coverage + Setback Calculations Sept 19 2023 rev 1.
For lot coverage dimensions, please review the attached drawing Lot Coverage + Setback Calculations Sept 19 2023 rev 1.
For proposed porch addition, please review the attached drawing Schedule C.
For proposed eave projection, please review the attached drawing RUNDLE ROOF TRUSS LAYOUT rev 1.

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:

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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

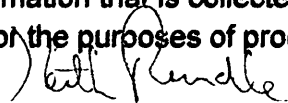
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

September 20, 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 _____ 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.

Owner

Date

Owner

Date

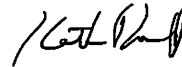


K. Declaration

I, Robert Keith Rundle of Port Dover

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 from the Town of
Port Dover; in the Province of Ontario
before me at the Town of Bright's
Grove in the Province of Ontario
this 20th day of September, 2023,
in accordance with O. Reg. 431/20:
Administering Oath or Declaration Remotely

Owner/Applicant/Agent Signature



A Commissioner, etc.

Sarah E. Bauer Cooke
Lawyer & Notary Public
LSO# 74097L

Title	C-of-A-Application-April-2019-fillable rev 7.pdf
File name	C-of-A-Applicatio...ble%20rev%207.pdf
Document ID	45bbc53b944c66a3f53927ee6d8846118f666416
Audit trail date format	MM / DD / YYYY
Status	Signed

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Document History



SENT

09 / 20 / 2023
17:07:43 UTC

Sent for signature to Keith Rundle (krundle7@gmail.com) from
sarah@sbclaw.ca
IP: 76.69.52.42



VIEWED

09 / 20 / 2023
17:10:41 UTC

Viewed by Keith Rundle (krundle7@gmail.com)
IP: 64.118.234.36



SIGNED

09 / 20 / 2023
17:11:19 UTC

Signed by Keith Rundle (krundle7@gmail.com)
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COMPLETED

09 / 20 / 2023
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The document has been completed.

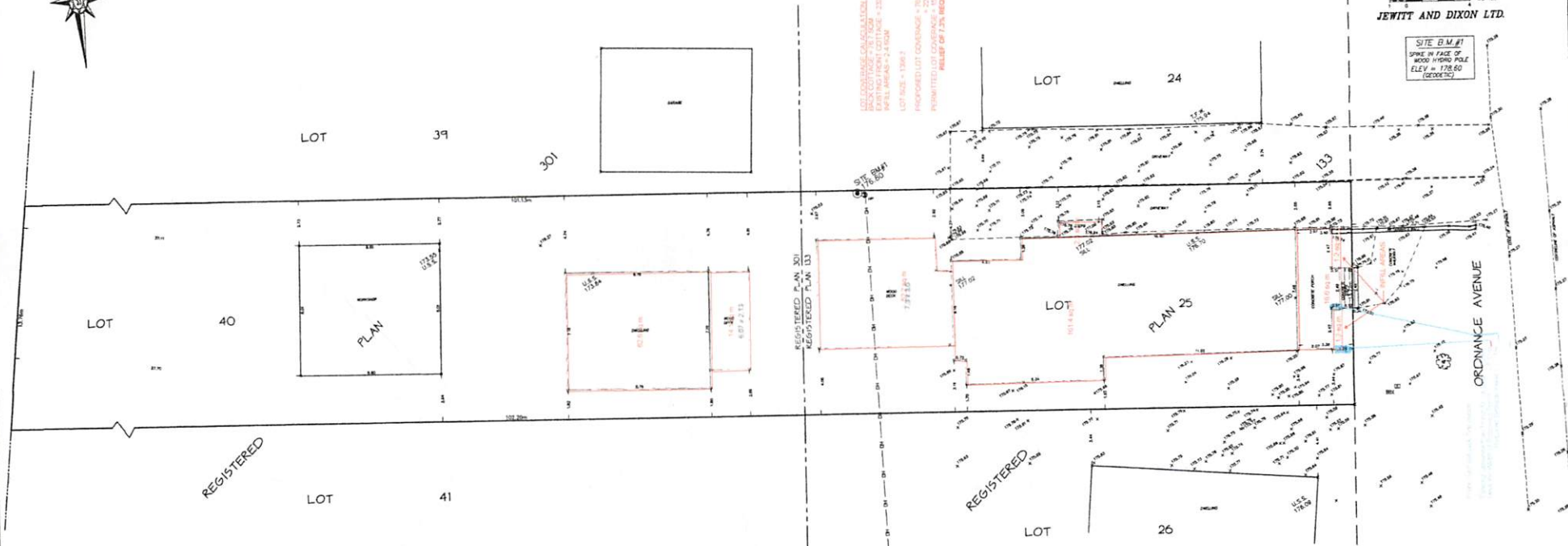


TOPOGRAPHIC SITE PLAN
FOR: KEITH RUNDLE
59 ORDNANCE AVE.
TURKEY POINT

PIN 50267 - 0559 (LT)
SCALE 1 : 100

JEWITT AND DIXON LTD.

SITE B.M.#1
SPIKE IN FACE OF
WOOD TYPING POLE
ELEV = 178.60
(DEODOTIC)



PROPERTY DESCRIPTION:
ALL OF LOT 25, REGISTERED PLAN 133
& ALL OF LOT 40, REGISTERED PLAN 301
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK

CAUTION
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LEGEND:	
BELL BOY	SHOWN: BELL BOY
BENCH MARK	SHOWN: B.M.
CATCH BASIN	SHOWN: CB
TOP OF FOUNDATION	SHOWN: TOP
ENGINEERED HYDRO LINE	SHOWN: EHL
WATER VALVE	SHOWN: W.V.
HYDRO PILE	SHOWN: H.P.
UNDERPASS OF ROAD	SHOWN: U.P.
TOP OF FOUNDATION WALL	SHOWN: T.F.W.

UPDATED: OCTOBER 18, 2021

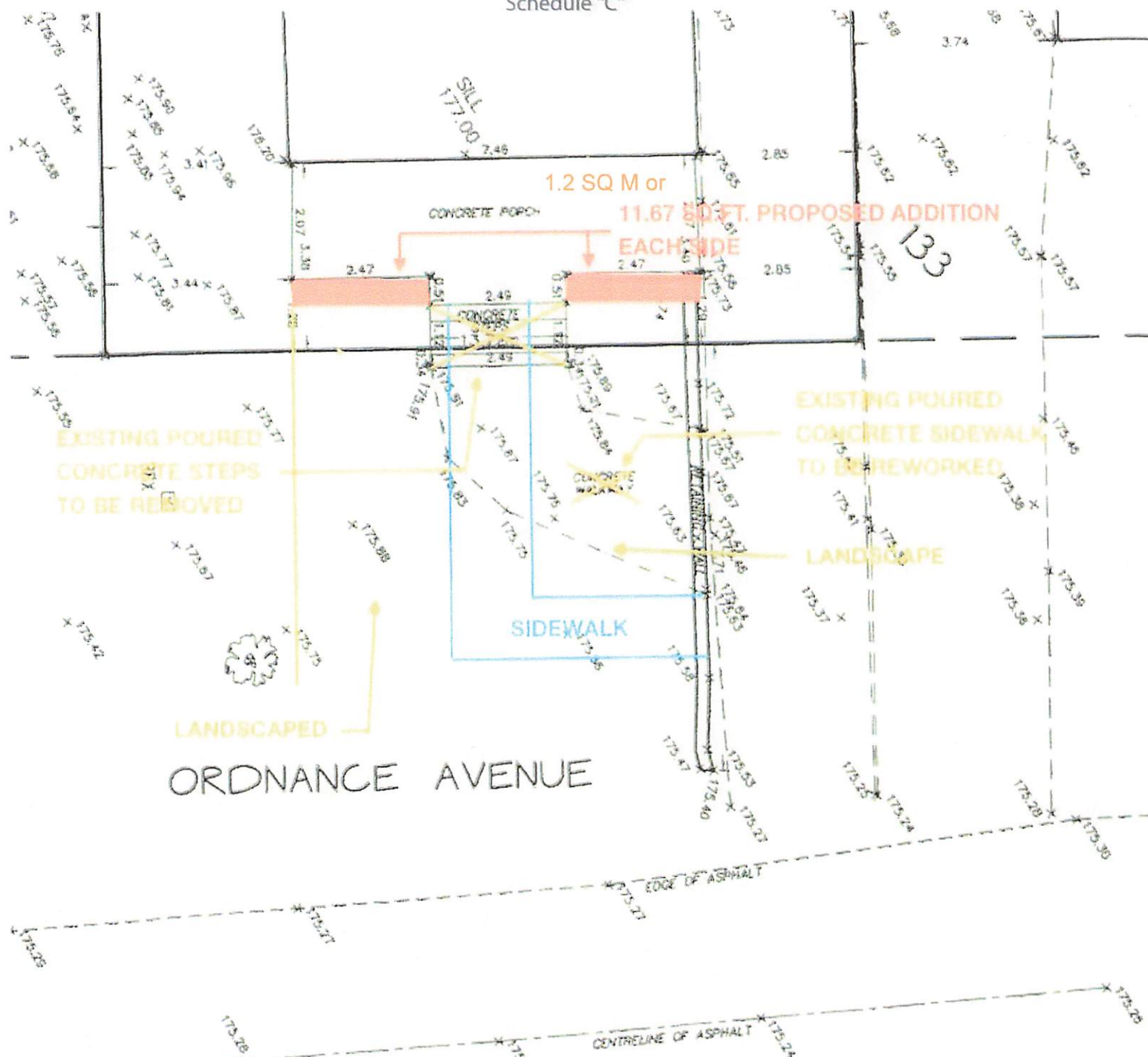
SEP 15 2021
JEWITT AND DIXON LTD.
B.L.L. SIMCOE, ONTARIO N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 428-0944 FAX: (519) 428-1034
E-mail: surveyor@dentonmccomb.net

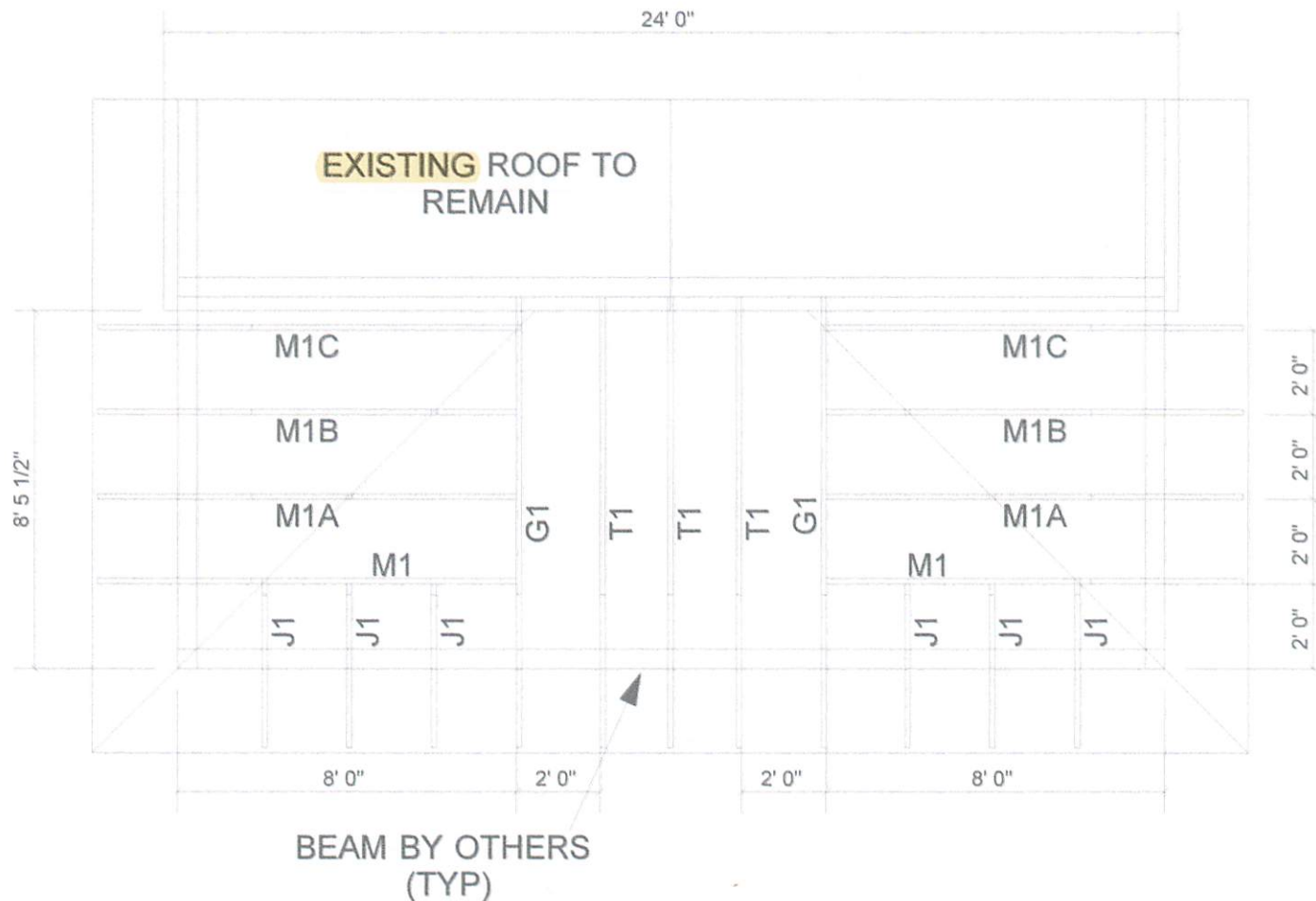
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F.R. = 20
BOOK = 11
PAGE = 21.4
PLAN = 21.4
SECTION = 1.4
PROJECT No. = 21-3114
21-3114-TOPO

Schedule "C"





1. THE PROPER TRANSFER OF LOADS THROUGH THE SUPPORTING STRUCTURE TO THE SUPPORTING SOIL IS THE RESPONSIBILITY OF OTHERS.
2. DESIGN OF LATERAL SUPPORT SUCH AS TRUSS BRACING IS TO BE BY OTHERS.
3. CONVENTIONALLY FRAMED AREAS AS PER O.B.C. AND WHERE TRUSS SUPPORT OVERLAY LOADS, MUST BE UNIFORMLY DISTRIBUTED.
4. THIS LAYOUT IS BASED ON INFORMATION SUPPLIED TO TAMPA HALL LIMITED BY OTHERS, AND TAMPA HALL ASSUMES NO RESPONSIBILITY FOR INCORRECT INFORMATION SUPPLIED TO US.

- PRICE IS AS PER TRUSS LAYOUT SUBJECT TO ALL DETAILS AND DIMENSIONS

- ALL HATCHED AREA TO BE SUPPLIED AND SITE FRAMED BY OTHERS

- 12/12 ROOF PITCH, 7/12 CEILING PITCH
- 24" FINISHED OVERHANGS or 0.61 M
- 15" HEEL HEIGHT
- 4" BRICK ALLOWANCE (WHERE APPLICABLE)
- 2X6 FASCIA BOARD
- TRUSSES SPACED 24" O.C.

*** REFER TO TRUSS DRAWINGS FOR SPANS, PROFILES, AND OTHER IMPORTANT INFO***

ROOF TRUSS LAYOUT

SCALE: NTS

TAMPA HALL
LIMITED

100 Guthrie Street, Ayr, Ontario, N0B 1E0
1-800-265-8737 / 519-632-7437 / Fax 519-632-7408



CLIENT : MIA LAND / KEITH RUNDLE

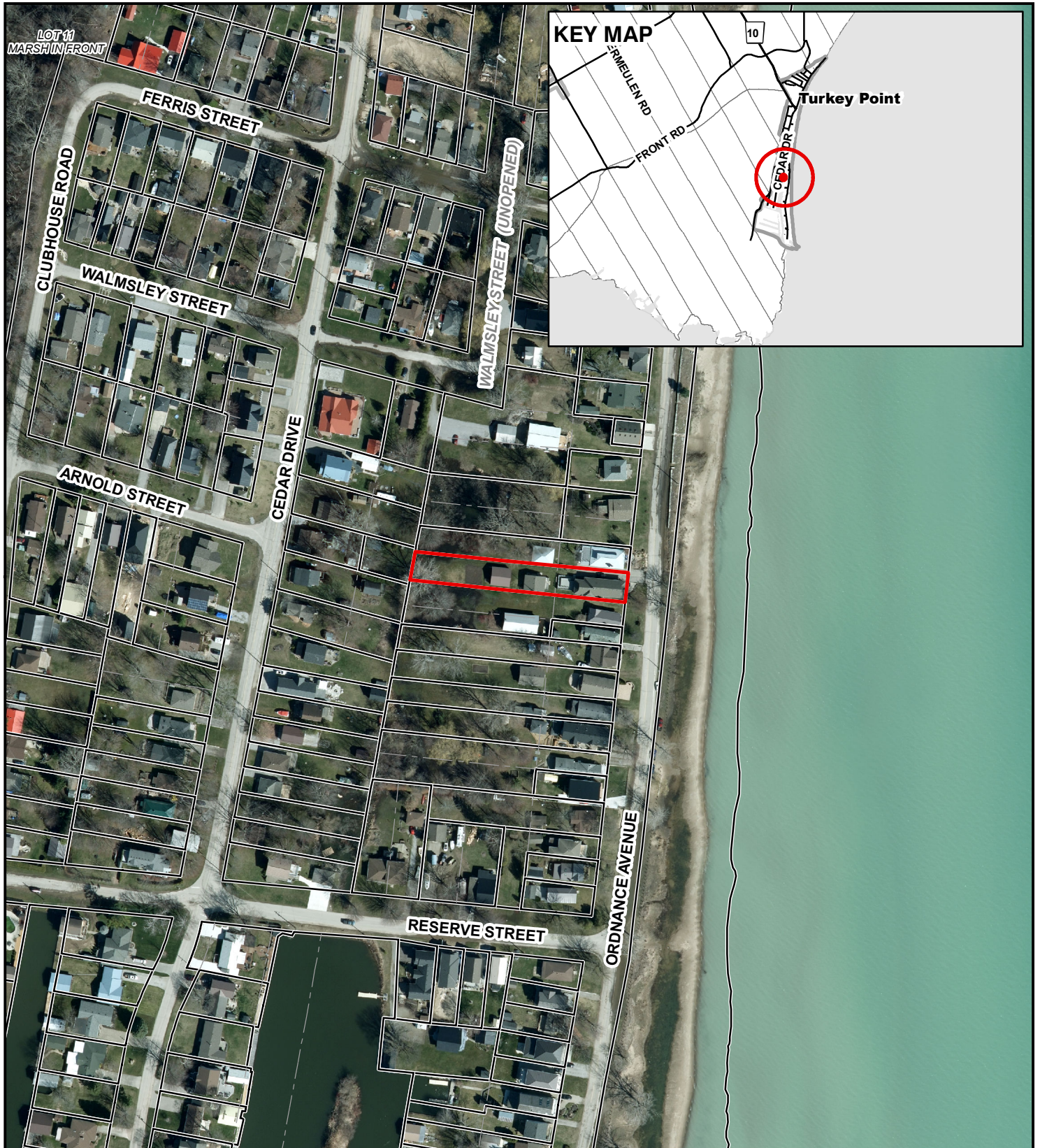
JOB DESC. : VERANDAH RENOVATION

JOB LOCATION : 59 ORDNANCE AVE. , TURKEY POINT , ONT.


DATE : NOVEMBER 15, 2021

JOB # : RUNDLE

DRAWN BY : R.P.

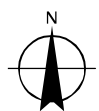


Legend

 Subject Lands

2020 Air Photo

12/7/2023



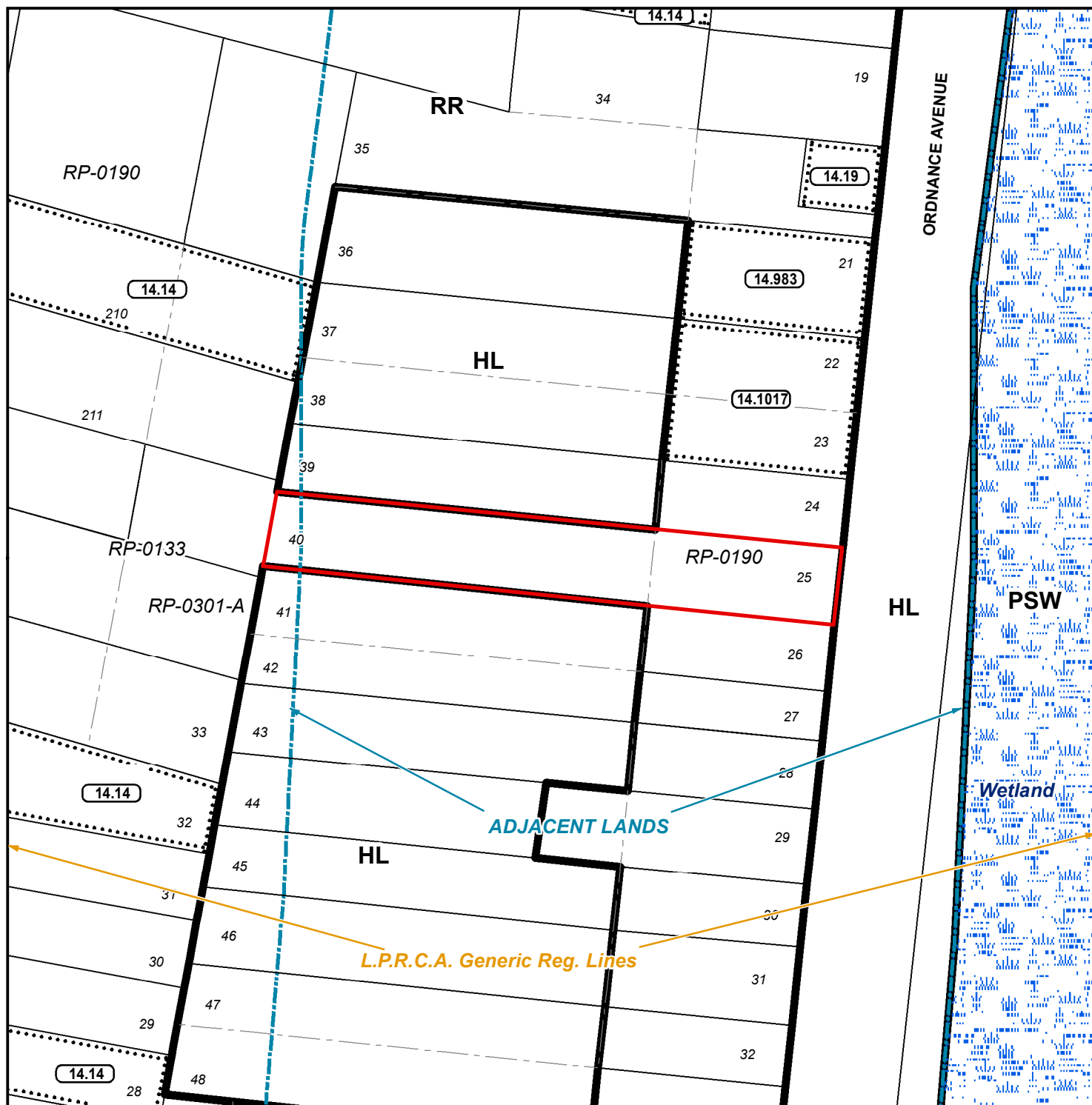
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MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023311



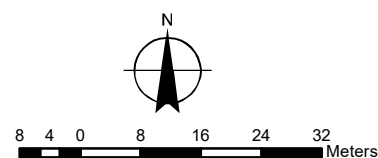
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

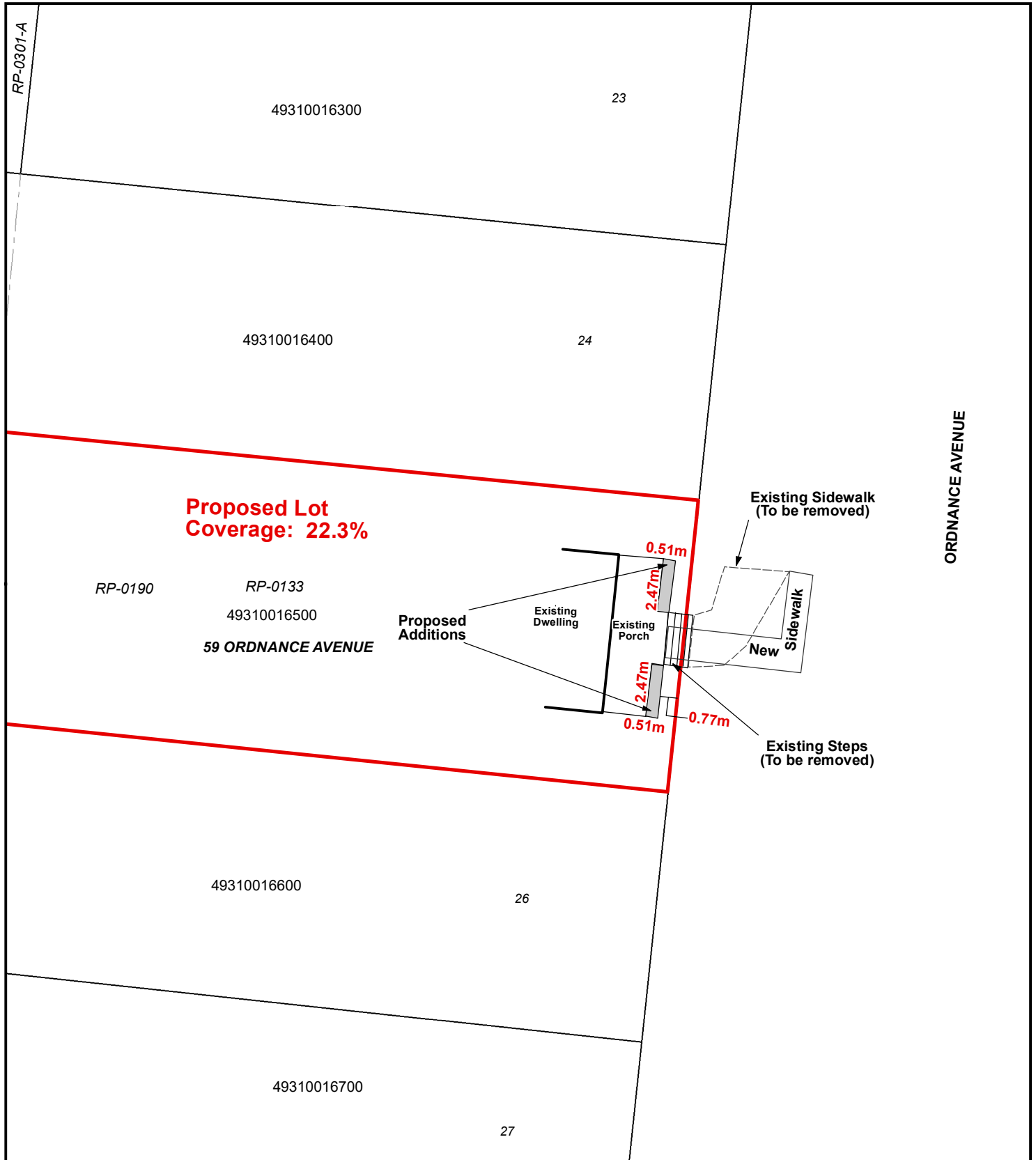
12/7/2023

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



CONCEPTUAL PLAN

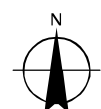
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

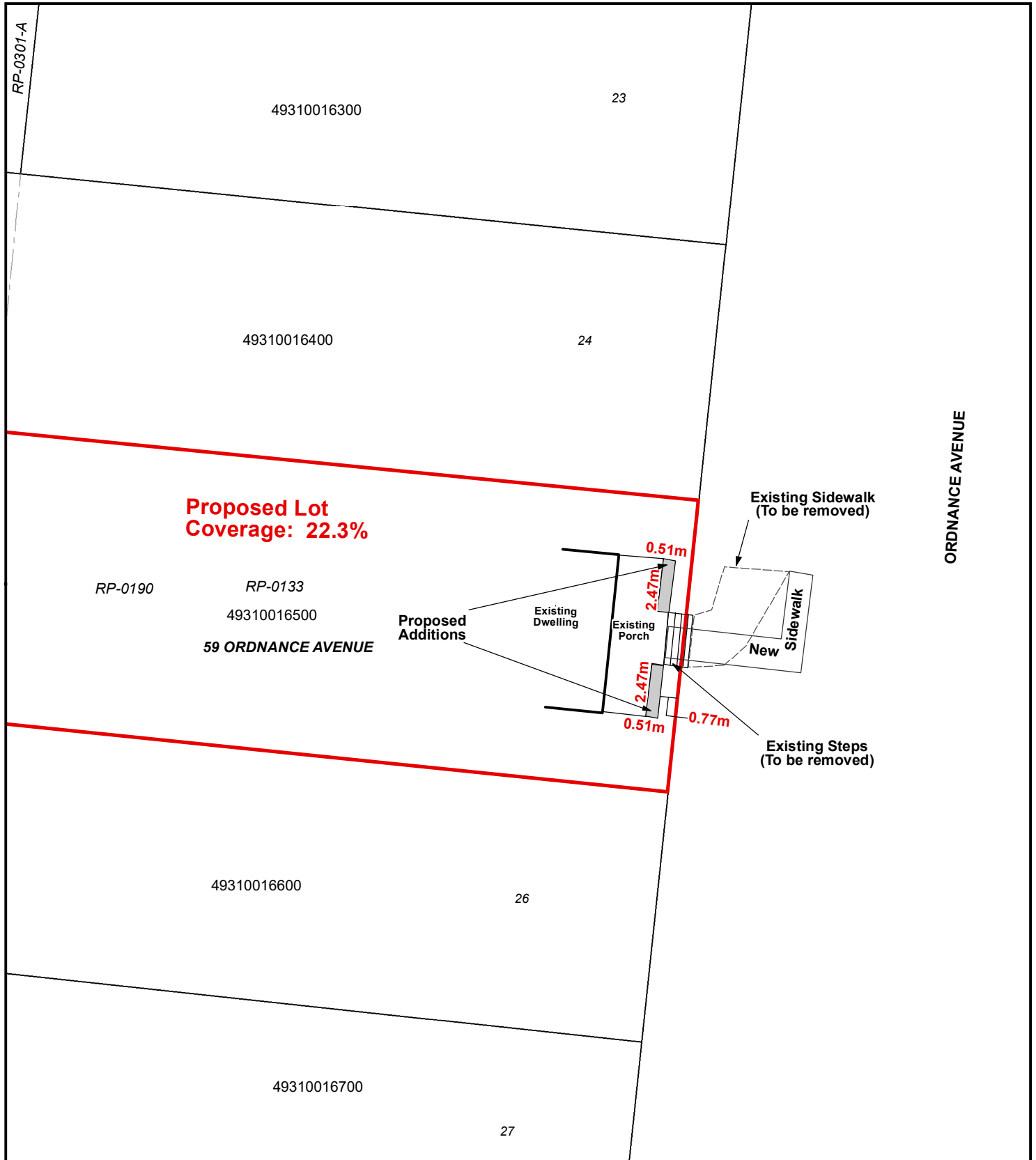
12/7/2023



2 1 0 2 4 6 8 Meters

CONCEPTUAL PLAN

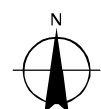
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

12/7/2023



2 1 0 2 4 6 8 Meters