

For Office Use Only:

File Number _____
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: 3310-493-100-18900 _____

A. Applicant Information

Name of Owner _____ Mike Yarek _____

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 _____ 1309 13th Concession Windham _____
Town and Postal Code _____ Simcoe, ON N3Y 4K6 _____
Phone Number _____ 519-426-4911 _____
Cell Number _____ 519-442-7171 _____
Email _____ mikeyarekdodge@rogers.com _____

Name of Applicant _____ Agent _____

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe, ON N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.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:

n/a

B. Location, Legal Description and Property Information

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

Lot 49 Plan 133 Charlotteville

Municipal Civic Address: 107 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:

Residential

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 to be demolished and existing detached garage to be demolished

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:

Proposed 2 storey cottage and new detached garage, architectural plans attached and setbacks are shown on attached site plan

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:

75+ years

9. Existing use of abutting properties:

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:
easement is shown on attached site plan

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	11.58m			11.58m	
Lot depth	70.104m			70.104m	
Lot width	11.58m			11.58m	
Lot area	808.12 sqm			808.12 sqm	
Lot coverage		15%		23.7%	8.7%
Front yard	7.48m	6m		2.08m	3.92m
Rear yard	51.69m	9m		46.69m	
Height	5m	9.1m		8.8m	
Left Interior side yard	4.53m	3m		1.5m	1.5m
Right Interior side yard	1.2m	1.2m		1.2m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

lot size is too small for the size of the proposed new cottage

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

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Frontage:

Depth:

Width: 6m as shown on site plan
Area: _____
Proposed Use: access for rear yard of cottage lots

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

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

3. Provide the information you used to determine the answers to the above questions:
owner supplied information

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

not subject to WHPA

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

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 300m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

Bowen water system

Sewage Treatment

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

new septic system to be installed

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:

Ordinance Ave.

G. All Applications: Other Information

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

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

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

Premise and Justification report attached.

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



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 David McPherson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner



Date



Owner



Date

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

K. Declaration

I, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Health Unit building


Owner/Applicant/Agent Signature

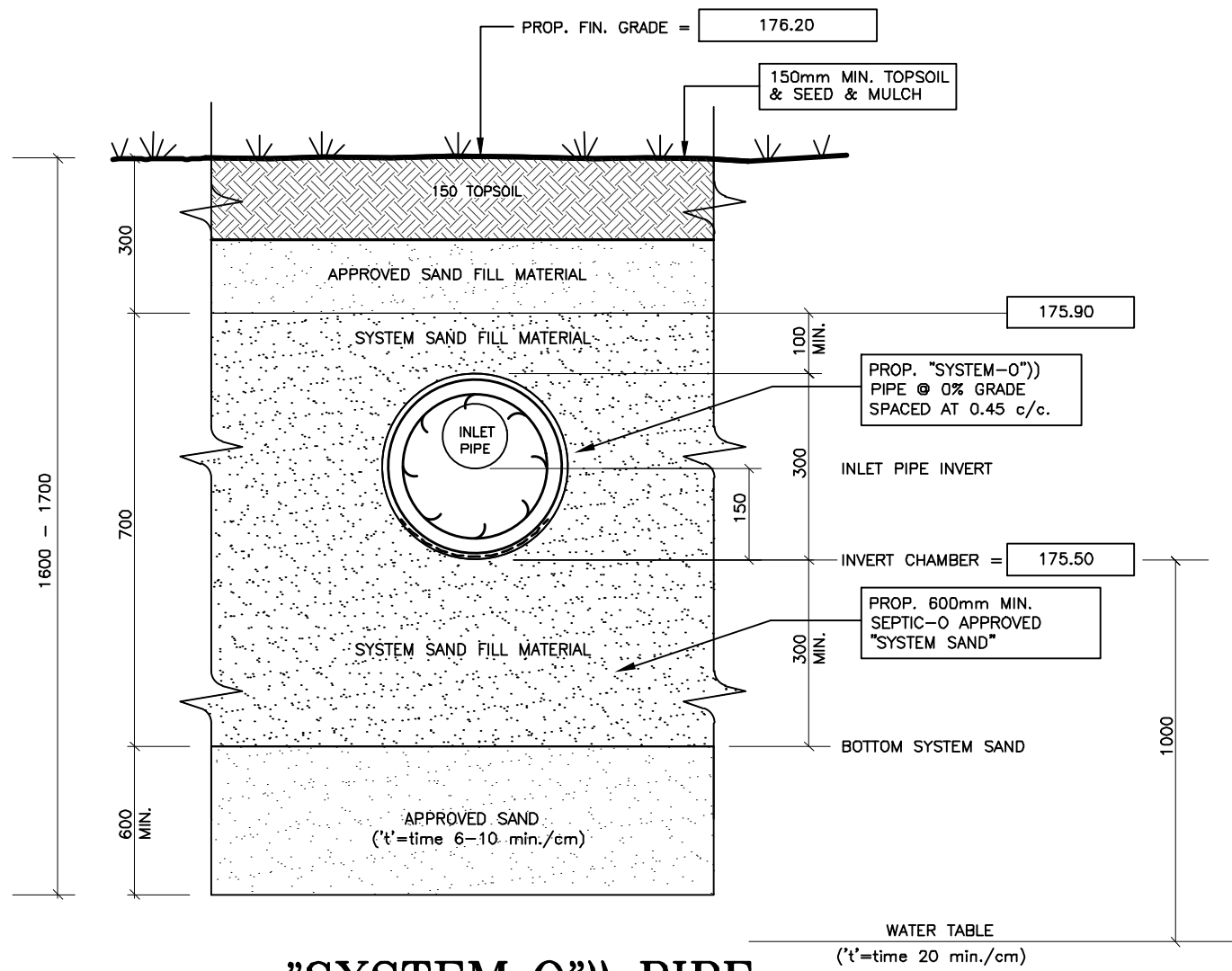
In Simcoe

This 7th day of June

A.D., 2024


A Commissioner, etc.

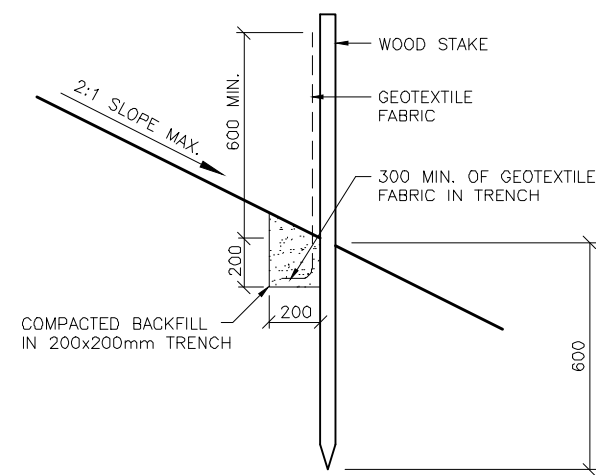
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County,
dated March 16, 2026.
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County,
dated March 16, 2026.



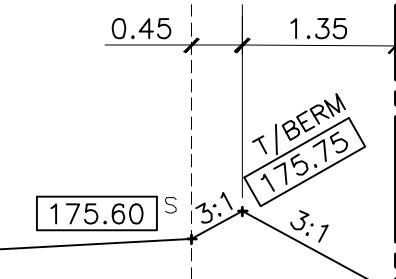
"SYSTEM-O") PIPE
SECTION DETAIL
N.T.S.

SILTATION CONTROL NOTES:

1. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
2. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
4. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
5. ALL EXPOSED AREAS NOT SUBJECT TO ACTIVE CONSTRUCTION WITHIN 30 DAYS ARE TO BE REVEGETATED AS PER O.P.S.S. 572 IMMEDIATELY UPON COMPLETION OF AREA GRADING.
6. CONTRACTOR TO PROVIDE SILT FENCE AROUND PERIMETER OF ALL ON SITE STOCKPILES.
7. CONTRACTOR TO PROVIDE SILT SACKS ON TOP OF ALL EXISTING AND PROPOSED STORM STRUCTURES WITHIN THE INFLUENCE OF RUNOFF DURING CONSTRUCTION UNTIL ADEQUATE VEGETATIVE COVER IS ACHIEVED.
8. SEC CONSULTANT TO VISIT DEVELOPMENT, AT A MINIMUM, ON A WEEKLY BASIS AND ALSO DURING AND AFTER EACH STORM EVENT TO ENSURE SEC MEASURES ARE FUNCTIONING PROPERLY.



LIGHT DUTY
SILT FENCE DETAIL
OPSD 219.110
N.T.S.



CROSS SECTION A-A
N.T.S.

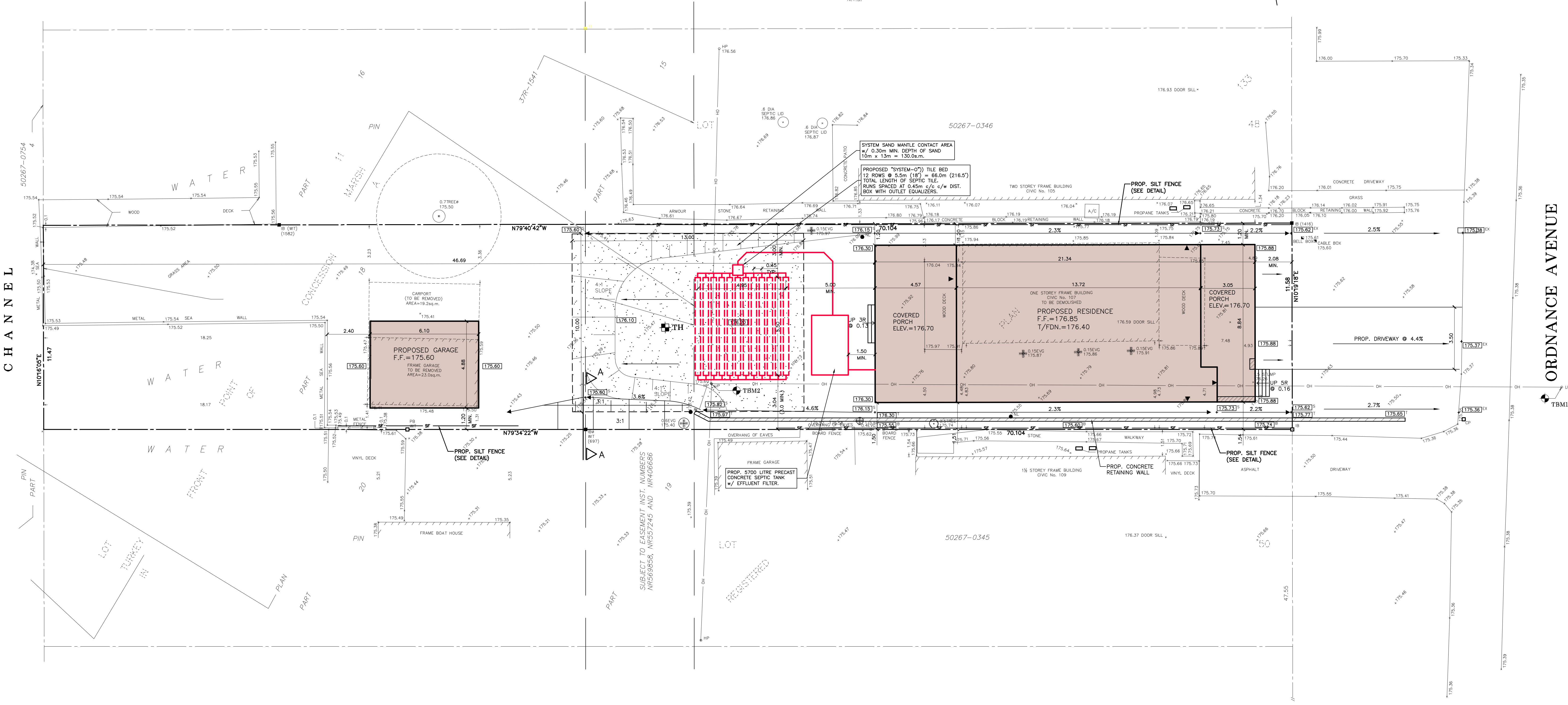
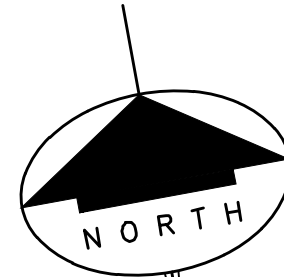
SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VIOLATES REQUIREMENTS
ZONING CATEGORY	RR	RR	✓
LOT AREA (sq. m.)	808.12**	4000 MIN.	✓
LOT FRONTAGE (m)	11.58**	15.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	PROP. HOUSE +/- PORCHES & STAIRS=191.56 PROP. GARAGE=29.73 TOTAL=221.29	N/A	✓
LOT COVERAGE	27.4%	15% MAX. PLUS 10% MAX. FOR ACCESSORY	X
STREET SETBACK (m)	2.08	6.00 MIN.	X
REAR YARD (m)	46.69	9.00 MIN.	✓
SIDE YARD (m)	1.2 & 1.50	3.00 & 1.2m MIN. (w/ NO ATT. GARAGE)	X
DWELLING HEIGHT (m)	2 STOREY	9.10 MAX.	✓
GARAGE HEIGHT (m)	4.0±	7.00 MAX.	✓

** LEGAL NON-CONFORMING

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED BOTTOM OF RETAINING WALL ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- PROPOSED SILTATION CONTROL FENCE



THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
4. MINIMUM CLEARANCES TO SEPTIC SYSTEM:
SEPTIC TREATMENT UNITS: WELL = 1.5m MIN., DUG WELL = 3.0m MIN., PROPERTY LINE = 3.0m MIN., BUILDING = 1.5m MIN., LAKE, STREAM ETC. = 1.5m MIN.
TILE BED DISTRIBUTION PIPE: DUG WELL = 1.5m MIN., BUILDING = 1.5m MIN., PROPERTY LINE = 1.5m MIN., LAKE, STREAM ETC. = 1.5m MIN.
5. DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (i.e. WATER SOFTENER ETC.)
6. "SYSTEM-O") SEPTIC SYSTEM:
DESIGN BASED ON 2 STOREY, 250.0sq.m. 4 BEDROOM DWELLING WITH 32 PICTURE UNITS. DAILY SEWAGE FLOW (D.S.F.) = 2600 L/DAY WITH AN EXISTING SOIL "T" TIME OF 20 min./cm.
SYSTEM-O") SEPTIC BED DESIGN:
USE 12 ROWS @ 5.5m (18") = 66.0m (216.5') TOTAL LENGTH OF SEWAGE SEPTIC PIPE" SPACED AT 0.45m c/c INCLUDING ALL CLEARANCES.
SYSTEM SAND CONTACT AREA:
10m x 13m = 130.0sq.m. (130.0sq.m. MIN.)
7. SEPTIC TANK SHALL BE 5700 LITRE PRECAST CONCRETE 6" EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
8. PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH EITHER 1.2m LG. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
9. FOR TEST HOLE INFORMATION AND "T" TIME REFER TO SEWAGE SYSTEM INVESTIGATION" REPORT PREPARED BY ENGLOBE, DATED APRIL 15, 2024.
10. BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA (i.e. SOIL SUITABILITY, WATER TABLE ETC.)
11. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, PEDESTALS, WATER SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MIN. CLEARANCE)
12. STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
13. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
14. STRUCTURAL FILL MAY BE REQUIRED ON THE SUBJECT LOT. THE BUILDER/CONTRACTOR IS ADVISED TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
15. AN APPROVED PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORKS WITHIN THE ROAD ALLOWANCE, INCLUDING INSTALLATION OF VEHICULAR ENTRANCES.

TOPOGRAPHIC SURVEY PROVIDED BY:

MacAulay, White & Muir Ltd.	DRAWN: CCS
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS	CHECKED: JH
A Wholly Owned Subsidiary of J.S. Burns Limited	DATE: MARCH 6, 2024
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L6	TEL: (519) 753-2856 FAX: (519) 753-4263 www.cohooneng.com

ELEVATIONS ARE GEODETIC
REFERRED TO CGVD 28/78 DATUM

CONTROL MONUMENT 0011965U189 FROM LOCATION
DESCRIPTION:
TOWNSHIP: NORMANDALE IRON PIPE WITH BRASS CAP AT
SOUTHEAST SIDE OF CONCESSION ROAD NO. 1, CHARLOTTEVILLE
TOWNSHIP, 2.7 KM WEST OF GENERAL STORE, 12.5 M
SOUTHWEST OF CENTRE LINE OF TURKEY POINT ROAD, 25.6 M
SOUTHEAST OF CENTRE LINE OF CONCESSION ROAD, AT EDGE
OF STAND OF PINE TREES, 13.7 M SOUTHEAST OF A LARGE
OAK TREE, 1 M ABOVE ROAD LEVEL.

T.B.M. No. 1 ELEV. = 176.92m (GEO)

TOP OF WOOD STAKE ON UTILITY POLE @ FRONT OF PROPERTY AS SHOWN.

T.B.M. No. 2 ELEV. = 176.80m (GEO)

TOP OF WOOD STAKE ON UTILITY POLE @ REAR OF PROPERTY AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
1	RET. WALL/GRADING	05/02/24	S.L.M.



440 HARDY ROAD - UNIT #1, BRANTFORD - ONTARIO, N3T 5L6
TEL: (519) 753-2856 FAX: (519) 753-4263 www.cohooneng.com

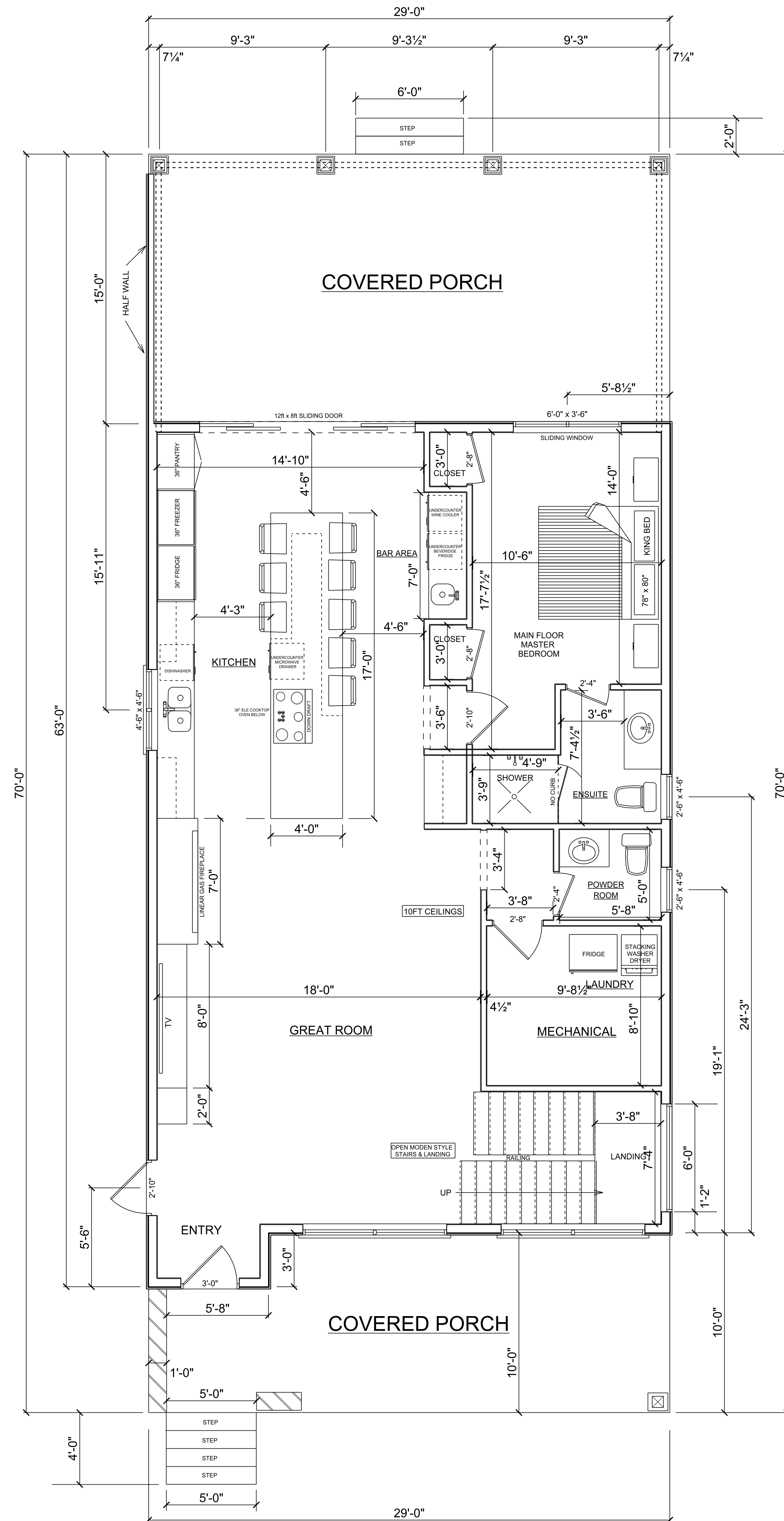
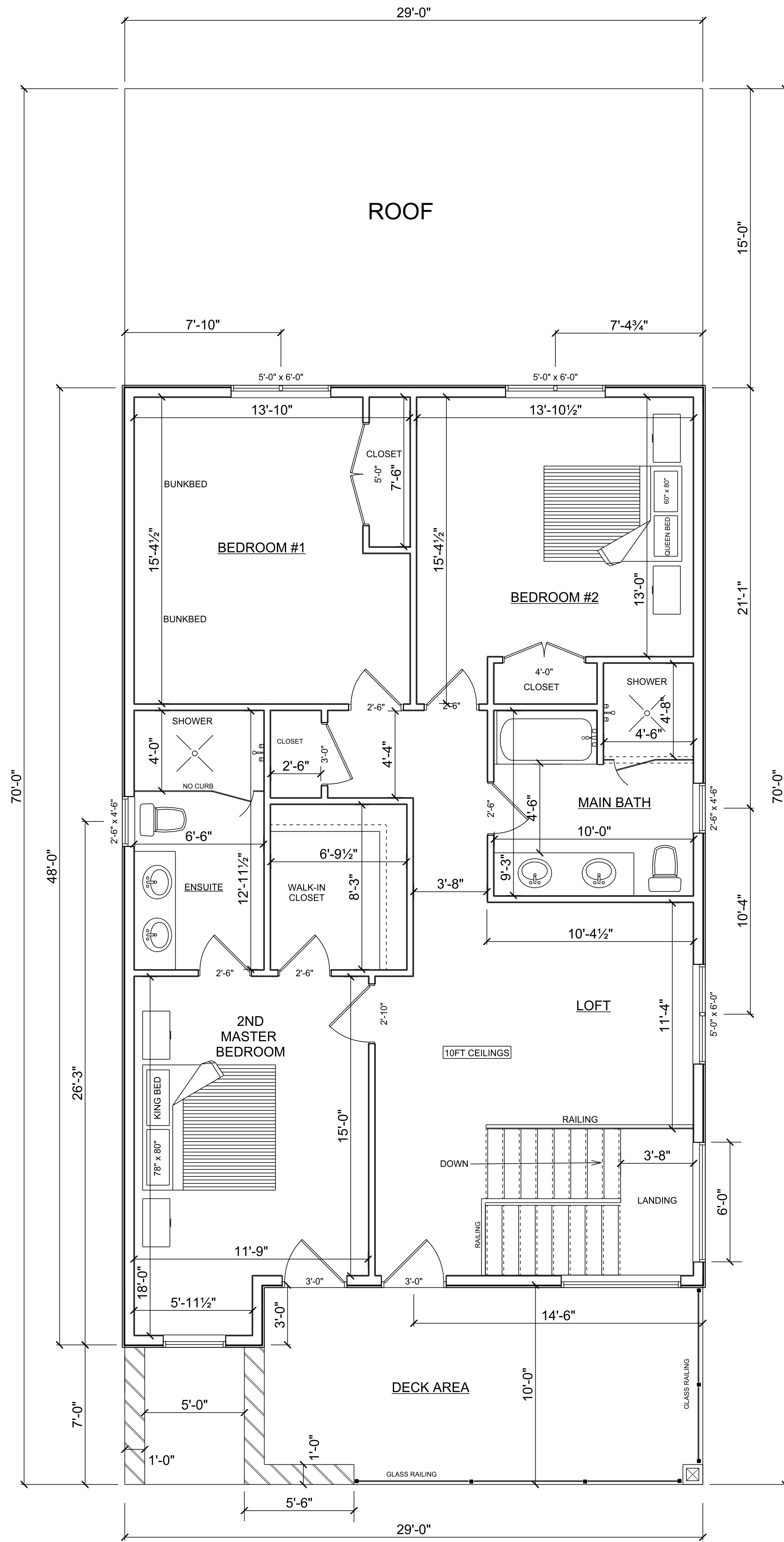
PROJECT: PROPOSED RESIDENCE
107 ORDNANCE AVENUE

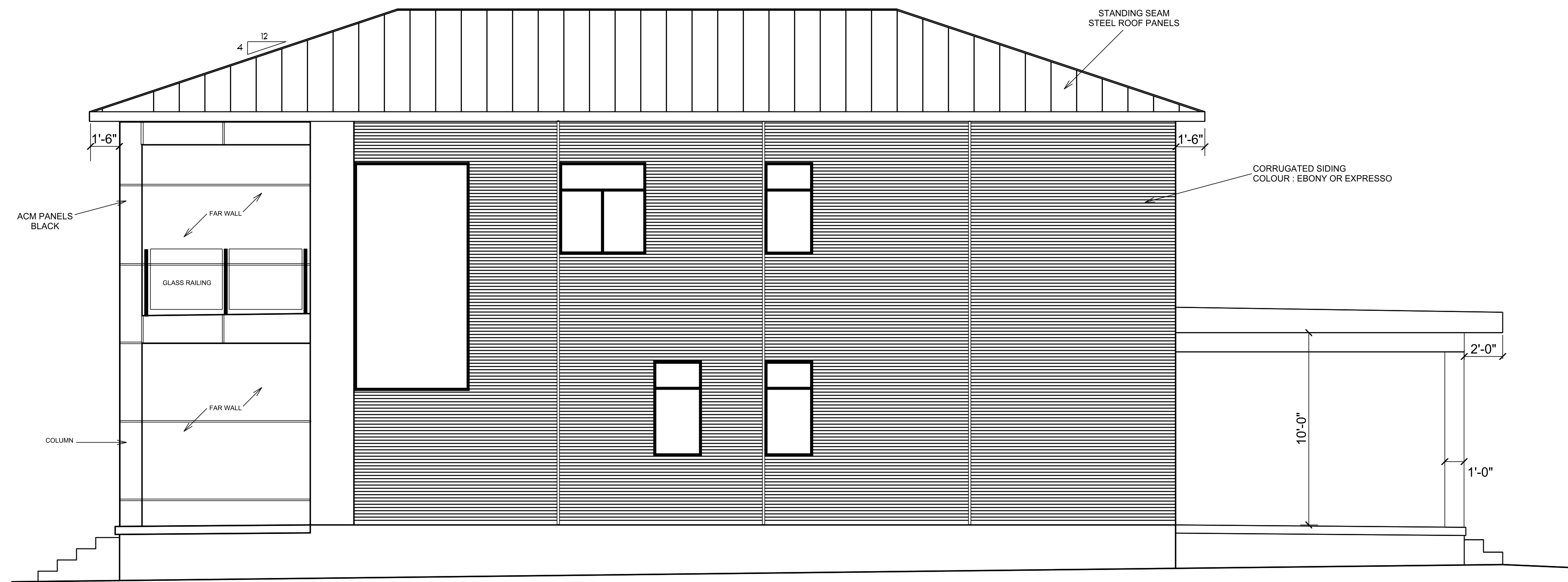
LOT 49, REGISTERED PLAN 133 AND
PART OF LOT 11, TURKEY POINT MARSH
IN FRONT OF CONCESSION A
(GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)
NORFOLK COUNTY

CLIENT: JOHN NEATE

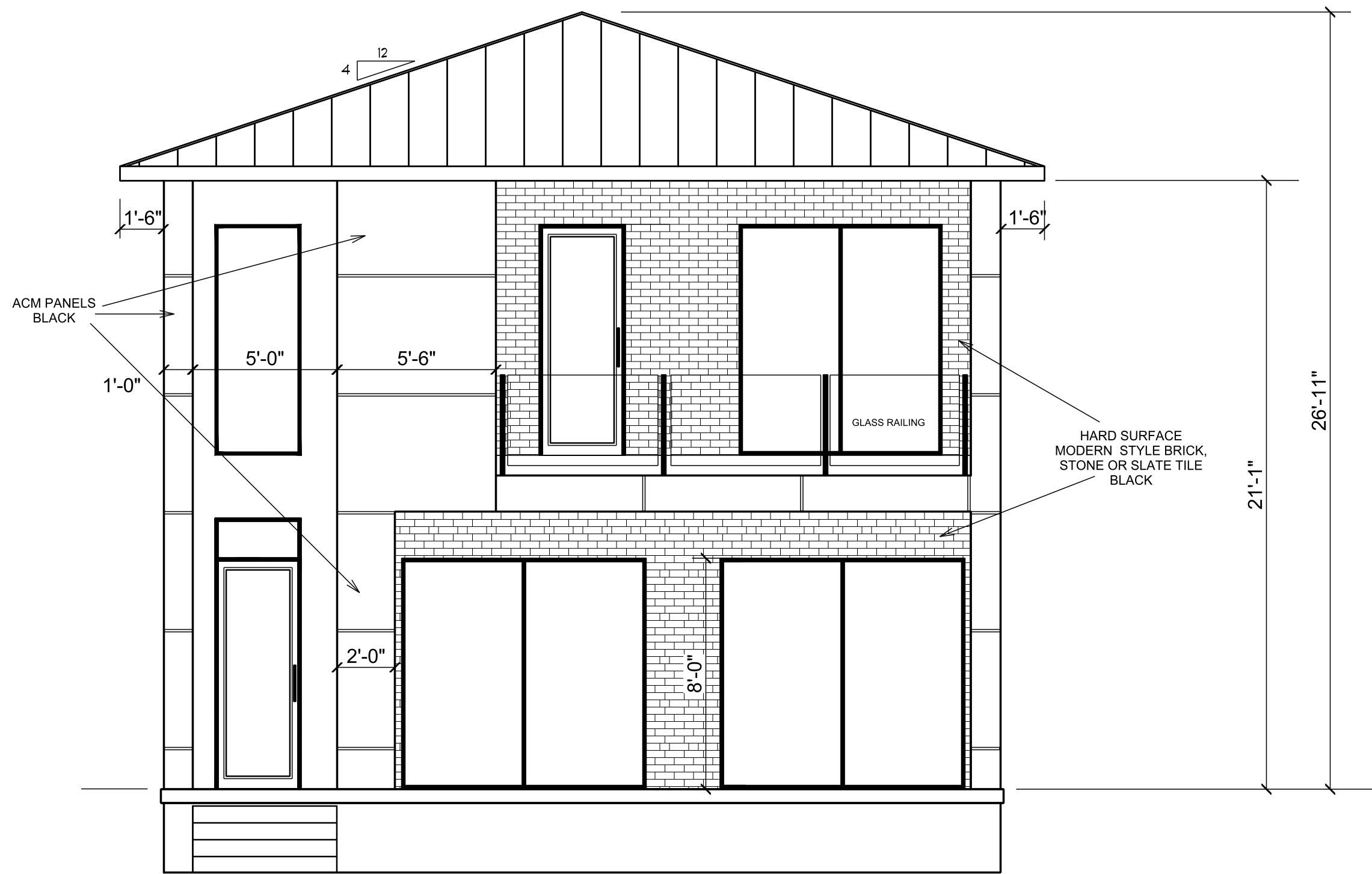
LOT GRADING &
SEPTIC SYSTEM PLAN

DESIGN: J.C.T.	SCALE: 1:100
DRAWN: S.L.M.	JOB No: 16713
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 16713-1
DATE: MAR. 13, 2024	

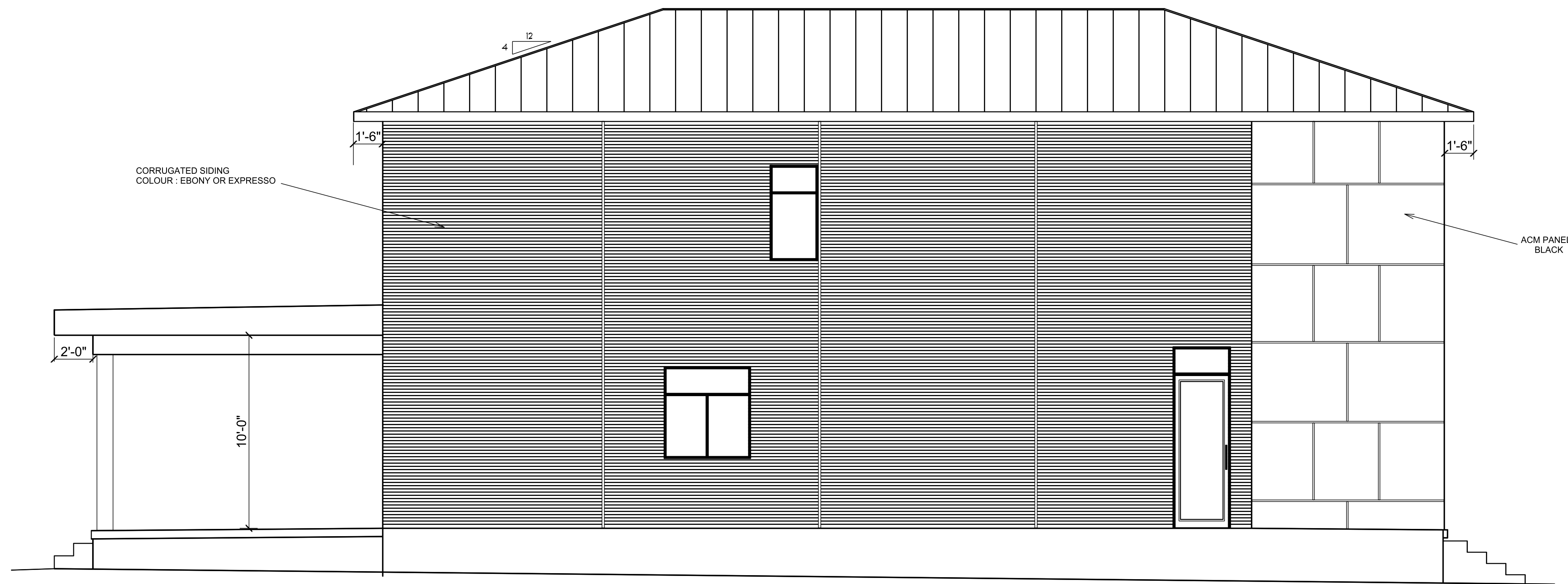




RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PROPOSED COTTAGE
107 ORDNANCE AVE
TURKEY POINT ONT

ELEVATION

SCALE: 1/4" = 1'-0" DATE: APRIL 2024

RECEIPT

LONG POINT REGION CONSERVATION AUTHORITY

4 Elm St., Tillsonburg, Ontario N4G 0C4
519-842-4242 or 1-888-231-5408 • Fax 519-842-7123
Website: www.lprca.on.ca

No. 11914

DATE May 13/24

RECEIVED FROM Michael Varek

ADDRESS 1309 13th Conc. Windham, Simcoe ON N3Y 4K6

DOLLARS CENTS

514 15

THE
SUM
OF

Five Hundred and Fourteen —

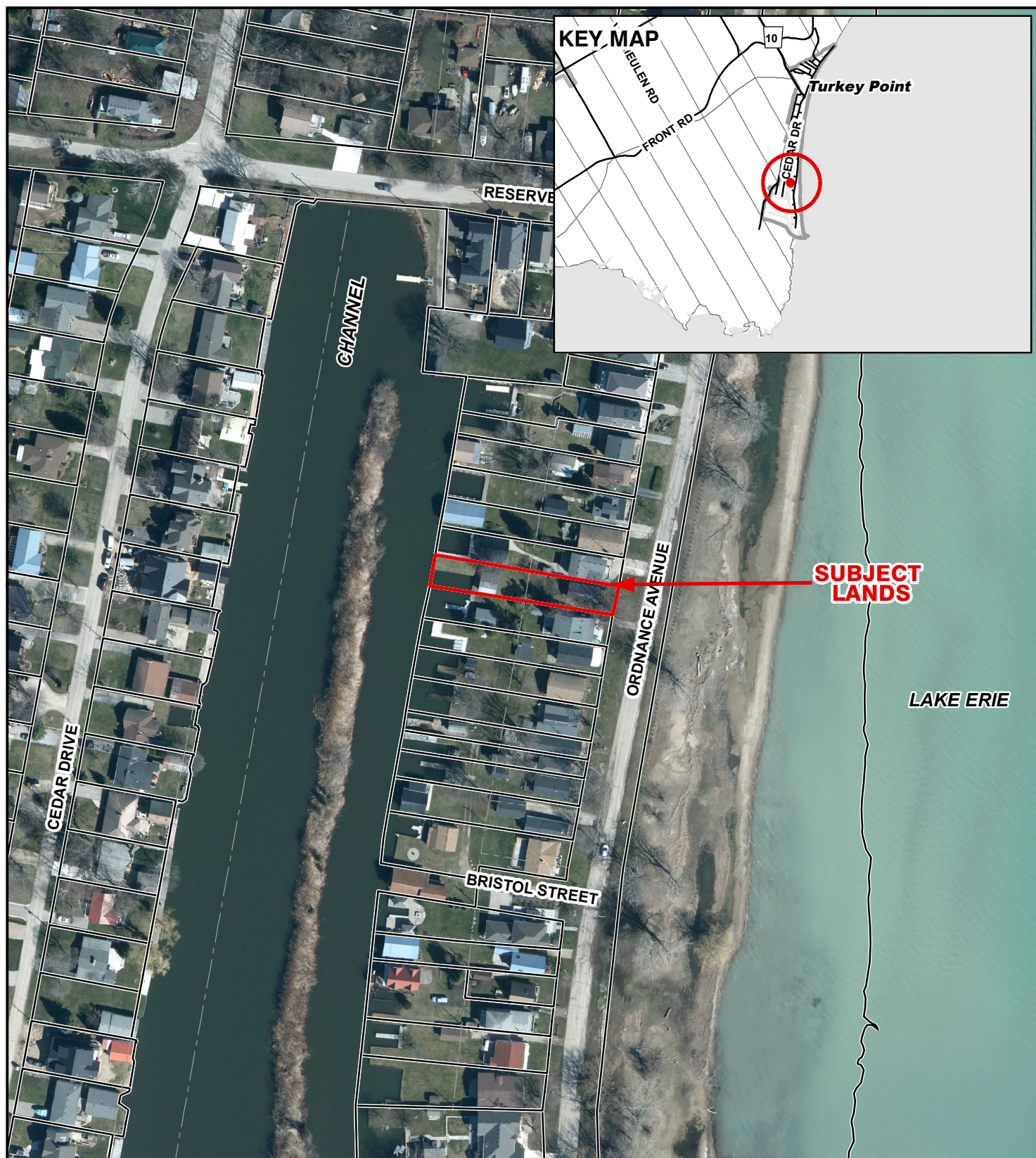
15 DOLLARS
100

DESCRIPTION Minor Variance - 107 Ordinance Ave

HOW PAID		ACCOUNT	
CASH		CLIENT #	
CHEQUE	<u>491</u>	INVOICE #	
OTHER			

HST # 107642670
HST = 59.15

PER [Signature]

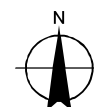


Legend

☐ Subject Lands

2020 Air Photo

7/5/2024



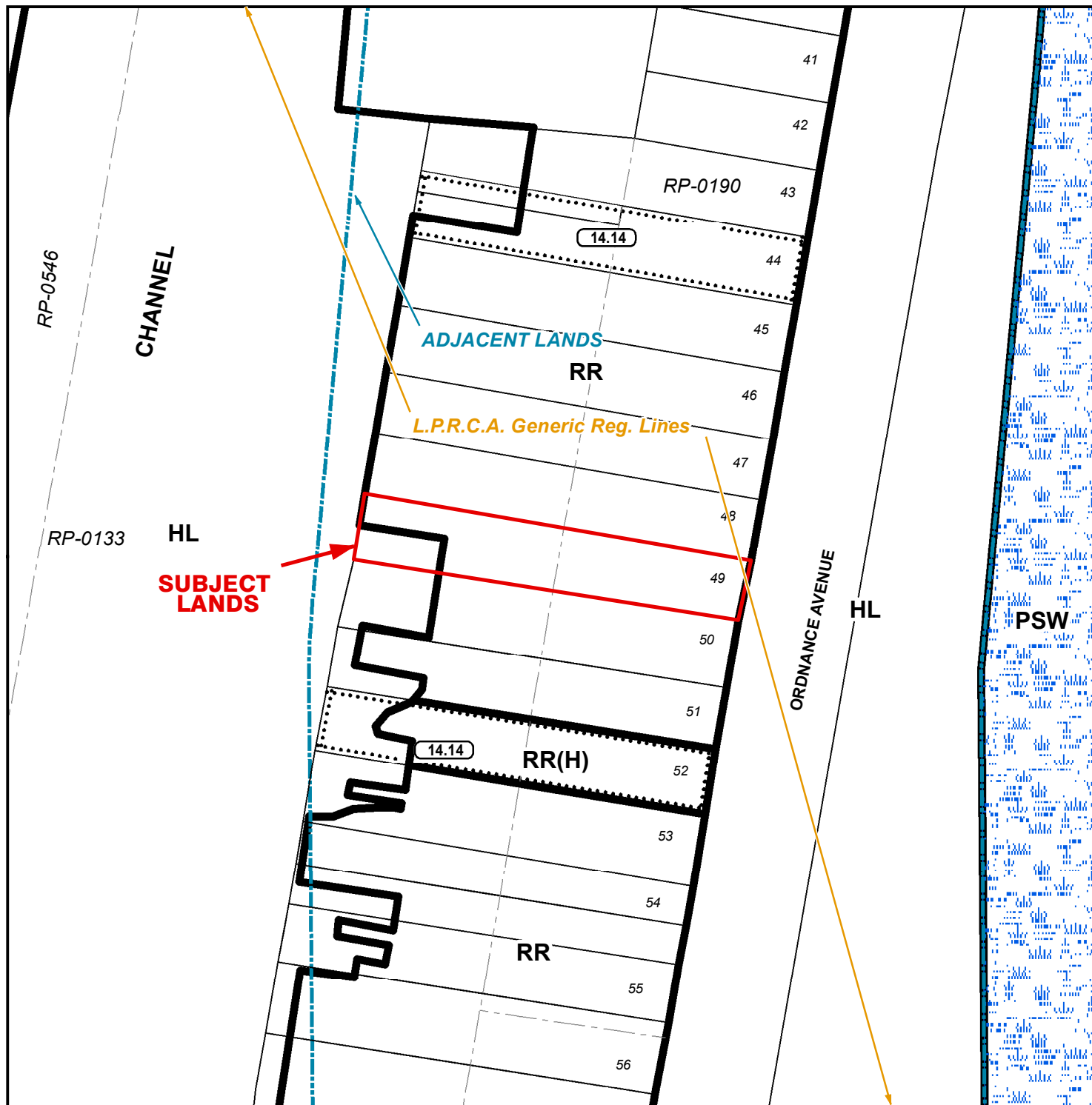
A scale bar with markings at 10, 5, 0, 10, 20, 30, and 40 meters. The bar is black with white markings and the word "Meters" is written at the end.

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2024214



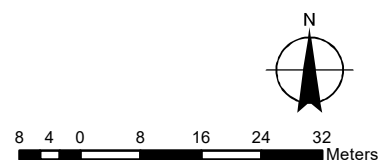
LEGEND

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

ZONING BY-LAW 1-Z-2014

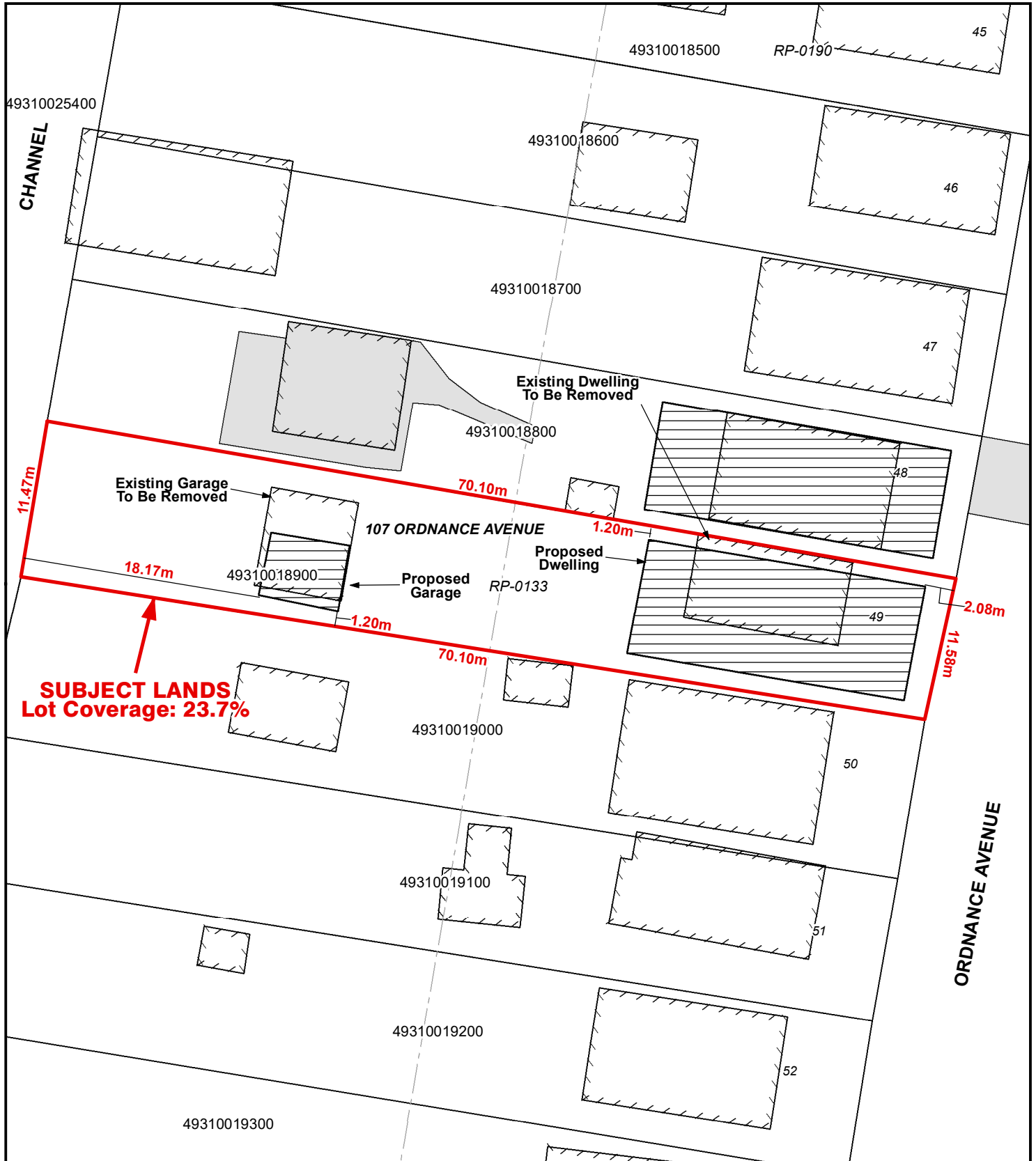
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

7/5/2024



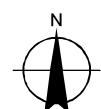
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

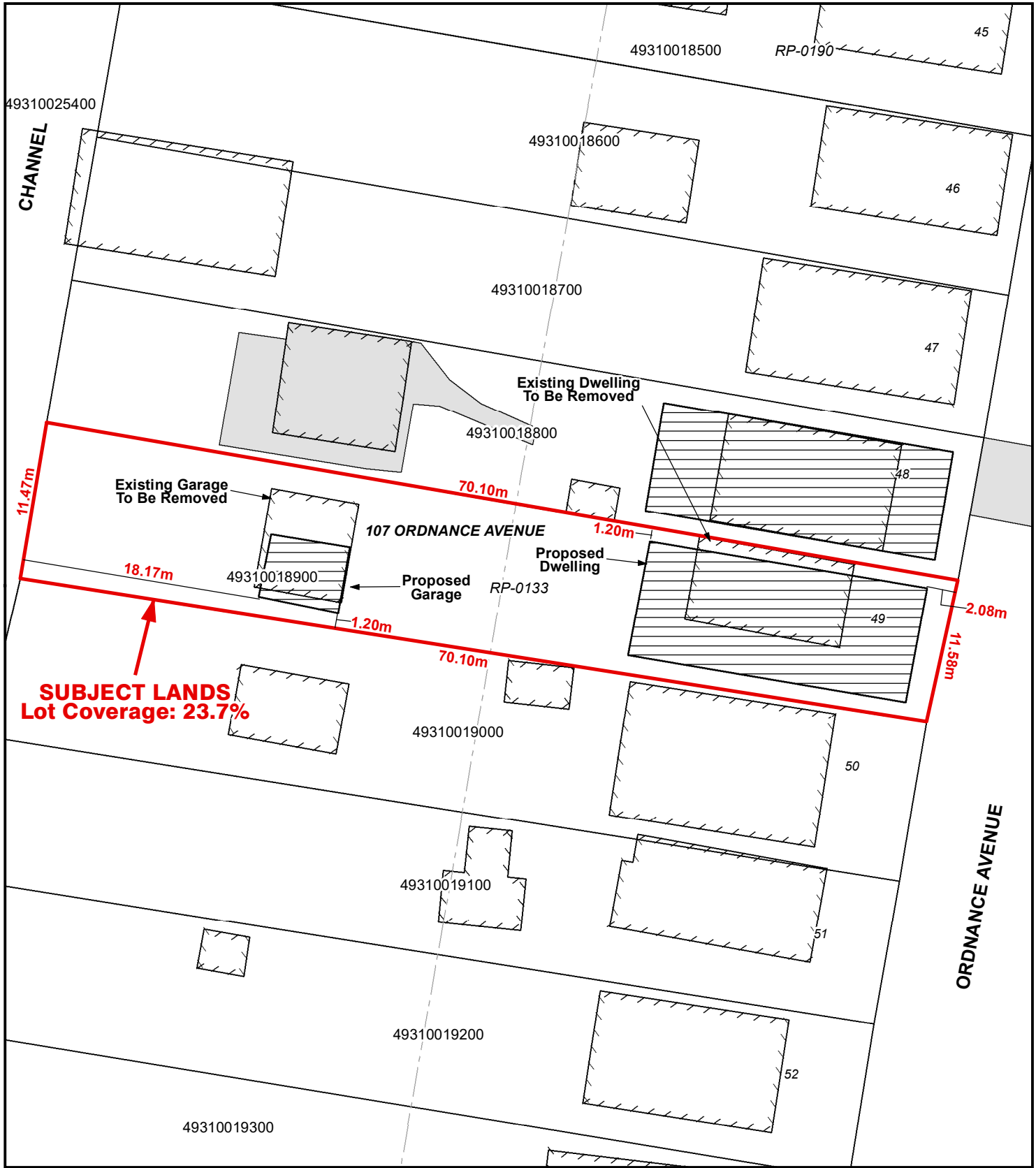


7/5/2024


3 1.5 0 3 6 9 12 Meters

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

