

**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 \_\_\_\_\_

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**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:** 3310-493-110-07800 \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** Theresa Livingston \_\_\_\_\_

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 638 Norfolk Street South \_\_\_\_\_  
Town and Postal Code Simcoe, ON N3Y 4K1 \_\_\_\_\_  
Phone Number 519-426-6810 \_\_\_\_\_  
Cell Number 519-429-0920 \_\_\_\_\_  
Email livingston.excavating@gmail.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 mortgages, 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 82 Plan 128  
\_\_\_\_\_  
\_\_\_\_\_

Municipal Civic Address: 18 Ordinance Avenue, Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: RESORT RESIDENTIAL

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

ANPL2022295 and ANPL2023223  
\_\_\_\_\_

3. Present use of the subject lands:

New vacation home currently under construction  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Vacation home currently under construction is 3 storeys high with a footprint of 163.41 sqm.

All of this is shown on the attached site plan.

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.

Proposed is an attached garage of 22.9 sqm to replace "existing detached garage".

Shown on attached site plan.

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:

Vacation home under construction and proposed attached garage is 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:

Under construction since 2023

9. Existing use of abutting properties:

Vacation homes

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. **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	35.5m	15m		35.5m	
Lot depth	32.38m			32.38m	
Lot width	35.5m			35.5m	
Lot area	616.69sqm			616.69sqm	
Lot coverage	28%	28%	ANPL2022295	32%	4%
Front yard	1.16m	1.04m	ANPL2022295	0.0m	1.04m
Rear yard	5.33m	5.28m	ANPL2022295	5.33m	
Height	10.87m	10.87m	ANPL2022295	10.87m	
Left Interior side yard	1.82m	1.2m		0.25m	0.95m
Right Interior side yard	14.33m	3m		14.33m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	Relief from	section	3.10 b)	to permit a 6"	eave & gutter

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

During excavation for new cottage the "existing" attached garage slid into the excavation and self demolished. The owner proposes to re build the garage, same size and same location and attach it to the 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: 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:  
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:

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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:

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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:

The subject property is not within a WHPA

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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 200m

**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)

Connected to the Bowen water system

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### Sewage Treatment

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

New septic system being installed under Septic Permit PRSEP20231561

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### 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:

Ordnance Avenue

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## 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.

Detailed explanation is attached.

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## **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.

THERESA LIVINGSTON

Owner/Applicant/Agent Signature

Jan 3, 2025

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 THERESA LIVINGSTON 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.

Theresa Livingston

Owner

Jan 3, 2025

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 McALHERSON 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:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 10 day of January

A.D., 20 25



A Commissioner, etc.

Olivia Catherine Davies, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires May 23, 2027.

AS CONSTRUCTED FOUNDATION WITH  
PROPOSED LOT GRADING  
AND DRAINAGE SITE PLAN  
FOR: JERRY LIVINGSTON  
18 ORDNANCE AVENUE  
TURKEY POINT

PIN 50267-0367 (LT)

SCALE: 1 : 100

1 0 4 METRES

JEWITT AND DIXON LTD.

**DOWNSPOUTS**

DOWNSPOUT OF GARAGE TO OUTLET TO REAR AT THE NORTHEAST  
CORNER BETWEEN DWELLING AND WALL  
DOWNSPOUT ON SOUTH FACE OF GARAGE AT INTERSECTION WITH  
PORCH ROOF TO OUTLET TO SOUTH

**NOTES**

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN 177.10 AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - U.S.S. DENOTES UNDERSIDE OF SIDING
- (7) - SITE BENCHMARK SPIKE IN HYDRO POLE TO SOUTH OF PROPERTY HAVING A GEODETIC ELEVATION OF 176.80 METERS
- (8) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CSRS) HTV2.0 (2010)
- (9) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 18th DAY OF DECEMBER, 2023
- (10) - EXISTING ELEVATION SHOWN WERE GATHERED ON THE 2ND DAY OF JUNE, 2022 PRIOR TO ALTERATIONS MADE RECENTLY ON-SITE

APRIL 29, 2025

KIM HUSTED, O.E.S.  
THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S SEAL

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS

650 IRELAND ROAD  
SIMCOE, ONTARIO, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W. - J.H./J.R./J.D.

BOOK - LL

CALC. - J.L.M.

PLAN - J.L.M.

CHECK - K.H.

CLIENT - LIVINGSTON

PROJECT No. - 17-1524

P22 03 A5876-5

**LEGEND**

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⋈
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
DOWNSPOUTS	SHOWN	DS	→

LOT AREA = 616.69 sq.m

EXISTING DWELLING = 84.05 sq.m

EXISTING GARAGE = 22.90 sq.m

PROPOSED DWELLING W/GARAGE = 173.19 sq.m

PROPOSED FRONT COVERED PORCH = 10.45 sq.m

PROPOSED ACCESSORY BUILDING = 24.00 sq.m

PRIOR EXISTING LOT COVERAGE = 17.3%

PROPOSED WITH NEWLY CONSTRUCTED LOT COVERAGE = 30.3%

**PROPERTY DESCRIPTION:**

PART OF LOT 82, REGISTERED PLAN 128  
PART LOT 12, MARSHLAND IN FRONT OF CONCESSION A  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE  
COUNTY OF NORFOLK

**CAUTION**

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED  
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## **Intent and Justification of Minor Variance Application for 18 Ordnance Ave., Turkey Point**

This application is for the re-construction of an “existing” garage which will be attached to a new vacation home on the subject property. The “existing” garage was 22.9 sqm in building area and the reconstructed garage will also be 22.9 sqm in building area.

Previous Minor Variances ANPL2022295 and ANPL2023223 have been approved for this property. These two variances permitted the new cottage on the property currently under construction.

Situate on the property for some 50-75 years was a detached single car garage that encroached onto the road allowance of Ordnance Ave. The existing garage was proposed to be attached to the new cottage but unfortunately, self-demolished when it inadvertently slid into the excavation dug for the new cottage footings.

The owners intent has always been to reconstruct the self-demolished garage on the same footprint as the existing. To that end he had installed new footings and foundation despite the impediment of the encroachment.

Norfolk County’s Building Department then determined the garage could not be rebuilt in it’s current location due to one corner encroaching onto the road allowance. So the foundation was cut down below grade and the cottage construction proceeded without the garage.

Recently, Norfolk County Council approved the sale of a sliver of road allowance on which the new garage footings reside. This will permit the owner to reconstruct the garage in the same exact location as the previous garage.



This application seeks relief of 0.14m from the permitted front yard setback of 1.04m to permit a front yard setback of 0.9m. The application further seeks relief of 0.95m from the required left side yard setback of 1.2m to permit a left side yard setback of 0.25m. Finally, the application seeks relief of 1.05% from the maximum permitted lot coverage of 28% to permit a lot coverage of 29.05%.

The following is attached:

- Site Plan dated 2017 showing the original detached garage
- Site Plan dated November 21, 2023 showing the “existing” garage as remaining
- Site Plan dated March 18, 2024 showing the new garage foundation cut down to grade
- Sketch of the road allowance acquisition dated June 18, 2024 with the garage foundation plotted

Through all of this the “new” garage foundation is in the exact same location as the previous “existing” garage.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

### **Norfolk County Official Plan**

The subject property is designated as Resort Residential in the Norfolk County Official Plan. Permitted uses within this designation include cottages. The application enables the continued use of a cottage and its attached garage in the Resort Residential designation and therefore conforms to the general intent and purpose of the Official Plan, including the Lakeshore Special Policy Area Secondary Plan.



## **Norfolk County Zoning By-law 1-Z-2014**

Zoning By-law 1-Z-2014 zones the property Resort Residential. Article 5.8.1a) permits a vacation home complete with an attached garage within the Resort Residential Zone.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. Turkey Point is a large, established cottage node within Norfolk County. The neighboring properties to 18 Ordnance Ave. are all vacation homes. The proposed attached garage conforms to the established building line, and is compatible with the established streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the vacation home property.

### **Is the Variance Desirable and Appropriate**

The continued use of this property, with a modern up-to-date vacation home complete with an attached garage, is compatible with and fits within the existing neighborhood. Small, old, outdated cottages in Turkey Point have been demolished and rebuilt over the past 40 years. This proposal is an improvement of the property in that the new up-to-date vacation home with an attached garage is desirable and an appropriate reflection of the Ordnance Ave. streetscape.

### **Is the Variance Minor in Nature**

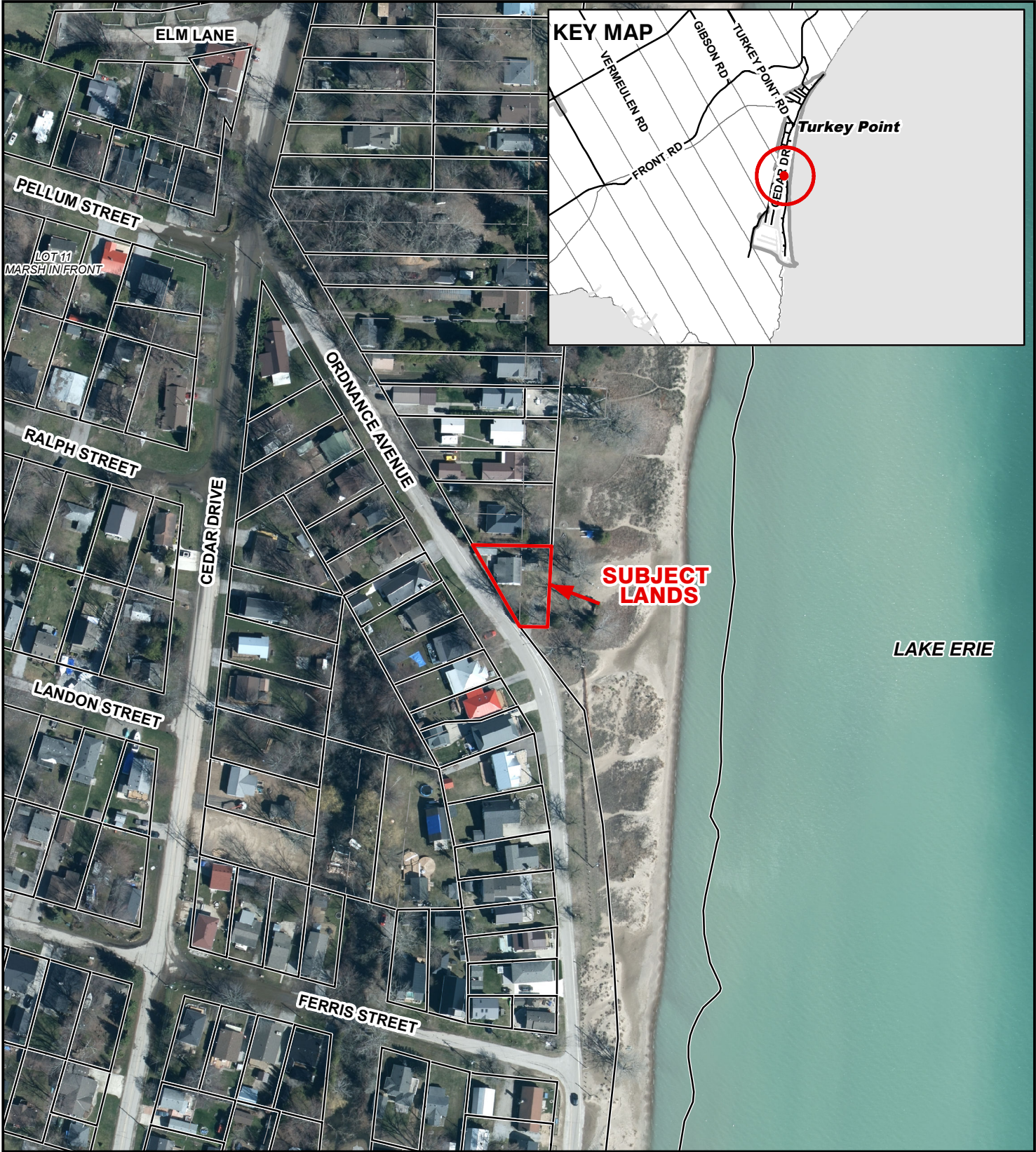
The application is minor in nature because it proposes a modest decrease in front yard setback to recognize and permit reconstruction of a previously built garage, a modest increase in lot coverage of 1.05%, and the reduction of left side yard setback to again, permit reconstruction of a previously existing garage. The reconstruction of this garage is minor and impacts no other cottages.

Ordnance Ave., in the area of this property, is a one-way street, thereby reducing traffic by half. The garage is shielded from the street by an existing line of trees, shrubbery and a wooden fence.


### **Conclusion**

The requested relief in lot coverage, front and side yard setbacks is minor in nature, appropriate for the neighborhood, compatible with the existing streetscape, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law



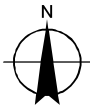


**Legend**

 Subject Lands

2020 Air Photo

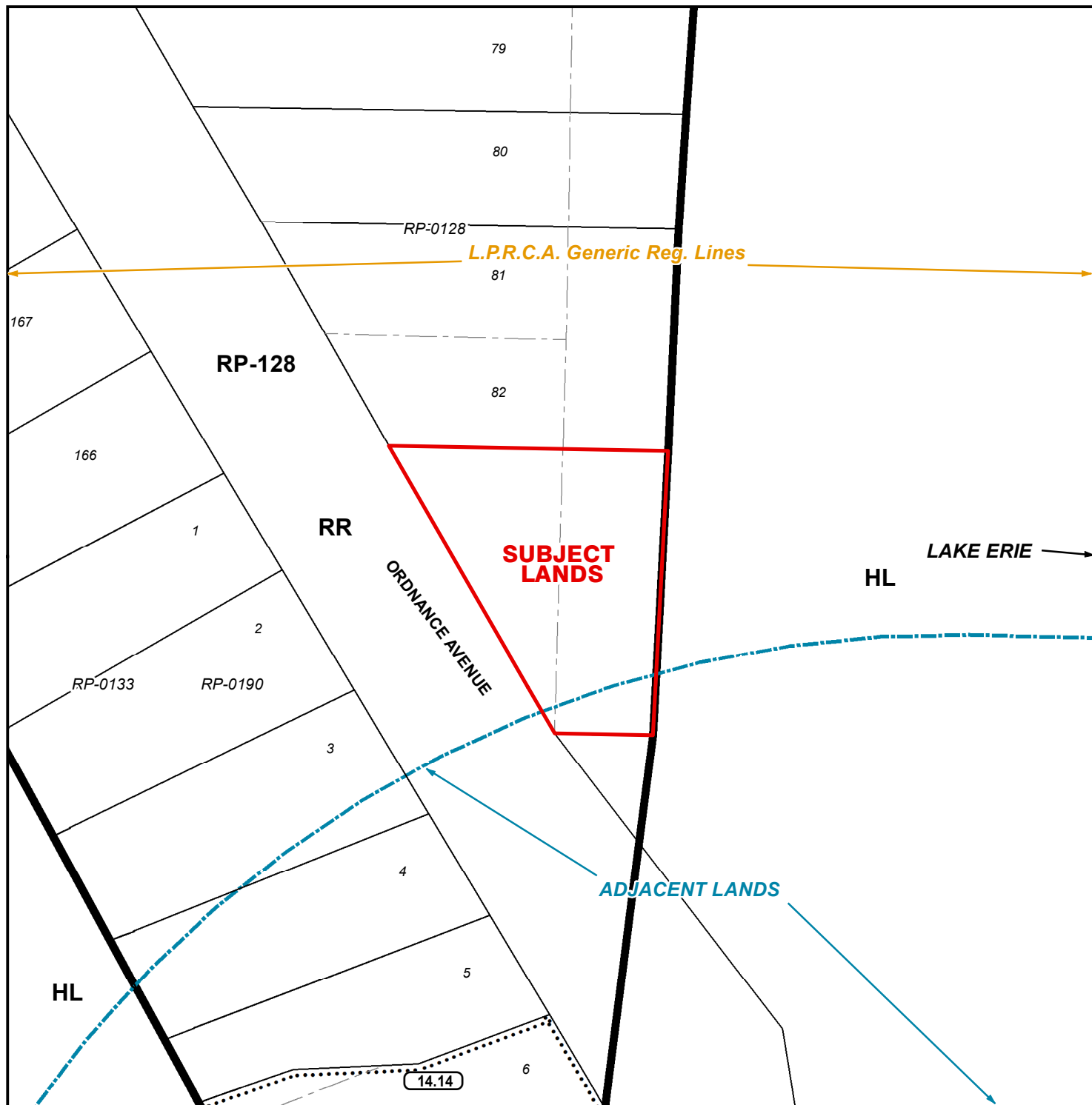
3/5/2025



10 5 0 10 20 30 40  
Meters

**MAP B**  
**ZONING BY-LAW MAP**  
 Geographic Township of CHARLOTTEVILLE

ANPL2025010



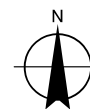
**LEGEND**

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/5/2025

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

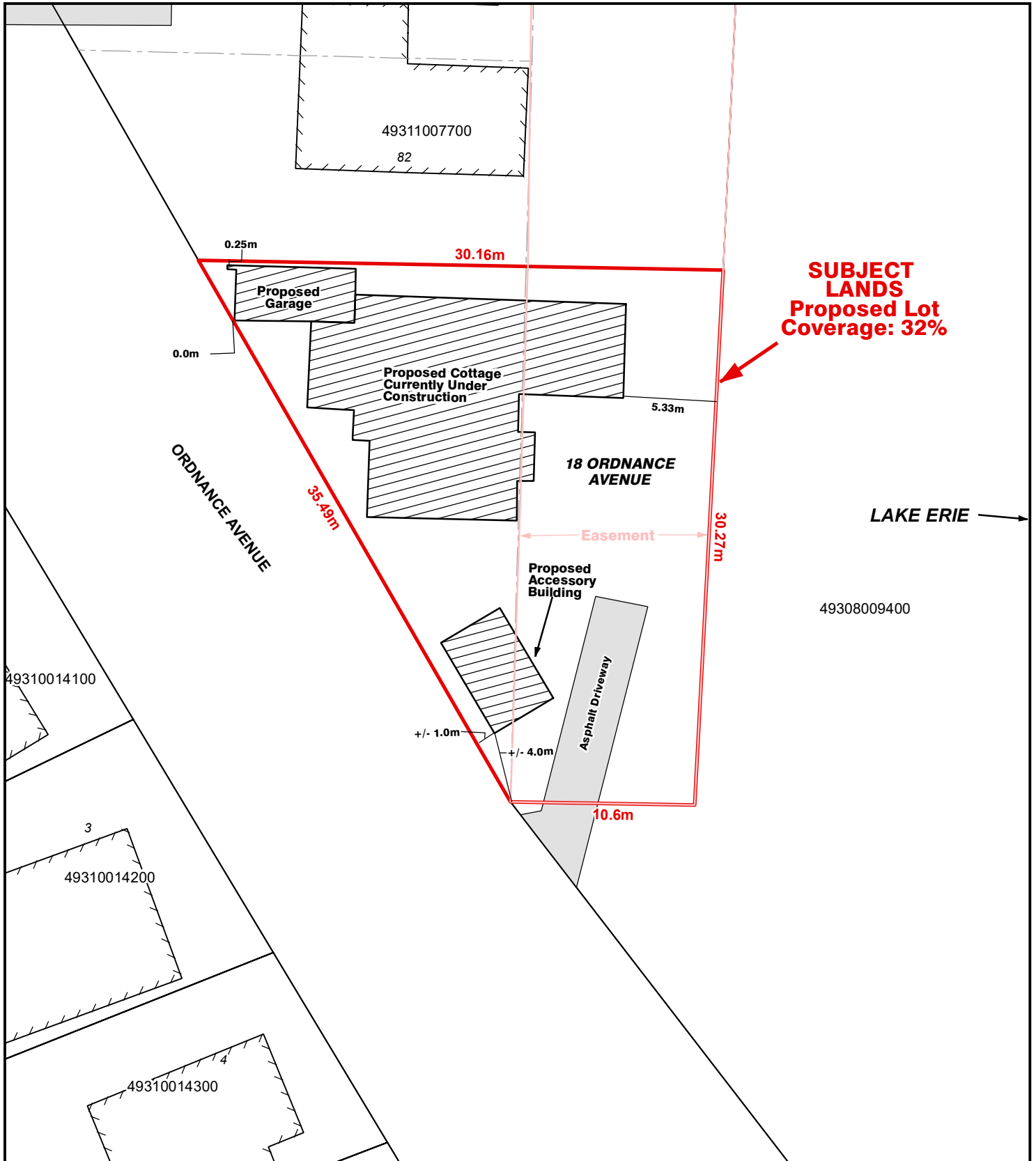


5 2.5 0 5 10 15 20 Meters



# CONCEPTUAL PLAN

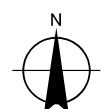
Geographic Township of CHARLOTTEVILLE



## Legend

- Subject Lands
- Easement

5/5/2025

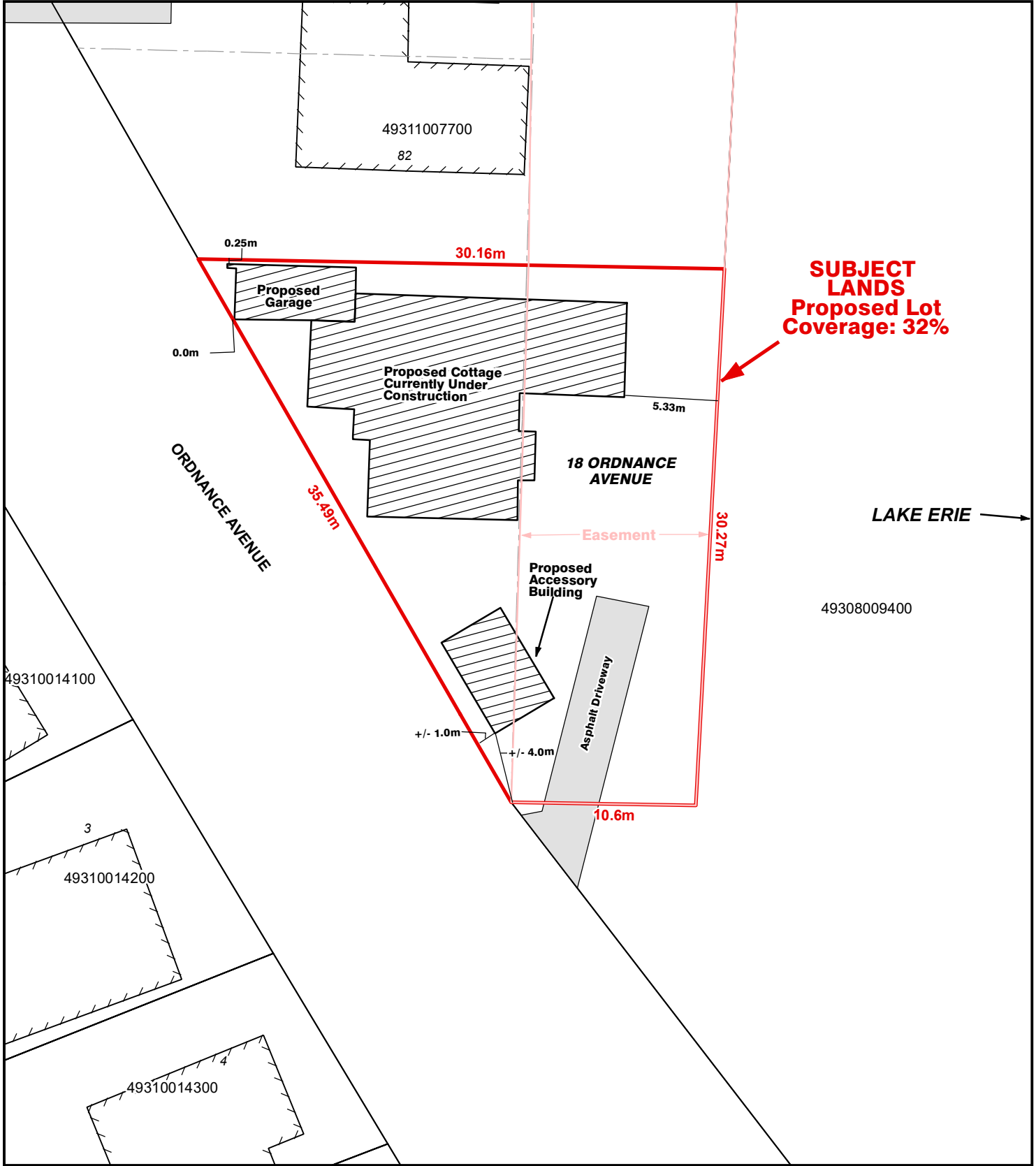


2.5 1.25 0 2.5 5 7.5 10 Meters



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



**SUBJECT  
LANDS  
Proposed Lot  
Coverage: 32%**

Legend

- Subject Lands
- Easement

5/5/2025

