

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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 493100428000000

A. Applicant Information

Name of Owner Brian VanLukawiecki

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 11 Arnold St 34 Barnes Farm Rd
Town and Postal Code Turkey Point NOE 1T0 NOE1K
Phone Number County of Norfolk Brant.
Cell Number 519-761-3029 Mt Pleasant.
Email brantlukawiecki@rogers.com

Name of Applicant

Brian VanLukawiecki
Address 11 Arnold St 34 Barnes Farm Road
Town and Postal Code Turkey Point NOE 1T0 NOE1K
Phone Number County of Norfolk Brant
Cell Number 519-761-3029 Mt Pleasant
Email brantlukawiecki@rogers.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 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:

B. Location, Legal Description and Property Information

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

11 Arnold St Turkey Point.
LT 205 PL 190; N. Norfolk County

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning: RR

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Cottage

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

Existing Cottage & 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.

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:

New Cottage to be Built and detached garage

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:

60 Years

9. Existing use of abutting properties:

Cottages.

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

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

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					
Lot depth					
Lot width					
Lot area					
Lot coverage	House 21% Garg 6%	House 15% Gorge 10%		House 33.3% Gorge 6.4%	
Front yard					
Rear yard	7m	9.0 min		7.26min	
Height					
Left Interior side yard					
Right Interior side yard					
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

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

NONE

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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 400 m

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

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Lakeview Water Systems.

Sewage Treatment

☐ Municipal sewers

☐ Communal system

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

Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

NONE

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

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.

The existing Cottage is already
larger than the 10% maximum
size.

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

March 3/25

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 Brian Van Lukowich am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brian Van Lukowich 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

March 3/25

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, Brian VonLukawiecki of Province of Ontario

solemnly declare that:

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

Declared before me at:

Brantford


Owner/Applicant/Agent Signature

In Ontario

This 3 day of March

A.D., 20 25

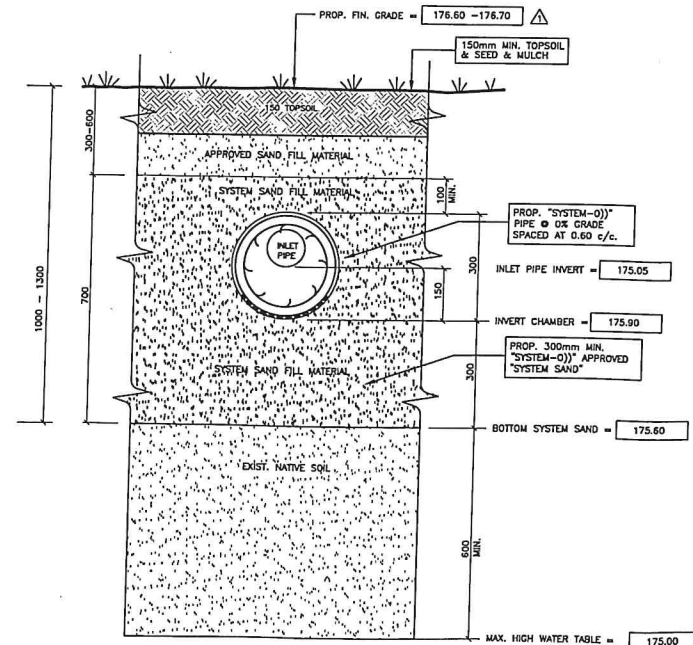


A Commissioner, etc. Tanya Stephens

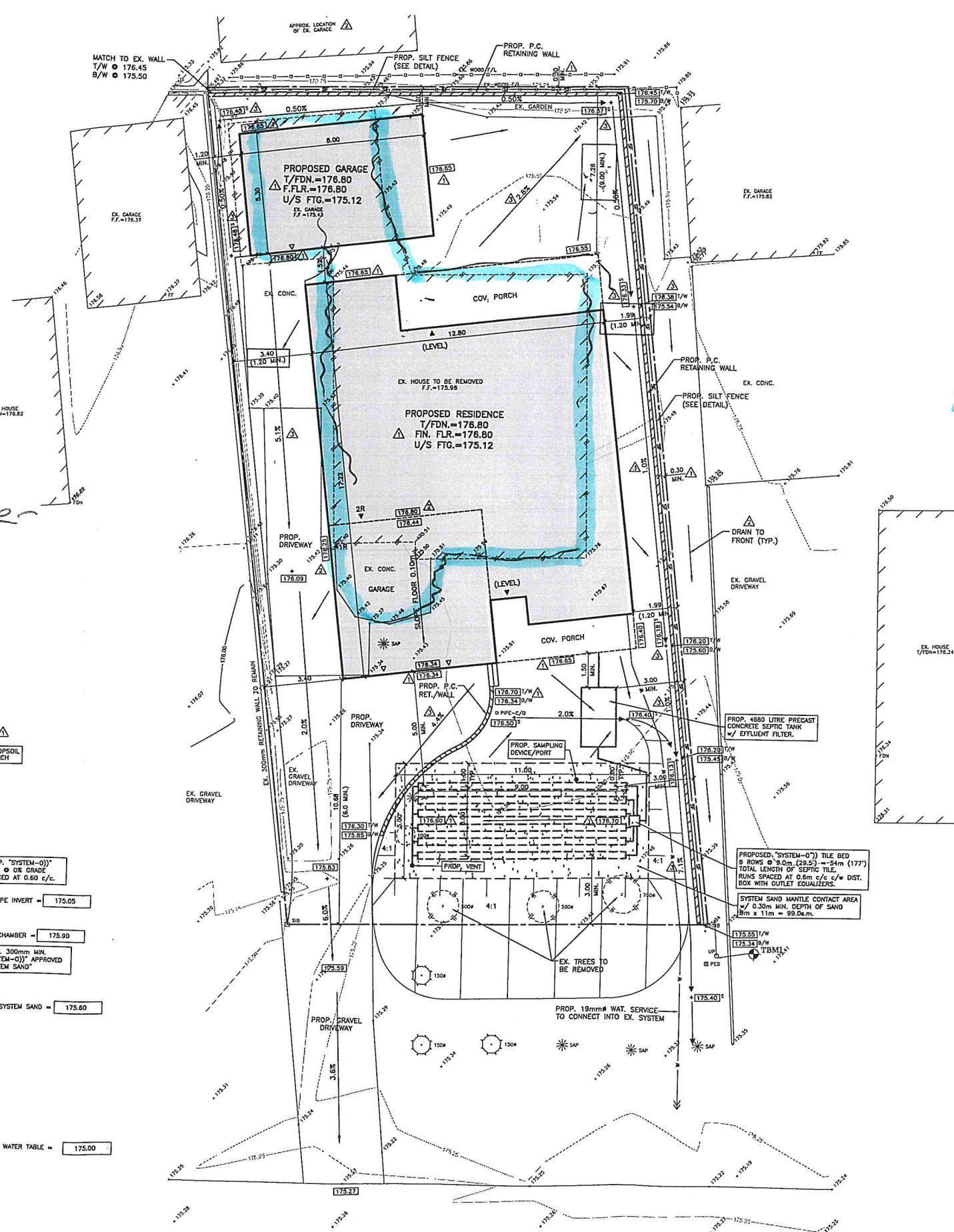
Zone Provisions
In an RR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:
a) minimum lot area: 0.4 hectares
b) minimum lot frontage:
i) interior lot 15 metres
c) minimum front yard: 6 metres - 10.68m proposed
e) minimum interior side yard:
ii) detached garage 3 metres and 1.2 metres - 3.4m and 1.99 m proposed
f) minimum rear yard: 9 metres - 7.26m proposed
g) maximum building height: 9.1 metres [50-Z-2017]
h) maximum lot coverage: 15% plus an additional 10% maximum lot coverage for all accessory buildings and structures (including boat houses)
33% proposed lot coverage for cottage

PLANNING APPLICATION REQUIRED

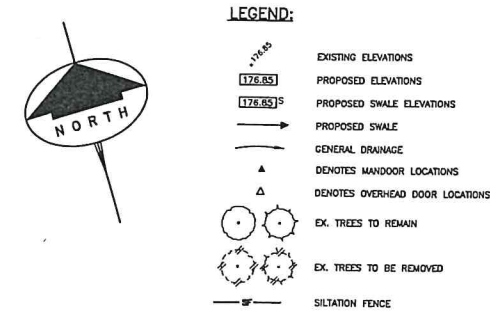
Existing Cottage Already Larger Than 15%



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



ARNOLD STREET



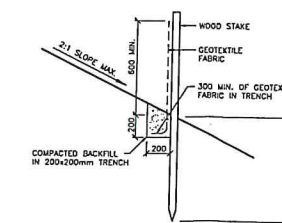
SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE
ZONING CATEGORY	RR	RR	✓
LOT AREA (sq.m.)	665.47	4000	✓
LOT FRONTAGE (m)	18.29	15.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	PROP. HOUSE=221.44 PROP. GARAGE=42.35	N/A	✓
LOT COVERAGE	HOUSE=33.3% GARAGE=6.4%	15.0% (+10% MAX. ACCESSORY)	✓
STREET SETBACK (m)	10.68	6.0 MIN.	✓
REAR YARD (m)	7.26	9.00 MIN.	✓
SIDE YARD (m)	3.4 & 1.99	1.2 MIN.	✓
ACCESSORY INTERIOR YARD (m)	1.20	1.2 MIN.	✓
BUILDING HEIGHT (m)	7.92	9.1 MAX.	✓
ACCESSORY BUILDING HEIGHT (m)	6.93	7.0 MAX.	✓

**LEGAL NON-CONFORMING

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.



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

THE POSITION OF PUBLIC UTILITIES, CONDUITS, WATERMANS, SEWER 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 STRUCTURE 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 BYLAW (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 LIMITS: 15.0m MIN. (SEE DETAIL)
WELL: 15.0m MIN.
BUILDING: 1.2m MIN.
PROPERTY LINE: 3.0m MIN.
LAKE, STREAM ETC.: 15.0m
TILE BED DISTRIBUTION SPEC: 15.0m MIN.
DUG WELL: 15.0m MIN.
BUILDING: 1.2m MIN.
PROPERTY LINE: 3.0m MIN.
LAKE, STREAM ETC.: 15.0m
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 1 STOREY, 270.0m³/DAY
3 BEDROOM DWELLING WITH 24 FIXTURE UNITS.
DAILY SEWAGE FLOW (D.S.F.) = 2300 L/DAY
WITH AN EXISTING SOIL T-TIME OF 6 min./cm.
"SYSTEM-O" SEPTIC BED DESIGN:
USE 6 ROWS @ 9.0m (29.5') = 54m (177')
TOTAL LENGTH OF TENDRO SEPTIC PIPE SPACED AT 0.60m c/c INCLUDING ALL APPURTENANCES.
SYSTEM SAND CONTACT AREA:
5 m x 11m = 55.0m² (34.5m² MIN.)
7. SEPTIC TANK SHALL BE 4880 LITRE PRECAST CONCRETE c/w 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. 10W (MIN.) REINFORCING BAR BENT @ 90° (0.60m c/w c/w 20mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
9. BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM DESIGN CRITERIA. (i.e. SOIL SUITABILITY, WATER TABLE ETC.)
10. 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)
11. STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
12. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDATION ON SOLID CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
13. FOR DESIGN T-TIME OF SOIL REFER TO "SOIL AND GROUNDWATER ASSESSMENT REPORT" PREPARED BY EXP. DATED: FEB. 21, 2024
14. TOP OF FOUNDATION & FINISHED FLOOR MUST MEET OR EXCEED THE ELEVATION OF THE FLOOD PROOFING STANDARD 176.60 (GD028)

T.B.M. No. 1 ELEV. = 175.76m (GEO)
NAIL IN SE SIDE OF HYDRO POLE AS SHOWN

NO.	REVISION	DATE (MM/DD/YY)	BY
1	SWALE GRADES	10/03/24	K.P.B.
2	PLAN REVIEW #2 - L.P.R.C.A.	10/02/24	K.P.B.
3	PLAN REVIEW - L.P.R.C.A.	08/06/24	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD, ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:

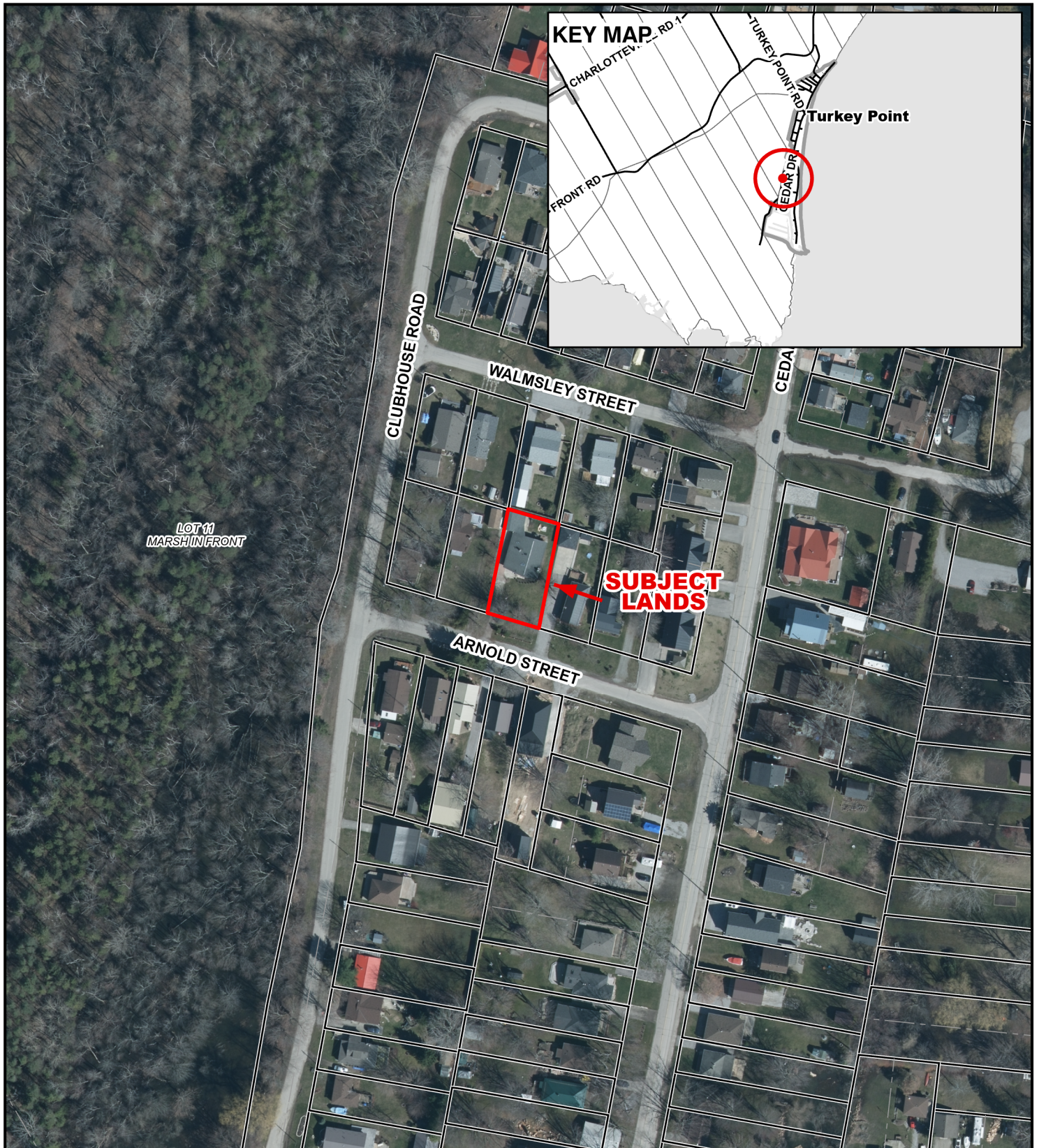
PROPOSED COTTAGE
11 ARNOLD STREET, TURKEY POINT
COUNTY OF NORFOLK

CLIENT: BRIAN VONLUKAWIECKI


SITE DEVELOPMENT PLAN

DESIGN: J.C.T.	SCALE: 1:100
DRAWN: L.M.K.	JOB No: 16255
CHECKED: R.W.P.	DWG. No: 16255-1
SHEET: 1 of 1	
DATE: APR. 2, 2024	



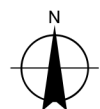


Legend

 Subject Lands

2020 Air Photo

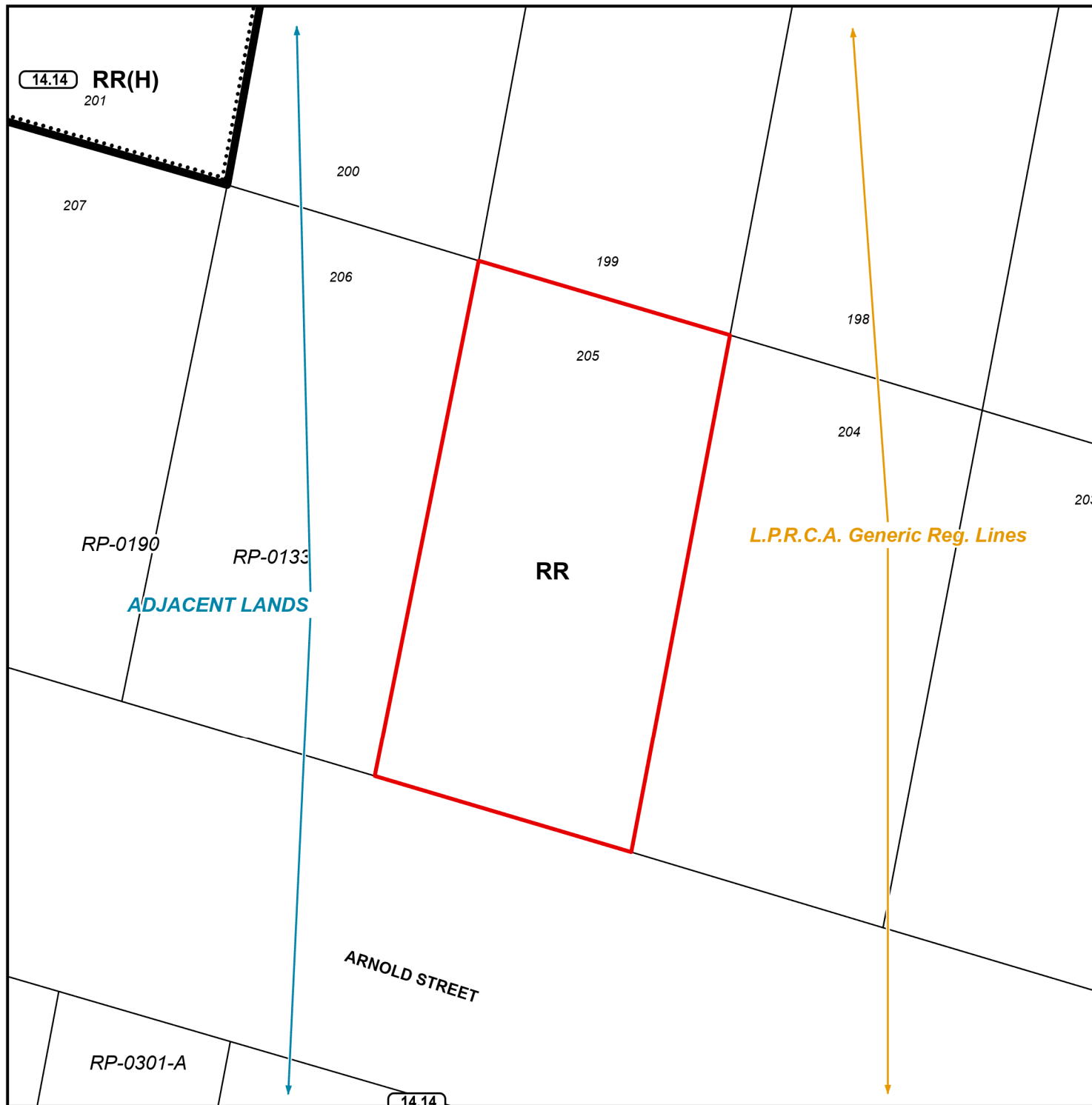
8/1/2025






10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

ANPL2025076



LEGEND

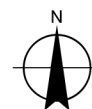
-  Subject Lands
-  Adjacent Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

8/1/2025

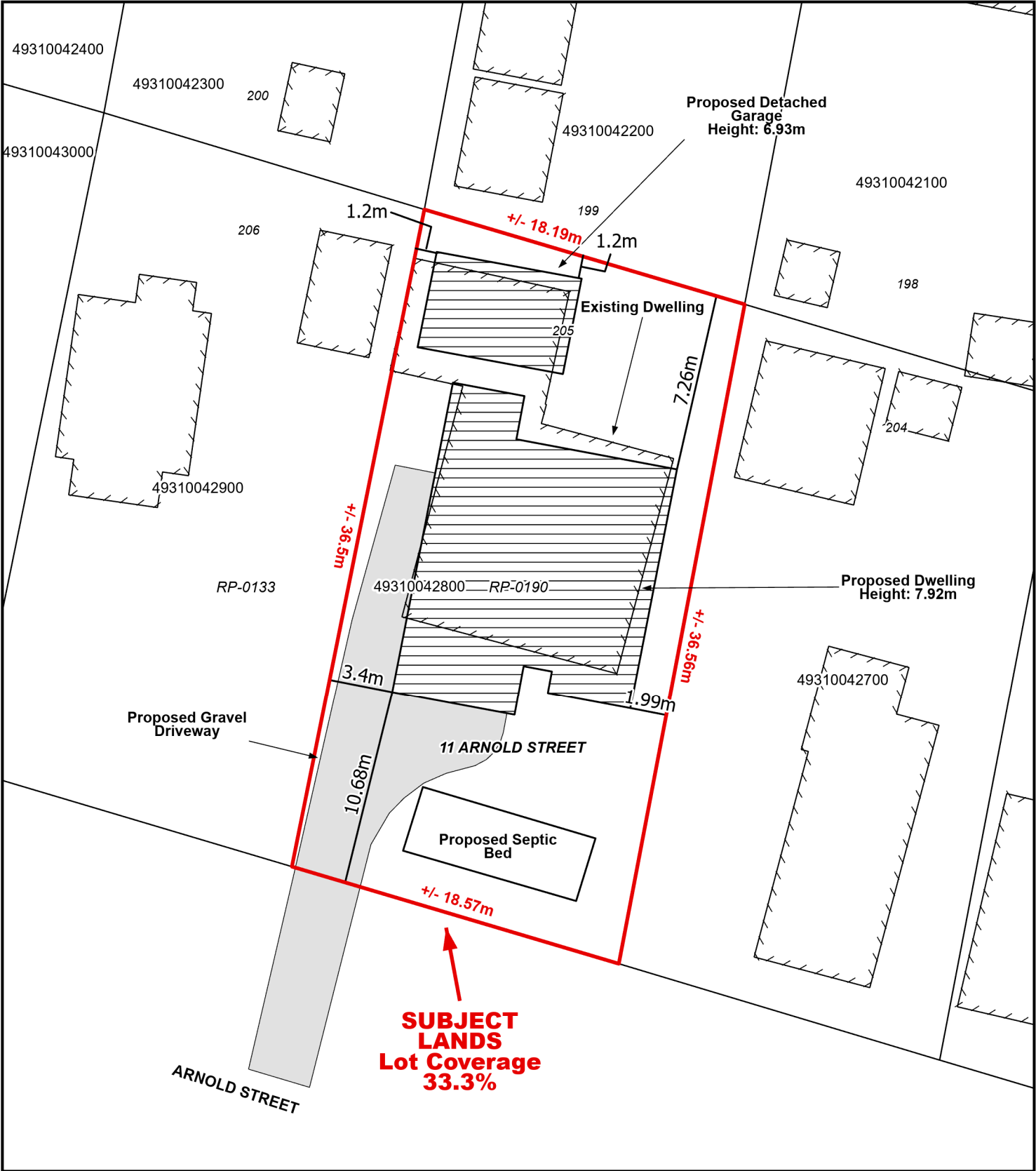
(H) - Holding

RR - Resort Residential Zone




3 1.5 0 3 6 9 12 Meters

CONCEPTUAL PLAN
Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

8/1/2025

