

ZNPL2019007
OPNPL2019006

For Office Use Only:

File Number	<u>BNPL2019229</u>	Application Fee	<u>\$2710.00</u>
Related File Number	<u>BNPL2019228</u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u> </u>
Application Submitted	<u>June 24</u>	Planner	<u>Neel</u>
Complete Application	<u>June 24</u>	Public Notice Sign	<u>Yes.</u>

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: 49311044100

A. Applicant Information

Name of Owner Ralph Bauer

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 1905 St Johns Road West
Town and Postal Code Simcoe Ontario N3Y 4K1
Phone Number 519-429-8927
Cell Number
Email ralphbauergolf@gmail.com

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

Name of Agent	G. Douglas Vallee Limited (Eldon Darbyson)
Address	2 Talbot Street North
Town and Postal Code	Simcoe Ontario L3Y 3W4
Phone Number	519-426-6270
Cell Number	905-321-2029
Email	eldondarbyson@gdvallee.ca

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):

Part Lots D and E, Plan 135, Part Lot 14 In Front of Concession A, Geographic Township of Charlotteville, Norfolk County

Municipal Civic Address: 33 Cedar Drive, Turkey Point

Present Official Plan Designation(s): Resort Residential/ Significant Woodlands

Present Zoning: Resort Residential RR Zone

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

☒ Yes ☐ No If yes, please specify:

Special Provision to permit 3 single detached resort residential dwelling lots with 14 metres of frontage and 0.13ha of lot area for each lot.

3. Present use of the subject lands:

Resort residential use consisting of cottages, a dwelling and 14 trailers.

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:

All buildings and trailers to 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.

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 buildings will be designed to comply with RR Zone (with special provision No. 14.968) By-law No. 32-Z-2019



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:
Not known

9. Existing use of abutting properties:

North: Turkey Point Prov Park and Golf Course. South: Cedar Drive and Lake Erie. East and West: Seasonal dwellings.

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:

~~Hydro easement through the property.~~

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	43.26m	14m lots x 3
Lot depth	Irregular	Irregular
Lot width	Irregular	Irregular
Lot area	0.4271ha	.013ha x 3
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

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

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

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

Frontage:	14.42m (Part 2) See drawing for details
Depth:	100 m +/-
Width:	Irregular
Lot Area:	1428.1 m ²
Present Use:	Resort residential use consisting of cottages, a dwelling and trailers.
Proposed Use:	3 single detached resort residential dwellings and lots

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: 14.42 m (Part 1) See drawing for details
Depth: 99.4 +/-
Width: 14.42m
Lot Area: 1399.3 m2
Present Use: Resort residential use consisting of cottages, a dwelling and trailers.
Proposed Use: 3 single detached resort residential dwellings and lots
Buildings on retained land: All to be demolished

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

Frontage: None
Depth: _____
Width: 10.06m
Area: Part 1 = 145.1m2: Part 2 = 145.2m2: Part 3 = 140.9m2
Proposed Use: Hydro Easement

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:
Long Term Seasonal residential uses on site.

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:

The site has been used for cottage and trailer rentals for quite some time and no endangered species have been encountered.

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 near a source water protection area.

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 Abutting

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)

Turkey Point Private water supply

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ 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:

Cedar Drive

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.

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.

K. Declaration

I, Ralph Bann of Smice-

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:

NORFOLK COUNTY

Ralph Bann

Owner/Applicant/Agent Signature

In TOWN OF SMICE-

This 24th day of JUNE

A.D., 20 19

Eldon Fraser Darbyson

A Commissioner, etc.

**ELDON FRASER DARBYSON, a commissioner, etc.,
Province of Ontario, for G. Douglas Vallee Limited.
Expires March 28, 2022.**

I. Transfers, Easements and Postponement of Interest

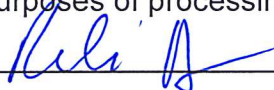
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

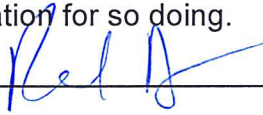
Jun 27/19
Date

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 Ralph Bawn am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G.W. Valler. Ltd. 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

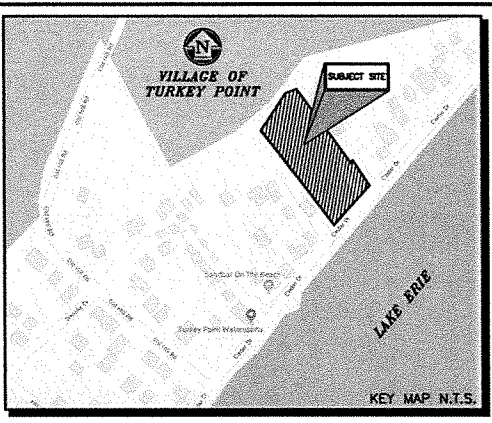
Jun 27/19
Date

Owner

Date


REV. No.	DATE	REVISION
0	SEP 21/18	ISSUED TO CLIENT FOR REVIEW
1	MAY 13/19	REVISED PER SURVEY

SITE PLAN
OF PART OF
LOTS D & E, REGISTERED PLAN 135
AND PART OF
LOT 14, MARSHLAND IN FRONT OF
CONCESSION 'A'
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY



NOTE:
ALL BUILDINGS TO BE REMOVED

NORFOLK COUNTY OFFICIAL PLAN		
DESIGNATION	PERMITTED USES	MODIFICATION
RESORT RESIDENTIAL	VACATION HOMES	
HAZARD LANDS	EXISTING DWELLINGS	NEW PERMIT VACATION HOMES
NORFOLK COUNTY ZONING BYLAW 1-Z-2014		
ZONING	PERMITTED USES	
RESORT RESIDENTIAL RR	VACATION HOMES	
ZONE		
	REQUIRED	MODIFICATION
MINIMUM LOT FRONTAGE	15m	14m
MINIMUM LOT AREA	0.4ha	1300.0m² (0.130ha)
LOT 1 AREA	-	1399.3m² (0.140ha)
LOT 2 AREA	-	1428.1m² (0.143ha)
LOT 3 AREA	-	1444.1m² (0.144ha)

**vallee**
Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp
PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title
BAUER SEVERANCE
TURKEY POINT - NORFOLK COUNTY

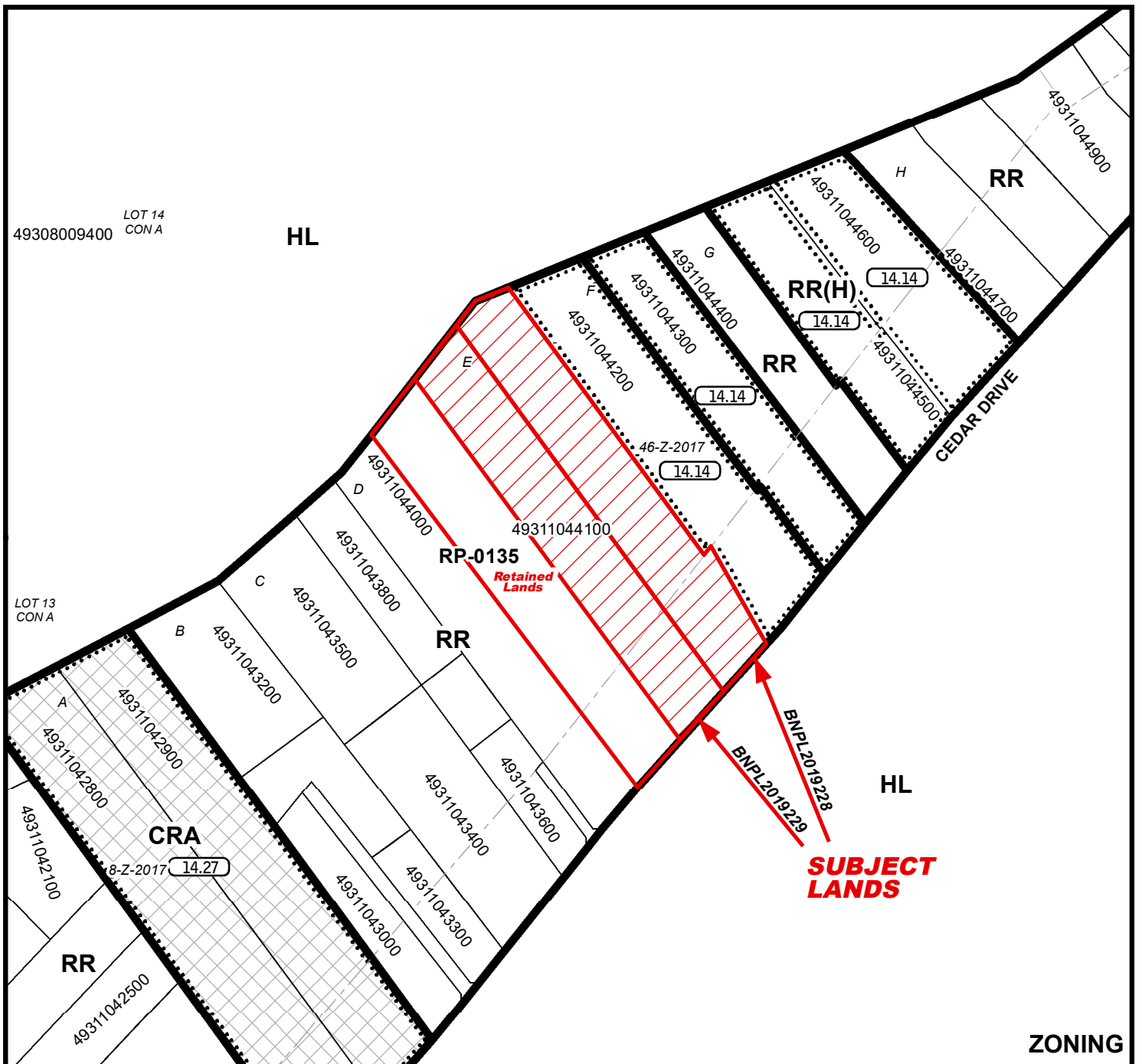
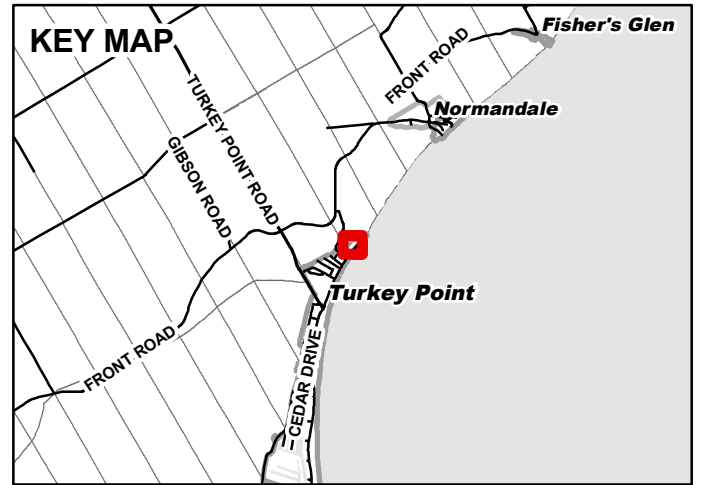
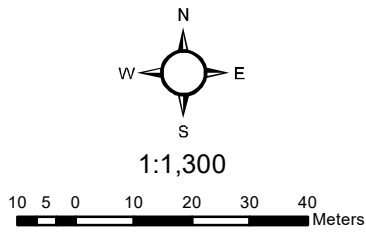
Drawing Title
PROPOSED SEVERANCES

Designed by :	TJC	Drawn By :	TJC
Checked by :	MH	Date Started :	SEPTEMBER 20, 2018
Drawing Scale :	1:200	Drawing No.	02
Project No.	12-123		

MAP 1

File Number: BNPL2019228 & BNPL2019229

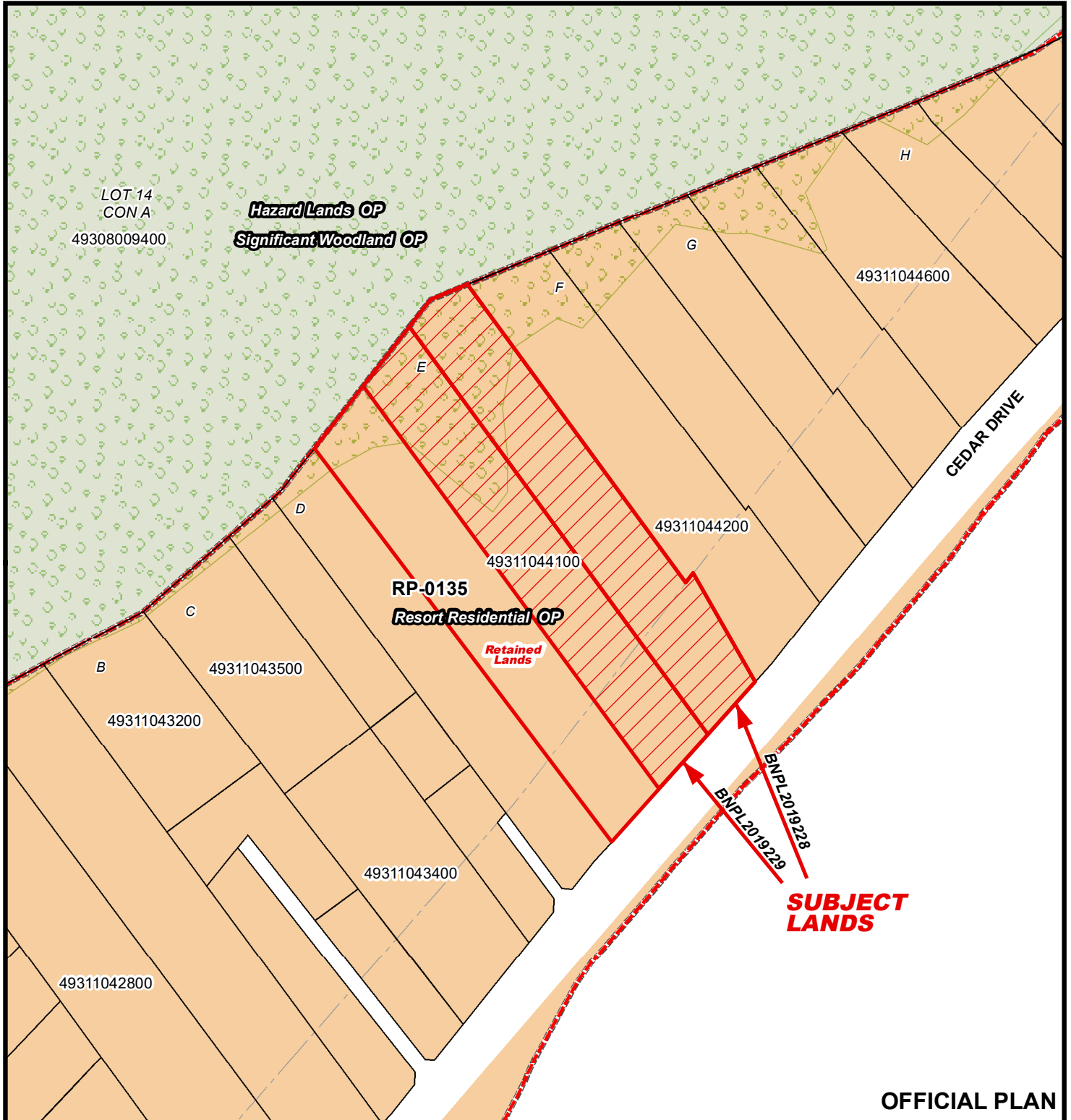
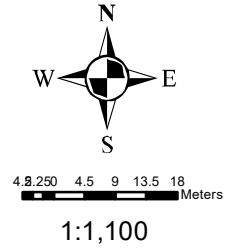
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: BNPL2019228 & BNPL2019229

Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: BNPL2019228 & BNPL2019229

Geographic Township of CHARLOTTEVILLE



3.5 7.5 3.5 7 10.5 14 Meters

1:900



MAP 4

File Number: BNPL2019228 & BNPL2019229

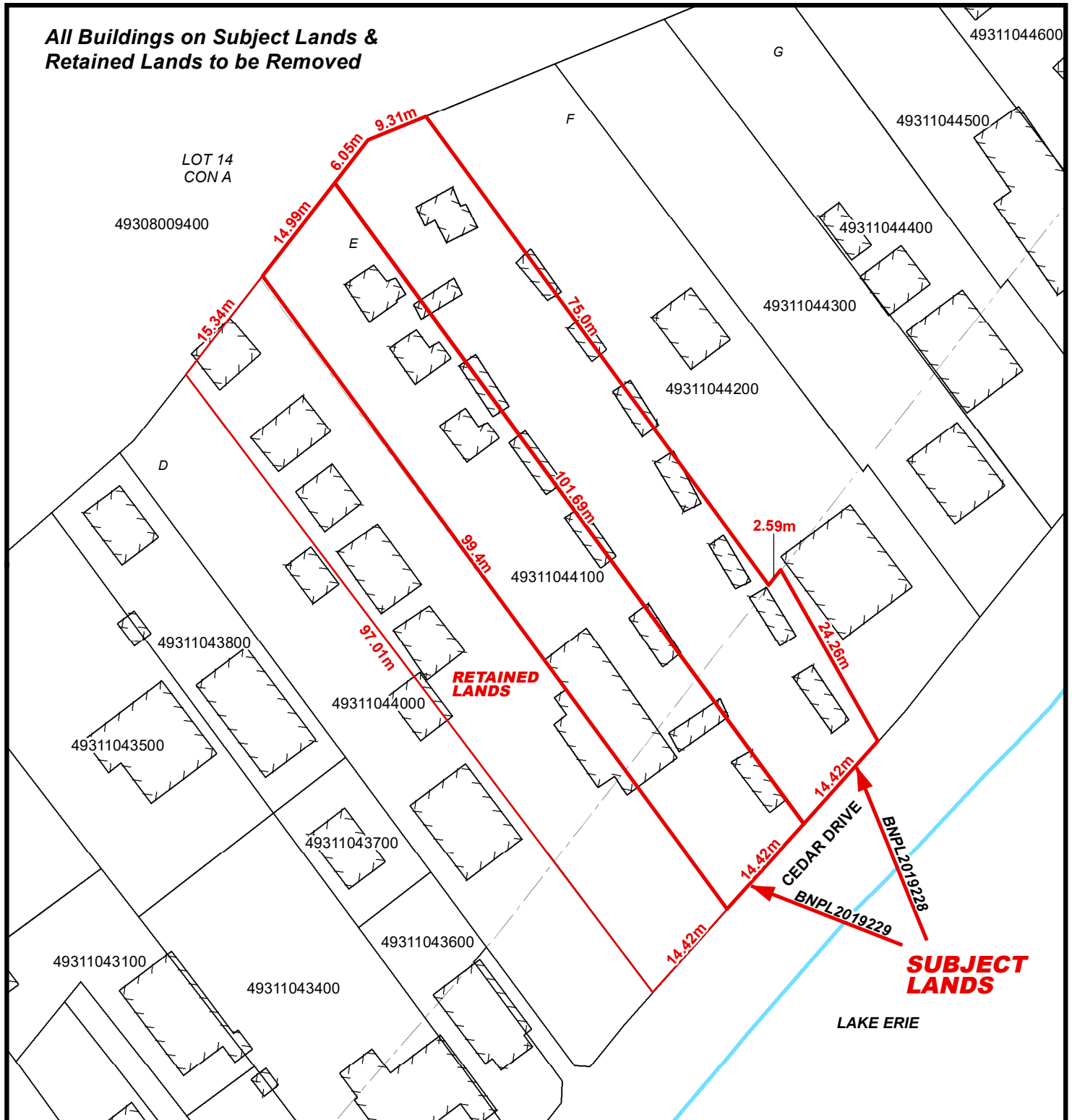
Geographic Township of CHARLOTTEVILLE



2.5 2.5 5 7.5 10
Meters

1:700

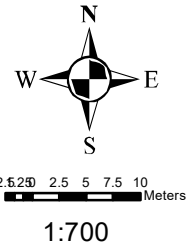
**All Buildings on Subject Lands &
Retained Lands to be Removed**



LOCATION OF LANDS AFFECTED

File Number: BNPL2019228 & BNPL2019229

Geographic Township of CHARLOTTEVILLE



*All Buildings on Subject Lands &
Retained Lands to be Removed*

