

M.P.#
MP 2017 0003062
Careswell

For Office Use Only:	ZNPL2017214		
File Number	OPNPL2017213	SPRT Meeting	N/A
Related File Number	—	Application Fee	✓
Pre-consultation Meeting	mid Sept	Conservation Authority Fee	✓
Application Submitted	Sept. 20 th 17	OSSD Form Provided	new system N/A
Complete Application	Sept. 27 th 17	Planner	Kayla Bell
Public Notice Sign	✓		

Check the type of planning application(s) you are submitting.

<input checked="" type="checkbox"/>	Official Plan Amendment
<input checked="" type="checkbox"/>	Zoning By-Law Amendment (SITE SPECIFIC)
<input type="checkbox"/>	Draft Plan of Subdivision/Vacant Land Condominium
<input type="checkbox"/>	Condominium Exemption
<input type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Consent/Severance
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Extension of a Temporary Use By-law
<input type="checkbox"/>	Part Lot Control
<input type="checkbox"/>	Cash-in-Lieu of Parking
<input type="checkbox"/>	Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 493.100.33200.0000

A. Applicant Information

Name of Owner PAUL EDWARD CARESWELL

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	6 FERRIS STREET
Town and Postal Code	TURKEY POINT N0E 1T0
Phone Number	
Cell Number	519-732-0567
Email	paul.careswell@sympatico.ca



Name of Agent	<u>Not Applicable</u>
Address	<u></u>
Town and Postal Code	<u></u>
Phone Number	<u></u>
Cell Number	<u></u>
Email	<u></u>

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☒ Owner ☐ Agent

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):
NORFOLK COUNTY - CHR PLAN 190 Lot 116

Municipal Civic Address: NOT AVAILABLE

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RR

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 1989

4. Present use of the subject lands:

VACANT LAND



5. 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, height, etc. on your attached sketch which must be included with your application:

VACANT PROPERTY

6. If known, the date existing buildings or structures were constructed on the subject lands: Not Applicable
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Not Applicable

8. 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, height, etc. on your attached sketch which must be included with your application:

SEASONAL COTTAGE

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

SUMMER 2018

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

12. Existing use of abutting properties:

SEASONAL COTTAGES



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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

BUILD A SEASONAL COTTAGE ON THE VACANT PROPERTY.

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

— THERE IS NO ACCESS TO AN IMPROVED ROAD
NEED RELIEF OF SECTION 3.11.1

— Relief of lot coverage

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. 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): _____

Description of land intended to be retained in metric units:

Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

7. Description of proposed right-of-way/easement:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	16.94 Metres	
Lot depth	110.0 Metres	
Lot width	14.82 Metres	
Lot area	497.0 Sq. Metres	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys		2
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

Number of buildings existing: _____



Number of buildings proposed: 1

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	Two
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____



Total number of staff proposed initially: _____
Total number of staff proposed in five years: _____
Maximum number of staff on the largest shift: _____
Is open storage required: ☐ Yes ☐ No
Is a residential use proposed as part of, or accessory to commercial/industrial use?
☐ Yes ☐ No If yes please describe: _____

14. Institutional (if applicable)

Describe the type of use proposed: _____
Seating capacity (if applicable): _____
Number of beds (if applicable): _____
Total number of staff proposed initially: _____
Total number of staff proposed in five years: _____
Maximum number of staff on the largest shift: _____
Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.): _____

15. Describe Recreational or Other Use(s) (if applicable)



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 (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

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



E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Communal wells
☐ Individual wells
☒ Other (describe below)

Private Water System - Lakeview Water Systems Limited

Sewage Treatment

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

New System to be Installed.

Storm Drainage

- ☐ Storm sewers
☒ Open ditches
☐ Other (describe below)
-

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☒ No

5. How many water meters are required? _____



6. Existing or proposed access to subject lands:

- ☐ Municipal road ☐ Provincial highway
☒ Unopened road ☐ Other (describe below)

Name of road/street:

Water or Walmsley Street, Turkey Point

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.


* 
Owner/Applicant Signature


Date

K. Permission to Enter Subject Lands

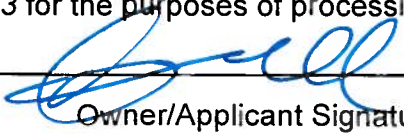
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


* 
Owner/Applicant Signature


Date

L. 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 Signature


Date

M. 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 for site plan approval.

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

Owner

Date

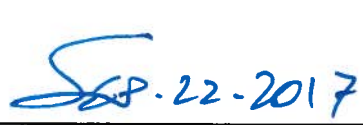
Owner

Date

N. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

* 
Applicant Signature


Date

Agent Signature

Date



O. Declaration

I, PAUL CONEWEY of TURKEY POINT

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

[Signature]

Owner/Applicant Signature

In Simcoe

This 22 day of September

A.D., 2017

Kayla Reel

A Commissioner, etc.

Kayla Eva Johanna Reel, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 11, 2019.

September 22, 2017

Norfolk County
County Administration Building
50 Colborne Street South
Simcoe, On N3Y 4H3

Attention: Kayla Rell, Senior Planner

Dear Kayla:

Re: Turkey Point Registered Plan 190 – Lot 116 – Development Application History

I decided to start the process of building a seasonal residence on Lot 116 in May 2014.

My first step was to perform a Title Search for Lots 115 & 116, Plan 190 on May-16-2014 at the Land Registry office in Simcoe. Over the next few months, there were several emails to and from County staff regarding Lot 116 development.

In July and August 2014, I contacted Jennifer Catarino (Planner), Scott Northcott (Building Inspector) and Doug Lyons (Municipal Technologist) to review and discuss the development on Lot 116. In July 2014, Scott Northcott provided me with a copy of the County's Building GIS Viewer for my lots 115 & 116. In August 2014 Jennifer notified me that Planning Staff were not in a position to support a consent application to build on an unopened and non-maintained road.

I had also secured the services of Vallee Consulting Engineers in Simcoe to perform the engineering work on this project. I met with John Vallee and Michael Higgins on January 30, 2015 to discuss the possibility and options for a potential build on Lot 116.

In February 2015, with the assistance of Lydia Harrison, we worked at getting approval to close Water Street (between Ferris and Walmsley); and, sell/divide the land to the adjacent property owners. This process continued for several months with letters being sent to adjacent landowners in March 2015 by Lydia Harrison; and ultimately, it came down to Norfolk County Public Works denying the sale of the land in May 2015 due to the future Municipal Drain.

On August 18, 2015 I met with Lydia Harrison, Michael Higgins, Doug Lyons, Bill Cridland and my lawyer Wendy Newton to again review and discuss the closing of Water Street (aka Walmsley) and selling to adjacent property owners. Public Works refused to sell the property until the Ferris Street Drain Study was completed.

Concurrently, with all my efforts to develop Lot 116, there has been an ongoing Ferris Street Municipal Drainage Study which is still not finalized. There were several drainage meetings with County staff and then it went to Council Meeting on November 10, 2015, and was subsequently referred back to Vallee Engineering for further study and review. There was an open house meeting with Landowners on May 26, 2016 in St. Williams to further consider the Ferris Street Drainage Report.

Following that meeting, I had been in contact with Bill Mayes as to the status of the Drainage Report in regards to access to my Lot 116. At this point, I believed that the Ferris Street Drainage Study was what was holding up any development on my Lot 116. On April 4, 2017 Bill Mayes advised me that the drainage project was unrelated to my legal access issue; and, to this point I have not heard anything further regarding the Ferris Street Drainage Study.

On May 15, 2017 I emailed Doug Lyons in regards to extending Water Street to provide legal access to my Lot 116. Scott Zerbes was passed my file for review, and he responded on June 5, 2017 stating that the road is unopened and unmaintained and does not have a legal storm water outlet; and as such, the County has no interest in having this road constructed at this time.

On June 12, 2017 I contacted Jim Oliver to ask for his assistance in getting permission/access to Lot 116. Jim and I did a walk around of my properties on June 25, 2017; and, Jim said he would check with County Representatives to see what he could find out about getting access to my Lot 116. On August 30, 2017 Jim advised me to contact the Planning Department in regards to applying for a site specific official plan amendment that would allow me to develop Lot 116 even though it is not on an improved road. He said that Council had approved something similar to this for property in Port Dover earlier this year.

I contacted Kayla Rell in the Planning Department, and set up a meeting with her on September 8, 2017 to review my Lot 116 development application.

Over the last three (3) years, I have continually contacted and discussed with several Norfolk County staff any options that would allow development on my Lot 116. I would greatly appreciate your review, processing and approval of this development application.

If you require further information, please advise.

Regards,

Paul Careswell
6 Ferris Street (Lot 115)
Turkey Point, ON N0E 1T0
Cell: (519) 732-0567

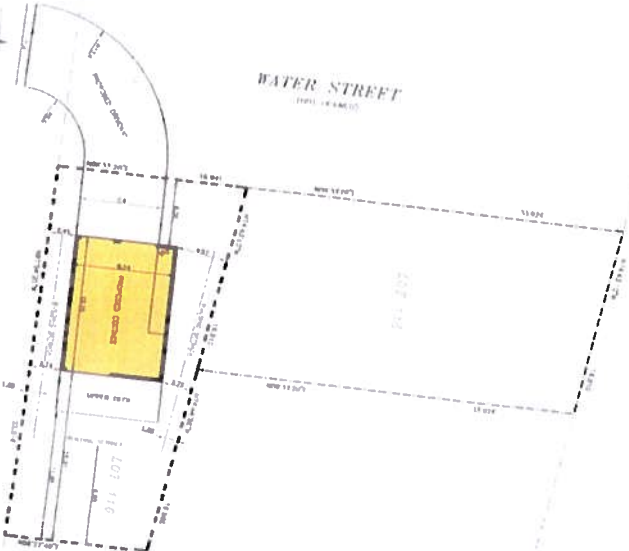


FLEPPIS STREET

WATER STREET
(TYPE 1) (4-400-105)

WALMSLEY STREET

ROAD OPEN.



LOCAL PERFORMERS	
CONCERT	ADMISSION
THUR. 10:30	6:30
OFFICIAL 8:30-10:00	2:30-7:30
EXHIBIT 8:30-10:00	N/A
8:30-10:00	10:30
12:00-1:00	22:30

LOTS 118 AND 119
WILKINSON PLY 180
IN THE CEMENT
TUNNEL OF OAKMONT, ALA.
IN
SOUTHERN COAST

Year	Value
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
2026	100
2027	100
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2100	100



vallee

Consulting Engineers
Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SCARBOROUGH, ONTARIO M1V 3M4
(416) 429-2770

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

CARESWELL COTTAGE

JAMES HARRIS

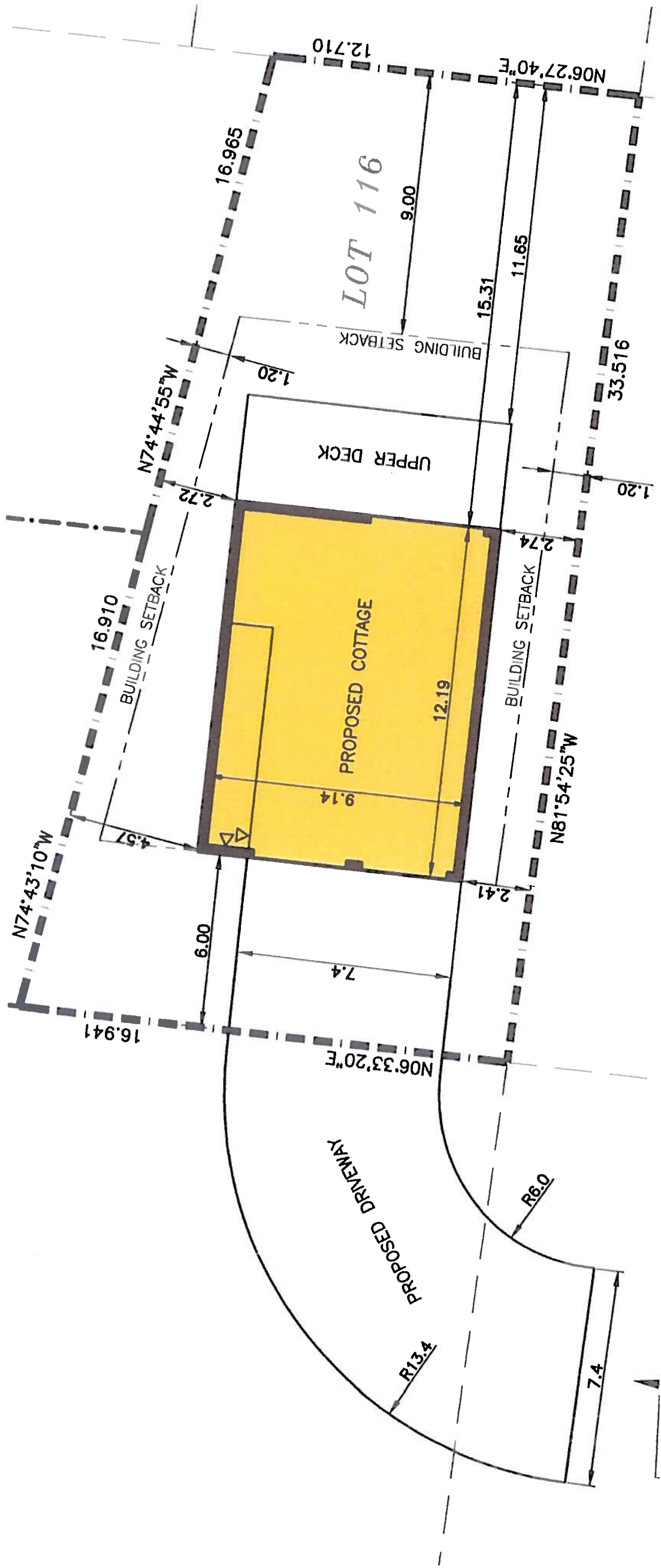
1000

100

Item	Quantity	Unit Price	Total Price
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2. 1000	1000	1000	1000
3. 1000	1000	1000	1000
4. 1000	1000	1000	1000
5. 1000	1000	1000	1000
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76. 1000	1000	1000	1000
77. 1000	1000	1000	1000
78. 1000	1000	1000	1000
79. 1000	1000	1000	1000
80. 1000	1000</		

15-014

01



SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT YARD	6.0m	6.0m
INTERIOR SIDE YARD	1.2m	2.72m/2.41m
EXTERIOR SIDE YARD	6.0m	N/A
REAR YARD	9.0m	15.31m
LOT COVERAGE	15 % MAX	22.5 %

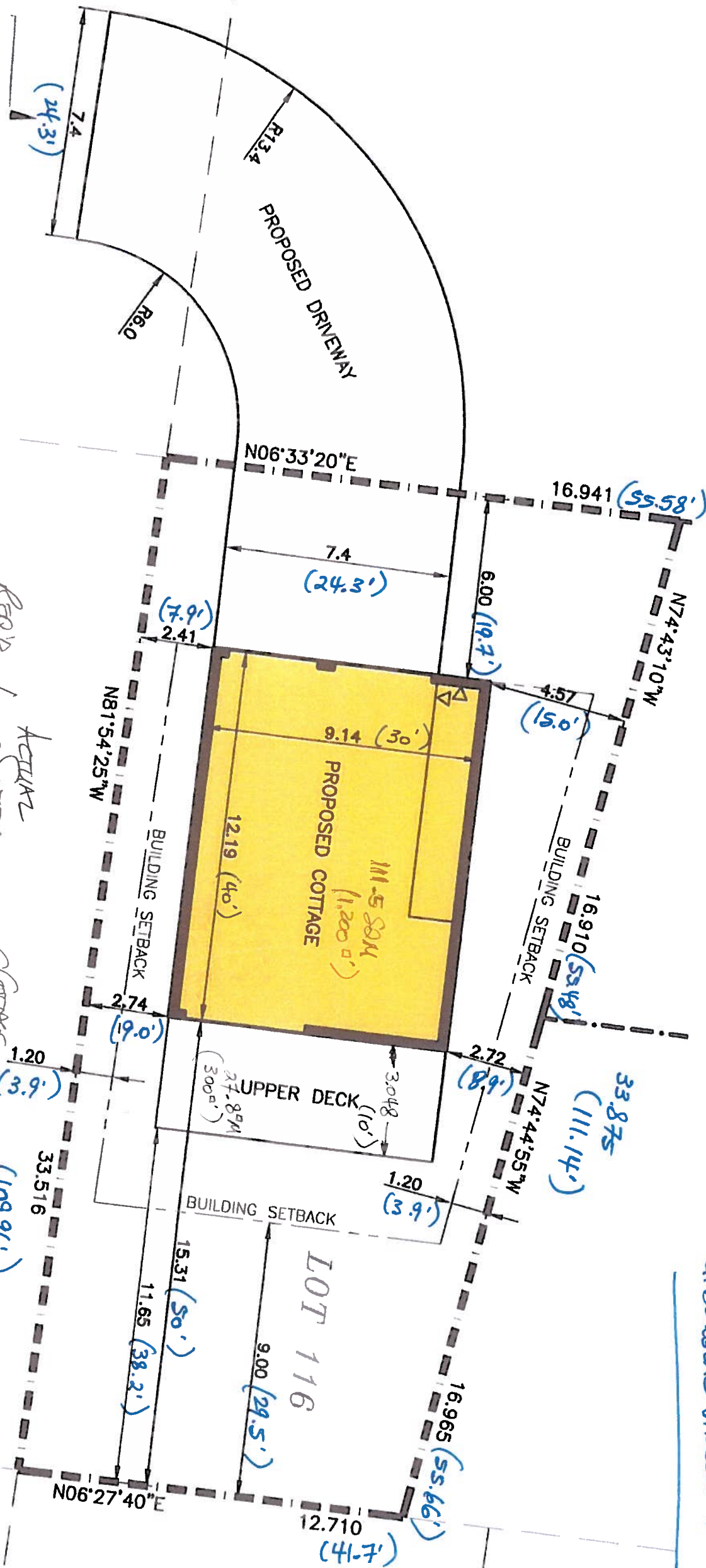
LOT INFORMATION:

BUILDING FOOTPRINT AREA	111.5 sq m
LOT AREA	496.5 sq m

493 100 33200

Building Ht = $\frac{\text{Cost}}{7.5M}$
(24.6')

SEP. 19. 2017
G. DOUGLAS VANCE LTD.



Actual
Road Lot Size:
700.804 vs 496.5 SQM
(7,535^{m²}) vs (5,344.3^{m²})

Cottage
Coverage
22.5%
Road = 15%



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: Walmsley St, Turkey Point

Legal Description: CHR PLAN 190 LOT 116 IRREG 0.12AC 55.70FR D

Roll Number: 331049310033200

Application #:

Information Origins: Development Services GIS/Owner site plan dated 19 Sept 2017

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area					
i) new lot		0.40		N/A	ha
ii) lot of record		700.00		N/A	m.sq
b) minimum lot frontage					
i) interior lot		15.00		N/A	m
ii) corner lot		18.00		N/A	m
c) minimum front yard		6.00	6.00	N/A	m
d) minimum exterior side yard		6.00		N/A	m
e) minimum interior side yard					
i) attached garage		1.20		N/A	m
		1.20		N/A	m
ii) detached garage	Left	3.00	4.57	N/A	m
	Right	1.20	2.41	N/A	m
f) minimum rear yard		9.00	15.31	N/A	m
g) maximum building height		7.50	7.50	N/A	m
h) maximum lot coverage (Note: Proposed Area)	Cottage with deck 139.27m.sq/Lot area 496.5m.sq				m.sq
i) lot		15.00	28.05	13.05	%

Comments


1) Proposed cottage exceeds maximum lot coverage - deficient 13.05%

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Scott Puillandre

I have read and understand the above.


Signature of owner or authorized agent


date


Signature of Zoning Administrator

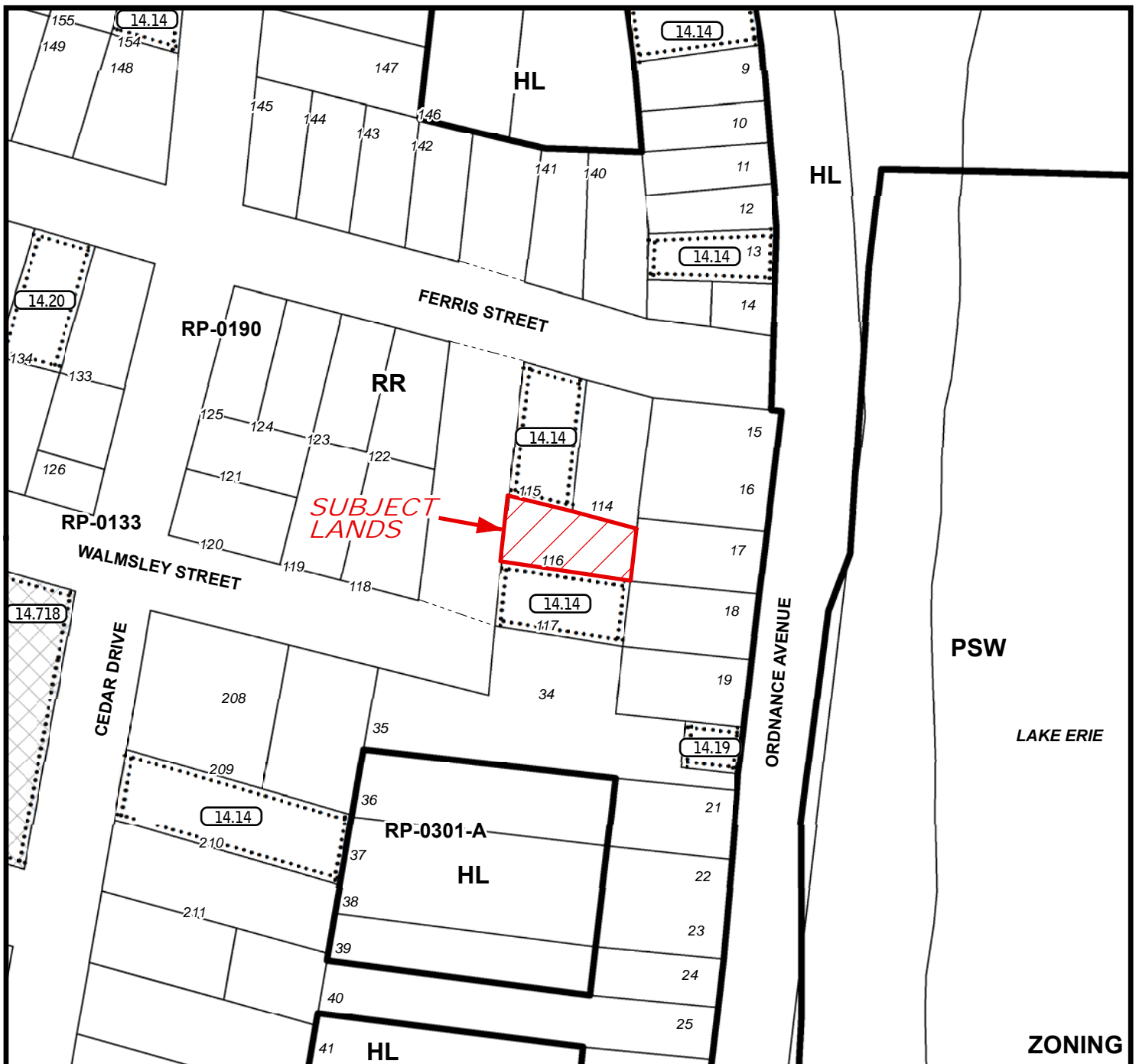
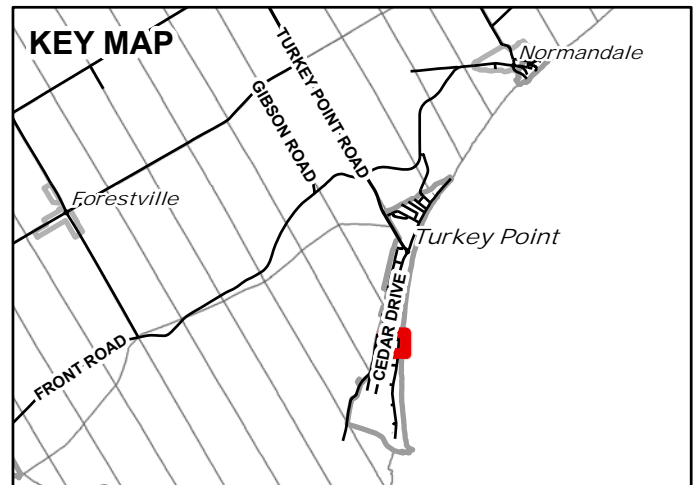
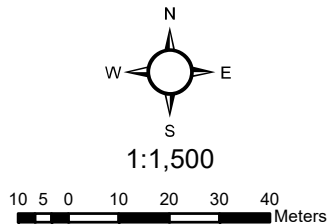

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

MAP 1

File Number: OPNPL2017213 & ZNPL2017214

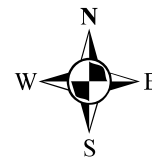
Geographic Township of
CHARLOTTEVILLE



MAP 2

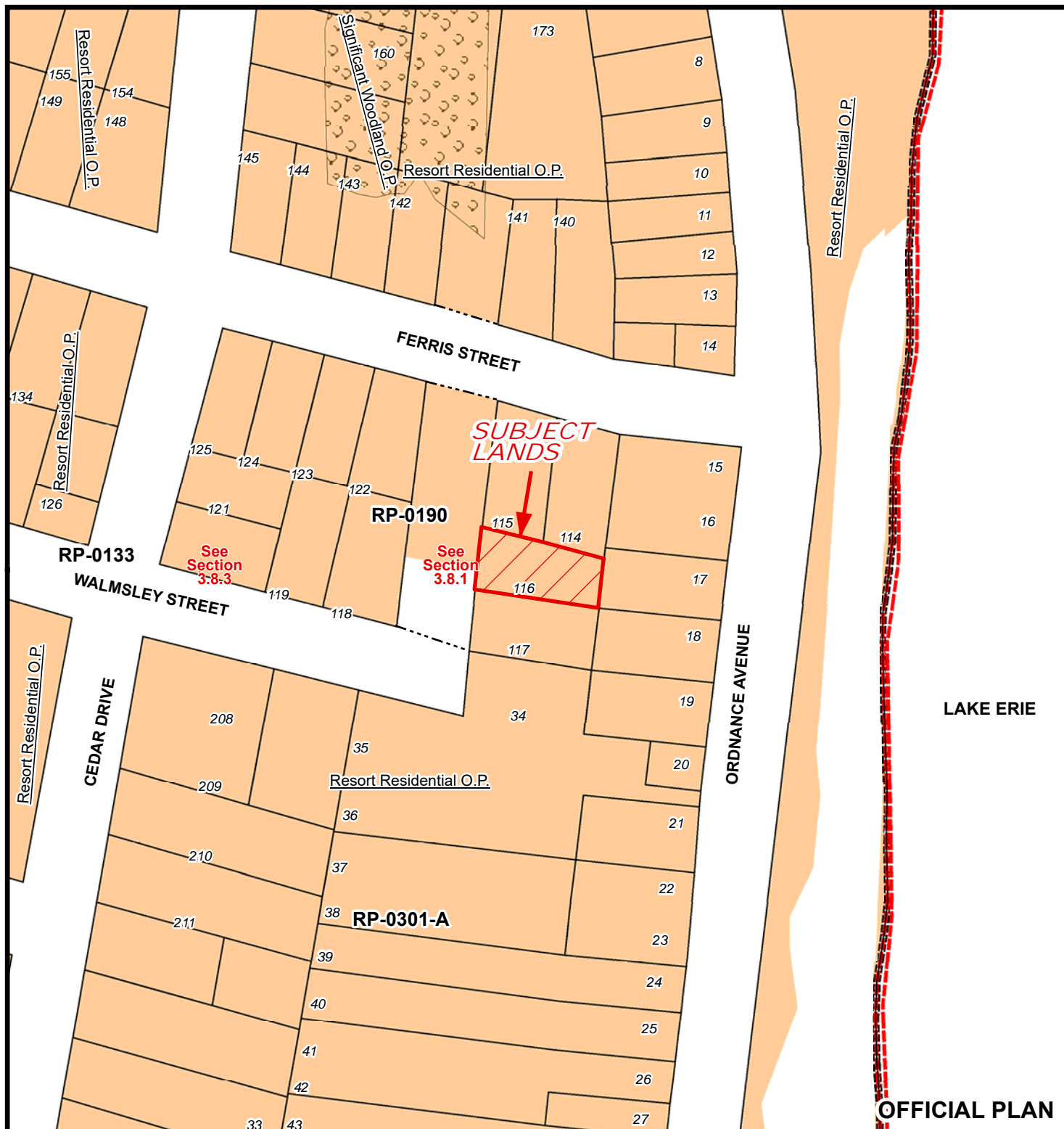
File Number: OPNPL2017213 & ZNPL2017214

Geographic Township of CHARLOTTEVILLE



6 3 0 6 12 18 24
Meters

1:1,500



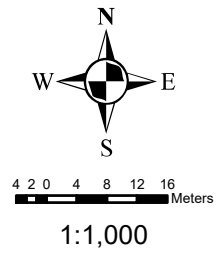
OFFICIAL PLAN

10/5/2017

MAP 3

File Number: OPNPL2017213 & ZNPL2017214

Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: OPNPL2017213 & ZNPL2017214

Geographic Township of CHARLOTTEVILLE

