

For Office Use Only:

File Number 2NPL2017215
Related File Number _____
Pre-consultation Meeting Sept 2017
Application Submitted Sept 2017
Complete Application Sept 2017
Public Notice Sign _____

SPRT Meeting _____
Application Fee 2230.00
Conservation Authority Fee _____
OSSD Form Provided N/A.
Planner MAI

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

- ☐ Official Plan Amendment
☒ Zoning By-Law Amendment
☐ Draft Plan of Subdivision/Vacant Land Condominium
☐ Condominium Exemption
☐ Site Plan Application
☐ Consent/Severance
☐ Minor Variance
☐ Extension of a Temporary Use By-law
☐ Part Lot Control
☐ Cash-in-Lieu of Parking
☐ Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 49304030000, 4930403100

A. Applicant Information

Name of Owner John Henry Smith Land Inc.

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 P.O. Box 266

Town and Postal Code Simcoe, ON N3Y 4L1

Phone Number 519-582-1174

Cell Number _____

Email _____



Name of Agent	Civic Planning Solutions Inc. (David Roe)
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	
Email	dfrfez@bellnet.ca

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):
Lots 1,2,3,4,5 & 6, Block 3, Plan 34-B, Lot 13, Concession 13 Charlotteville (Walsh)

Municipal Civic Address: 1308 and 1310 Turkey Point Road

Present Official Plan Designation(s): Hamlet

Present Zoning: MR Rural Industrial

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

☒ Yes ☐ No If yes, please specify:

14.242 Truck terminal permitted related offices and existing dwellings premitted

3. The date the subject lands was acquired by the current owner: _____
4. Present use of the subject lands:

Residential - two existing residential dwellings, accessory garage, 4 vacant industrial buildings

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:

2 dwellings and garage, 4 industrial buildings (1 will be removed) see sketch

6. If known, the date existing buildings or structures were constructed on the subject lands: _____
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.

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:

Nothing proposed at this time

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

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:
residential and industrial

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:
3.048m wide existing access right of way (466m2)

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:

Propose to rezone portion of the subject lands from MR to RH to permit the existing dwellings to be used for residential purposes and to permit the severance of the subject lands into two residential lots. The remaining MR zoned lands to be rezoned MR removing special provision 14.242.

See bottom of page below*

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

The lands were zoned to accommodate the previous use by a trucking firm, the 2 residential dwellings are to be zoned RH which permits residential use of the site. The remaining lands will be rezoned MR without provision 14.242

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):

See C1 above: Deficiencies RH Zone for severances

#1308 Turkey Point Rd. 5.7.2 a) min lot area deficiency 0.13ha
d) min ext. side yd. deficiency 3.53m

#1310 Turkey Point Rd. 5.7.2 a) min lot area deficiency 0.16ha
c) min front yd. deficiency 1.13m

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	120m	
Lot depth	311.39	
Lot width	120m	
Lot area	18303m ²	
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		
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: _____

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	_____	_____
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: 4

Number of buildings proposed: None at this time

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.):

Metal sided building, 582m² Height 5.5m (all used for industrial purposes)

Metal sided building (to be removed) 54m², Height 3m

Metal sided Building 119m², Height 4.5m, Vinyl Building 82m², Height - 6m



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

Total number of fixed seats: _____

Describe the type of business(es) proposed: Former trucking business



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.):

part of property owned by a trucking firm however the dwellings continued to be used for residential purposes

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:
A Phase II Environmental Site Assessment prepared by Englobe May 29, 2017
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:

No new development is proposed

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 located within a water source protection area

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 300 West

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 300 West

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 adjacent

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)
-

Sewage Treatment

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

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? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Turkey Point Road

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.



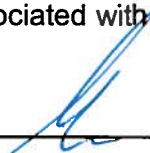
Owner/Applicant Signature



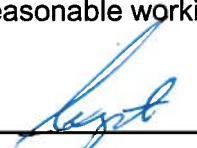
Date

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

Sept 22/17


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 John Henry Smith Land Inc. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe 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

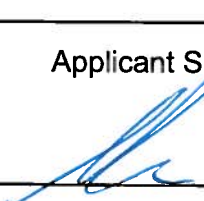
Sept 20/17

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



Agent Signature

Date

Sept 22/17

Date

O. Declaration

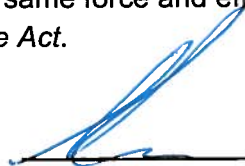
I, David Roe of Norfolk County

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:

Lanark



Owner/Applicant Signature

In Norfolk County

This 22 day of September

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires September 21, 2018.

A.D., 20 17



A Commissioner, etc.

Remove 14.242
~~Rezone MR to Zone~~

SUBJECT TO AN EXISTING 3.048m WIDE RIGHT-OF-WAY (486 sq.m)

Rezone RH

1313

CONCESSION

PARCEL TO BE SEVERED
AREA = 2445 sq.m
LOT COVERAGE = 6.7%

30.00 25.84
10071. SIED

#1308

BLOCK

Rezone RH
REGISTERED

SOUTHWEST CORNER
LOT 1 BLOCK 3
REG'D PLAN 34-D

~~Rezone MR Zone~~

PARCEL TO BE RETAINED
AREA = 15380 sq.m
LOT COVERAGE = 5.1%

PLAN

6.23 LOT 7

34-B

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 16-1409 SMITH-ROE

PART 1, PLAN
37R-1782

PART 2, PLAN
37R-1782

PARCEL TO BE RETAINED
AREA = 15390 sq. ft.
LOT COVERAGE = 51%

SUBJECT TO AN EXISTING 10-40m WIDE RIGHT-OF-WAY (488 sq.m)

ROAD ALLOWANCE BETWEEN LOTS 12 AND 13
(TURKEY POINT ROAD)

LO
35.07
CONCESSION
37 88

PARCEL TO BE SEVERED
AREA = 2445 sq.m
LOT COVERAGE = 6.7%

LOT 2

1

REGISTERED

ELIZABETH STREET

PHONE (519) 428-0842 FAX (519) 428-1034
E-mail: surveyors@amtelecom.net

JCB 18-1409 SMITH-ROE

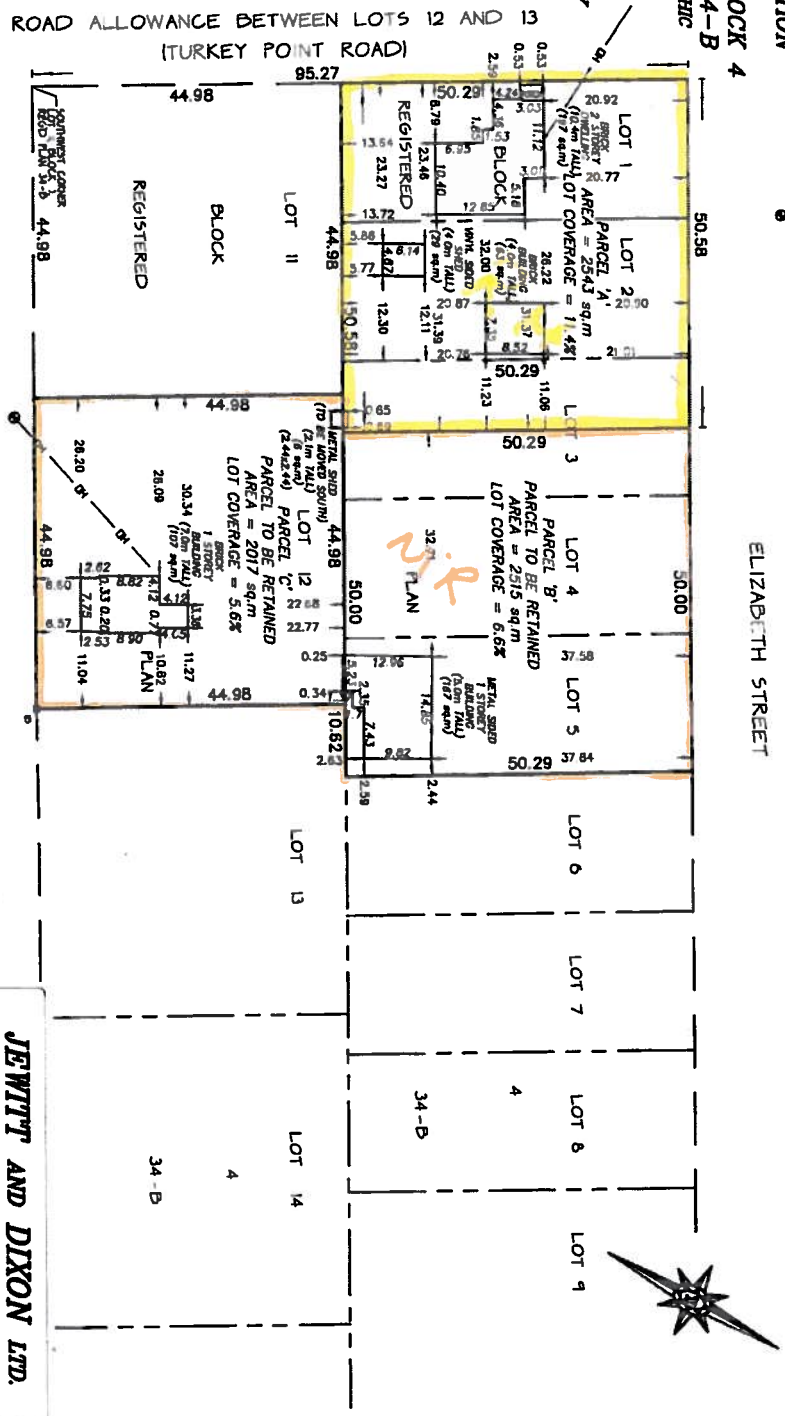
NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

**SKETCH FOR
SEVERANCE APPLICATION
OF LOTS
1, 2, 3, 4, 5 & 12, BLOCK 4
REGISTERED PLAN 34-B
IN THE FORMER GEOGRAPHIC
TOWNSHIP OF
CHARLOTTEVILLE
NOW IN
NORFOLK COUNTY
SCALE: 1 : 760
JEWITT AND DIXON LTD.
FEBRUARY 12, 2017**



NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(61 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@semitale.com.net



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: 1310 TURKEY POINT RD , Walsh

Legal Description: CHR CON 6 PT LOT 13 IRREG 0.84AC 172.00FR D

Roll Number: 331049304030100

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey dated 10 February 2017

Hamlet Residential Zone (RH)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.7.2 a) minimum lot area					
i) new lot		0.40	0.24	0.16	ha
ii) lot of record		930.00		N/A	m.sq
b) minimum lot frontage					
i) interior lot		30.00	44.00	N/A	m
ii) corner lot		30.00		N/A	m
iii) lot of record		18.00		N/A	m
c) minimum front yard		6.00	4.87	1.13	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	Right	3.00	8.84	N/A	m
	Left	1.20	21.95	N/A	m
f) minimum rear yard		9.00	35.66	N/A	m
g) maximum building height		11.00	6.50	N/A	m

Comments

1) Proposed lot does not meet minimum lot area of a new lot - deficient 0.16 Ha 2) Existing building does not meet minimum front yard setback - deficient 1.13m

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



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: 1308 TURKEY POINT RD , Walsh

Legal Description: CHR PLAN 34B BLK 3 PT LOT 1 CON 6 PT LOT 13 IRREG
0.26AC 133.00FR D

Roll Number: 331049304030000

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey dated 10 February 2017

Hamlet Residential Zone (RH)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.7.2 a) minimum lot area				
i) new lot	0.40	0.27	0.13	ha
ii) lot of record	930.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	30.00		N/A	m
ii) corner lot	30.00	50.00	N/A	m
iii) lot of record	18.00		N/A	m
c) minimum front yard	6.00	37.77	N/A	m
d) minimum exterior side yard	6.00	2.47	3.53	m
e) minimum interior side yard				
i) attached garage	Right 1.20	10.26	N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00	5.79	3.21	m
g) maximum building height	11.00	6.50	N/A	m

Comments

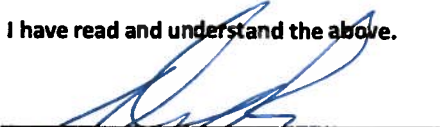
1) Proposed lot does not meet minimum lot area of a new lot - deficient 0.13 Ha 2) Existing structure does not meet the minimum exterior side yard setback - deficient 3.53m 3) Existing structure does not meet minimum rear yard setback - deficient 3.21m

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

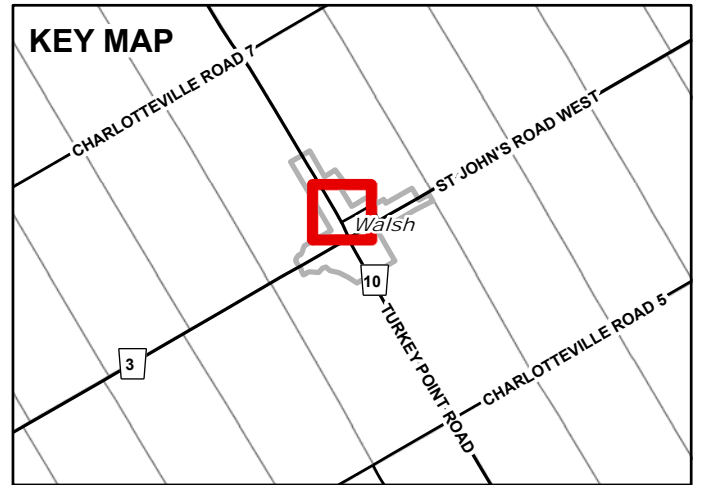
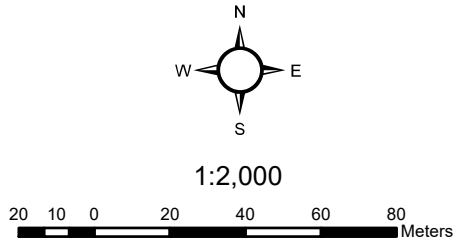

date

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

MAP 1

File Number: ZNPL2017215

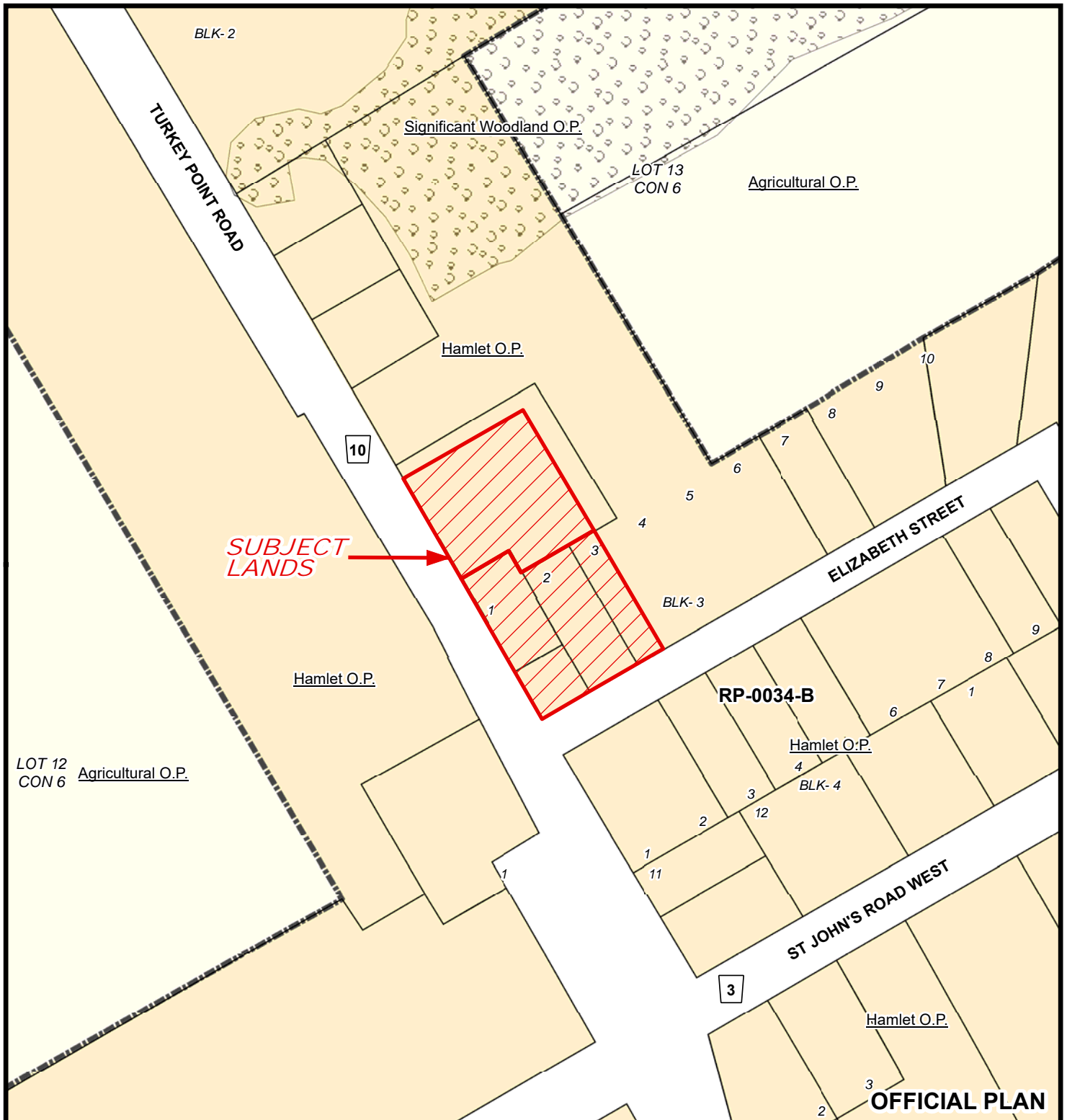
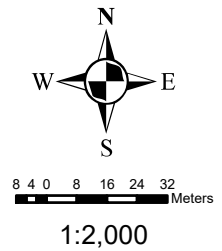
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ZNPL2017215

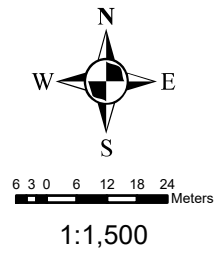
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ZNPL2017215

Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: ZNPL2017215

Geographic Township of CHARLOTTEVILLE

