

For Office Use Only:

File Number

ANP12017223

Application Fee

\$1172

Related File Number

Conservation Authority Fee

\$403.30

Pre-consultation Meeting

OSSD Form Provided

Application Submitted

Planner

Complete Application

Alisha

Public Notice Sign

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

Consent/Severance

Surplus Farm Dwelling Severance and Zoning By-law Amendment

Minor Variance

Property Assessment Roll Number:4931 0035900**A. Applicant Information****Name of Owner**DAVID Rick & Rose Travalle

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

89 51 Michael's ST

Town and Postal Code

DELHI ONT N4B 0A3

Phone Number

519 582-2778

Cell Number

519 429 4281

Email

ontario@execulink.com**Name of Agent**Prominent Homes

Address

363 Ireland Rd. Simcoe

Town and Postal Code

Simcoe N3Y 4K4

Phone Number

519-426-9186

Cell Number

519 - 718 - 2244

Email

shunting600@gmail.com

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):

Lot 141 Turkey Point CHR Plan 190

Municipal Civic Address: 5 Ferris St. Turkey Point

Present Official Plan Designation(s): resort residential

Present Zoning: resort residential (PR)

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: 10 Years ago

4. Present use of the subject lands:

Cottage

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:

Existing Cottage is to be removed, foundation to be repaired / replaced.

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:

Garage at rear of property.

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

December 4th

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:

Closest street, and cottage.

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. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	51.64'	51.64'
Lot depth	125.70'	125.70'
Lot width at rear	39.05'	39.05'
Lot area	1,533 sf. = 28.4%	5,333 sf. = 29.25%
Lot coverage	1,515 sf.	1,560 sf

Front yard	10.9'	12'-11"
Rear yard	60.1'	66-11"
Left Interior side yard	10.7'	10'-11 1/2"
Right Interior side yard	13.2'	5'-1"
Exterior side yard (corner lot)	N/A	

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

1) Height of building is 9m

2) Front yard setback to be 2'-0" further back than existing.
with covered 8' foot deck added to front.

3) Lot Coverage to be
Changed from 1515sf
to 1560sf.

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

1) Building height above 7.5m.

2) Building front yard within 6m

3) Lot Coverage increasing

4. 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:



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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

Owners to stay same. _____

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

N/A

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

N/A

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____

N/A

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: Yes No If yes, year dwelling built _____



Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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 (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:

Cottage in Turkey Point

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:

Existing cottage on property.

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:

~~No~~ Proposed cottage will not interfere with any sources of water protection.

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 No.

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance No.

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

All foundation to be at
specified height in Turkey
Point.

Rehabilitated mine site

On the subject lands or within 500 meters – distance

No.

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance

No.

Active mine site within one kilometre

On the subject lands or within 500 meters – distance

No.

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

No.

Seasonal wetness of lands

On the subject lands or within 500 meters – distance

Erosion

On the subject lands or within 500 meters – distance

No.

Abandoned gas wells

On the subject lands or within 500 meters – distance

No.

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. Existing or proposed access to subject lands:

Municipal road Provincial highway

Unopened road Other (describe below)

Name of road/street:

Ferris St.

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.

Property next store to the East has a very tall cottage on it.

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. Names of adjacent streets
8. 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
- 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 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. 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

J. 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.



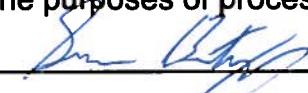
Owner/Applicant Signature



Date

K. 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



L. 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 David Travale & Rose Travale are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Sam Bunting with Prominent Homes, 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.



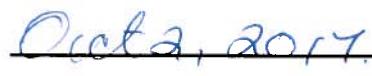
Owner



Owner



Date



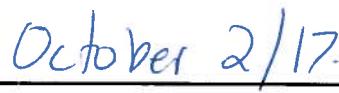
Date

M. 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.



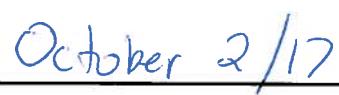
Applicant Signature



Date



Agent Signature



Date



N. Declaration

I, Sam Bunting of Prominent Homes

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:

185 Robinson Street



Owner/Applicant Signature

In Simcoe, ON

This 3rd day of October

A.D., 2017



ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019

A Commissioner, etc.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

Revised May 2017
Development Application
Page 15 of 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: 5 Ferris St, Turkey Point

Legal Description: CHR PLAN 190 LOT 141 IRREG 0.12AC 51.80FR D

Roll Number: 331049310035900

Application #:

Information Origins: Development Services GIS/Prominent Homes Site Plan dated 07 July 2016

Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum <i>lot area</i>				
i) new <i>lot</i>	0.40		N/A	ha
ii) <i>lot of record</i>	700.00		N/A	m.sq
b) minimum <i>lot frontage</i>				
i) <i>interior lot</i>	15.00		N/A	m
ii) <i>corner lot</i>	18.00		N/A	m
c) <i>mimum front yard</i>	6.00	3.94	2.06	m
d) <i>minimum exterior side yard</i>	6.00		N/A	m
e) <i>minimum interior side yard</i>				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	Left 3.00	3.34	N/A	m
	Right 1.20	1.24	N/A	m
f) <i>minimum rear yard</i>	9.00	20.40	N/A	m
g) <i>maximum building height</i>	7.50	9.00	1.50	m
h) <i>maximum lot coverage (Note: Proposed Area)</i>	1560 sq.ft (cottage with decks) x 5333sq.ft (lot)			m.sq
i) <i>lot</i>	15.00	29.25	14.25	%

Comments

1) Existing vacation home exceeds minimum front yard setback, not further reducing compliance - deficient 2.06m 2) Proposed vacation home exceeds maximum height - deficient 1.50m 3) Proposed vacation home exceeds maximum lot coverage - deficient 14.25%



Zoning Deficiency

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Simcoe, ON
N3Y 5L6
519-426-5870
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Langton, On.
N0E 1G0
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Legal Description: CHR PLAN 190 LOT 141 IRREG 0.12AC 51.80FR D

Roll Number: 331049310035900

Application #:

Information Origins: Development Services GIS/Prominent Homes Site Plan dated 07 July 2016

Resort Residential Zone (RR)

Decks and Porches	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6 a) interior side lot line	1.20		N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.				m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	2.44	0.94	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m

Comments

1) Existing deck projects more than 1.5m into required front yard, not further reducing compliance - deficient 0.94m

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

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

Signature of Zoning Administrator

date

30c+17



Zoning Deficiency

Simcoe
185 Robinson St
Simcoe, ON
N3Y 5L6
519-426-5870
22 Albert St.
Langton, On.
N0E 1G0
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e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m
Comments	1) Existing deck projects more than 1.5m into required front yard, not further reducing compliance - deficient 0.94m			

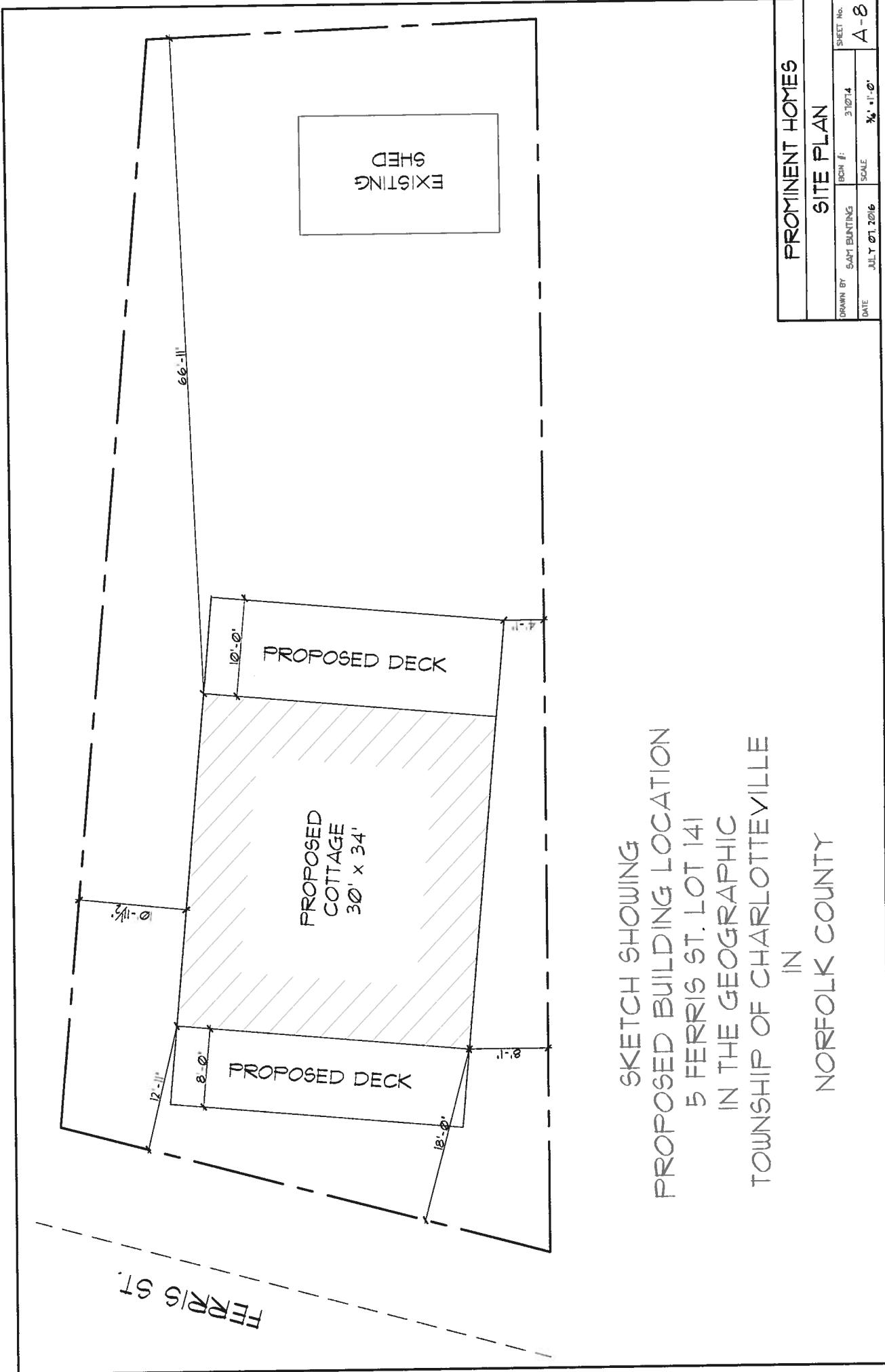
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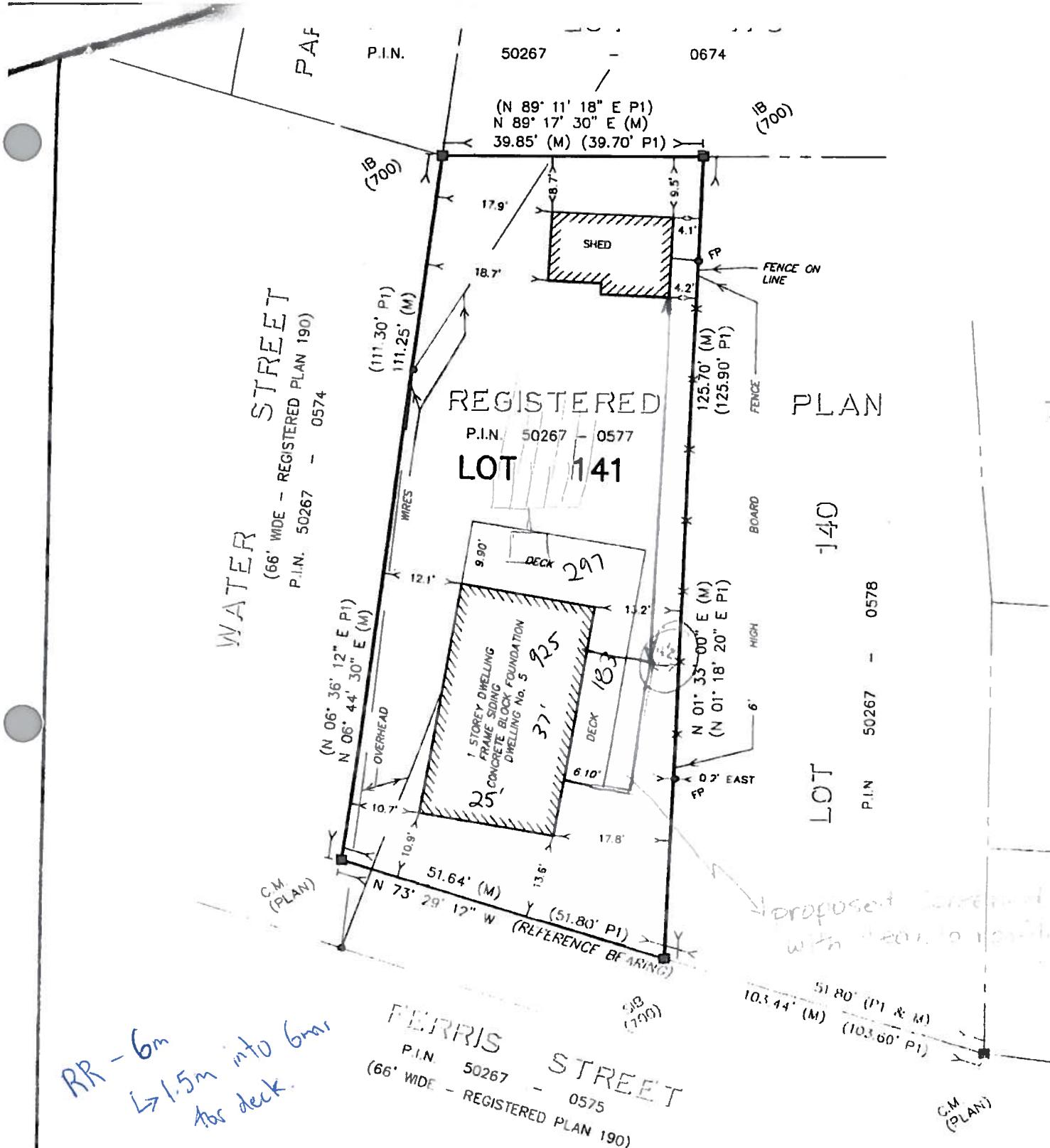
Prepared By:
Scott Puillandre

I have read and understand the above.

3 Oct. 17date
AS PER: Fritz R. Enzlin, CBCO, CRBO
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County3 Oct 17

date





REVIEWED

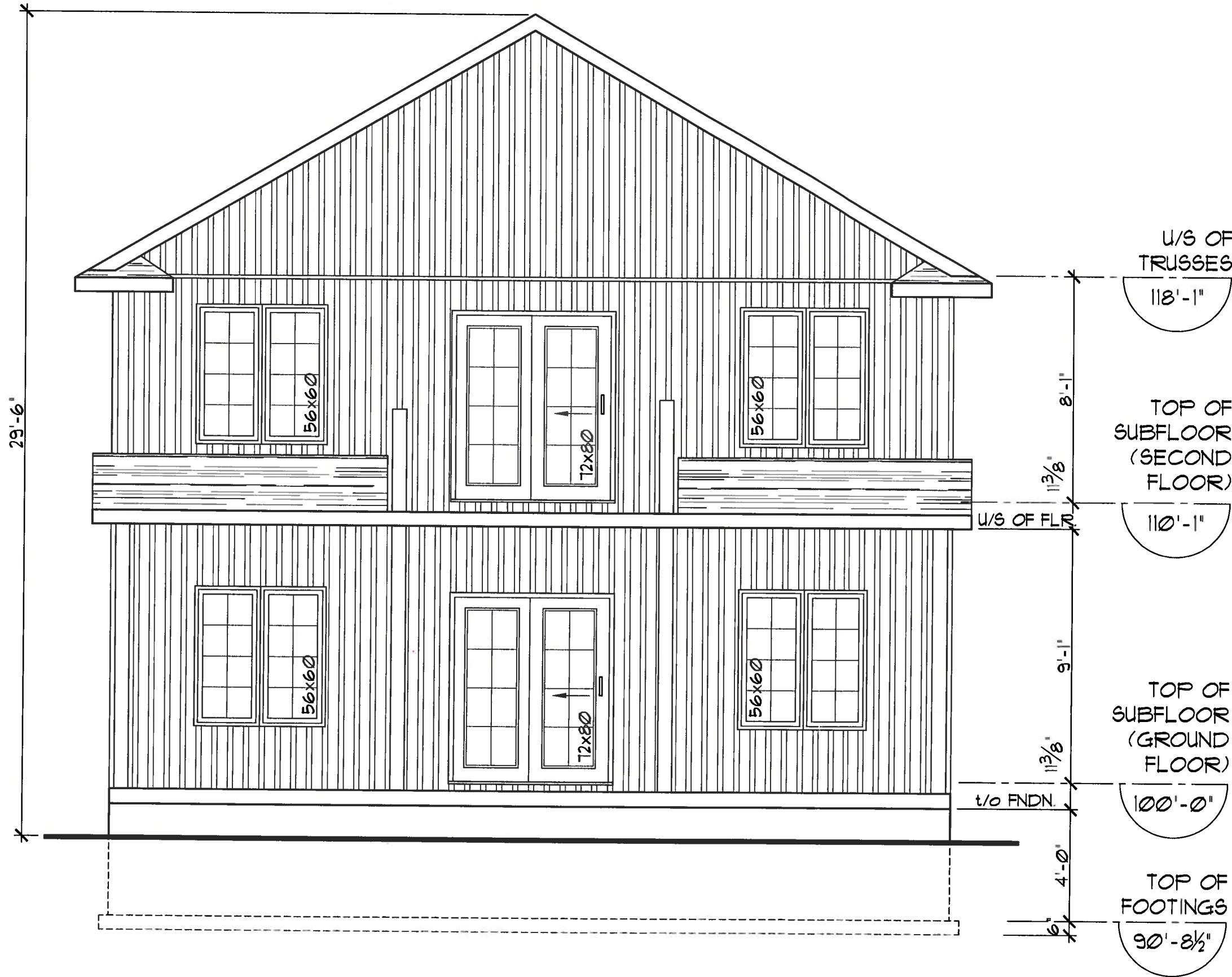
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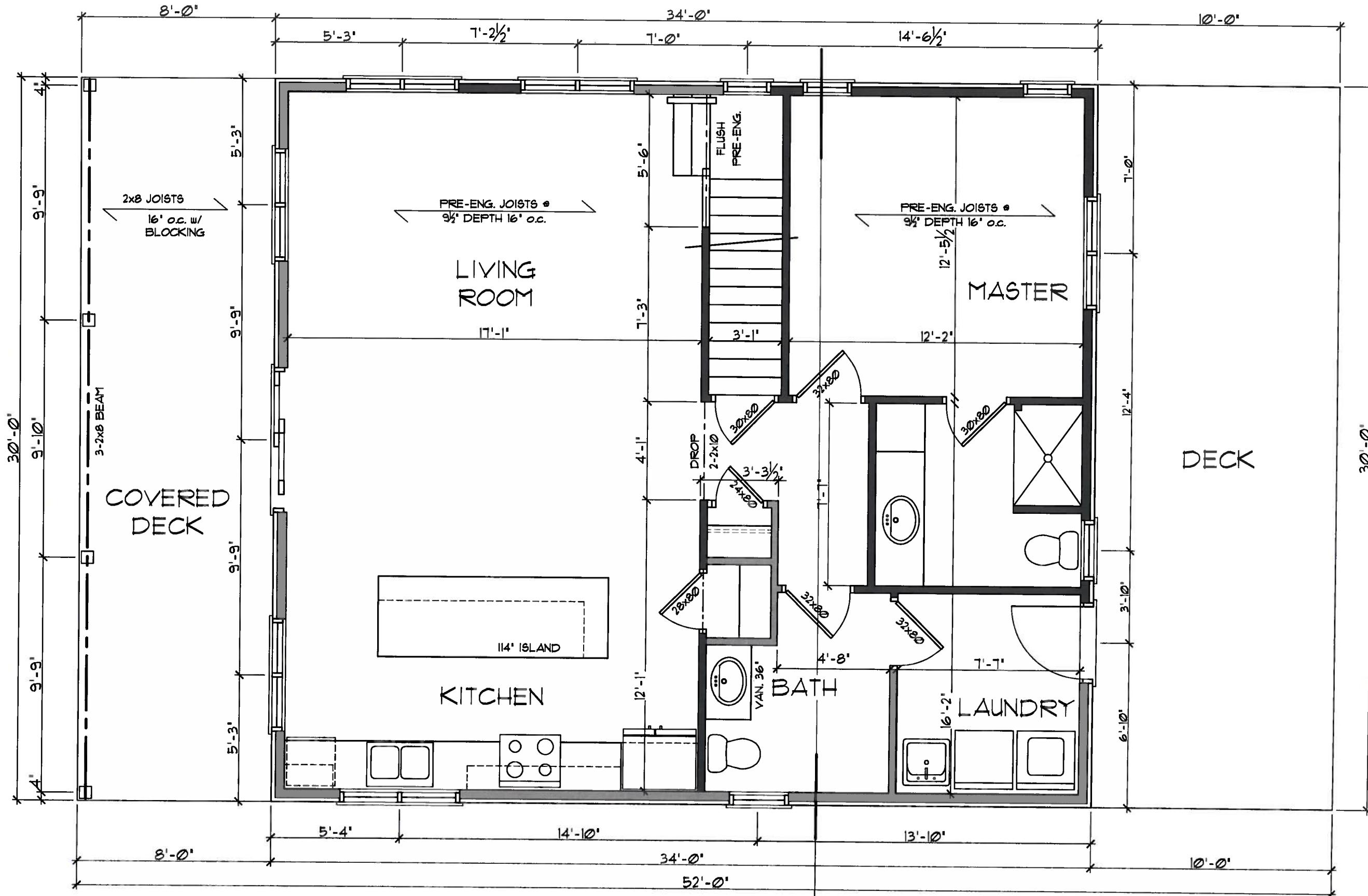
PER *John*
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY

Scott:

scott.puillandre@norfolkcounty.ca

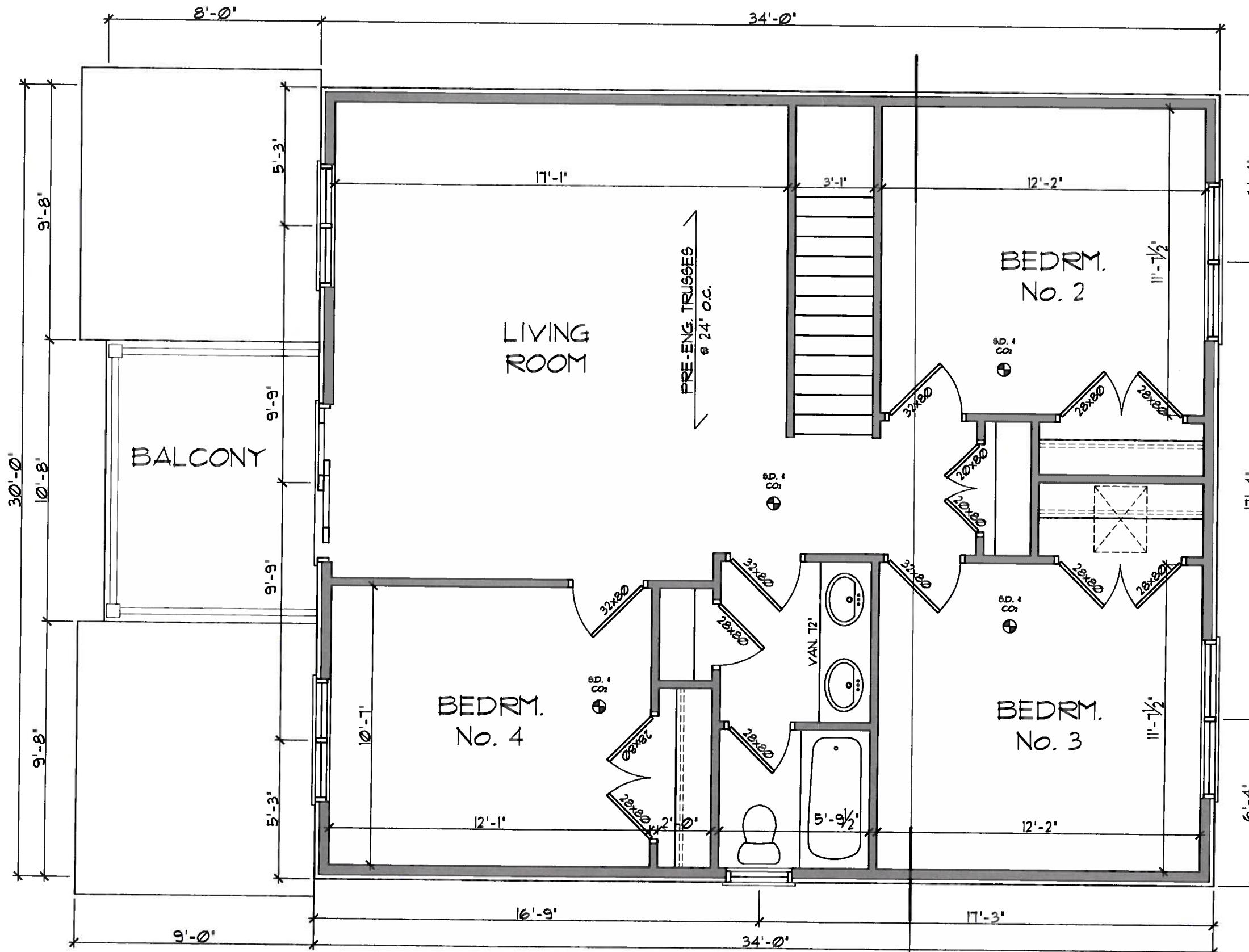


PROMINENT HOMES		
FRONT & REAR ELEVATIONS		
DRAWN BY	BCIN #:	SHEET No.
SAM BUNTING	31014	A-4
DATE	SCALE	3/16" = 1'-0"
JULY 01, 2016		



PROMINENT HOMES
1st FLOOR PLANS

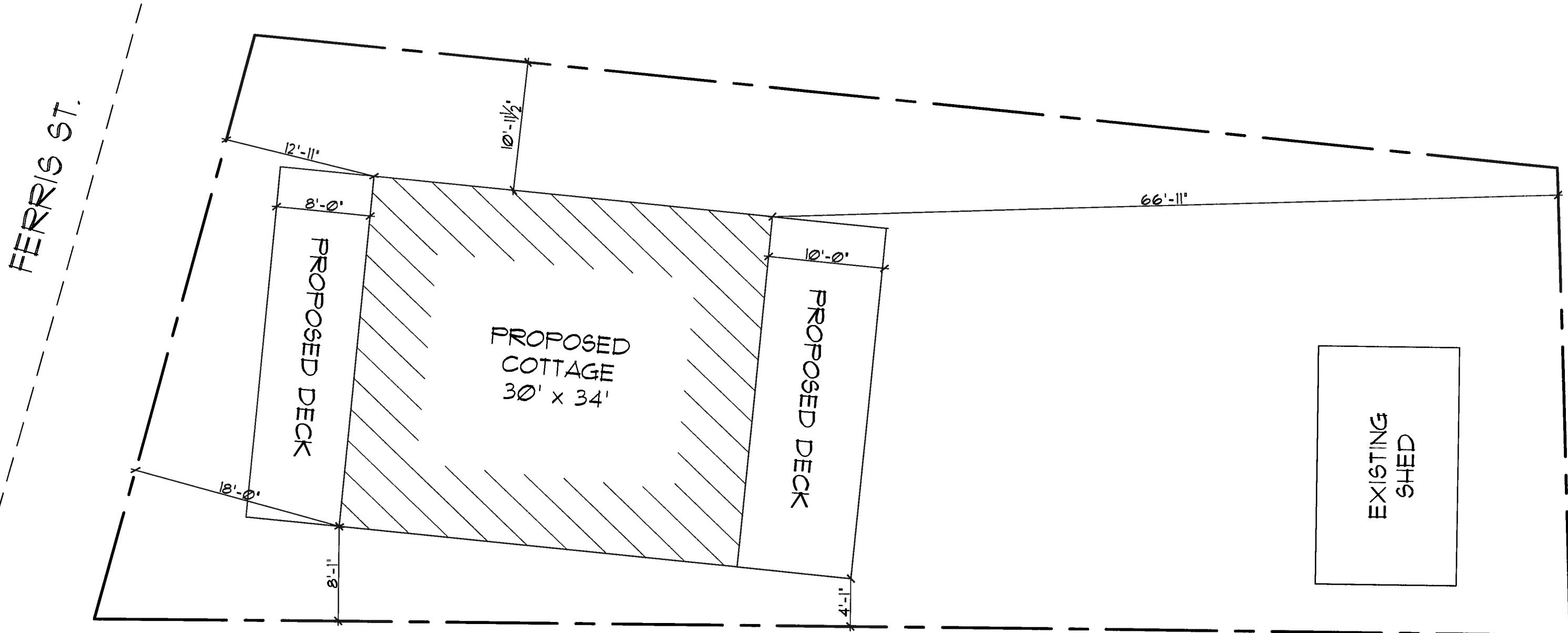
ITEM NO.	31074	BCN #:	SAM BUNTING	DRAWN BY
A-2	1/4" = 1'-0"	SCALE	JULY 01, 2016	DATE



A
A-5

PROMINENT HOMES
2nd FLOOR PLANS

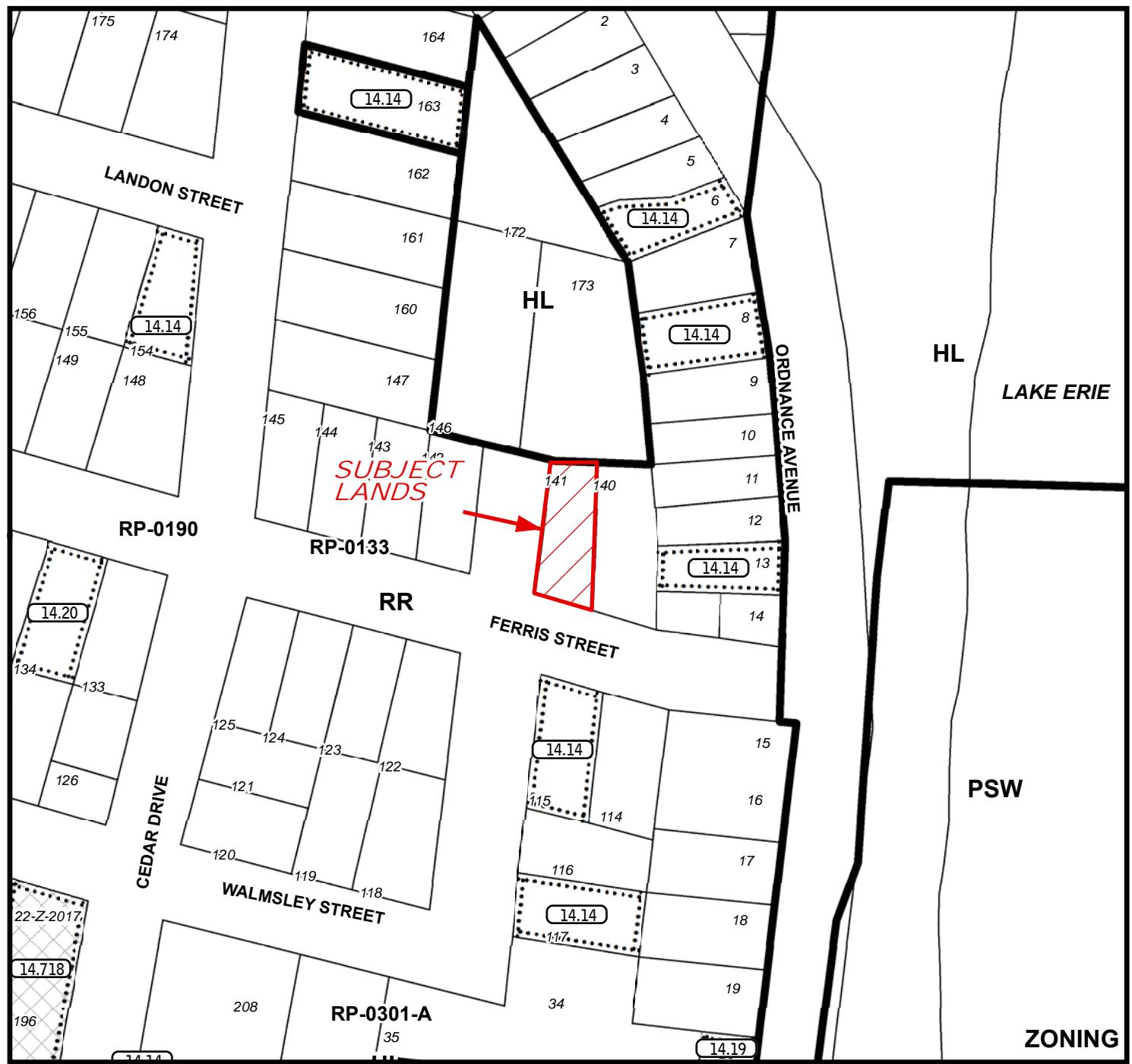
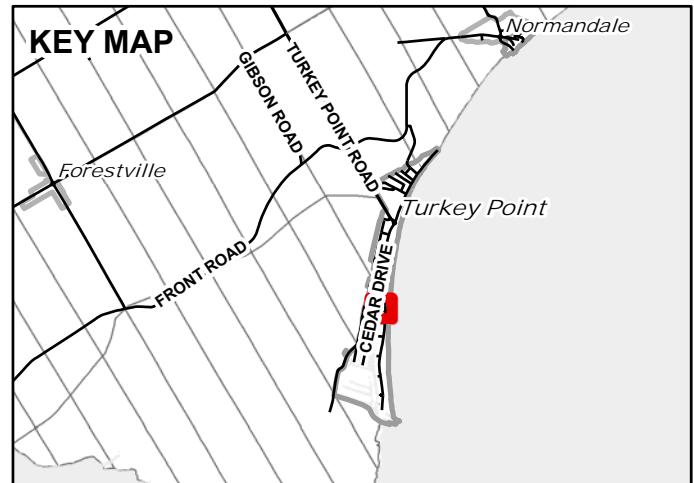
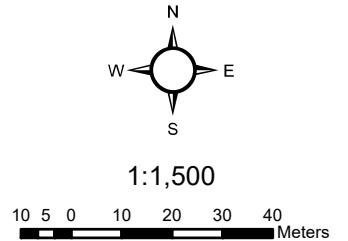
DRAWN BY	SAM BUNTING	BCIN #:	31014	SHEET No.
DATE	JULY 01, 2016	SCALE	1/4" = 1'-0"	A-3



SKETCH SHOWING
PROPOSED BUILDING LOCATION
5 FERRIS ST. LOT 141
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY

PROMINENT HOMES SITE PLAN		
DRAWN BY SAM BUNTING	BCIN #: 31014	SHEET No. A-8
DATE JULY 01, 2016	SCALE 3/16" = 1'-0"	

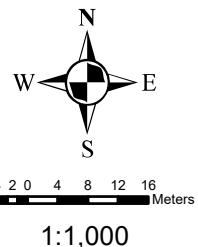
MAP 1
File Number: ANPL2017223
 Geographic Township of
CHARLOTTEVILLE



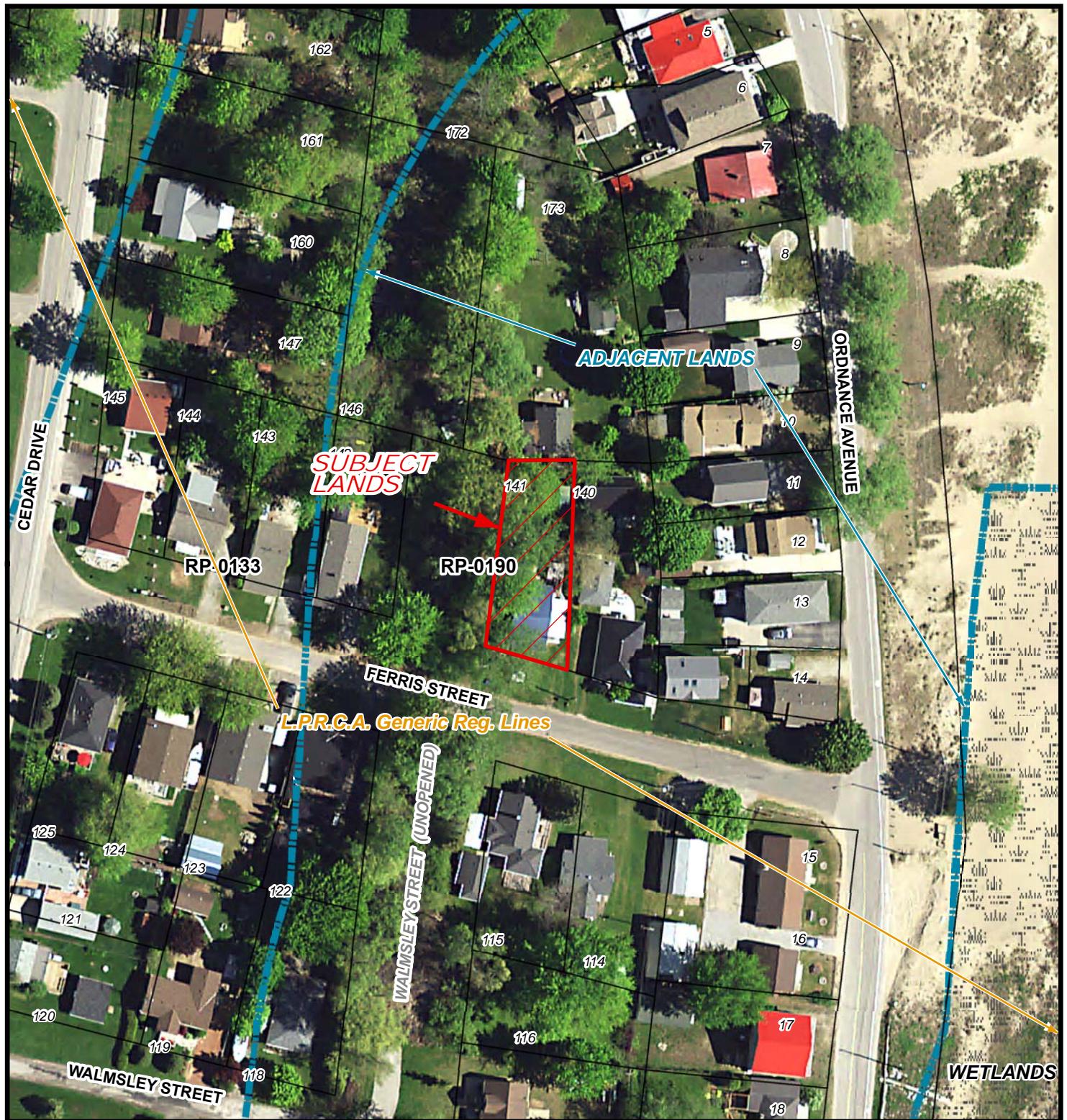
MAP 2

File Number: ANPL2017223

Geographic Township of CHARLOTTEVILLE



1:1,000

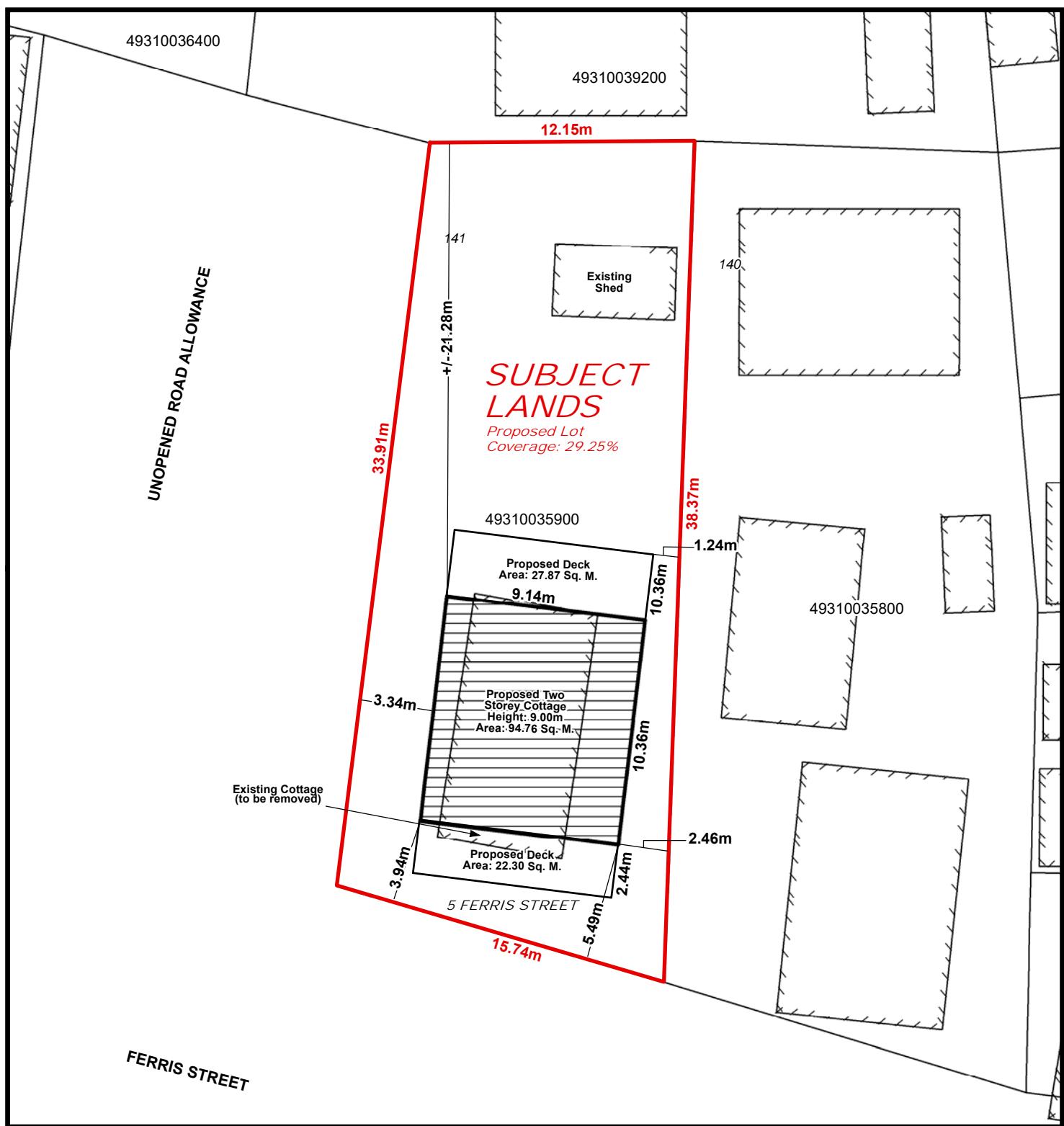
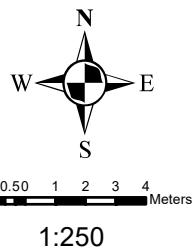


10/4/2017

MAP 3

File Number: ANPL2017223

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2017223

Geographic Township of CHARLOTTEVILLE

