

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANAL2017223

OCT 3/17
OCT 3/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172

\$403.30

Alisha

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 Travallo

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 St 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

shuntingb00@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 (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: 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:

Closed 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

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

	Existing	Proposed
Lot frontage	<i>51.64'</i>	<i>51.64'</i>
Lot depth	<i>125.70'</i>	<i>125.70'</i>
Lot width <i>at rear</i>	<i>39.85'</i>	<i>39.85'</i>
Lot area	<i>5,333 sf = 28.4%</i>	<i>5,333 sf = 29.25%</i>
Lot coverage	<i>1,515 sf</i>	<i>1,560 sf</i>

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'	4'-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: _____
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 _____

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 _____

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:

~~Proposed~~ 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
☐ Other (describe below)

☒ Open ditches

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.



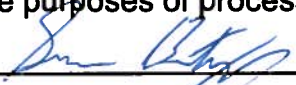
Owner/Applicant Signature



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 Trautle & Rose Trautle 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.

[Signature]

Owner

Oct. 2, 17

Date

[Signature]

Owner

Oct 2, 2017

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.

[Signature]

Applicant Signature

October 2/17

Date

[Signature]

Agent Signature

October 2/17

Date

N. Declaration

I, Sam Buntly 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

In Simcoe, ON

This 3rd day of October

A.D., 2017

[Signature]

A Commissioner, etc.

[Signature]

Owner/Applicant Signature

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



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 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	3.94	2.06	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	3.34	N/A	m
	Right	1.20	1.24	N/A	m
f) minimum rear yard		9.00	20.40	N/A	m
g) maximum building height		7.50	9.00	1.50	m
h) maximum lot coverage (Note: Proposed Area)	1560 sq.ft (cottage with decks) x 5333sq.ft (lot)				m.sq
i) lot		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
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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.			N/A	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

Signature of Zoning Administrator

date

30-17

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
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Prepared By:

Scott Puillandre

I have read and understand the above.

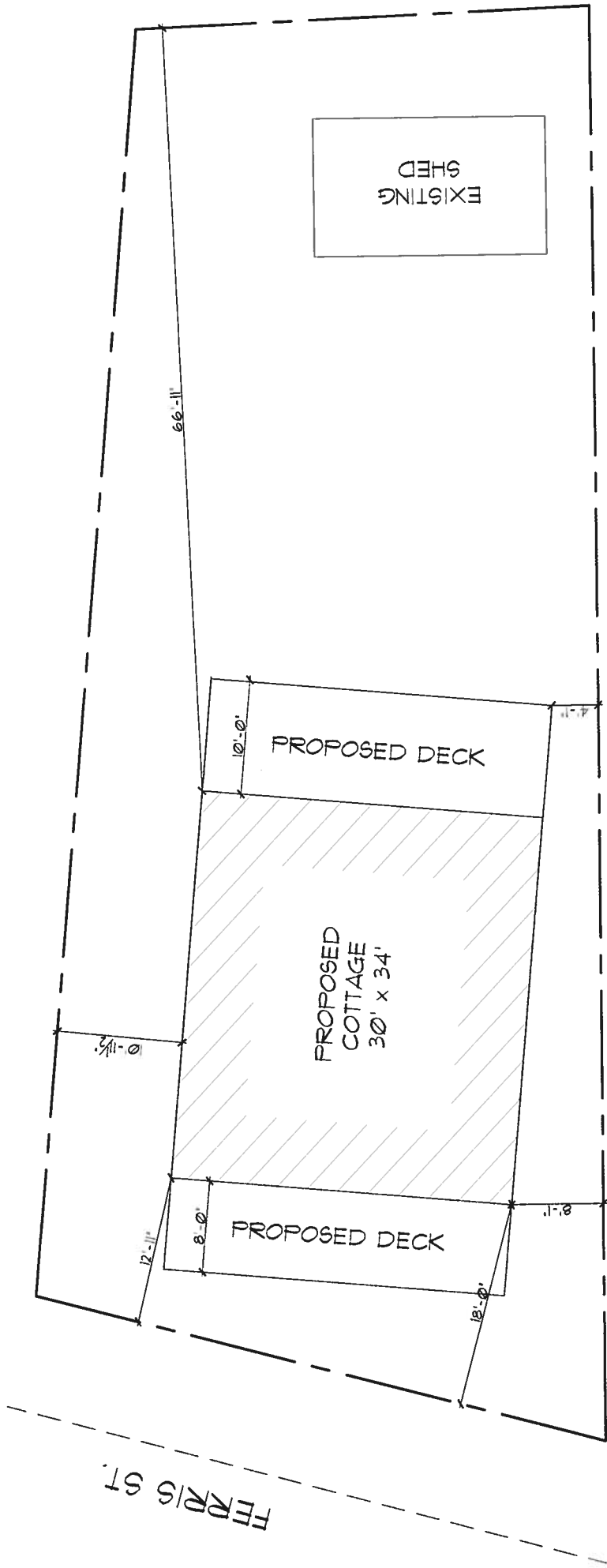

Signature of owner or authorized agent

3 Oct. 17
date


Signature of Zoning Administrator

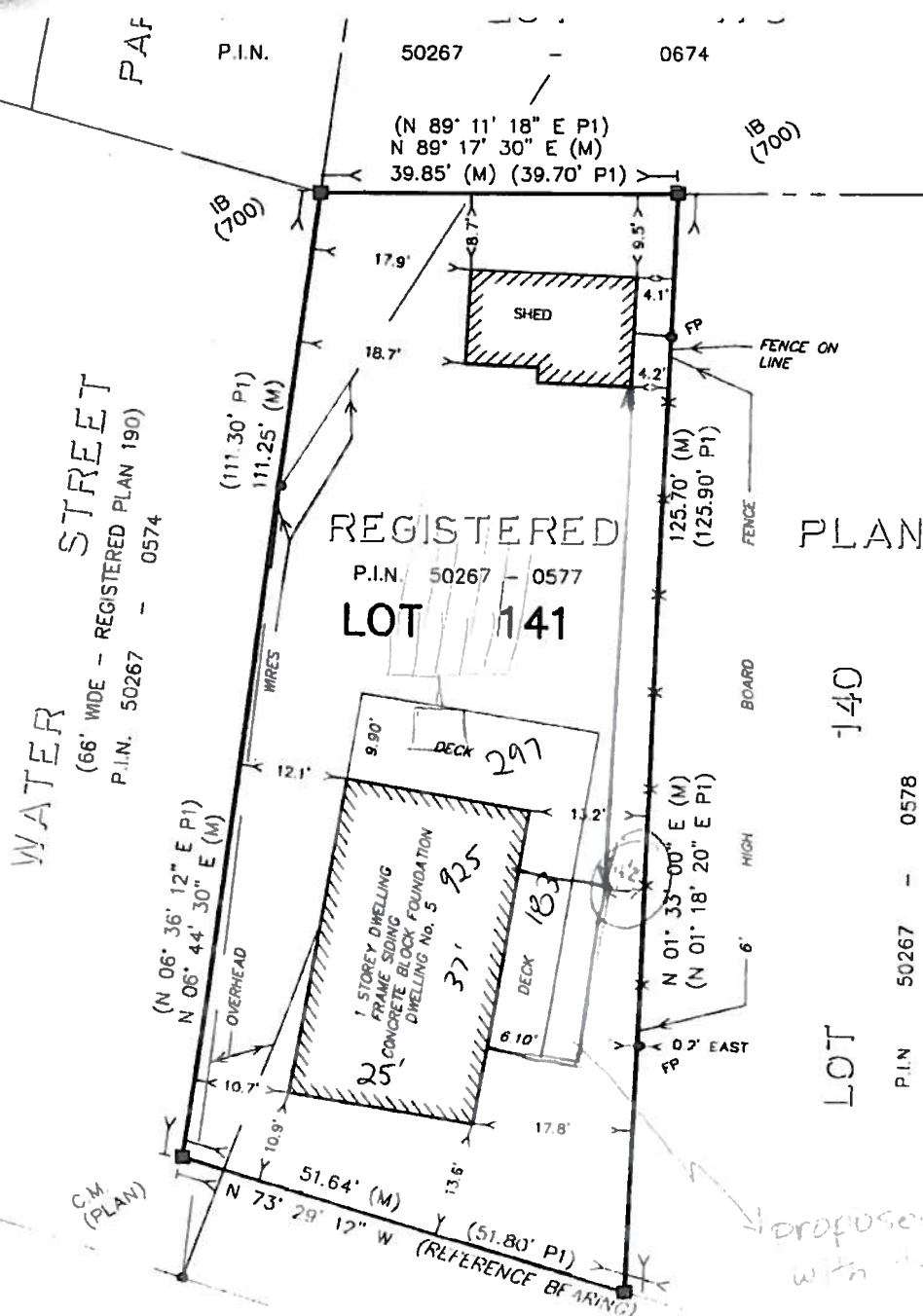
3 Oct 17
date

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



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	SCH #:	31074
DATE	JULY 07, 2016	SCALE	3/8" = 1'-0"
			SHEET No. A-8



RR - 6m
 ↳ 1.5m into 6m
 for deck

Scott:

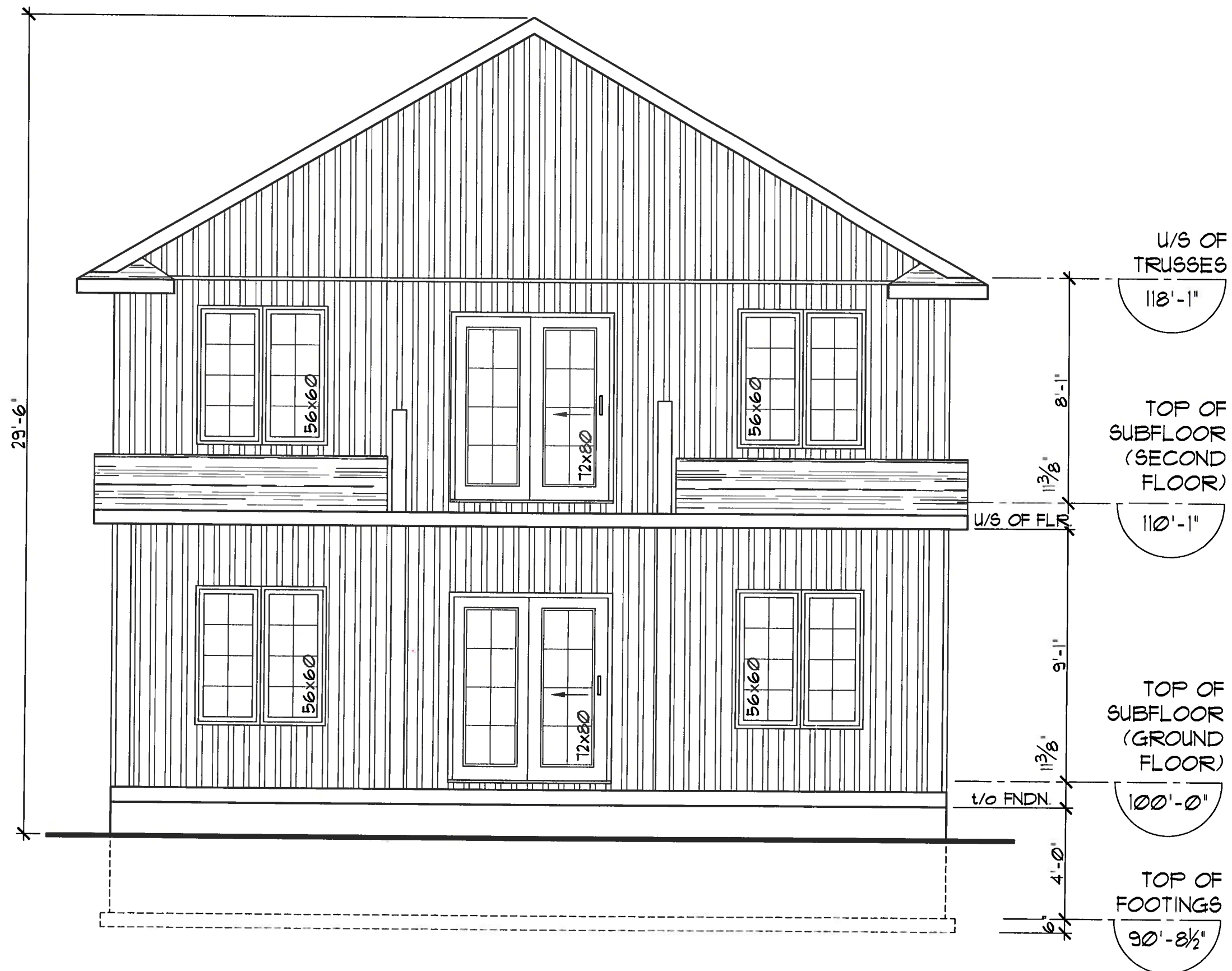
scott.puillandre@norfolkcounty.ca

FERRIS STREET
 P.I.N. 50267 - 0575
 (66' WIDE - REGISTERED PLAN 190)

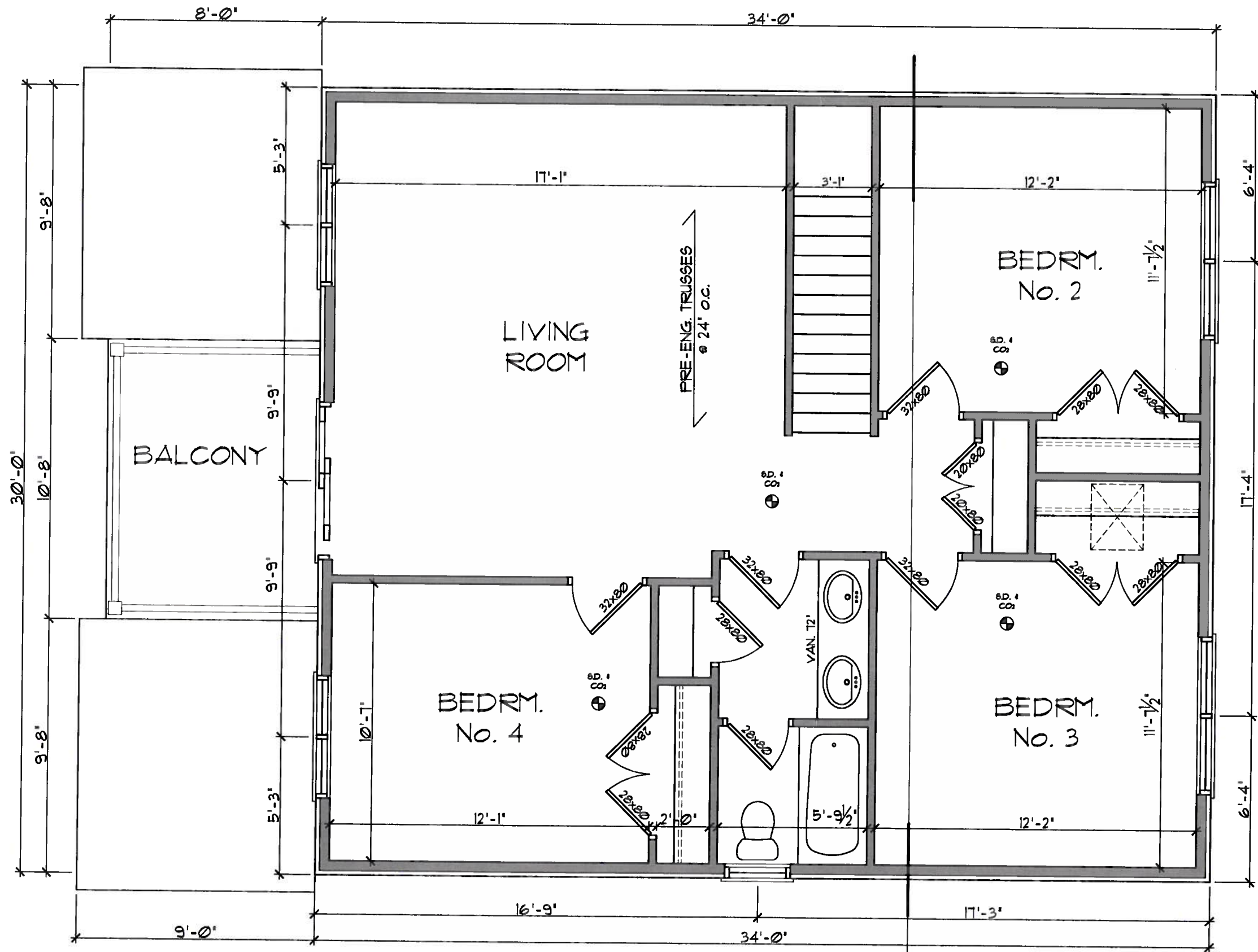
REVIEWED

PRBD 2011 0686
 MAY 31 2011

PER *[Signature]*
 CHIEF BUILDING OFFICIAL
 THE CORPORATION OF
 NORFOLK COUNTY

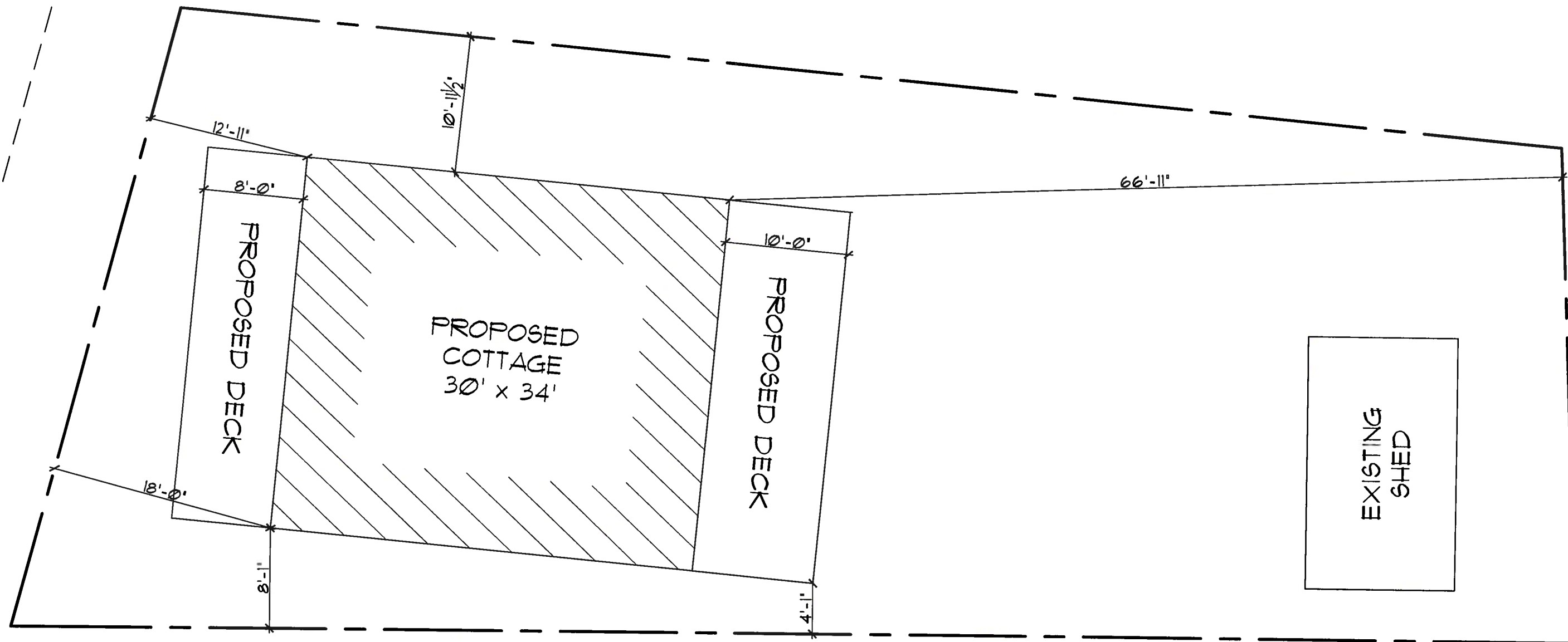


PROMINENT HOMES		
FRONT & REAR ELEVATIONS		
DRAWN BY	SAM BUNTING	BCIN #: 37014
DATE	JULY 07, 2016	SCALE 3/16" = 1'-0"
		SHEET No. A-4



PROMINENT HOMES		
2nd FLOOR PLANS		
DRAWN BY	SAM BUNTING	BCIN #: 37074
DATE	JULY 07, 2016	SCALE 1/4" = 1'-0"
		SHEET No. A-3

FERRIS ST.



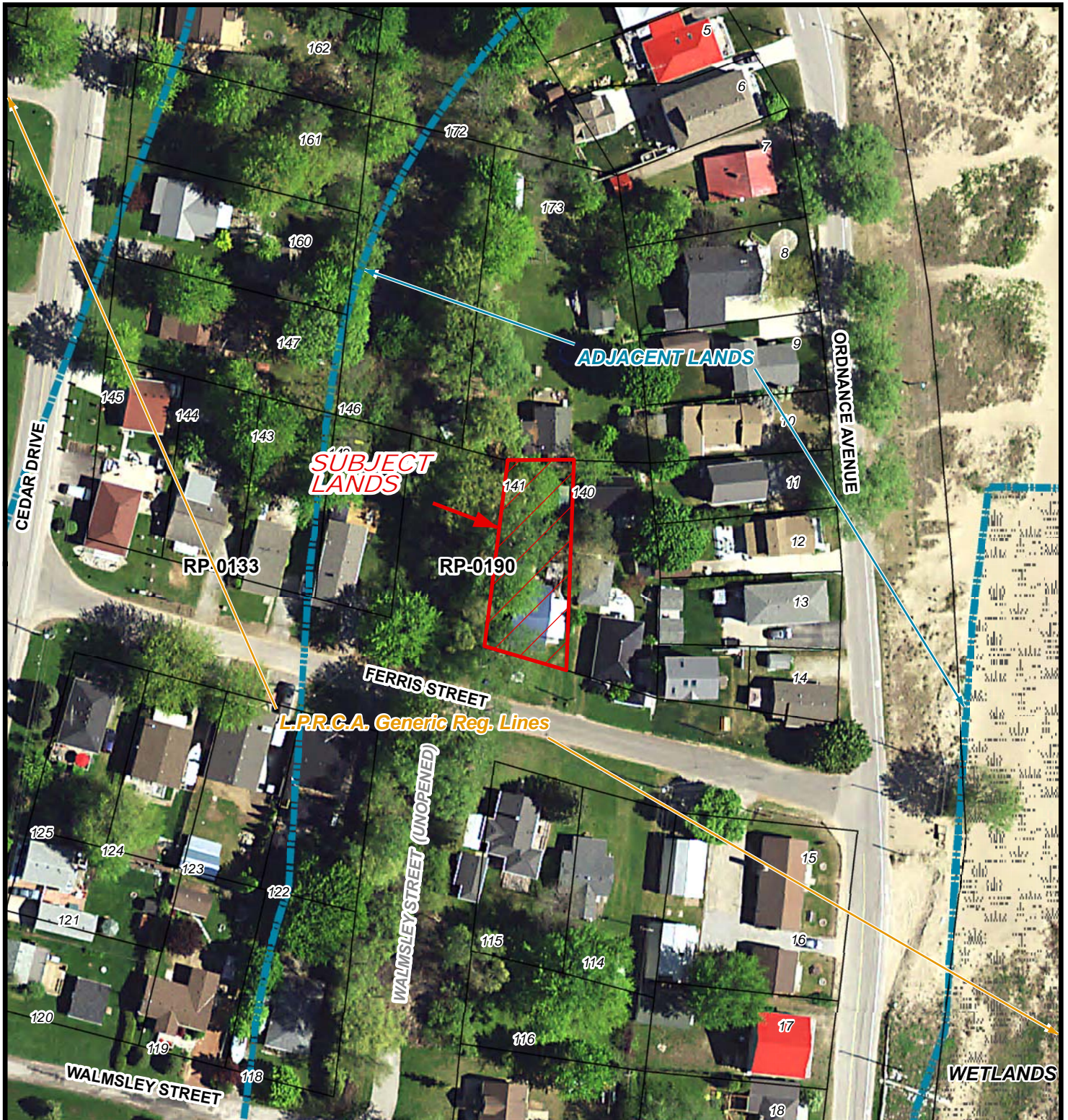
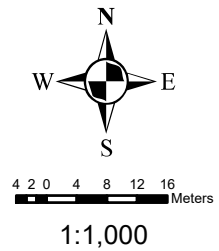
SKETCH SHOWING
PROPOSED BUILDING LOCATION
5 FERRIS ST. LOT 141
IN THE GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE
IN
NORFOLK COUNTY

PROMINENT HOMES			
SITE PLAN			
DRAWN BY	SAM BUNTING	BCIN #:	37014
DATE	JULY 07, 2016	SCALE	3/16" = 1'-0"
			SHEET No. A-8

MAP 2

File Number: ANPL2017223

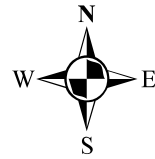
Geographic Township of CHARLOTTEVILLE



MAP 3

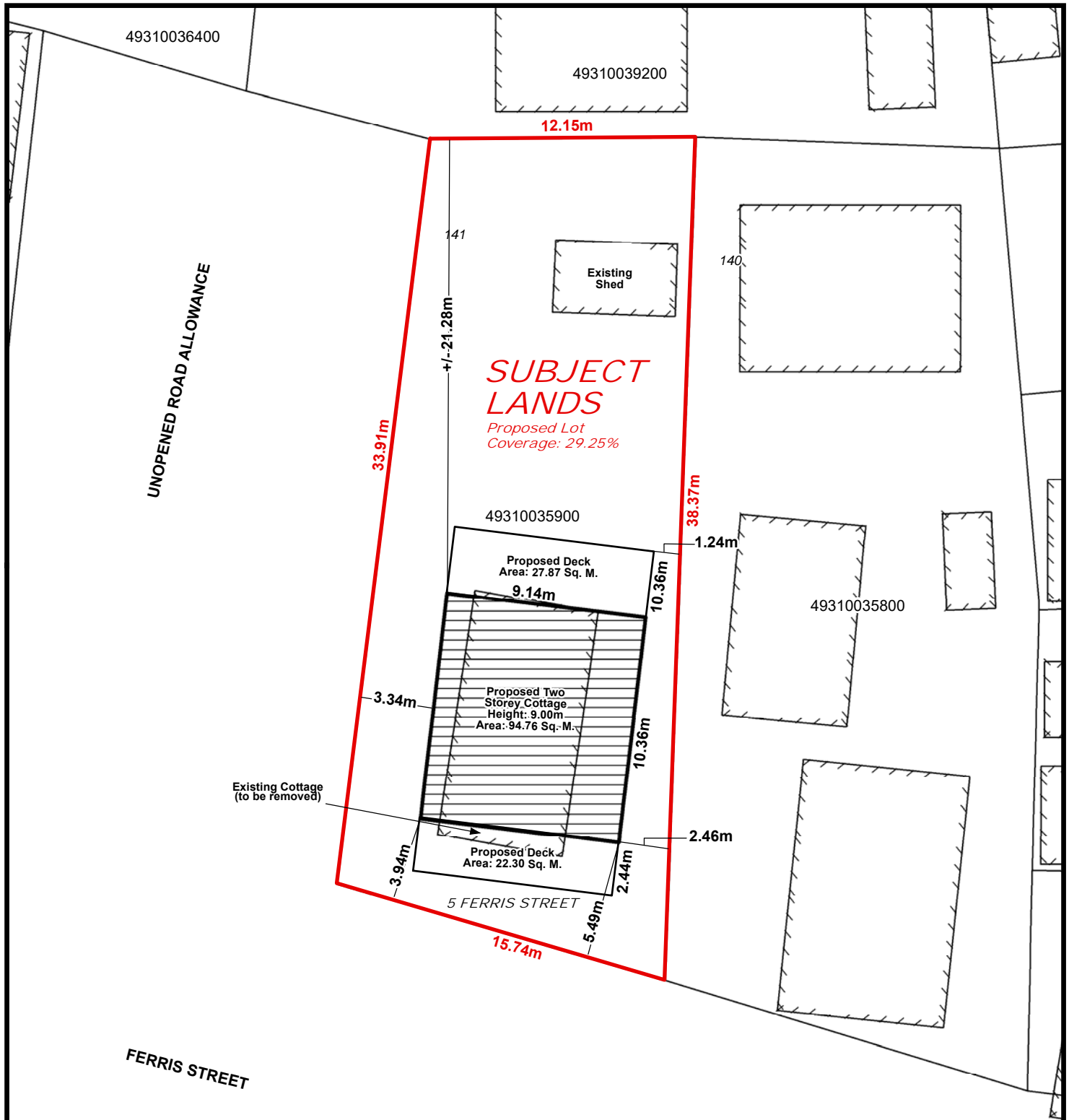
File Number: ANPL2017223

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

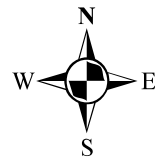
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LOCATION OF LANDS AFFECTED

File Number: ANPL2017223

Geographic Township of CHARLOTTEVILLE



10.50 1 2 3 4 Meters

1:250

