

For Office Use Only:

File Number ANPL2018254
Related File Number —
Pre-consultation Meeting —
Application Submitted NOV. 2/2018
Complete Application NOV. 5/2018

Application Fee ✓
Conservation Authority Fee ✓ \$474
OSSD Form Provided ✓
Planner New system to be installed.
Public Notice Sign Kayla DeLeye.

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

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 493 - 100 - 0600

A. Applicant Information

Name of Owner BRIAN MAWHINEY

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 77 LANS DOWNE AVE

Town and Postal Code DELHI ON N4B 1R2

Phone Number —

Cell Number 519 - 427 - 4544

Email BRIANMAWHINEY@ICLOUD.COM

Name of Applicant AGENT.

Address —

Town and Postal Code —

Phone Number —

Cell Number —

Email —



Name of Agent

DAVID MCPHERSON

Address

8 CULVER LANE

Town and Postal Code

SIMCOE ON N3Y5C8

Phone Number

519-426-7295

Cell Number

905-981-8795

Email

DAVID-A-MCPHERSON@HOTMAIL.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

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

LOT 45 PLAN 546 CHARLOTTEVILLE
AND PART 10 OF RP37R6848

Municipal Civic Address: 394 CEDAR DR., TURKEY POINT.

Present Official Plan Designation(s):

Present Zoning: RESORT RESIDENTIAL

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

☒ Yes ☐ No If yes, please specify:

14.14 TO PERMIT A YEAR ROUND HOUSE

3. Present use of the subject lands:

RESIDENTIAL



4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

EXISTING SFD TO BE DEMOLISHED (103 SQM) EXISTING SHED TO REMAIN (7.5 SQM) EXISTING BOATHOUSE TO REMAIN (60 SQM)

5. 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.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

PROPOSED 2 STOREY SFD, GROUND FLOOR 138.7m², 82m² ON 2ND FLOOR, LOT COVERAGE WITH VERANDAH 229m²

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

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

UNKNOWN

9. Existing use of abutting properties:

RESIDENTIAL

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

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



Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

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. 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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☒ Unknown

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

OWNER'S RECOLLECTION



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

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

SITE ALREADY DEVELOPED

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 IN SOURCE WATER 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 _____

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)

CONNECTED TO TURKEY PT WATER SYSTEM.

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

CEDAR DRIVE

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. 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

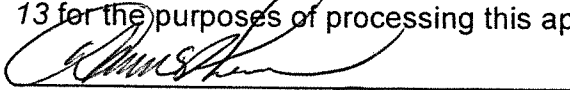
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

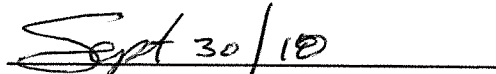
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature



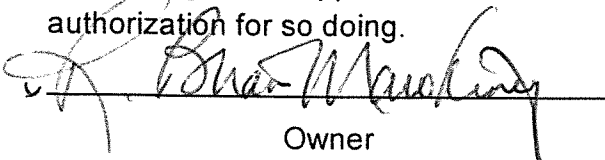
Date

J. Owner's Authorization

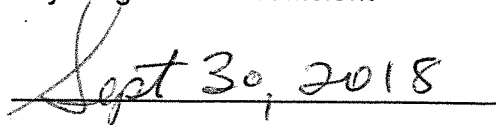
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We R. BRIAN MAWHINEY am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize DAVID MCPHERSON 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



K. Declaration

I, DAVID MCPHERSON of SIMCOE

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:

CALEDONIA

Owner/Applicant/Agent Signature

In HALDIMAND COUNTY

This 9th day of OCTOBER

A.D., 20 18

Barbara White

A Commissioner, etc.

Barbara Lynn White, a Commissioner,
etc., Province of Ontario, for the
Corporation of Haldimand County.
Expires July 21, 2020





Zoning Deficiency

Since: 185 Robinson St.
Simcoe, ON
M3Y 5L6
519-425-5870
Langdon: 22 Albert St.
Langdon, ON
M0E 1G0
519-875-4485

PROPERTY INFORMATION
Address: 394 Cedar Drive
Legal Description: CHM PLAN 546 lot 45

Roll Number: 3310-493-100-06000
Application #:
Information Origins: drawings from Tony Wall dated Sept 2018, site plan hand sketch

Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area	0.40	N/A	N/A	ha
i) new lot	700.00	747.22	N/A	m.sq
ii) lot of record				
b) minimum lot frontage	15.00	N/A	N/A	m
i) interior lot	18.00	N/A	N/A	m
ii) corner lot	6.00	11.00	N/A	m
c) minimum front yard	6.00	N/A	N/A	m
d) minimum exterior side yard	6.00	N/A	N/A	m
e) minimum interior side yard	1.20	N/A	N/A	m
f) attached garage	1.20	N/A	N/A	m
ii) detached garage	3.00	3.81	N/A	m
left	1.20	1.20	N/A	m
right	9.00	11.89	N/A	m
g) minimum rear yard	9.00	9.60	0.60	m
h) maximum building height	9.10	9.75	0.65	m
i) maximum lot coverage (Note: Proposed Area)	15.00	30.65	15.65	m.sq %
j) lot				

lot coverage including all decks, porches, overhangs, steps is 229.00sqm as confirmed by designer. Lot area confirmed by surveyor. Drawings indicated that height may vary according to grade, but calculated height at 9.6m as per current drawing.

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:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin, CIBC, CRBO -

Chief Building Official Manager,

Building & Bylaw Division, Norfolk

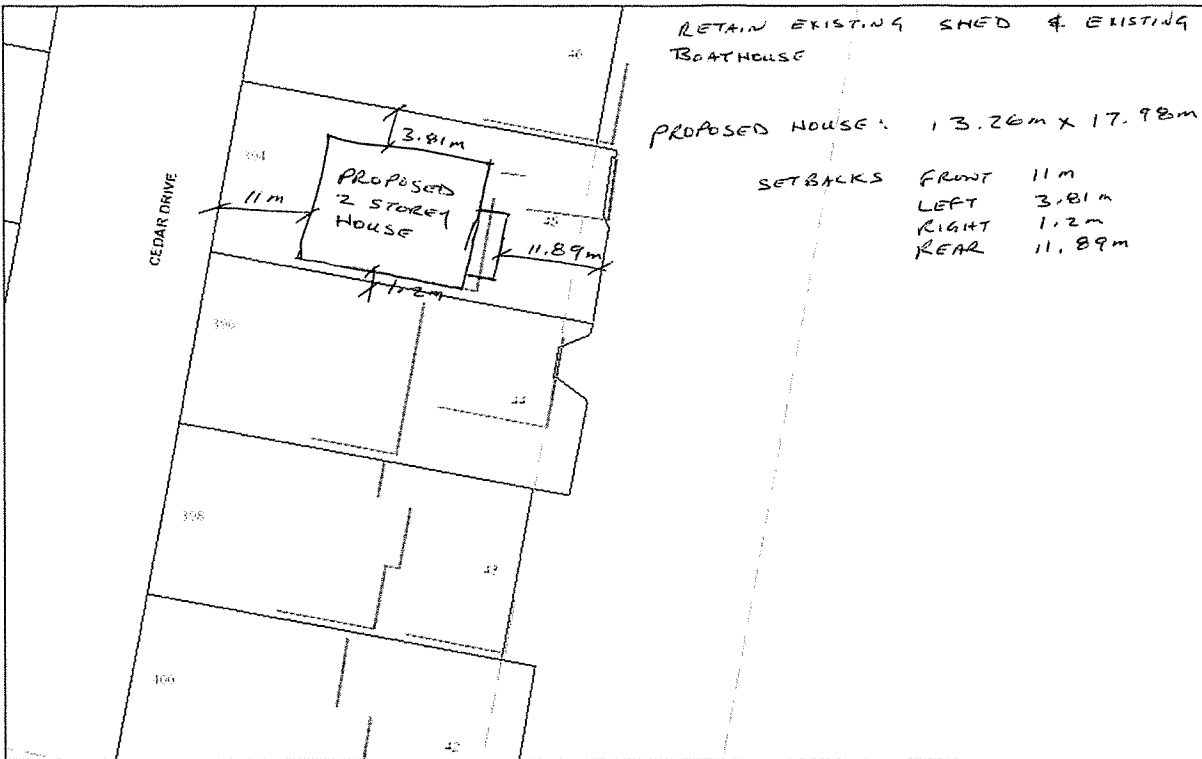
County

date

Signature of Zoning Administrator

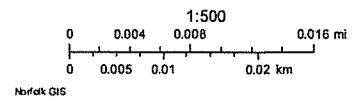
PROPOSED

MAP NORFOLK - Community Web Map



9/30/2018, 2:04:35 PM

- Land Parcels
- Plan Lines



Norfolk GIS

**394 CEDAR DRIVE, TURKEY POINT
LOT 45 PLAN 546 CHARLOTTEVILLE
AND PART 10 OF RP 37R 6848
ROLL # 493 – 100 – 06000**

The existing single family dwelling at 394 Cedar Drive, Turkey Point is to be demolished and removed from the site to make way for a new two-storey single family dwelling of similar footprint but adding a wrap-around verandah.

The property enjoys special provision 14.14, which permits a year around house.

The existing house has a combined building and deck area of 137.49 sqm. Existing lot coverage is 18.4%.

Proposed two-storey house has a building area of 138.7 sqm., only a marginal increase over the existing footprint. However, the “new” zoning bylaw 1-Z-2014 definition of lot coverage includes decks and “enclosed porches”. (2.85 & 2.41). Previous zoning bylaw 1-DE-80’s definition of lot coverage did not include “enclosed porch”. (4.50 & 4.100)

Had this house been constructed under zoning bylaw 1-DE-80, the lot coverage would be 18.56%, and increase over existing by only 0.16%.

The proposed house is virtually the same size as the existing house. But because of the change in definition from the “old” to the “new” zoning bylaw, we have to include the verandah, which brings the lot coverage up to 30.66%.

The mass and scale of the proposed house is in keeping with the majority of buildings in this block of Cedar Drive. They were all constructed under the previous lot coverage definition and did not need to consider their decks, porches, and verandahs in the calculation of lot coverage.

We are requesting relief of an additional 15.66% over the maximum permitted lot coverage of 15% to bring the maximum permitted lot coverage to 33.66%.

We submit that the enclosed building plans illustrate a new house that is in keeping with the existing streetscape.

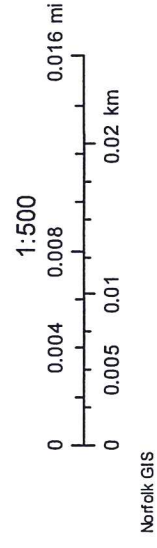
MAP NORFOLK - Community Web Map

EXISTING

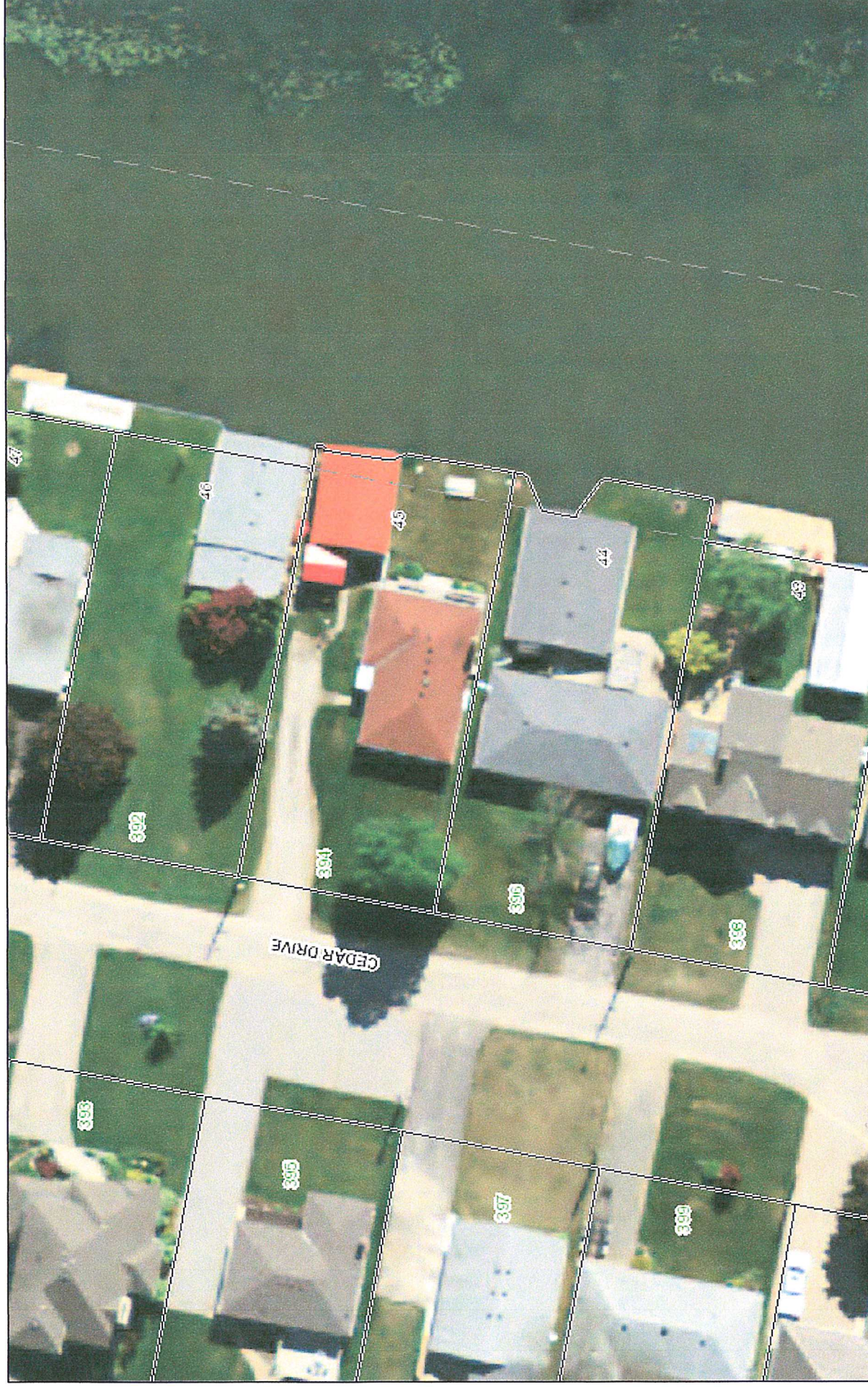


9/30/2018, 2:04:35 PM

- ☐ Land Parcels
- Plan Lines



MAP NORFOLK - Community Web Map



9/30/2018, 11:55:30 AM

- Land Parcels
- Plan Lines

Queen's Printer for Ontario
Norfolk GIS

FRONT ELEVATION

Scale 3/16"-1'-0"

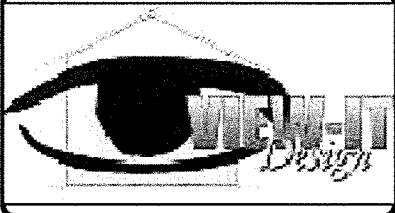


GENERAL NOTES:

- FOUNDATION PLAN NOTES:**
1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY: 2500 P.S.F.)
 3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION
 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
 6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE	
MAIN FLOOR	1,493 SQ. FT.
UPPER FLOOR	889 SQ. FT.

REV.	DATE	DESCRIPTION
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4687

MAWHINEY RESIDENCE
394 CEDAR DR
TURKEY POINT

PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG

BCIN: 29620 PO#

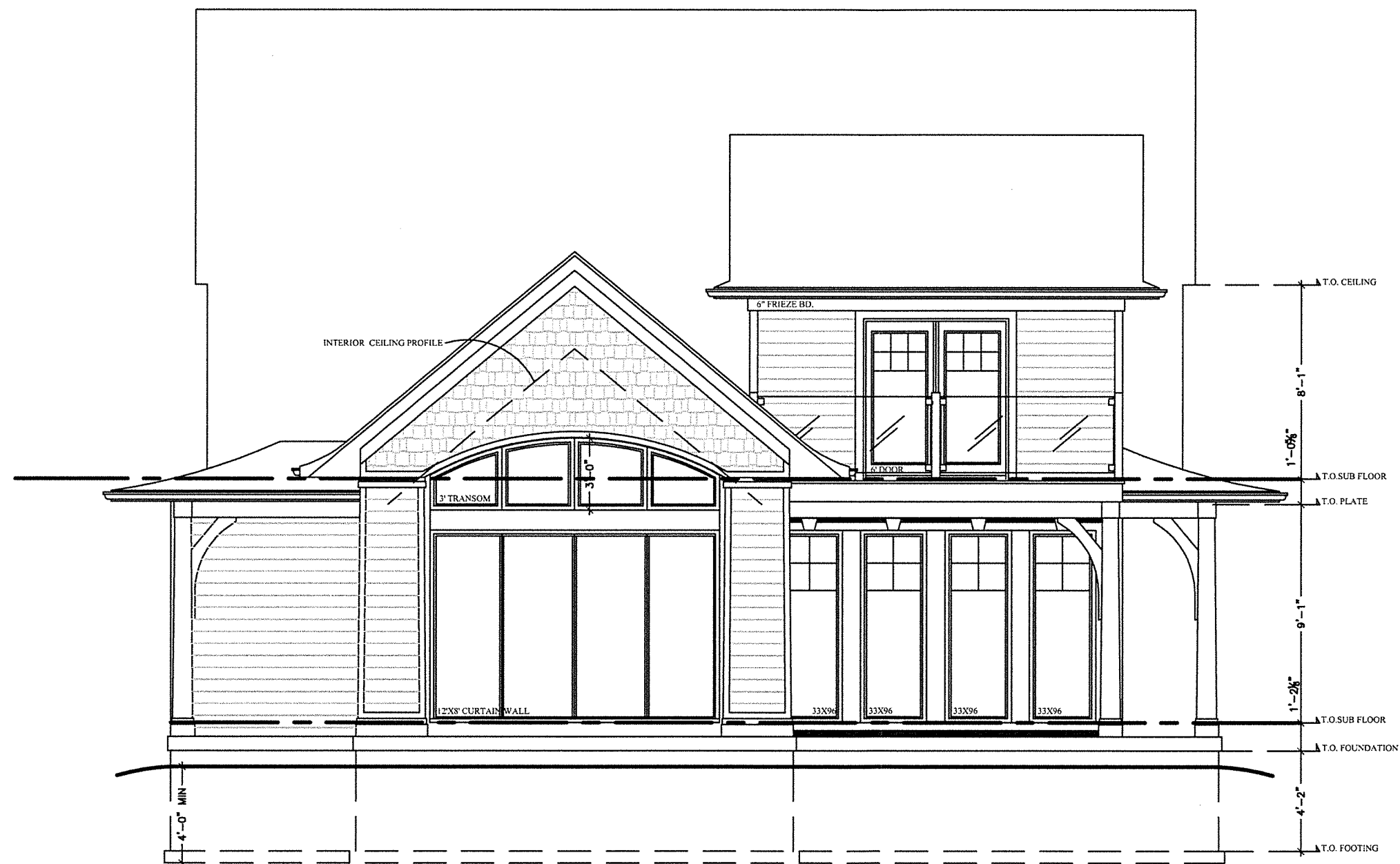
DATE: SEPTEMBER 2018

SHEET NO. 1 OF

A3

BACK ELEVATION

Scale 3/16"-1'-0"

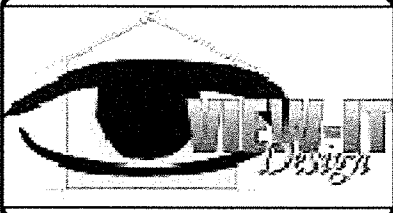


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SQUARE FOOTAGE	
MAIN FLOOR	1493 SQ. FT.
UPPER FLOOR	880 SQ. FT.

REV.	DATE	DESCRIPTION
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-831-1173
FAX: 519-831-4287

MAWHINEY RESIDENCE
394 CEDAR DR
TURKEY POINT

PROPOSED HOUSE PLANS

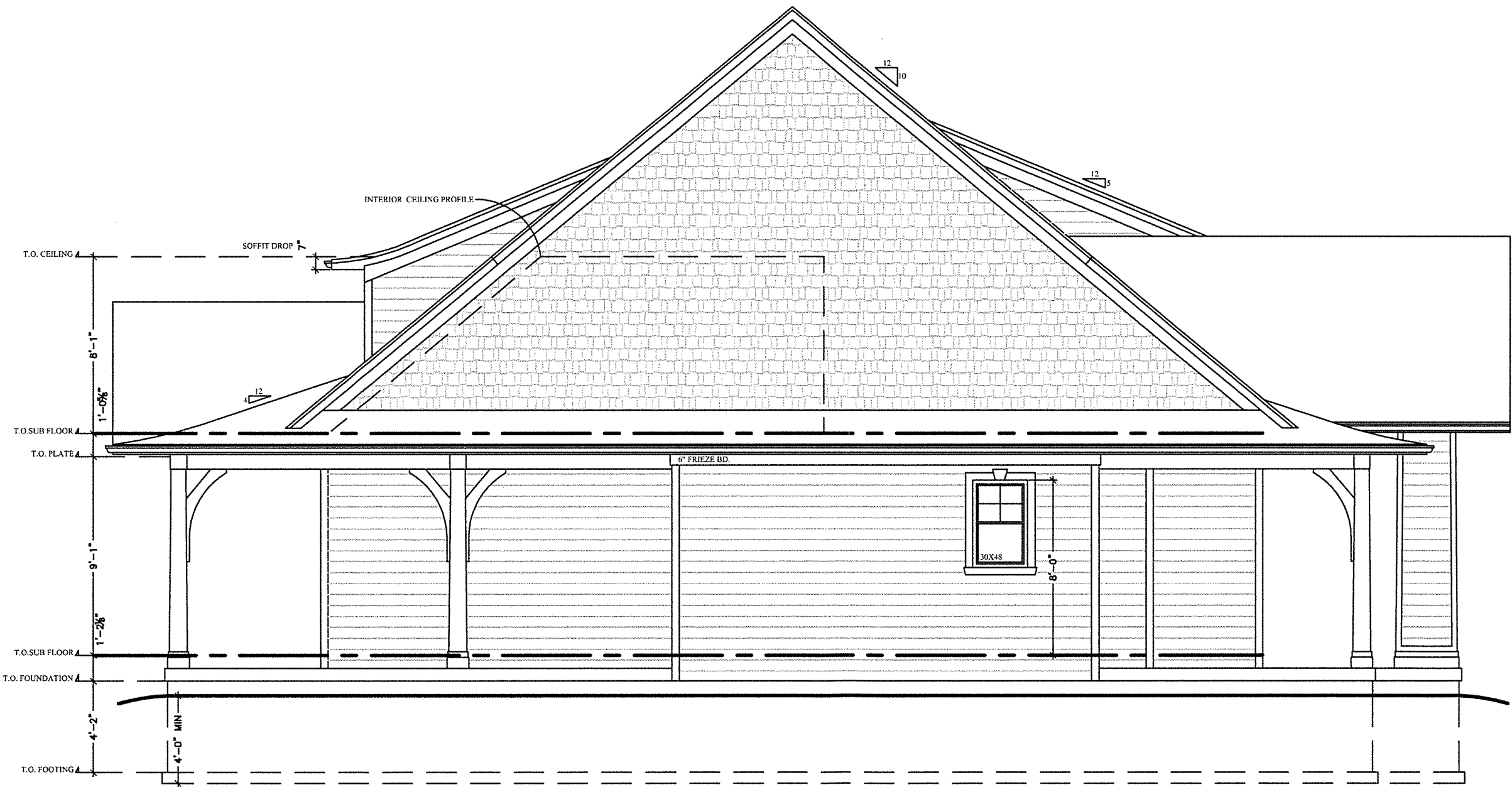
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A6

RIGHT ELEVATION

Scale 3/16"-1'-0"



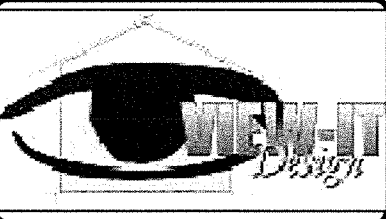
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UPPER FLOOR	880 SQ. FT.

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OFFICE: 519-851-1173
FAX: 519-874-4087

MAWHINEY RESIDENCE
394 CEDAR DR
TURKEY POINT

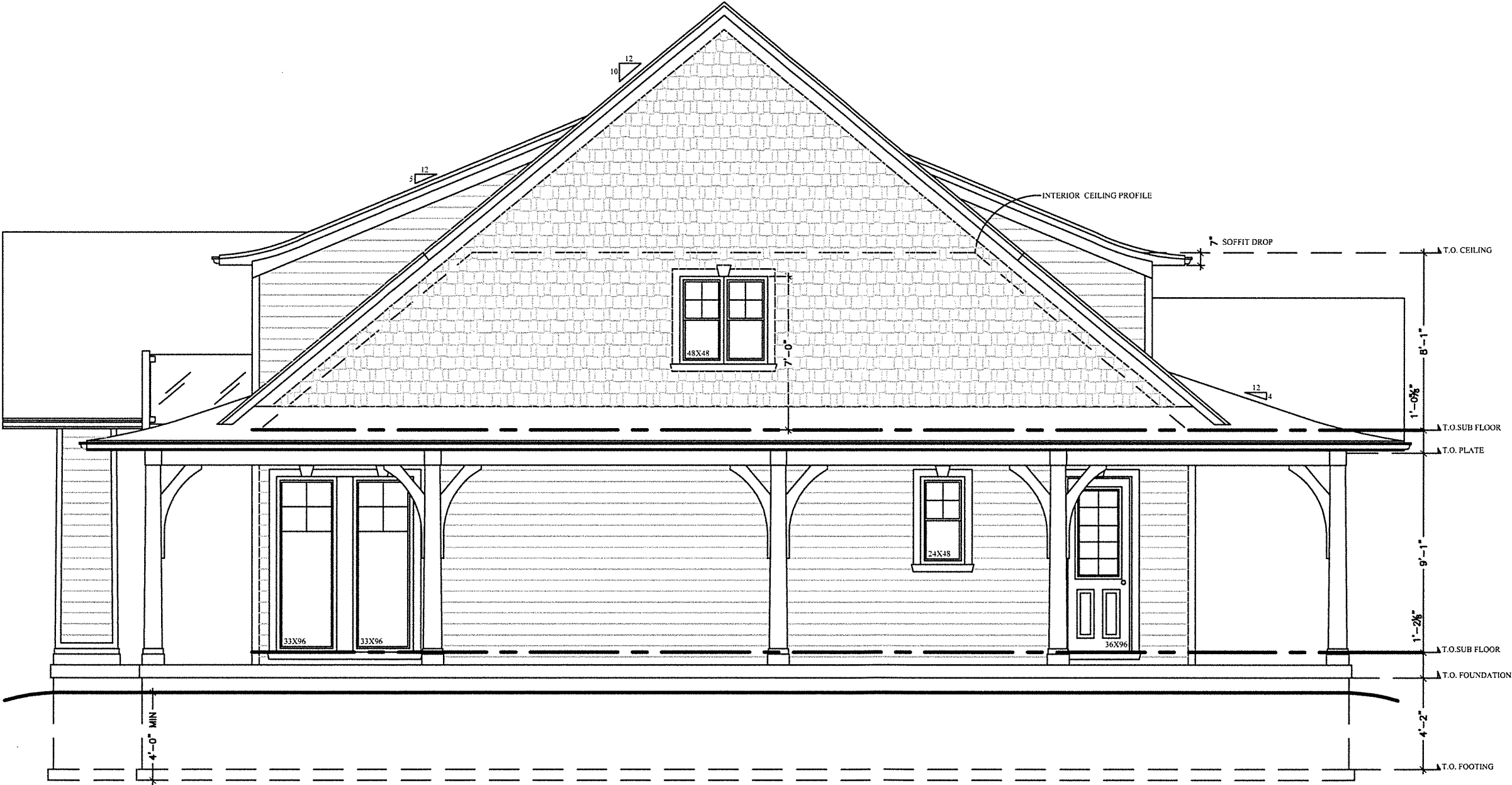
PROPOSED HOUSE PLANS
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO#	
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A5

LEFT ELEVATION

Scale 3/16"-1'-0"

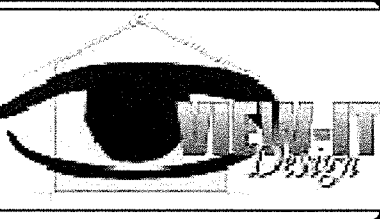


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MAWHINEY RESIDENCE
394 CEDAR DR
TURKEY POINT

PROPOSED HOUSE PLANS

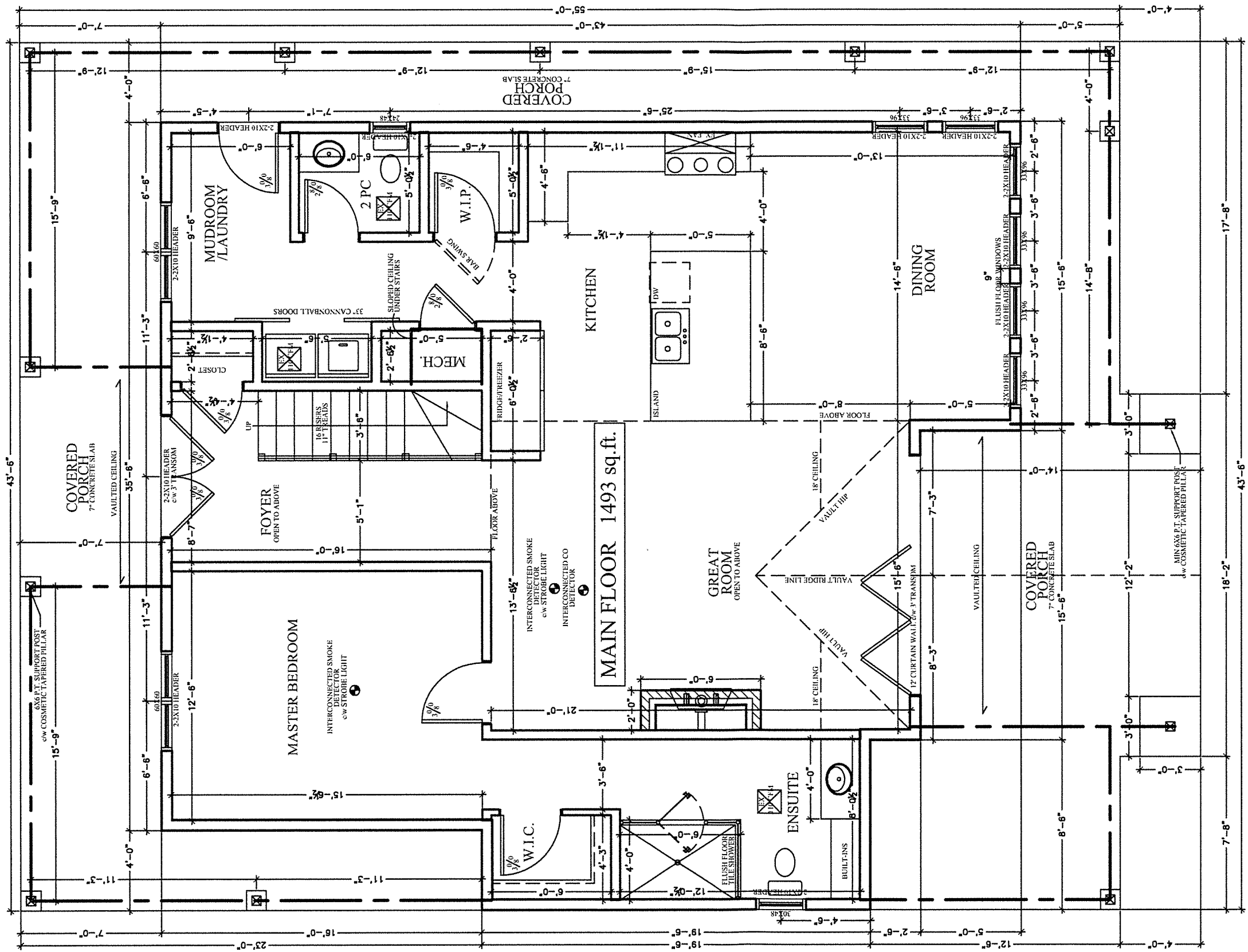
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO#	
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A4

MAIN FLOOR PLAN

Scale 3/16"-1'-0"

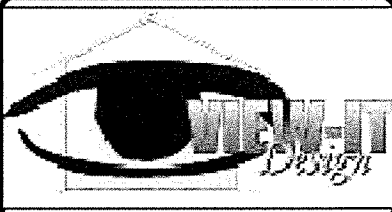


GENERAL NOTES:

- FOUNDATION PLAN NOTES:
1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
 3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
 6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE	
MAIN FLOOR	1493 SQ. FT.
UPPER FLOOR	880 SQ. FT.

REV.	DATE	DESCRIPTION
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



PROPERTY OF VIEW-IT DESIGN

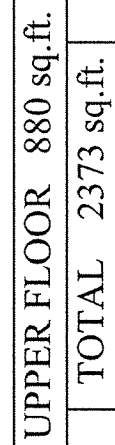
VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

MAWHINEY RESIDENCE
394 CEDAR DR
TURKEY POINT

PROPOSED HOUSE PLANS
MAIN FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO#	
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	A1

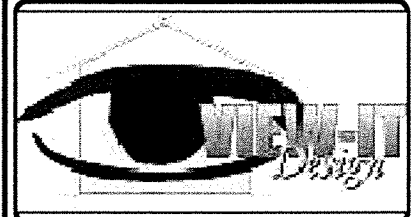
Scale 3/16"-1'-0"



FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
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REV #	DATE:	DESCRIPTION:
4		
3		
2		
1	09/20	TRADE REVIEW:MINOR VARIANCE

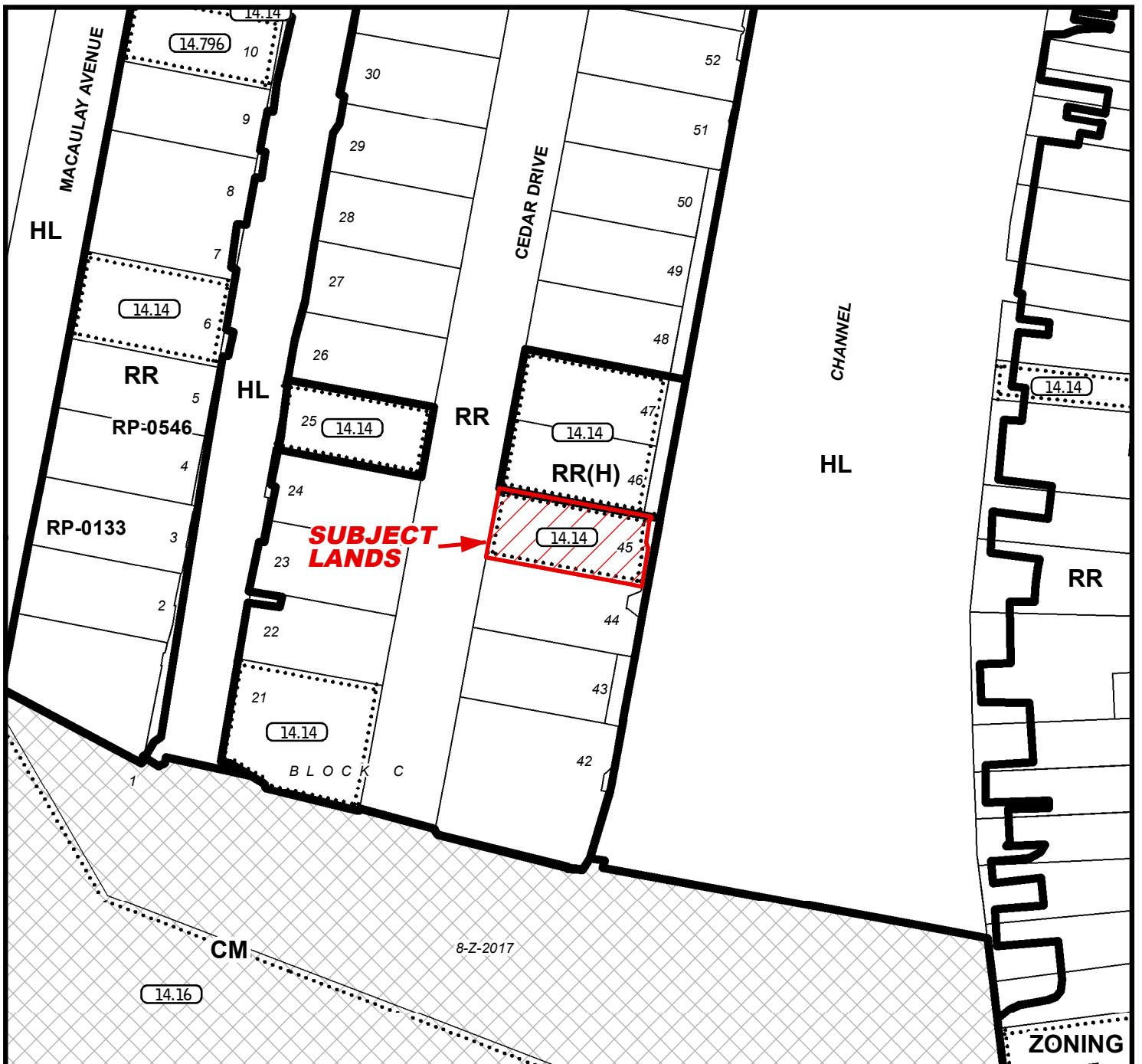
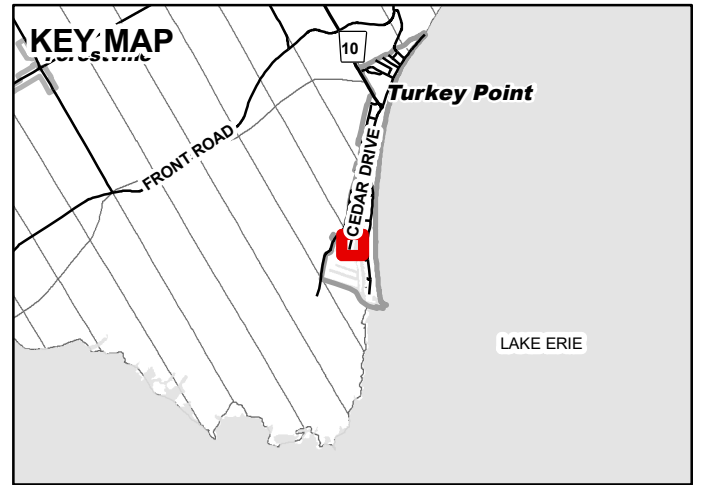
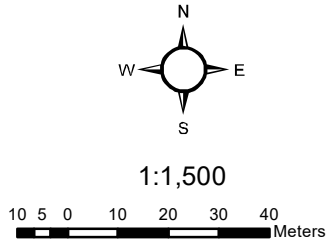


VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO#	A2
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A2

MAP 1
File Number: ANPL2018254
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2018254

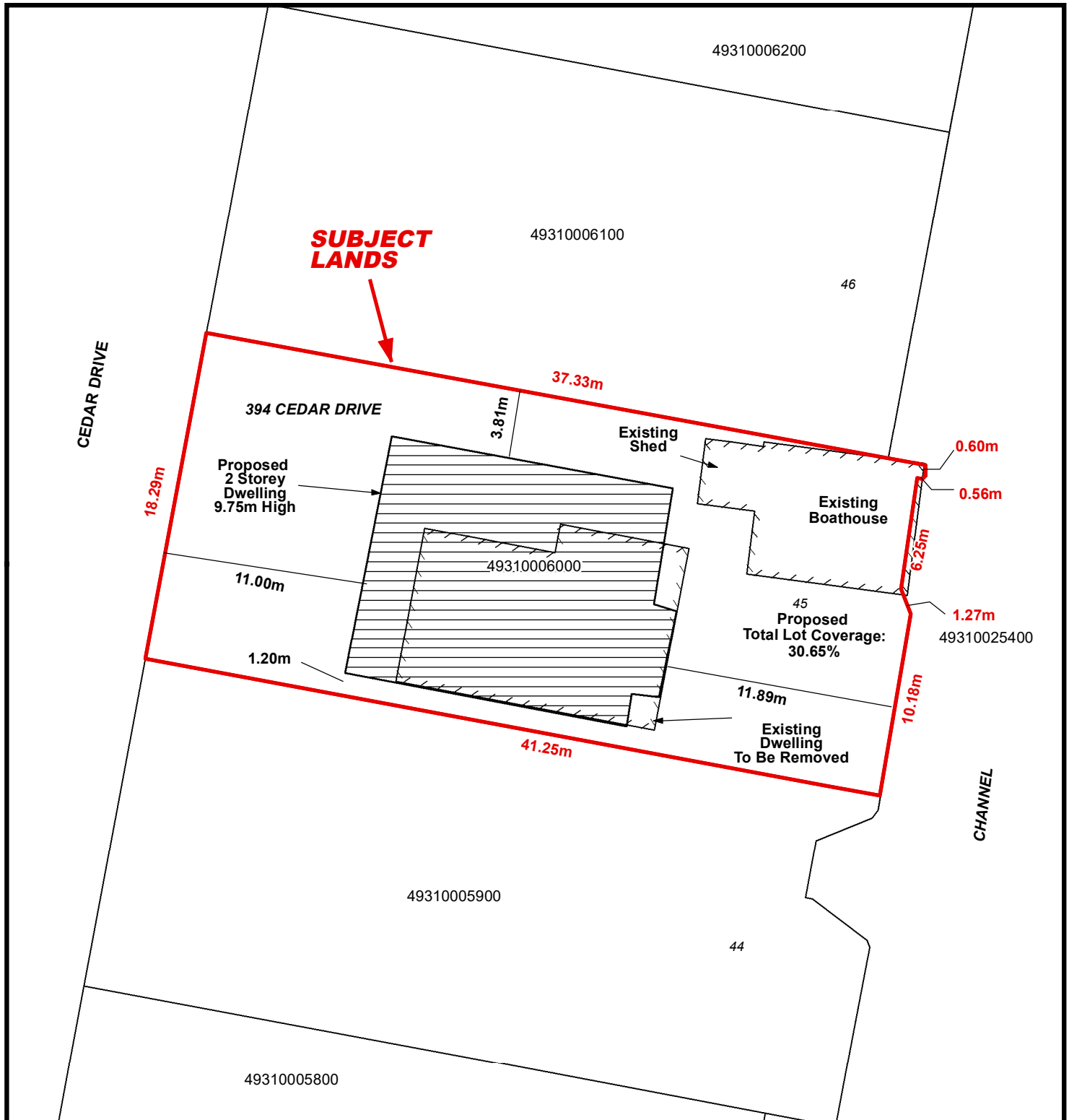
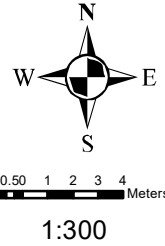
Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2018254

Geographic Township of CHARLOTTEVILLE



LOCATION OF LANDS AFFECTED

File Number: ANPL2018254

Geographic Township of CHARLOTTEVILLE

