

For Office Use Only:

File Number ANPL2021238
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application July 29, 2021

Application Fee ✓pd 1560⁰⁰
Conservation Authority Fee ✓pd 502.65 ✓pd
Well & Septic Info Provided _____
Planner Scott W
Public Notice Sign _____

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: 493-100-04300-0000

A. Applicant Information

Name of Owner Karen Elms, George Geerlinks

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 504875 Old Stage Road
Town and Postal Code Woodstock ON N4S 7V8
Phone Number 519 670 6965, 519 617 0184
Cell Number 519 670 6965, 519 617 0184
Email oxfordbuilders@rogers.com

Name of Applicant Same as owner

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent n/a
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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

Owner Agent Applicant

Names and addresses of any holder of any mortgages, 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):

CITR PLAN 546 LOT 28

Municipal Civic Address: 387 Cedar Dr, Turkey Point ON NOE IWO

Present Official Plan Designation(s): RR

Present Zoning: RR

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

Yes No If yes, please specify:

3. Present use of the subject lands: RR

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, and height on your attached sketch which must be included with your application: *see attached drawings*

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

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, and height on your attached sketch which must be included with your application: *see attached drawings*

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:

9. Existing use of abutting properties:

RR

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

*Lot coverage
Building height*

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

By-law: *Exceeds lot coverage
Exceeds building height*

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): _____



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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:

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:

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

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (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
 Individual wells
 Communal wells
 Other (describe below)
-

Sewage Treatment

- Municipal sewers
 Septic tank and tile bed in good working order
 Communal system
 Other (describe below)
-

Storm Drainage

- Storm sewers
 Other (describe below)
 Open ditches
-

2. Existing or proposed access to subject lands

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

Name of road/street:

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition
- Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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

April 26, 2021

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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

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

Owner

Date

Owner

Date

K. Declaration

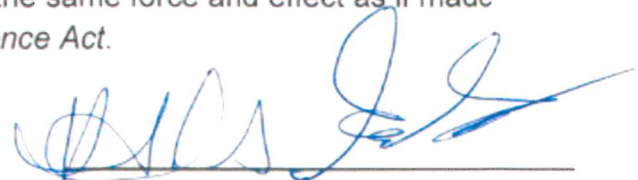
I, Karen Elms, George Greenliks of Woodstock

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:

City of Woodstock

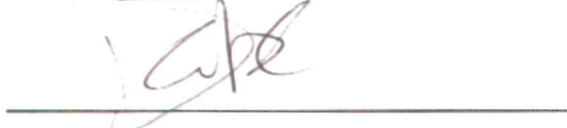


Owner/Applicant/Agent Signature

In County of Oxford

This 26th day of April

A.D., 2021

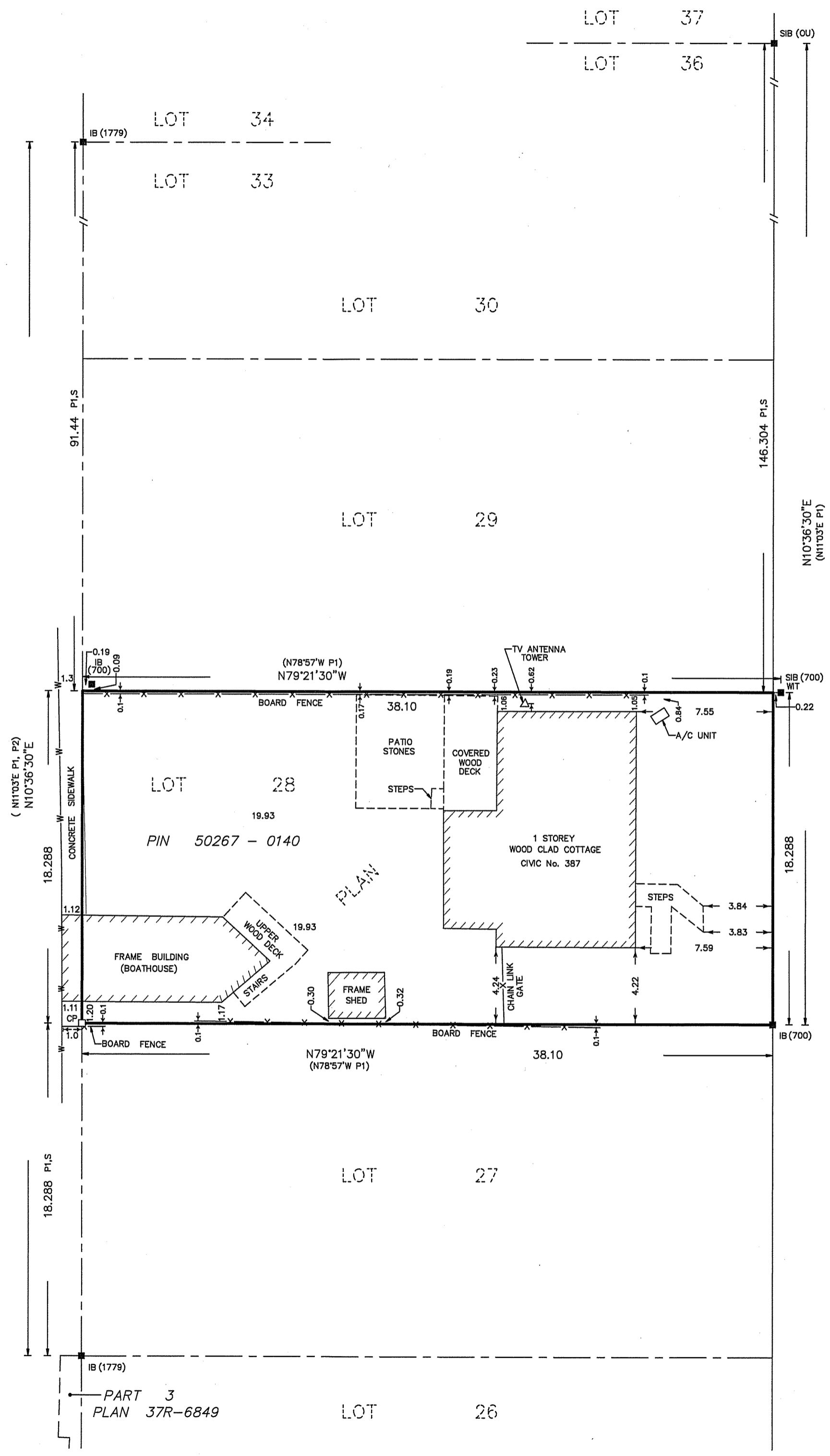


A Commissioner, etc.

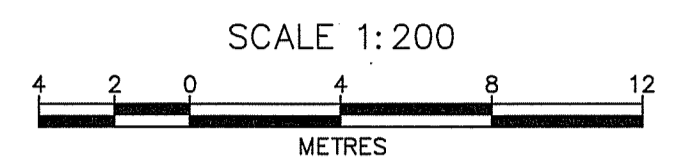
Denise Nicole Aube, a Commissioner, etc.
County of Oxford, for Nesbitt Coulter LLP
Barristers and Solicitors.
Expires July 29, 2023.



PART 6, PLAN 37R-9306 BLOCK A PIN 50267 - 0748 REGISTERED



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 28
REGISTERED PLAN 546
NORFOLK COUNTY



MacAULAY, WHITE & MUIR LTD.
© COPYRIGHT 2021

CEDAR DRIVE (FORMERLY RIDGE ROAD, NAME CHANGED BY BY-LAW 443-80, INST. 402118) PIN 50267 - 0174

NOTES:

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINT BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).

PART 2 - WRITTEN REPORT

- 1) THE FRAME BUILDING (BOATHOUSE) EXTENDS ONTO THE PROPERTY TO THE WEST.
- 2) THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES.

THIS PLAN HAS BEEN PREPARED FOR KAREN MARTHA ELMS AND GEORGE FERDINAND GEERLINKS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- - FOUND
- - PLANTED
- ⊙ - ROUND
- WIT - WITNESS
- S - SET
- W- - STEEL SEAWALL
- P1 - REGISTERED PLAN 546
- P2 - PLAN 37R-9306

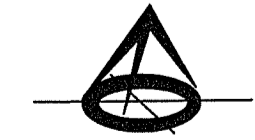
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY, 2021.

FEBRUARY 18, 2021

John Muir
JOHN MUIR
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2119742



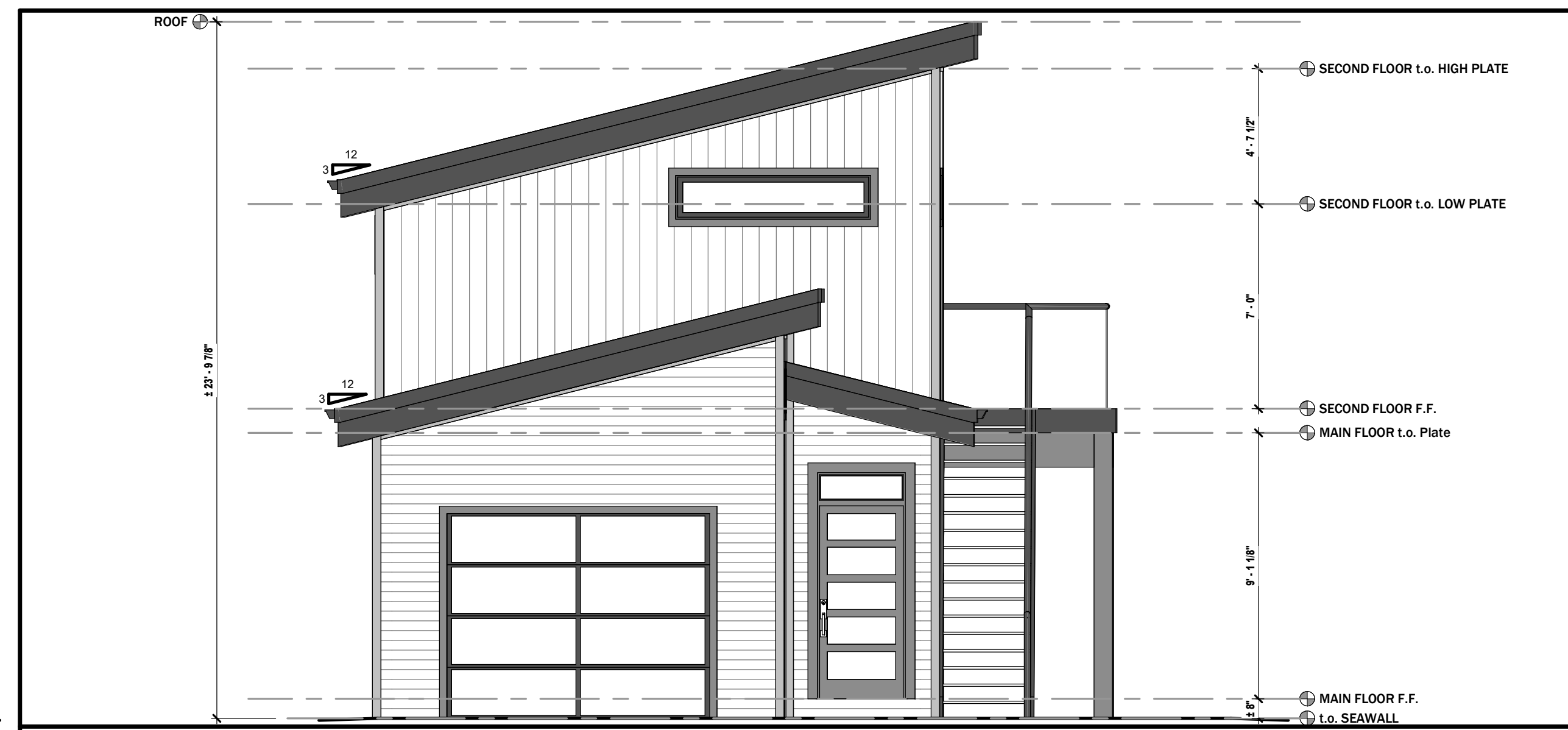
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TELEPHONE 519-752-0040 FAX 519-752-0087
EMAIL - mwmsurvey@bellnet.ca



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



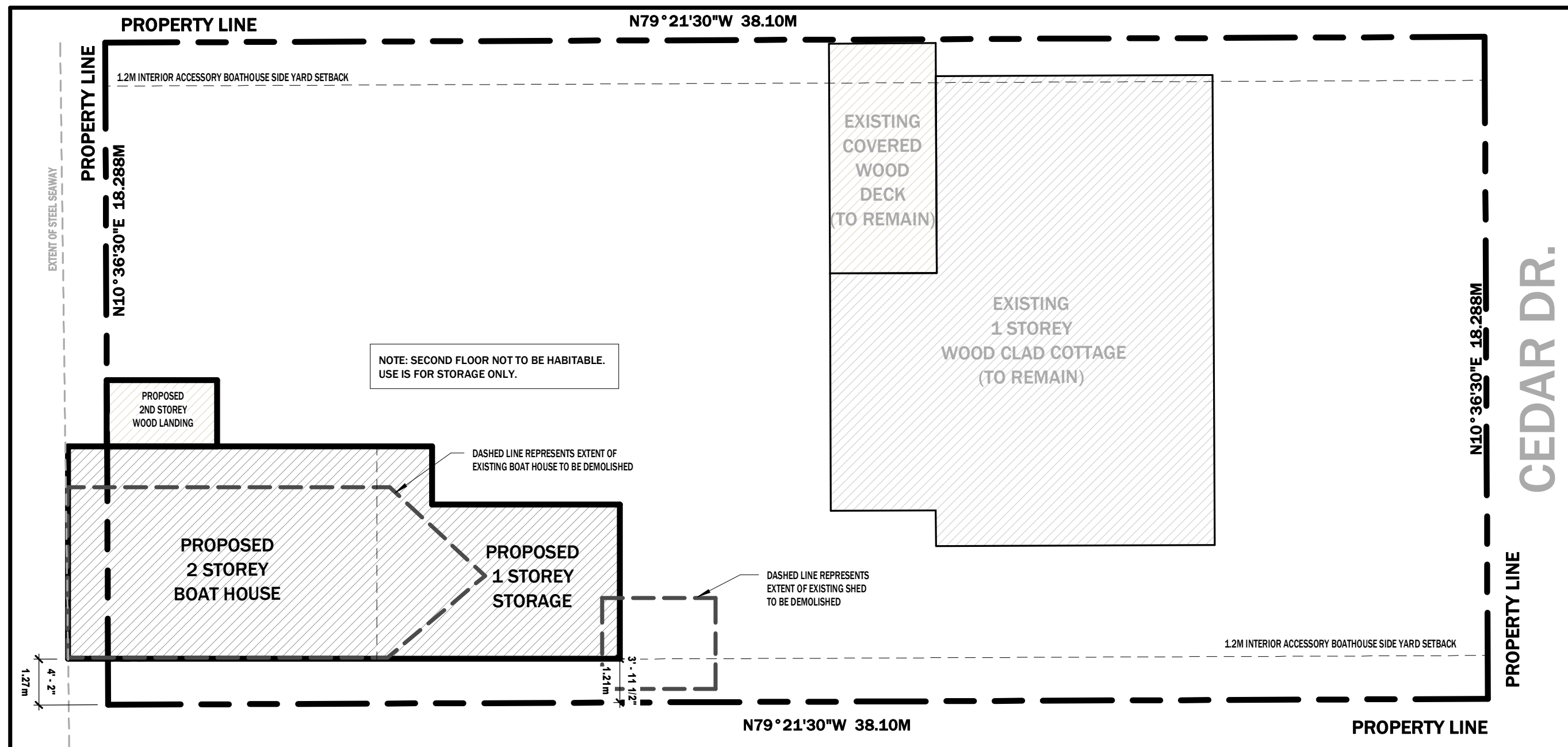
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



SITE PLAN

1" = 10'-0"

SITE INFORMATION - 387 CEDAR DR. TURKEY POINT, NOE1W0

ITEM	REQ'D	EXISTING	PROPOSED
ZONE	EXISTING	RR	RR
SITE AREA	EXISTING	± 696.77m ² (7500sf)	EXISTING
COVERAGE	15% MAX	± 118.54m ² (1276sf) = 17%	N/A
ACC. COVERAGE	10% MAX	± 74.6m ² (803.4sf) = 10.7%	± 105.35m ² (1134sf) = 15.1%
BUILDING HEIGHT	5M MAX.	N/A	N/A
SETBACKS		REQUIRED	
FRONT YARD		5M	
INT. SIDE YARD		3M AND 1.2M	
REAR YARD		5M	
EXT. SIDE YARD		N/A	

SITE INFORMATION - ACCESSORY BUILDING (BOATHOUSE)

ITEM	REQ'D	EXISTING	PROPOSED
ZONE	EXISTING	RR	RR
SITE AREA	EXISTING	± 696.77m ² (7500sf)	EXISTING
COVERAGE	10% MAX = 69.67m ² (750sf)	10.7% = 74.6m ² (803sf)	± 11.6% = 81.5m ² (873sf)
USABLE FLOOR AREA	55m ² (592sf)	N/A	± 117.99m ² (1270sf)
BUILDING HEIGHT	5M MAX.	N/A	± 7.26M
SETBACKS		REQUIRED	
FRONT YARD		N/A	
INT. SIDE YARD		1.2M	
REAR YARD		N/A (REAR LOT LINE ADJOINING PRIVATE OR PUBLIC LANE, NO SETBACK IS REQUIRED)	
EXT. SIDE YARD		N/A	



3D View

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
- ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE OF EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.
- CONTRACTOR TO COMPLY TO ONTARIO BUILDING CODE (OBC) 2012 IN ADDITION TO ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCING OF ANY WORK.
- PROVIDE 19mm PLYWOOD BACKING AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS. ENSURE CONTINUITY OF VAPOUR BARRIER AND INSULATION AS REQ'D.
- SEAL ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL PENETRATIONS IN WALL AND/OR FLOOR ASSEMBLIES WITH AN APPROVED PRODUCT / SYSTEM TO MAINTAIN REQUIRED FIRE RATING AND ACOUSTICAL MINIMUMS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SURVEY, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ANY CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM L.o. SHEATHING TO L.o. WOOD PLATE OR UNDERSIDE OF TRUSS.
- "I" INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C. BY A PROFESSIONAL ENGINEER.
- "**" INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.
- ALL WOOD FRAMING TO MEET SECTION 9.23 OF THE O.B.C.
- TRUSSES TO BE 2'-0" O/C MAX (DESIGN BY OTHERS)
- ATTIC ACCESS HATCH TO BE 3'-0" BY 1'-10" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

NO.	DESCRIPTION	DATE
00	ISSUED FOR CLIENT REVIEW	2021-03-26
01	ISSUED FOR CLIENT REVIEW	2021-03-29
02	REISSUED FOR MINOR VARIANCE	2021-06-21
03	REISSUED FOR MINOR VARIANCE	2021-06-23

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION:

NAME	SIGNATURE
BCIN #	FIRM BCIN #

PROJECT:
GEERLINKS BOATHOUSE
387 Cedar Dr, Turkey Point, ON, NOE 1W0

VS DESIGN STUDIO
519-535-3781 | info@vsds.ca | www.vsds.ca

DRAWING TITLE:
ELEVATIONS & SITE PLAN

PROJECT NUMBER: 21041

DRAWN: LVERMEER

CHECKED: N SIEMON

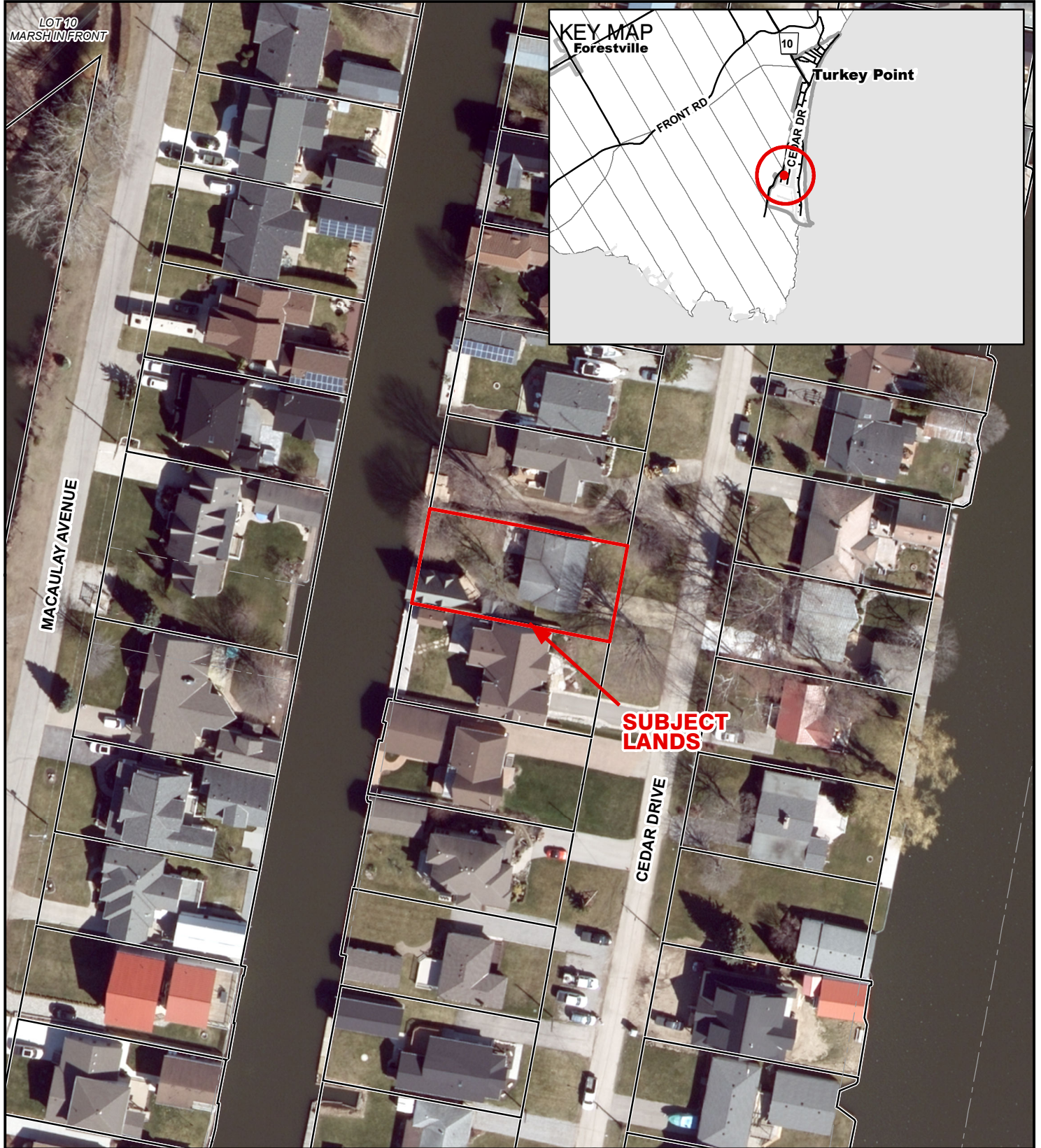
SCALE: As indicated

DATE: 2021-06-24 11:02:35 AM


DRAWING NO:
A-0.1

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2021238

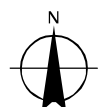


Legend

 Subject Lands

2020 Air Photo

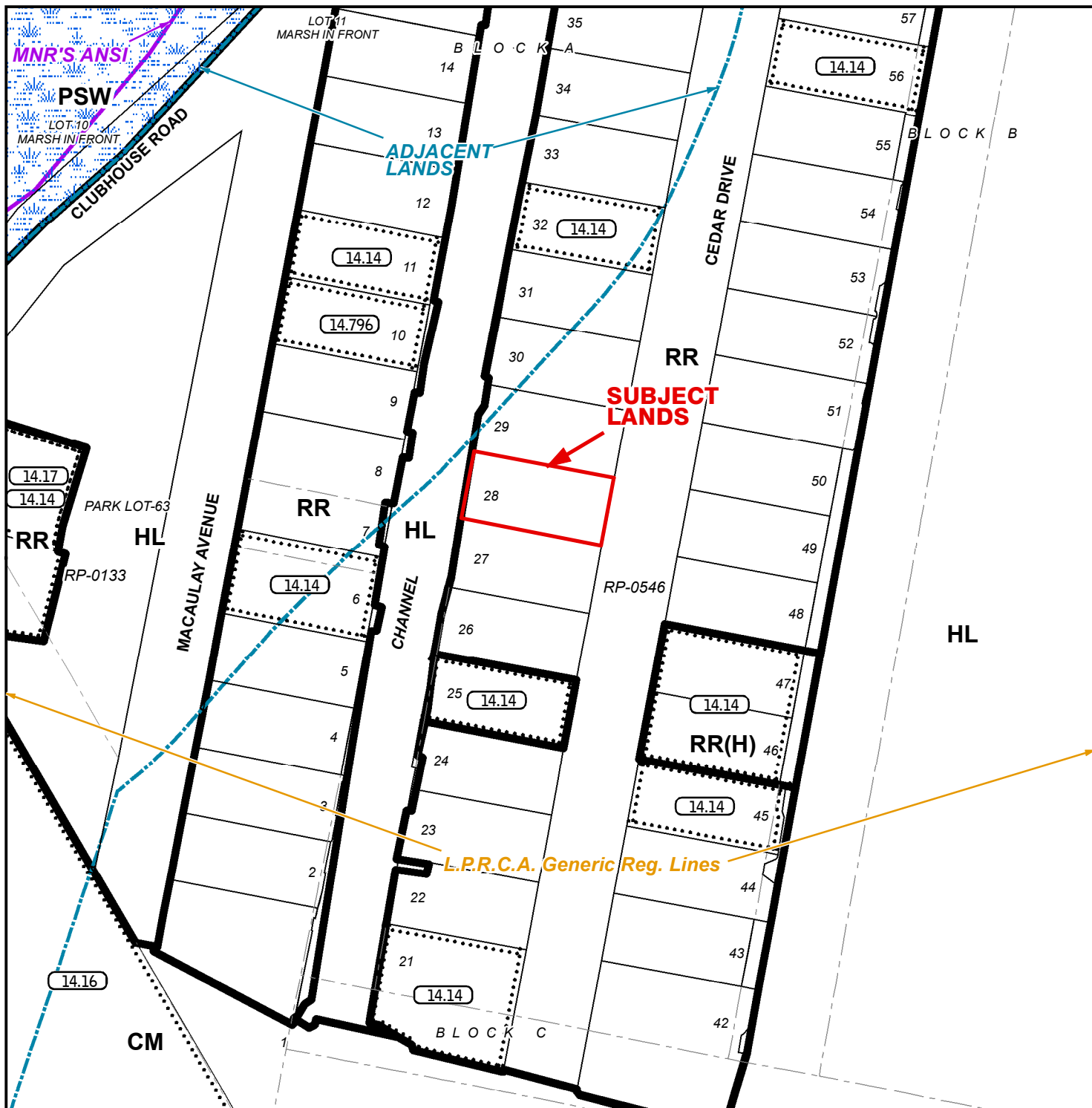
2021-08-09



8 4 0 8 16 24 32 Meters






MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2021238



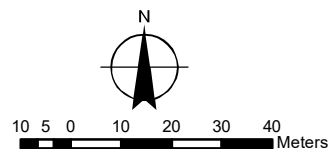
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LEGEND

-  Subject Lands
-  Adjacent Lands
-  Wetland
-  MNR ANSI
-  LPRCA Generic RegLines

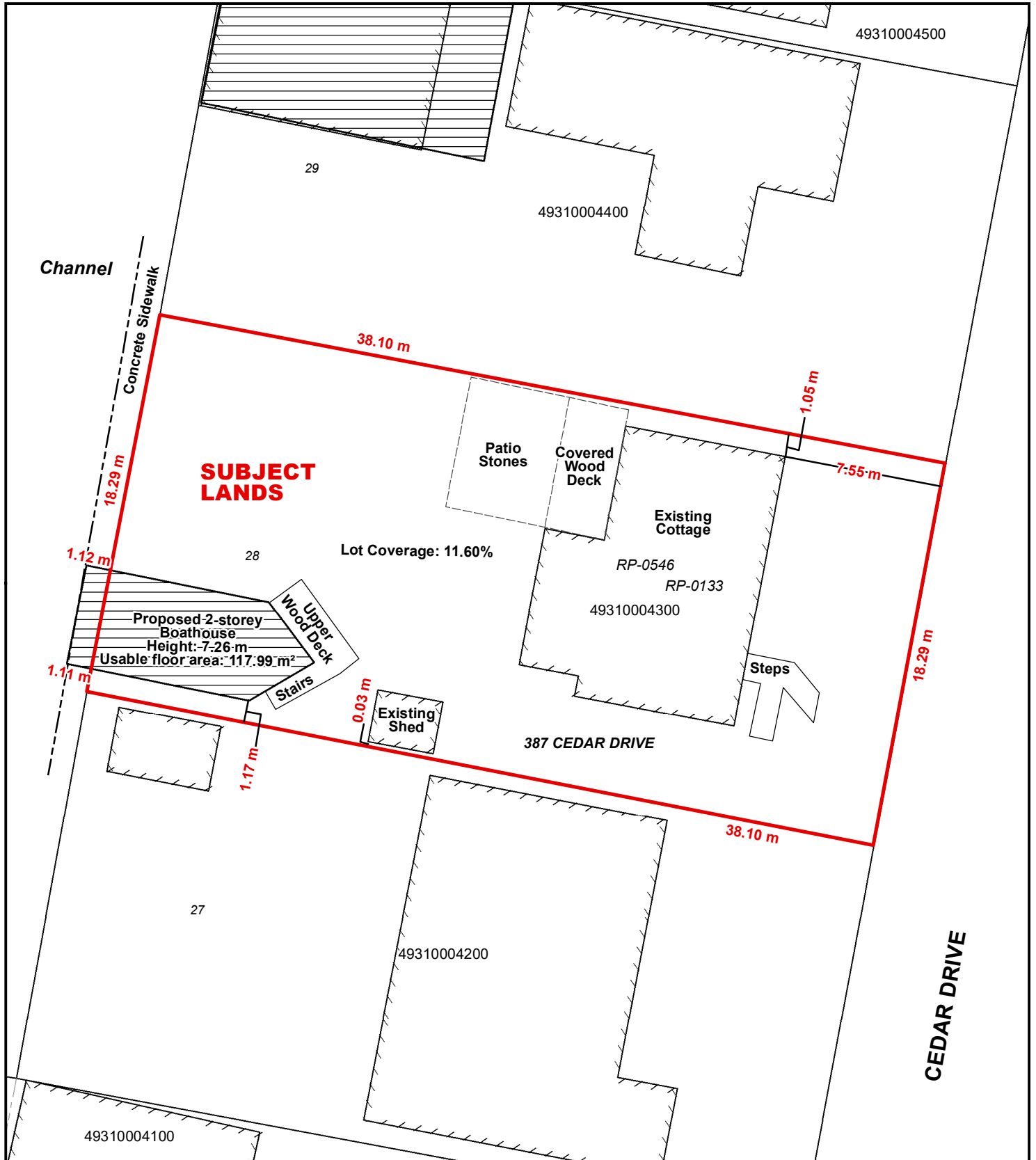
ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CM - Marine Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone




CONCEPTUAL PLAN

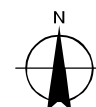
Geographic Township of CHARLOTTEVILLE



Legend

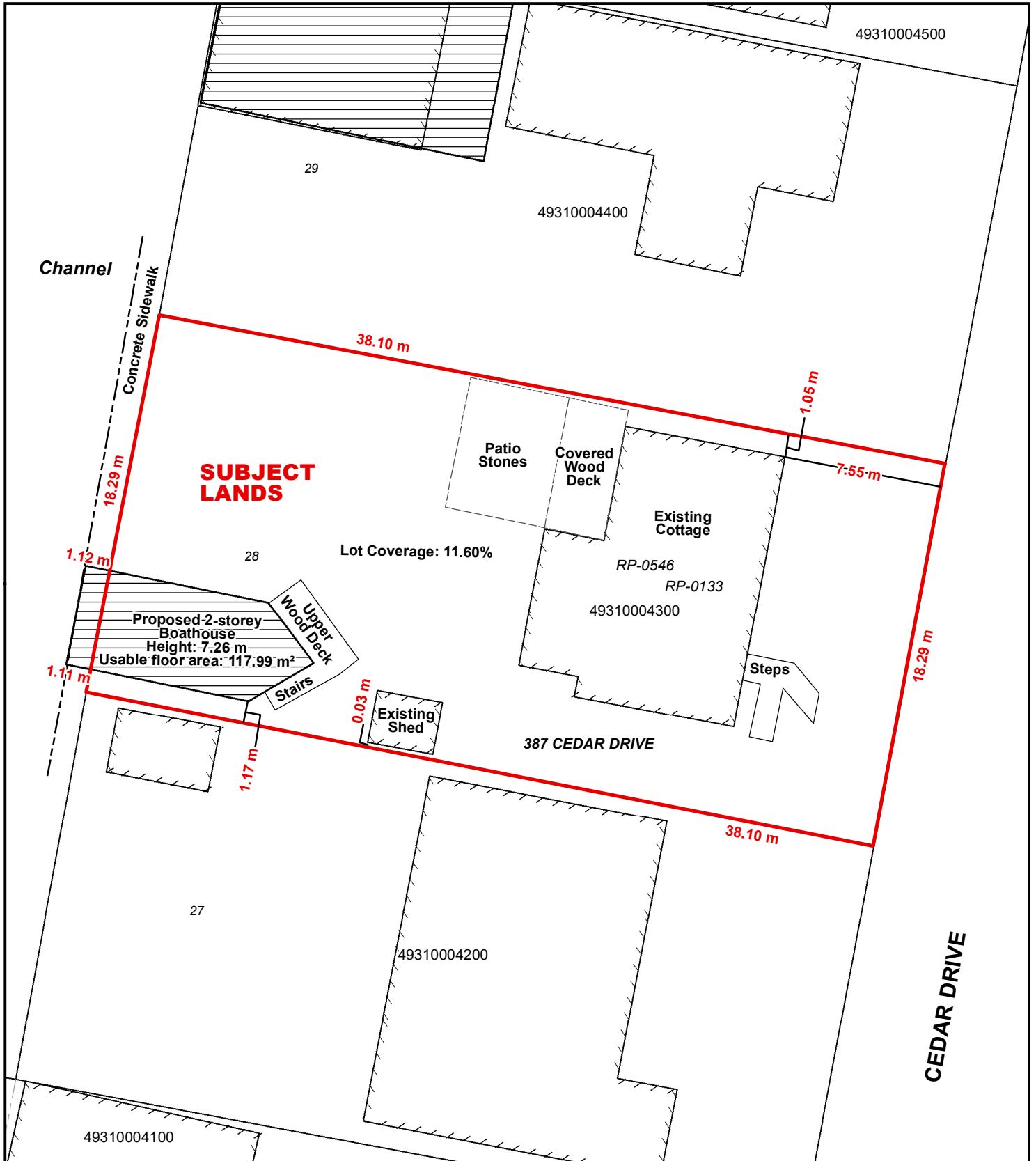
 Subject Lands

2021-08-09




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

2021-08-09

