

**For Office Use Only:**

File Number ANPL2023222  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Application Fee \_\_\_\_\_  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_  
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:** 493-100-43400

**A. Applicant Information**

**Name of Owner** Margaret Long

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 35 Adams Ave.  
Town and Postal Code Simcoe, ON, N3Y 4P4  
Phone Number 519-426-1991  
Cell Number \_\_\_\_\_  
Email waymarlong@sympatico.ca

**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, N3Y 5C8  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.com

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 owner and 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 211 Plan 190

332 Cedar Drive, Turkey Point

Municipal Civic Address: 332 Cedar Drive, Turkey Point

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:

vacation home

\_\_\_\_\_

\_\_\_\_\_

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:

Existing is a single storey cottage of 74.32 sq.m. as shown on the attached survey

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.

A 2 storey addition of 54.34 sq.m. is proposed. Single car garage on the ground floor and 2 bedrooms and a bathroom proposed on the 2nd floor.

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:

Survey showing proposed addition is attached along with architectural plans of the proposed addition.

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:

70 plus years

9. Existing use of abutting properties:

vacation homes

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. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	18.28	15			
Lot depth	61.3				
Lot width	18.28				
Lot area	1113.9 sqm				
Lot coverage	12.1%	15%		18%	3%
Front yard	11.99	6		9.76	
Rear yard	32	9		32	
Height	4.2	9.1		7.3	
Left Interior side yard	7.48	1.2		1.4	
Right Interior side yard	1.46	1.2			
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



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

Design of addition exceeds lot coverage maximum

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a

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:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** 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: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: 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:

Owner supplied information

\_\_\_\_\_  
\_\_\_\_\_

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. All Applications: 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:

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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:

n/a

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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:

Property not within a WHPA

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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. All Applications: 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 200m

**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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Bowen water system

### Sewage Treatment

☐ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order

☐ 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. All Applications: 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.

See attached Premise and Justification Brief

## 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.

Margaret L Long  
Owner/Applicant/Agent Signature

Mar 6/23  
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 MARGARET L. LONG am/are the registered owner(s) of the lands that is the subject of this application.

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.

Margaret L Long  
Owner

Mar 6/23  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**\*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

**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:

RAB



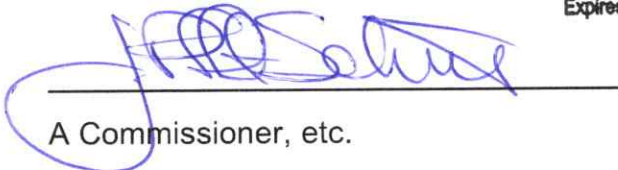
~~Owner/Applicant~~/Agent Signature

In Simcoe

This 17th day of March

A.D., 2023

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 1, 2025.



A Commissioner, etc.



PROPERTY DESCRIPTION:  
LOT 211  
REGISTERED PLAN 190  
AND PART OF LOT 33  
REGISTERED PLAN 301  
NORFOLK COUNTY

SCALE 1:200  
METRIC

0 5 10 15 METRES  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SKETCH  
ILLUSTRATING LOT COVERAGE  
FOR: MELISSA LONG ASHLEY  
# 332 CEDAR DRIVE  
P.I.N. 50267-0706

CEDAR DRIVE  
(FORMERLY KNOWN AS RIDGE ROAD)

18.288

REGISTERED

PART 1,

36.576

37R

10011

PROPOSED  
ADDITION

PLAN

EXISTING 1 STOREY COTTAGE

WOOD DECK

LOT 211

LOT 190

LOT 210

PART 5

3735

301

24.733

PLAN

REGISTERED

PART 4

PART 2  
37R-10011

GARAGE

37R

PART 3

LOT

33,

PART 10

PART 9

18.288

PART 8

LOT 37

LOT 38

LOT 39

LOT 40

REGISTERED

PLAN

301

NORTH

## NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY KIM HUSTED SURVEYING LTD., PROJECT No. 22-17732-1, DATED NOVEMBER 11, 2022.
- (2) - PROPOSED BUILDING ADDITION BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - AREA OF SUBJECT PROPERTY = 1113.9 SQUARE METRES  
- AREA OF EXISTING COTTAGE & DECK = 135.1 SQUARE METRES  
- EXISTING LOT COVERAGE = 12.1%  
- AREA OF EXISTING SHEDS = 27.1 SQUARE METRES  
- EXISTING LOT COVERAGE = 2.4%  
- AREA OF PROPOSED ADDITION = 56.2 SQUARE METRES  
- PROPOSED ADDITION LOT COVERAGE = 5.0%  
- TOTAL AREA OF BUILDINGS & STRUCTURES = 218.4 SQUARE METRES  
- TOTAL PROPOSED LOT COVERAGE = 19.6%
- (4) - THIS SKETCH WAS COMPLETED ON THE 14th DAY OF MARCH, 2023.

IN FRONT OF CONCESSION "A"  
LOT 11

## CAUTION

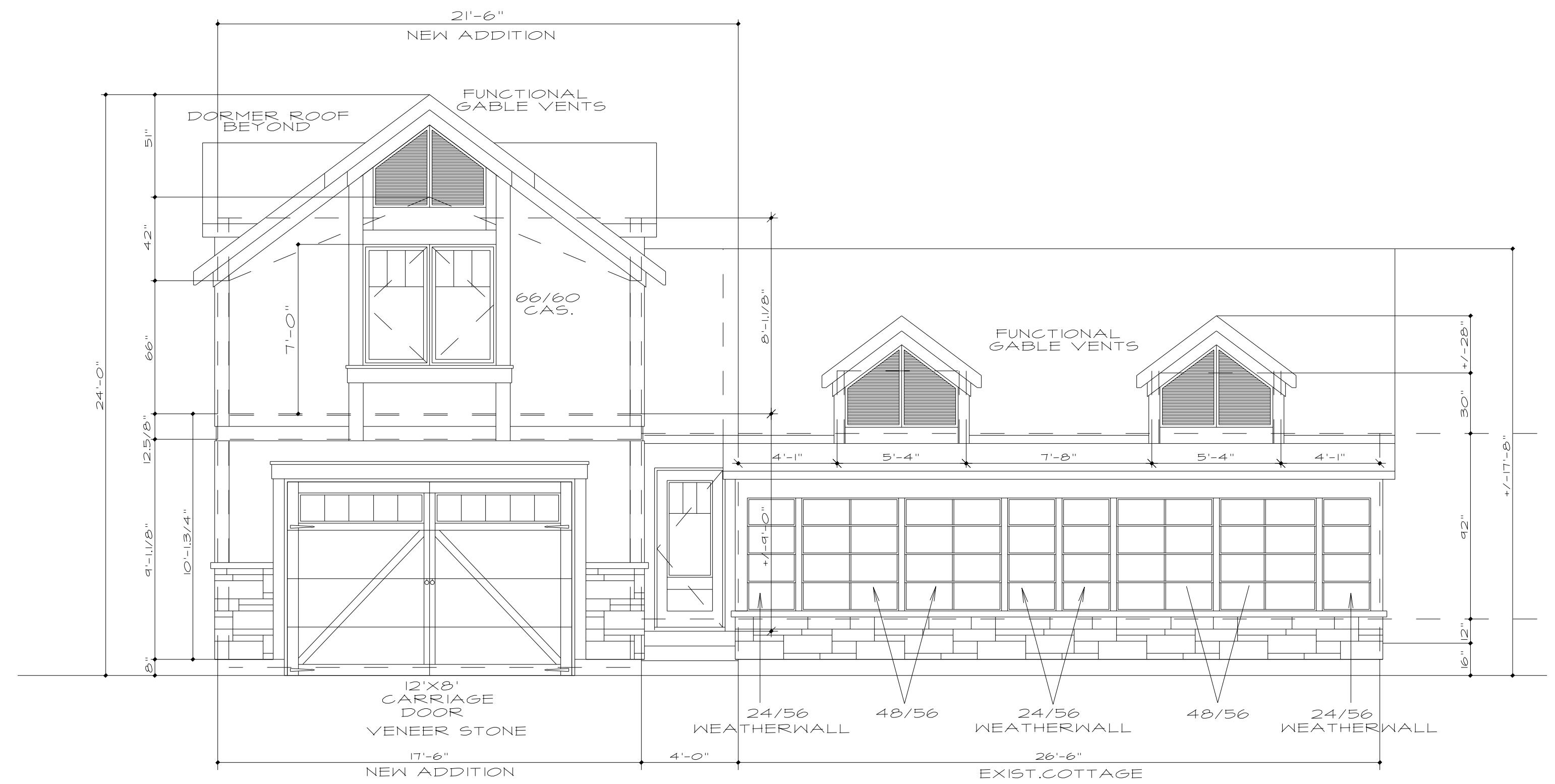
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT  
BE USED FOR TRANSACTION OR FINANCING PURPOSES

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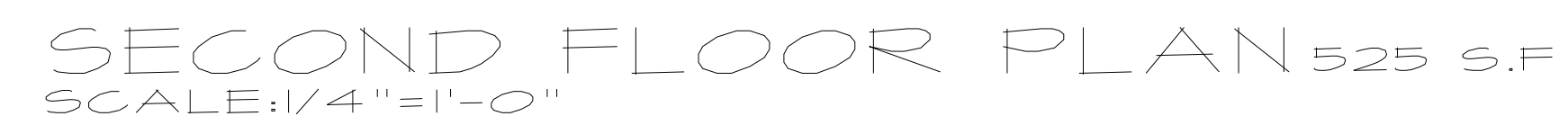
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD.  
IS STRICTLY PROHIBITED

**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 22-17732Sketch2 REFERENCE: FILE

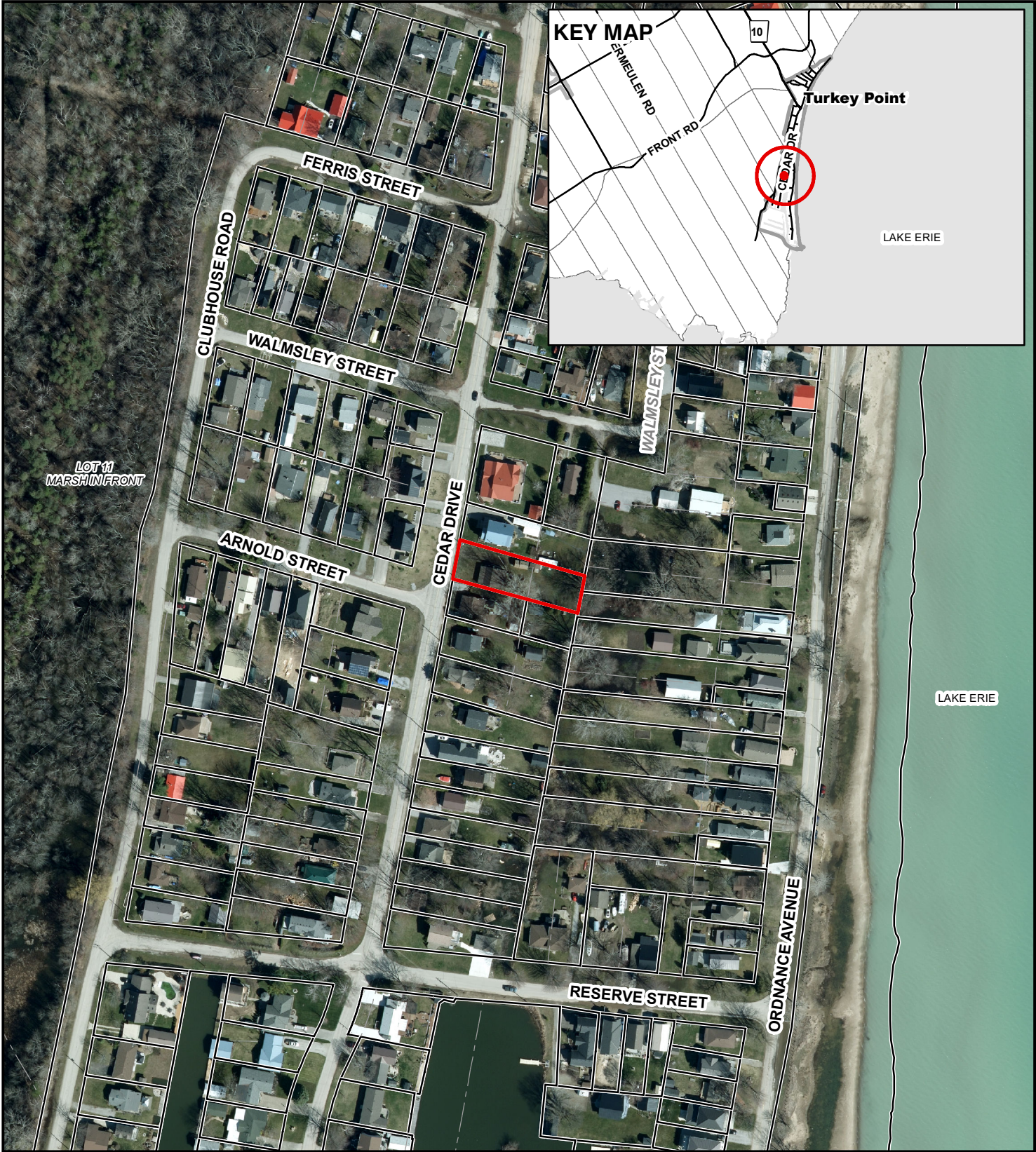


File	Revision
<b>Project</b> PROPOSED ADDITION FOR MELISSA LONG & JON ASHLEY & MARGARET LONG, 332 CEDAR DRIVE, LOT 211 TURKEY POINT ONTARIO	
<b>Title</b> ELEVATIONS	
Date	Scale
23/01	A.N.
Drawn	MAC
Printed	Angle
	A-3




Date	Revision		
Project PROPOSED ADDITION FOR MELISSA LONG & JON ASHLEY & MARGARET LONG, 332 CEDAR DRIVE LOT 211 TURKEY POINT ONTARIO			
Title FLOOR PLANS			
Date	Scale	Drawn	Drnght
22/12	A.N.	MAC	A-2
Printed			



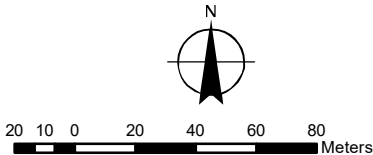


Legend

 Subject Lands

2020 Air Photo

8/3/2023



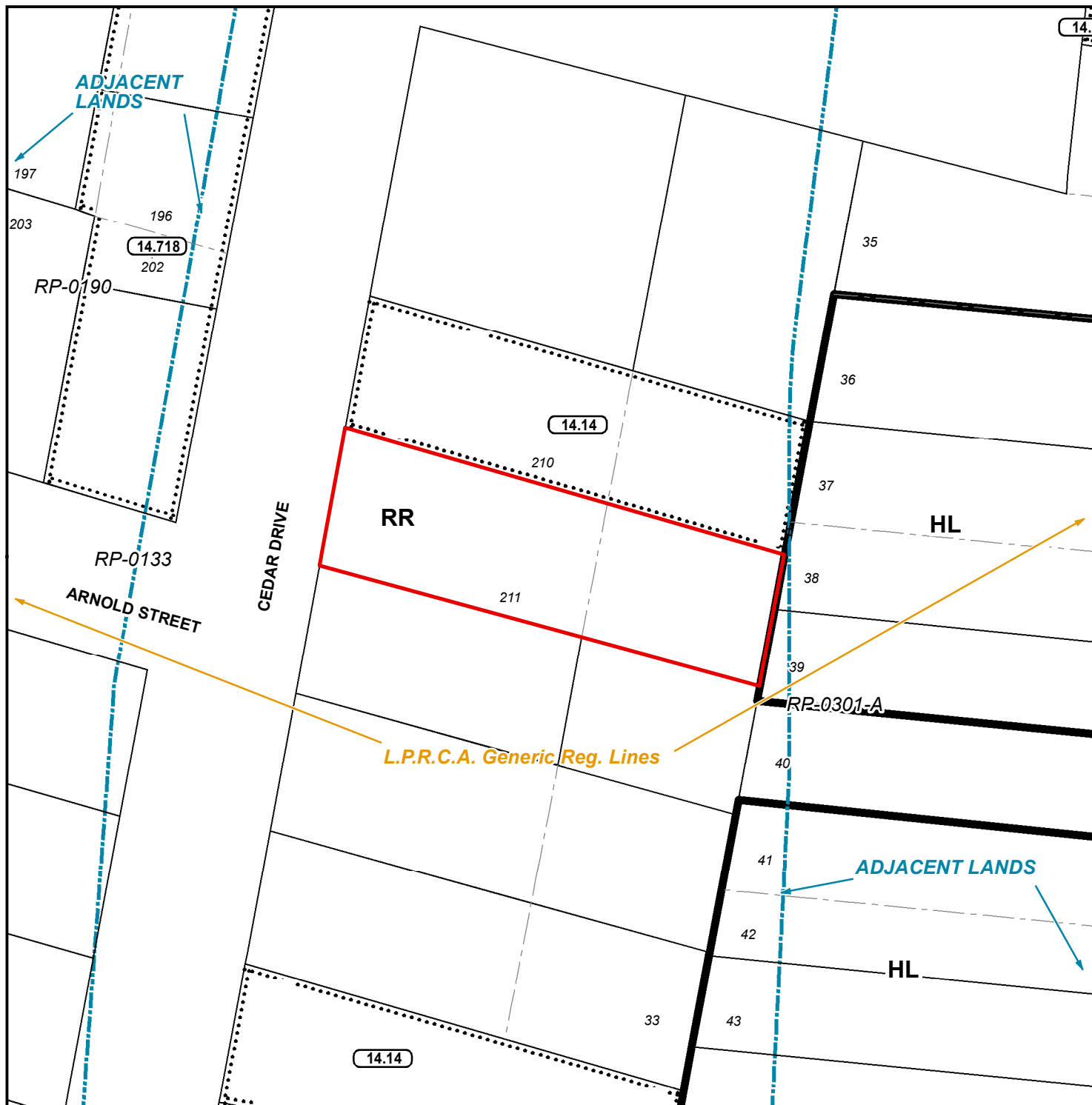


# MAP B

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023222



### LEGEND

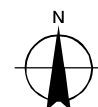
- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

8/3/2023

- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone

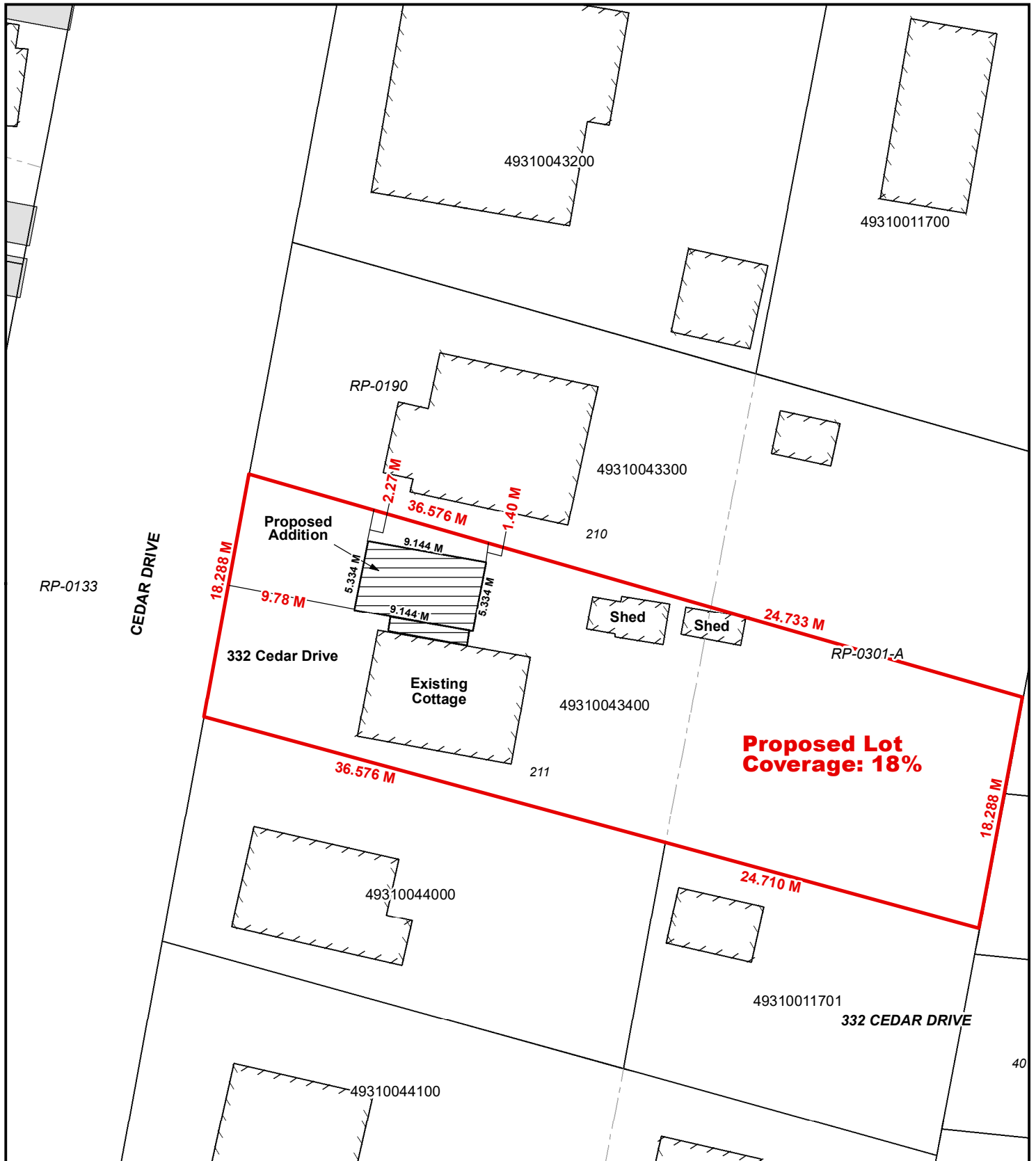
1:750



6 3 0 6 12 18 24 Meters

# CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

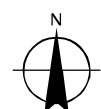


## Legend

Subject Lands

1:400

8/3/2023



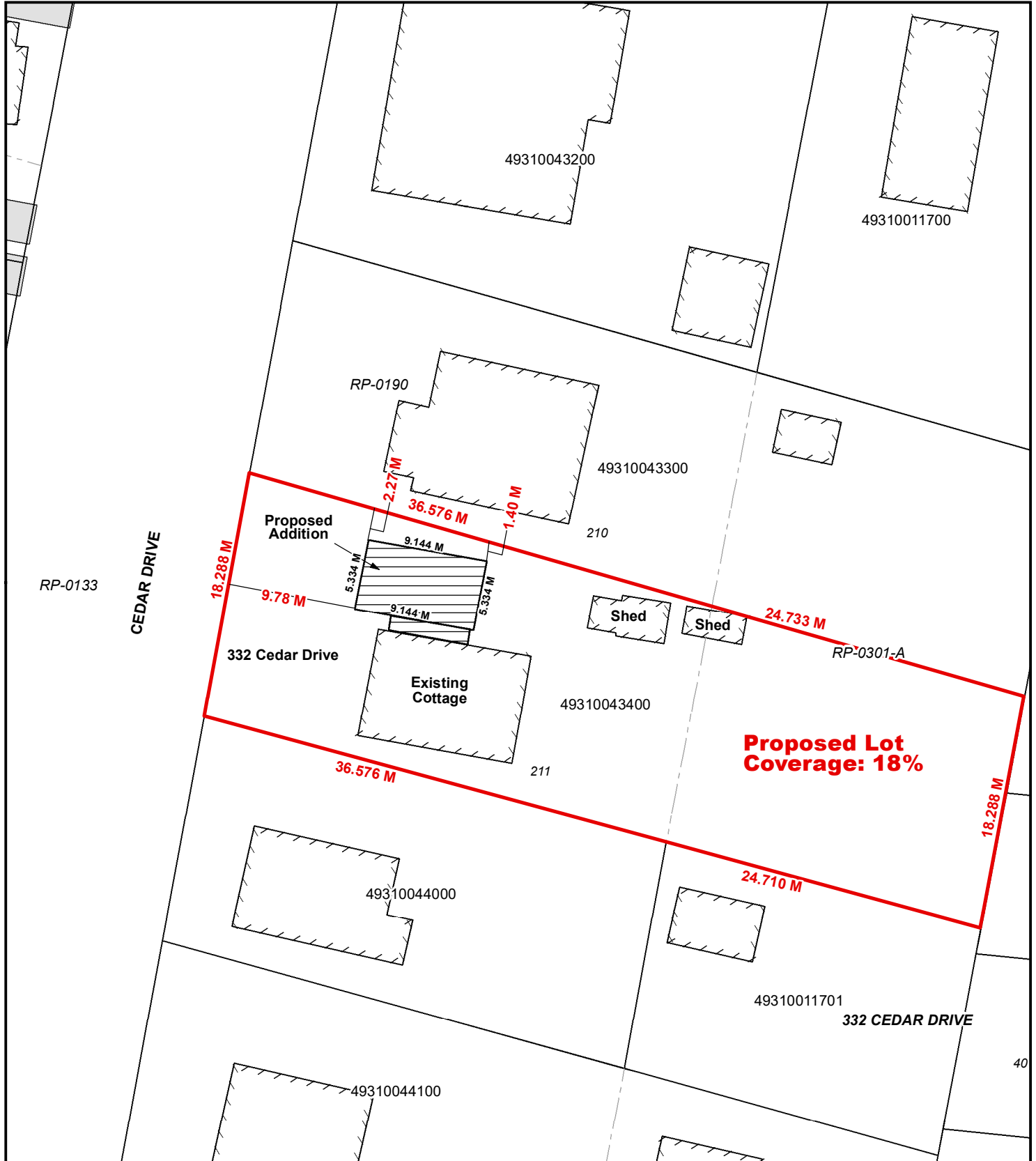
3 1.5 0 3 6 9 12 Meters

# LOCATION OF LANDS AFFECTED

ANPL2023222

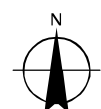
## CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



### Legend

Subject Lands  
1:400



8/3/2023

3 1.5 0 3 6 9 12 Meters