

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application [committee.of.adjustment@norfolkcounty.ca](mailto:committee.of.adjustment@norfolkcounty.ca). Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

### Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: [www.norfolkcounty.ca/planning](http://www.norfolkcounty.ca/planning)

### After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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**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:** 493 100 069 000 000

**A. Applicant Information**

**Name of Owner** Jeff & Tucien Watts

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 376 Cedar Dr.

Town and Postal Code Vittoria, N0E 1T0

Phone Number \_\_\_\_\_

Cell Number 519) 532-5254

Email jwatts1@msn.com TMTWatts@gmail.com

**Name of Applicant** Sam Bunting - Prominent Homes

Address 363 Ireland Road

Town and Postal Code Simcoe, N3Y 4K4

Phone Number 519-426-9186

Cell Number \_\_\_\_\_

Email sam@phomes.ca (please CC all correspondence to design@phomes.ca)

Name of Agent \_\_\_\_\_

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 owner and 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):

CHR PLAN 546 LOT 54

REG 0.17AC 60.00FR 125.00D

Municipal Civic Address: \_\_\_\_\_

Present Official Plan Designation(s): Resort Residential Zone

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:

Residential cottage with boathouse

\_\_\_\_\_



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 cottage to be demolished

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Existing boathouse to be retained

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Existing Clad Building, and Gazebo to be demolished

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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.

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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:

A proposed 2 storey year round cottage

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A proposed septic bed

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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:

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n/a

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

unknown

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9. Existing use of abutting properties:

Cottages

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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:

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### 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	18.3m	15m	5.8.2 b) i)	18.3	0
Lot depth	38.1m	n/a	n/a	38.1m	0
Lot width	18.3m	n/a	n/a	18.3m	0
Lot area	0.07 ha /697.2m <sup>2</sup>	0.4 ha/ 4,000m <sup>2</sup>	5.8.2 a)	0.07ha	0.33ha
Lot coverage	40%	25%	5.8.2h	46%	21%
Front yard		6m	5.8.2 c)	13.3m	0
Rear yard		9m	5.8.2 f)	8.08m	0.92m
Height	m	9.1m	5.8.2 g)	8.55m	0
Left Interior side yard	m	1.2m	5.8.2 e)	1.26m	0
Right Interior side yard	m	1.2m	5.8.2 e) i)	1.57m	0
Exterior side yard (corner lot)	n/a	n/a	n/a	n/a	
Parking Spaces (number)	n/a			4	0
Aisle width	n/a			n/a	0
Stall size	n/a			3mx6m	0
Loading Spaces	n/a			n/a	0
useable floor area		56 m <sup>2</sup>	3.2.2d	50.7m <sup>2</sup>	0

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

The Existing Lot area does not meet the min. requirement set out in the zoning bylaw

The proposed lot coverage allowed for the ciottage is greater than 15%.

The rear yard setback is not maintained as set out in the zoning bylaw.

~~3. **Consent/Severance/Boundary Adjustment:** 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: \_\_\_\_\_~~

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

~~Frontage: \_\_\_\_\_~~

~~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: \_\_\_\_\_  
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:

\_\_\_\_\_  
personal knowledge

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:

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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:

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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 ± 200 meters

**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)
- 

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:

Ordnance Avenue

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**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?

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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.

Please consider that there are several boathouses in the neighbourhood that are 2 stories.

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## 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:

- 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

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

March 27/25  
\_\_\_\_\_

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

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



**K. Declaration**

I, Sam Bantby of Prominent Homes Inc.  
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:


MHN Lawyers LLP

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In Simcoe, Ontario

This 31<sup>st</sup> day of March

A.D., 20 25

  
\_\_\_\_\_  
A Commissioner, etc.

Lauren Elaine Edwards, a Commissioner, ect.,  
Province of Ontario, for MHN Lawyers LLP  
Expires August 9, 2027.



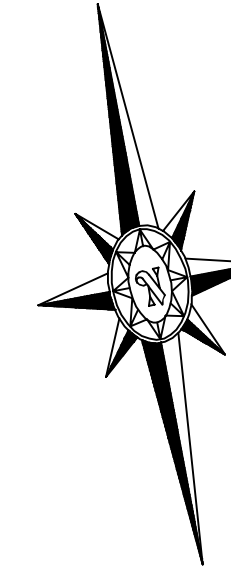
PROPOSED LOT GRADING  
AND DRAINAGE SITE PLAN

FOR:  
**PROMINENT HOMES**  
**376 CEDAR DRIVE**  
**TURKEY POINT**  
PIN 50267-0165 (LT)

SCALE 1 : 200



JEWITT AND DIXON LTD.



**METRIC NOTE:**

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

**UTILITY NOTE:**

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES. PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED AND ADVISED.

**SITE B.M.#1**

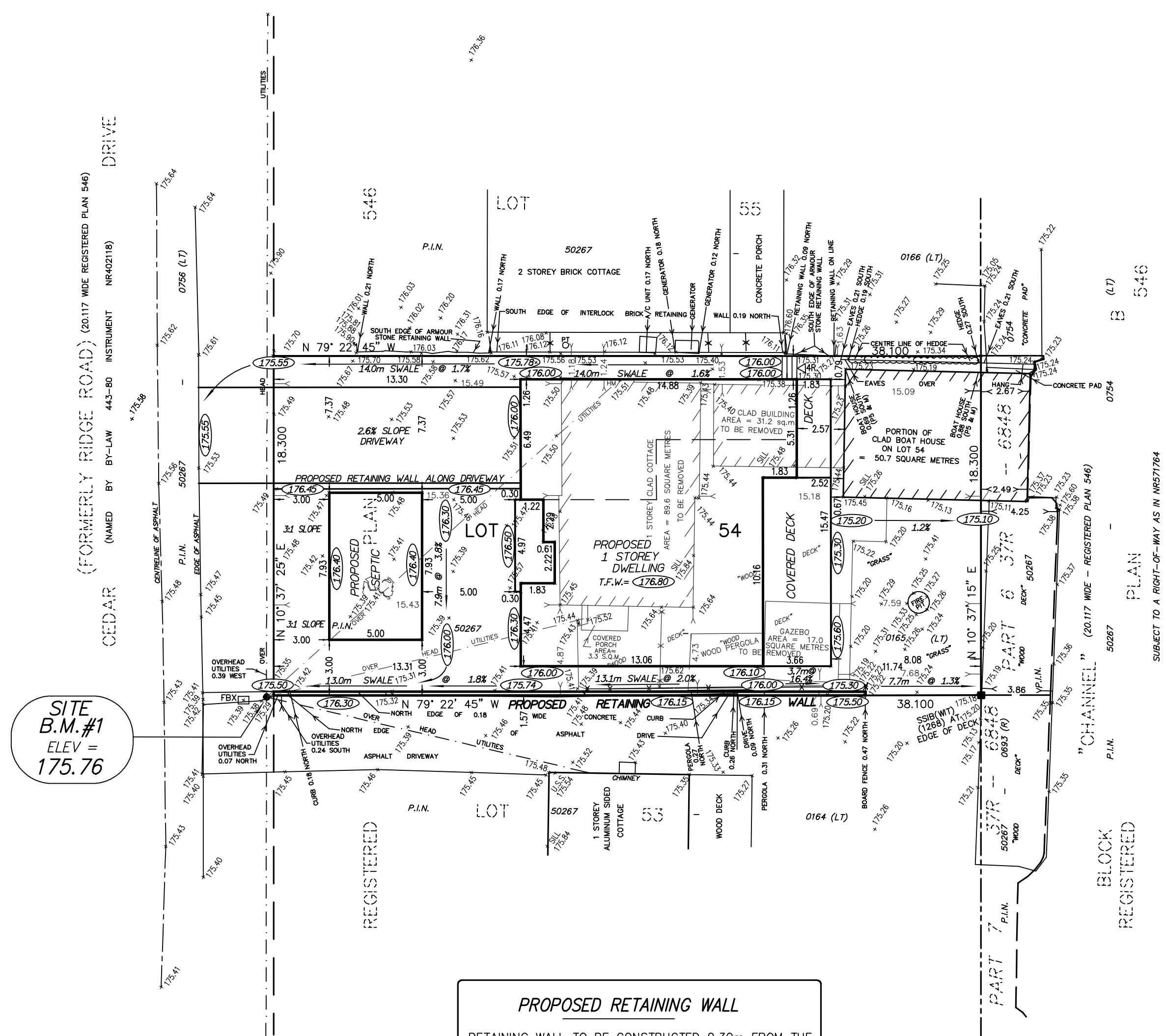
SPIKE IN FACE OF  
WOOD HYDRO POLE  
ELEV = 175.76  
(GEODETIC)

**LEGEND**

BELL BOX/FIBRE BOX	SHOWN	BBX/FBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	▣
TOP OF FOUNDATION	SHOWN	TOF	▣
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊕
HYDRO POLE	SHOWN	HP	⊕
GAS METER	SHOWN	GM	⊕
MANHOLE	SHOWN	MH	⊕

**NOTES**

- (1) - A SURVEY OF THE SUBJECT PROPERTY WAS PREPARED BY JAMIE DOCKX O.L.S. DATED JUNE 19, 2024 (24-19360)
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (176.50) AND ARE IN METRES
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.S. DENOTES UNDERSIDE OF SIDING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - THE UNDERSIDE OF FOOTING ELEVATIONS TO BE DETERMINE BY CONTRACTOR PRIOR TO EXCAVATION
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CSRS) HTV2.0 (2010) (CGVD28)
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE FEBRUARY 12, 2025



SITE B.M.#1  
ELEV = 175.76

**PROPOSED RETAINING WALL**  
RETAINING WALL TO BE CONSTRUCTED 0.30m FROM THE SOUTHERLY PROPERTY LINE  
\*\*WALL TO BE DESIGNED BY OTHERS\*\*

**PROPERTY DESCRIPTION:**  
ALL OF LOT 54  
REGISTERED PLAN 546 (TURKEY POINT)  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE  
NORFOLK COUNTY

**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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FEBRUARY 24, 2025

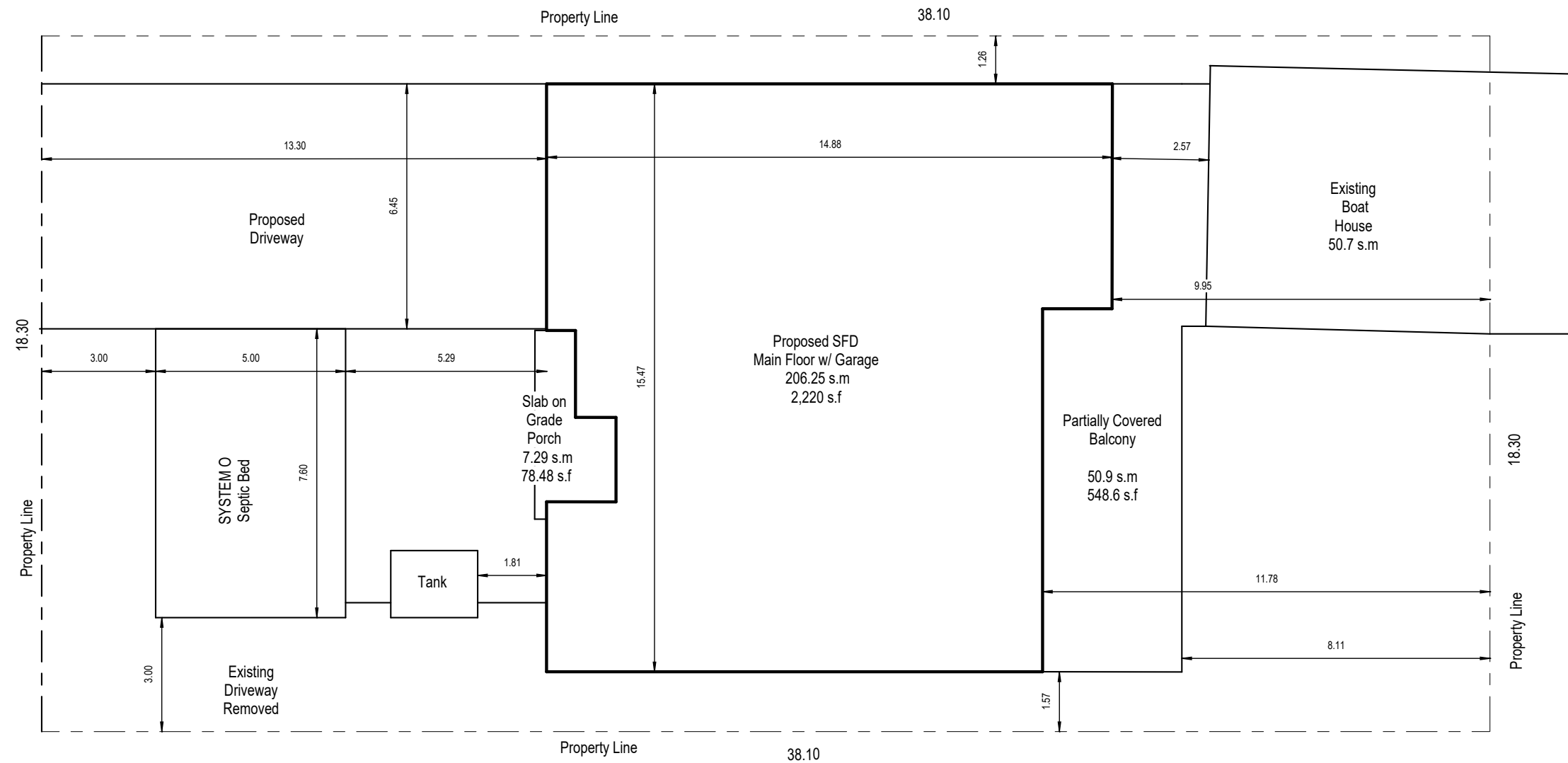
KIM HUSTED, O.L.S.  
THIS COPY IS NOT VALID UNLESS  
EMBOSSSED WITH THE SURVEYOR'S SEAL.

**JEWITT AND DIXON**  
ONTARIO LAND SURVEYORS  
A Division of Kim Husted Surveying Ltd.

650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

DRAWN BY: JLM	CHECKED BY: KH	REFERENCE NO.: 25-54-203-00
		DATED: FEBRUARY 19, 2025



**SITE PLAN**

**SITE/ ZONING INFORMATION**

Lot area: 697.23 sq. m.  
 Lot frontage: 18.3 m  
 Front yard setback: 13.3 m  
 Int. side yard setbacks: 1.26 m and 1.57 m  
 Rear yard setback: 8.08 m  
 Existing boat house area (INCLUDES DECKS) : 50.7 sq. m.  
 Proposed dwelling (including garage & porches etc.) area: 264.4 sq. m  
 Proposed lot coverage of dwelling (including garage & porches etc.) : 38.7%  
 Proposed lot coverage of Boathouse: 7.3%  
 Total Proposed lot Coverage: 46%  
 Building Height: 8.55 m

Notes:  
 -Existing Clad building (31.2 sq. m.) to be removed  
 -Legally Existing Single Detached Dwelling used for permanent occupancy

Jeff &  
Tucien

376 Cedar Dr.  
Turkey Point, On.

PROMINENT HOMES

Site Plan

**DRAWN BY:**  
MARJIE HIEBERT

**DESIGNED BY:**  
SAM BUNTING  
BCIN #: 37074

**DATE:**  
March 28th, 2025

**SCALE:**  
not to scale

**SHEET No.:** A-7  
**REV No.:**

Jeff & Tucien

376 Cedar Dr.  
Turkey Point, On.

PROMINENT HOMES

MAIN FLOOR PLAN

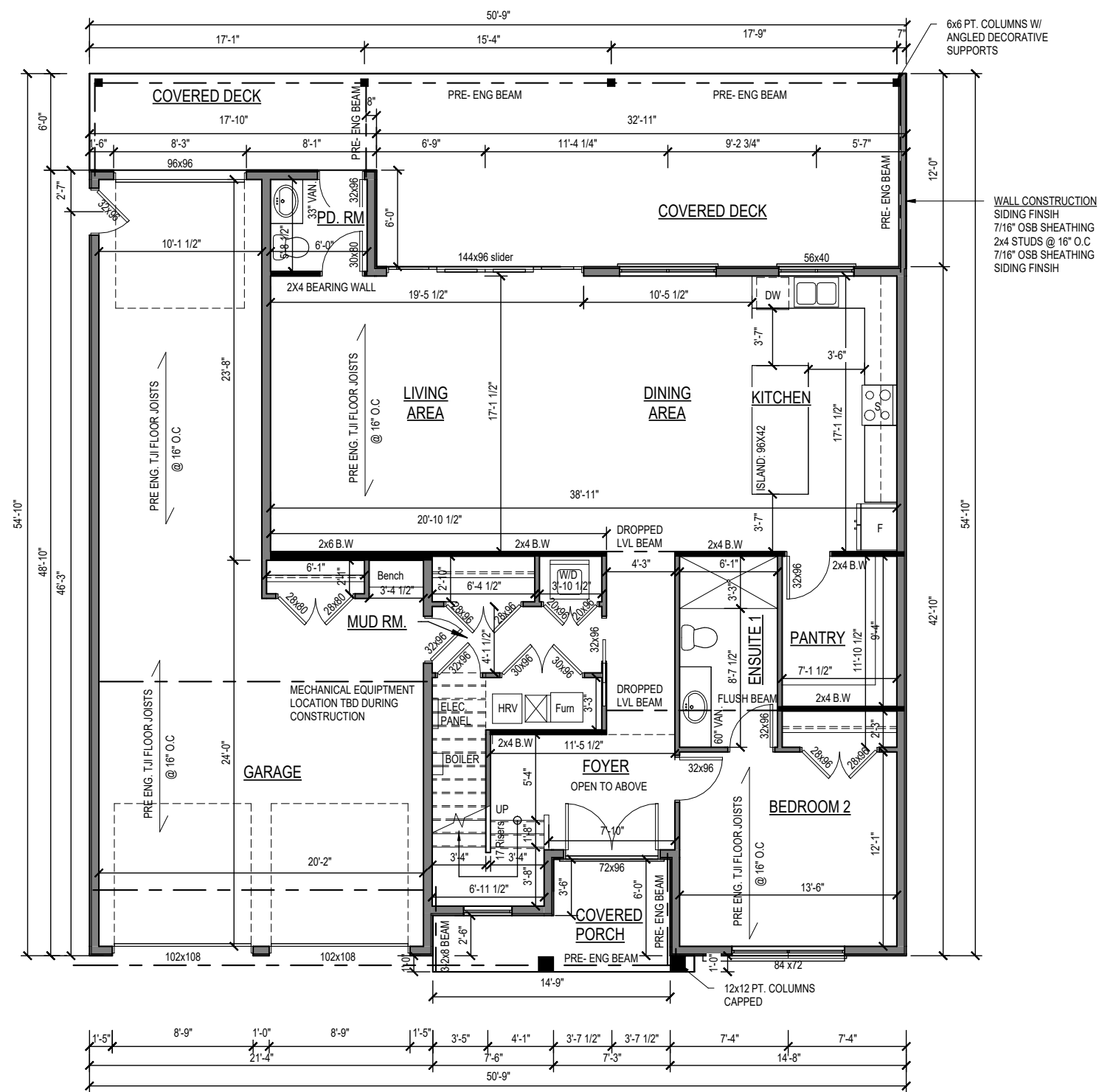
DRAWN BY:  
MARJIE HIEBERT

DESIGNED BY:  
SAM BUNTING  
BCIN #: 37074

DATE:  
March 28th, 2025

SCALE:  
1/8" = 1'-0"

SHEET No.:  
**A-2**





Jeff &  
Tucien

376 Cedar Dr.  
Turkey Point, On.

PROMINENT HOMES

SECOND FLOOR PLAN

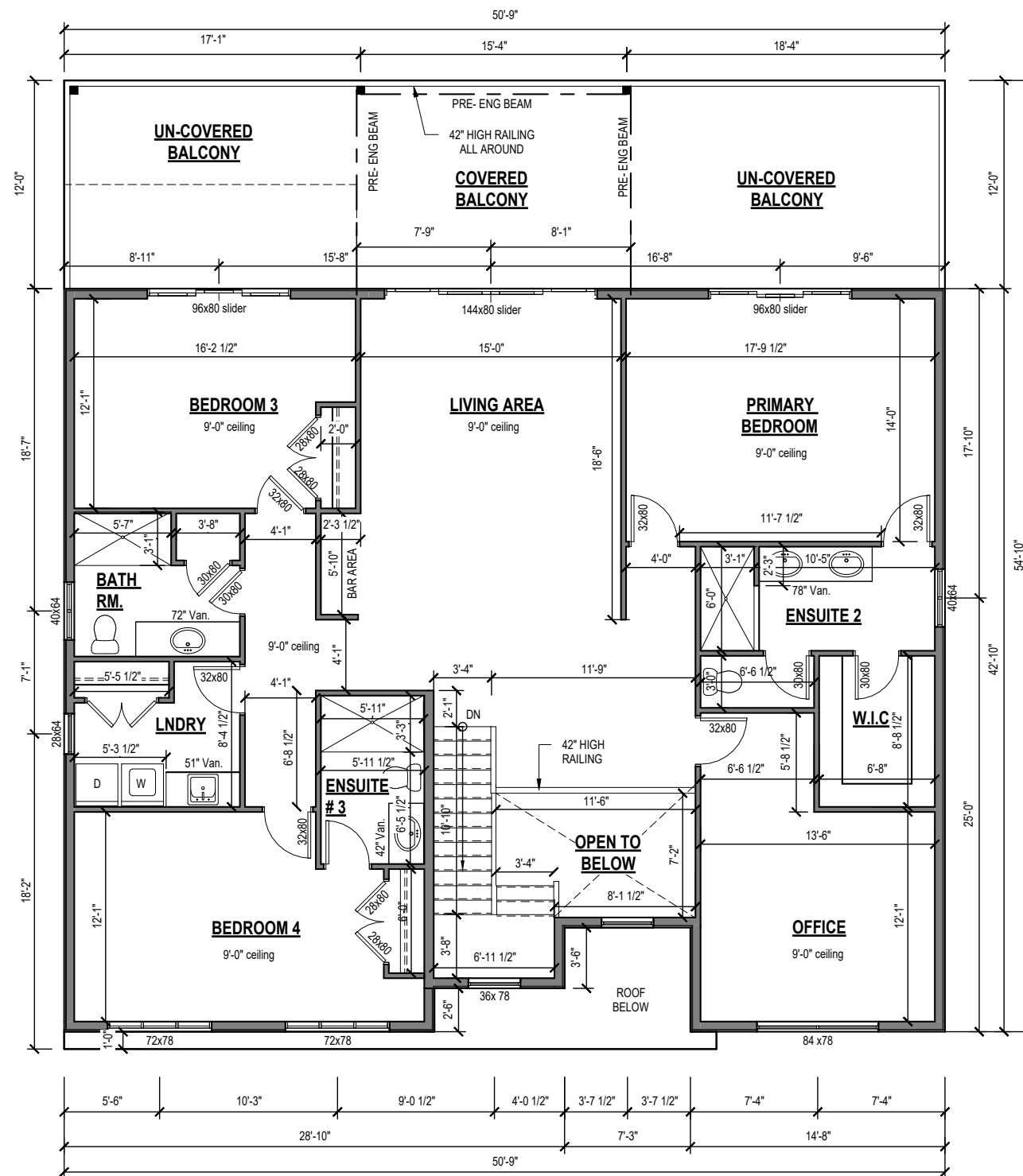
DRAWN BY:  
MARJIE HIEBERT

DESIGNED BY:  
SAM BUNTING  
BCIN #: 37074

DATE:  
March 28th, 2025

SCALE:  
1/8" = 1'-0"

SHEET No.:  
**A-3**





376 CEDAR DR.  
TURKEY POINT, ONTARIO

MAIN FLOOR AREA = 1,448 s.f  
SECOND FLOOR AREA = 1,966 s.f  
GARAGE FLOOR AREA = 771 s.f

Drawing Index	
SH #	DRAWING NAME
A-1	BASEMENT FLOOR PLAN
A-2	MAIN FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT ELEVATION
A-5	SECTION
A-6	ROOF PLAN
A-7	Site Plan

Jeff &  
Tucien

376 Cedar Dr.  
Turkey Point, On.

PROMINENT HOMES

COVER SHEET

**DRAWN BY:**

MARJIE HIEBERT

**DESIGNED BY:**

SAM BUNTING

BCIN #: 37074

**DATE:**

March 28th, 2025

**SCALE:**

not to scale

**SHEET No.:**

A-0

**REV No.:**

Jeff &  
Tucien

376 Cedar Dr.  
Turkey Point, On.

PROMINENT HOMES

FRONT ELEVATION

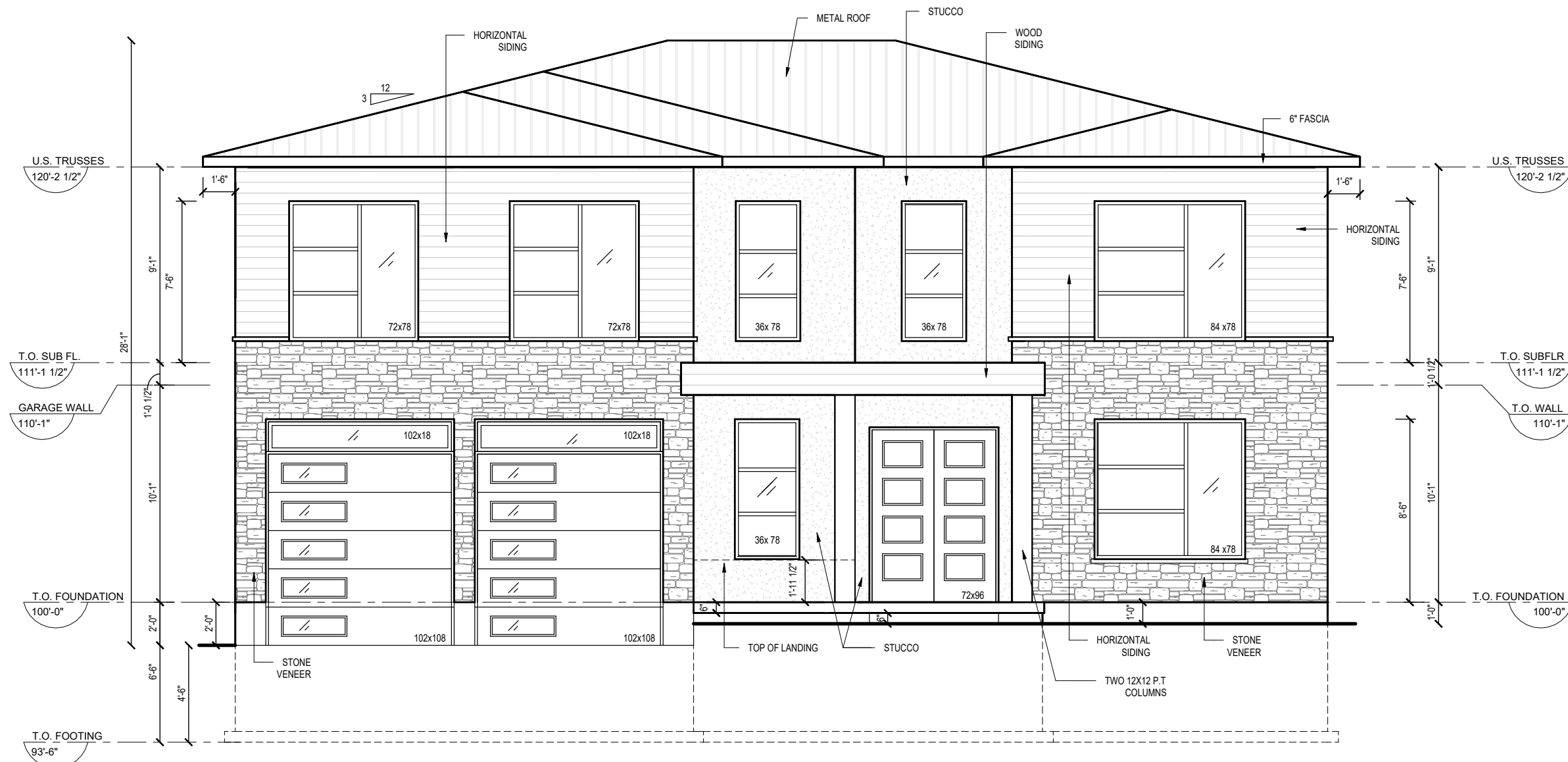
DRAWN BY:  
MARJIE HIEBERT

DESIGNED BY:  
SAM BUNTING  
BCIN #: 37074

DATE:  
March 31st, 2025

SCALE:  
3/16" = 1'-0"

SHEET No.:  
**A-4**



1 FRONT ELEVATION- Option #3  
3/16" = 1'-0"

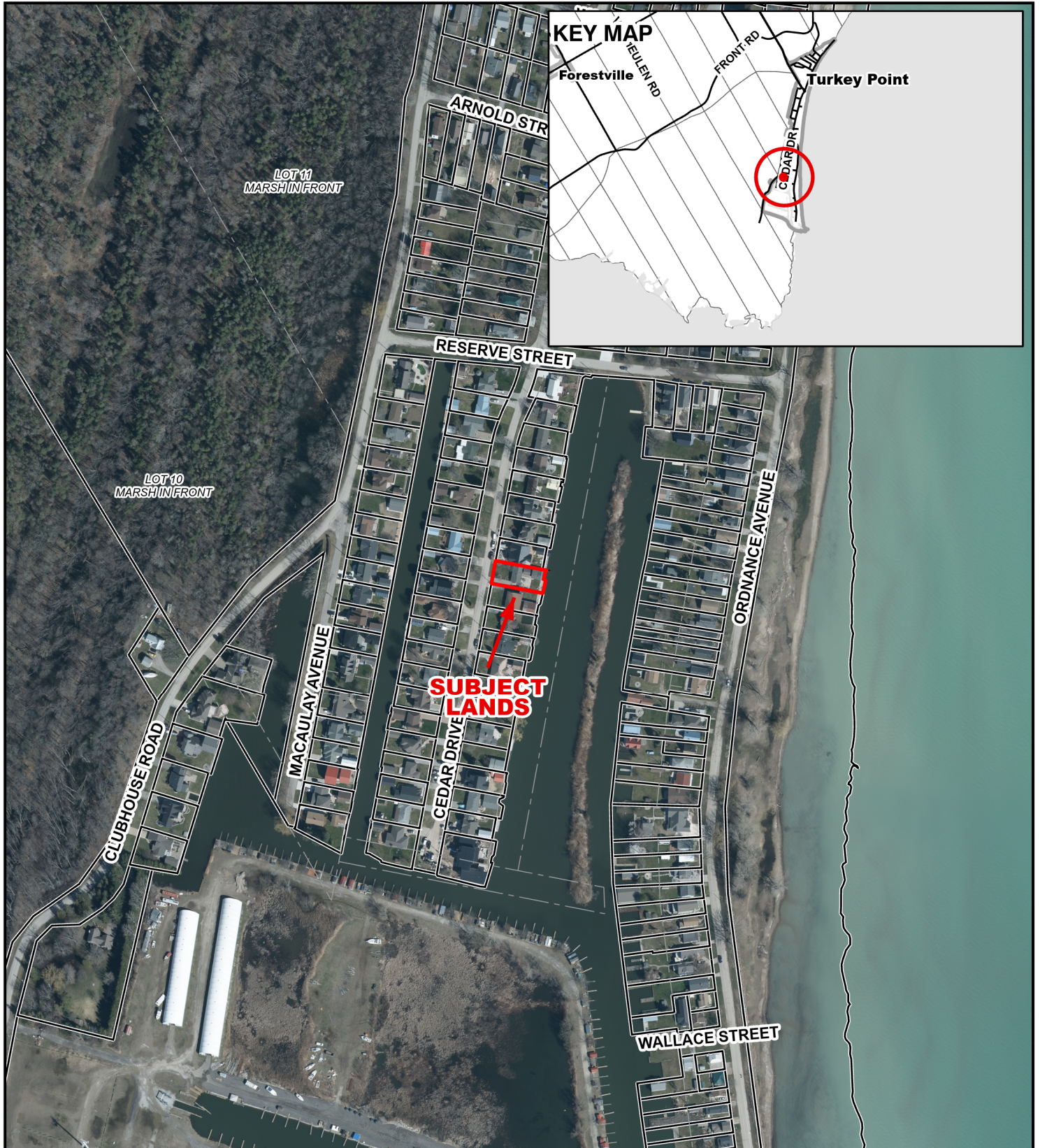


# MAP A


ANPL2025106

## CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

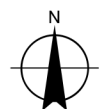


### Legend

 Subject Lands

2020 Air Photo

5/14/2025

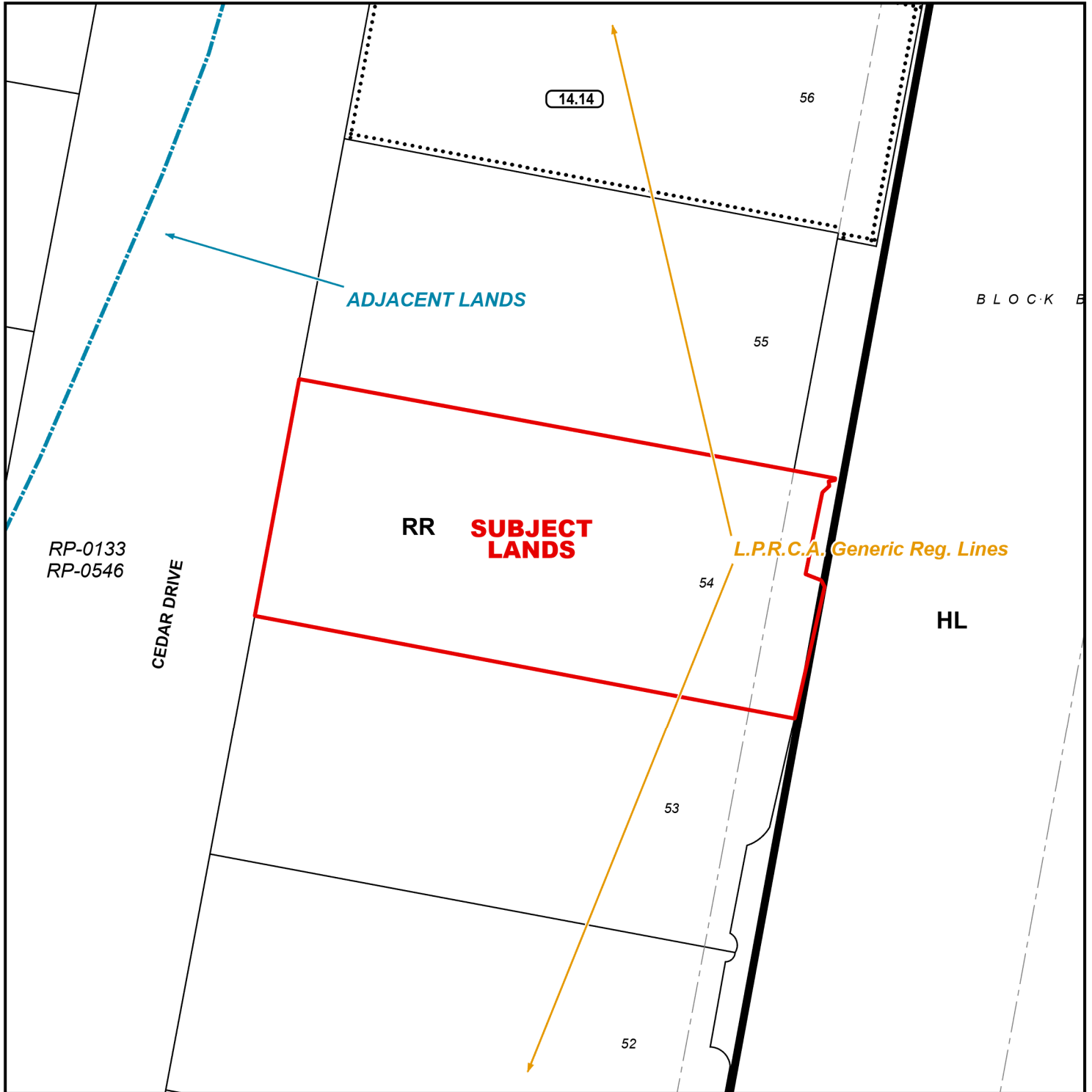


30 15 0 30 60 90 120 Meters



**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of CHARLOTTEVILLE

ANPL2025106



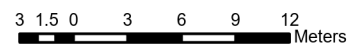
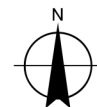
**LEGEND**

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

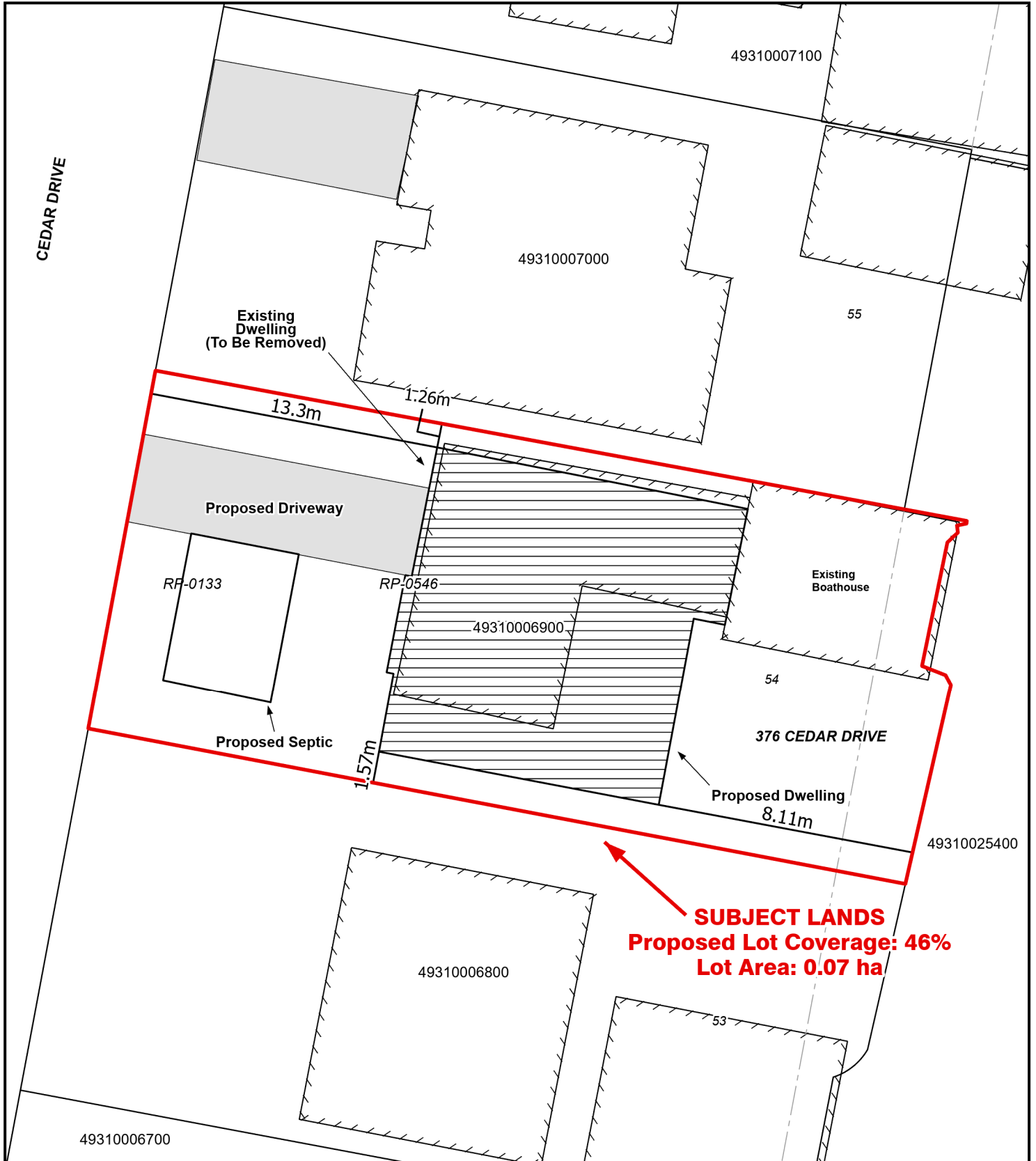
5/14/2025

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




CONCEPTUAL PLAN

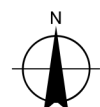
Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

5/14/2025



2 1 0 2 4 6 8 Meters