

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	_____

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: _____ (PIN # 50265-02814)

A. Applicant Information

Name of Owner _____ MARIA RENKEMA _____

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 _____ 47 GLENVIEW CRES _____

Town and Postal Code _____ LONDON, ONT., N5Y 2P8 _____

Phone Number _____ _____

Cell Number _____ 519 410 7217 _____

Email _____ MARIA@NANTICOKEGREENHOUSES.COM _____

Name of Applicant _____ DARRYL HALLAN _____

Address _____ 1724 EAST QUARTER LINE RD. _____

Town and Postal Code _____ WINDAM, NOE 2A0 _____

Phone Number _____ _____

Cell Number _____ 519 428 7350 _____

Email _____ SWIFTDALFARMS@MSN.COM _____

Name of Agent

DARRYL LAGAN

Address

1724 EAST QUARTER LANE RD.

Town and Postal Code

WINHAM, NOE 2A0

Phone Number

Cell Number

519 428 7350

Email

swift@dalefarms@msn.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:

N/A

B. Location, Legal Description and Property Information

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

PART LT. 32, R.P. 270 GEOGRAPHIC TOWNSHIP
CHARLOTTEVILLE

Municipal Civic Address: # 26 HAROLD STREET, TURKEY POINT.

Present Official Plan Designation(s): PERMITTED USE UNDER OFFICIAL PLAN.

Present Zoning: RESORT RESIDENTIAL IN COUNTY
NORFOLK OFFICIAL PLAN

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:

SEASONAL COTTAGE (FOR 60+ YEARS)
ON PROPERTY
RESORT RESIDENTIAL PRESENT USE

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 - 80 ^m 1-STOREY DWELLING.
- DECK 18 ^m, 6 ^m SHED.
ALL TO BE REMOVED FROM SITE.

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.

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

NEW 2-STOREY 116.4 ^m + 50 ^m DECKS/POACH.
Fo 2.5 ^m, R. 11 ^m, R.S. 1.38 ^m, L.S. 7 ^m,

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:

N/A.

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

60+ YEARS

9. Existing use of abutting properties:

SEASONAL COTTAGE, RESIDENCE

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:

2ND SUBMITTED
(26 HAROLD ST.)

TMPPL 20250000143

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	16.76 ^m				
Lot depth	29.23 ^m				
Lot width	31.07 ^m				
Lot area	856.6 ^{m²}	(4000 ^{m²}) 0.41 ^{HA}		856.6 ^{m²}	3143 ^{m²}
Lot coverage	13%	15%		20%	5%
Front yard	3.2 ^m	6 ^m	—	2.5 ^m	3.5 ^m
Rear yard	15 ^m	9 ^m	—	10.5^m	
Height	4 ^m	9.5 ^m	—	7.5 ^m	
Left Interior side yard	11 ^m	1.38 ^m	—	7.0 ^m	
Right Interior side yard	0.39	1.38 ^m	—	1.38 ^m	
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	2			2	
Aisle width					
Stall size	3 ^m x 6 ^m				
Loading Spaces					
Other					

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

By-law:

UP GRADING OF RESIDENCE NEEDED
-UNCERTIFIED SEPTIC, GRADING, ETC. NOT
ADEQUATE TO MEET FAMILY USE IN SUMMER SEASON
NEED HEALTHY ENVIRONMENT.

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:

No EVIDENCE OF PAST DEVELOPMENT OTHER THAN SEASONAL. WOULD NOT SUPPORT ANY OTHER USE IN PAST.

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:

I FEEL PROVISIONS HAVE BEEN MADE TO SATISFY
PROV. POLICY. EX GRADING/SITE PLANS/LORCA REG

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:

PROVISIONS MADE ALWAYS TO PRESERVE
BY CONTROLLED DRAINING, GRADING, ETC.

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. 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)

N/A On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____
REQUIRED - L.P.R.C.A.

Municipal Landfill

N/A On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

NA 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 _____
L.P.R.C.A / GRADING PLAN REQUIRED.

Floodplain

N/A On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

N/A On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

N/A On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

N/A On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

N/A On the subject lands or within 500 meters – distance _____

Active railway line

N/A On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

N/A On the subject lands or within 500 meters – distance _____

Abandoned gas wells

N/A 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)

PRIVATE SUPPLIED SYSTEM

Sewage Treatment

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

NEW / PERMITTED / INSPECTED.

Storm Drainage

- Storm sewers Open ditches
 Other (describe below) *(GRADING PLAN)*

2. Existing or proposed access to subject lands:

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

Name of road/street:

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.

- COVERING LETTER IS INCLUDED IN PACKAGE.

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:

- N/A* {
- 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.

Doreen Adams
Owner/Applicant/Agent Signature

APR 4/25
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 *MANIA BENKEMA* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize *Doreen Adams* 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.

Mania Benkema
Owner

APR 4/25
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, Sherry Ann Mott of Norfolk County, Ontario

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:

(SHERRY MOTT) NORFOLK COUNTY

[Signature]
Owner/Applicant/Agent Signature

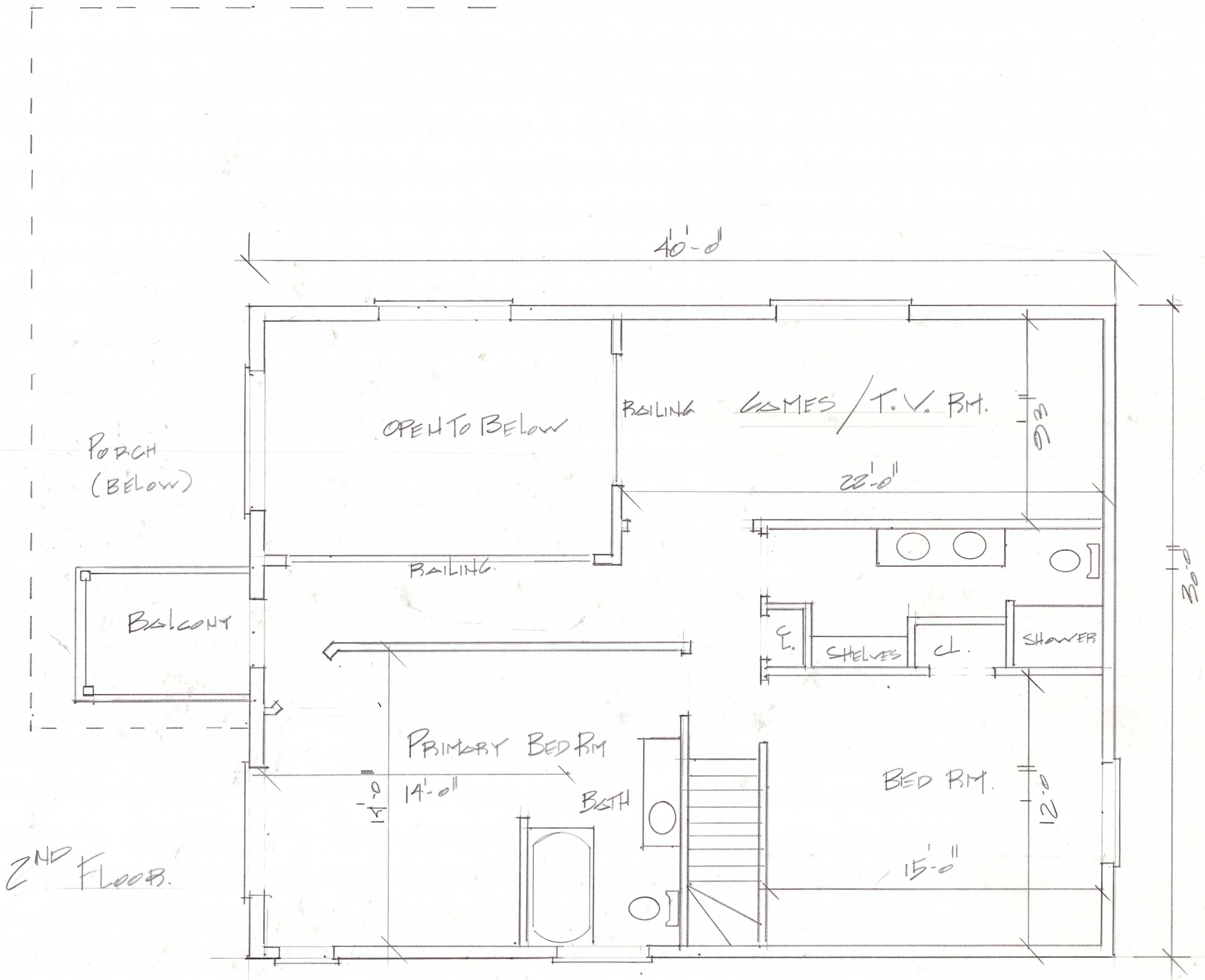
In LIMEORE, ONT

This 7th day of April 2025

A.D., 20 25

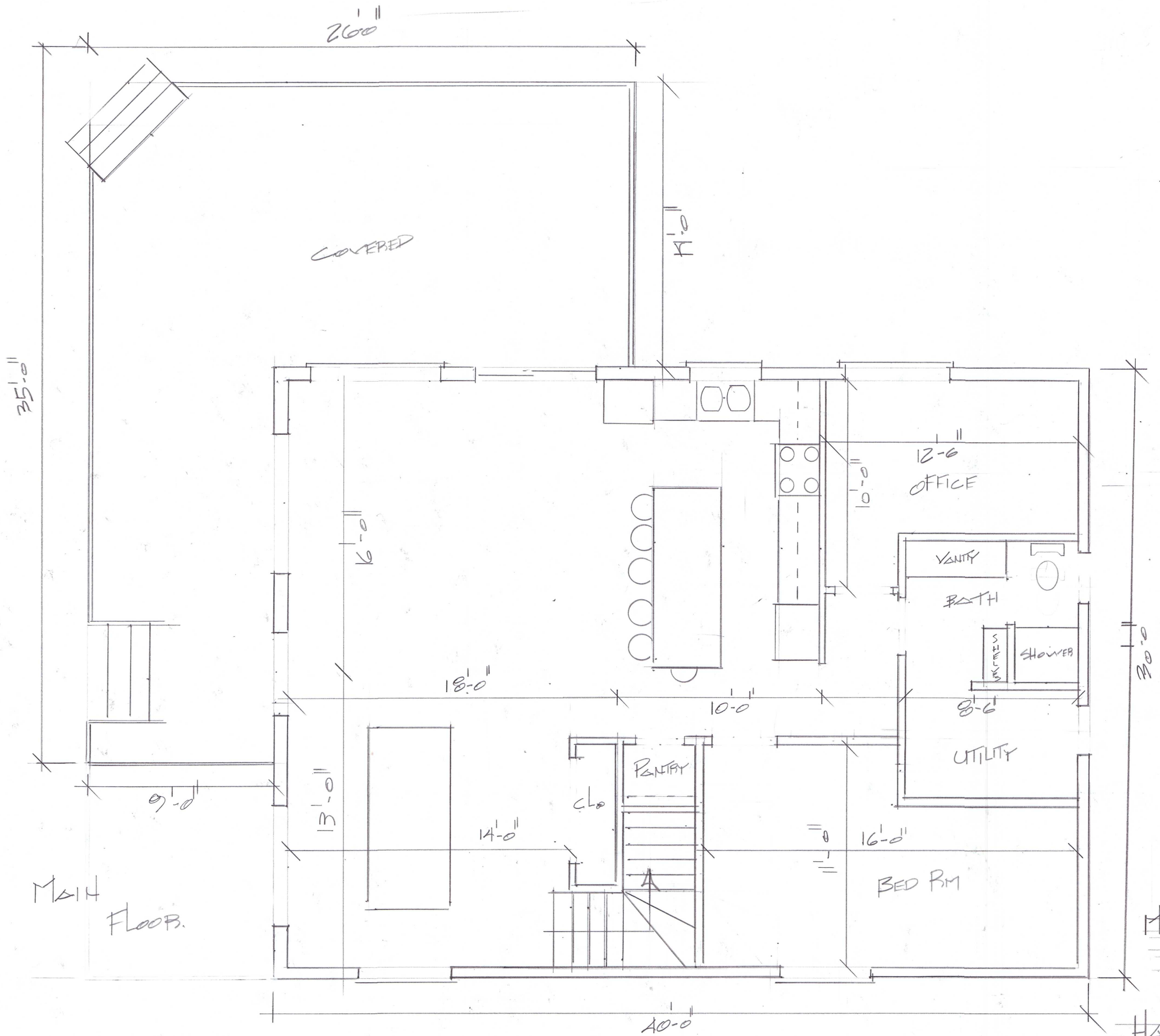
(S.A.M.) [Signature]
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 10, 2029.



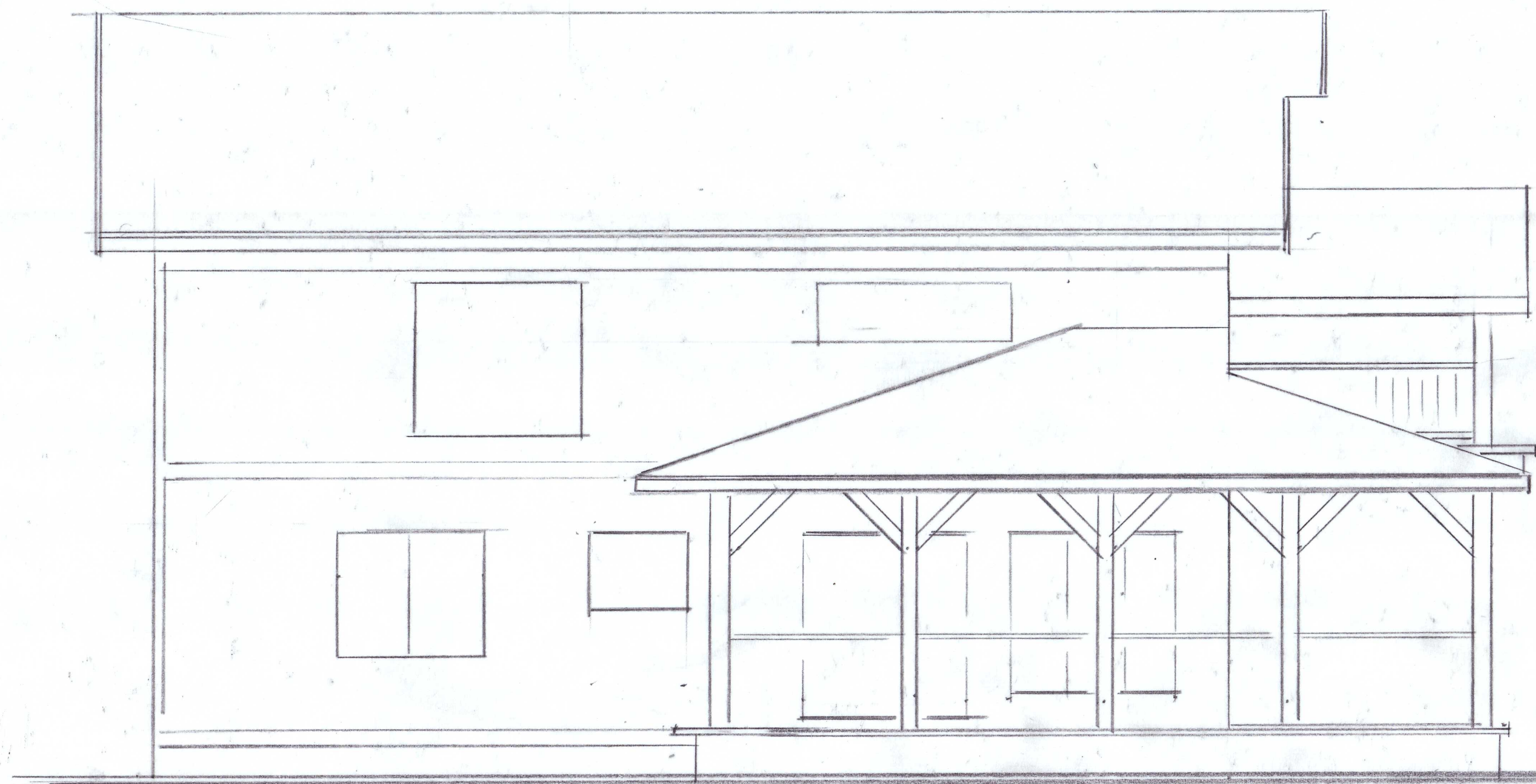
2ND FLOOR.

MARWA BENKEMA
 MARCH 2005
 HAGAN



Main Floor.

MARLA BENKETA
 MARCH 2005
 HAVON



BENKETA

**PROPOSED LOT GRADING
AND DRAINAGE SITE PLAN**

FOR:

**MARIA RENKEMA
#26 HAROLD STREET
TURKEY POINT**

PIN 50265 - 0287 (LT)

SCALE 1 : 150



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

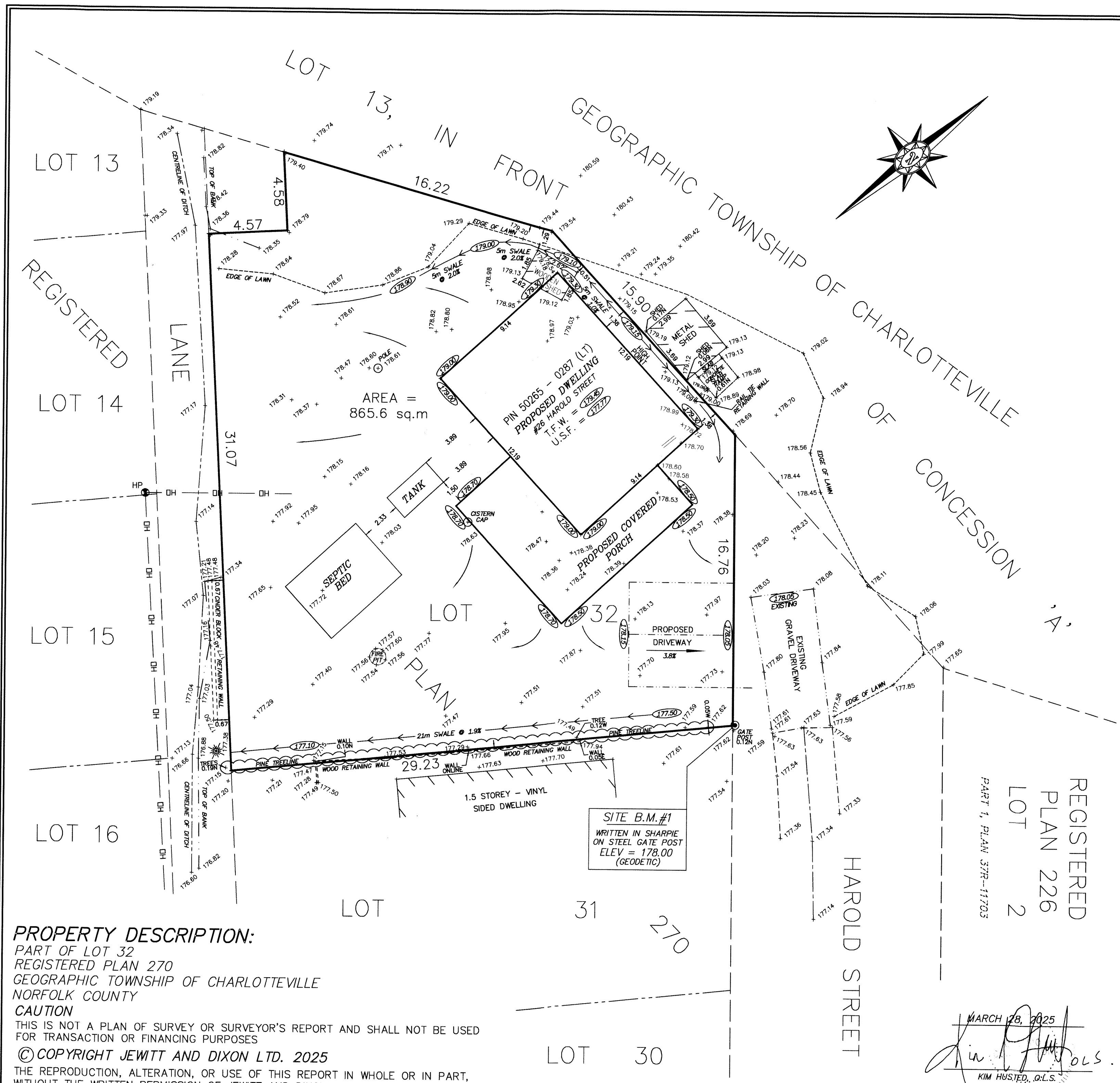
WRITTEN IN SHARPIE
ON STEEL GATE POST
ELEV = 178.00
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
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) - PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 207 FOR LOT 32, SAVE AND EXCEPT THOSE LANDS AS SHOWN ON PLAN OF SURVEY BY H.V. JEWITT DATED AUGUST 11, 1958
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - EXISTING LOT COVERAGE = 9.2%
PROPOSED LOT COVERAGE = 13.0%
- (3) - PROPOSED FINAL GRADES ARE SHOWN (178.50) AND ARE IN METRES
- (5) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (6) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (7) - F.F. DENOTES FINISHED FLOOR
- (8) - THE UNDERSIDE OF FOOTING ELEVATIONS IS BASED ON A 5FT WALL AND 6" FOOTING (1.68m) TO BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION.
- (9) - 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.
- (10) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (11) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CSRS) HTv2.0 (2010) (CGVD28)
- (12) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 7th OF NOVEMBER, 2024



PROPERTY DESCRIPTION:
PART OF LOT 32
REGISTERED PLAN 270
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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THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD. IS STRICTLY PROHIBITED

MARCH 28, 2025
Kim Husted
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSSED WITH THE SURVEYOR'S SEAL

JEWITT AND DIXON SURVEYING
ONTARIO LAND SURVEYORS MAPPING
A Division of Kim Husted Surveying Ltd. GIS

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

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
MTC	KSH	24-54-026-00
		DATED: MARCH 28, 2025



The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 210 Harold Street, Turkey Point

And/or

PIN: 50265-0287

SELECT THE ONE PURPOSE FOR SUBMITTING THIS FORM:

Proposed Grading Plan for Infill Lot:

I, Kim Husted O.C.S., a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

Proposed Grading Plan within a Plan of Subdivision:

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan, registered as:

_____(common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL
BELOW:



(Sign and date over the seal)

Name: Kim S. Husted, O.L.S.

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law 2016-04

Darryl Hagan Construction
1724 Windham East Qtr Line
Windham Centre, Ontario NOE 2A0
Comments
Canada

APR. 4/25

RE - 26 HARBOUR ST. TORQUE POINT
- RENNEMA

FURTHER TO SECTION 60-2.

- EXISTING COTTAGE CONTAINS MOULD
- " SEPTIC SYSTEM BELOW STANDARD. FOR ENVIRONMENT.
- GRADING NOT REGULATED TO AREA NOW FOR DEVELOPMENT.
- USE OF PROPERTY TO CONTINUE AS PRESENT. R.R.

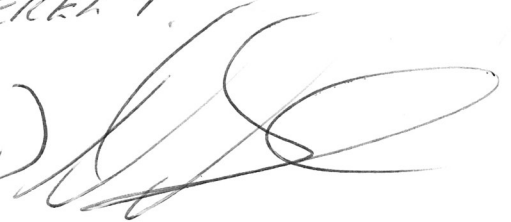
DOCUMENTS INCLUDE

- o COMMITTEE OF ADJUSTMENT APPLIC.
- o PRELIMINARY DRAWINGS OF SEASONAL RESID.
- o SITE / GRADING / SURVEY.

THANK YOU FOR YOUR HELP.

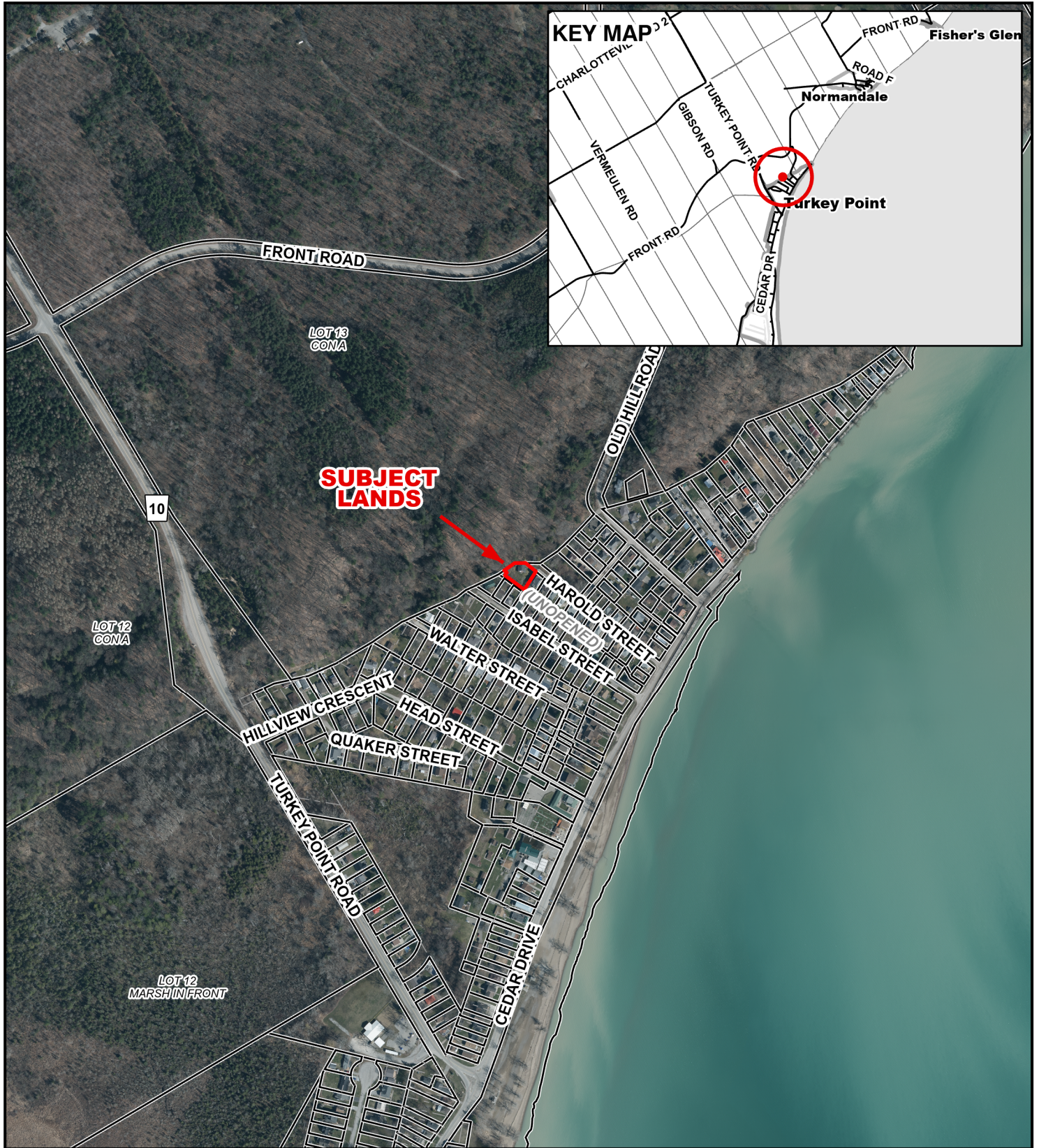
SINCERELY,

(DARRYL HAGAN)




MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

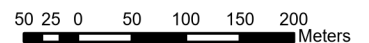
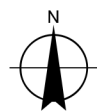
ANPL2025114



Legend

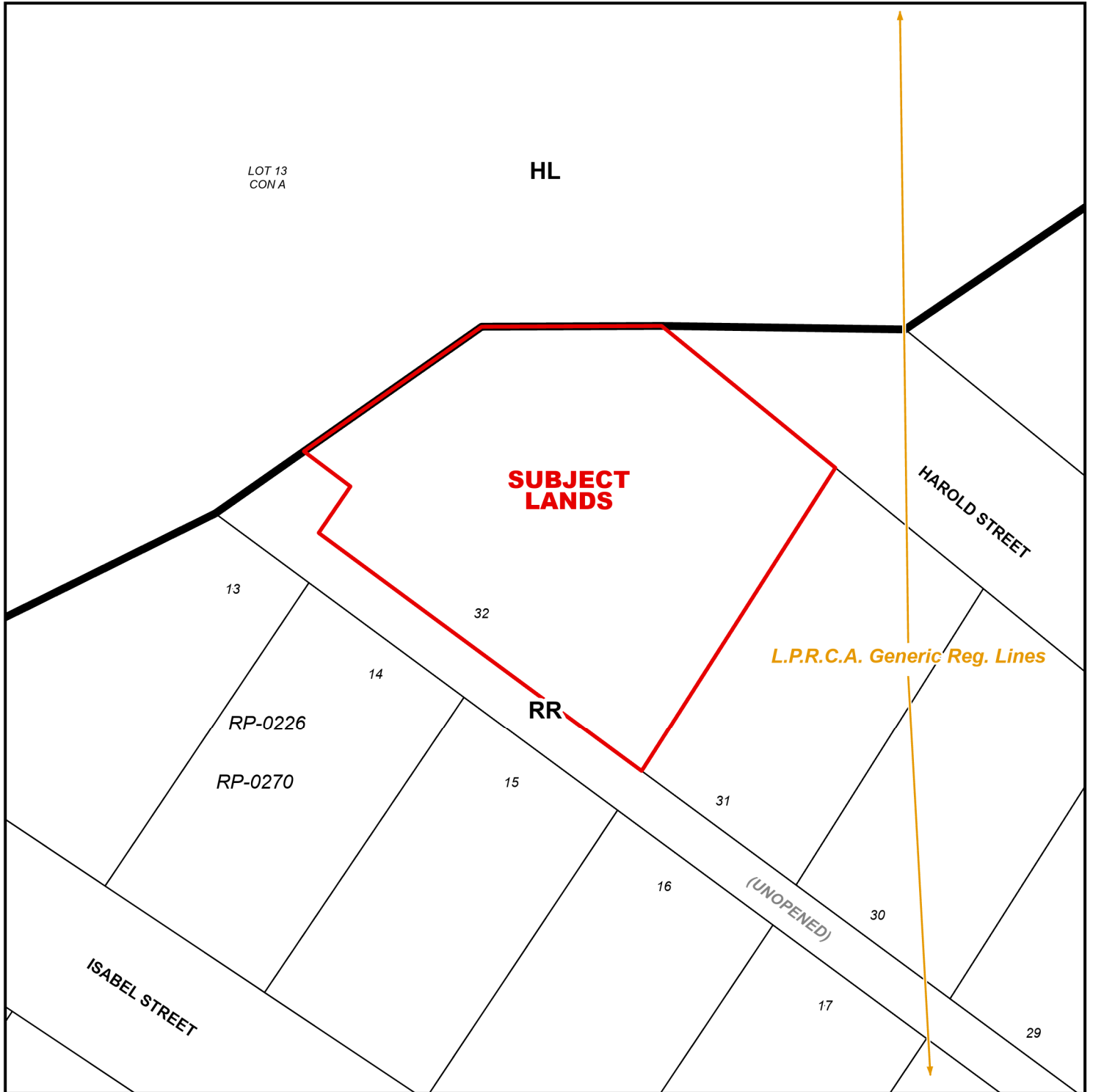
-  Subject Lands
- 2020 Air Photo

6/9/2025





MAP B
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

ANPL2025114



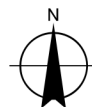
LEGEND

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

6/9/2025

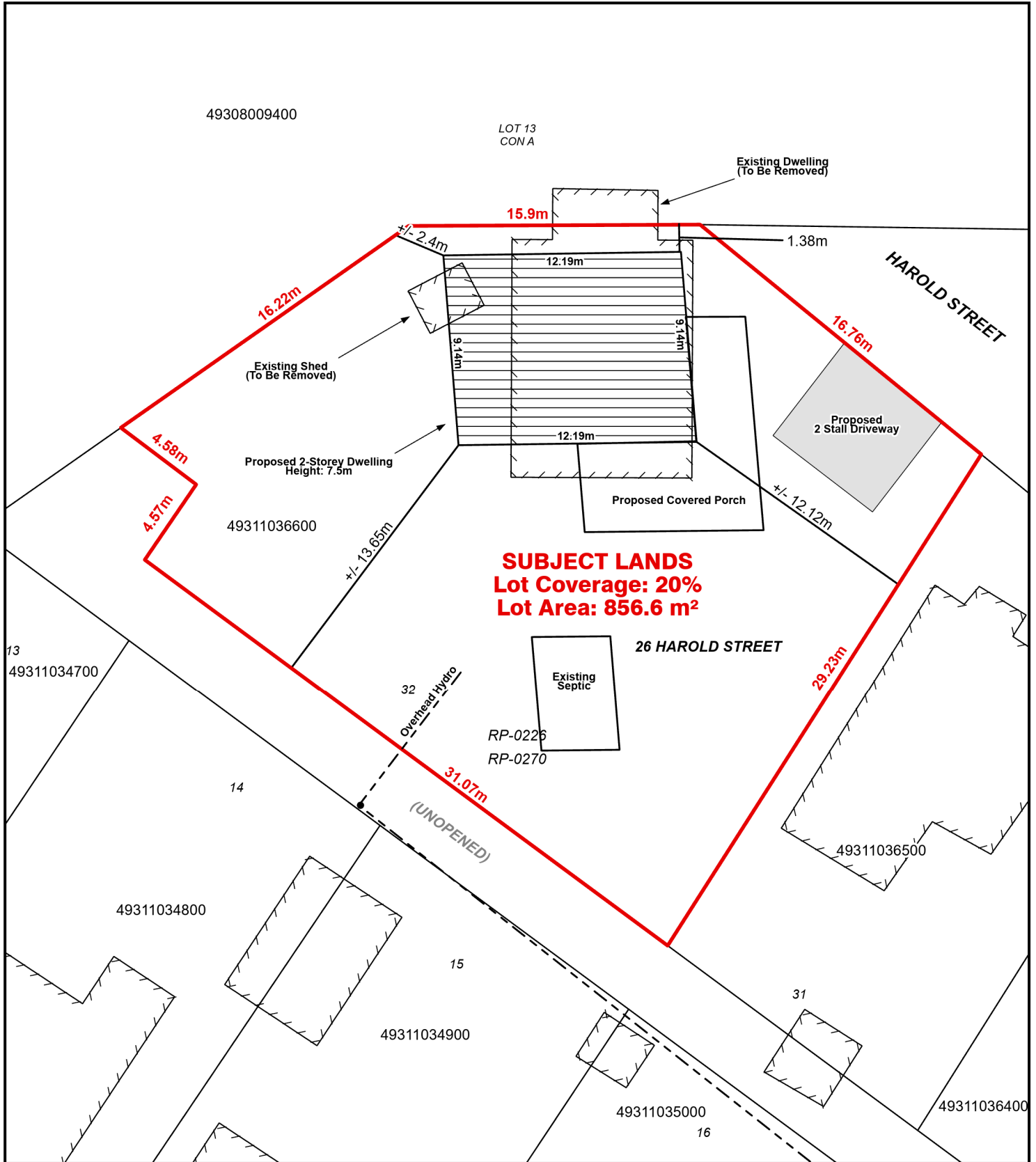
- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone




3 1.5 0 3 6 9 12 Meters

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

6/9/2025

