

MINOR VARIANCE

File Number ANPL2014069  
 Related File Number -  
 Pre-consultation Meeting On 2013  
 Application Submitted On April 14 / 2014  
 Complete Application On " "

Application Fee ✓  
 Conservation Authority Fee ✓  
 OSSD Form Provided ✓  
 Sign Issued ✓

KR.

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-543-060-369-00

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, for relief as described in this application from by-law no. \_\_\_\_\_

A. APPLICANT INFORMATION

Name of Applicant Richard S. Thompson Phone # 518-458-4213  
 Address 70470 Township Rd 2 Fax # 518-458-4413  
 Town / Postal Code N0J-1V0 E-mail rick@rjt-transport.info

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner Richard & Brenda Thompson Phone # 518-458-4213  
 Address 70470 Township Rd 2 Fax # 518-458-4413  
Arlington, ON N0J-1V0 E-mail rick@rjt-transport.info  
 Town / Postal Code JOHN & SAKIE THOMPSON

<sup>2</sup> 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.

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

NONE

RECEIVED

APR 15 2014



**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	_____	Urban Area or Hamlet	<u>Longpoint</u>
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	<u>436</u>	Part Number(s)	<u>163</u>
Frontage (metres/feet)	<u>66 FT</u>	Depth (metres/feet)	<u>165 FT</u>
Width (metres/feet)	<u>66 FT</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>0.25 acres</u>
Municipal Civic Address	<u>152 Erie St. S.</u>		

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

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

Not to best of our knowledge.  
S.**C. PURPOSE OF DEVELOPMENT APPLICATION**

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

Replacement of rotted front deck incl. making  
larger. ONE.

Please explain the nature and extent of the amendment requested (assistance is available):

Relief of 1.3m from the required front yard setback  
of 4.5m to permit a setback of 3.2m

Please explain why it is not possible to comply with the provision of the zoning by-law:

By-law shows we exceed what we use, but feel  
the property show allow. we are behind hydro  
poll and neighbours deck exceeds our new.

## D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

LP

Is there a site specific zone on the subject lands?

3.8.1

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

Cottage 20 deep x 30 ft wide, 1 storey

Back deck 12 x 12 ft. (screen)

front deck 12 x 30 ft (open)

If known, the date existing buildings or structures were constructed on the subject lands:

unknown.

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

deck - already built - no fixtures

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

Front deck.

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If known, the date the proposed buildings or structures will be constructed on the subject lands:

Fall of 2013 - Complete Dec, 2014.

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:

The date the subject lands was acquired by the current owner:

October 2012.

Present use of the subject lands:

Cottage

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

Existing use of abutting properties:

Cottage

**E. PREVIOUS USE OF THE PROPERTY**

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

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

Richie

If you answered yes to any of the above questions, 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

## F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**:

File number:

\_\_\_\_\_

Land it affects:

\_\_\_\_\_

Purpose:

\_\_\_\_\_

Status/decision:

\_\_\_\_\_

Effect on the requested amendment:

\_\_\_\_\_

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☐ No

## G. PROVINCIAL POLICY

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

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If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)		
Livestock facility or stockyard (if yes, complete Form 3 - available upon request)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Wooded area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	50m distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Active railway line	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ distance

## H. SERVICING AND ACCESS

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  
☐ Other (describe below)

### Storm Drainage

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

If other, describe:

*Holding Tank*

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

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Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☐ No ☒ Unknown

Existing or proposed access to subject lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road

☐ Other (describe below)

If other, describe:

Race Blvd.

Name of road/street:

Race Blvd.

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

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



# ZONING DEFICIENCY

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485

## PROPERTY INFORMATION

STREET # 152

ROLL No. 3310543060369000000

LEGAL DESCRIPTION:  
SWAL PLAN 436 PT LOT 169, REG,  
0.25AC 66.00FR 165.00D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME ERIE BLVD

ZONING LP

## ZONING DEFICIENCY

### DEVELOPMENT STANDARD

	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	4.5	<input type="text"/>	3.2	<input type="text"/>	1.3	<input type="text"/>
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

### ADDITIONAL COMMENTS:

4.5m, is taking into account the 1.5m exemption from yard provisions (6 - 1.5 = 4.5)

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

Date

PREPARED BY: Kim Millen

AS PER:

Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw Division  
Norfolk County

Signature of building inspector

Date



## Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON, N4G 0C4

Phone: (519) 842-4242; Toll Free: 1-888-231-5408; Fax: (519) 842-7123

E-mail: bbravener@lprca.on.ca

Website: www.lprca.on.ca

### PERMIT APPLICATION

#### REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 Reg. 178/06)

Landowner's Name: Richard Thompson  
Mailing Address: 707470 Township Rd #2  
RR #1 - PRINCETON ON N0S 1V0

Tel. (Bus./Office) 519-458-4213  
Tel. (Home) cell 519-226-7538  
Fax: 519-458-4413

Applicant's Name: same as above  
Mailing Address: \_\_\_\_\_

Tel. (Bus.): \_\_\_\_\_  
Tel. (Home): \_\_\_\_\_  
Fax: \_\_\_\_\_

E-mail: rick@rjttransport.info

**NOTE:** If the applicant is not the same as the landowner, written authorization by the landowner is required and must be submitted with the application.

Location of Application Property: 152 Erie Blvd LONG POINT  
Lot: 169 Conc/Plan: 436 Municipality: NORFOLK  
Municipal Address: 152 Erie Blvd Long Point ON N0E 1M0  
Tax Assessment Roll #: 3310-543-050-369000

#### APPLICATION TO: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☐ Construct a new building or structure
- ☒ Alter or renovate an existing building or structure
- ☐ Construct erosion control or shoreline protection
- ☐ Construct a pond
- ☐ Construct new or replace existing watercourse crossing - public (eg. right-of-way)
- ☐ Construct new or replace existing watercourse crossing - private (eg. farm, foot path)
- ☐ Construct new or replace existing dam
- ☐ Storm water outfall
- ☐ Diversion of water
- ☐ Other (please describe) \_\_\_\_\_

Purpose of Proposed Works: replace deteriorated front deck

PROPOSED START DATE: Oct 5/13 PROPOSED COMPLETION DATE: November 30/13

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

**NOTE:** Insufficient information may delay the processing of your application. This application does not relieve the applicant of the obligation to secure any and all other necessary approvals.

Signature \_\_\_\_\_

Date Nov 04/13

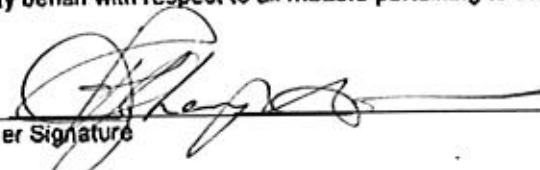



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.	DATE RECEIVED
PROPERTY INFORMATION		Municipal Address: <b>152 ERIE BLVD - LONG POINT</b>	
Owner: <b>RICK THOMPSON</b>		Lot:	Concession:
Lot Area:	Lot Frontage:	Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____	
BUILDING INFORMATION		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: <b>800 sq ft</b>	No. of Bedrooms: <b>2</b>	No. of Fixture Units: <b>10</b>	Is the building currently occupied? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/> If No, how long?
EVALUATOR'S INFORMATION		Company Name:	
Evaluator's Name: <b>ED DOVE</b>		<b>Bills Septic Ltd.</b>	
Address: <b>17 BERNARD CREEK SIMCOE</b>		Postal Code: <b>N3Y 2K3</b>	Phone: <b>519-426-7108</b>
Email: <b>billsseptic@sympatico.ca</b>		BCIN # <b>38413</b>	
SITE EVALUATION		Soil Type:	
Ground Cover (trees, bushes, grass, impermeable surface): <b>GRASS</b>		<b>SAND</b>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: <b>10</b> ft.
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): <b>DRY &amp; CLEAR</b>
SYSTEM EVALUATION		Class of System:	
		<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input type="checkbox"/> 4 (Leaching Bed) <input checked="" type="checkbox"/> 5 (Holding Tank)	
Tank:		Size: <b>2000</b> Gal.	Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____			
Distribution System:		No. of Tile Runs:	Total Length of Tile:
Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium <b>N/A</b>		<b>N/A</b>	<b>N/A</b>
Distance Between Tile Runs:		<b>N/A</b>	
Tile Material:		Ends:	Cover:
<input type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other <b>N/A</b>		<input type="checkbox"/> Capped <input type="checkbox"/> Joined	<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded
Setbacks:		Tank	
Distance to Buildings & Structures (ft)		<b>10 FT</b>	
Distance to Bodies of Water (ft)		<b>N/A</b>	
Distance to Nearest Well (ft)		<b>N/A</b>	
Distance to Proposed Property Lines		Front <b>45 ft</b> Rear <b>75 ft</b> Side <b>12 ft</b> Side <b>45 ft</b>	
		Front _____    Rear _____    Side _____    Side _____	

<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required  <p><u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.</p> <p>Additional Comments:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> HOLDING TANK AND VISUAL WARNING DEVICE  WORKING PROPERLY AT THIS TIME </div> </p>
<b>VERIFICATION</b>	<p><b>OWNER:</b> The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>Robert Thompson</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">   Owner Signature </div> <div style="width: 45%;"> <u>Mar 27/2014</u>  Date </div> </div>
<b>EVALUATOR:</b>	<p>1. <u>Ed Doe - Bill's Sewer Ltd</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">   Evaluator Signature </div> <div style="width: 45%;"> <u>March 27/2014</u>  Date </div> </div>
<p><b>BUILDING DIVISION COMMENTS</b></p> <p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> _____  Chief Building Official or designate </div> <div style="width: 45%;"> _____  Date </div> </div>	

Revised: March 24, 2012

On Site Sewage Disposal System Location Plan

DATE: \_\_\_\_\_

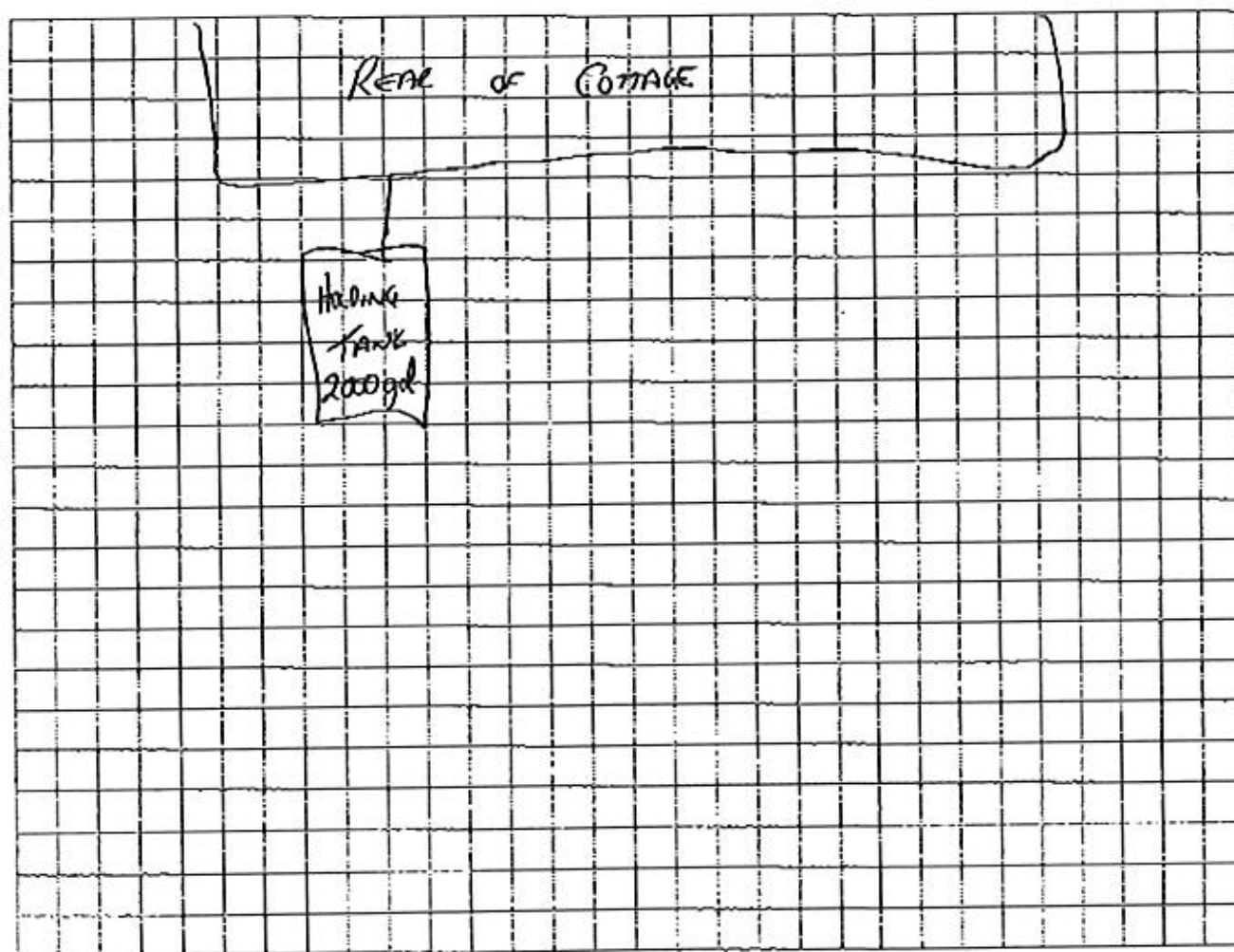
APPLICATION NUMBER: \_\_\_\_\_

OWNER: \_\_\_\_\_

EVALUATOR: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.