

File Number ANPL2014195  
 Related File Number A-007/92  
 Pre-consultation Meeting On \_\_\_\_\_  
 Application Submitted On \_\_\_\_\_  
 Complete Application On Oct. 9/2014

Application Fee \_\_\_\_\_  
 Conservation Authority Fee NA Permit Issued  
 OSSD Form Provided \_\_\_\_\_  
 Sign Issued \_\_\_\_\_

OCT 14 2014  
 NORFOLK COUNTY  
 LANGTON ADMINISTRATION BUILDING

RECEIVED

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: 3310-543-070-257-00**

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 <sup>1</sup> DAVID SCHOENFELD Phone # 519-770-6226  
 Address 395 PARIS RD Fax # \_\_\_\_\_  
 Town / Postal Code BRANTFORD N3T-5L8 E-mail \_\_\_\_\_

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

Name of Agent DAVID SCHOENFELD Phone # 519-770-6226  
 Address 395 PARIS RD Fax # \_\_\_\_\_  
 Town / Postal Code BRANTFORD, ONT, N3T-5L8 E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> GARY/RUTH BRCHTEL Phone # 519-756-8298  
 Address 581 ELGIN ST Fax # \_\_\_\_\_  
 Town / Postal Code BRANTFORD N3S-7X3 E-mail \_\_\_\_\_

<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 mortgagees, charges or other encumbrances on the subject lands:

NONE

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

Geographic Township	<u>NORFOLK</u>	Urban Area or Hamlet	<u>LONG POINT.</u>
Concession Number	<u>—</u>	Lot Number(s)	<u>534.</u>
Registered Plan Number	<u>PLAN 436 LOT 534</u>	Lot(s) or Block Number(s)	<u>—</u>
Reference Plan Number	<u>33-10-543-070-25700</u>	Port Number(s)	<u>—</u>
Frontage (metres/feet)	<u>62.5'</u>	Depth (metres/feet)	<u>100'</u>
Width (metres/feet)	<u>62.5'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>6,250 ft<sup>2</sup>.</u>
Municipal Civic Address	<u>29 OLD CUT BLVD LONG POINT</u>		

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

☒ Yes      ☐ No

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

LPRCA -

MNR - WATER FRONT SETBACK.

**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):

VARIANCE TO ALLOW DECK TO BE PAST THE  
MINIMUM ALLOWED SET BACK OF 30'

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

TO ALLOW A 13X13 COVERED DECK TO BE  
CONSTRUCTED WITHIN THE 30' MIN SET BACK.

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

EXISTING BUILDING IS AT THE MIN 30' SET BACK.  
COVERED DECK AT REAR WILL BE WITHIN THE  
MIN SET BACK OF 30'

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Resort Residential

Present zoning:

LP ZONE

Is there a site specific zone on the subject lands?

NO

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:

SEE ATTACHED SITE PLANALL BUILDINGS WILL BE RETAINED

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

1953

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.

COVERED DECK WITH NO DIRECT ACCESS TO  
THE MAIN COTTAGE BUILDING.

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:

SEE ATTACHED SITE PLAN

MINOR VARIANCE

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

BEFORE THE SNOW OR IN SPRING 2015

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:

1956

Present use of the subject lands:

SEASONAL COTTAGES

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

58 YRS.

Existing use of abutting properties:

SEASONAL COTTAGES

**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

## MINOR VARIANCE

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

EXISTING RECORDS FOR COTTAGE

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

## MINOR VARIANCE

If no, please explain:

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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:

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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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Wooded area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>100'</u> distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" 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:

---

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

☐ Yes ☒ No

MINOR VARIANCE

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:

Name of road/street:

OLD CUT BLVD

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

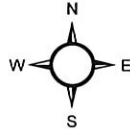
FROST

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.

# MAP 1

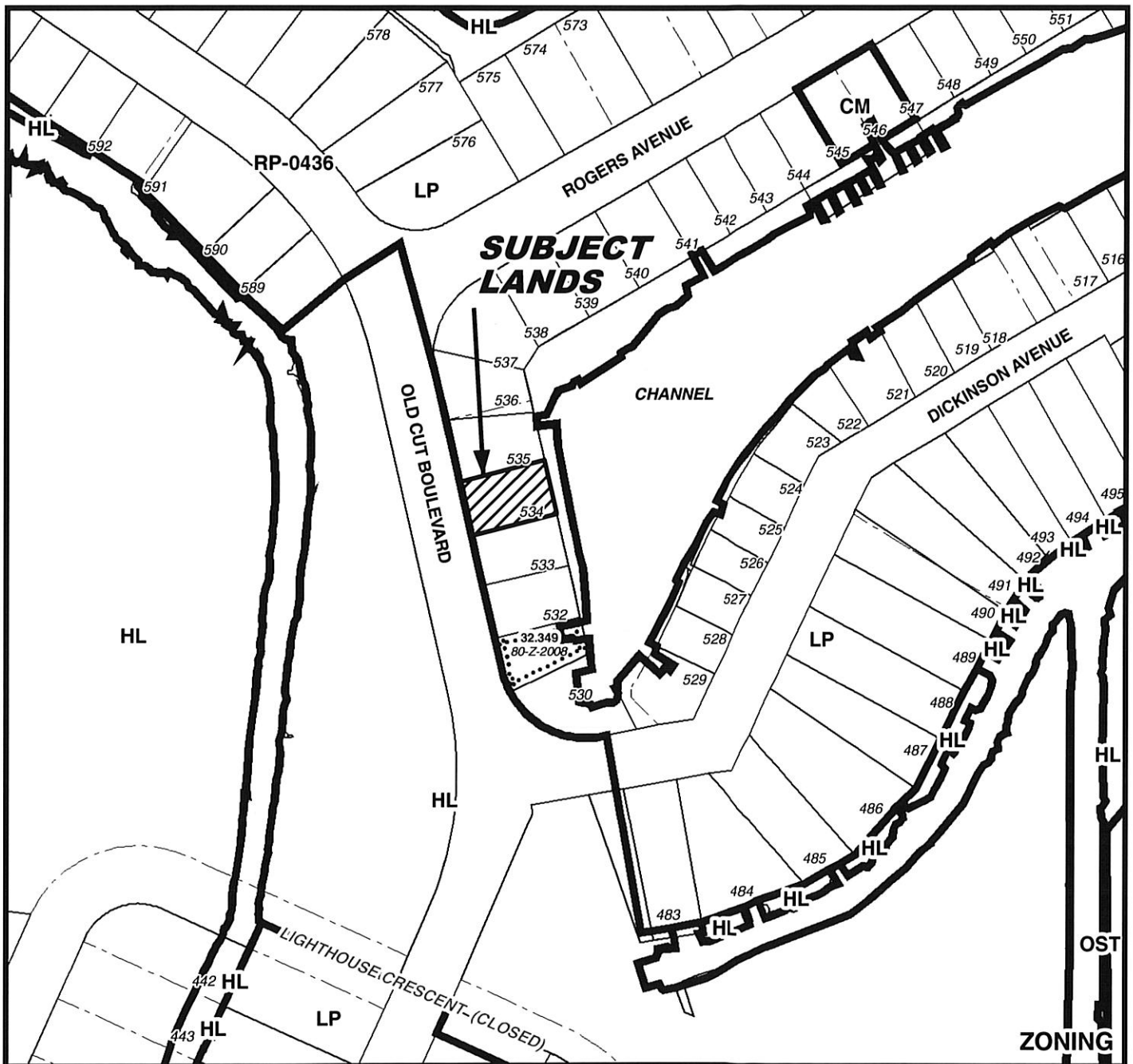
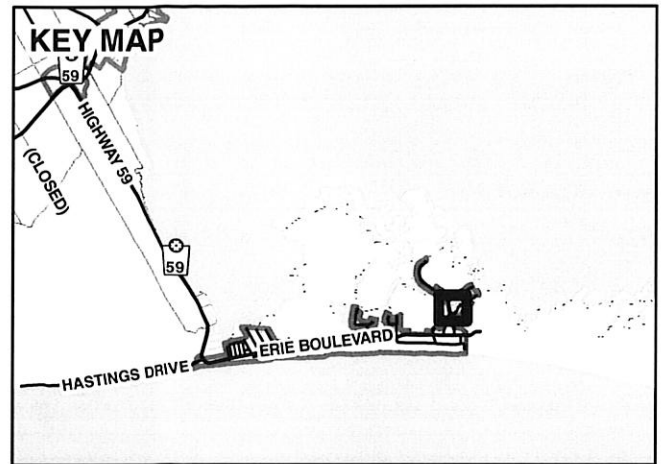
File Number: ANPL2014195

Geographic Township of  
**SOUTH WALSHINGHAM**



1:2,000

20 10 0 20 40 60 80 Meters





## MAP 2

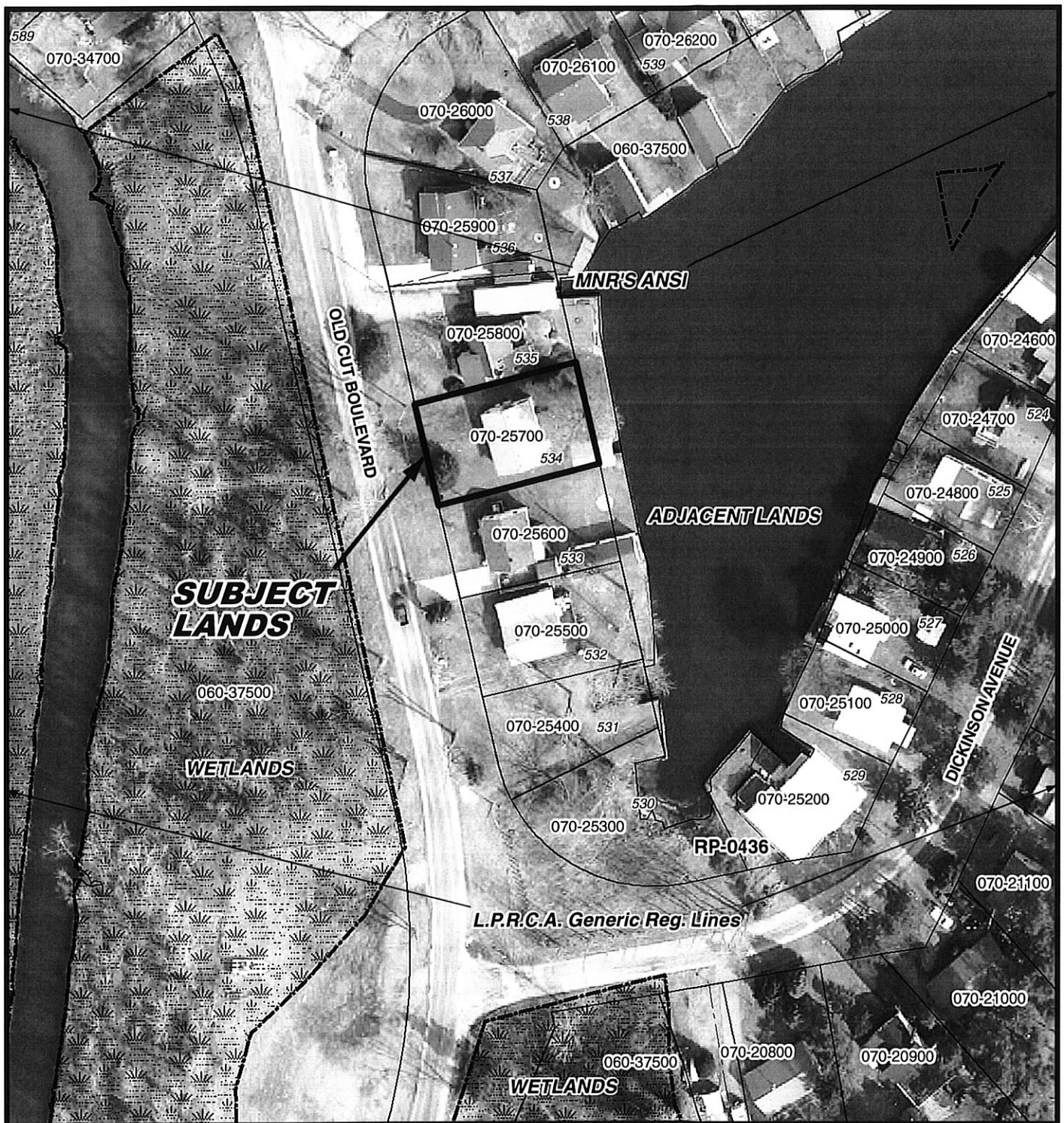
File Number: ANPL2014195

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



# MAP 3

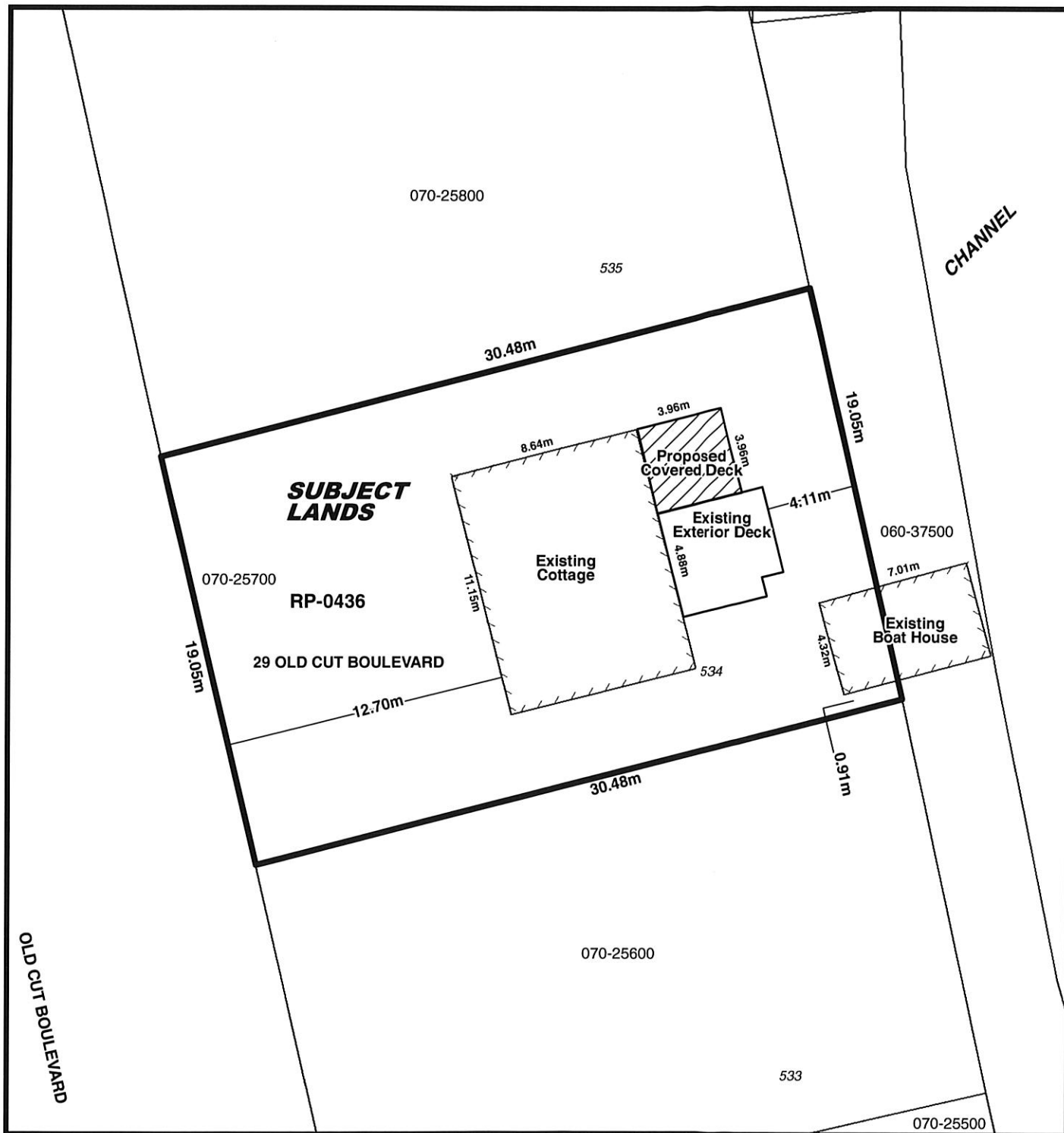
File Number: ANPL2014195

Geographic Township of SOUTH WALSINGHAM



10 50 1 2 3 4 Meters

1:250



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



## ZONING DEFICIENCY PRZDF20141637

### PROPERTY INFORMATION

STREET # 29

ROLL No. 54307025700

LEGAL DESCRIPTION:

UNIT #

TOWNSHIP SWAL

SWAL PLAN 436 LOT 534 REG 0.14AC  
62.50FR 100.00D

STREET NAME OLD CUT BLVD

ZONING LP

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	700		566.56		133.44	
LOT FRONTAGE	15		19.06			
FRONT YARD SETBACK	6.0		20.32			
EXTERIOR SIDE YARD	N/A					
INTERIOR SIDE YARD (RIGHT)	3.0		2.94			
INTERIOR SIDE YARD (LEFT)	1.2		0.91 note c		0.29	
REAR YARD SETBACK	7.5 note a		4.11		3.39	
DWELLING UNIT AREA	65.0 min.		95.41			
% LOT COVERAGE	30% note b		22.2			
BUILDING HEIGHT	7.3					
ACCESSORY BUILDING	N/A					
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		2			

ADDITIONAL COMMENTS: Township of Norfolk Zoning By-law 1-NO 85, Information taken from MPAC, and drawings submitted by owner.

Note A: 9.0m rear yard setback - 1.5m for decks = 7.5m

Note B: 15% Lot coverage, except where a lot abuts a channel in which case 30%

Note C: 0.91m Existing boathouse to property line

Lot Coverage: existing single family dwelling 95.41 sq.m (16.84%), existing boathouse 30.38sq.m (5.36%), existing deck 24.53sq.m (4.33%), new deck 15.7m.sq (2.78%)

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:

AS PER:

SCOTT NORTHCOTT

sept 23/14

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


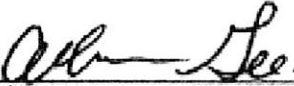


Working together with our community  
to provide quality services

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>	<b>DATE RECEIVED:</b>
<b>PROPERTY INFORMATION</b>		Municipal Address: 29 Old Cut Blvd. Long Point.	
Owner: Gary & Ruth Bechtel	Lot: 534	Concession:	
Lot Area: 62.5 x 100	Lot Frontage: 62.5	Assessment Roll No. 3310543070257000000	
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ <input type="checkbox"/> Site Plan	
<b>BUILDING INFORMATION</b>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area:	No. of Bedrooms: 3	No. of Fixture Units: 8.5	
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Allan Gee Company Name: Alton's Excavating Inc. Address: 81A Charlottville Rd 7, Simcoe, ON, N3Y4K5 Postal Code: N3Y4K5 Phone: 519-428-9998 Email: excavating@kwic.com BCIN #: 116332	
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface): grass Soil Type: Sand	
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: 5 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): Sunny	
<b>SYSTEM EVALUATION</b>		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: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ Size: 2000 Gal. Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium No. of Tile Runs: Total Length of Tile: Distance Between Tile Runs:	
Tile Material: <input type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____ Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded		Setbacks: Tank Distribution Pipe	
Distance to Buildings & Structures (ft)			
Distance to Bodies of Water (ft)			
Distance to Nearest Well (ft)			
Distance to Proposed Property Lines		Front _____ Rear _____ Side _____ Side _____ 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  <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.
	Additional Comments:
<b>VERIFICATION</b>	
<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.  I, <u>RUTH BECHTEL</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.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u>            Owner Signature         </div> <div style="width: 45%;"> <u>October 8/14</u>            Date         </div> </div>	
<b>EVALUATOR</b> I, <u>Allan Gee</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.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u>            Evaluator Signature         </div> <div style="width: 45%;"> <u>September 28/14</u>            Date         </div> </div>	
<b>BUILDING DIVISION COMMENTS</b>  Comments: _____ _____  I, _____ have reviewed the information contained in this form as submitted.  <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           _____            Chief Building Official or designate         </div> <div style="width: 45%;">           _____            Date         </div> </div>	

Revised: October 5, 2009