

MINOR VARIANCE

DB

File Number ANPL2014213
 Related File Number A-020148-N
 Pre-consultation Meeting On _____
 Application Submitted On _____
 Complete Application On Oct. 31 / 2014

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

PR.

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: 3310-543-070-141-00

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 ¹ David Boldt Phone # 519 709 1937
 Address 612 Norfolk Cty Rd 45 Fax # _____
 Town / Postal Code Langton NOE 1G0 E-mail _____

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # 519
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____
 Name of Owner ² Sheila McConnell Agombar Phone # 519 822 997
Wayne Agombar Fax # 519 586 3990
 Address 321 Erie Blvd
 Town / Postal Code Long Point E-mail _____

² 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 ³: ☒ Applicant ☐ Agent ☐ Owner

³ 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:

RECEIVED

NOV - 4 2014

NORFOLK COUNTY
 LANGTON ADMINISTRATION BUILDING
 Revised 10.2012



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Norfolk County</u>	Urban Area or Hamlet	
Concession Number	<u>Long Point</u> <u>Swainsingham</u>	Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>66' 20.12m</u>	Depth (metres/feet)	<u>172' 52.29m</u>
Width (metres/feet)	<u>20.12m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1052.17</u>
Municipal Civic Address	<u>321 Eric 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:

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):

Attached storage garage addition

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

- relief of lot coverage 3.60% from the maximum permitted coverage of 15%
- relief of 0.29m from the required sideyard (right) of 1.2m

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

Space needed for parking vehicle and storage of belongings.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

residential Long Point LP

Is there a site specific zone on the subject lands?

3.8.1 Lakeshore Plan

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:

retain existing home / cottage $9.75m \times 12.80m = 124.86 \text{ sqm}$
 retain existing shed $3.05m \times 3.05m = 9.30 \text{ sqm}$

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

?

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.

storage garage

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:

attached garage single story $4.88m \times 12.80m$
 $= 62.46 \text{ sqm}$

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

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:

Present use of the subject lands:

residential

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

Existing use of adjoining properties:

residential

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

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

zoned residential used as residential

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:

A-020/98N

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

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 <u>50</u> distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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

DB

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:

Eric Blvd

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

Owners need garage ASAP for better more comfortable use of property

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 2

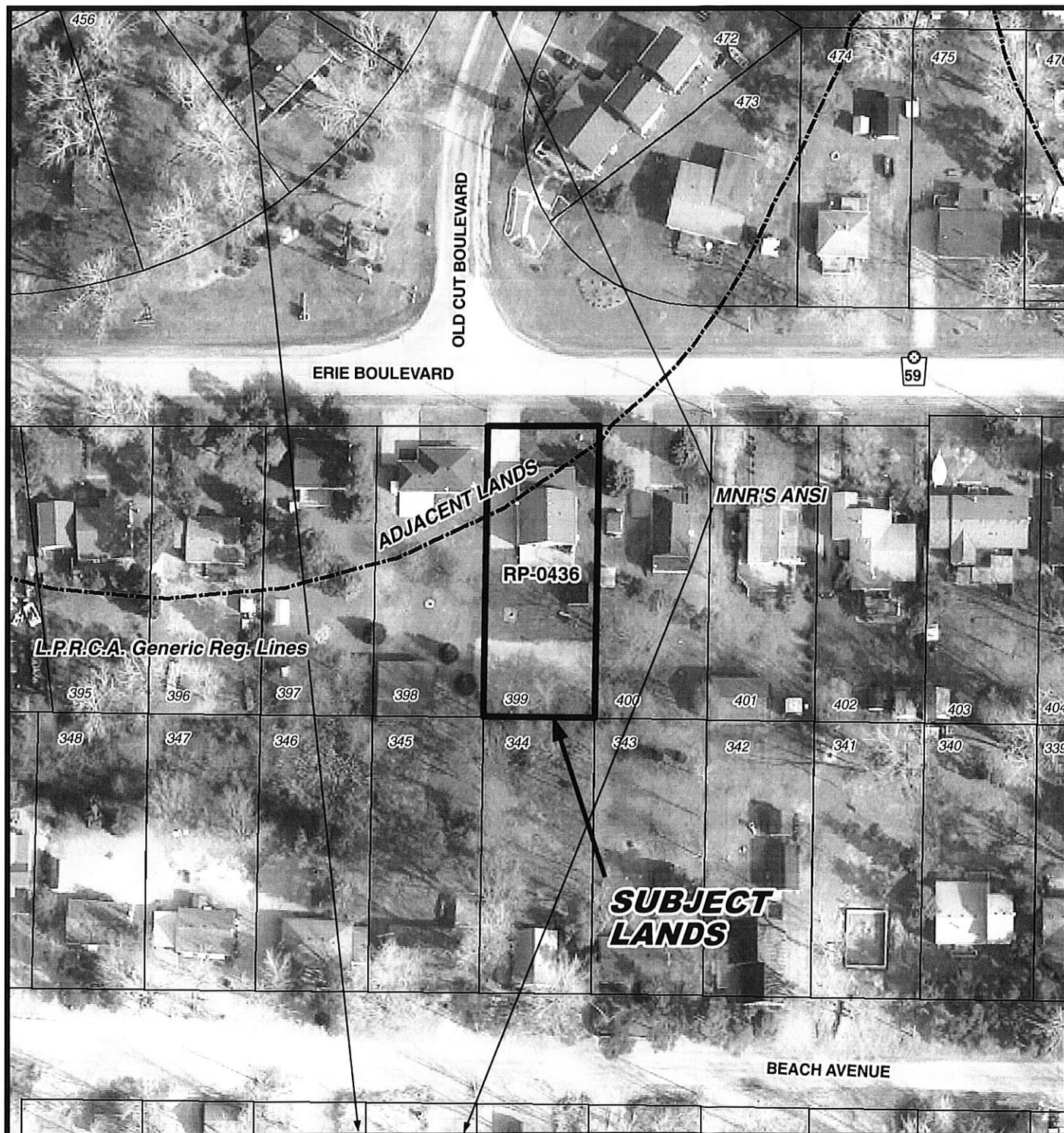
File Number: ANPL2014213

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16
Meters

1:1,000



MAP 3

File Number: ANPL2014213

Geographic Township of SOUTH WALSHINGHAM



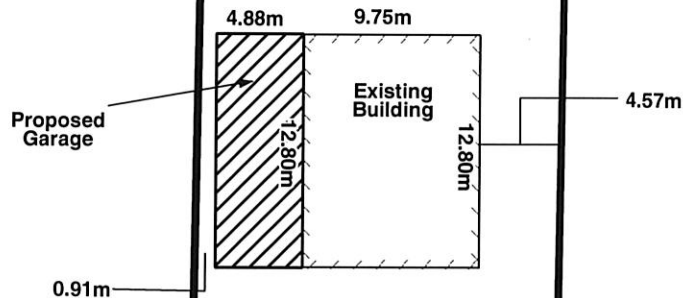
1 0.75 1.5 3 4.5 6 Meters

1:400



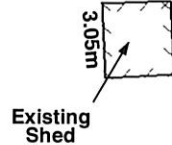
ERIE BOULEVARD

20.12m



RP-0436

070-14100



Existing Shed

Proposed %
Lot Coverage
= 18.60%

321 ERIE BOULEVARD

**SUBJECT
LANDS**

070-13900

070-14000

070-14200

070-14300

398

399

400

401

070-08600

345

070-08500

344

070-08400

343

070-08300

342

070-08200

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 PRZDF20141822

PROPERTY INFORMATION

STREET # 321

ROLL No. 3310543070141000000

LEGAL DESCRIPTION:
SWAL PLAN 436 PT LOT 399, IRREG,
0.26AC 66.00FR D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME ERIE BLVD.

ZONING LP

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	700.00		1052.17			
LOT FRONTAGE	15.0		20.12			
FRONT YARD SETBACK	6.0		8.84			
EXTERIOR SIDE YARD	n/a					
INTERIOR SIDE YARD (RIGHT)	1.2		0.91		0.29	
INTERIOR SIDE YARD (LEFT)	3.0		4.57			
REAR YARD SETBACK	9.0		30.61			
DWELLING UNIT AREA	65.0		124.86			
% LOT COVERAGE	15.0		18.60	note a	3.60	
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		2		0	

ADDITIONAL COMMENTS: Information taken from sketches completed by David Boldt and from MPAC property detail. A legal survey should be provided to verify the location of the existing lot lines and the position of the house on the lot.

Note A: A shed exists on the property in the GIS mapping. No mention of the shed is provided in MPAC or the submitted site plan for Zoning Deficiency. The shed is assumed to be 3.05m x 3.05m.

SFD 123.93 m.sq (11.78% Lot coverage), Proposed Garage 62.43m.sq, (5.93%), Shed 9.30m.sq (0.88%)

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

17/10/2014
Date

PREPARED BY: Scott Northcott

AS PER:

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

Signature of building inspector

OCT 16/14
Date



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:	
		321 ERIE BLVD LONG POINT ONT.	
Owner:		Lot:	Concession:
WAYNE + SHEILA AGOMBAR		Pt. LOT 399 SWAL. PLAN 436	
Lot Area:	Lot Frontage:	Assessment Roll No.	
11352sq.	66' x 172'	543.070.14100.0000	
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 checked="" type="checkbox"/> SEASONAL Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area:	No. of Bedrooms:	No. of Fixture Units:	Is the building currently occupied? Yes / <input checked="" type="checkbox"/> No If No, how long? SEASONAL DWELLING
800'ap.	3		
EVALUATOR'S INFORMATION	Evaluator's Name:		Company Name:
	ALLEN BAILEY		BATLEY TRUCKING + EXCAVATING
Address:	2627 Rd 45 RR#3 LANGTON ONT.		Postal Code: NOE 1G0 Phone: 519 983 3058
Email:	allenbailey.trucking@yahoo.ca		BCIN # 40139 / 40493
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:
	MOSTLY GRASS AREA WITH FLOWER BOX		SAND
Site Slope:	<input type="checkbox"/> Flat <input checked="" 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 checked="" type="checkbox"/> No	Odour Detected: Yes <input checked="" type="checkbox"/> No	Current Weather (at time of evaluation): CLEAR + SUNNY
SYSTEM EVALUATION	Class of System:		
	<input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
Tank:	800 GAL TWO CHAMBER.		Size: 800 Gal. Pump: Yes <input checked="" type="checkbox"/> No
<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:	Distance Between Tile Runs:
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	8	200' 8 RUNS OF 25'	3'
Tile Material:	Ends:	Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____	<input type="checkbox"/> Capped <input type="checkbox"/> Joined	<input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:	Tank		Distribution Pipe
Distance to Buildings & Structures (ft)	10 ft.		21'
Distance to Bodies of Water (ft)	300 ft +		300' ft +
Distance to Nearest Well (ft)	UNDETERMINED		UNDETERMINED
Distance to Proposed Property Lines	Front 90' Rear 75' Side 21' Side 32'		Front 99' Rear 48' Side 20' Side 20'

OVERALL SYSTEM RATING

☒ System Working Properly / No Work Required☐ System Functioning / Maintenance Required☐ System Not Functioning / Minor Repair Required☐ System Failure/Major Repair / Replacement Required**Note:**

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:

VERIFICATION

OWNER:

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, X WAYNE AGOMBAR (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.

X Wayne Agombar
Owner Signature

OCT 9 2014
Date

EVALUATOR:

1. I, ALLEN BAILEY 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.

Allen Bailey #40139
Evaluator Signature

OCT 9 2014
Date

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: OCT 9 2014

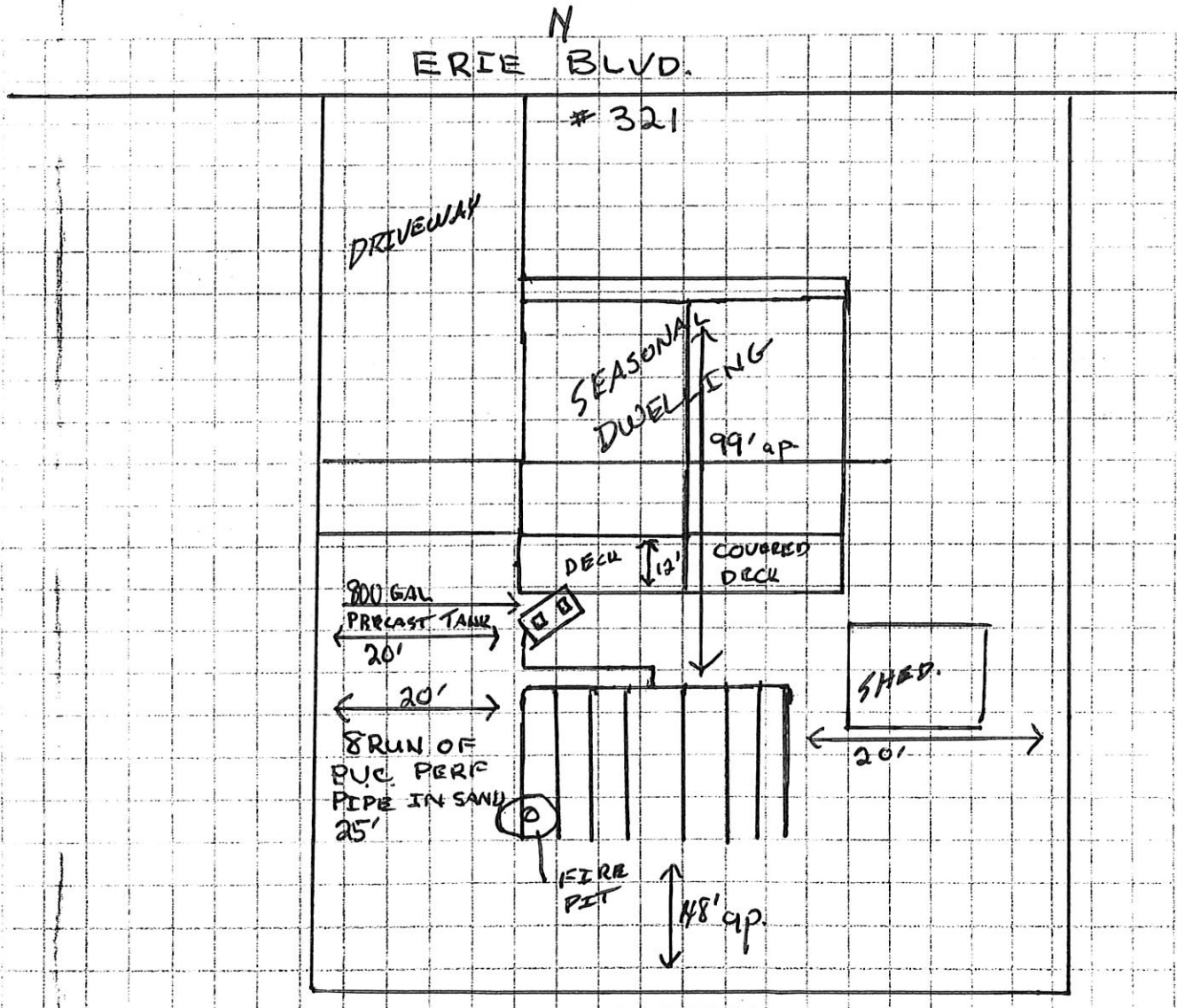
APPLICATION NUMBER: _____

OWNER: _____

EVALUATOR ALLEN BAILEY

PROPERTY ADDRESS 321 ERIE BLVD. LONG POINT ONT.

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: ALLEN BAILEY

NOTE: The above sketch is not to exact scale.