

MINOR VARIANCE

File Number ANPL2015025
 Related File Number -
 Pre-consultation Meeting On Feb. 8/2015
 Application Submitted On Feb 8/2015
 Complete Application On MARCH 2/2015

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: 3310-543-070-371-00

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 MYRON GRAVES Phone # 519 718 0060
 Address 13 CONCESSION STREET Fax # _____
 Town / Postal Code WALSINGHAM ON NOE1X0 E-mail mag11@live.ca
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent MYRON GRAVES Phone # 519 718 0060
 Address 13 CONCESSION STREET Fax # _____
 Town / Postal Code WALSINGHAM ON NOE1X0 E-mail mag11@live.ca

Name of Owner ² CHARLIE EADEN, Michelle Phone # 519 421 4814
 Address P.O. Box 1674 Fax # _____
 Town / Postal Code WOODSTOCK ON N4S 0B9 E-mail ceden@execulink.com
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

MAR - 3 2015



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Norfolk Long Point S. Wal</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>SWAL PLAN 436</u>	Lot(s) or Block Number(s)	<u>LOT 613 PT LOT</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>50'</u>	Depth (metres/feet)	<u>134.26'</u>
Width (metres/feet)	<u>54'-4"</u>	Lot area (m ² / ft ² or hectares/acres)	<u>9066.3 SQ FT</u>
Municipal Civic Address	<u>88 Old Cut 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):

BUILD NEW FRONT COVERED PORCH & REPAIR BACK DECK (existing)

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

Relief for existing deficiencies

0.86m from the required interior side yard right of 1.2m

4.3m rear yard setback, 9m required

Accessory Building side yard relief of 0.62m from required 1.2m

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

- all deficiencies are existing

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort Residential

Present zoning:

SINGLE FAMILY DWELLING

Is there a site specific zone on the subject lands?

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:

Existing cottage - 1 storey, & 2 storey
approx 1395.3 sq.ft in size.

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.

COVERED PORCH 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:

Covered porch 8ft x 16ft

deck - existing @ rear of cottage 8'6" x 30ft.

MINOR VARIANCE

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

MAY-JUNE 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:

SEPT 2014

Present use of the subject lands:

SUMMER COTTAGE

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

UNKNOWN

Existing use of abutting properties:

SUMMER 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:

from OWNER

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:

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)	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Wooded area	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☒ Yes	☐ No	☒ Yes	☐ No	_____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Seasonal wetness of lands	☒ Yes	☐ No	☐ Yes	☐ No	_____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☐ No	_____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☐ 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:

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.



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:			
Owner:			Lot:	Concession:	
Lot Area:	Lot Frontage:	Assessment Roll No.			
PURPOSE OF EVALUATION		☐ Consent ☒ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____			
BUILDING INFORMATION		☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural			
Building Area:	No. of Bedrooms:	No. of Fixture Units:	Is the building currently occupied? Yes / No If No, how long?		
EVALUATOR'S INFORMATION		Company Name:			
Evaluator's Name:		GRANGER Excavating			
Address:		Postal Code:		Phone:	
Rte 27 Williams		N0E1P0		5195817620	
Email:		BCIN # 23318			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
		Grass		SAND	
Site Slope: ☐ Flat ☒ Moderate ☐ Steep		Soil Conditions: ☐ Wet ☒ Dry		Depth of Water Table: 4 ft.	
Surface Discharge Observed: Yes ☐ No ☒		Odour Detected: Yes ☐ No ☒		Current Weather (at time of evaluation): cold winter	
SYSTEM EVALUATION		Class of System:			
		☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)			
Tank:		Size: 800 Gal.		Pump: Yes No	
☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____					
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: ☒ Trench Bed ☐ Filter Medium		6		40'	
Tile Material:		Ends:		Cover:	
☒ PVC ☐ Clay ☐ Other		☒ Capped ☐ Joined		☐ Filter Cloth ☐ Sand ☒ Top Soil ☒ 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 _____	



On Site Sewage Disposal System Location Plan

DATE: FEB 26/15

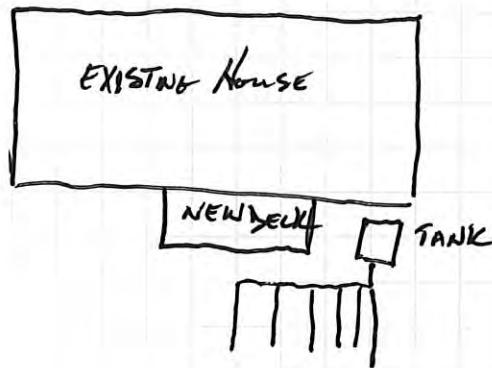
APPLICATION NUMBER: _____

OWNER MYRON GRAVES

EVALUATOR JACK GRANGER

PROPERTY ADDRESS 88 OLD CUT LONG POINT

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: MYRON GRAVES

NOTE: The above sketch is not to exact scale.

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 PRZDF20150056

PROPERTY INFORMATION

STREET # 88

ROLL No. 3310543070371000000

LEGAL DESCRIPTION:
SWAL PLAN 436 LOT 613 PT LOT,
614, IRREG, 0.21AC 64.00FR D

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME OLD CUT BLVD

ZONING LP

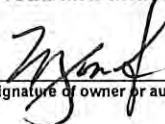
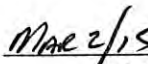
ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.20		0.34		0.86	
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK	9.0		4.70		4.30	
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING	1.2		0.58		0.62	
ACCESSORY BUILDING COMMENTS	ACCESSORY IS IN SIDEYARD					
PARKING SPACES						

ADDITIONAL COMMENTS:

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.

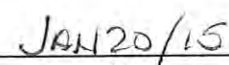
I have read and understand the above.


Signature of owner or authorized agent

Date

PREPARED BY:

AS PER:


Signature of building inspector


Date

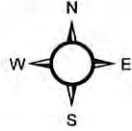
Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

MAP 1

File Number: ANPL2015025

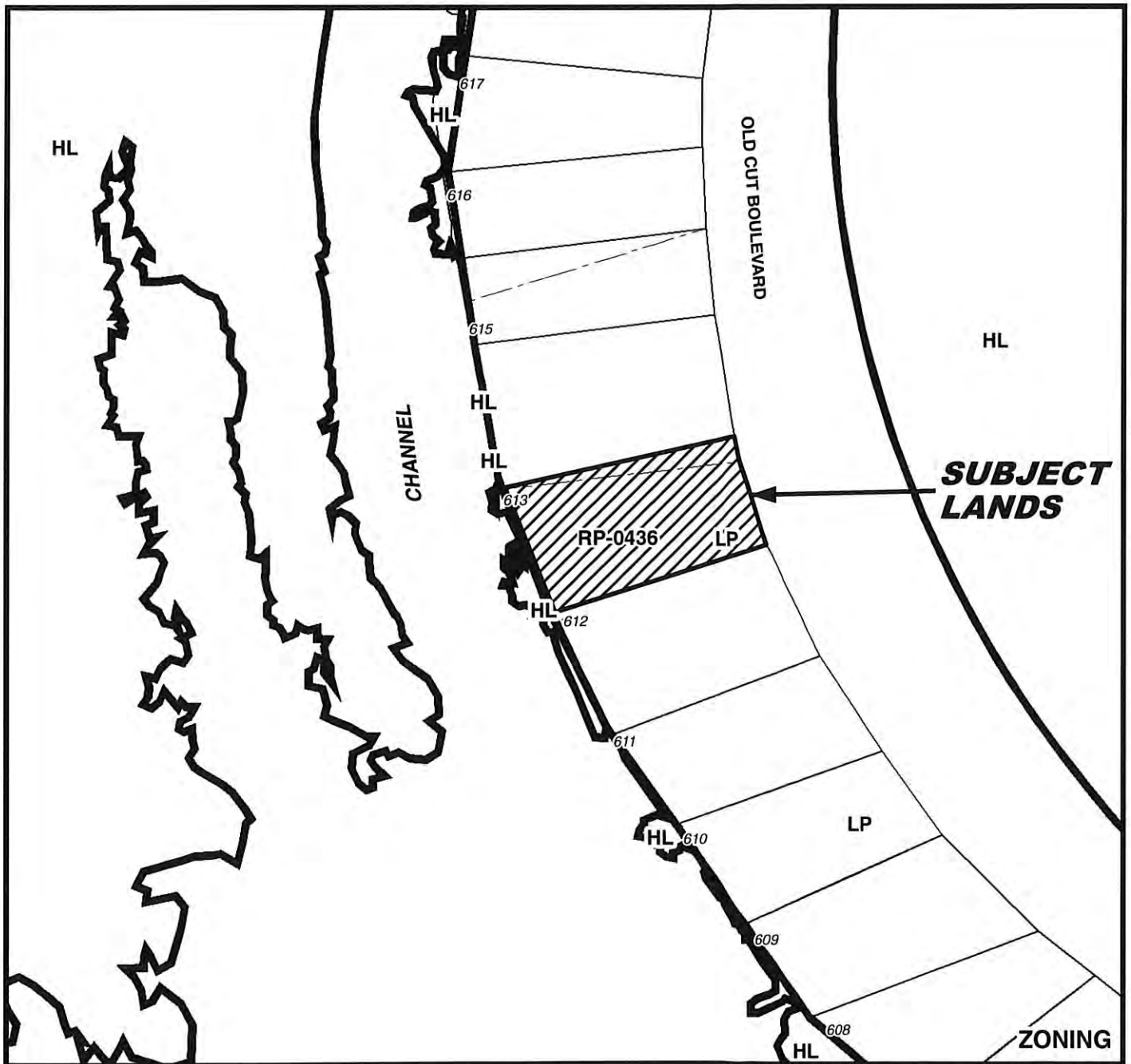
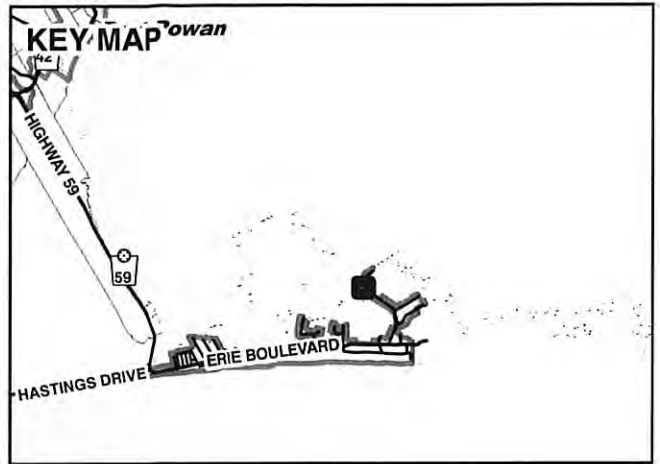
Geographic Township of

SOUTH WALSLINGHAM



1:1,000

8 4 0 8 16 24 32 Meters



MAP 2

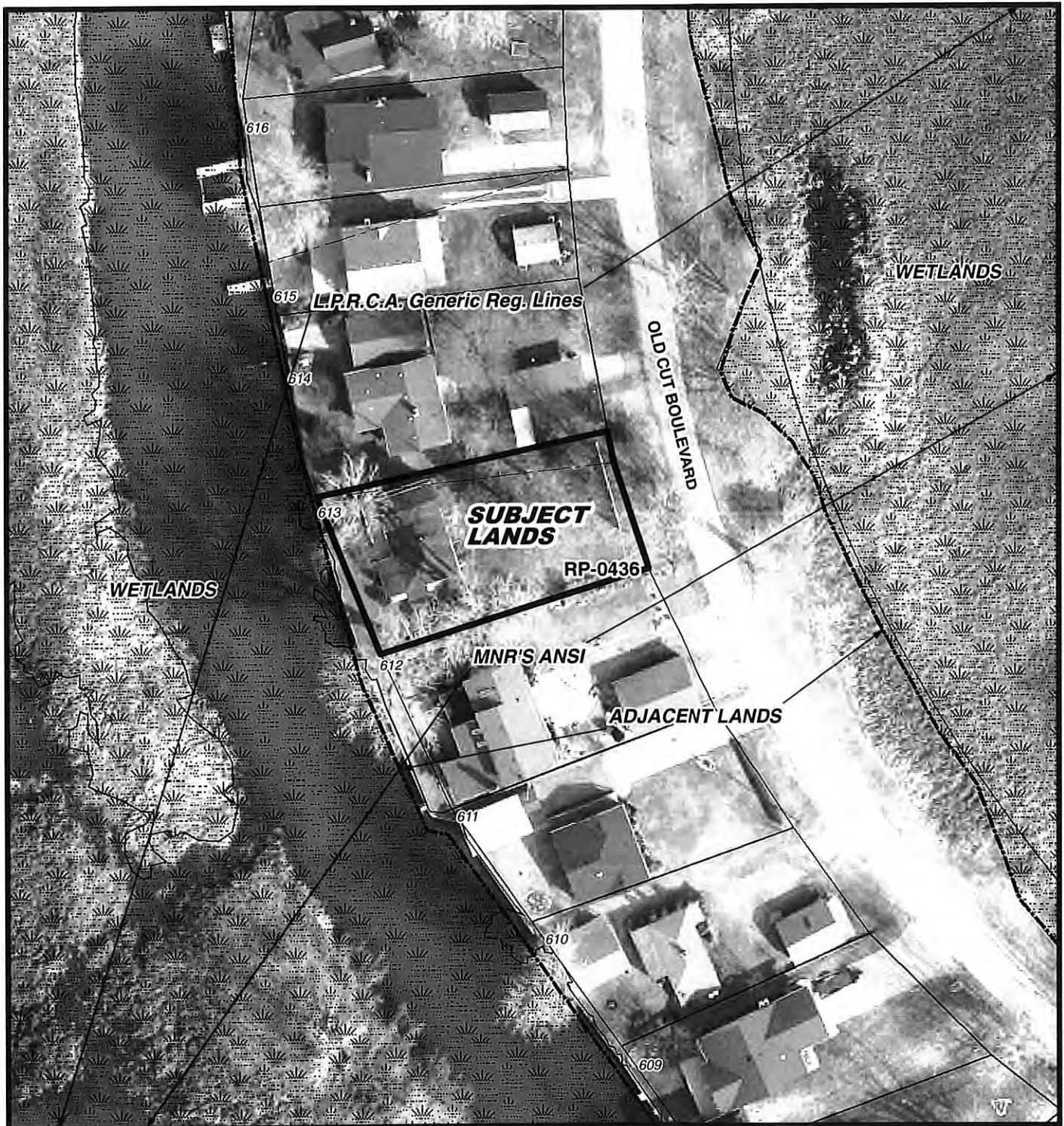
File Number: ANPL2015025

Geographic Township of SOUTH WALSLINGHAM



31.50 3 6 9 12 Meters

1:750



12/03/2015

MAP 3

File Number: ANPL2015025

Geographic Township of SOUTH WALSLINGHAM

