

**MINOR VARIANCE**

*Alisha*

File Number	<u>ANPL2015221</u>	Application Fee	<u>1814.00</u>
Related File Number		Conservation Authority Fee	<u>\$400</u>
Pre-consultation Meeting On	<u>various phone calls</u>	OSSD Form Provided	<u>n/a</u>
Application Submitted On	<u>Nov 9/15</u>	Sign Issued	
Complete Application On	<u>NOV 24/15</u>		

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- 54307033900**

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. 1-2-2014

**A. APPLICANT INFORMATION**

Name of Applicant <sup>1</sup>	_____	Phone #	_____
Address	_____	Fax #	_____
Town / Postal Code	_____	E-mail	_____

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

*Applicant*

Name of Agent	<u>JAMES RONSON</u>	Phone #	<u>519-866-3637</u>
Address	<u>12053 BRIMHAM NORFOLK BOUNDARY RD</u>	Fax #	<u>519-866-3637</u>
Town / Postal Code	<u>TILSONBURG N4G 4G9</u>	E-mail	<u>Jim@JARRHOMEPLANS.COM</u>

Name of Owner <sup>2</sup>	<u>Allan + Bernadette Gallagher</u>	Phone #	<u>226 920 4995</u>
Address	<u>27 Allanton Blvd</u>	Fax #	_____
Town / Postal Code	<u>BRANDFORD, ON N2R 3B8</u>	E-mail	<u>al@ebsl.ca</u>

<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:

\_\_\_\_\_  
\_\_\_\_\_

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

Geographic Township	<u>SOUTH WALSWINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>LOT 581</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	<u>—</u>
Reference Plan Number	<u>436</u>	Part Number(s)	<u>—</u>
Frontage (metres/feet)	<u>20.12 m / 66'</u>	Depth (metres/feet)	<u>50.29 m / 165'</u>
Width (metres/feet)	<u>20.12 m / 66'</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>1011.8 m<sup>2</sup> / 10890 FT<sup>2</sup></u>
Municipal Civic Address	<u>49 OLD CUT BOULEVARD</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):

OWNERS WOULD LIKE TO CONSTRUCT A SINGLE STORY BOAT HOUSE  
AROUND THE EXISTING STEEL PILING BOAT WELL.

\_\_\_\_\_

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

SEEKING RELIEF FROM SECTION 3.2.2. OF THE NORFOLK COUNTY ZONING  
BYLAW 1-Z-2014 TO PERMIT AN INTERIOR SIDE YARD SETBACK FOR A BOAT HOUSE  
OF 0.75 M WHEREAS THE BYLAW REQUIRES 1.2 M, AND TO REQUEST RELIEF TO PERMIT  
A MAXIMUM TOTAL USABLE FLOOR AREA OF 80 SQ. M. WHEREAS THE BYLAW REQUIRES  
56 SQ. M. FOR A BOAT HOUSE

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

DUE TO THE  
ANGLE OF THE <sup>EXISTING</sup> BOAT WELL, TRYING TO MAINTAIN TO SIDE YARD SETBACK OF  
1.2 M RESTRICTS THE USEFUL SIZE OF THE EXISTING BOAT WELL.

**D. PROPERTY INFORMATION**

Present official plan designation(s):

RESOR. RESIDENTIAL

Present zoning:

RR

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:

THE EXISTING PROPERTY HAS A 1 1/2 STORY COTTAGE THAT WAS CONSTRUCTED  
IN 2006. THERE ARE TWO WOOD FRAMED GARDEN SHEDS. BOTH ARE  
APPROX. 80 SQ FEET. ONE OF THESE SHEDS WILL BE REMOVED FROM THE  
PROPERTY.

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

COTTAGE 2006, SHEDS 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.

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:

THE PROPOSED BORN HOUSE WILL BE CONSTRUCTED  
USING CONVENTIONAL WOOD FRAMING MEETING THE CURRENT O.B.C. THE  
FOUNDATION WILL BE EITHER POURED CONCRETE OR C.M.U.

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

SPRING 2016

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:

OCT. 30/2015

Present use of the subject lands:

WEEKEND COTTAGE

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

Existing use of abutting properties:

SAME ON BOTH SIDES / WATER CHANNEL AT REAR

**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:

PREVIOUS OWNER'S

AND OTHER RESIDENTS

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:

N.A.

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 type="checkbox"/> Yes	<input type="checkbox"/> No _____ 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:

channel/lake

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:

Name of road/street:

Old Cut Boulevard

**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.

THE PROPOSED BOAT HOUSE WOULD BE  
CONSTRUCTED WITH A ZERO REAR YARD SETBACK. USING A LOT LINE FOOTING  
AGAINST THE REAR PROPERTY LINE. THE EXISTING SEAWALL THAT FORMS  
THE PUBLIC WATER CHANNEL IS NOT ON THIS PROPERTY.



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

49 OLD CUT BLVD. LONG POINT

Legal Description: PLAN 436 LOT 581 331054307033900

BOAT HOUSE  
JIM RONSON

Application #:

### RESORT RESIDENTIAL ZONE

RESORT RESIDENTIAL ZONE		RR	Zoning	R1-B		
	Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area					
	i) interior lot				N/A	m.sq
	ii) corner lot				N/A	m.sq
	iii) lot of record - interior lot		0.00		N/A	m.sq
	iv) lot of record - corner lot		0.00		N/A	m.sq
	b) minimum lot frontage					
	i) interior lot				N/A	m
	ii) corner lot		0.00		N/A	m
	iii) lot of record - interior lot		0.00		N/A	m
	iv) lot of record - corner lot		0.00		N/A	m
	c) minimum front yard				N/A	m
	i) detached garage with rear lane		0.00		N/A	m
	d) minimum exterior side yard		0.00		N/A	m
	e) minimum interior side yard					
	i) detached garage (3.0m)				N/A	m
	detached garage (1.2m)				N/A	m
	ii) detached garage with a rear lane ;		0.00		N/A	m
	attached garage		0.00		N/A	m
	f) minimum rear yard		0.00		N/A	m
	g) maximum building height				N/A	m

Comments

REQUIRE CONSTRUCTION DRAWINGS OF THE PROPOSED

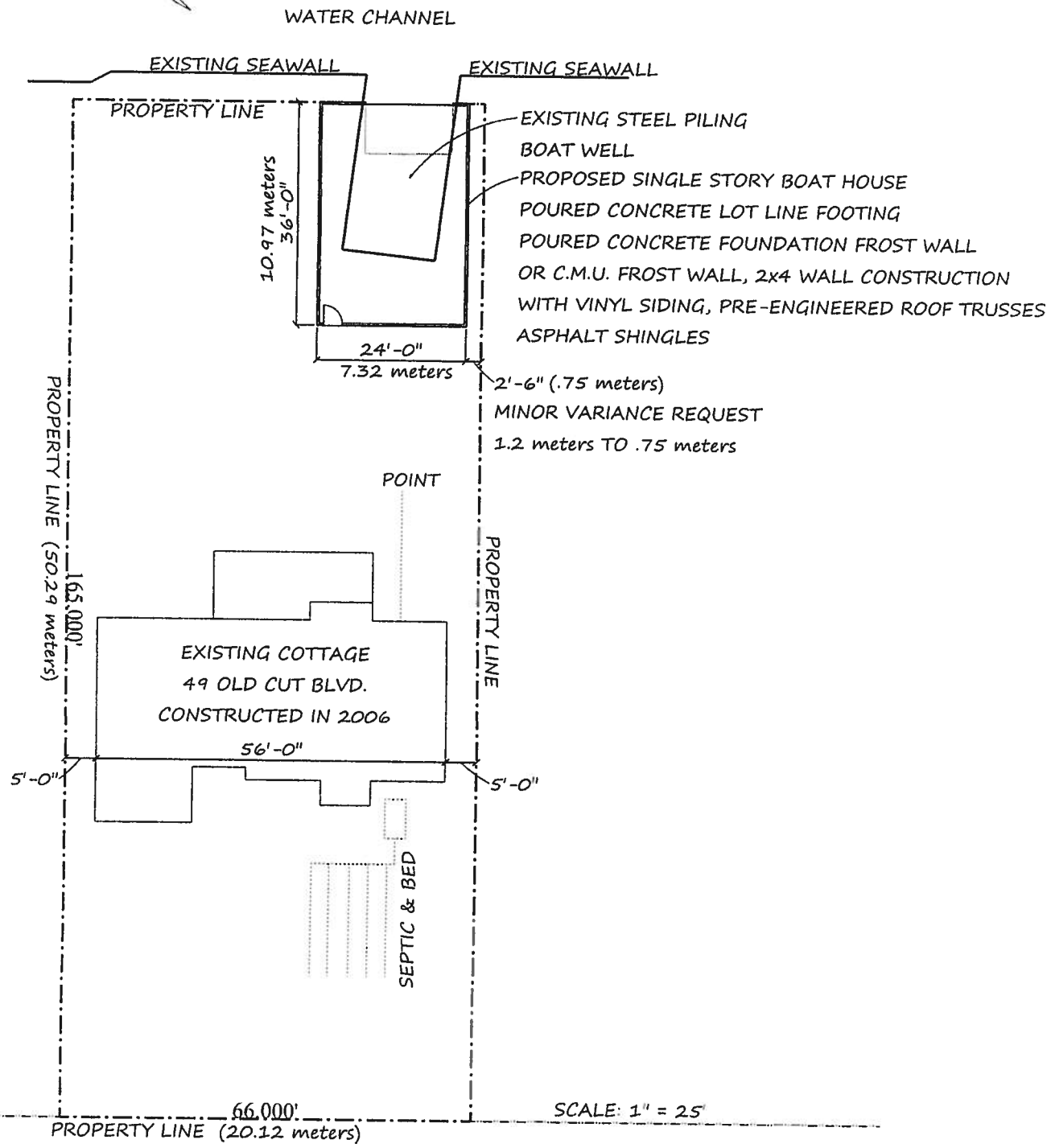
<b>Accessory Structure</b>					
Boat House					
3.2.1 a) building height		5.00	5		m
b) minimum front yard				N/A	m
c) minimum exterior side yard				N/A	m
d) minimum interior side yard		1.20	0.75	0.45	m
e) minimum rear yard				N/A	m
f) through lot distance to street line				N/A	m
g) Lot coverage					
i) lot coverage		10.00		8.00	%
ii) usable floor area		56.00	80	24.00	m.sq

Comments

The wall that is less than 1.2 m to a property line requires to be constructed as a 3/4 HR FRR



proposed

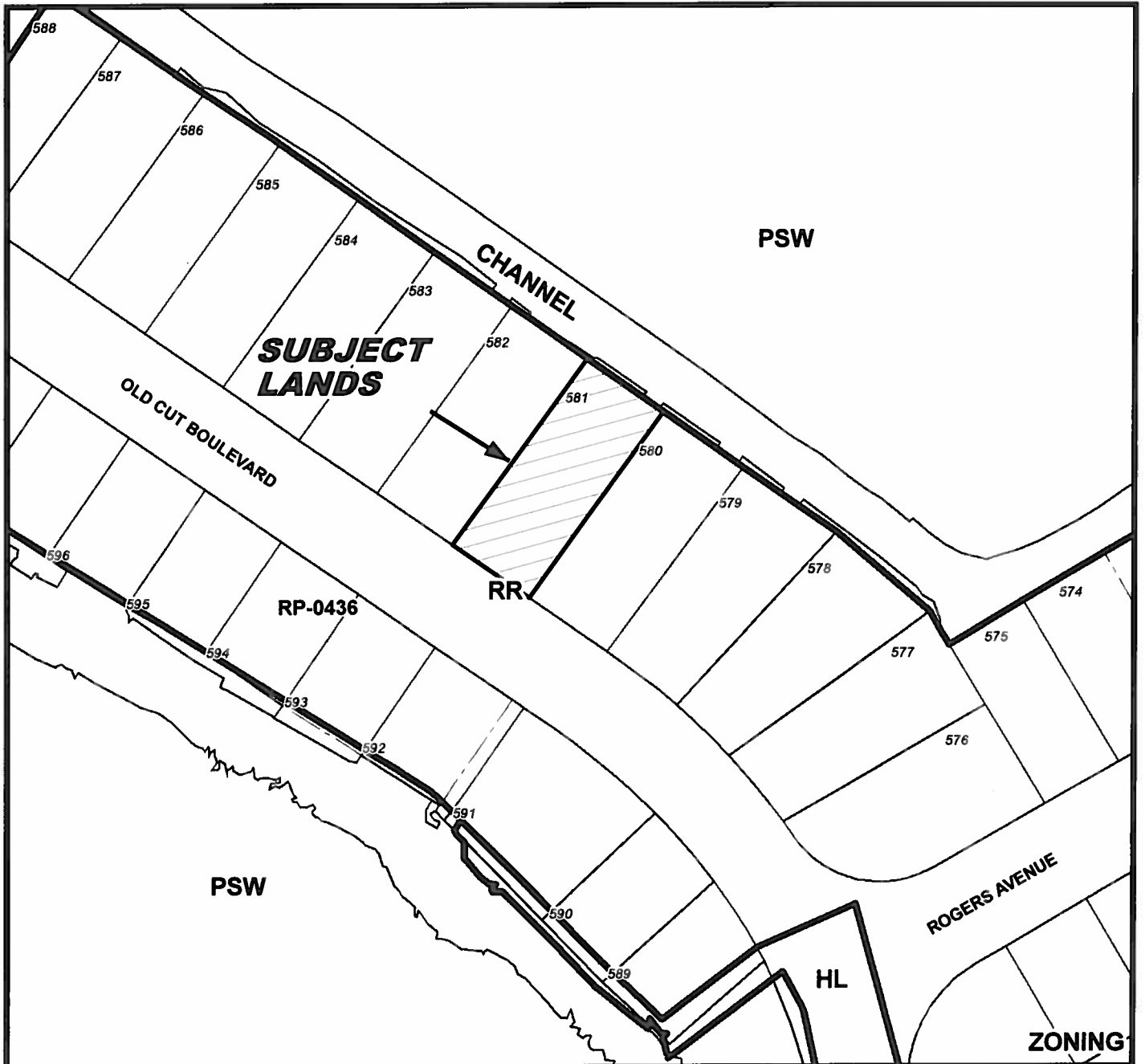
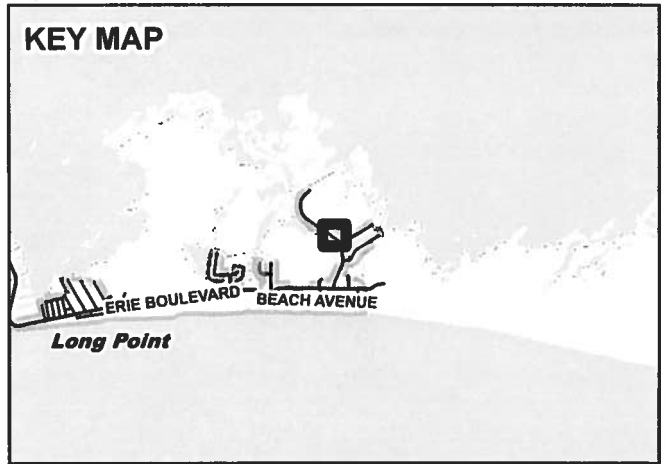
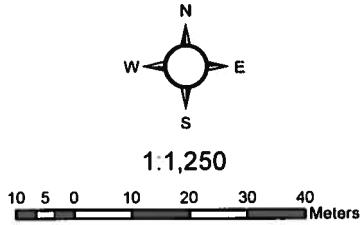


ROAD ALLOWANCE "OLD CUT BOULEVARD"

# MAP 1

File Number: ANPL2015221

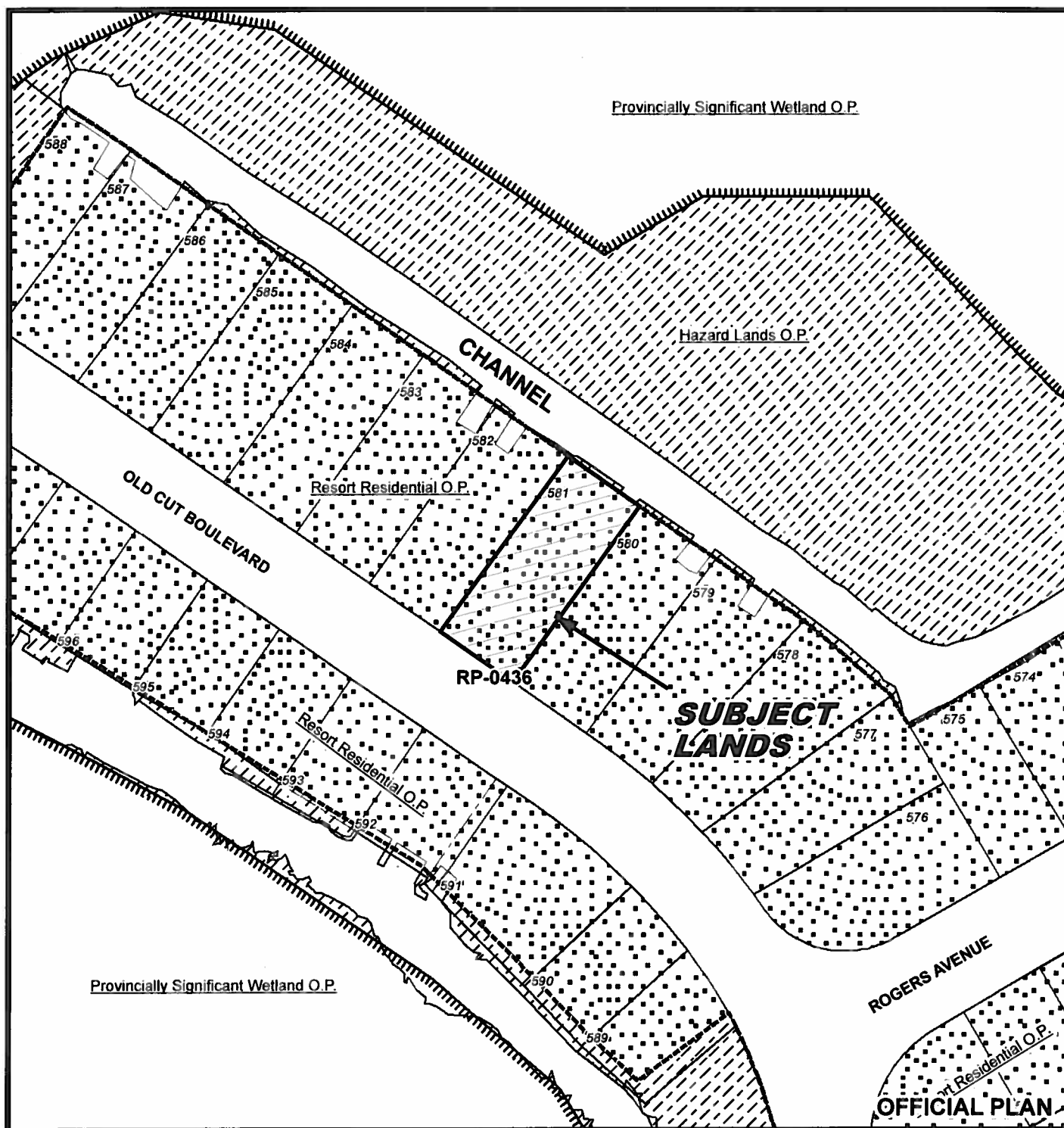
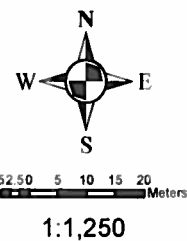
Geographic Township of  
**SOUTH WALSHINGHAM**



## MAP 2

File Number: ANPL2015221

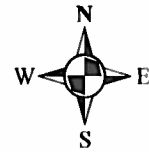
Geographic Township of SOUTH WALSHINGHAM



# MAP 3

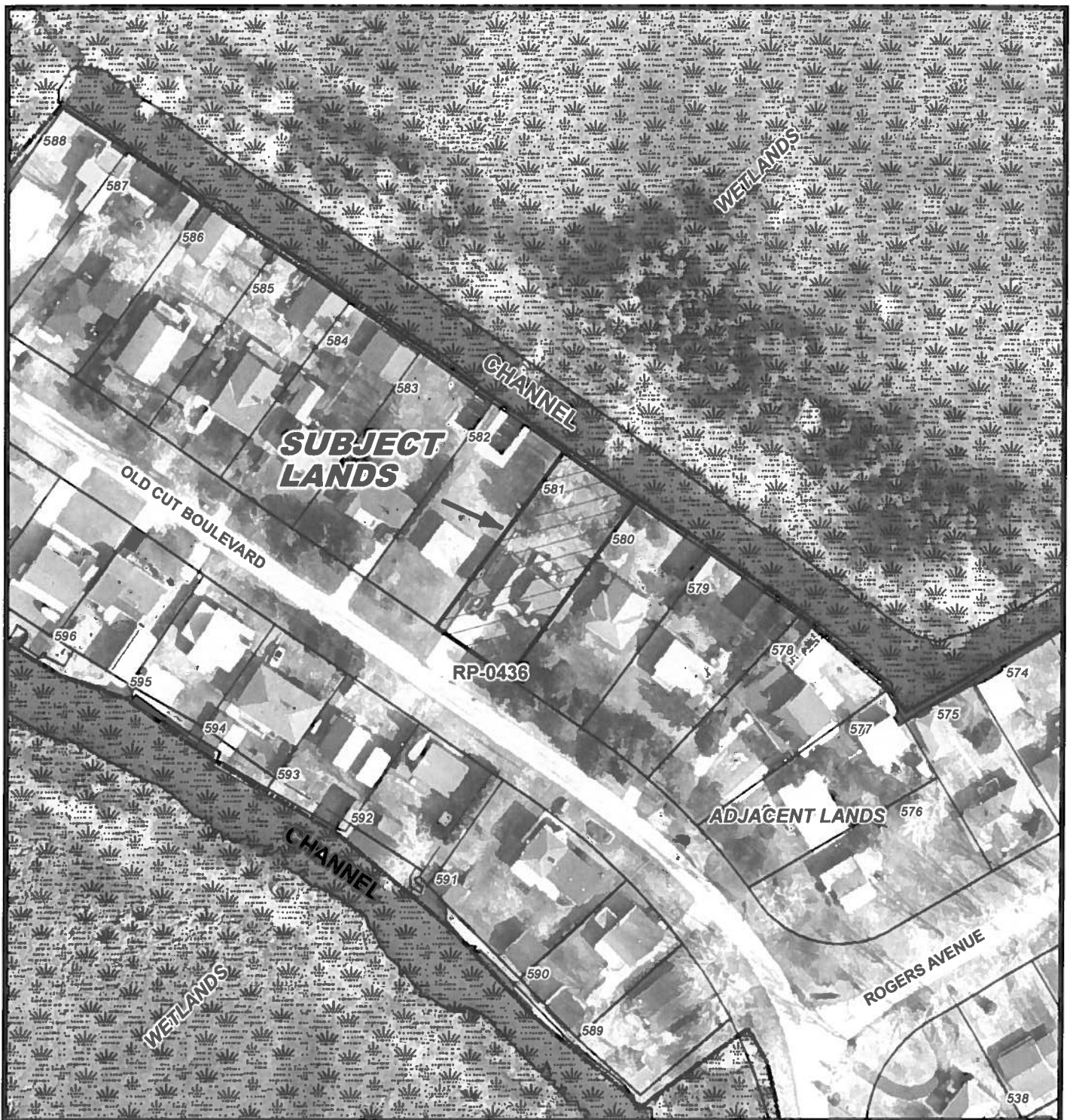
File Number: ANPL2015221

Geographic Township of SOUTH WALSINGHAM



52 50 5 10 15 20 Meters

1:1,250



# MAP 4

File Number: ANPL2015221

Geographic Township of SOUTH WALSINGHAM

