

MINOR VARIANCE

Aisha

File Number ANPL2016054
 Related File Number _____
 Pre-consultation Meeting On Mar 1/10
 Application Submitted On Mar 3/10
 Complete Application On Mar 3/10

Application Fee Waived by Pam
 Conservation Authority Fee _____
 OSSD Form Provided n/a
 Sign Issued _____

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- 543070339000000

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 ¹ JAMES ROWSON Phone # 519-866-3637
 Address 12053 BAYHAM NORFOLK BOUNDARY RD. Fax # _____
 Town / Postal Code TILSONBURG N4G 4G9 E-mail JIM @ JAR HOME PLANS . COM

¹ 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 ² AL & BERNAPETTE GALLAGHER Phone # 226-920-4995
 Address 27 ALLANTON BLVD. Fax # _____
 Town / Postal Code BRANTFORD N3R 3B8 E-mail AL @ EOSI . CA

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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK S. WALSHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	<u>581</u>
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>436</u>	Part Number(s)	
Frontage (metres/feet)	<u>20.12m / 66'</u>	Depth (metres/feet)	<u>50.29m / 165'</u>
Width (metres/feet)	<u>20.12m / 66'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1011.8 sq m / 10890 sq ft.</u>
Municipal Civic Address	<u>49 OLD COT BLVD.</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):

Requesting relief of 3.03% (residential dwelling) and 0.2% (accessory structures) from section 5.8.2(h) to permit a maximum lot coverage of 18.03% for the cottage and 10.02% for the accessory structures. (over →)

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

build a boathouse, remove a shed + relocate other shed, and construct a sunroom addition on cottage.

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

angled lot well makes it impossible to comply with lot coverage, sunroom can't be added without going over lot coverage. extra height needed for storage.

BOTH HOUSE TO HAVE GAMBREL ROOF USING ATTIC TRUSS.

THERE WILL BE NO STAIRS CONSTRUCTED AND ACCESS TO SPACE WILL BE BY PULL DOWN LATCH LADDER. SPACE WILL BE USED FOR STORAGE ONLY! 5m LIMITS — 6m ~~HEIGHT~~

relief of 3.21 m^2 from section 3.2.1(g) to permit a total area for accessory structures of 103.21 m^2
relief of 1 m from section 3.2.2(c) to permit a maximum boathouse height of 6 m

D. PROPERTY INFORMATION

Present official plan designation(s):

RESORT 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:

See attached drawing

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.

SUN ROOM WITH DECKROOF - NO PLUMBING OR BEDROOMS

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 BOAT HOUSE WILL BE CONSTRUCTED USING CONVENTIONAL WOOD FRAMING. THE FOUNDATION WILL BE POURED CONCRETE OR CMU.THE SUN ROOM WILL BE CONSTRUCTED USING CONVENTIONAL WOOD FRAMING PER OBC. THE FOUNDATION WILL BE POURED CONCRETE OR CMU.

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

SUMMER 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:

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 OWNERS 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)	☐ 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:

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 BOTT HOUSE WILL BE CONSTRUCTED
WITH A ZERO REAR YARD SETBACK. THE SUN ROOM WILL BE CONSTRUCTED WITH
A SUN DECK ABOVE.

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **a sketch**, in metric units, drawn to scale, must be included as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any restrictive covenant or easements affecting the subject land
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
9. Any proposed subdivision of the subject lands
10. Current uses of land that is adjacent to the subject land
11. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

The Committee of Adjustment may require that an Ontario land surveyor sign the plan.

A **Zoning Deficiency Form** completed by the Building Inspector must accompany this application. A Zoning Deficiency Form can be obtained from Norfolk County Building Inspector at 22 Albert Street, Langton, ON or 8 Schellburg Avenue, Simcoe.

Five (5) copies of any applicable information/reports indicated in the development application form.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

Building and By-Law Division
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON
N3Y 5L6
519-426-4377

Langton: 22 Albert Street
Langton, ON
N0E 1G0
519-875-4485



ZONING DEFICIENCY PRZDF20151934

PROPERTY INFORMATION

STREET # 49

ROLL No. 3310543070339000000

LEGAL DESCRIPTION:
SWAL PLAN 436 LOT 581, REG,
0.25AC 66.00FR 165.00D, .

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME OLD CUT BLVD. LONG POINT

ZONING RR

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 ✓	3.94 ✓	0.76 .75	2.49 2.46	0.44 .45	1.44 1.42 ✓
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE- COTTAGE	15%		18.03%		3.03%	
BUILDING HEIGHT	5	16.40'	6	19.68'	1	3.28'
ACCESSORY BUILDING-LOT COV.	10.00%		10.20%		0.20%	
ACCESSORY BUILDING COMMENTS	USESABLE FLOOR AREA FOR A BOAT HOUSE 56.00 SQ M 602.78 SQ FT 80.27 SQ M 864 SQ FT 24.27 SQ M 261.22 SQ FT.					
PARKING SPACES						

ADDITIONAL COMMENTS: MAXIMUM USEABLE FLOOR AREA FOR ACCESSORY BLDGS IN A RR - RESORT RESIDENTIAL ZONE IS 100 SQ M NOT EXCEEDING 10% OF LOT AREA. BOAT HOUSE - 864 SQ FT. - 80.27 SQ M

EXIST. SHED - 125 SQ FT. - 11.61 SQ M

DECK AT COTTAGE - 122 SQ FT - 11.33 SQ M

TOTAL - 1111.00 SQ FT - 103.40 SQ M

THEREFORE THE TOTAL ACCESSORY BUILDING EXCEEDS THE 100.0 SQ M BY 3.21 m

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:

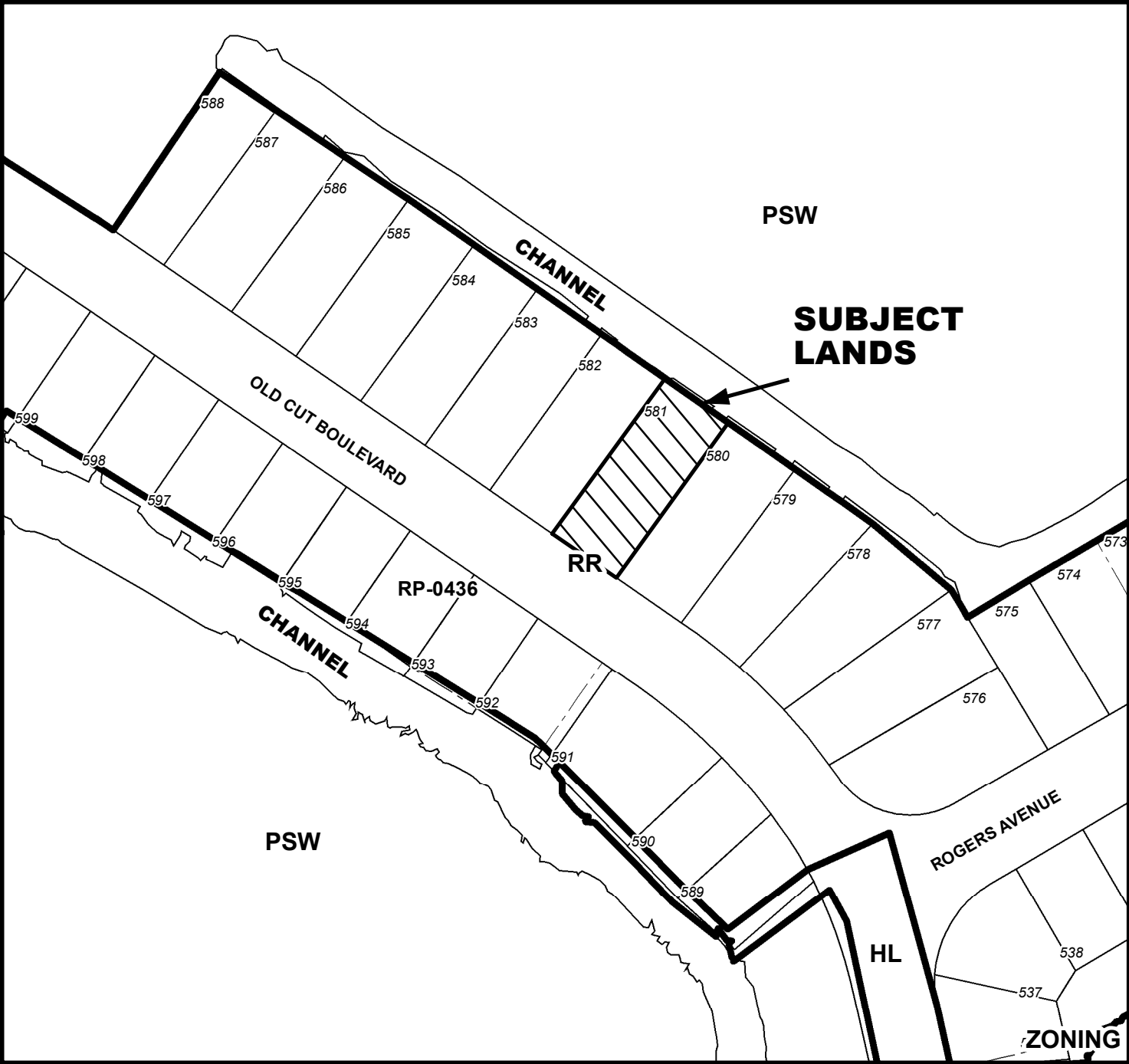
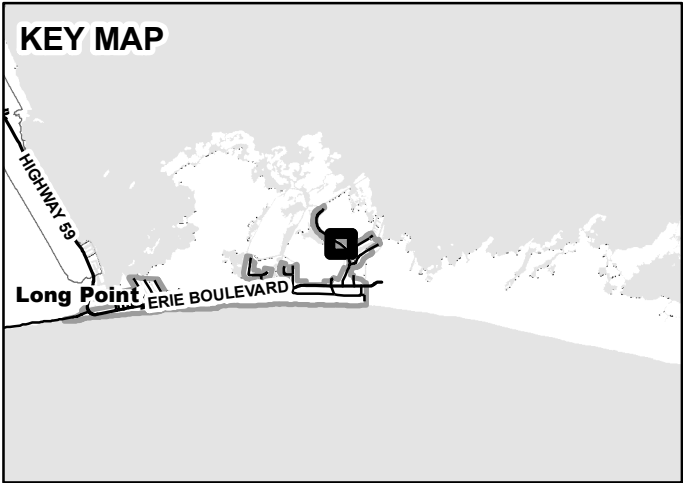
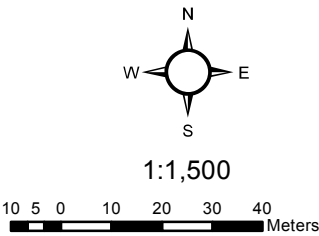
Laurel Lee Sowden

AS PER:

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

MAP 1

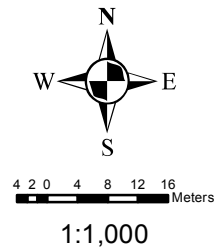
File Number: ANPL2016054
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

File Number: ANPL2016054

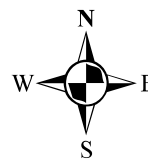
Geographic Township of SOUTH WALSLINGHAM



MAP 3

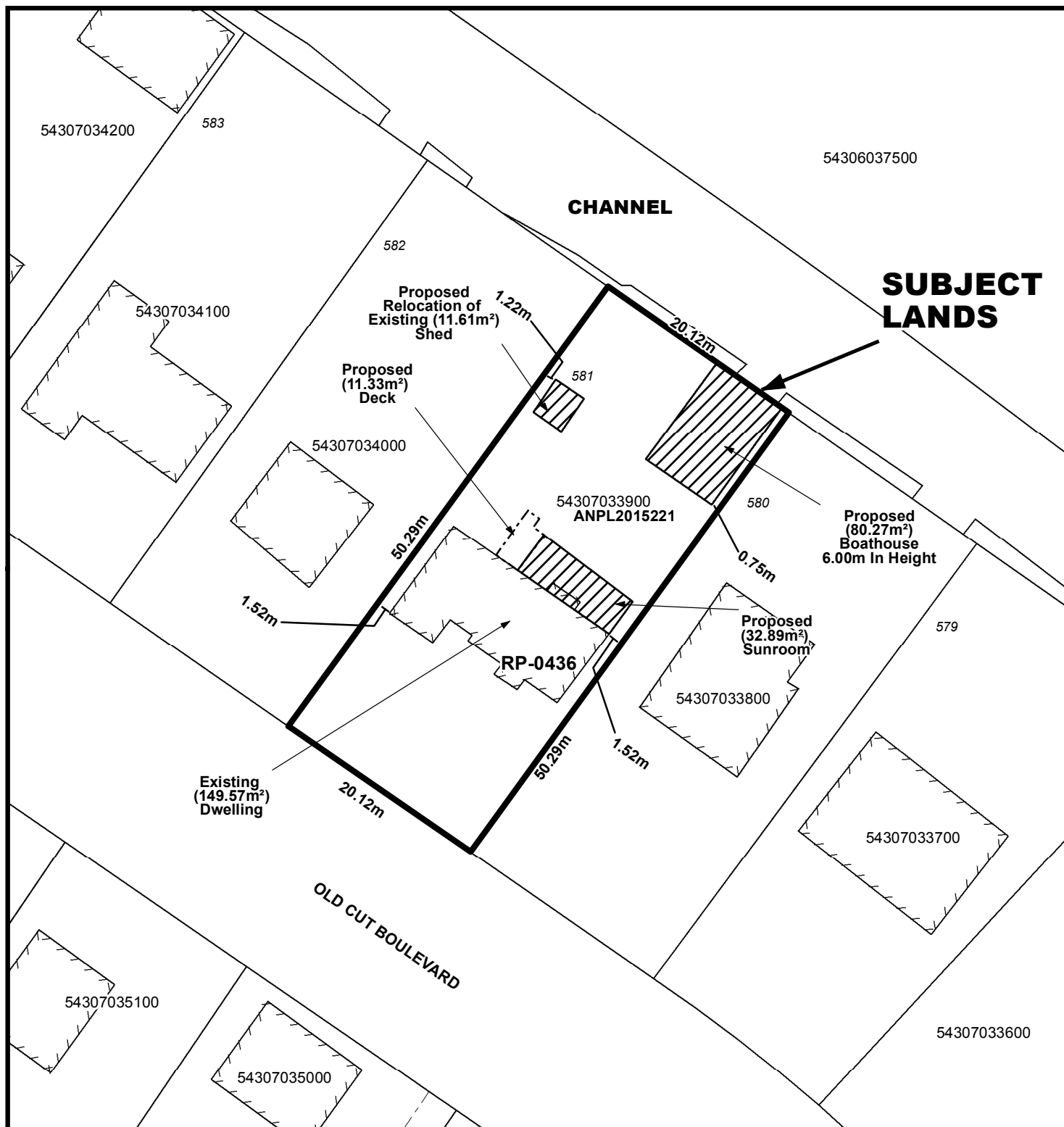
File Number: ANPL2016054

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

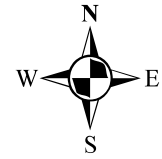
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LOCATION OF LANDS AFFECTED

File Number: ANPL2016054

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:500

