

For Office Use Only:

| | | | |
|--------------------------|-------------|----------------------------|-----------|
| File Number | ANPL2017027 | SPRT Meeting | — |
| Related File Number | — | Application Fee | \$1172 |
| Pre-consultation Meeting | Jan 9/17 | Conservation Authority Fee | \$452 |
| Application Submitted | Feb 11/17 | OSSD Form Provided | Feb 11/17 |
| Complete Application | Feb 11/17 | Planner | Alisha |
| Public Notice Sign | — | PAC Meeting | — |

This 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.

A. Applicant Information

Name of Owner MOREEN STANLEY

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.

Address 42 OLD COIT BLVD.

Town and Postal Code PONTIAC ROMAN NOB 1M0

Phone Number N/A.

Cell Number 289-683-1074

Email moStanley42@gmail.com.

Name of Applicant _____

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (consent, minor variance, zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

Name of Agent

Richard Miller

Address

1507 NORFOLK COUNTY RD 45

Town and Postal Code

LANGTON NOE 190

Phone Number

519 403 8590

Cell Number

Email

millenconstruct@gmail.com

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

☐ Applicant

☒ Agent

☒ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 54307034800

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PLAN 436 LOT 570 SWAL

Municipal Civic Address (911 Number): 42 OLD COT BLD.

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RESORT RESIDENTIAL

2. Is there a special provision or site specific zone on the subject lands?

NO

3. The date the subject lands was acquired by the current owner: _____

4. Present use of the subject lands:

COTTAGE

5. 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:

GARAGE AND COTTAGE TO REMAIN

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

7. 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.

LIVING ROOM / HOME OFFICE
NO FIXTURES

8. 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:

WOOD FRAME ADDITION
MEASUREMENT on Drawing

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

JUNE / JULY 2017.

10. 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:

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

UNKNOWN

12. Existing use of abutting properties:

COTTAGES / VACATION PROPERTY

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

SIZE over of SF. in Bylaw
relief of 62.83 m² from min. lot size
relief of 4.17 m from min front yard
relief of 6.56% from max lot coverage
steps project into required front yard

2. Description of land intended to be severed in metric units:

Frontage: 6m
Depth: 32' or 10m
Width: 14' or 4.2m
Lot Area: 600 m²
Present Use: COSTAGE
Proposed Use: COSTAGE

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

undersized lot

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

| | | |
|---------------------------------|-------|-------|
| Lot frontage | _____ | _____ |
| Lot depth | _____ | _____ |
| Lot width | _____ | _____ |
| Lot area | _____ | _____ |
| Lot coverage | _____ | _____ |
| Front yard | _____ | _____ |
| Rear yard | _____ | _____ |
| Left Interior side yard | _____ | _____ |
| Right Interior side yard | _____ | _____ |
| Exterior side yard (corner lot) | _____ | _____ |
| Landscaped open space | _____ | _____ |
| Entrance access width | _____ | _____ |
| Exit access width | _____ | _____ |
| Size of fencing or screening | _____ | _____ |
| Type of fencing | _____ | _____ |

9. Building Size

| | | |
|--------------------------|-------|-------|
| Number of storeys | _____ | _____ |
| Building height | _____ | _____ |
| Total ground floor area | _____ | _____ |
| Total gross floor area | _____ | _____ |
| Total useable floor area | _____ | _____ |

10. Off Street Parking and Loading Facilities

| | | |
|---|-------|-------|
| Number of off street parking spaces | _____ | _____ |
| Number of visitor parking spaces | _____ | _____ |
| Number of accessible parking spaces | _____ | _____ |
| Number of off street loading facilities | _____ | _____ |

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

| Type | Number of Units | Floor Area per Unit in m ² |
|-------------------|-----------------|---------------------------------------|
| Bachelor | _____ | _____ |
| One bedroom | _____ | _____ |
| Two bedroom | _____ | _____ |
| Three bedroom | _____ | _____ |
| Group townhouse | _____ | _____ |
| Stacked townhouse | _____ | _____ |
| Street townhouse | _____ | _____ |

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐
Yes ☐ No If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

- Development Application
-
- Page 15 of 24



E. Provincial Policy

1. 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:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 10 m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. 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)

holding tank.

Storm Drainage

- ☐ Storm sewers
- ☐ Open ditches
- ☒ Other (describe below)

channel.

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- ☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No

5. How many water meters are required?

NA.

6. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Provincial highway
☐ Unopened road
☐ Other (describe below)

7. Name of road/street:

old cut Blvd.

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs

34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.



Owner/Applicant Signature



Date

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



Owner/Applicant Signature



Date

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

[Signature]
Owner/Applicant Signature

26 JANUARY 2017
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

[Signature]
Owner/Applicant Signature

26 JANUARY 2017
Date

N. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We MORRIS STANLEY am/are the registered owner(s) of the lands that is the subject of this application for development approval.

I/We authorize RICHARD MILLEN to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]
Owner

26 JANUARY 2017
Date

Owner

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

* [Signature]
Applicant Signature

26 JANUARY 2017

Date

[Signature]
Agent Signature

Feb/17
Date

P. Declaration

I, RICHARD MILLED of NORFOLK COUNTY
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Langton, ON

[Signature]
Owner/Applicant Signature

In Norfolk County

This 1st day of February

A.D., 20 17

[Signature]
A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.



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: 42 OLD COT BLVD Long Point | | | |
| Owner: MOREEN STANLEY | | Lot: | | Concession: | |
| Lot Area: 600m ² | | Lot Frontage: 20'-0" | | Assessment Roll No. | |
| PURPOSE OF EVALUATION | | <input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Other _____ | | | |
| BUILDING INFORMATION | | <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural | | | |
| Building Area: 1032 | | No. of Bedrooms: 2 | | No. of Fixture Units: 14 | |
| Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long? | | | | | |
| EVALUATOR'S INFORMATION | | Evaluator's Name: RICHARD MILLER | | Company Name: MILLER CONSTRUCTION | |
| Address: 1507 NORFOLK CAVENDISH RD 45 LARINGTON | | Postal Code: NOE 1G0 | | Phone: 519 403 8590 | |
| Email: millerconstruct@gmail.com | | BCIN # 40578 | | | |
| SITE EVALUATION | | Ground Cover (trees, bushes, grass, impermeable surface): | | | |
| | | Soil Type: | | | |
| 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 checked="" type="checkbox"/> No | | Odour Detected: Yes <input checked="" type="checkbox"/> No | | Current Weather (at time of evaluation): CLOUDY 1°C | |
| SYSTEM EVALUATION | | 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 checked="" type="checkbox"/> No | |
| 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) | | 5'-0" | | | |
| Distance to Bodies of Water (ft) | | 100'-0" | | | |
| Distance to Nearest Well (ft) | | 100'-0" | | | |
| Distance to Proposed Property Lines | | Front 10 Rear 100' Side 20 Side 20 | | Front _____ Rear _____ Side _____ Side _____ | |

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:

EXISTING 2000 GAL TANK IN
GOOD CONDITION.

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, _____ (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.

Owner Signature _____

Date _____

EVALUATOR:

1. I, Richard Nunn 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.

Evaluator Signature _____

Date Jan. 30/17**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: JAN 30/17

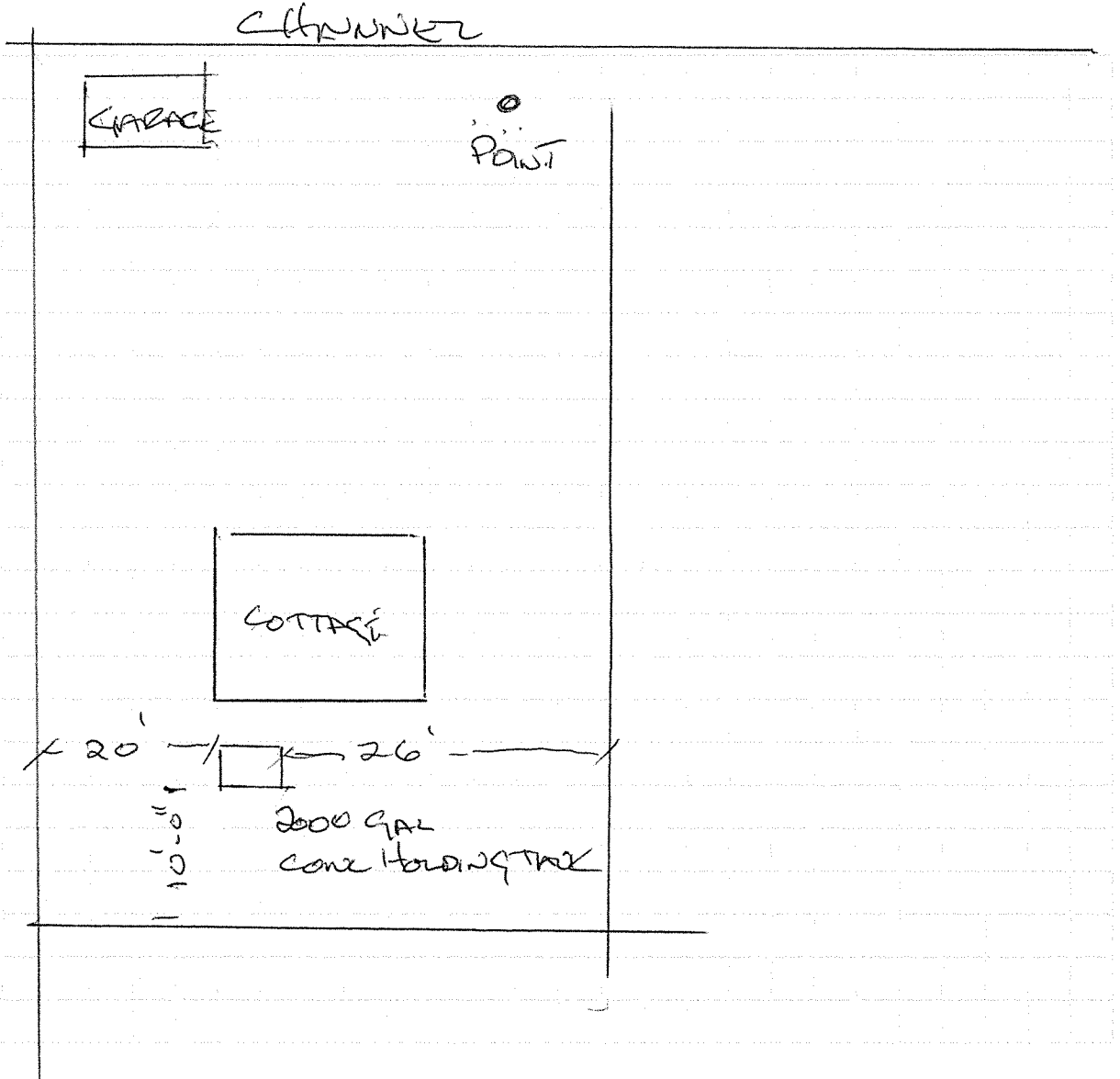
APPLICATION NUMBER: _____

OWNER M. STANLEY

EVALUATOR R. L. W. H. A. N. A. L.

PROPERTY ADDRESS 42 OLD CUT BLVD.

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: _____

NOTE: The above sketch is not to exact scale.



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

42 OLD CUT BLVD

Legal Description: SWAL PLAN 436 LOT 590,

ASSESSMENT # 3310543070348000000

Application #: PRZDF20170032

STANLEY MOREEN LILLIAN 55 AMANDA ST. Hamilton, ON L9C 3H5

Resort Residential Zone (RR)

| | REQUIRED | PROPOSED | DEFICIENCY | UNITS |
|-------------------------------|----------|----------|------------|-------|
| Main Building | | | | |
| 5.8.2 a) minimum lot area | | | | |
| i) new lot | 0.40 | | N/A | ha |
| ii) lot of record | 700.00 | 637.17 | 62.83 | m.sq |
| b) minimum lot frontage | | | | |
| i) interior lot | 15.00 | 20.1 | N/A | m |
| ii) corner lot | 18.00 | | N/A | m |
| c) minimum front yard | 6.00 | 1.83m | 4.17m | m |
| d) minimum exterior side yard | 6.00 | | N/A | m |
| e) minimum interior side yard | | | | |
| i) attached garage | 1.20 | | N/A | m |
| | 1.20 | | N/A | m |
| ii) detached garage | 3.00 | | N/A | m |
| | 1.20 | | N/A | m |
| f) minimum rear yard | 9.00 | | N/A | m |
| g) maximum building height | 7.50 | | 7.50 | m |
| h) maximum lot coverage | | | | |
| i) lot | 15.00 | 21.56 | 6.56 | % |

Comments

Height of building not specified and must conform to 1-Z-2014;

Accessory Structure

| | | | | |
|--|--------|------|-----|------|
| 3.2.1 a) building height | 5.00 | | N/A | m |
| b) minimum front yard | 6.00 | | N/A | m |
| c) minimum exterior side yard | 6.00 | | N/A | m |
| d) minimum interior side yard | 1.20 | | N/A | m |
| e) minimum rear yard | 1.20 | | N/A | m |
| f) through lot distance to street line | 6.00 | | N/A | m |
| g) Lot coverage | | | | |
| i) lot coverage | 10.00 | 9.3 | N/A | % |
| ii) usable floor area | 100.00 | 59.5 | N/A | m.sq |

Comments

No information given on accessory structure height or setbacks. It appears to be encroaching onto lands to the west.



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

42 OLD CUT BLVD

Legal Description: SWAL PLAN 436 LOT 590,

ASSESSMENT # 3310543070348000000

Application #: PRZDF20170032

STANLEY MOREEN LILLIAN 55 AMANDA ST. Hamilton, ON L9C 3H5

Resort Residential Zone (RR)

3.2.2 Boathouse

| | | | |
|---|-------|-----|------|
| a) minimum exterior side yard | 6.00 | N/A | m |
| b) minimum interior side yard | | | m |
| i) typical lot | 1.20 | N/A | m |
| ii) erected on a common lot line | 0.00 | N/A | m |
| c) maximum building height | 5.00 | N/A | m |
| d) maximum total usable floor area | 56.00 | N/A | m.sq |
| e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings | 10.00 | N/A | % |

Comments

Decks and Porches

| | | | |
|---|------|-----|-------|
| 3.6 a) interior side lot line | 1.20 | N/A | m |
| b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot. | | N/A | m |
| c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line. | 3.00 | N/A | m |
| d) project more than 1.5m into the required front yard or required exterior side yard. | 1.50 | 0 | N/A m |
| e) sloping rear yard. | | | |
| i) interior lot line | 3.00 | N/A | m |
| ii) rear lot line | 6.00 | N/A | m |

Comments

steps and landing permitted to encroach 1.5 m into required front yard

steps + landing project 1.2m - within required front yard



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Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

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

Feb 1 / 17 .
date

Prepared By:

Paul Berry

Signature of Building Inspector

AS PER:

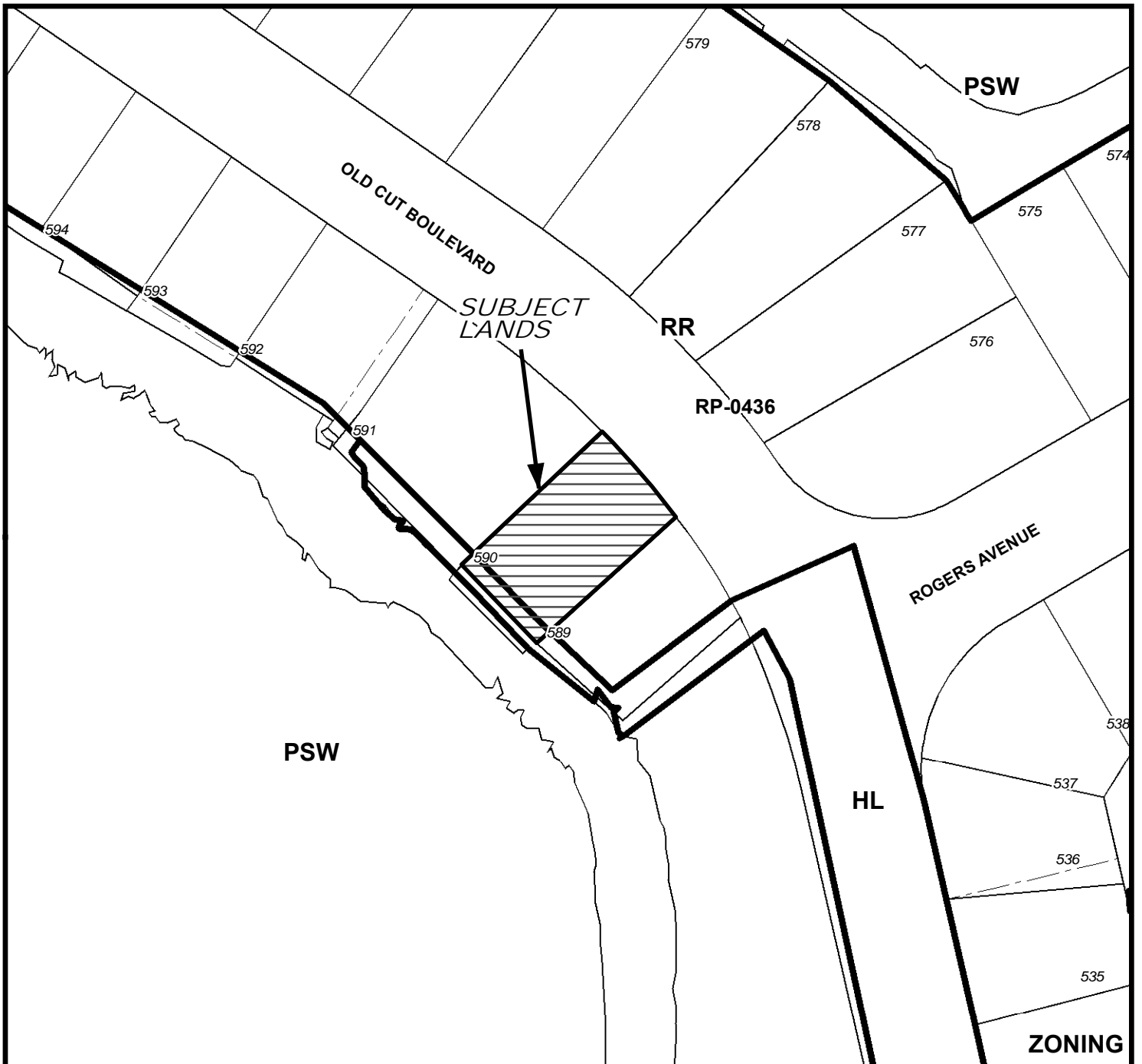
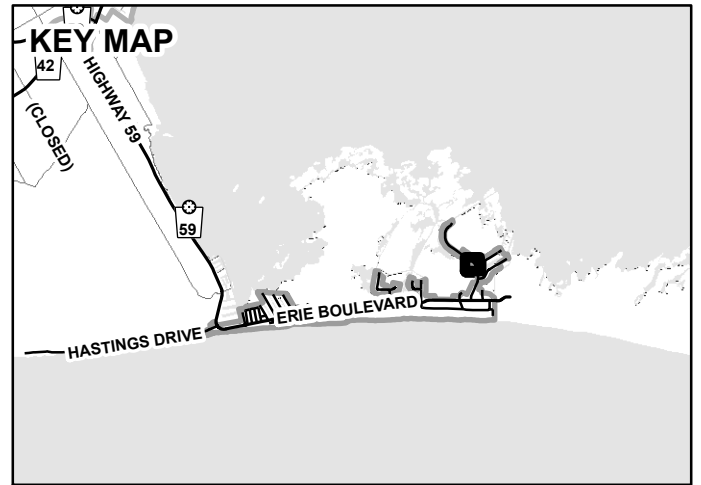
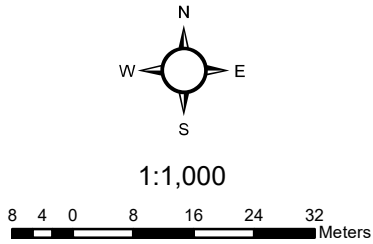
Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County

MAP 1
File Number: ANPL2017027
Geographic Township of
SOUTH WALSLINGHAM



MAP 2

File Number: ANPL2017027

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

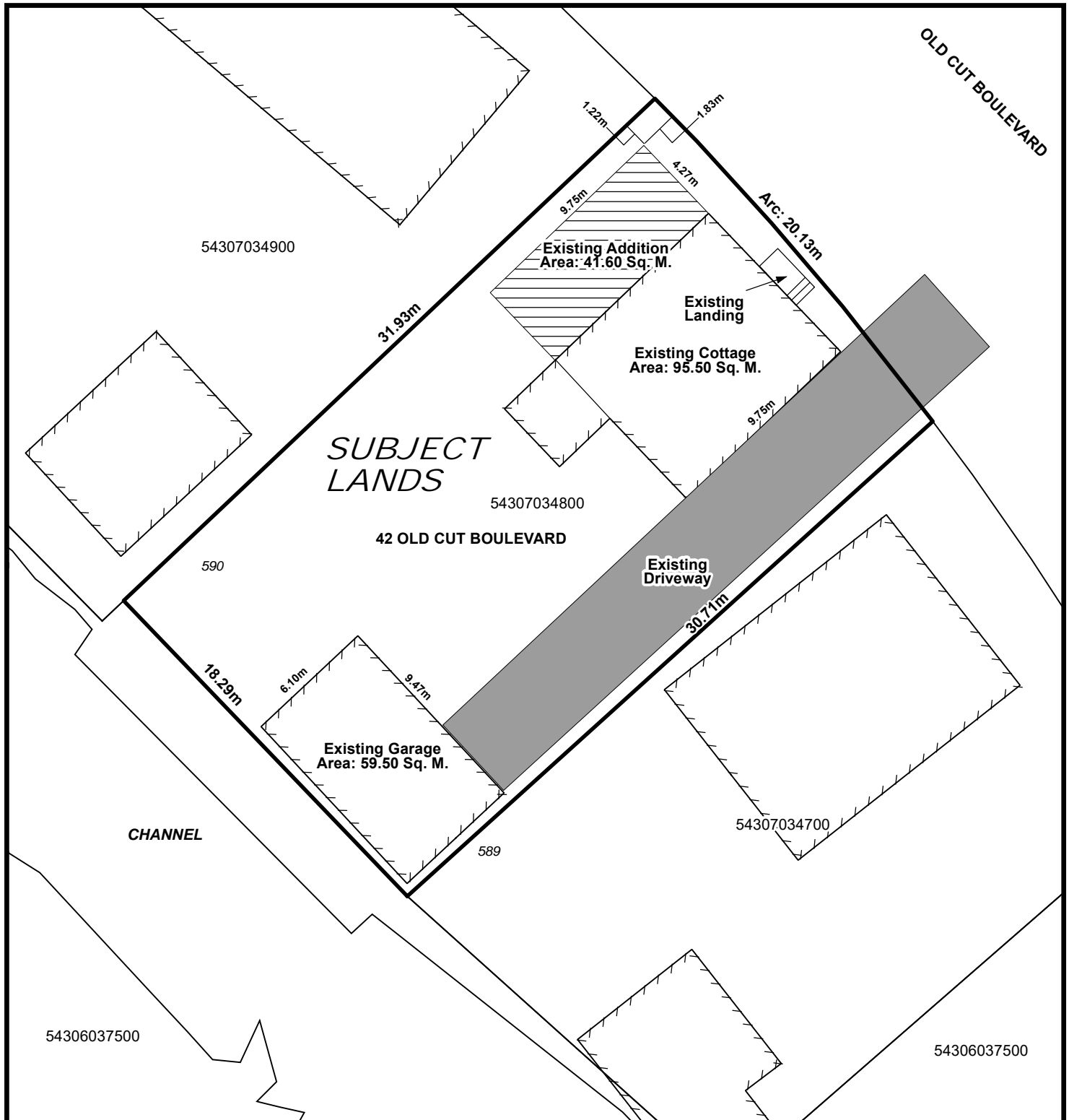
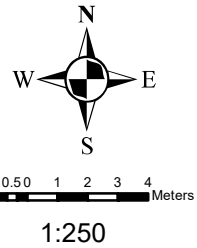
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MAP 3

File Number: ANPL2017027

Geographic Township of SOUTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2017027

Geographic Township of SOUTH WALSLINGHAM

