

For Office Use Only:

File Number	<u>ANPL20170089</u>	SPRT Meeting	<u>N/A</u>
Related File Number	<u>—</u>	Application Fee	<u>✓</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>✓</u>
Application Submitted	<u>May 10/2017</u>	OSSD Form Provided	<u>new septic system</u>
Complete Application	<u>✓</u>	Planner	<u>Karla Roll</u>
Public Notice Sign	<u>✓</u>	PAC Meeting	<u>N/A</u>

** Scoped ES went to May NEAC 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 MICHAEL & PATRICIA PEROVICH

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 93 YOUNG ST.

Town and Postal Code TILSONBURG ON N4G 3H8

Phone Number —

Cell Number 519-494-3446

Email mike@perovich.ca

Name of Applicant MYRON GRAVES

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

Address 13 CONCESSION ST

Town and Postal Code WALSINGHAM ON NOE 1X0

Phone Number —

Cell Number 519 718 0060

Email mag11@live.ca

Name of Agent MYRON GRAVES
Address 13 CONCESSION ST
Town and Postal Code WALSINGHAM ON NOE 1X0
Phone Number _____
Cell Number 519 718 0060
Email mag22@live.ca

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 - 54306009400

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

SWALPLAN 429 LOT 90 & 91 IRREG

Municipal Civic Address (911 Number): 37 PICKEREL RD LONG POINT

Present Official Plan Designation(s): _____

Present Zoning: RESORT RESIDENTIAL

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

3. The date the subject lands was acquired by the current owner: APR 2016

4. Present use of the subject lands:

SEASONAL 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:

EXISTING BOAT HOUSE TO BE REMOVED, EXISTING COTTAGE HAS BEEN
REMOVED, EXISTING SHED TO BE REMOVED

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.

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:

NEW SEASONAL COTTAGE , NEW 1 STOREY BOAT HOUSE
SEE LOT GRADING & PLOT PLAN

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

SUMMER 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:

SEASONAL COTTAGES & BOATHOUSES

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:

BUILD COTTAGE .51% OVER 15% LOT COVERAGE , MAXIMUM BLDG.
HEIGHT IS EXCEEDED BY 1.3m

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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.

- CANNOT ACHIEVE BUILDING HEIGHT OF CURRENT BILLAN of Norfolk
County for Cottage & Boat House
EXCEEDS LOT COVERAGE OF COTTAGE BYE. S170

-
- .



8. Site Information

Existing

Proposed

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

Lot frontage		10.9 55.71 m
Lot depth		45.72 m (12.25 m)
Lot width		AVERAGE 34.8 m
Lot area		1549.4 m
Lot coverage		240.4 m
Front yard		MIN 8.73 m
Rear yard		18.53 m
Left Interior side yard		8.33 m
Right Interior side yard		6.05 m
Exterior side yard (corner lot)		Ø
Landscaped open space		55%
Entrance access width		6.2 m
Exit access width		6.2 m
Size of fencing or screening		Ø
Type of fencing		Ø

9. Building Size

Number of storeys		2
Building height		8.8
Total ground floor area		231 m ² MAIN INCLUDES BALCONY
Total gross floor area		188 m ² UPPER INCLUDES BALCONIES
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: 0

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	<u>0</u>	_____
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: 0

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

- # Local Knowledge

-

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 13m

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)

Storm Drainage

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

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? _____

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

37 PICKEREL RD

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.

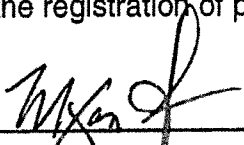
All final plans must include the owner's signature as well as the engineer's signature and seal.

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.



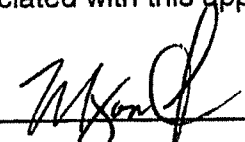
Owner/Applicant Signature




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.


Owner/Applicant Signature

May 10/17
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.


Owner/Applicant Signature


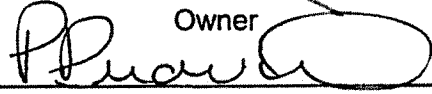
May 10/17
Date

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 MIKE PEROVITCH & PAT PEROVITCH am/are the registered owner(s) of the lands that is the subject of this application for development approval.


I/We authorize MYRON GRANES 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.

x 
Owner
x 
Owner


May 10/17
Date
May 10/17
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.


Applicant Signature

May 10/17
Date


Agent Signature

May 10/17
Date

P. Declaration

I, MYRON GRAVES of WALSINGHAM ON
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:

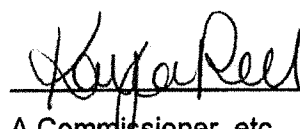
Norfolk County

* 
Owner/Applicant Signature

In Simcoe

This 10 day of May

A.D., 2017


A Commissioner, etc.

Kayla Eva Johanna Reil, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County
Expires September 11, 2019.

- (1) - PROFOUND DIMENSIONS AS FROM SURVEY
- (2) - EXISTING GROUND ELEVATIONS MEASURED ON MAY 2, 2016 SHOWN AS ²
- (3) - SITE BENCHMARK SPIKE SET IN HYDRO POLE WEST OF SUBJECT PROPERTY ELEVATION OF 175.71 ³ meters
- (4) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (5) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (6) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION

- (7) - AREA 0.1015 SQ AND 51 REGISTERED PLAN 429 = 1549.4 SQUARE METRES
- (8) - AREA OF PROPOSED DWELLING, GARAGE AND SCREENED TERRACE = 240.4 SQ. M
- (9) - PROPOSED LOT COVERAGE = 15.5%
- (10) - AREA OF PROPOSED BOAT HOUSE = 96.4 SQUARE METRES
- (11) - LOT COVERAGE OF BOAT HOUSE 6.2%
- (12) - MINIMUM ELEVATION FOR TOP OF FOUNDATION WALL FOR RESIDENTIAL DWELLINGS NEW CONSTRUCTION IS 176.50 METRES

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

PREPARED FOR:
MIKE PEROVICH

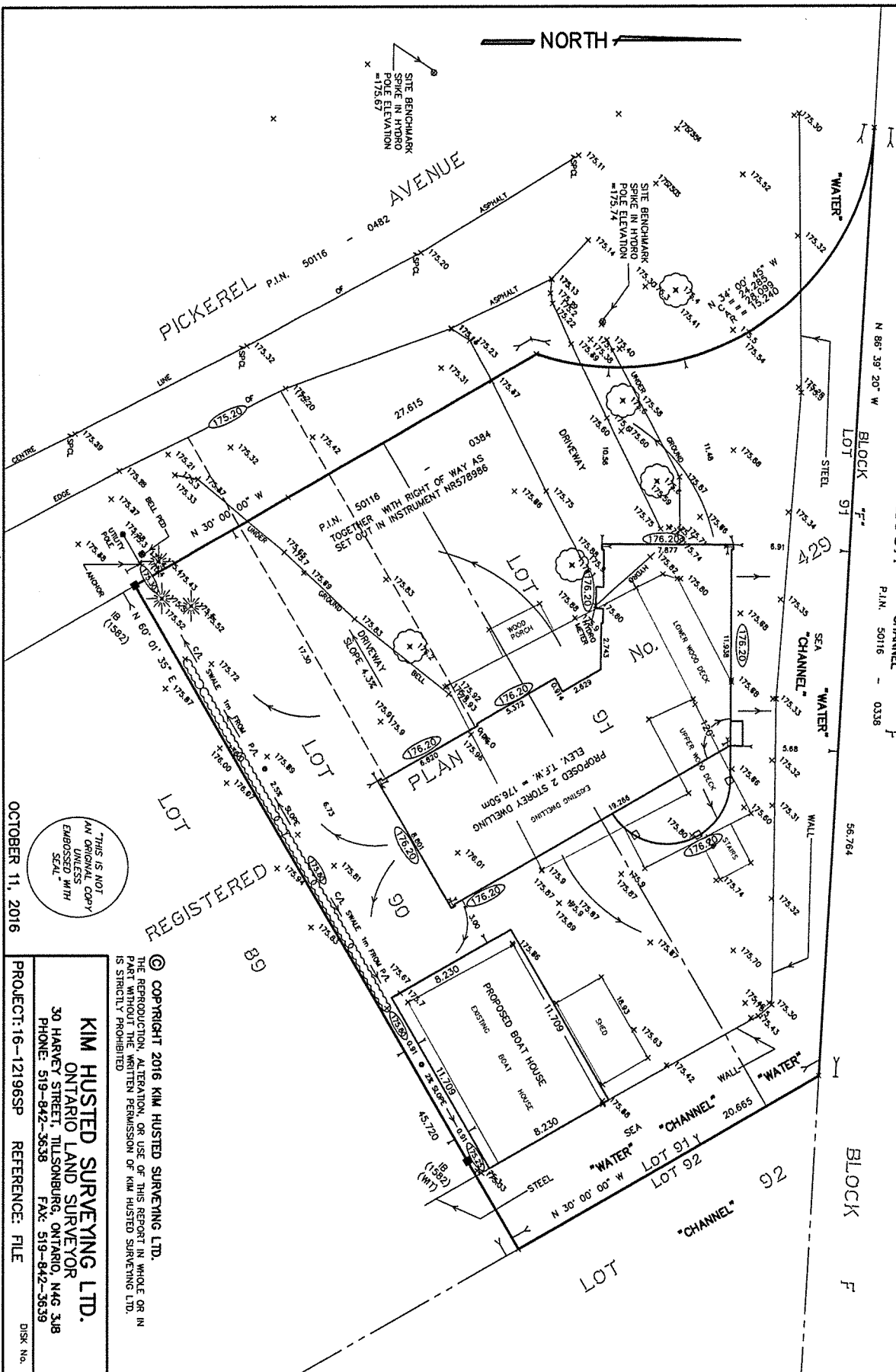
**LOTS 90 AND 91
REGISTERED PLAN 429
(LONG POINT)
IN**

NORFOLK COUNTY

SCALE 1:200

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



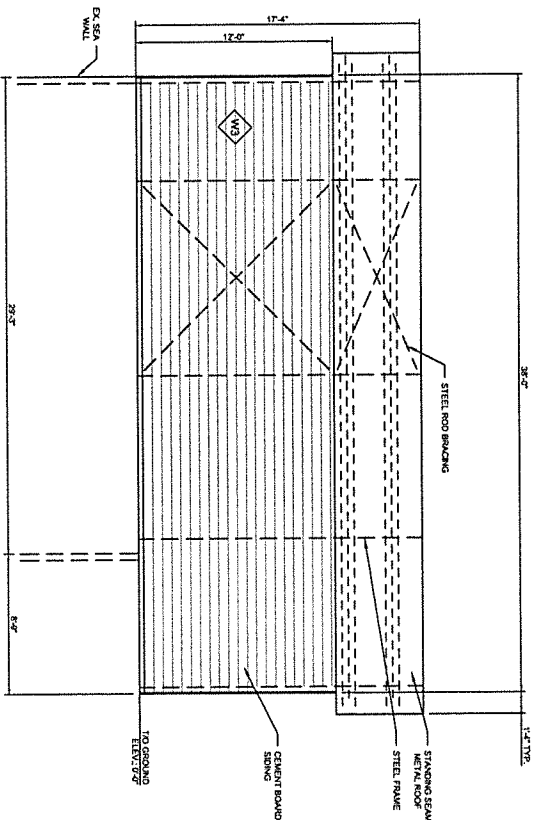
OCTOBER 11, 2016

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

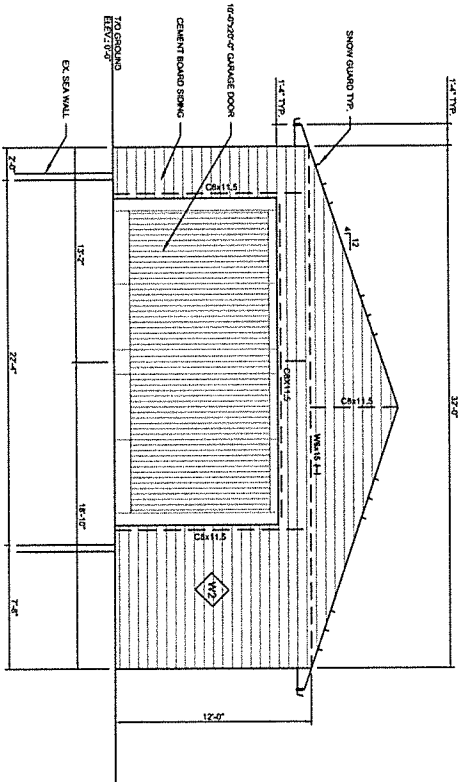
PROJECT: 16-12196SP REFERENCE: FILE

DISK No.

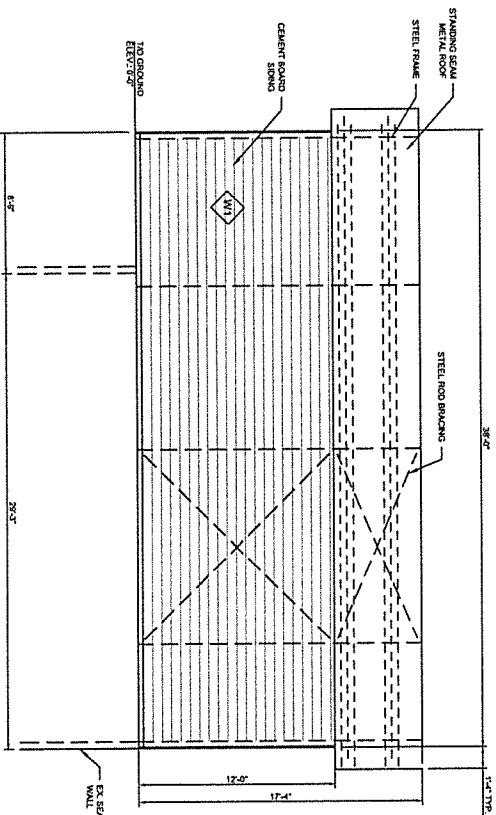
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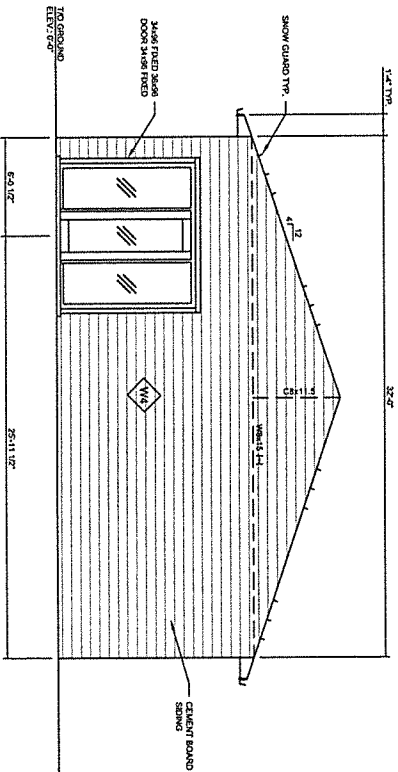
A NORTH WALL
100' SCALE: 1/4" = 1'-0"



B EAST WALL
100' SCALE: 1/4" = 1'-0"

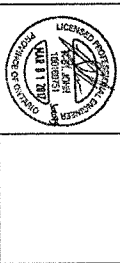


C SOUTH WALL
100' SCALE: 1/4" = 1'-0"



D WEST WALL
100' SCALE: 1/4" = 1'-0"

REV.	BY	DATE	DESCRIPTION
A	ML	12/27/17	ISSUED FOR PERMITS
B	ML	1/25/18	ISSUED FOR PERMITS



JADE PLUS Inc.
19542-2000
19542-2000

MIKE PEROVICH
37 PICKEREL RD., LONG POINT, ON
ELEVATIONS
& DETAILS

PEROVICH BOATHOUSE
37 PICKEREL RD., LONG POINT, ON

J2073
1'-1/4" = 1'-0" UNO

JANUARY 25, 2017
K. NICHOLS

J2073-1002



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

37 Pickerel Rd, Long Point
Legal Description: SWAL PLAN 429 Lot 90 & 91 IRREG
ASSESSMENT # 331054306009400
Application #:
Information Origin: Development Services GIS

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00	1549.4	N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	55.69	N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	10.9	N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	Left 1.20	6.6	N/A	m
		Right 1.20	6.7	N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00	14.5	N/A	m
	g) maximum building height	7.50	8.8	1.30	m
	h) maximum lot coverage				
	i) lot	15.00	15.51	0.51	%

Comments 1) Maximum bldg height is exceeded by 1.3m. 2) The house exceeds lot coverage by 0.51%.

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		N/A	%
	ii) usable floor area	100.00		N/A	m.sq

Comments



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

37 Pickerel Rd, Long Point

Legal Description: SWAL PLAN 429 Lot 90 & 91 IRREG

ASSESSMENT # 331054306009400

Application #:

Information Origin: Development Services GIS

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	1.2	N/A	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	5.3	0.30	m
d) maximum total usable floor area	56.00	95.9	39.90	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for accessory buildings	10.00	6.19	N/A	%

Comments

1) Boathouse exceeds max height by 0.3M 2) While the boathouse is under the max lot coverage it exceeds max total usable floor area (including slip) by 39.9 m2.

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		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



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

37 Pickerel Rd, Long Point

Legal Description: SWAL PLAN 429 Lot 90 & 91 IRREG

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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
Prepared By:

Signature of Zoning Administrator

date

13 Mar 17

date

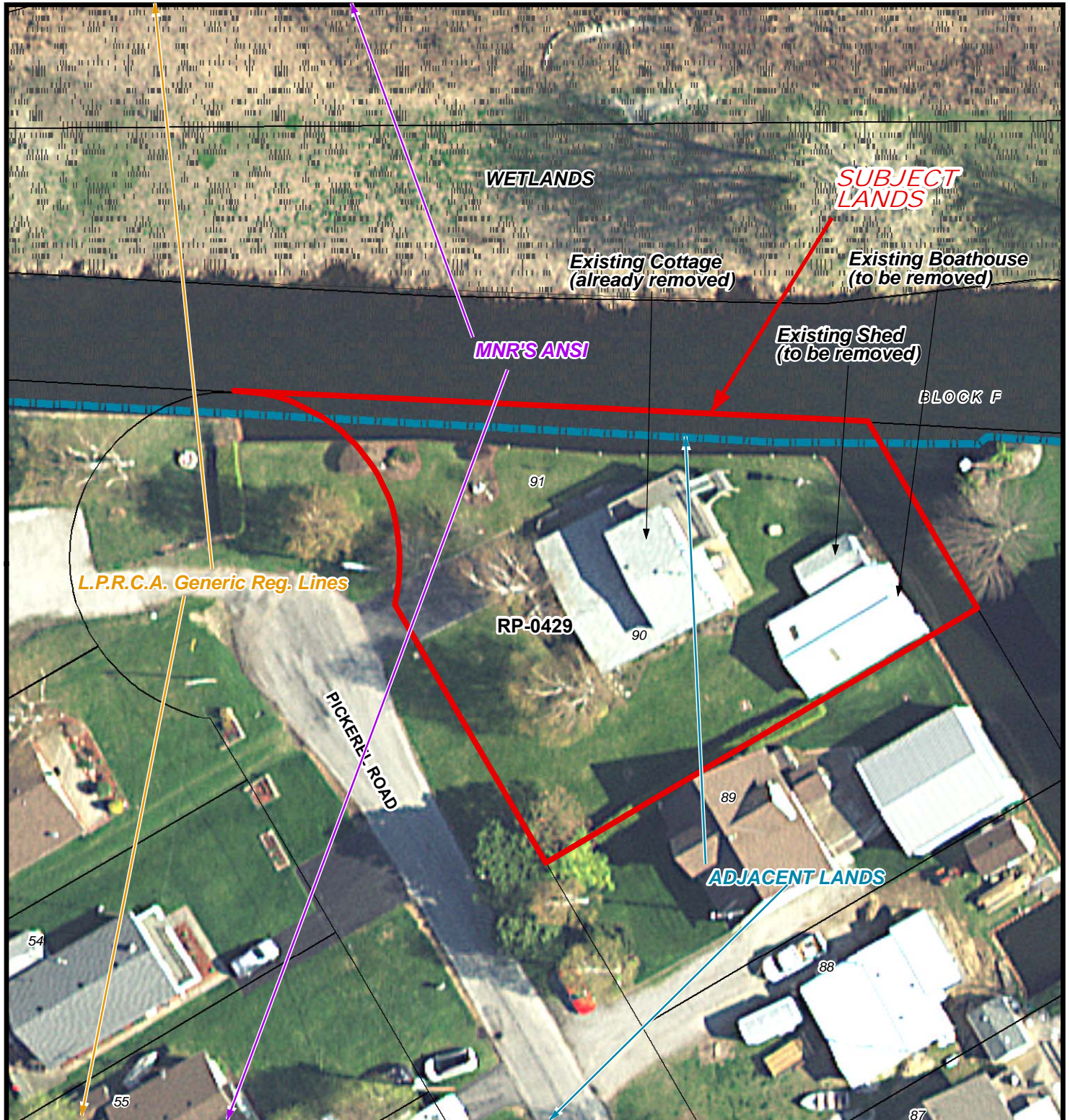
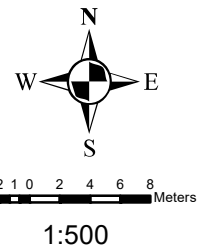
AS PER:

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

MAP 2

File Number: ANPL2017089

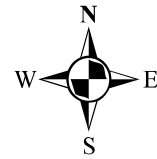
Geographic Township of SOUTH WALSHINGHAM



MAP 3

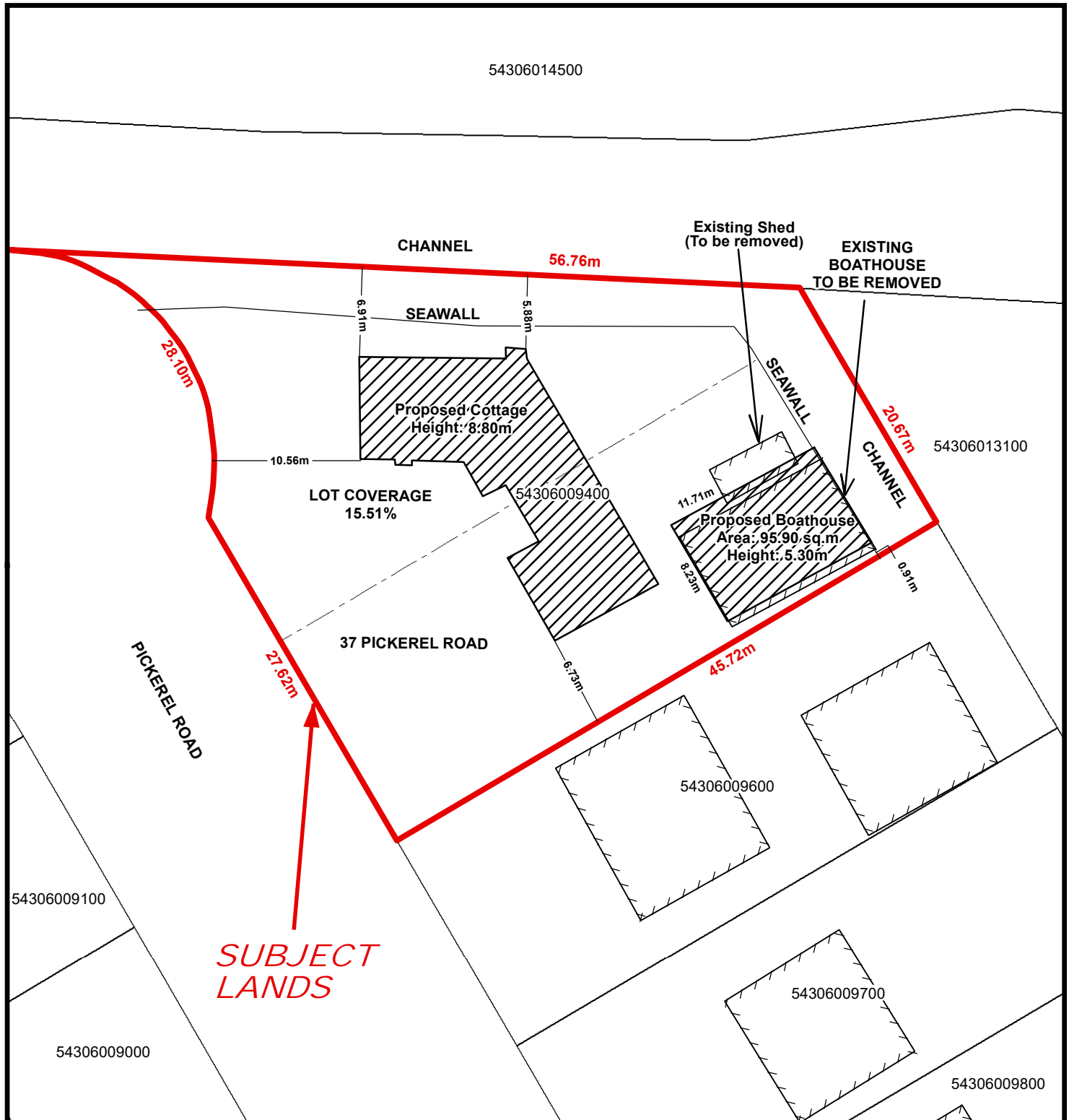
File Number: ANPL2017089

Urban Area of SOUTH WALSINGHAM



1 0.7 1.5 3 4.5 6 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2017089

Urban Area of SOUTH WALSINGHAM

