

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANA 2017095

May 11/17

May 23/17

May 25/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172

\$463.30

new installed

Alison

**Check the type of planning application(s) you are submitting.**☐

Consent/Severance

☐

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒

Minor Variance

**Property Assessment Roll Number:**

543 070 26100

**A. Applicant Information****Name of Owner**

Christine and Robert Jones

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**

3 Rogers Ave

**Town and Postal Code**

Long Point, ON N0M 1E0

**Phone Number**

519-282-7495

**Cell Number**

226-926-1837

**Email**

info@roaneden.com

**Name of Agent**

Ross Construction c/o Mike Ross

**Address**

877 Ireland Road

**Town and Postal Code**

Simcoe N3Y 4K2

**Phone Number**

519-426-6985

**Cell Number**

519-429-0617

**Email**

mike@rossconstruction.ca

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 agent noted above

☐

Owner

☒

Agent



NORFOLK COUNTY  
COMMUNITY  
PLANNING  
DEVELOPMENT AND CULTURAL SERVICES

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

none

**B. Location, Legal Description and Property Information**

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

SWAL Plan 436, Lot 538

Municipal Civic Address: 3 Rogers Avenue

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential (RR)

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: Sept 2012

4. Present use of the subject lands:

Cottage with boathouse

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:

Cottage, boathouse

6. If known, the date existing buildings or structures were constructed on the subject lands: Cottage - started construction October 2016; Boathouse - 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.

Deck and screened in porch

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:

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

ASAP

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

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:

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	<u>20.11 m</u>	<u>                    </u>
Lot depth	<u>irregular 48.09 m</u>	<u>                    </u>
Lot width	<u>20.11 m</u>	<u>                    </u>
Lot area	<u>976.2 sq m</u>	<u>                    </u>
Lot coverage	<u>20.2%</u>	<u>                    </u>

Front yard	13.82 m	
Rear yard	17.5 m	
Left Interior side yard	3.75 m	
Right Interior side yard	4.18 m	
Exterior side yard (corner lot)		

**2. Please outline the relief requested (assistance is available):**

Requesting relief of 6% from the maximum permitted lot coverage of 15% to permit a lot coverage of 21%.

**3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:**

Cottage design does not fit on the subject lands.

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

**Description of land intended to be retained in metric units:**

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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

7. 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 \_\_\_\_\_

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

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown  
If yes, specify the uses (example: gas station, petroleum storage, etc.):
2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:
5. If you answered yes to any of the above questions in Section D, 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

#### **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. 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, including the Endangered Species Act, 2007. 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

If no, please explain:

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.

4. 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 adjacent

**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)

Cistern

---

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

---



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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Rogers Avenue

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**G. Other Information**

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

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

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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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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.**

### L. Owner's Authorization

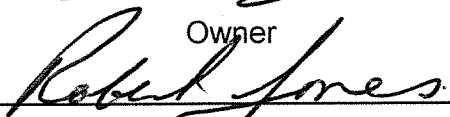
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Christine + Robert Jones am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Mike Ross 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 23/17

Date

May 23/17

Date

### M. 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 site plan approval is required before a building permit can be issued.



Applicant Signature

May 23/17

Date

\_\_\_\_\_

Agent Signature

\_\_\_\_\_

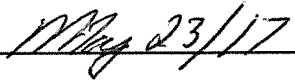
Date



### I. 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.

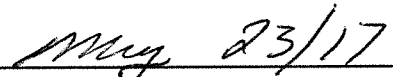
  
Owner/Applicant Signature

  
Date

### J. Permission to Enter Subject Lands

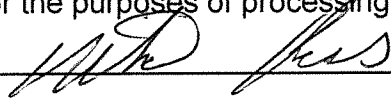
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
Owner/Applicant Signature

  
Date

### K. 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

  
Date

**N. Declaration**

I, Mike Ross 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:

185 Robinson St.

Mike Ross

Owner/Applicant Signature

In Simcoe, ON

This 23<sup>rd</sup> day of May

A.D., 20 17

Aisha Cull

A Commissioner, etc.

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



## 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

Address: 3 Rogers Ave, Port Rowan

Legal Description: SWAL PLAN 436 LOT 538 SWAL REG 0.15AC 66.00FR 100.00D

Roll Number: 331054307026100

Application #:

Information Orgins:Development Services GIS/ William J. Ross Construction Drawings Date: 15 May 2017

### 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		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	13.82	N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	Left 1.20	3.75	N/A	m
		Right 1.20	4.18	N/A	m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00	17.51	N/A	m
	g) maximum building height	7.50		N/A	m
	h) maximum lot coverage (Note:Proposed Area)		198.02		m.sq
	i) lot	15.00	20.20	5.20	%

Comments

1)Proposed cottage exceeds maximum lot coverage - deficient 5.20%  
2)Note height is not specified on plans: spoke with Mike Ross 17 May 17 and he acknowledged the proposed structure will be under 7.5m

### 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 (Note:Proposed Area)				m.sq
	i) lot coverage	10.00		N/A	%
	ii) usable floor area	100.00		N/A	m.sq

Comments



## Zoning Deficiency

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519-426-5870  
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Information Orgins:Development Services GIS/ William J. Ross Construction Drawings Date: 15 May 2017

### Resort Residential Zone (RR)

#### 3.2.2 Boathouse

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

Comments

#### Decks and Porches

3.6 a) interior side lot line	1.20	3.75	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

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Simcoe, ON  
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100.00D

Roll Number: 331054307026100

Application #:

Information Orgins: Development Services GIS/ William J. Ross Construction Drawings Date: 15 May 2017

### Resort Residential Zone (RR)

#### Parking

4.1 number of parking spaces

N/A

Comments

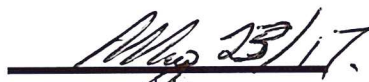
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:


Scott Puillandre

I have read and understand the above.

  
Signature of owner or authorized agent

  
date

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

  
Signature of Zoning Administrator

  
date



3 Rogers Ave, Long Point

Lot 538, Plan 436	613.2 Metres Square
Part 1 Plan 37R-10661	363 Metres Square

**TOTAL Lot Size                      976.2 Metres Square**

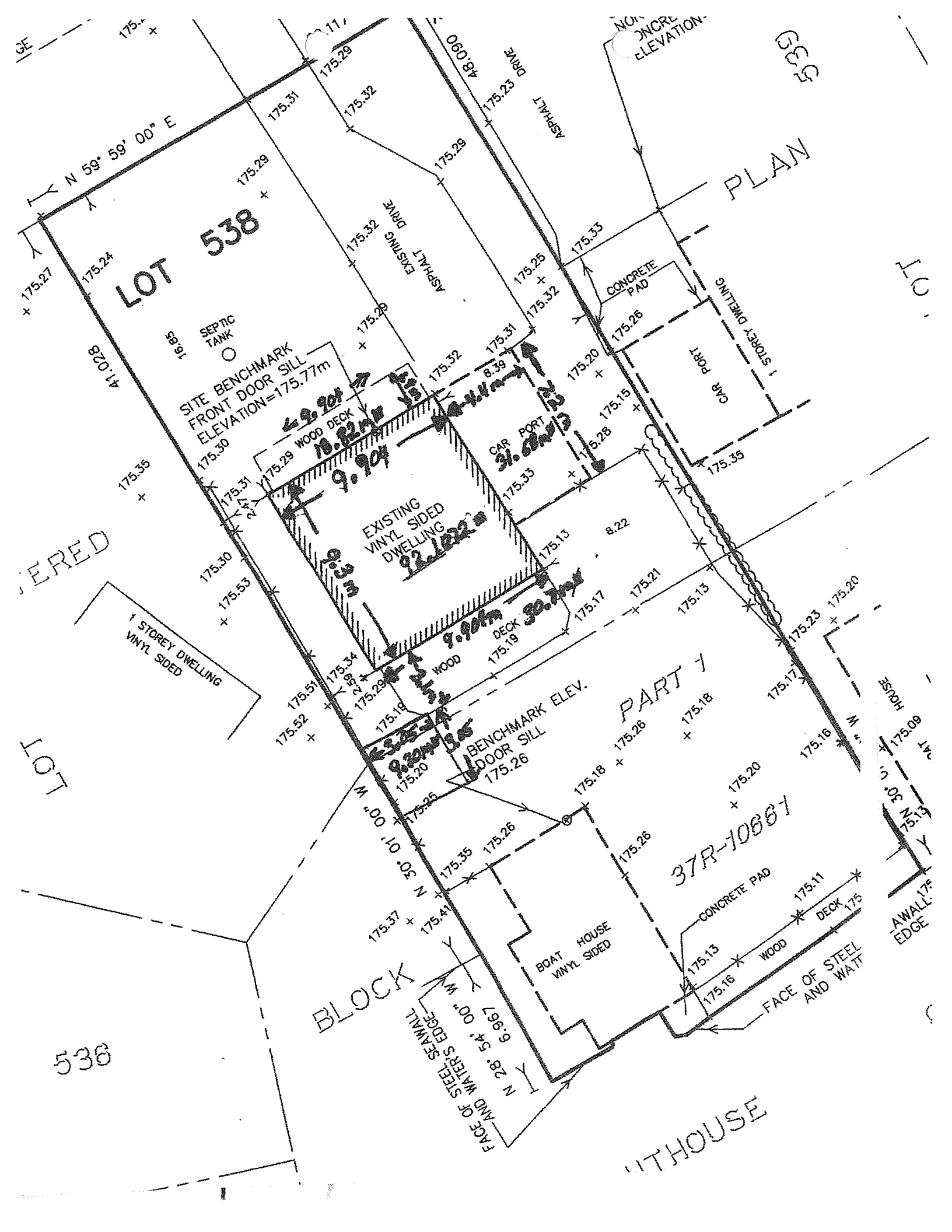
Area of Existing Dwelling

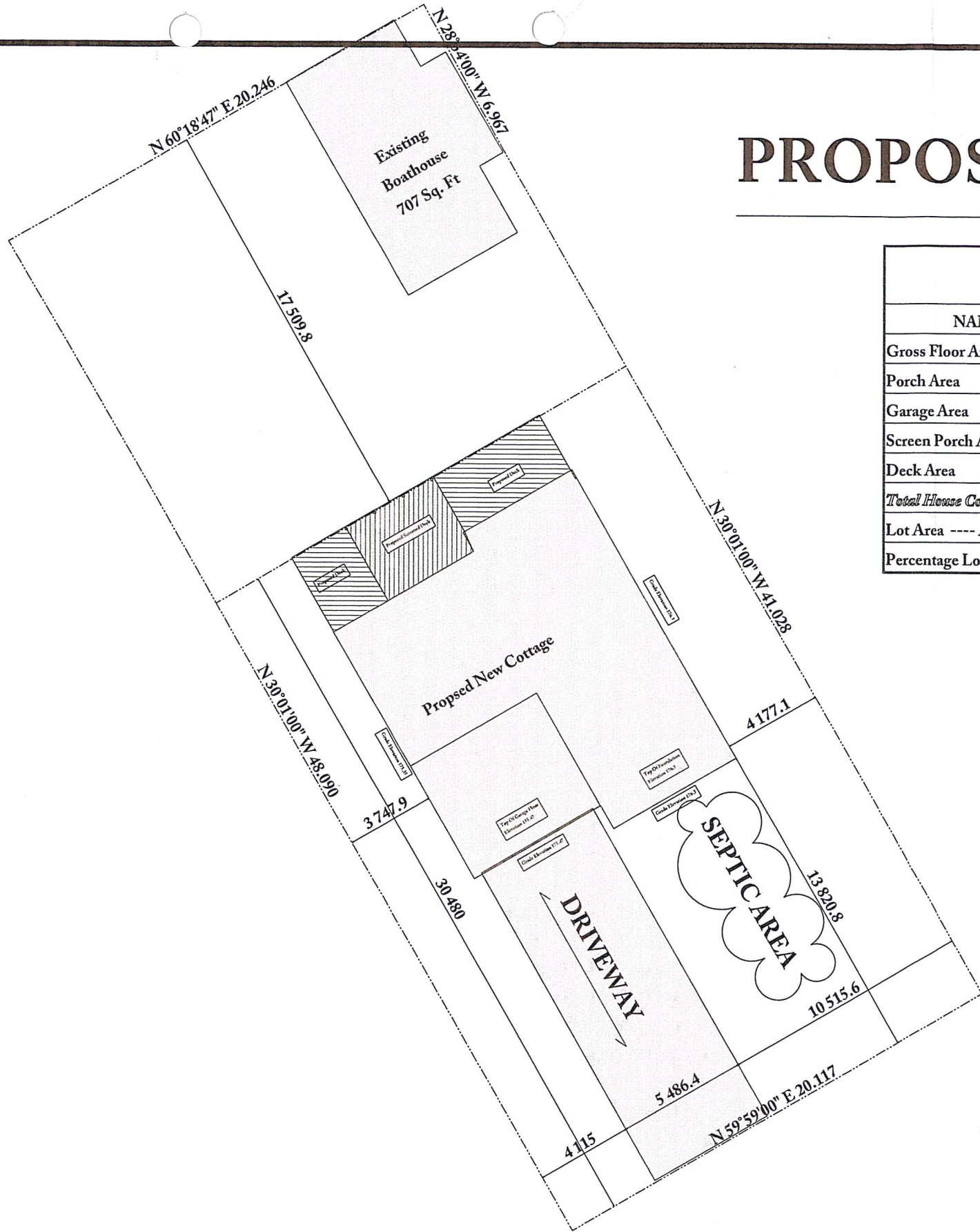
Main House	9.3m X 9.904m	= 92.11 Metres Square
Carport	4.4m X 7.2m	= 31.68 Metres Square
Front Porch	1.9m X 9.904m	= 18.82 Metres Square
Rear Deck	3.1m X 9.904m	= 30.70 Metres Square
BBQ Deck	3.05m X 3.05m	= 9.3 Metres Square

**Total of Existing Dwelling            = 182.61 Metres Square**

**Total Existing Lot Coverage        = 18.71 %**







# PROPOSED SITE PLAN

AREA SCHEDULE			
NAME	COLOR	AREA	METRIC AREA
Gross Floor Area		1117 sq ft.	103.77 M Sq.
Porch Area		99 sq ft.	9.17 M Sq.
Garage Area		497.5 sq ft.	26.22 M Sq.
Screen Porch Area		163 sq ft.	15.14 M Sq.
Deck Area		255 sq ft.	23.69 M Sq.
Total House Coverage		2131.5 sq. ft.	198.02 M Sq.
Lot Area ---- Approx.		10,507.73 sq. ft.	976.2 M Sq.
Percentage Lot Coverage		20.2 %	20.2 %

PROPOSED PROJECT For:

Rob & Christine Jones

3 Rogers Ave  
Long Point Ont

APPROVED: By owners

SCALE: 0.0604" = 1'-0"

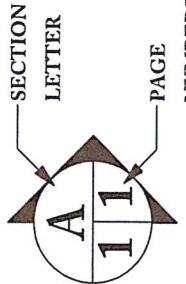
DATE: May 15, 2017

PAGE:

18

Proposed Site Plan

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



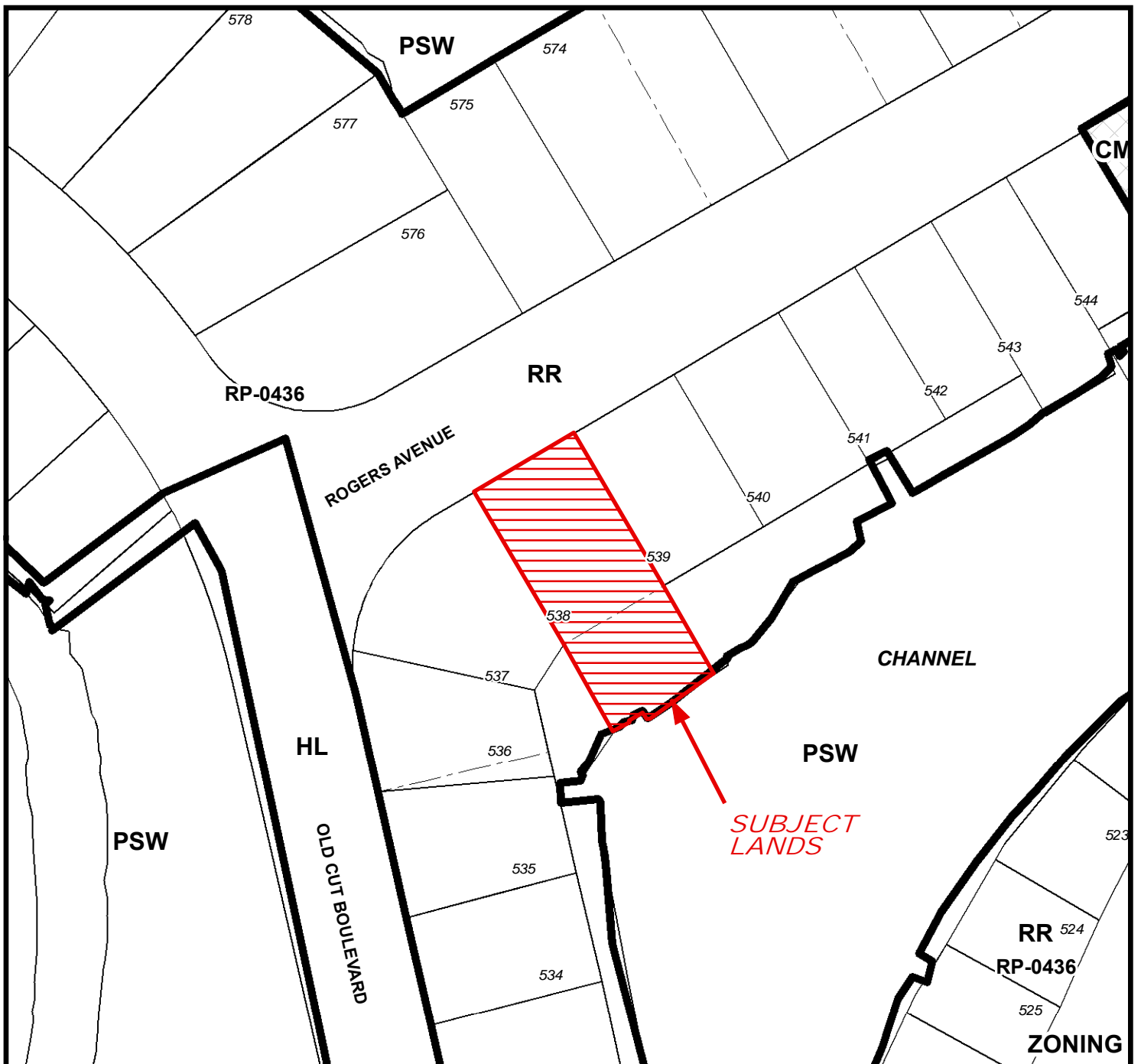
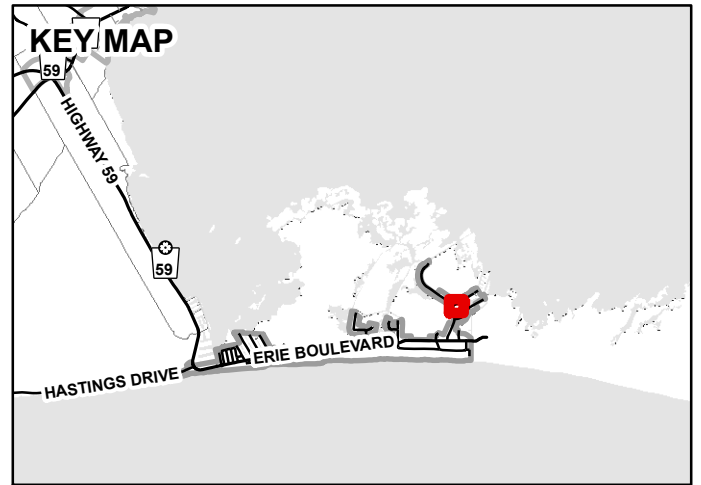
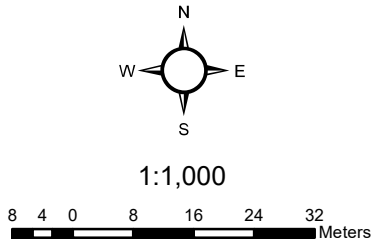
BCIN: # 27639

**ROSS**  
CONSTRUCTION LTD.

**MIKE ROSS**  
877 Ireland Road  
Simcoe  
Ontario N3Y 4K2  
PHONE: 519-426-6985  
FAX: 1-866-821-6135  
mike@rossconstruction.ca

519-429-0617

**MAP 1**  
**File Number: ANPL2017095**  
Geographic Township of  
**SOUTH WALSHINGHAM**

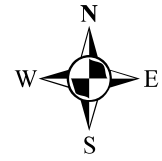




## MAP 2

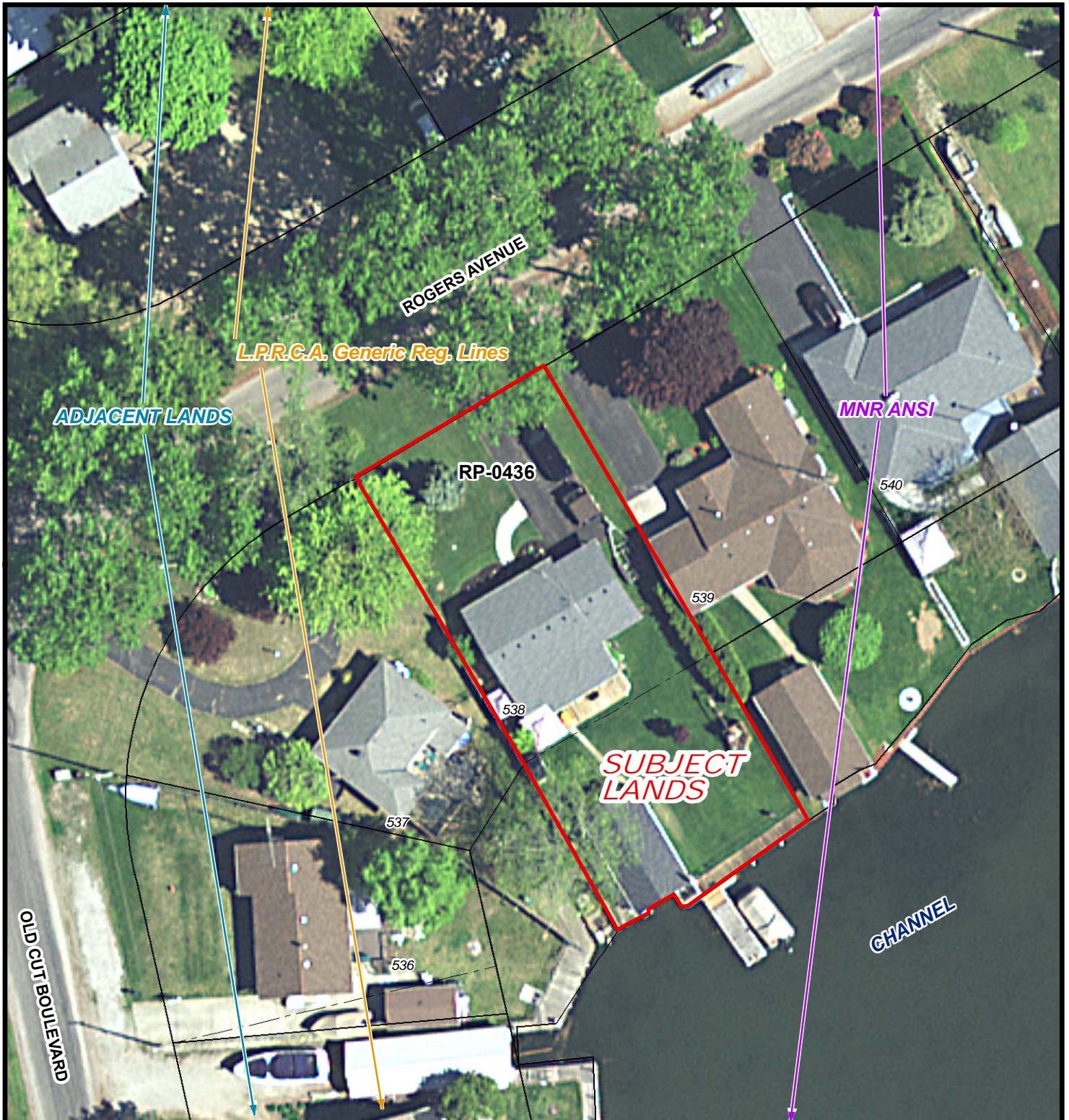
File Number: ANPL2017095

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

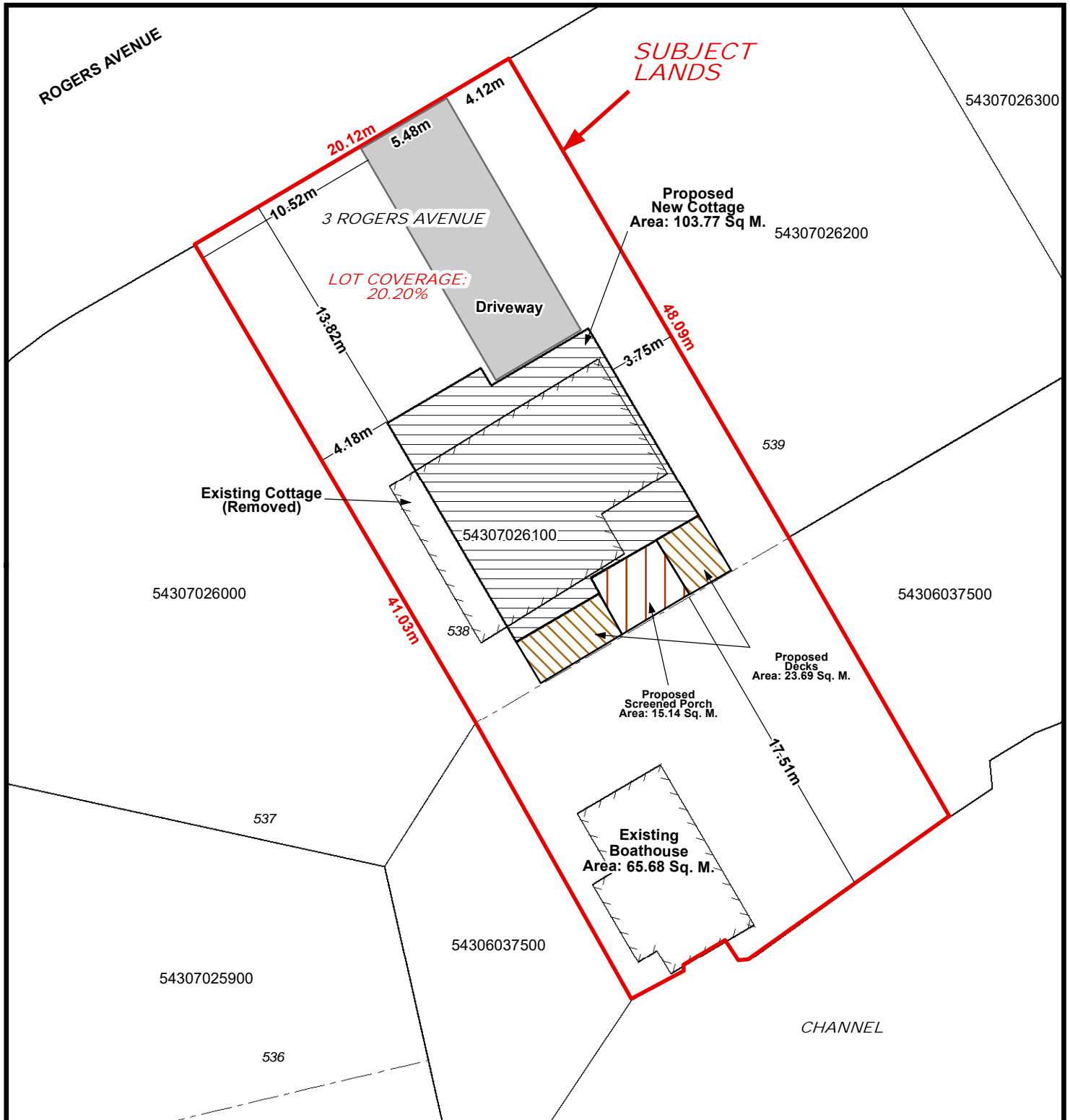
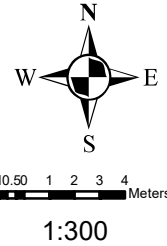
1:500



# MAP 3

File Number: ANPL2017095

Geographic Township of SOUTH WALSINGHAM

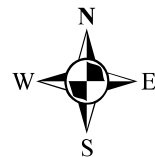




# LOCATION OF LANDS AFFECTED

File Number: ANPL2017095

Geographic Township of SOUTH WALSINGHAM



10.50 1 2 3 4 Meters

1:300

