

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2017154

July 11/17

July 19/17

July 19/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172

\$403.30

new system

Alisha

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: 331054306028300**A. Applicant Information****Name of Owner**

John Peter Kloepper and Shelby Irene Kloepper

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

238 West Quarter Townline, RR1

Town and Postal Code

Harley, ON N0E 1E0

Phone Number**Cell Number**

519-983-7511

Email

marathon@execulink.com

Name of Agent

Mike Ross, William J. Ross Construction Ltd.

Address

877 Ireland Road

Town and Postal Code

Simcoe, On, 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

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

Nil

B. Location, Legal Description and Property Information

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

Lot 85, Plan 436, South Walsingham

Municipal Civic Address: 151 Woodstock Ave

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?

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: +/- 5 years ago

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:

Existing cottage and outbuilding to be remove and New cottage and outbuilding to be constructed

6. If known, the date existing buildings or structures were constructed on the subject lands: At least 50 years
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 Cottage & Accessory building see attached drawing

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

September 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:

50 plus years

12. Existing use of abutting properties:

50 plus years

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, m² or %, etc.

Lot frontage

19.812 M

Lot depth

55.474 M

Lot width

19.812 M

Lot area

1099.04 M sq.

Lot coverage

Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

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

- * 1.5 m from max. height of a vacation home of 7.5 m to permit 9m
- * 6.46% from max. lot coverage of a vacation home of 15% to permit 21.46% * 1.58 m from max height of accessory building to permit 6.58% * locate accessory building in front yard

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

Proposed design / matching detached garage don't fit within zone parameters

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:

Personal Knowledge

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 80 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

- | | |
|---|--|
| <input type="radio"/> Municipal piped water | <input type="radio"/> Communal wells |
| <input checked="" type="radio"/> Individual wells | <input type="radio"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|--|
| <input type="radio"/> Municipal sewers | <input type="radio"/> Communal system |
| <input checked="" type="radio"/> Septic tank and tile bed | <input type="radio"/> Other (describe below) |
-

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

Natural drainage

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:

Woodstock Ave

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. 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.

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

July 11 2017

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

July 11 2017

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

July 11 2017


Date

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 Peter & Shelby Kloepper 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, William J. Ross Construction Ltd. 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.


Owner

07/14/2017
Date


Owner

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

July 11 2017
Date

Agent Signature

July 11 2017
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.



Owner/Applicant Signature

In Simcoe, ON

This 19th day of July

A.D., 20 17



A Commissioner, etc.

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



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 151 Woodstock Ave, Long Point

Legal Description: SWAL PLAN 436 LOT 85 IRREG 0.28AC 66.08FR
182.97D

Roll Number: 331054306028300

Application #:

Information Origins: Development Services GIS/Site Plan provided by Mike Ross dated 9 July 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	1099.04	N/A	m.sq
b) minimum lot frontage					
i) interior lot		15.00	19.81	N/A	m
ii) corner lot		18.00		N/A	m
c) minimum front yard		6.00	29.59	N/A	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	Left	3.00	4.29	N/A	m
	Right	1.20	1.83	N/A	m
f) minimum rear yard		9.00	9.14	N/A	m
g) maximum building height		7.50	9	1.5	m
h) maximum lot coverage (Note: Proposed Area)			235.88		m.sq
i) lot		15.00	21.46	6.46	%

Comments

- 1) Proposed main building exceeds maximum height - deficient 1.5m
- 2) Proposed main building exceeds maximum lot coverage - deficient 6.46%



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
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182.97D

Roll Number: 331054306028300

Application #:

Information Origins: Development Services GIS/Site Plan provided by Mike Ross dated 9 July 2017

Resort Residential Zone (RR)

Accessory Structure

3.2.1 a) building height		5.00	6.58	1.58	m
b) minimum front yard		6.00	6.40	N/A	m
c) minimum exterior side yard		6.00		N/A	m
d) minimum interior side yard	Left	1.20	3.05	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)			86.96		m.sq
i) lot coverage		10.00	7.91	N/A	%
ii) usable floor area		100.00	86.96	N/A	m.sq

Comments

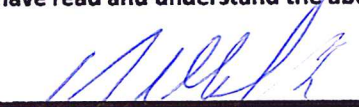
- 1) Proposed accessory building exceeds maximum height - deficient 1.58m
- 2) Proposed accessory building is replacing existing building in the front yard.

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:

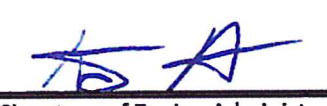
Scott Puillandre

I have read and understand the above.


Signature of owner or authorized agent

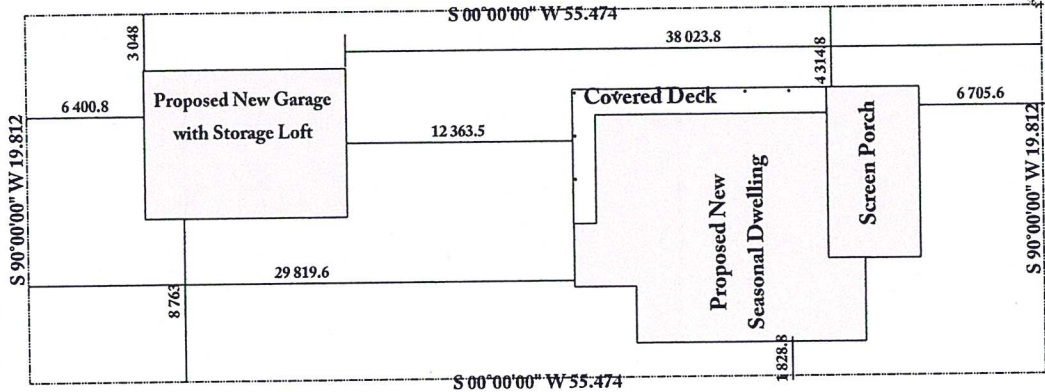

date

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


Signature of Zoning Administrator


date

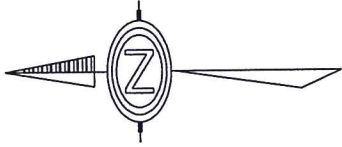
Woodstock Ave



AREA SCHEDULE FOR PROPOSED COTTAGE			
NAME	COLOR	AREA	Metric
Gross Floor Area		1777 sq ft.	165.0887m ²
Screen Porch Area		482 sq ft.	44.77927m ²
Deck Area		280sq ft.	26.01285m ²
Total of Cottage Lot Coverage Size		2539 Sq. Ft.	235.8808m ²
Garage Area		936 sq ft.	86.95725m ²
Garage Storage Loft Area		680 sq ft.	63.17407m ²
Total of Detached Garage & Carport Lot Coverage Size		936Sq. Ft.	86.95725m ²
Lot Size		11,830 sq ft.	86.95725m ²
Percent of Cottage Lot Coverage		21.46 %	21.46%
Percent of Detached Garage Coverage		7.9%	7.9%

AREA SCHEDULE for EXISTING COTTAGE	
NAME	AREA
Existing Cottage	1469 sq. ft.
Existing Cottage Deck	748 sq. ft.
Existing Garage	496 sq. ft.
Lot Size	11,830 sq. ft.
Percent Lot Coverage	13.2%
Percent Lot Coverage	19%
Percent Lot Coverage	3.8%

FISHERY RESERVE



Waters edge as of July 1 2017

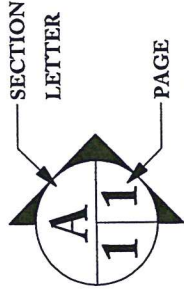


ROSS
CONSTRUCTION LTD.

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

BCIN: # 27639

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



PROPOSED PROJECT For:

Pete & Shelby Kloepper

151 Woodstock Ave
Long Point Ont

APPROVED: By owners

SCALE: 0.0300" = 1'-0"

DATE: July 10, 2017

PAGE:

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Site Plan



ROAD SIDE



LAKE SIDE



MIKE ROSS
CONSTRUCTION LTD.

BCIN: # 27639

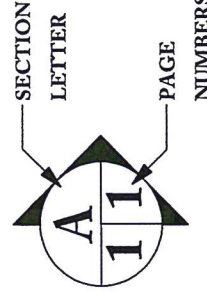
877 Ireland Road
Simcoe
Ontario N3Y 4K2

PHONE: 519-426-6985

FAX: 1-866-821-6135

mike@rossconstruction.ca

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



PROPOSED PROJECT For:

Pete & Shelby Kloepper

151 Woodstock Ave
Long Point Ont

APPROVED: By owners

SCALE: 1/8" = 1'-0"

DATE: July 18, 2017

PAGE:

1

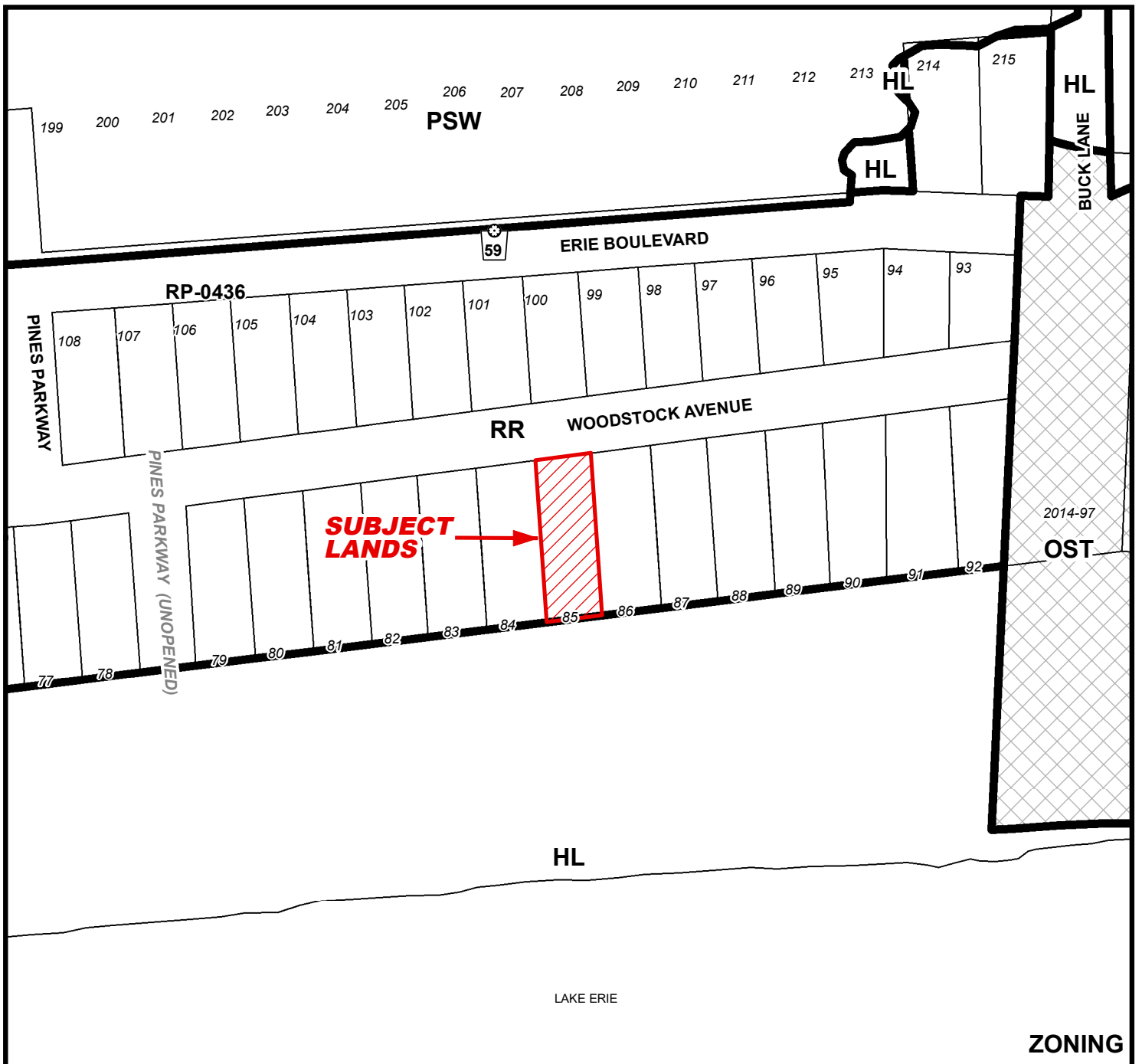
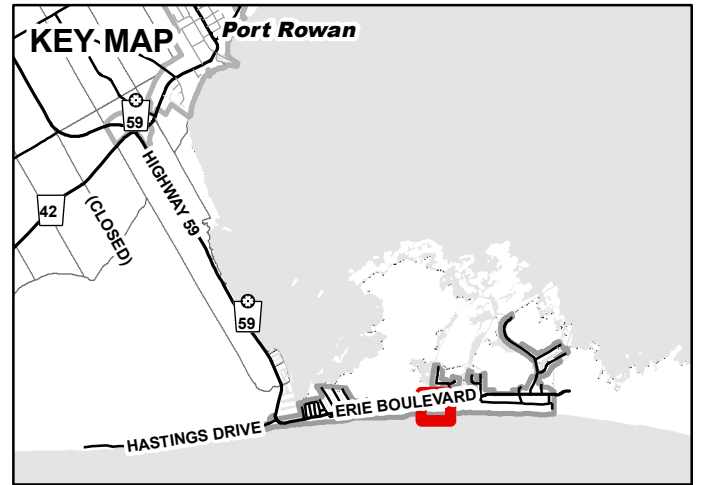
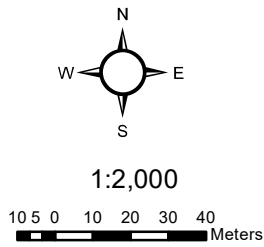
Elevation 1

MAP 1

File Number: ANPL2017154

Geographic Township of

SOUTH WALSLINGHAM

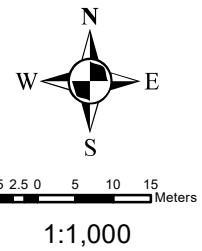


ZONING

MAP 2

File Number: ANPL2017154

Geographic Township of SOUTH WALSINGHAM



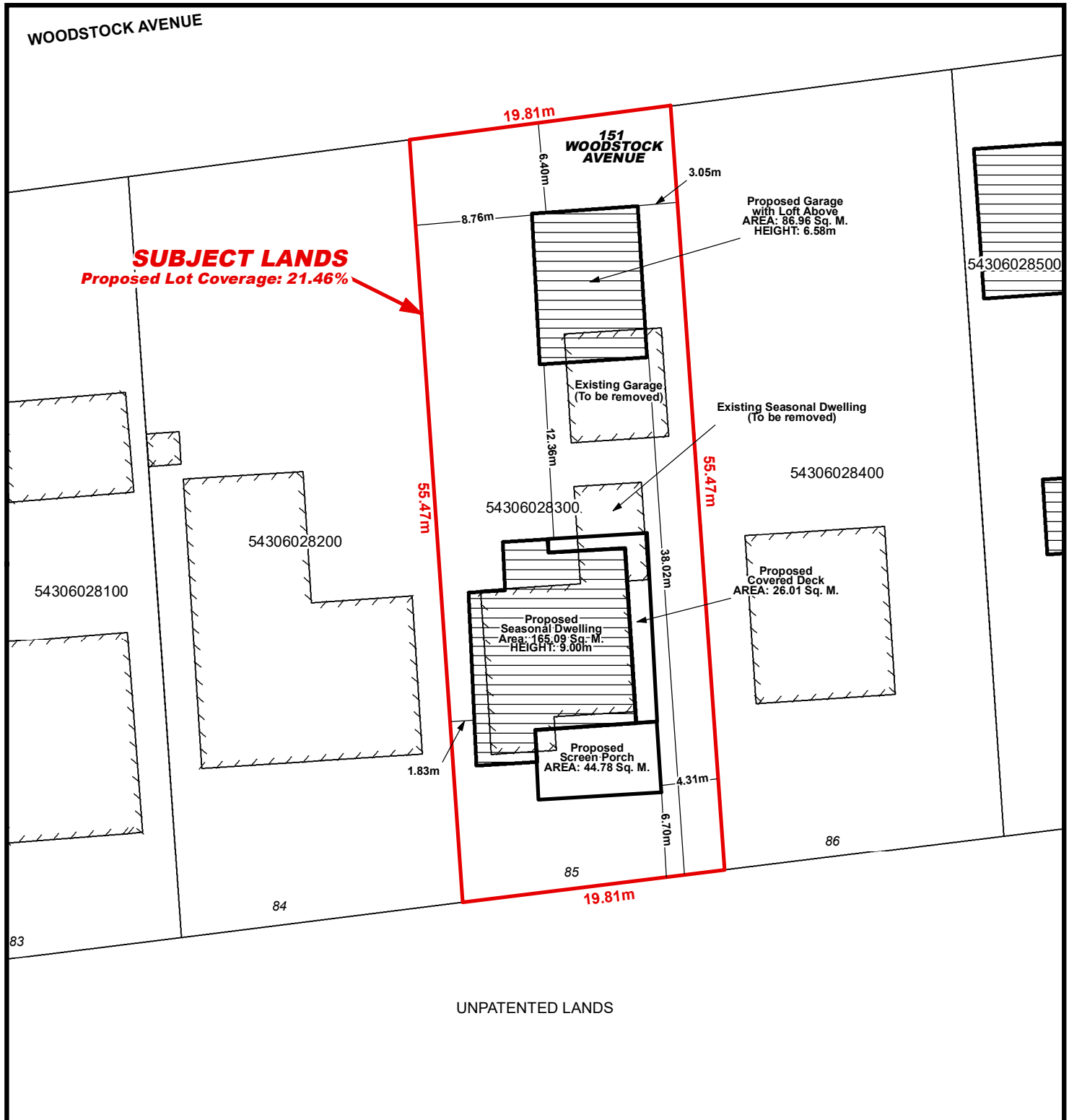
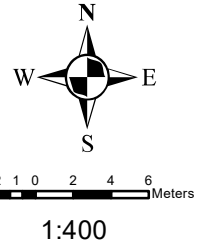
2015 AIR PHOTO

7/21/2017

MAP 3

File Number: ANPL2017154

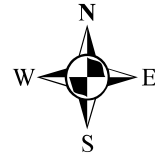
Geographic Township of SOUTH WALSLINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2017154

Geographic Township of SOUTH WALSLINGHAM



2 1 0 2 4 6 Meters

1:400

