

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2017204
Sept 19/17
Sept 20/17
Sept 20/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

waived per Pam Duestin
463.30
new being installed -
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: 3310 543060285000000**A. Applicant Information****Name of Owner** ADAM CLAPHAM VICKI RINKELBERG

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 2178 CONCESSION RD. #2 WEST**Town and Postal Code** LYNDELL ON. LOR-1T0**Phone Number** 519-372-0502**Cell Number** _____**Email** adamjclapham@GMAIL.COM**Name of Agent** _____**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 agent noted above

☒ Owner☐ Agent

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

CANADIAN IMPERIAL BANK OF COMMERCE (CIBC)
83 KING ST. W. DUNDAS
ON L9H-5E3

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 87 REG. PLAN No. 436 SOUTH WALSHAM
NORFOLK COUNTY

Municipal Civic Address: 155 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: AUG 2015

4. Present use of the subject lands:

COTTAGE AUGUST 2015

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 + COTTAGE. SEE SIGHT PLAN.

6. If known, the date existing buildings or structures were constructed on the subject lands: COTTAGE 1937 GARAGE 2017

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.

ADDITION INCLUDES MASTER BEDROOM WITH ENSUITE BATH
AND WALK IN CLOSET, W.C., LAV, AND SHOWER

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:

COTTAGE ADDITION. WOOD FRAMED WITH CONCRETE
FOUNDATIONS + FOUNDATION WALLS. SIDING + ROOF MATERIAL
TO MATCH EXISTING GARAGE.

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

FALL OF 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:

NOT KNOWN

12. Existing use of abutting properties:

RESORT RESIDENTIAL

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

Lot depth

Lot width

Lot area

Lot coverage

LESS THAN 15%

17%



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):

RELIEF OF MAXIMUM LOT COVERAGE OF 15%
relief of 2% from maximum lot coverage

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

DRAWINGS WERE APPROVED WHEN PERMIT WAS
ISSUED.
FOOTING + FOUNDATION WALLS HAVE BEEN POURED

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:

LOT ELEVATION SURVEY COMPLETED
MAY 12 2017

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 _____

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)

BEACH SAND

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.

CONSTRUCTION HAS BEGUN.

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:

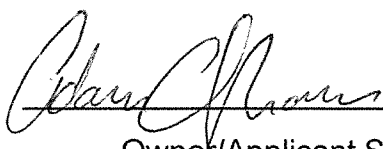
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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

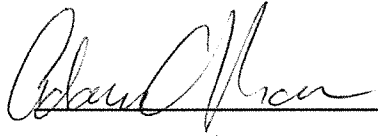
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

SEPT 17/2017
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.

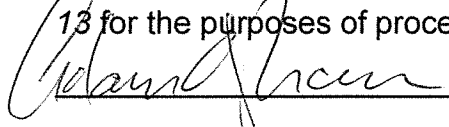

Owner/Applicant Signature

SEPT 17/2017
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

SEPT 17/2017
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 Adam Clapham Virginia Ringelberg am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Adam Clapham 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.

Adam Clapham

Owner

[Signature]

Owner

Sept 17 2017

Date

Sept 20 2017

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.

Adam Clapham

Applicant Signature

SEPT 17 / 2017

Date

Agent Signature

Date



N. Declaration

I, Adam Clapham of HAMILTON ONTARIO

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.

Adam Clapham

Owner/Applicant Signature

In Simcoe, ON

This 20th day of September

A.D., 2017

Alisha Kathleen 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: 155 WOODSTOCK AVE, Long Point

Legal Description: SWAL PLAN 436 LOT 87 IRREG 0.28AC 66.08FR
183.20D

Roll Number: 331054306028500

Application #:

Information Origins: Development Services GIS/Kim Husted Survey dated 12 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	6.33	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	4.01	N/A	m
	Right	1.20	3.37	N/A	m
f) minimum rear yard		9.00	12.76	N/A	m
g) maximum building height		7.50		N/A	m
h) maximum lot coverage (Note: Proposed Area)					m.sq
i) lot		15.00	17.00	2.00	%

Comments

1) Proposed addition causes existing main building to exceed maximum lot coverage - deficient 2.00%

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.

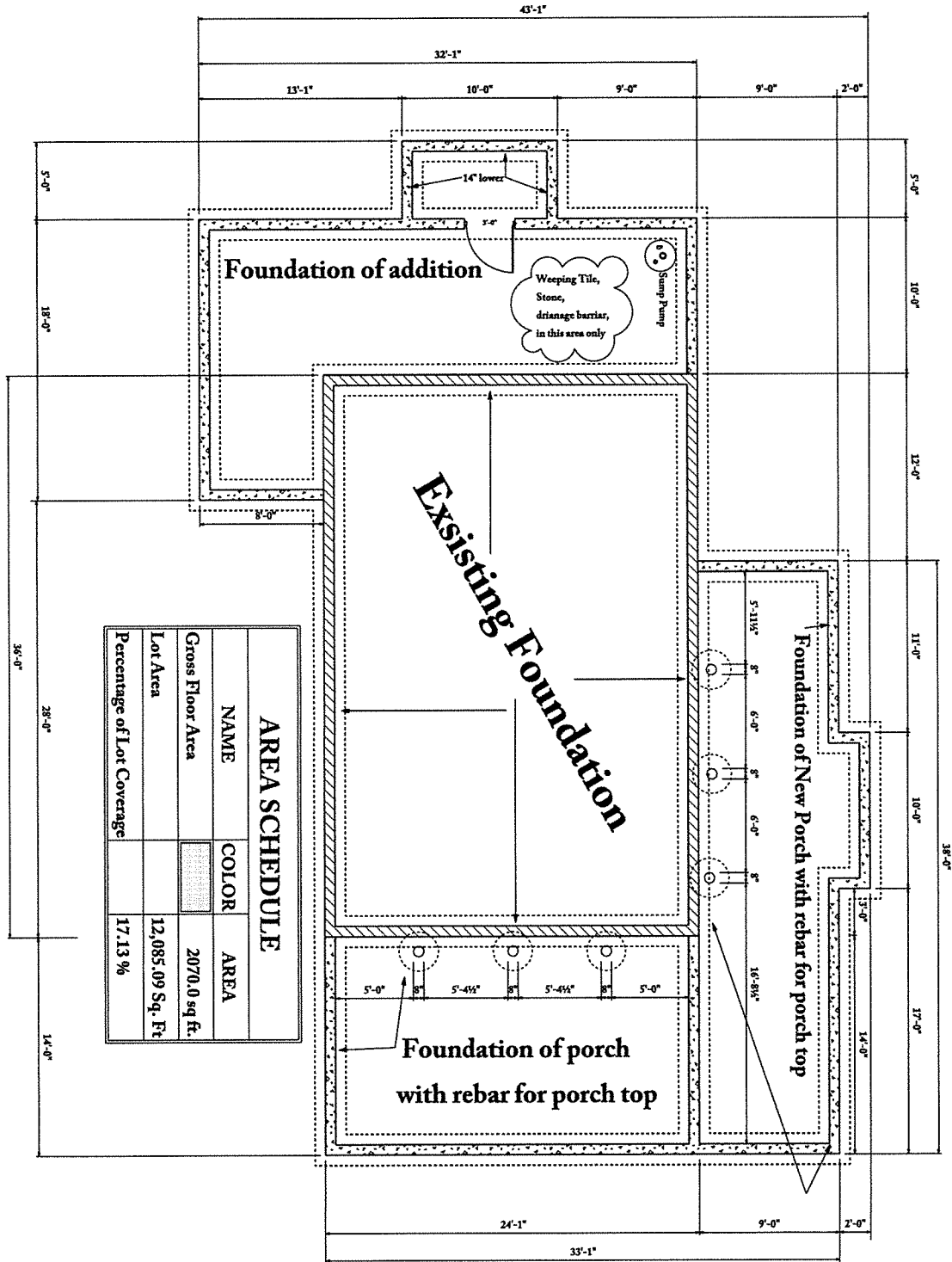

Signature of owner or authorized agent

19-SEP-2017
date


Signature of Zoning Administrator

7 Sep + 17
date

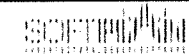
AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County



MIKE ROSS

877 Ireland Road
Simcoe
Ontario N3Y 4K2

PHONE 519-426-6985
FAX: 1-866-821-6135
mike@rossconstruction.ca



SECTION
LETTER
A
1
1
PAGE
NUMBERS

PROPOSED PROJECT For:

Clapham

155 Woodstock Ave
Long Point

APPROVED: By owners

SCALE: 0.1500" = 1'-0"

DATE: September 4, 2017

PAGE:

1

Revised Foundation Plan

SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: MIKE ROSS

LOT 87

REGISTERED PLAN No. 436

GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM
NOW IN
NORFOLK COUNTY

SCALE 1:200

METRIC

0 5 10 METRES 15
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048




CAUTION

- 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
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE
SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD
NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY
CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS
NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS ARE FROM SURVEY COMPLETED BY KIM HUSTED
SURVEYING LTD. DATE MAY 9, 2017
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY
ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (177.75) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK SPIKE SET IN EAST FACE OF HYDRO POLE
LOCATED AT THE NORTH WEST CORNER OF THE PROPERTY
HAVING AN ELEVATION = 176.51 METRES
- (7) - 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.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS
ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - LOT 87 COVERED BY EXISTING GARAGE = 86.84 SQUARE METRES
LOT COVERAGE = 7.7%
- (11) - LOT 87 COVERED BY EXISTING COTTAGE = 80.57 SQUARE METRES
LOT COVERAGE = 7.2%
- (12) - LOT 87 COVERED BY EXISTING DECK = 66.12 SQUARE METRES
LOT COVERAGE = 5.9%
- (13) - LOT 87 COVERED BY PROPOSED ADDITION = 35.76 SQUARE METRES
LOT COVERAGE = 3.2%

LEGEND

-  DENOTES DECIDUOUS TREE
-  DENOTES CONIFEROUS TREE
-  DENOTES HYDRO POLE

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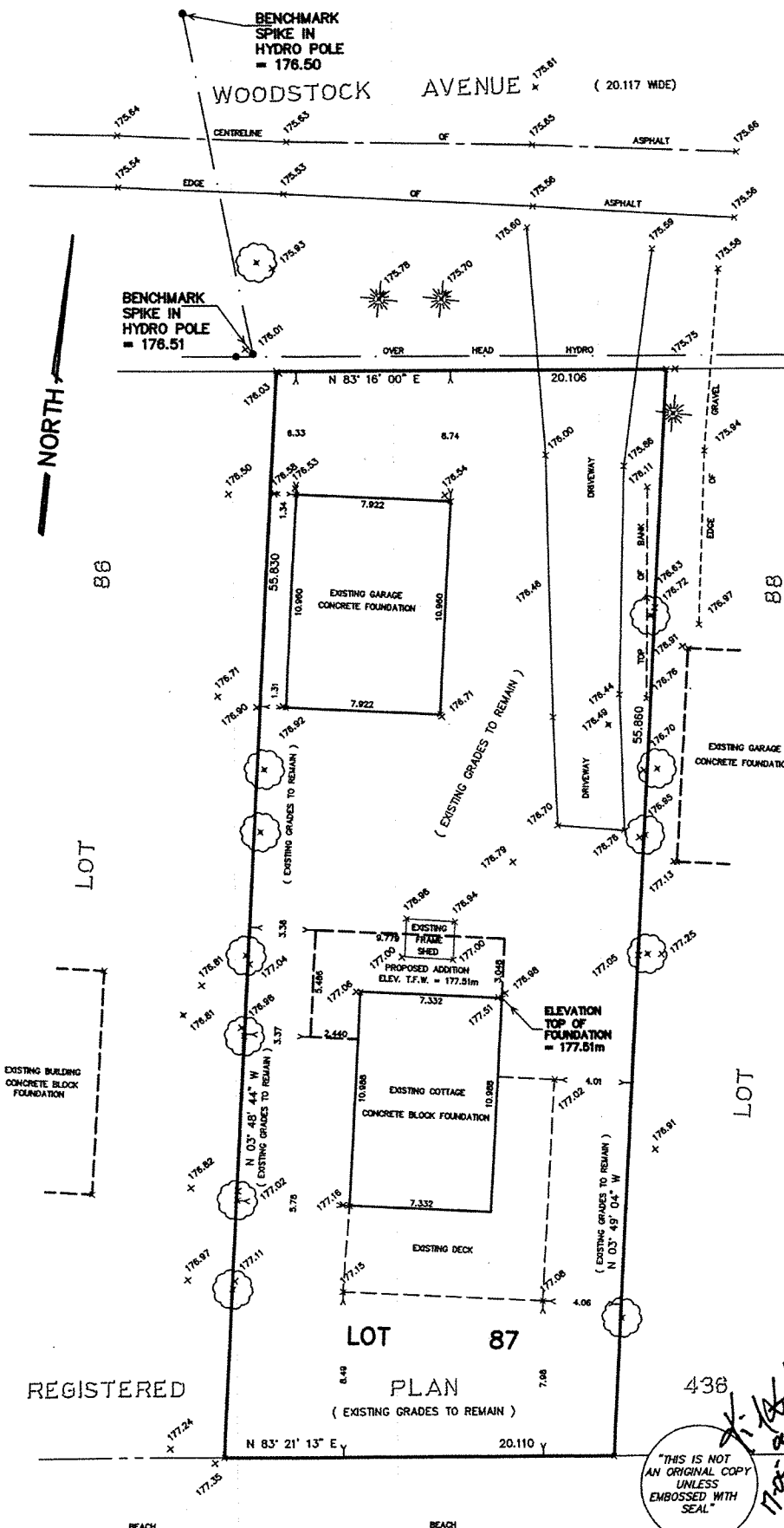
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT:17-13030

REFERENCE: FILE

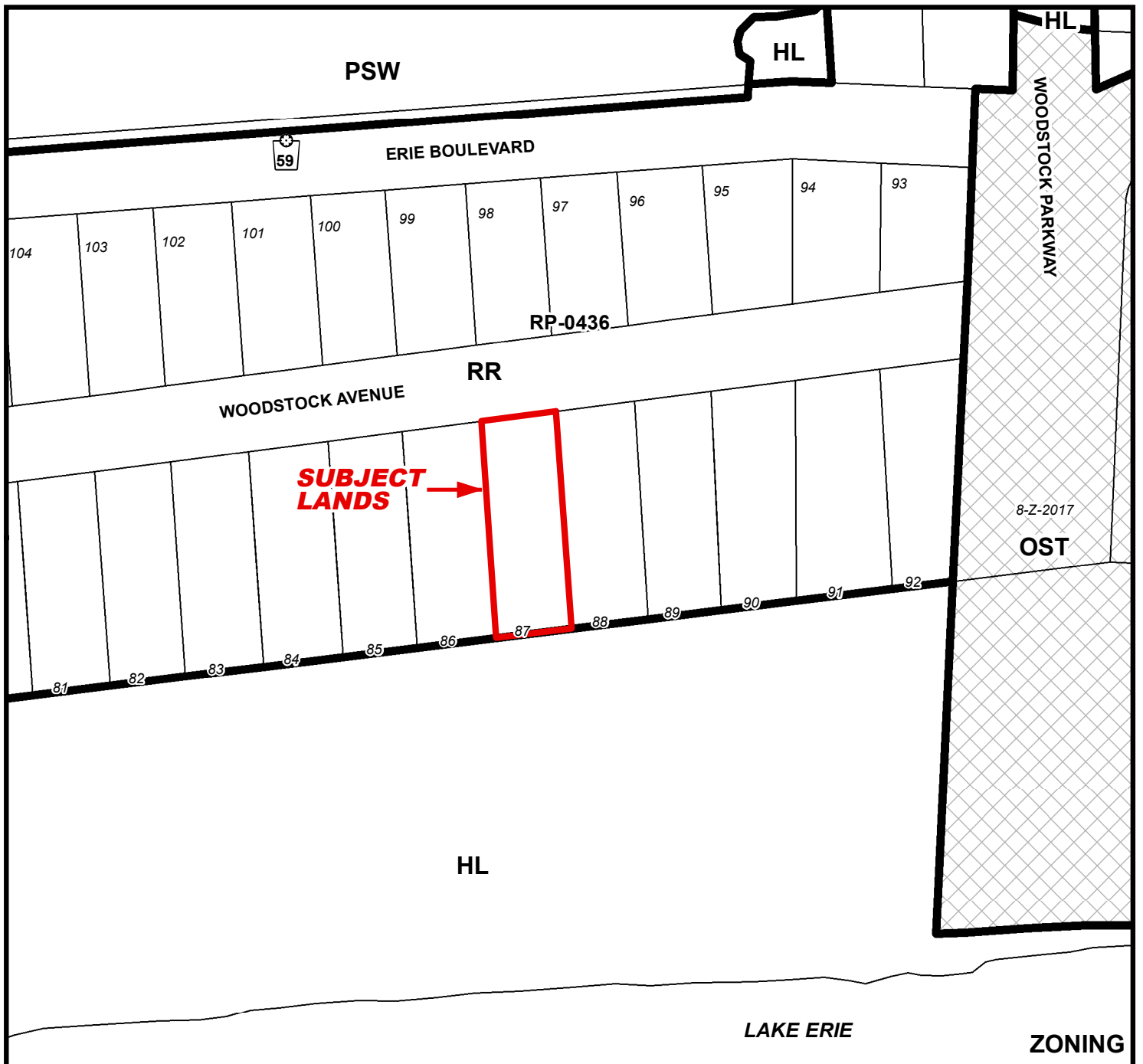
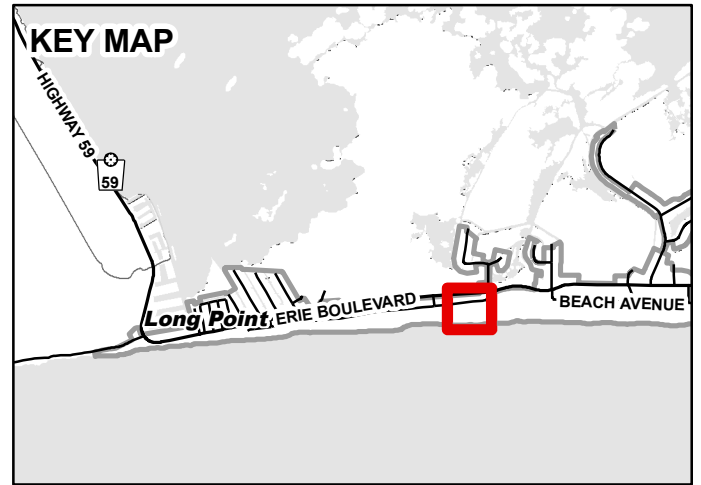
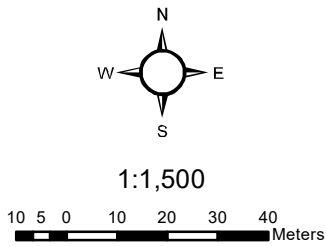
DISK No.

MAY 12, 2017



"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL"

MAP 1
File Number: ANPL2017204
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

File Number: ANPL2017204

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

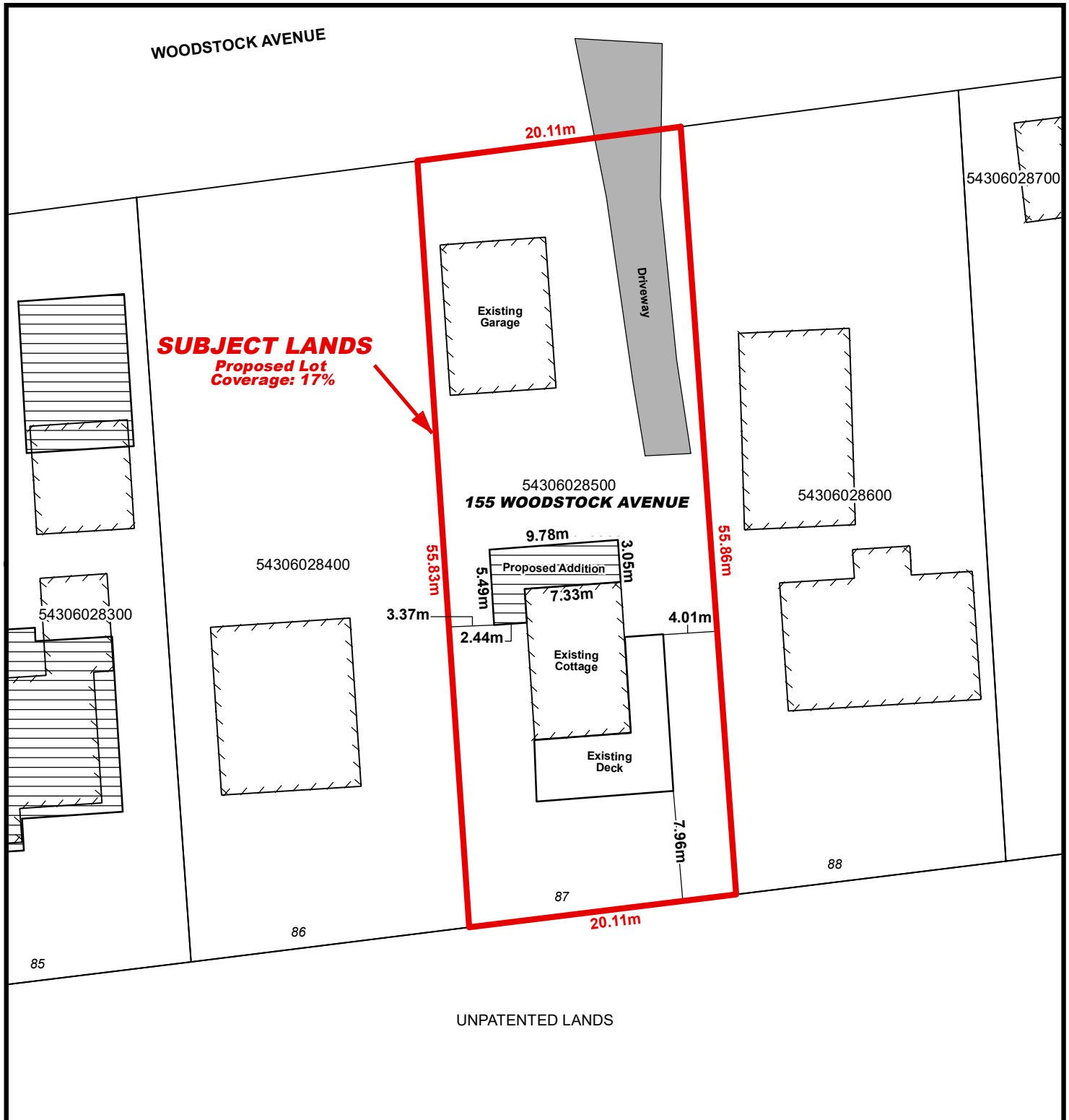
File Number: ANPL2017204

Geographic Township of SOUTH WALSLINGHAM



2 1 0 2 4 6 Meters

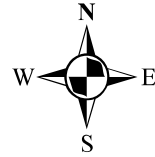
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LOCATION OF LANDS AFFECTED

File Number: ANPL2017204

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 Meters

1:400

