

**For Office Use Only:**

File Number	<u>ANPL2017286</u>	Application Fee	<u>\$1172</u>
Related File Number	<u>/</u>	Conservation Authority Fee	<u>\$463.30</u>
Pre-consultation Meeting	<u>/</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>21 Nov 17</u>	Planner	<u>Scott + P</u>
Complete Application	<u>4 Dec 17</u>	Public Notice Sign	<u>/</u>

**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:** 543-060-05100-0000**A. Applicant Information****Name of Owner** Lorrie Marie Everitt

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 1456 Tanner Ct.

Town and Postal Code Oakville, Ontario

Phone Number 905-825-8383

Cell Number /

Email leveritt@sympatico.ca

**Name of Agent** ~~Jim Renson~~ David RaeAddress ~~32 Denton Avenue~~ 599 LARCH STR.Town and Postal Code ~~Tillsonburg, On - N4G-3W6~~ DELHI, ONT N4B-3A7Phone Number ~~226-289-3277~~ 519-582-1174Cell Number /Email JarHomePlans@outlook.com dfrez@bell.net.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 51, Registered Plan #429 (Long Point)

Municipal Civic Address: 43 Willow Avenue

Present Official Plan Designation(s): Resort Residential

Present Zoning: 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: September 2001

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:

Lot 51 contains a single family cottage with attached garage and a separate boat house.

6. If known, the date existing buildings or structures were constructed on the subject lands: (Cottage 2006) (Boat House 2002)

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.

Proposing the addition of a "Change Room" attached to the existing boat house.  
No Plumbing, No Heat, No access to the existing boat house.

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:

The proposed "Change Room" will be attached to the existing boat house. The roof will be an extension of the existing boat house roof. See attached drawings.

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

Fall 2017/Spring of 2018

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:

August 1965

12. Existing use of abutting properties:

Boat channel on two sides, road allowance and neighbouring existing cottage.

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

\_\_\_\_\_

\_\_\_\_\_

Lot depth

\_\_\_\_\_

\_\_\_\_\_

Lot width

\_\_\_\_\_

\_\_\_\_\_

Lot area

1770.92 sq. m

Lot coverage

7.87% Accessory

9.22% Accessory

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):**

**Request approval under Section 45(2)(a)(i), or such other section of the Planning Act as may apply, to permit an enlargement or extension of an existing legal non-conforming boathouse (built 2002) to add a proposed change and storage room having a "useable floor area" of 21.91 m2.**

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

The current By-Law restricts "useable floor area" for a boathouse to 56m2. The requested enlargement or extension to the legal non-conforming boathouse would exceed that current limit.

**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:  
The property is and has always been for use as a seasonal cottage. No industrial or other use has been made of the property that could result in contamination.
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:

No screening necessary. The proposed addition is in the back yard of the current cottage. It is not adjacent to any waterway, wetlands, forest or environmentally sensitive area. No endangered or threatened species are present.

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:

N/A There is no source water on or adjacent to the site.

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)

Community water system from sand points in Lake Erie



Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

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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:

Willow 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.**

### 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

Nov 3, 2017  
Date

### J. Permission to Enter Subject Lands

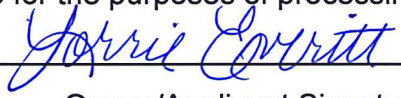
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

  
Owner/Applicant Signature

Nov 3, 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

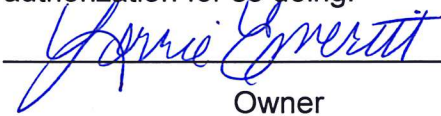
Nov 3, 2017  
Date

#### 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 Lorrie Marie Everitt am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Jim Ronson 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

Nov 3, 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

Nov 3, 2017  
Date

  
Agent Signature

Nov. 3, 2017  
Date

Jan 24/18

**N. Declaration**

I, Lorrie Marie Everitt of Oakville, 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:

Oakville, Ontario

  
Owner/Applicant Signature

In Region of Halton

This 3<sup>rd</sup> day of November

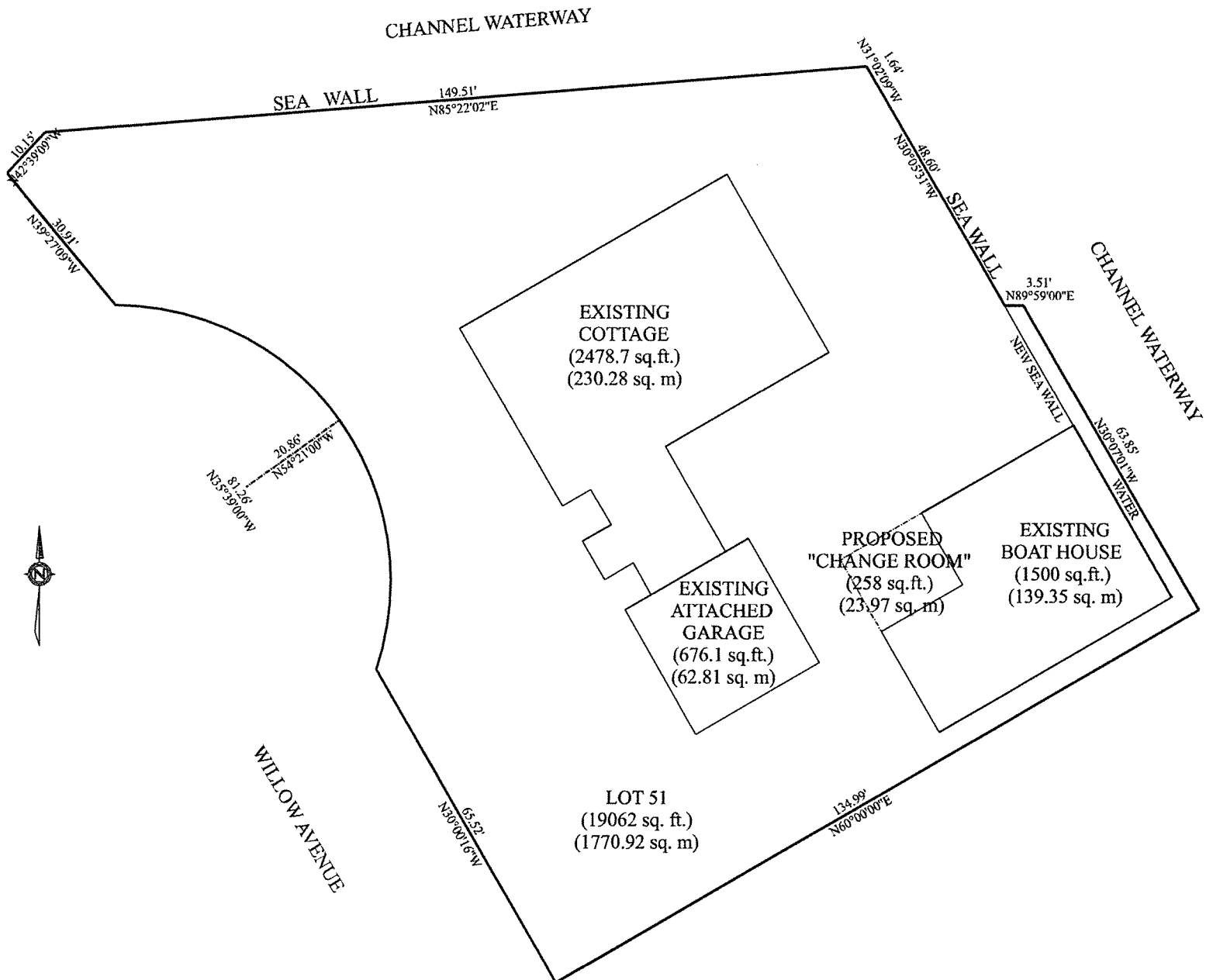
A.D., 2017



A Commissioner, etc.

Peter R. Everitt, Lawyer

# LOT COVERAGE CALCULATIONS (BASED ON OUTSIDE OF FOUNDATIONS)

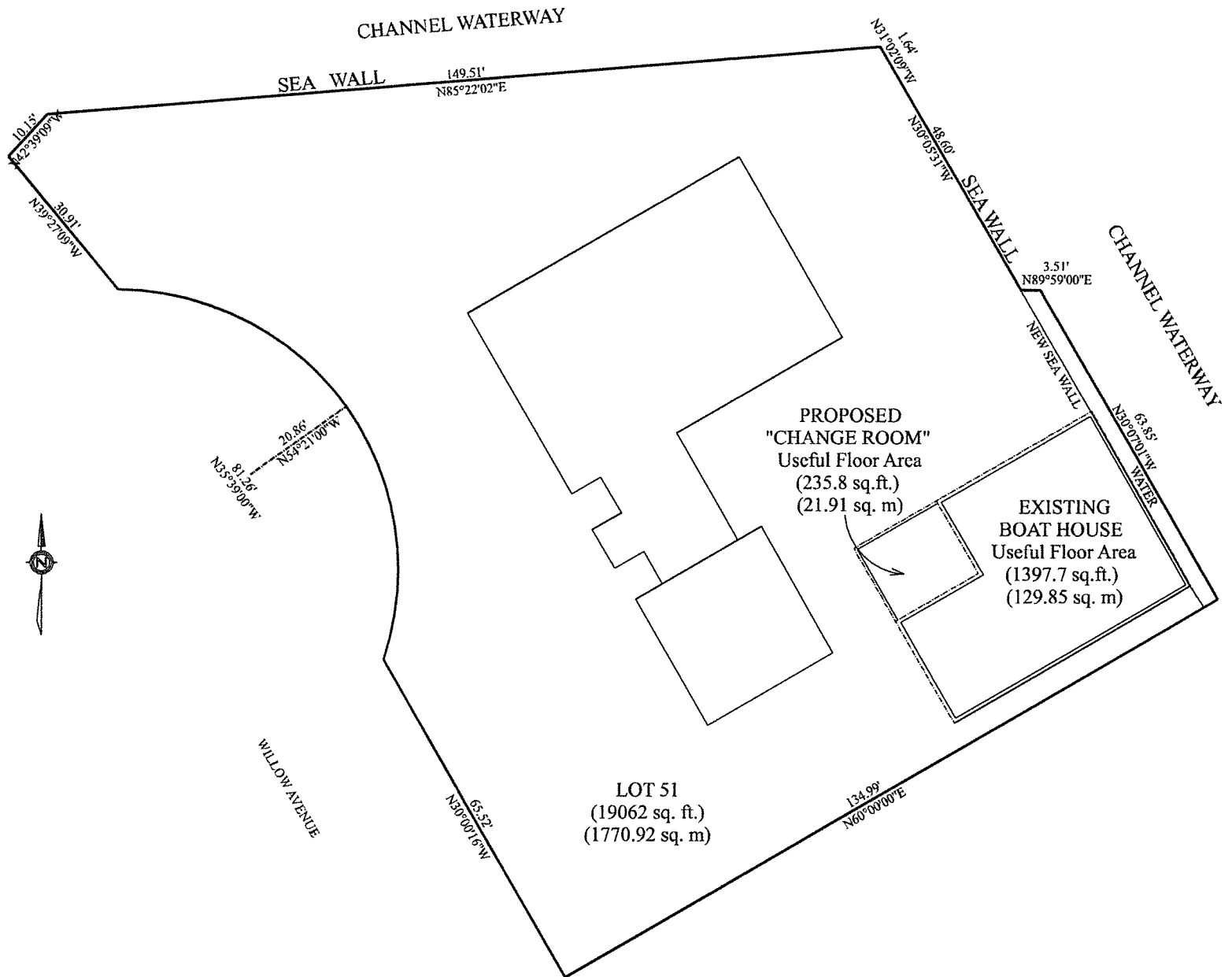


CURRENT LOT/COVERAGE-COTTAGE:  $(230.28+62.81)/1770.92 = 16.55\%$

CURRENT LOT COVERAGE - ACCESSORY:  $(139.35)/1770.92 = 7.87\%$

PROPOSED LOT/COVERAGE ACCESSORY:  $(139.35+23.97)/1770.92 = 9.22\%$

# USEFUL FLOOR AREA CALCULATIONS (BASED ON INSIDE OF FOUNDATIONS)



EXISTING USEFUL FLOOR AREA - ACCESSORY (Boat House) = 129.85 sq. metres  
Current maximum useful floor area for a boat house = 56 sq. metres

PROPOSED USEFUL FLOOR AREA - ACCESSORY (129.85+21.91) = 151.76 sq. metres  
Exceeded by 95.76 sq. metres



## 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: 43 Willow

Legal Description: SWAL PLAN 429 LOT 51

Roll Number: 543-060-05100

Application #:

Information Origins:

### Resort Residential Zone (RR)

#### 3.2.2 Boathouse

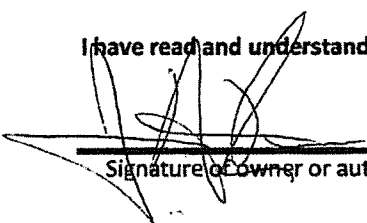
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum <i>exterior side yard</i>	6.00		N/A	m
b) minimum <i>interior side yard</i>				m
i) <i>typical lot</i>	1.20		N/A	m
ii) <i>erected on a common lot line</i>	0.00		N/A	m
c) maximum <i>building height</i>	5.00		N/A	m
(Note: Proposed Area)				m.sq
d) maximum total <i>usable floor area</i>	56.00	151.76	95.76	m.sq
e) maximum <i>lot coverage</i> - shall not occupy more than 10 percent of the <i>lot</i> <i>area</i> , for <i>accessory buildings</i>	10.00		N/A	%

Comments

existing boathouse of 129.85 sq m, proposing a changeroom addition of 21.91sqm

Prepared By:  
Roxanne Koot

I have read and understand the above.

  
Signature of Owner or authorized agent

Nov. 26/2017  
date

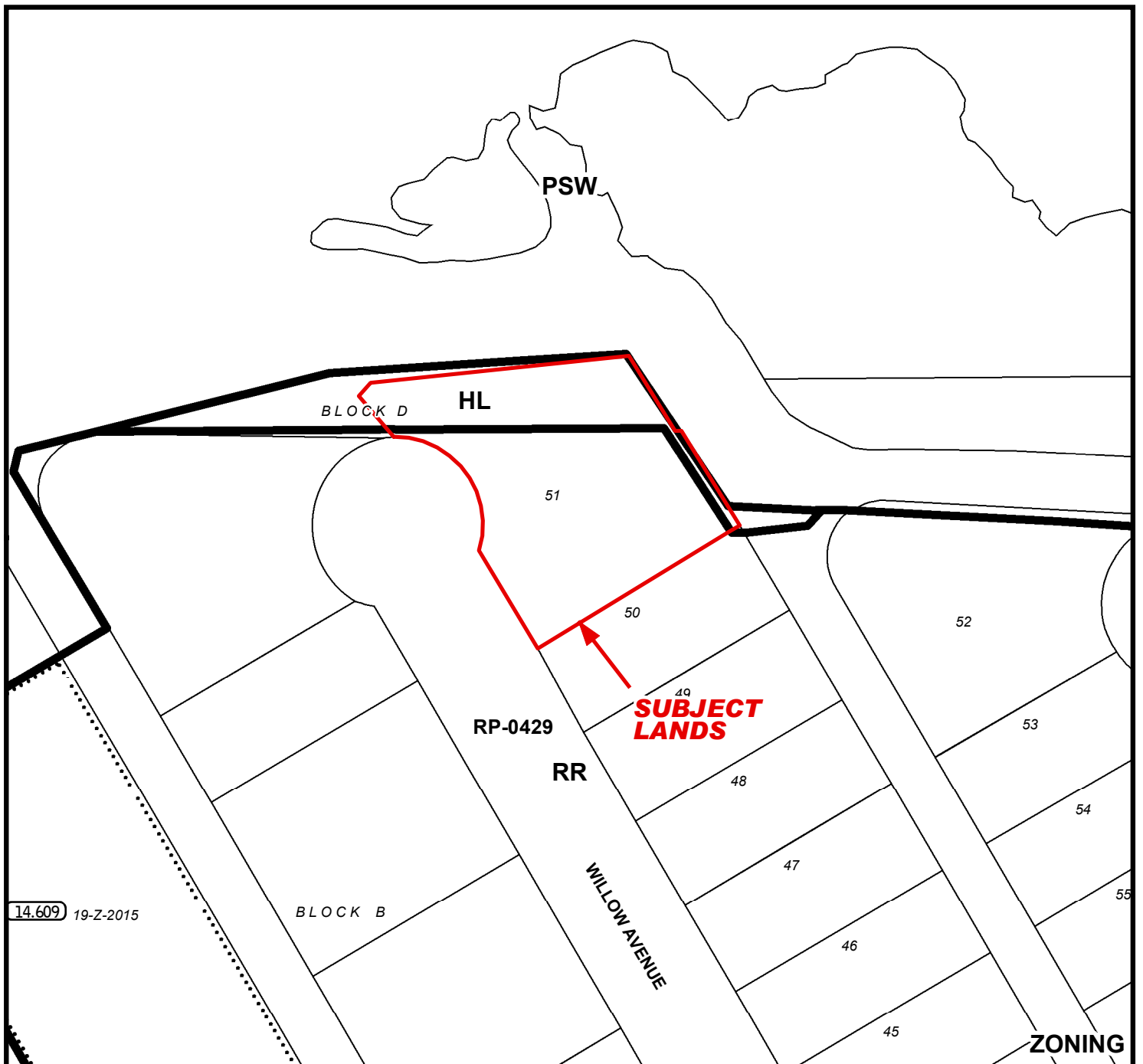
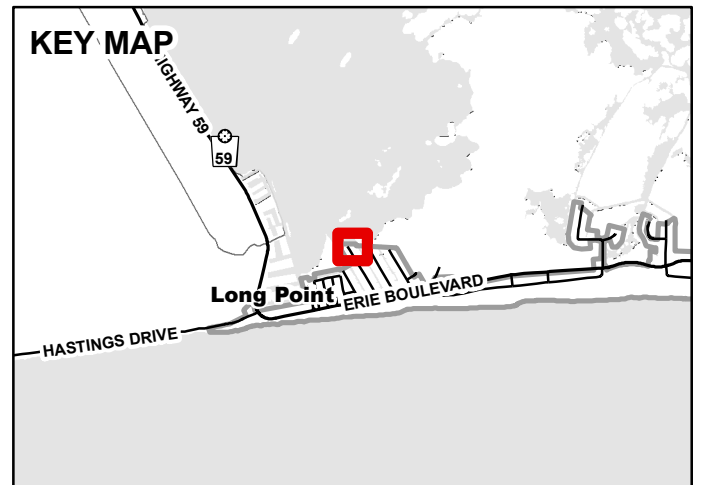
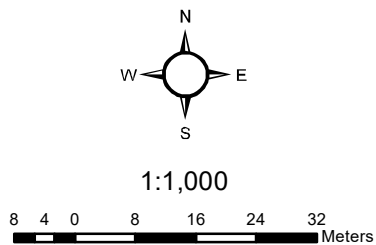
AS PER: Fritz R. Enzlin. CBCO, CRBO -  
Chief Building Official Manager,  
Building & Bylaw Division, Norfolk  
County

  
Signature of Zoning Administrator

Nov 22/17  
date



**MAP 1**  
**File Number: ANPL2017286**  
Geographic Township of  
**SOUTH WALSHINGHAM**



**ZONING**

## MAP 2

File Number: ANPL2017286

Geographic Township of SOUTH WALSINGHAM



3.5 7.5 10.5 14 Meters

1:900

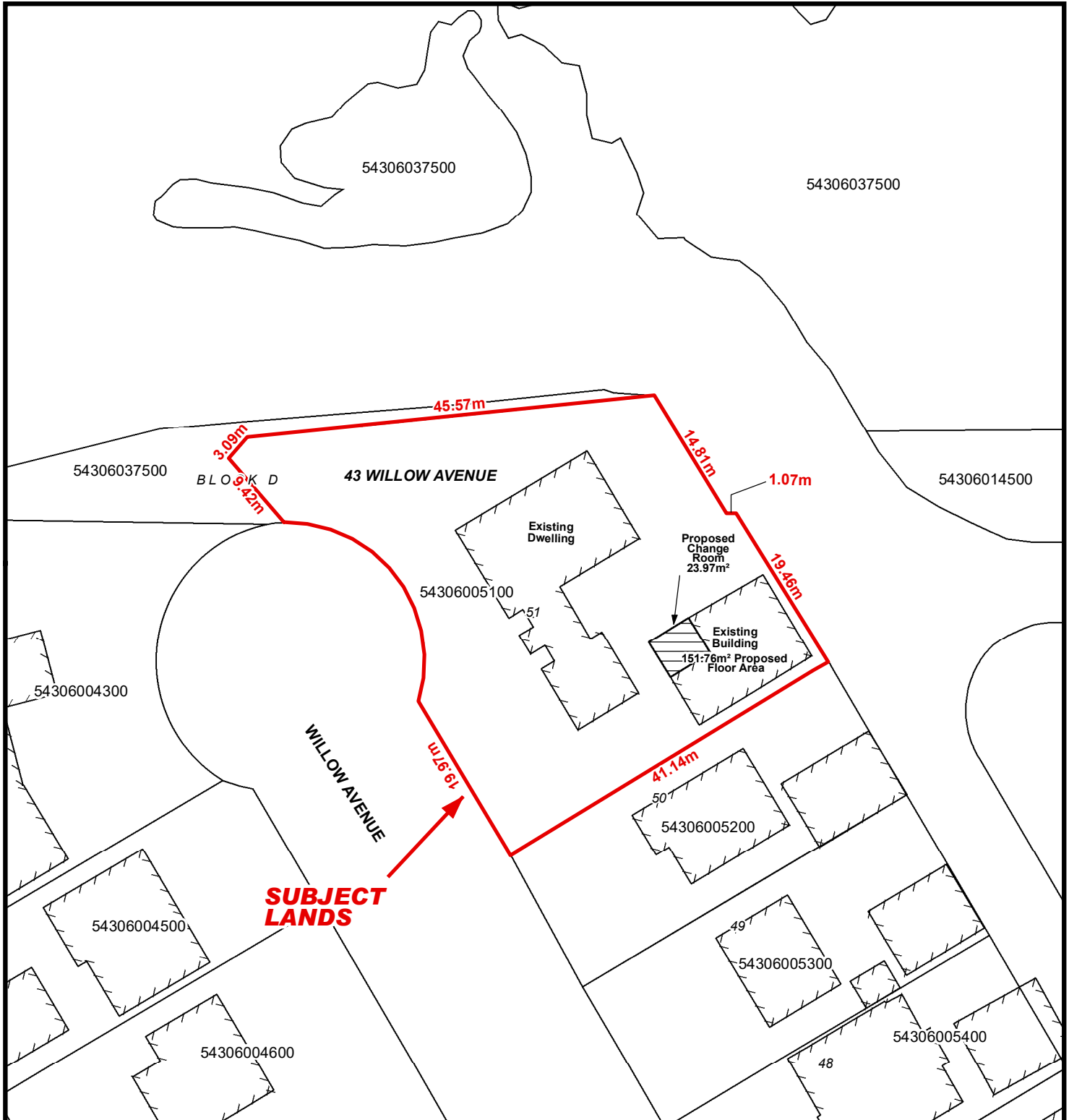
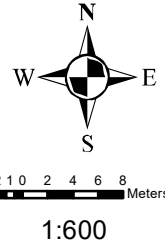




# MAP 3

File Number: ANPL2017286

Geographic Township of SOUTH WALSINGHAM



# LOCATION OF LANDS AFFECTED

File Number: ANPL2017286

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600

