

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

NORFOLK COUNTY  
RECEIVED

### Contact Us

FEB 28 2018

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

DEVELOPMENT AND  
CULTURAL SERVICES

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

### For Office Use Only:

File Number	<u>ANPL2018033</u>	SPRT Meeting	<u>X</u>
Related File Number	<u>—</u>	Application Fee	<u>\$1406</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>\$734.50</u>
Application Submitted	<u>Feb 8/18</u>	OSSD Form Provided	<u>✓</u>
Complete Application	<u>Feb 28/18</u>	Planner	<u>Steven</u>
Public Notice Sign	<u>✓</u>	PAC Meeting	<u>X</u>

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

### A. Applicant Information

Name of Owner Kevin Booth

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 784 Stonegate Drive

Town and Postal Code Woodstock, ON N4V 1H5

Phone Number 519-788-7664

Cell Number —

Email boothkevin28@gmail.com

Name of Applicant Henry Dalm



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

Address 41 King Street

Town and Postal Code Tilsonburg, ON N4G 3E6

Phone Number 519-688-0228

Cell Number 519-983-0228

Email hdalm@icloud.com / office@dalm.ca

**Name of Agent** MHBC Planning

Address 200-540 Bingemans Centre Drive

Town and Postal Code Kitchener ON N2B 3X9

Phone Number 519-576-3650

Cell Number \_\_\_\_\_

Email pchauvin@mhbcplan.com / rmartin@mhbcplan.com

**Name of Engineer** N/A

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☐ Applicant
- ☒ Agent
- ☐ Owner

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

Not Applicable

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

1. Property Assessment Roll Number: 3310 - 543-060-09400

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

Lot 52, Plan 429, Geographic Township of South Walsingham, Norfolk County

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Municipal Civic Address (911 Number): 38 Pickerel Road

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?

Special Policy 3.8.3 - Long Point and Turkey Point Resort Area Safe Access  
Lakeshore Special Policy Area Secondary Plan- Sections 11.3.2 & 11.8.1

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

4. Present use of the subject lands:

Existing vacation dwelling and detached boathouse

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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:

An existing one storey vacation dwelling with an area of approximately 148.4m<sup>2</sup> / 1,597 ft.<sup>2</sup> and an existing detached one storey boathouse with an area of approximately 72.5m<sup>2</sup> / 780.4 ft.<sup>2</sup>, are proposed to be demolished.

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6. If known, the date existing buildings or structures were constructed on the subject lands: unknown

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Not Applicable

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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:

See attached plan. A new 2 1/2 storey vacation dwelling with an attached garage and boathouse is proposed. The total proposed area of the building is 474.66m<sup>2</sup>. The dwelling itself is proposed to be 226.36m<sup>2</sup>, the attached garage has a proposed area of 85.27m<sup>2</sup>, and the attached boathouse has a proposed area of 116.11m<sup>2</sup>. The total proposed lot coverage is 30.24%.

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

Spring 2018

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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:

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11. If known, the length of time the existing uses have continued on the subject lands:

unknown

12. Existing use of abutting properties:

Vacation dwellings and wetlands / canals (Coletta Bay)

13. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

### C. Purpose of Development Application

Note: Please complete all that apply.



1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The proposal is to develop a new vacation home on the subject lands. The new dwelling is proposed to meet all zoning regulations, except for building height due to the pitch of the roof at one section of the dwelling and the boathouse, the lot coverage due to the fact that the boathouse and garage are now proposed to be attached to the vacation dwelling, and rear yard setback since the boathouse is attached to the dwelling and the measurement is taken from the boathouse rather than the vacation dwelling. Minor variances are therefore being sought.

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

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

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

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

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

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

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

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: N/A

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc.) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

**5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:**

See attached covering letter

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**6. Does the requested amendment delete a policy of the Official Plan?** ☐ Yes ☒ No

If yes identify the policy to be deleted:

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7. Does the requested amendment change or replace a policy in the Official Plan?  
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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8. Site Information	Existing	Proposed
Please indicate unit of measurement i.e. m, m <sup>2</sup> or % etc.		
Lot frontage	<u>+/- 27m</u>	<u>+/- 27m</u>
Lot depth	<u>+/-49.6m</u>	<u>+/-49.6m</u>
Lot width	<u>29.76m</u>	<u>29.76m</u>
Lot area	<u>1,569.8m<sup>2</sup></u>	<u>1,569.8m<sup>2</sup></u>
Lot coverage	<u>9.5% house/4.6% boathouse</u>	<u>30.24%, 7.40% of which is the boathouse</u>
Front yard	<u>12.41m house/17m boathouse</u>	<u>11.8m to house/7.83m to porch</u>
Rear yard	<u>13.33m house/1.65m boathouse</u>	<u>1.72m to attached boathouse</u>
Left Interior side yard	<u>11.9m house/2.19m boathouse</u>	<u>1.20m to attached boathouse</u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u>9m house/29.7m boathouse</u>	<u>7.518m</u>
Landscaped open space	<u>86%</u>	<u>69.76%</u>



Entrance access width	N/A	N/A
Exit access width	N/A	N/A
Size of fencing or screening	N/A	N/A
Type of fencing	N/A	N/A

## 9. Building Size

Number of storeys	1	2 1/2
Building height	+/-5m	10.817m from ground to highest point of the dwelling and boathouse height of 8m
Total ground floor area	220.9m <sup>2</sup>	474.66m <sup>2</sup>
Total gross floor area		
Total useable floor area	148.4m <sup>2</sup>	226.36m <sup>2</sup> not including the garage or boathouse

## 10. Off Street Parking and Loading Facilities

Number of off street parking spaces	2+	3+
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

## 11. Multiple Family Residential N/A

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): \_\_\_\_\_

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**12. Commercial/Industrial Uses**      N/A

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

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Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

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**13. Institutional**      N/A

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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#### 14. Describe Recreational or Other Use(s)

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#### 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.):

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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:

Historically used as a vacation dwelling since prior to 1985.

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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:

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2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

A scoped EIS was previously prepared and approved by the County NEAC for the house. At that time, the house and boathouse were proposed as separate structures. However, the boathouse and dwelling are now proposed as one building. An Addendum EIS is being prepared for the boathouse and will be submitted to the County for approval when complete. It is anticipated the approval of the EIS for the boathouse would be a condition of the minor variance.

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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



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4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☒ On the subject lands or ☒ within 500 meters – distance +/-15m

**Floodplain**

☒ On the subject lands or ☐ within 500 meters – distance 0m

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
  - ☐ Communal wells
  - ☒ Individual wells
  - ☐ Other (describe below)
- 

Sewage Treatment

- ☐ Municipal sewers
  - ☐ Communal system
  - ☒ Septic tank and tile bed
  - ☐ Other (describe below)
- 

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? None

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

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7. Name of road/street:

Pickereel Road

### 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.

See attached covering letter, plans, elevations and e-mail correspondence

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#### H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions



28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☒ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☒ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

#### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. Transfers, Easements and Postponement of Interest**

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

✓ Owner/Applicant Signature: K. B. Date: Dec 27/17

#### **K. Permission to Enter Subject Lands**

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

✓ Owner/Applicant Signature: K. B. Date: Dec 27/17

#### **L. Freedom of Information**

For the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

✓ Owner/Applicant Signature: K. B. Date: Dec 27/17

#### M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

✕ Owner/Applicant Signature: K. Booth Date: Dec 27/17

#### N. Owner's Authorization

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

I/We Kevin Booth am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MHBC Planning 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: K. Booth Date: Dec 27/17  
Owner: \_\_\_\_\_ Date: \_\_\_\_\_

#### O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

✕ Applicant Signature: K. Booth Date: Dec 27/17  
Agent Signature : \_\_\_\_\_ Date : \_\_\_\_\_

#### P. Declaration

I, Pierre Chauvin of Township of Centre Wellington

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: City of Kitchener

Owner/Applicant Signature: \_\_\_\_\_

In the Region of Waterloo This 23<sup>rd</sup> day of Jan. A.D., 2018

A Commissioner, etc.: \_\_\_\_\_

\_\_\_\_\_

David William Aston, a Commissioner, etc.,  
Province of Ontario, for MacNaughton  
Hermesen Britton Clarkson Planning Limited.  
Expires October 11, 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: 38 Pickereel

Legal Description: SWAL PLAN 429 lot 52

Roll Number :331054306009300

Application #:

Information Origins: site plan given in aerial photo format from Planning Consultant MHBC

### Resort Residential Zone (RR)

3.2.2 Boathouse	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum exterior side yard	6.00		N/A	m
b) minimum interior side yard				m
i) typical lot	1.20		N/A	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	8.13	3.14	m
(Note:Proposed Area)				m.sq
d) maximum total usable floor area	56.00	116.11	60.12	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00		N/A	%

Comments

lot coverage does not apply for 10% because it is attached to cottage

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:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

Feb 23, 2018

Signature of Zoning Administrator

date

Feb 8/2018

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



## 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: 38 Pickereel

Legal Description: SWAL PLAN 429 lot 52

Roll Number :331054306009300

Application #:

Information Origins: site plan given in aerial photo format from Planning Consultant MHBC

### Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>Main Building</b>				
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	7.83	N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20	1.20	N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00	1.72	7.28	m
g) maximum building height	9.10	10.82	1.72	m
h) maximum lot coverage (Note:Proposed Area)	1569.8			m.sq
i) lot	15.00	30.24	15.24	%
Comments				

since the boathouse is attached it is not considered an "accessory structure" and cannot have an additional 10% lot coverage. As per definition of accessory structure 2.2, and 5.8.2 (h) in the zone provisions . Also since boathouse attached and part of dwelling, the rear yard is minimum 9.0m  
Boathouse including boatslip (attached) 116.112 sqm  
Cottage area 226.36 sqm ,  
garage (attached) 85.27 sqm  
porches (4 covered) 46.92 sqm  
**total 474.662 sqm proposed lot coverage**  
**lot coverage allowed at 15% is 1569.8 sqm x 15% = 235.47sqm**



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

February 27, 2018

Ms. Kayla DeLeye  
Norfolk County  
185 Robinson Street, Suite 200  
Simcoe ON N3Y 5L6

Dear Ms. DeLeye:

**RE: Minor Variance Application Resubmission  
38 Pickerel Road, Long Point  
OUR FILE 16220A**

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On behalf of our client, DALM Construction, we are pleased to resubmit this application for a minor variance in order to facilitate the redevelopment of the subject lands addressed 38 Pickerel Road, Long Point.

#### **The Proposed Development**

The subject lands comprise an area of approximately 1,569 m<sup>2</sup> and are located on the west side of the cul-de-sac on Pickerel Road. The subject lands have access off of Pickerel Road and a channel located to the rear of the property. The subject lands are legally described as Lot 52 Registered Plan 429; T/w Nr320195. The property is seasonally occupied, which includes a detached dwelling and separate boathouse.

The proposed vacation dwelling is to be 2 ½ storeys and 358.55 m<sup>2</sup> in size which includes an attached garage, covered porches, and attached boathouse. Attached is a Site Plan, and Lot Coverage and Setbacks Plan illustrating the proposed changes in building size and lot coverage on the subject lands.

#### **Minor Variances Required**

The following minor variances are being requested to facilitate the redevelopment of the property with a new vacation dwelling, attached garage, and attached boathouse. See attached Lot Coverage Plan and Elevations.

<b>Zoning Regulation</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
Lot Coverage (Dwelling, Garage & Boathouse)- Section 5.8.2	15%	30.24%	15.24%

Building Height (Vacation Dwelling)- Section 5.8.2	9.1 m	10.817 m	1.717 m
Building Height (Boathouse)- Section 3.2.2	5.0 m	8.134 m	3.134 m
Rear Yard Setback Section 5.8.2	9.0 m	1.72 m	7.28 m

### **Official Plan**

The lands are currently designated 'Resort Residential' in the in-effect Official Plan. The proposed development and requested minor variances are consistent with the intent of the County Official Plan.

Section 4.6, the Resort Residential Designation section of the Official Plan, permits vacation dwellings. The policies of the plan also provides for the replacement of existing buildings or structures on an existing lot of record for the purpose of developing a vacation home for seasonal use. The proposed replacement of the existing seasonal dwelling conforms with the Lakeshore and Resort Residential policies of the Official Plan. Section 6.4 of the Official Plan requires that development adjacent to the provincially significant feature be supported by an Environmental Impact Study (EIS) to demonstrate no negative impacts on the feature and their ecological function. The subject lands are adjacent to a Provincially Significant Wetland. An EIS was completed in April 2017 and reviewed by the County's Environmental Committee. The original study did not contemplate a reconstruction of the existing boathouse. The proposal now includes the boathouse as an addition to the vacation dwelling. As a result, an Addendum to the EIS is being prepared which will be submitted under separate cover when completed. We anticipate that the approval of the Addendum can be addressed as a condition of the application.

### **Community Design Guidelines**

Appendix D of the Official Plan includes Community Design Guidelines to be taken into consideration when proposing development. Section 5.2 is specific to Long Point, and identifies the area of the subject lands as 'Canal Cottages', which are distinct because of the alternating pattern of streets and canals on flat land. The cottages front onto the street, while the backyards and boathouses relate to the canal. Section 5.3, Resort Community Design Guidelines, identifies relevant design considerations.

The first being the consideration of the increase in the size of cottages. It highlights the trend to develop larger vacation homes on existing lots, which if uncontrolled will reduce the amount of open space around each cottage, and 'dwarf' the remaining original small cottages, resulting in shadowing impacts and privacy issues. The proposed development at 38 Pickerel Road takes these impacts into consideration, with the orientation of the dwelling and majority of the structure being towards the northern canal and wetlands as opposed to the existing development to the south. It is noted that there are many vacation dwellings along the canals that have a similar massing, lot coverage and boathouse. Please see attached images taken of nearby cottages along the canals illustrating that the proposed development would not be precedent setting in terms of building height of the dwelling or boathouse or lot coverage.

Residential Guidelines are also outlined in Section 5.3, including guidelines on height and lot coverage. Building height, for any roof type, should not exceed 7.5 m but may be increased up to 9 m in circumstances where the development would not be out of character with surrounding development. Note, this guideline was written prior to the increase in permitted building height in the Zoning By-law to 9.1 m. As previously stated, it is our opinion that the proposed building height is not out of character with

the immediate community, and is compatible with the surrounding development, particularly given the orientation of the proposed massing of the dwelling towards the open space areas.

The lot coverage guidelines and regulations are intended to ensure there is sufficient area for other uses to occur on the lot, including storm water management, grading, amenity space and on-site sewage disposal systems. The Design Guidelines in the Lakeshore Special Policy Area state that a standard 15% lot coverage should be maintained in resort areas, and in specific cases a higher 30% lot coverage may be considered appropriate, such as those properties that back onto a channel. The subject lands have an existing septic system, which will not be impacted by the proposed development<sup>1</sup>, and due to the pie-shaped lot, a large amount of amenity space is proposed to remain to the rear of the dwelling. In addition, the subject lands abut two canals (to the north and west sides of the property), with vast wetlands also to the north. Therefore, as per these Guidelines, the proposed lot coverage of 30.24% is appropriate in this Canal Cottage area.

### **Zoning By-law**

The Resort Residential Zone (RR), Section 5.8 of the County of Norfolk Zoning By-law 1-Z-2014, requires a maximum lot coverage of 15%, which includes the attached boathouse (which if detached would otherwise permit an additional 10% lot coverage for a total lot coverage permission of 25%). The development proposes a total lot coverage of 30.24%. This total lot coverage calculation consists of a dwelling lot coverage of approximately 22.84% (includes the dwelling, attached garage and covered porches), and a boathouse lot coverage of 7.40%.

Section 5.8 requires a maximum building height of 9.1 m. The development proposes a maximum building height of 10.817 m. Section 3.2.2 of the Zoning By-law permits a boathouse with a maximum height of 5 m. The proposed height of the boathouse is 8.134 m.

Section 5.8 also requires a minimum rear yard setback of 9 m to the dwelling. Due to the fact that the boathouse is attached to the dwelling, the rear yard setback is calculated to the nearest point of the dwelling, which is the boathouse portion of the building. As a result, the development proposes a rear yard setback of 1.72 m.

### **Lot Coverage**

The existing vacation dwelling does not include a garage, and the boathouse is detached. A lot coverage variance is required because the proposed vacation dwelling now includes an attached garage, covered porches and attached boathouse. The zoning by-law effectively permits up to 25% lot coverage when the dwelling and boathouse are combined. The proposed combined development has a total lot coverage of approximately 30.24%.

If the proposed garage and boathouse were separated and considered accessory structures, the lot coverage for these 'accessory' structures would be approximately 13%, and the proposed vacation dwelling would have a lot coverage of 17%; in exceedance of 3% and 2% for the accessory structures and dwelling, respectively. Both these exceedances are considered minor even when the buildings are combined as proposed. This opinion recognizes the following:

- The existing lot has an area of 0.16 ha (0.4 ac) and is a large corner lot at the terminus of a cul-de-sac, which backs onto vast wetland and a series of canals. Given its locational attributes, a larger building footprint can easily be accommodated on this lot.

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<sup>1</sup> Attached correspondence from the County Building Inspector dated March 6, 2017, confirms that the existing septic holding tank can be replaced to accommodate the proposed vacation dwelling.

- The impact of the proposed development on neighbouring properties will be minimal given the surrounding open space context and the fact that the proposed building mass is oriented away from existing development and towards the wetland and canal on the north side of the property.
- A number of existing dwellings in the immediate area currently exceed the lot coverage requirements (see attached lot coverage figure), and the proposed development is in-keeping with the existing surrounding development.

### **Building Height**

A variance is also being requested for the proposed building height of the vacation dwelling and boathouse. The proposed pitch and height of the roof lines enable a unique and appealing home design with high quality urban design elements as per Section 5.2 of the Community Design Guidelines. Although it varies, the highest peak of the roofline of the vacation dwelling is proposed to be 10.817 m, and the height of the boathouse is proposed to be 8.134 m. See attached Elevations.

Building height is defined in the Zoning By-law as the vertical distance between the average finished grade of the ground at the front wall of a building and, in this case, the highest point of the ridge. It is noted that the portion of the dwelling which exceeds the building height maximum of 9.1m, represents only 38% of the front elevation. See attached Elevations Plan. The highest peak of the vacation dwelling roofline is located at the northern end of the proposed dwelling, oriented away from existing development both to the south and the west across the canal; resulting in minimal impact. If combined, on average the building height of the proposed development complies with the building height regulations of Section 5.8.

In addition the building height of 36 Pickerel Road, the adjacent neighbour to the south of the subject lands, has a building height of 8.36 m. The impact of the building height of the proposed boathouse of 8.134 m on 36 Pickerel Road will be minimal. The proposed boathouse height is less than that of the dwelling at 36 Pickerel Road, and meets the interior yard setback regulation providing sufficient space between buildings to ensure safety and privacy.

### **Rear Yard Setback**

A variance is requested to permit a rear yard setback of 1.72 m, whereas 9 m is required as per Section 5.8 of the Zoning By-law. The boathouse is proposed to be attached to the dwelling, therefore the rear yard setback is measured to the boathouse portion of the dwelling which is located closest to the rear lot line. If the boathouse were proposed to be detached from the dwelling, the rear yard setback would be calculated to the closest point of the dwelling. The dwelling portion of the building, which is the tallest portion of the vacation home, is setback 9.908 m from the rear lot line and canal, and would comply with the rear yard setback requirements. However in order to design a visually appealing and functional vacation dwelling and due to lot configuration restrictions, the boathouse is proposed to be attached to the dwelling requiring a reduction to the rear yard setback regulation in the Rural Residential Zone. The proposed rear yard setback of the boathouse is very similar to other boathouses along the canal. As a result, the proposed setback reduction will allow for a development that is in keeping with the surrounding development, while maintaining sufficient useable rear yard space for the dwelling.

### **Conclusion**

Given the forgoing, it is our opinion that the variances requested meet the four tests of Section 45(1) of the Planning Act and are consistent with the general intent of the Official Plan and Zoning By-law. The variances sought are minor in nature, and appropriate and desirable for the area. The proposed development is to be seasonally occupied as per the intent of the Official Plan and Zoning By-law, and will continue to have plenty of amenity space surrounding the vacation dwelling to ensure low impact on neighbouring properties and sufficient space to accommodate an on-site sewage system. The proposed



development generally meets the Lakeshore Special Policy Area Guidelines as set out in Appendix D of the Official Plan. The proposed development is designed with high quality design elements, is in keeping with the character of the neighbourhood in terms of lot coverage and setbacks, and is not precedent setting.

We have enclosed the following in support of the minor variance application:

- One copy (1) of the Site Plan;
- One copy (1) of the Lot Coverage and Setbacks Plan;
- One copy (1) of the Lot Coverage of Surrounding Properties including the boathouse;
- One copy (1) of the Lot Coverage of Surrounding Properties not including the boathouse;
- One copy (1) of the Elevations;
- Photographs of neighbouring cottages;
- Signed Zoning Deficiency Sheet; and
- Minor Variance Application fee of \$1,406.00.

We look forward to contoured to work with County staff on this application. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

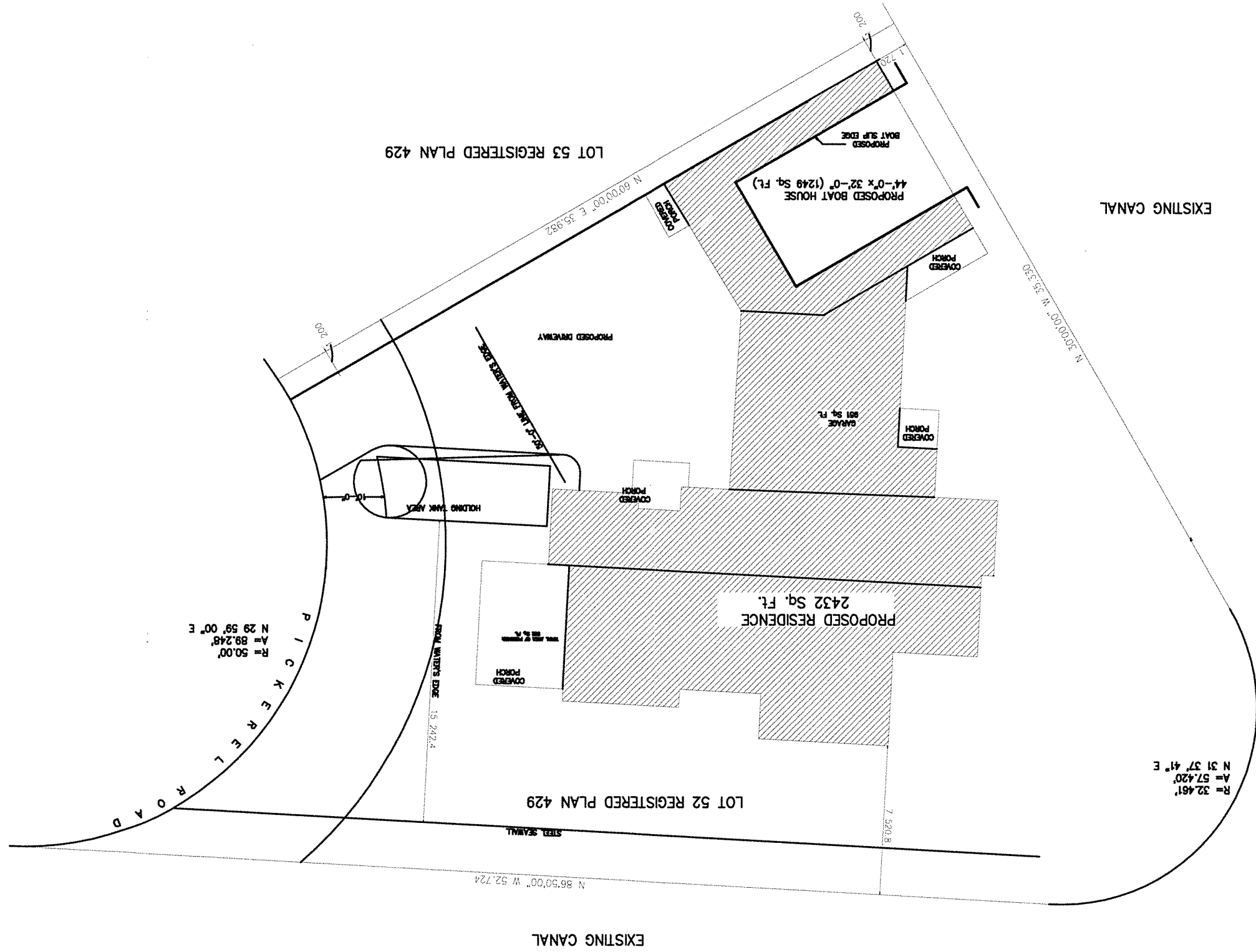


Rachel Martin, BES  
Planner

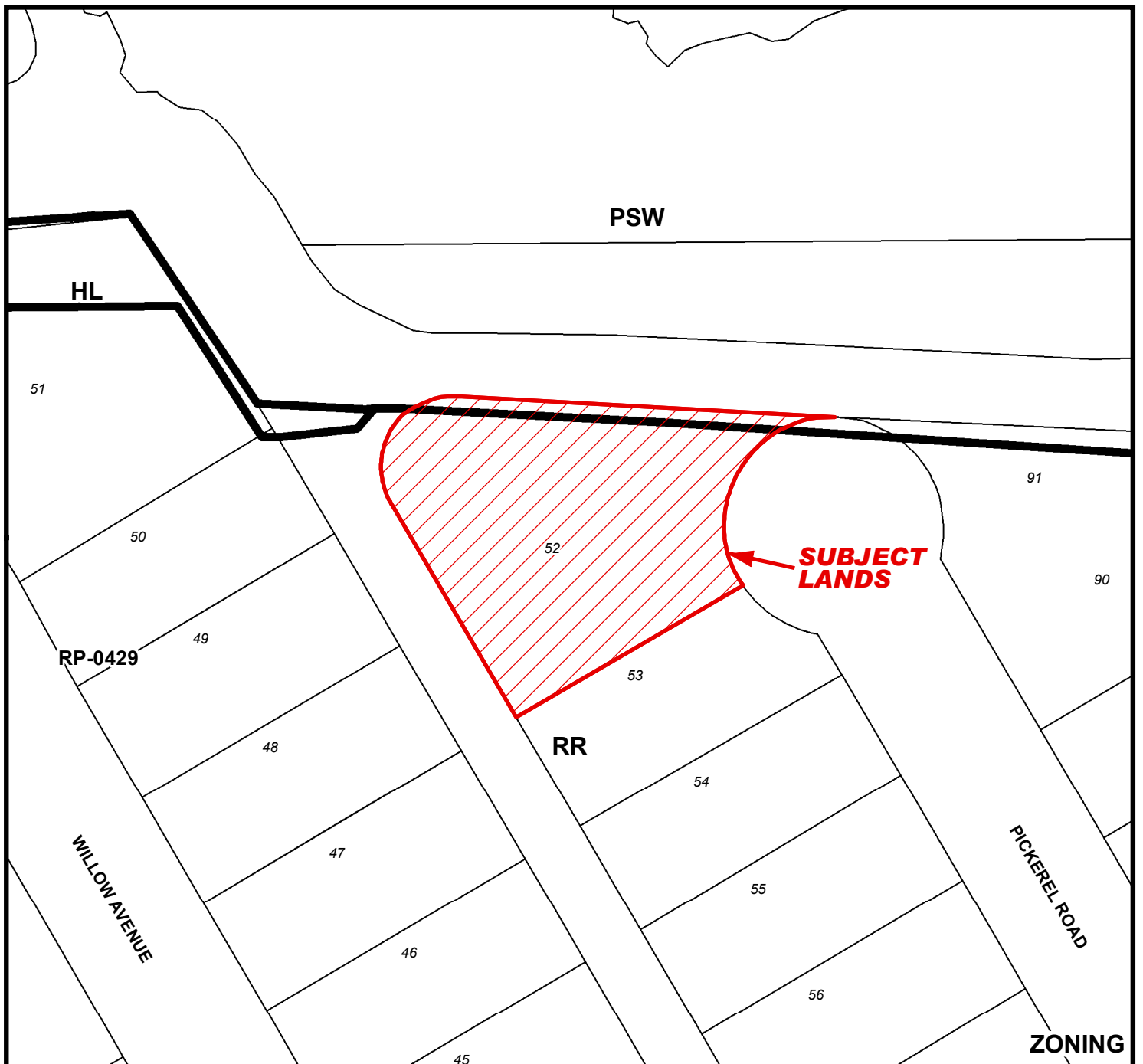
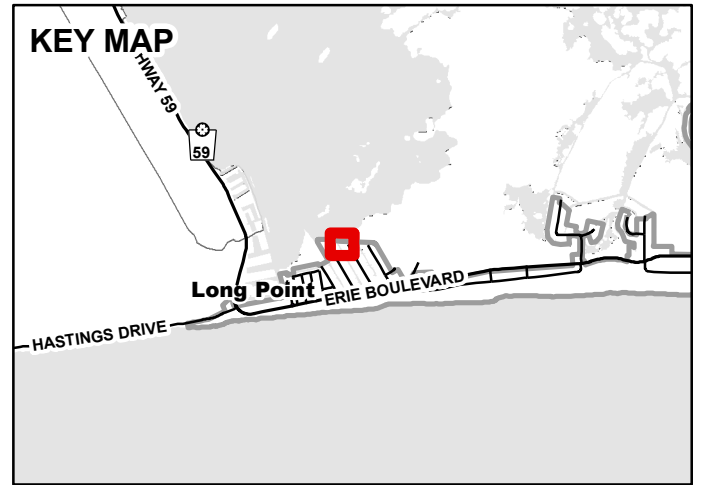
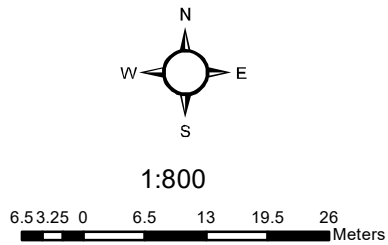


Pierre Chauvin, MA, MCIP, RPP  
Partner

cc. Henry Dalm



**MAP 1**  
**File Number: ANPL2018033**  
Geographic Township of  
**SOUTH WALSINGHAM**





## MAP 2

File Number: ANPL2018033

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:600



# MAP 3

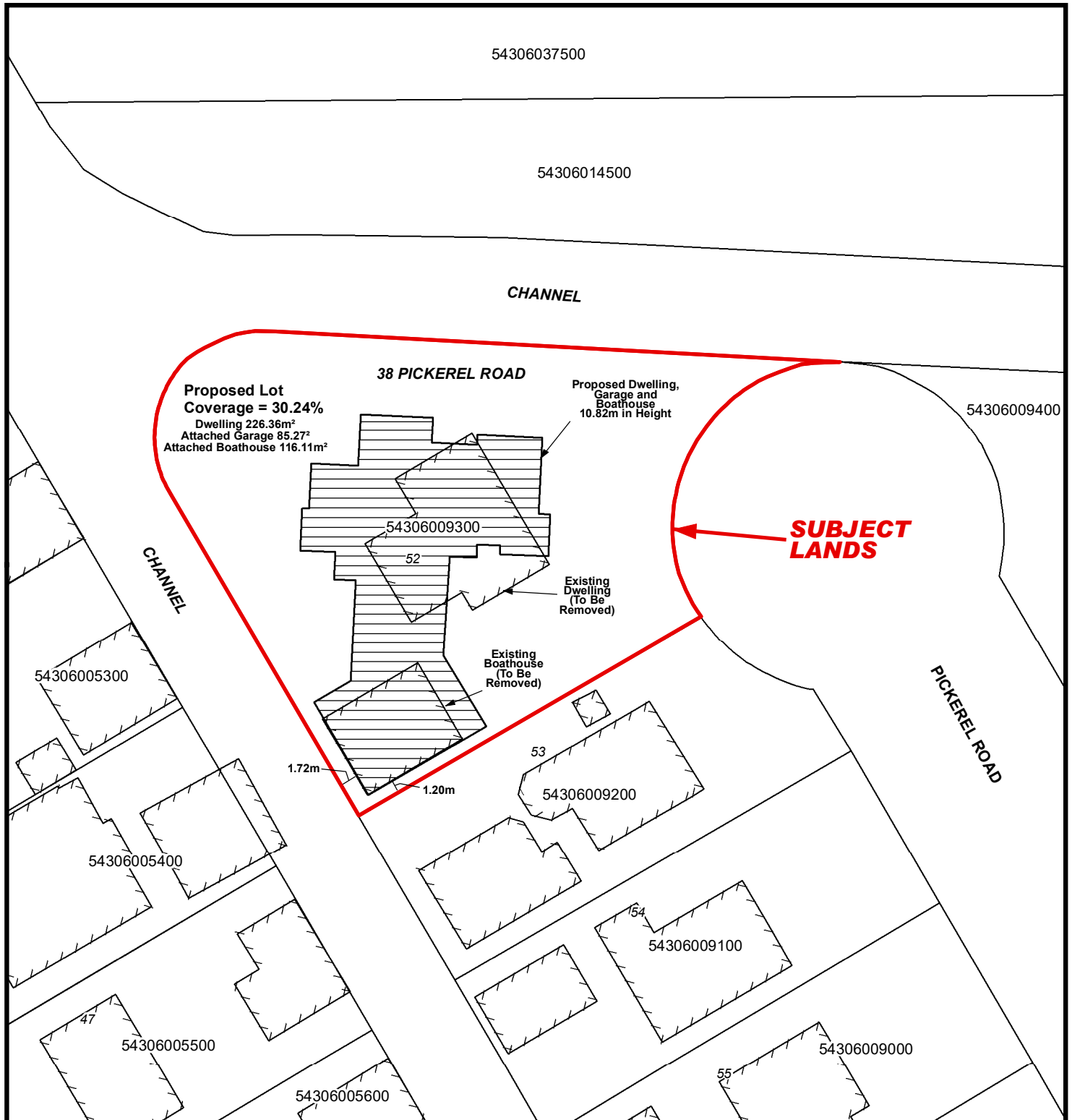
File Number: ANPL2018033

Geographic Township of SOUTH WALSLINGHAM



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1:500





# LOCATION OF LANDS AFFECTED

File Number: ANPL2018033

Geographic Township of SOUTH WALSHINGHAM

