

For Office Use Only:

File Number	<u>ANPL2018127</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>474.60</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>June 7/18</u>	Planner	<u>Steve</u>
Complete Application	<u>June 7/18</u>	Public Notice Sign	<u>Yes</u>

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

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 543 - 060 - 28400 - 0000**A. Applicant Information****Name of Owner** JOHN C. ROWELL

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 288 LIGHT STREET**Town and Postal Code** WOODSTOCK N4S 6J2**Phone Number** 519-539-1947**Cell Number** 519-421-8001**Email** JC ROWELL 225 @ GMAIL.COM**Name of Applicant** SAME**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

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

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address:

153 WOODSTOCK AVE

Present Official Plan Designation(s):

SWAL PLAN 436 LOT 86

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. Present use of the subject lands:

VACATION COTTAGE



4. 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 TO BE RETAINED - SEE SITE PLAN

5. 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.

UTILITY ROOM, BATHROOM, BED/SITTING ROOM

6. 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 SITE PLAN

7. 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:

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

75 YEARS

9. Existing use of abutting properties:

VACATION HOMES

10. 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	<u>20.2 m</u>	<u>20.2 m</u>
Lot depth	<u>55.81 m</u>	<u>55.81 m</u>
Lot width	<u>20.2 m</u>	<u>20.2 m</u>
Lot area	<u>1125.52 m²</u>	<u>1125.52 m²</u>
Lot coverage	<u>105.97 m²</u>	<u>280.63 m²</u>
Front yard	<u>30.26 m</u>	<u>25.69</u>
Rear yard	<u>13.96 m</u>	<u>10.3</u>
Left Interior side yard	<u>7.33 m</u>	<u>5.6 m</u>
Right Interior side yard	<u>3.62 m</u>	<u>1.23 m (GARAGE)</u>
Exterior side yard (corner lot)	<u> </u>	<u> </u>

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

- 1) GARAGE IN FRONT YARD
- 2) GARAGE HEIGHT + 38% (1.9m)
- 3) COTTAGE LOT COVERAGE + 15.4% (26.04 m²)
- 4) GARAGE USEABLE FLOOR AREA + 46.35% (46.35 m²)

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

By-law: THE GARAGE IS TO HAVE A SECOND FLOOR TO ACCOMMODATE MY HOBBY SPACE. TOTAL USEABLE AREA THEREFORE EXCEEDS 100 m². COTTAGE IS TO HAVE A COVERED PORCH ADDED ON THE LAKE SIDE & AN ADDITION ON THE ROAD SIDE TO ACCOMMODATE A UTILITY ROOM, 2 PC BATH & BGO SITTING ROOM

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): _____



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

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. 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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

BOTH PREVIOUS OWNERS WERE KNOWN TO ME. VACATION COTTAGE WAS THE ONLY PREVIOUS USE IN PAST 75 YEARS

4. 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 NO

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance NO

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO



Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☒ within 500 meters – distance NO

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 NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

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

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO



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) ☐

SAND

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

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
- ☐ Agricultural Impact Assessment

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

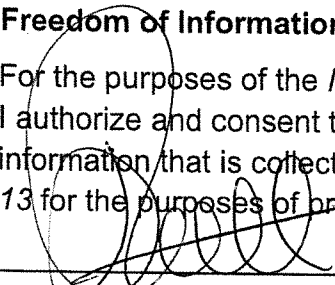
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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.

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/Agent Signature

June 7/2018
Date

J. 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 _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ 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

Date

Owner

Date



K. Declaration

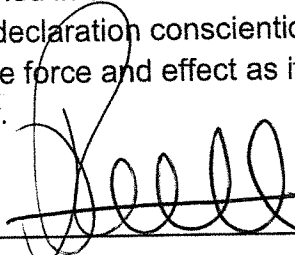
I, JOHN C. ROWELL of WOODSTOCK, ONTARIO

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:

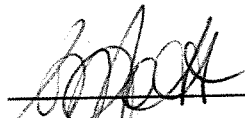
Langton


Owner/Applicant/Agent Signature

In NORFOLK County

This 7th day of June

A.D., 2018


A Commissioner, etc.

SHERRYANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2020.





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: 153 Woodstock Ave Long Point

Legal Description:

Roll Number: 331054306028400

Application #:

Information Origins: site plan from Martin Design group

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	1125.52	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	26.00	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	3.00	3.62	N/A	m
		1.20	5.60	N/A	m
	f) minimum rear yard	9.00	9.82	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	17.31	2.31	%
	Comments				

Note; A grading plan will be required for building permit, and lot area must be accurate as on site plan submitted for this deficiency form, or calculations will not be accurate. Stairs to any porches or decks are not shown on site plan, they are counted in lot coverage. I will assume you do not have any stairs. Septic area not shown on site plan, must meet OBC distances to structures and property lines.

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00	6.90	1.90	m
	b) minimum front yard	6.00	4.78	1.22	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20	1.23	N/A	m
	e) minimum rear yard	1.20	40.11	N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage (Note:Proposed Area)				m.sq
	i) lot coverage	10.00	7.62	N/A	%
	ii) usable floor area	100.00	146.35	46.35	m.sq

Comments

accessory building has upper floor calculated in useable floor area. No habitable room permitted in an accessory building

building located in front yard

WOODSTOCK
AVENUE

CENTRELINE OF ASPHALT

EDGE OF ASPHALT

LOT 86 WOODSTOCK AVENUE
REGISTERED PLAN 436 (LONG POINT)
TOWNSHIP OF SOUTH WALSHINGHAM
NORFOLK COUNTY, ONTARIO

LOT COVERAGE

AREA:

EXISTING COTTAGE = 105.97m²
PROPOSED GARAGE = 85.76m²
PROPOSED ADDITION = 50.58m²
PROPOSED ENTRY CANOPY = 4.97m²
PROPOSED COVERED PORCH = 33.35m²
TOTAL COVERAGE = 280.63m²

TOTAL LOT AREA = 1125.52m²
LOT COVERAGE WITH PROPOSED
CONSTRUCTION
24.9%

PROPOSED NEW CONSTRUCTION

~ GARAGE, 1 1/2 STORIES ON POURED CONCRETE
FROST WALL (1.22m BELOW GRADE MIN.), 6.9m TO
PEAK.

~ COTTAGE, SINGLE STOREY ADDITION ON POURED
CONCRETE FOUNDATION (1.22m BELOW GRADE MIN.).

~ COVERED PATIO, REINFORCED CONCRETE SLAB
WITH POURED CONCRETE PERIMETER FROST WALL,
INTERIOR BACKFILL TO BE CLEAR STONE (1.22m
BELOW GRADE MIN.). PATIO SURFACE 0.6m MAX.
ABOVE FINISHED GRADE.

~ CANOPY OVER ENTRY

~ EXISTING SINGLE STOREY COTTAGE TO BE RAISED
BY FOUR COURSES OF BLOCK (0.8m TOTAL) ON TOP
OF EXISTING BLOCK FOUNDATION. BLOCK CAVITIES
TO BE FILLED WITH CONCRETE AND 15M REBAR
REINFORCING.



449 Huron Street
Woodstock, Ontario
N4S 7A9
Cell: (226) 228-0865
E-mail: keelan@martindesigngroup.ca
Website: www.martindesigngroup.ca

ROWELL COTTAGE & GARAGE

Long Point, Ontario

Scale: 1:325

Date: May 25, 2018

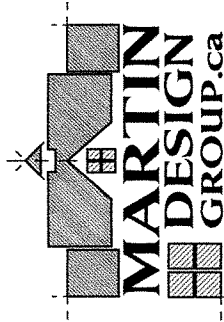
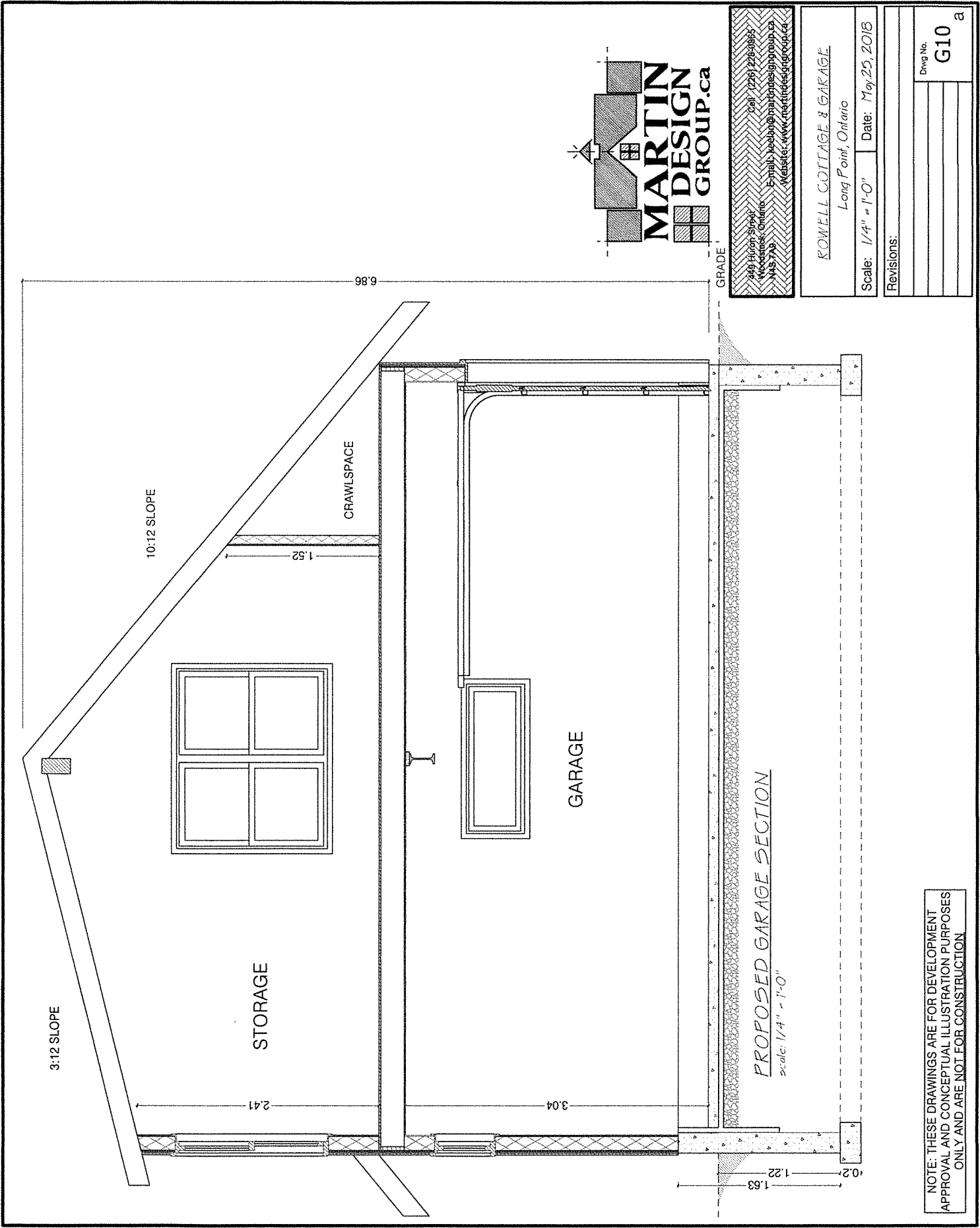
Revisions:

Dwg No.

SP10
a

SITE PLAN
scale: 1:325

STEEL SEAWALL
(SEMI-BURIED)
20.17
BEACH



240 Huron Street
Woodstock, Ontario
N4S 7A9
Cell: (226) 229-0865
Email: keelan@martindesigngroup.ca
Website: www.martindesigngroup.ca

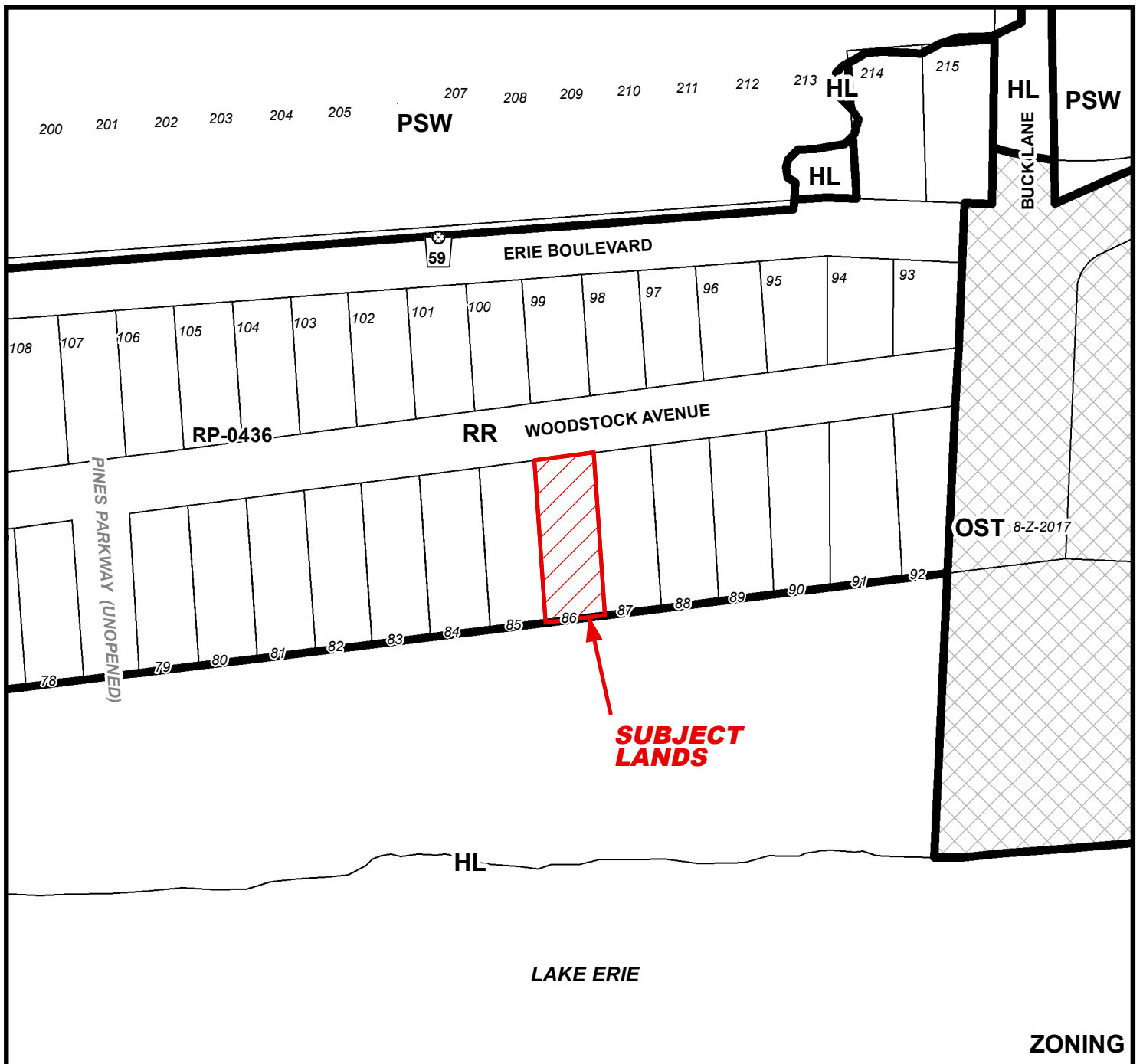
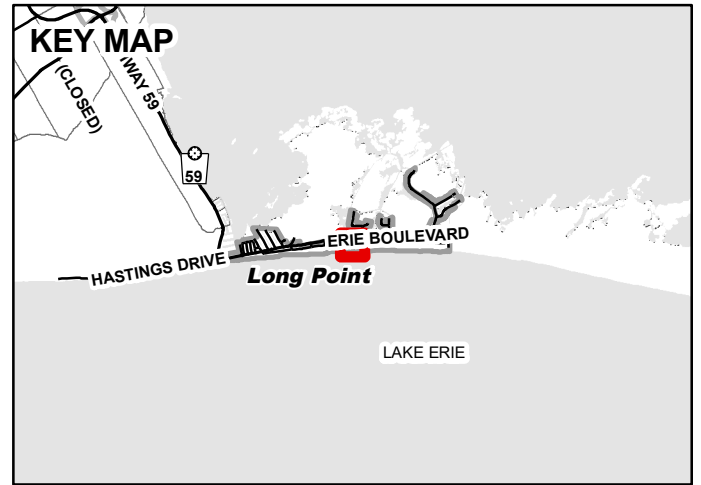
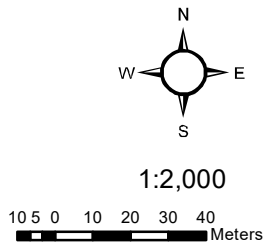
ROWELL COTTAGE & GARAGE
Long Point, Ontario
Scale: 1/4" = 1'-0" Date: May 25, 2016

Revisions:	
Dwg No.	G10 a

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT
APPROVAL AND CONCEPTUAL ILLUSTRATION PURPOSES
ONLY AND ARE NOT FOR CONSTRUCTION



MAP 1
File Number: ANPL2018127
Geographic Township of
SOUTH WALSHINGHAM

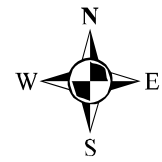


ZONING

MAP 2

File Number: ANPL2018127

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

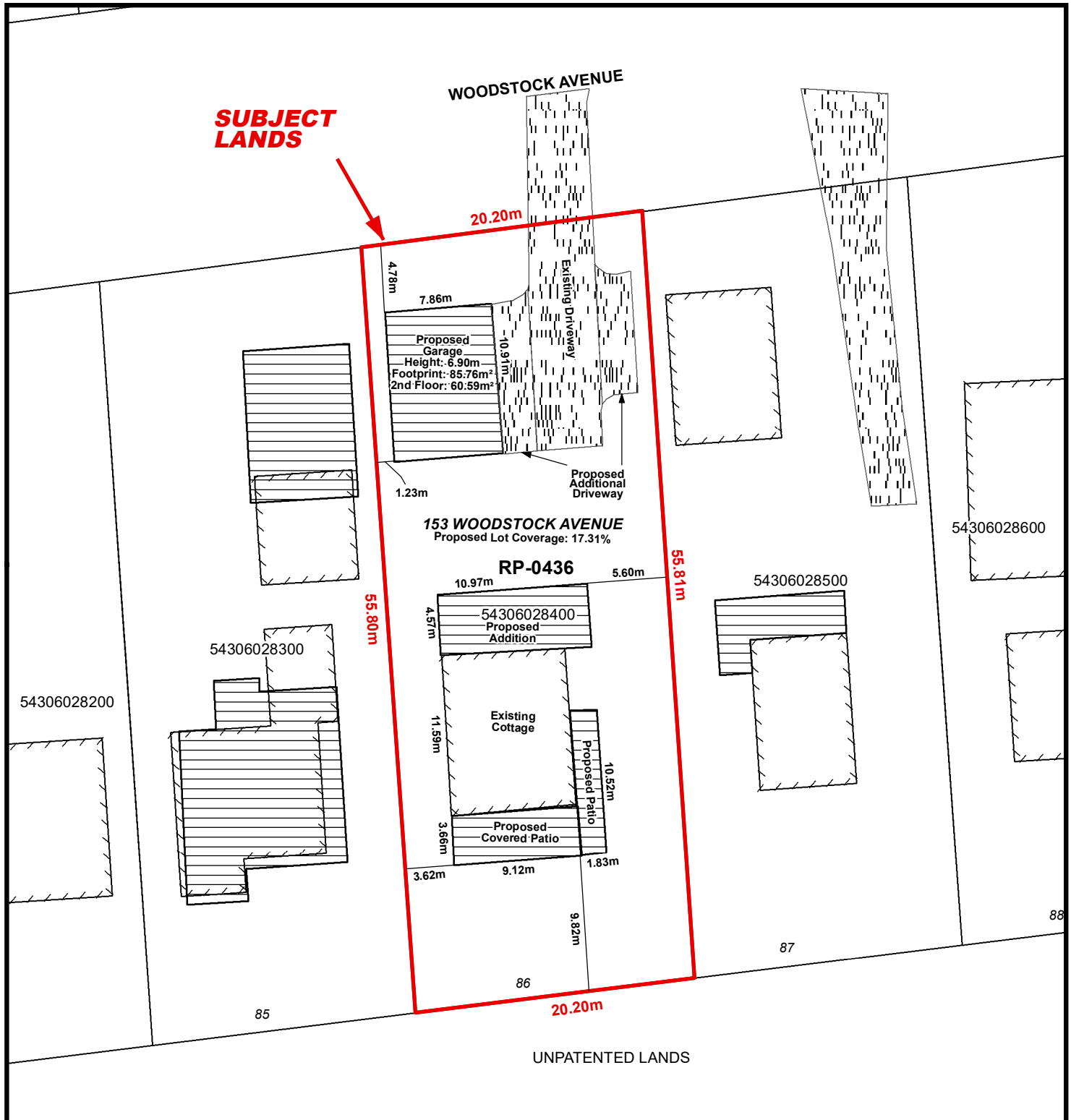
File Number: ANPL2018127

Geographic Township of SOUTH WALSHINGHAM



1 1.5 3 4.5 6 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2018127

Geographic Township of SOUTH WALSHINGHAM



1 1.5 3 4.5 6 Meters

1:400

