

For Office Use Only:

File Number	<u>ANPL2018211</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>new system proposed</u>
Application Submitted	<u>Sep 5/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Sep 5/18</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: 543070044000000-57 BEACH AVE

A. Applicant Information

Name of Owner GRANDIANNE KELLER

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 980 HWY #59 PT. ROWAN

Town and Postal Code PT. ROWAN NOE LMO

Phone Number 519-886-9765

Cell Number —

Email di123pjc@gmail.com

Name of Applicant AS ABOVE

Address —

Town and Postal Code —

Phone Number —

Cell Number —

Email —



Name of Agent MARK A. COOK, B. TECH. AP. SC.
Address Box 191
Town and Postal Code TILSONBURG, ONT.
Phone Number 519-842-6734
Cell Number 519-859-3247
Email COOKNA@MSN.COM

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:

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 304 BEACH AVE. PLAN 436 SWAL

Municipal Civic Address: 304 BEACH AVE

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. Present use of the subject lands: VACANT



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:

SINGLE WOOD FRAME GARAGE 6m x 8m

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.

NIL

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:

NEW 2 STORY RESIDENCE (SEASONAL)
SEE SITE PLAN FOR SETBACKS

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:

± 50 YRS

9. Existing use of abutting properties:

SEASONAL RESIDENCES

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, m ² or %, etc.		
Lot frontage	20.117 M	SAME
Lot depth	50.902 M	A
Lot width	—	A
Lot area	1024.08 M	A
Lot coverage	—	17%
Front yard	— 26.516 M	21.516 M
Rear yard	—	15.233 M
Left Interior side yard	—	1.219 M
Right Interior side yard	—	5.639 M
Exterior side yard (corner lot)	—	—

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

- LOT COVERAGE FROM 15% TO 17%
- Relief of Section 3.2.1.b to allow an accessory building in the front yard.
- 1.07 m from max accessory building height to allow 6.07m

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

By-law:

INTERFERED WITH THE DESIGN PARAMETERS

4. Description of land intended to be severed in metric units:

Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____



Proposed final lot size (if boundary adjustment): _____

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:

CONVEYED FROM PREVIOUS OWNER



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 No

Floodplain

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

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 No

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)

LOT GRADING PLAN BY OLS

2. Existing or proposed access to subject lands:

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

Name of road/street:

BEACH 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.

LPRCA PERMIT # 43/15 - application approved
for location & dimensions & grading. Project No 17-05,
Techno Metal Post. file 17059-019a rev1.



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.

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.

Shianne Keller
Owner/Applicant/Agent Signature

Sept 5/18
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, DIANNE KELLER of PORT ROWAN

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

Dianne Keller

Owner/Applicant/Agent Signature

In Norfolk County

This 5th day of September

A.D., 20 18

[Signature]

A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 3, 2021





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: 57 Beach Ave

Legal Description:

Roll Number: 543-070-04400

Application #:

Information Origins: site plan and drawings from owner

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.8.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00	1024.00	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		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		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	9.10	7.50	N/A	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	15.00	17.00	2.00	%

Comments

174.0 sqm of lot coverage in cottage, porches, and decks. Yard set backs are all within the requirements of the bylaw

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Accessory Structure				
3.2.1 a) building height	5.00	6.07	1.07	m
b) minimum front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		N/A	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				m.sq
i) lot coverage	10.00	6.20	N/A	%
ii) usable floor area	100.00	84.68	N/A	m.sq

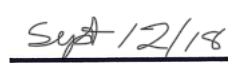
Comments


Relief from 3.2.1(b) for occupying a front yard. No habitable room permitted in an accessory building

Prepared By:
Roxanne Koot

I have read and understand the above.


Signature of owner or authorized agent


date

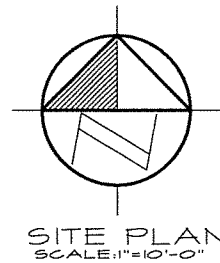
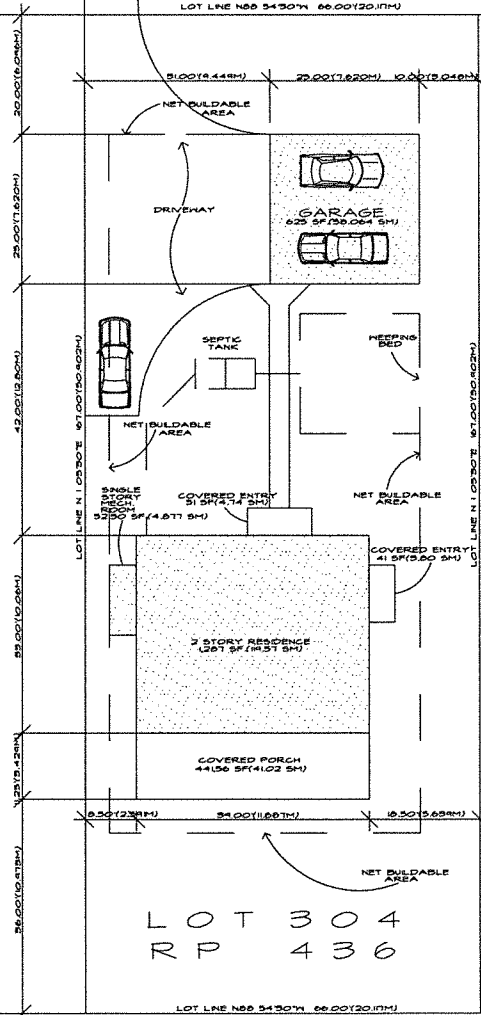

Signature of Zoning Administrator


date

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

BEACH AVE

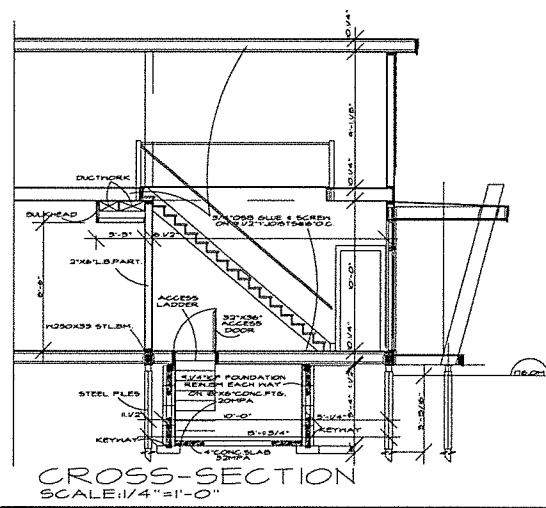
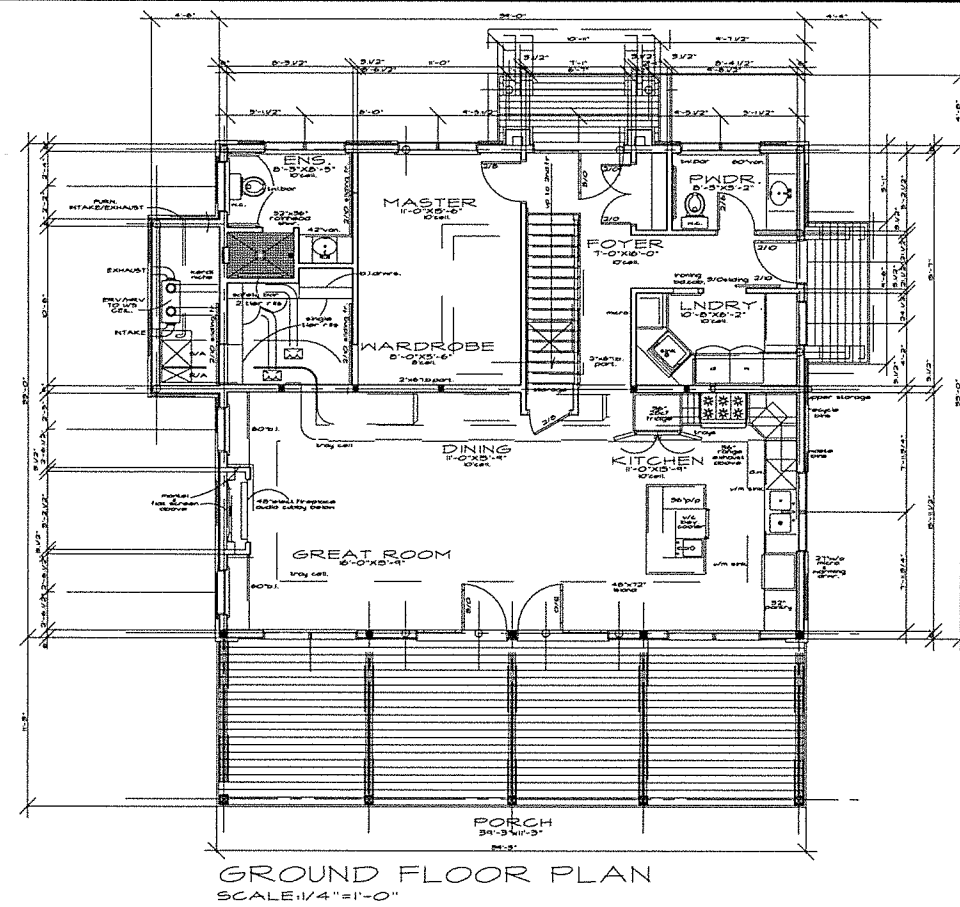
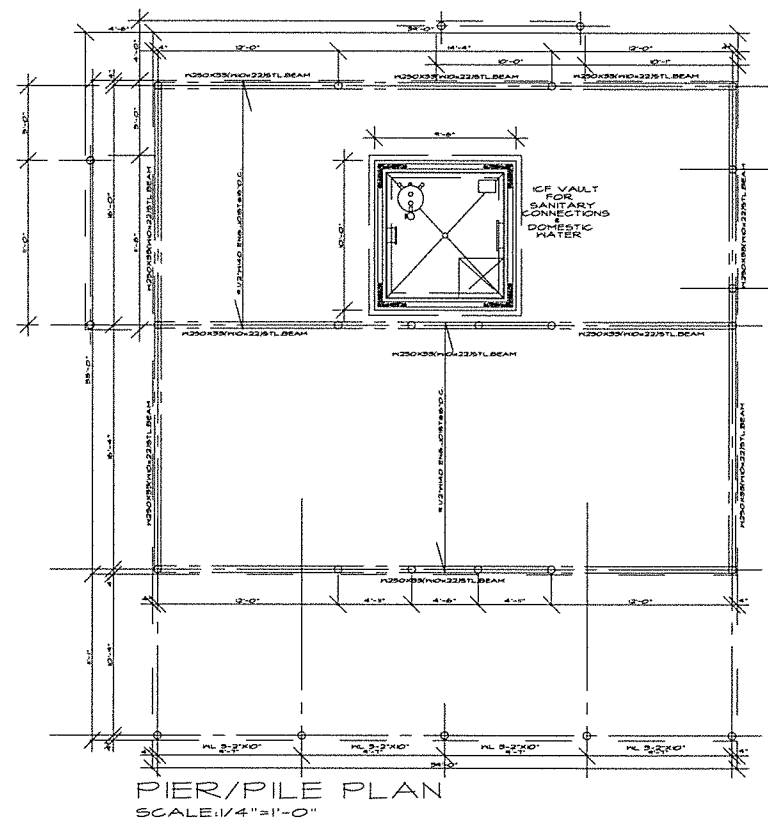
LOT LINE N88 54°30'W 66.00'(20.17M)



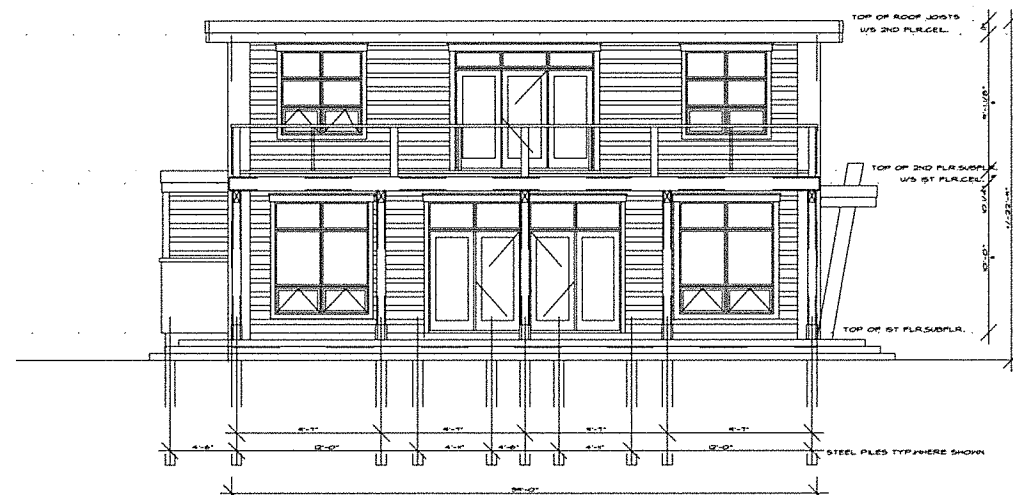
1023.9857m

SITE DATA:
LOT AREA = 11,022 S.F.(0.25AC)
BUILDING AREA = 1,339.50 S.F.(124.44 SM) LIVING AREA & MECH.RM.
523.56 S.F.(49.51 SM) PORCHES, DECKS
1,075.00 S.F.(174.013 SM) TOTAL AREA
LOT COVERAGE = 17%
ACCESSORY BUILDING AREA = 625 S.F.(58.064 SM)
LOT COVERAGE = 5%
BUILDING HEIGHT = 24.50'(7.468M)

NEW RESIDENCE FOR DIANE KELLER LOT 304, BEACH AVE. LONG POINT ONTARIO		
SITE PLAN		
04/10	A.N.	HAC

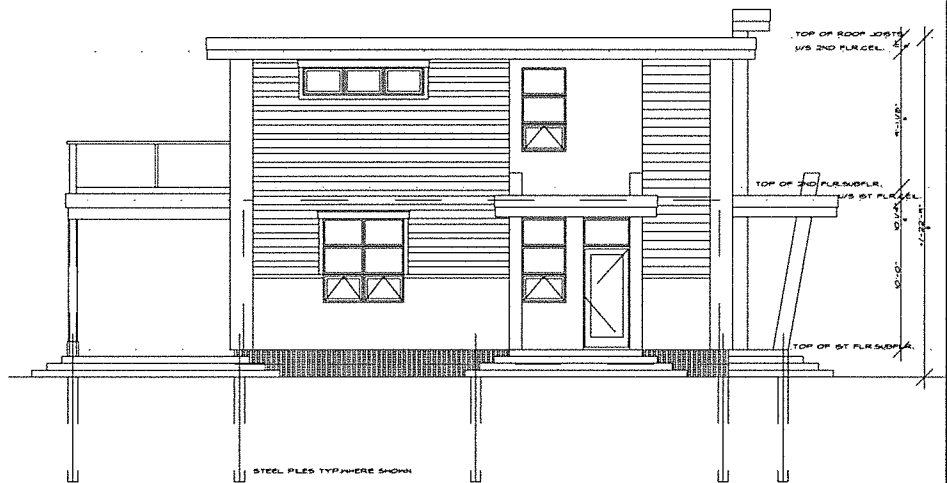


NEW LAKE HOUSE FOR PIANNE KELLER LOT 304, BEACH AVE., LONG PONT, ONTARIO			
PIER/PILE PLAN			
06/10	A.N.	MAC	A-1



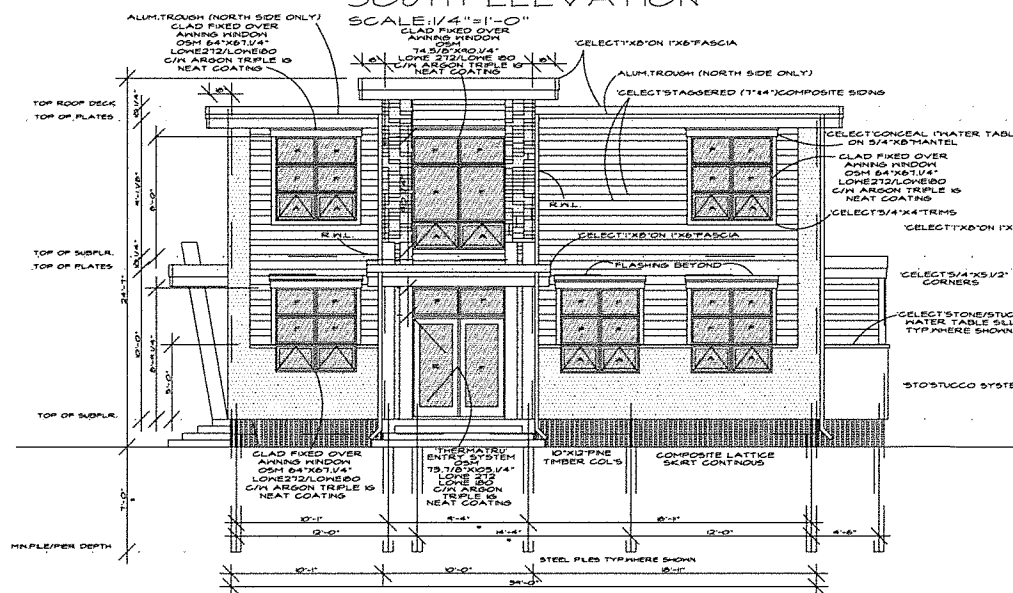
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



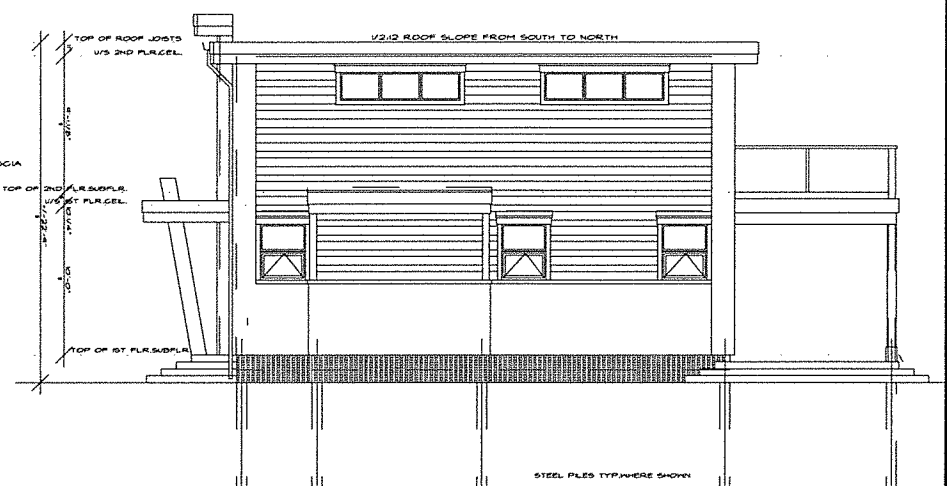
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

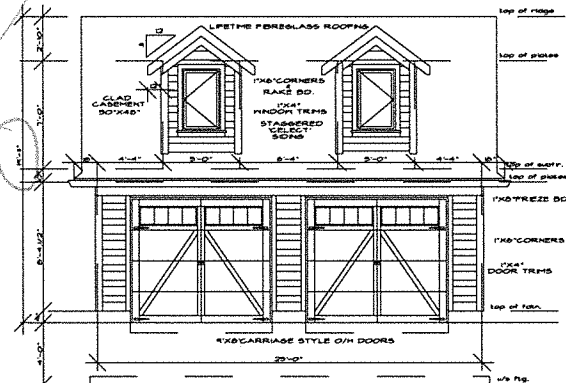


WEST ELEVATION

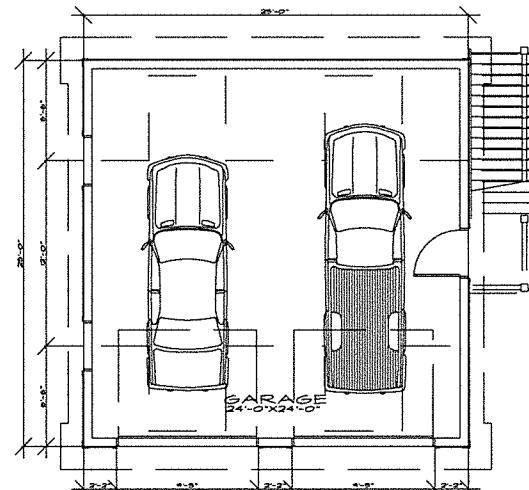
SCALE: 1/4" = 1'-0"

NEW LAKE HOUSE FOR DIANNE KELLER LOT 304, BEACH AVE, LONGPOINT			
ELEVATIONS			
03/10	A.N.	MAG	A-4

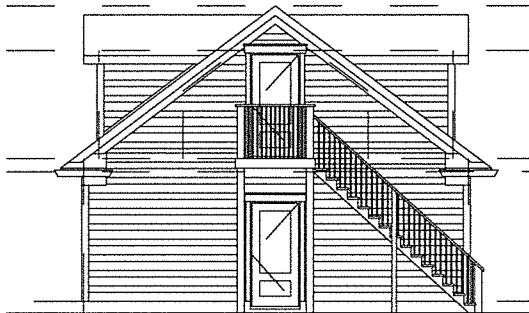
19'11" = 6.07m



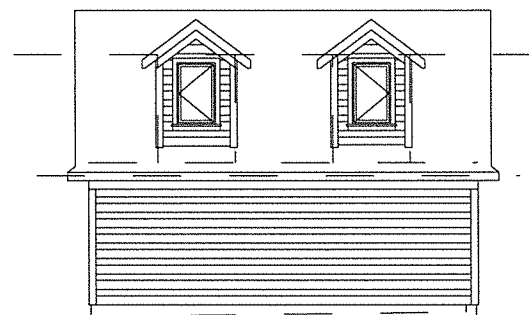
WEST ELEVATION
SCALE: 1/4" = 1'-0"



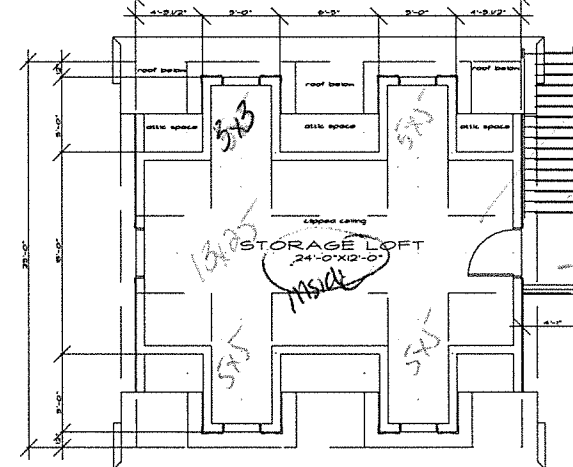
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



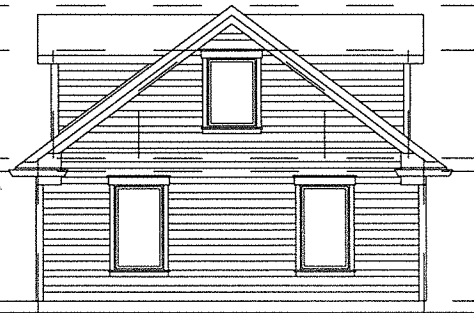
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

25x25
529 sq ft
inside = 23x23
= 499 sq m

usable floor area
4950 sq ft + 5.62 +
30.06
= 103.105 sq m
84.68
lot coverage
= 585 sq m + 5.625 sq m
= 63.625 sq m

dormers
305 sq ft
9x4 = 36 sq ft
3.35 sq m

3.1m x 1.2m
= 3.72 sq m

1.2m x 1.6m
= 1.9 m2

stairs
5.62 m2

loft area
= 288.8 sq ft
(30.46 sq m)
26.76

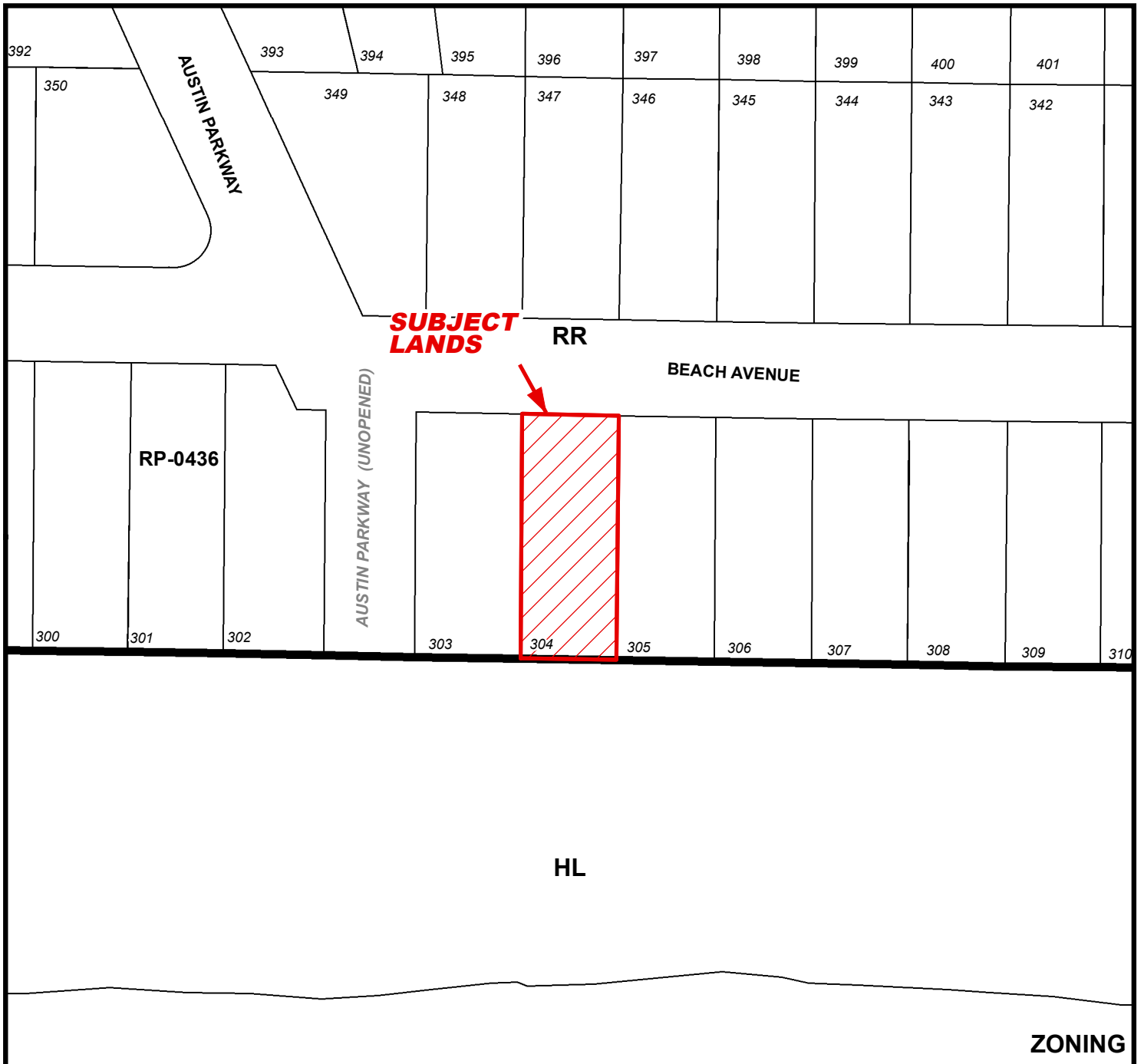
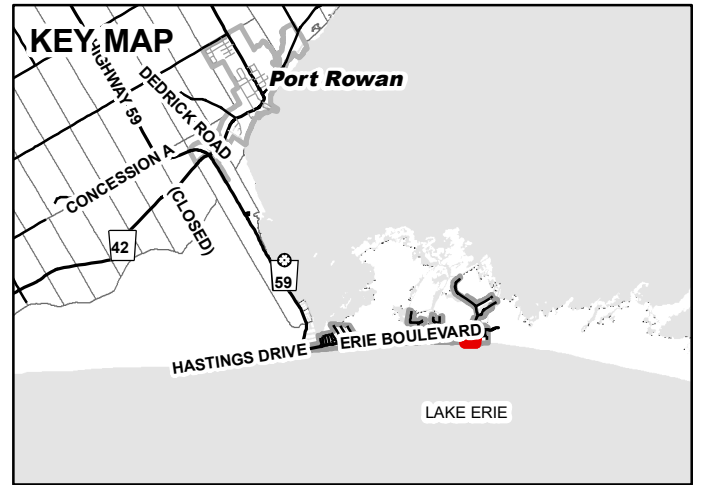
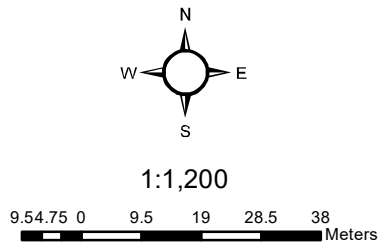
ACCESSORY BUILDING FOR DIANNE KELLER, 304 BEACH AVE., FT. ROWAN, ONTARIO			
PLANS AND ELEVATIONS			
DR/DB	AN.	MAG	GP-

MAP 1

File Number: ANPL2018211

Geographic Township of

SOUTH WALSHINGHAM

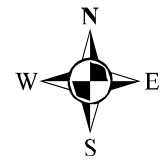


ZONING

MAP 2

File Number: ANPL2018211

Geographic Township of SOUTH WALSINGHAM



3 1.50 3 6 9 12 Meters

1:750



MAP 3

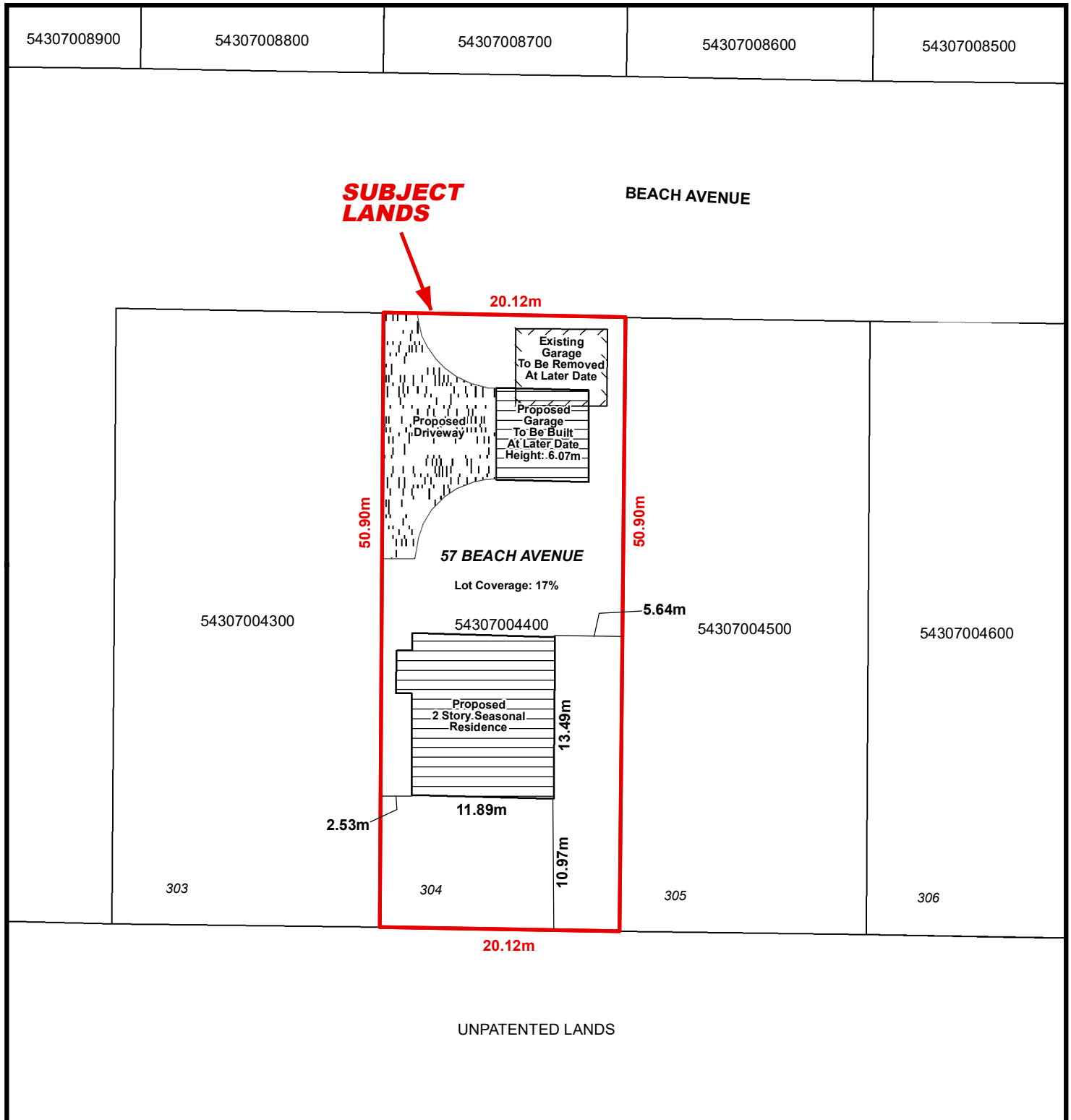
File Number: ANPL2018211

Geographic Township of SOUTH WALSINGHAM



1 0.75 1.5 3 4.5 6 Meters

1:450



LOCATION OF LANDS AFFECTED

File Number: ANPL2018211

Geographic Township of SOUTH WALSINGHAM



1 0.75 1.5 3 4.5 6 Meters

1:450

