

File Number	<u>ANPL208272</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>on file</u>
Application Submitted	<u>Nov 6/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Nov 7/18</u>	Public Notice Sign	<u>Yes</u>

☐ Consent/Severance/Boundary Adjustment

☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒ Minor Variance

☐ Easement/Right-of-Way

Name of Owner NANCY LOUGHEED

Address ~~1203 WINDHAM EAST 1/4 RD~~ 51 Mann Ave

Town and Postal Code ~~RR 7 STN MAIN~~ SIMCOE ON N3Y 4K6 SJ2

Phone Number 226-567-1137

Cell Number _____

Email nancy.lougheed@gmail.com

Name of Applicant	MYRON GRAVES
Address	13 CONCESSION ST
Town and Postal Code	WALSINGHAM ON NOE/XO
Phone Number	519-718-0060
Cell Number	
Email	mag11@live.ca



Name of Agent MYRON GRAVES
Address 13 CONCESSION ST
Town and Postal Code WALSINGHAM ON NOE X8
Phone Number 519 718 0060
Cell Number _____
Email mag17@live.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 ☒ 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):

114 WOODSTOCK AVE, S.WAL, PLAN 436, LOT 120
LONG POINT NORFOLK

Municipal Civic Address: 114 WOODSTOCK AVE LONG POINT

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RESORT RESIDENTIAL

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

SEASONAL 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:

REMOVE EXISTING COTTAGE, BUILD NEW COTTAGE
RETAIN EXISTING GARAGE

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.

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 COTTAGE

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:

1950'S

9. Existing use of abutting properties:

RR SEASONAL COTTAGE

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

Lot depth

Lot width

Lot area

Lot coverage

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):

~~CORNER LOT 13.32~~ ^① MINIMUM FRONT YARD ^{5.12m} ~~ST30~~ MINIMUM EXTERIOR ^②
SIDEYARD ~~0~~ ^③ LOT AREA ~~23.50~~ EXTERIOR SIDE YARD ~~0~~
^{2.83m Coverage 20.56%}

Amended
after
deferral
SC

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

BECAUSE OF NARROW LOT & EXISTING COTTAGE WE'RE ASKING
FOR RELIEF OF DEFICIENCIES

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL HERITAGE

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:

TALKED TO 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 _____

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

WOODSTOCK AVE BRAUT AVE EIRE 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.
-
-
-



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.


Owner/Applicant/Agent Signature

Nov 6/18
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 Nancy Loughheed am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Myron Graves 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

Owner

Nov 6/18
Date

Date



K. Declaration

I, MYRON GRAVES of NORFOLK COUNTY

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:

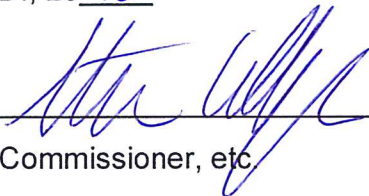
Langton


Owner/Applicant/Agent Signature

In Norfolk County

This 7th day of November

A.D., 20 18



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:  binson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 114 Woodstock Ave

Legal Description:

Roll Number: 3310543060031800

Application #:

Information Origins: survey sketch from Kim Husted surveying

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 Main Building with attached decks				
a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00	840.50	N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00	13.32	4.68	m
c) minimum front yard	6.00	5.12	0.88	m
d) minimum exterior side yard	6.00	2.83	3.17	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	exterior yard	m
	1.20	1.82	N/A	m
f) minimum rear yard	9.00	29.17	N/A	m
g) maximum building height	9.10		N/A	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	15.00	20.56	5.56	%


Comments

existing lot frontage, front yard setback, and exterior side yard as legal non complying. (existed in original cottage footprint) Relief of lot coverage required. Covered front and rear decks are in line with exterior sides of cottage, no exterior stairs have been proposed

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

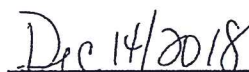


date

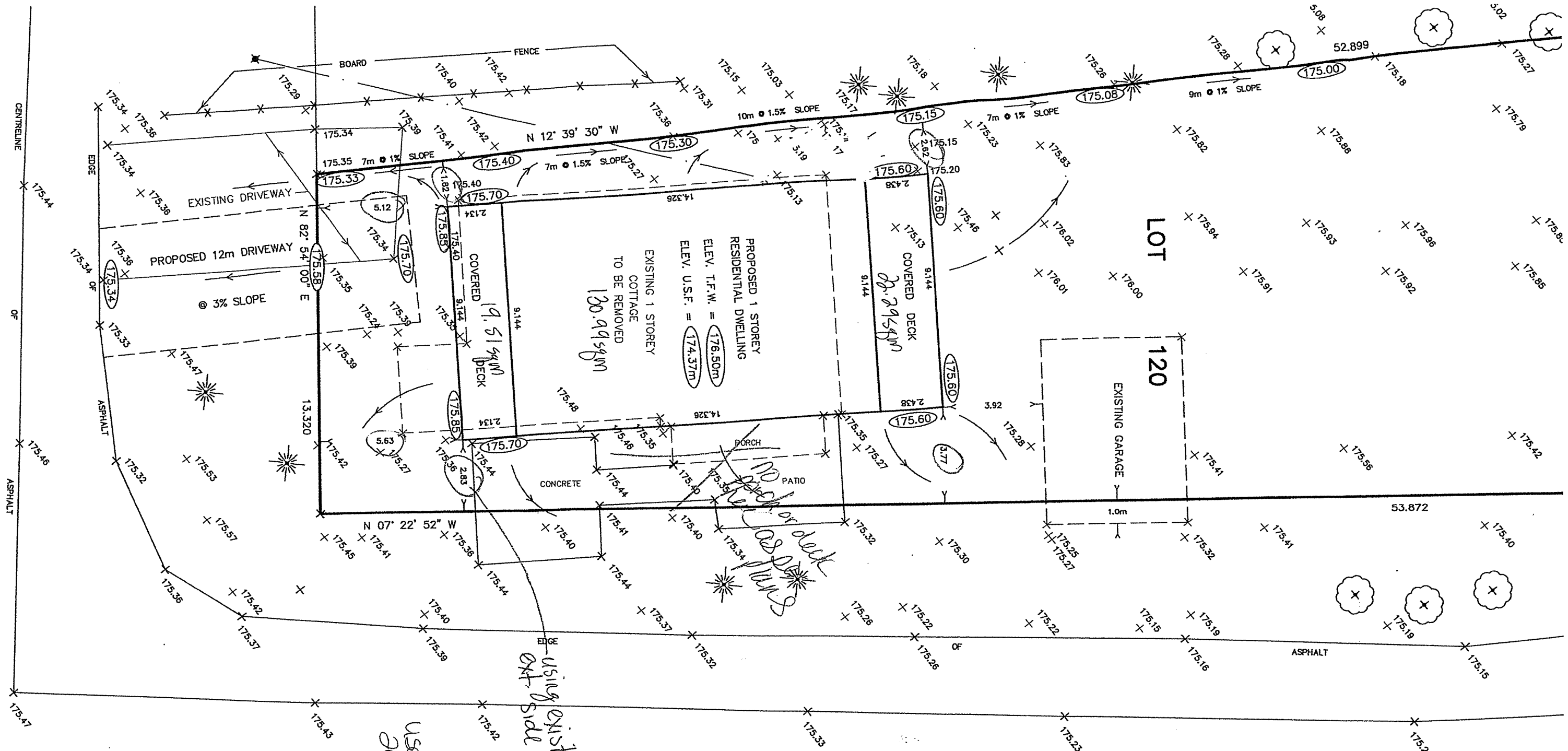
AS PER: Fritz R. Enzlin. CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County



Signature of Zoning Administrator



date



used to do December 2018 deficiency form

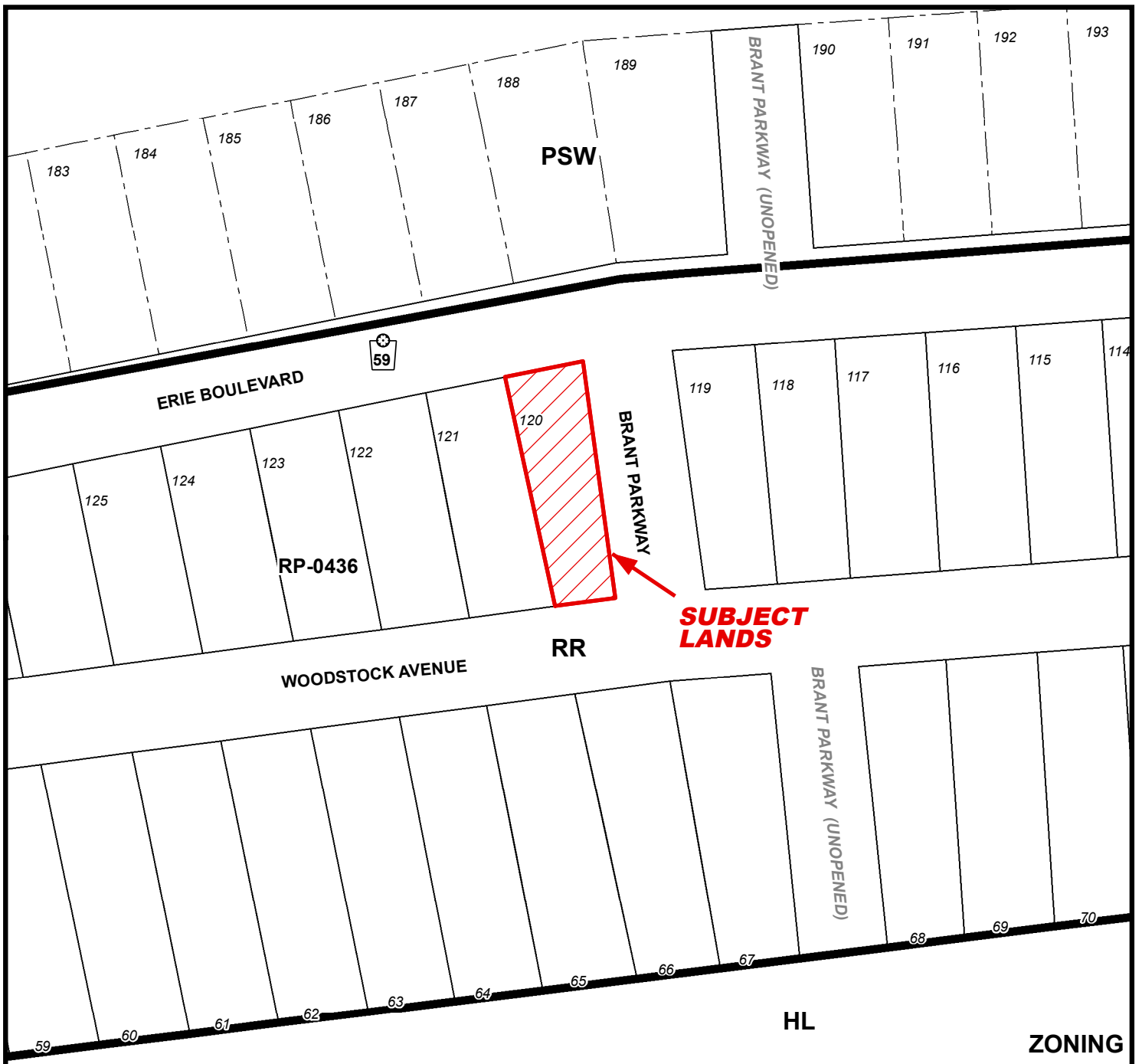
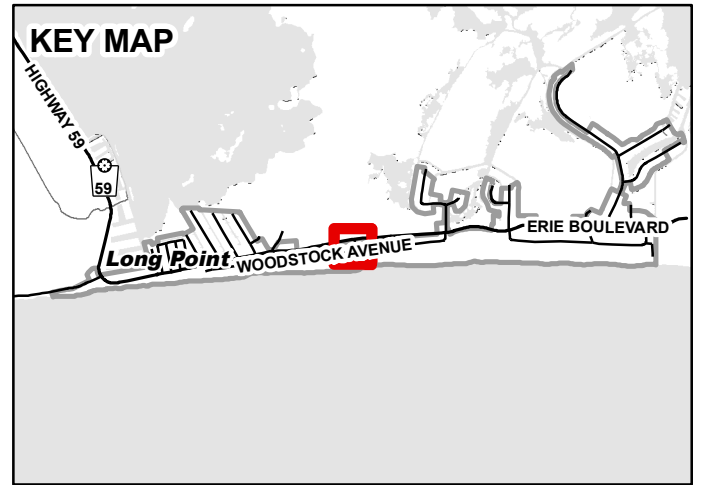
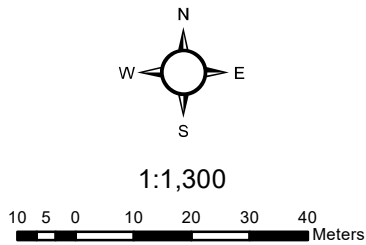
using existing side yard setback here
BRANT

no deck or deck plans

PARKWAY

PL

MAP 1
File Number: ANPL2018272
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

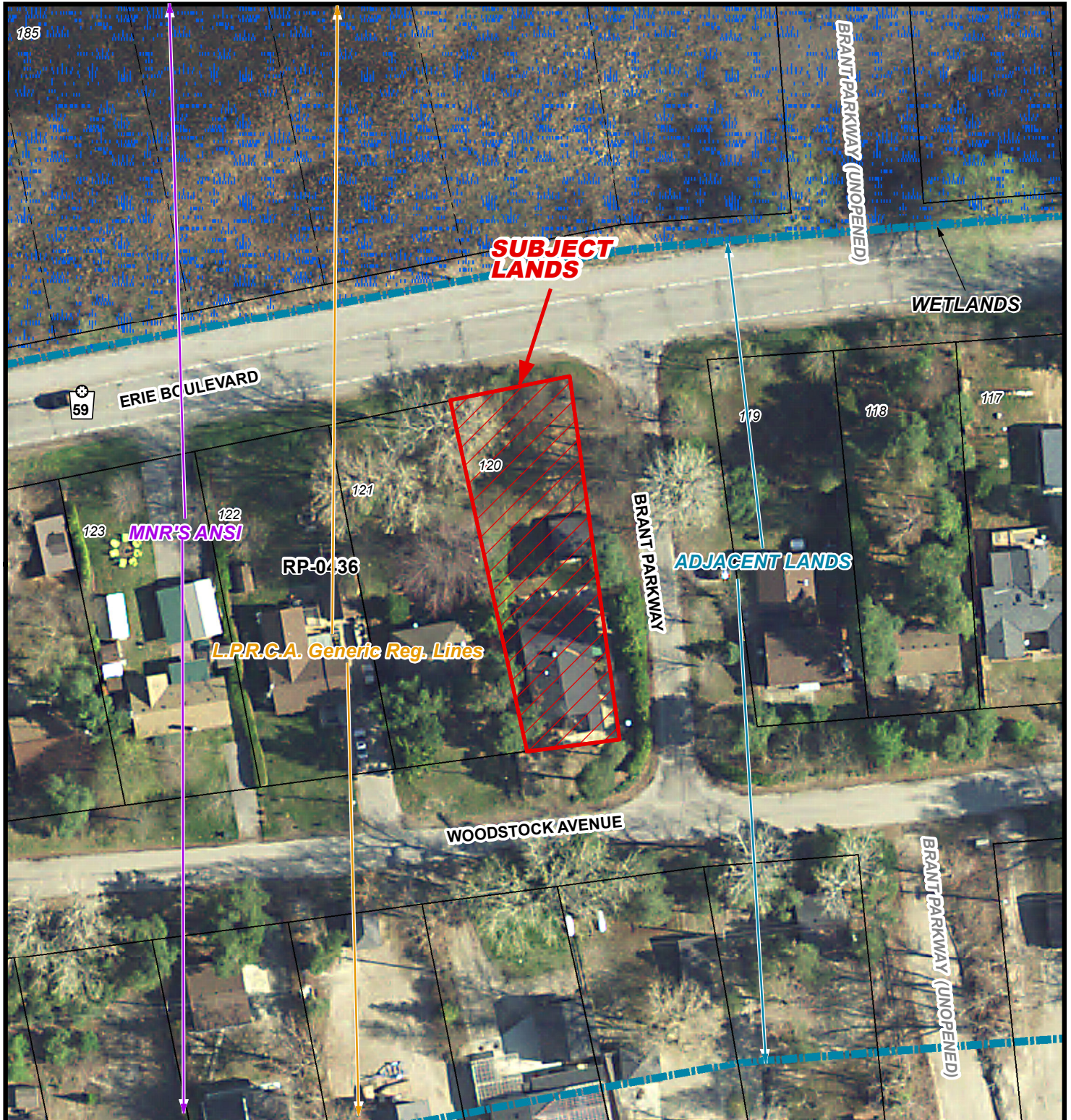
File Number: ANPL2018272

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

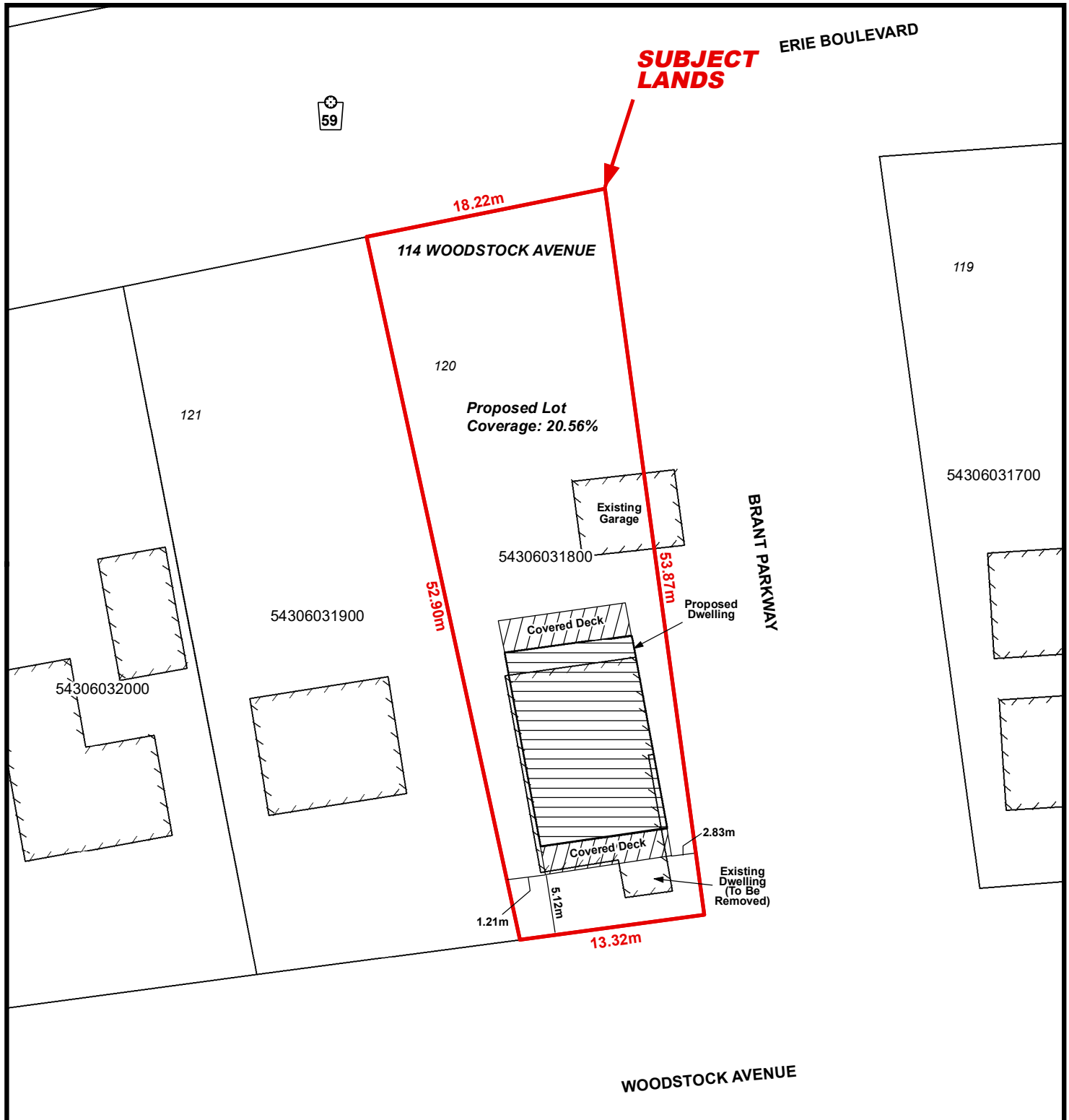
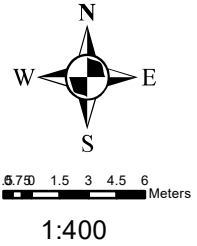
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MAP 3

File Number: ANPL2018272

Geographic Township of SOUTH WALSHINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2018272

Geographic Township of SOUTH WALSHINGHAM

