

**For Office Use Only:**

File Number	<u>ANPL2018308</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>Nov 30/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Nov 30/18</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:** 54306023100**A. Applicant Information****Name of Owner** Kimberly Caerels McElhone & Jeffrey McElhone

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** 6882 Yarrow Ave.  
**Town and Postal Code** Mississauga Ontario L5N 7A1.  
**Phone Number** 416-219-0323  
**Cell Number** 416-219-0323  
**Email** \_\_\_\_\_

**Name of Applicant** Kimberly Caerels McElhone  
**Address** \_\_\_\_\_  
**Town and Postal Code** \_\_\_\_\_  
**Phone Number** Same  
**Cell Number** \_\_\_\_\_  
**Email** \_\_\_\_\_



Name of Agent

Myron Graves

Address

13 Concession St

Town and Postal Code

Walsingham

Phone Number

Cell Number

1-519-718-0060

Email

mag71@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):

Lot 33, Registered Plan #36, Long Point.  
Norfolk County.

Municipal Civic Address: 47 Woodstock Avenue, Long Point, Ontario

Present Official Plan Designation(s): resort residential

Present Zoning: R. R.

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:

recreational - R. R.



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:

cottage and garage, both to be removed

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:

cottage and garage

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:

70 years.

9. Existing use of abutting properties:

recreational

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<sup>2</sup> or %, etc.

Lot frontage	<u>15.224 m</u>	<u>15.224 m</u>
Lot depth	<u>45.720 m</u>	<u>45.720 m</u>
Lot width	<u>15.224 m</u>	<u>15.224 m</u>
Lot area	<u>696.0 m</u>	<u>696.0 m</u>
Lot coverage	<u>15.2% + 2.9%</u>	<u>23.51% + 6.41%</u>
Front yard	<u>15.74 m</u>	<u>11.76 m</u>
Rear yard	<u>22.09 m</u>	<u>22.11 m</u>
Left Interior side yard	<u>1.92 m</u>	<u>1.20 m</u>
Right Interior side yard	<u>3.15 m</u>	<u>3.36 m</u>
Exterior side yard (corner lot)	<u>n/a</u>	<u>n/a</u>

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

Cottage → relief from max building height and max. lot coverage  
garage - relief from max building height and min. front yard.

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

The new construction does not allow for basement therefore a second story is needed on garage for storage. Small lot size created a higher lot coverage for the new build and construction.

#### 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:

*owner knowledge*

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:

already developed lot and developed area

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 170 m.

**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) ☐

into lake

2. Existing or proposed access to subject lands:

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

Name of road/street:

Woodstock Ave, Long Point

## 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

\_\_\_\_\_  
Nov 30, 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**

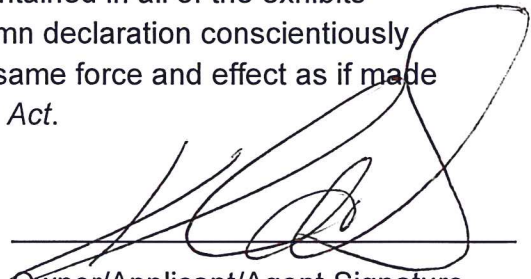
I, Kimberly Caerels McElhonor Mississauga, Ontario

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 30<sup>th</sup> day of November

A.D., 20 18

  
A Commissioner, etc.

Steven James Collyer,  
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: 47 Woodstock

Legal Description:

Roll Number: 331054306023100

Application #:

Information Origins: survey from Kim Husted, front elevation drawings only provided at this time.

## 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	696.00	4.00	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	11.76	N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20	0.895	N/A 0.305	m
	1.20		N/A	m
ii) detached garage	3.00	3.36	N/A	m
	1.20	1.20	N/A	m
f) minimum rear yard	9.00	22.11	N/A	m
g) maximum building height	9.10	9.61	0.51	m
h) maximum lot coverage (Note: Proposed Area)				m.sq
i) lot	15.00	23.51	8.51	%

Comments

note; lot coverage includes all decks, steps, etc. ensure full set of drawings incorporate this lot coverage calculation. Lot area of cottage calculated at  $110.5 + 7.6 + 45.5 = 163.6\text{sqm}$  as per survey attached



## 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: 47 Woodstock

Legal Description:

Roll Number: 331054306023100

Application #:

Information Origins: survey from Kim Husted, front elevation drawings only provided at this time.

### Resort Residential Zone (RR)

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	5.00	7.98	2.98	m
b) <i>minimum front yard</i>	6.00	2.08	3.92	m
c) <i>minimum exterior side yard</i>	6.00		N/A	m
d) <i>minimum interior side yard</i>	1.20	1.20	N/A	m
e) <i>minimum rear yard</i>	1.20	36.33	N/A	m
f) <i>through lot distance to street line</i>	6.00		N/A	m
g) <i>Lot coverage (Note: Proposed Area)</i>				m.sq
i) <i>lot coverage</i>	10.00	6.41	N/A	%
ii) <i>usable floor area</i>	100.00	89.20	N/A	m.sq

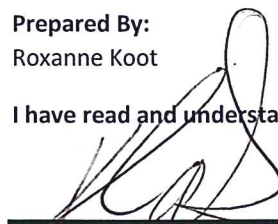
Comments


note; lot coverage includes all decks, steps, etc. ensure full set of drawings incorporate this lot coverage calculation. Accessory structure located in the front yard, therefore relief of 3.2.1(b) also required. Accessory dwelling showing 2 stories, therefore useable floor area calculated at  $44.6 \times 2 = 89.20$  sqm. No habitable room permitted in an accessory building.

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

  
\_\_\_\_\_  
Signature of Zoning Administrator

  
\_\_\_\_\_  
date

  
\_\_\_\_\_  
date

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



## FRONT ELEVATION "D"

-NOT FOR CONSTRUCTION-

SCALE: NTS

S:\Projects\TWO STOREYS\MCELHONE\

November-16-18

Rijus Home Design Inc

www.rijus.com

Jason Schilstra (S.M)

905-701-1110



# **FRONT ELEVATION "B"**

-NOT FOR CONSTRUCTION-

SCALE: NTS

S:\Projects\GARAGES & POLE BARNS\McElhone\

November-22-18

Rijus Home Design Inc

Jason Schilstra (S.M)

www.rijus.com

905-701-1110





**SKETCH**  
PREPARED FOR BUILDING PERMIT  
FOR: KIMBERLY McELHONE

KIM HUSTED SURVEYING LTD.

SCALE 1:200  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**CAUTION**

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT  
BE USED FOR TRANSACTION OR FINANCING PURPOSES  
THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE  
SUBJECT TO CHANGES PRIOR TO CONSTRUCTION  
DO NOT CONVEY FROM THIS PLAN

**NOTES**

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN  
AND HAVE NOT BEEN VERIFIED BY SURVEY
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY  
ACTUAL SURVEY
- (3) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 25TH  
DAY OF OCTOBER, 2018
- (4) - AREA OF LOT 33 = 696.0 SQUARE METRES
- (5) - AREA OF EXISTING DWELLING = 74.2 SQUARE METRES  
LOT COVERAGE OF EXISTING DWELLING = 10.7%
- (6) - AREA OF EXISTING SHED = 20.2 SQUARE METRES  
LOT COVERAGE OF EXISTING SHED = 2.9%
- (7) - AREA OF EXISTING DECK = 31.6 SQUARE METRES  
LOT COVERAGE OF EXISTING DECK = 4.5%
- (8) - AREA OF PROPOSED DWELLING = 110.5 SQUARE METRES  
LOT COVERAGE OF PROPOSED DWELLING = 15.9%
- (9) - AREA OF PROPOSED GARAGE = 44.6 SQUARE METRES  
LOT COVERAGE OF PROPOSED GARAGE = 6.4%
- (10) - AREA OF PROPOSED COVERED ENTRY = 7.6 SQUARE METRES  
LOT COVERAGE OF PROPOSED COVERED ENTRY = 1.1%
- (11) - AREA OF PROPOSED OPENED SCREEN PORCH = 45.5 SQUARE METRES  
LOT COVERAGE OF PROPOSED OPENED SCREEN PORCH = 6.5%
- (12) - PROPERTY DESCRIPTION: LOT 33 REGISTERED PLAN 436  
NORFOLK COUNTY (LONG POINT)

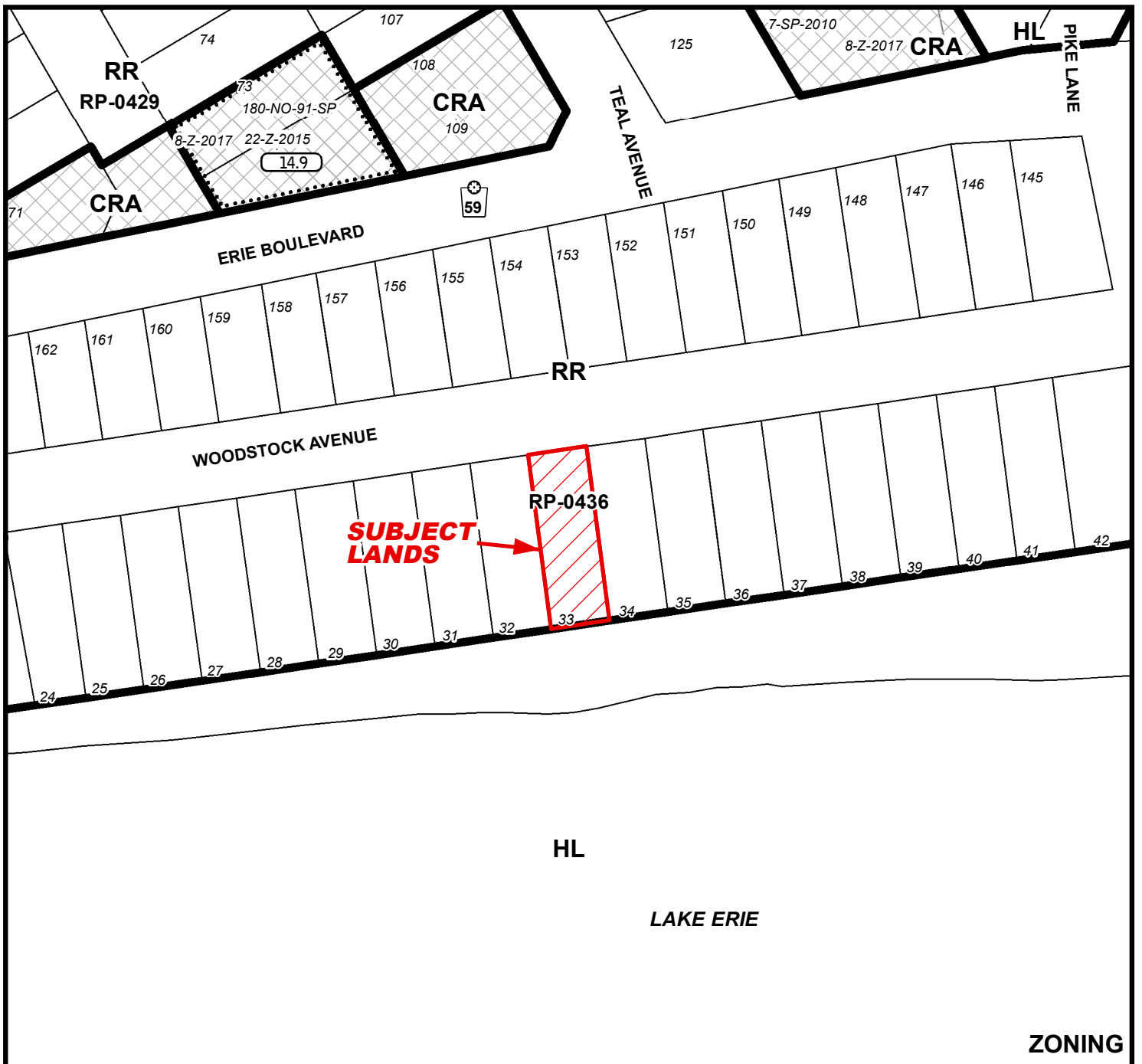
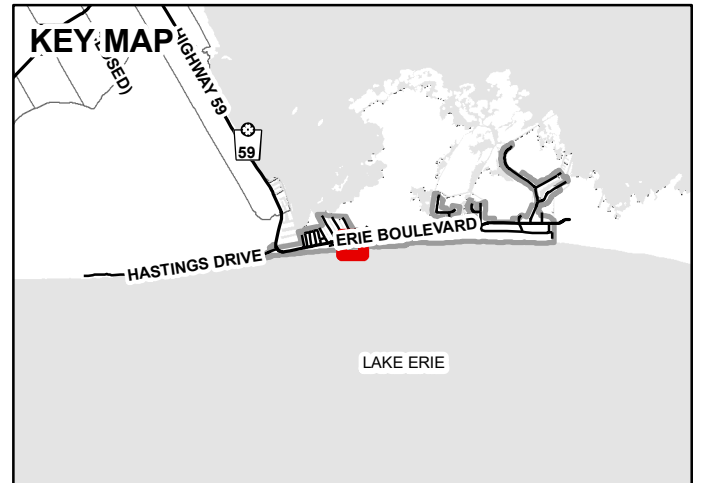
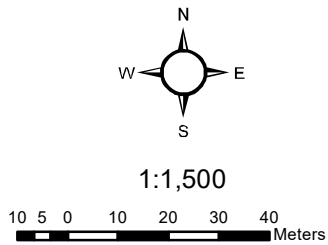
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**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 16-12621-2 REFERENCE: FILE DISK No.

**MAP 1**  
**File Number: ANPL2018308**  
Geographic Township of  
**SOUTH WALSHINGHAM**



**ZONING**



# MAP 2

File Number: ANPL2018308

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

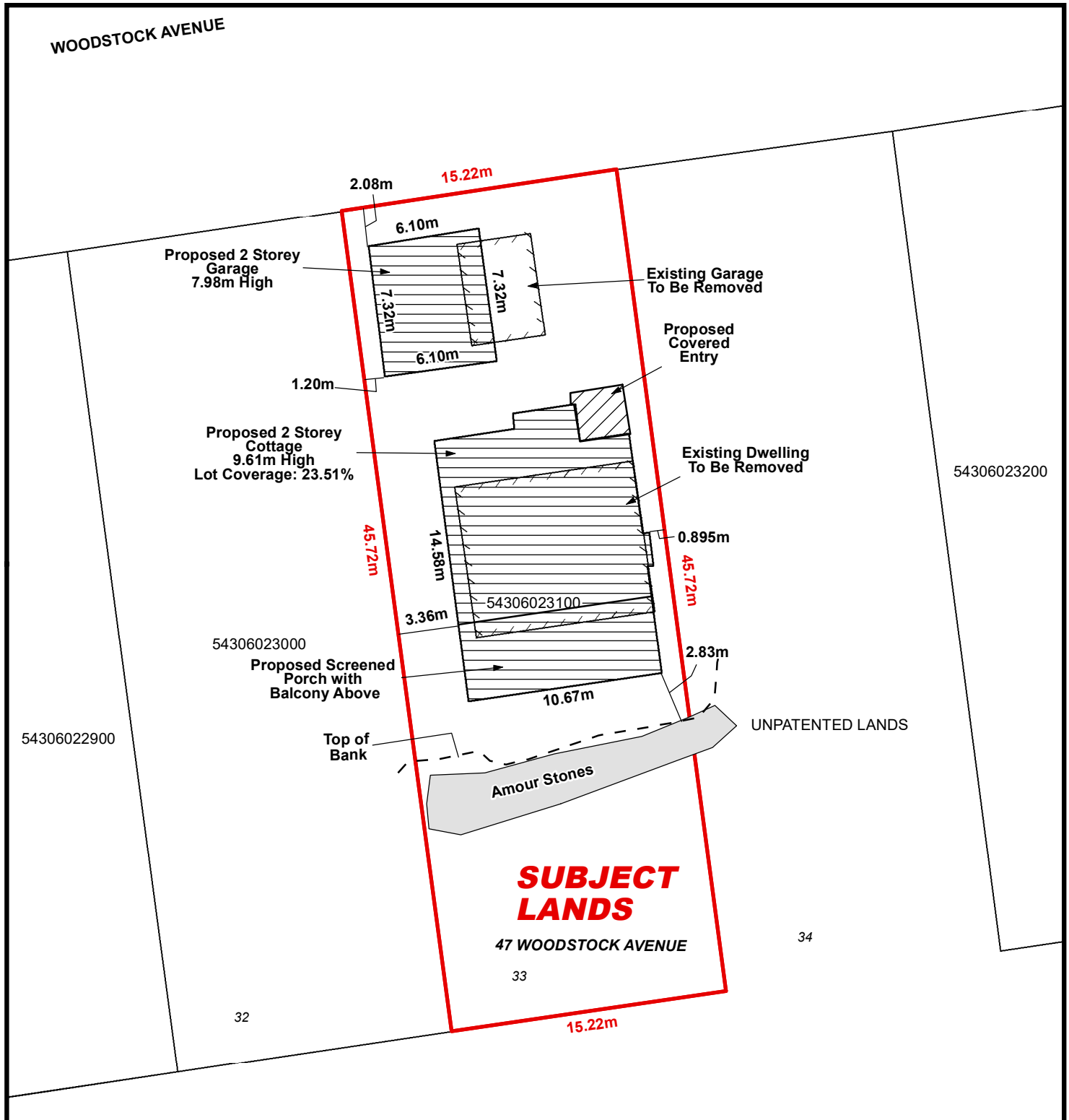
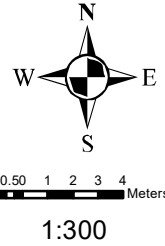
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# MAP 3

File Number: ANPL2018308

Geographic Township of SOUTH WALSLINGHAM



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018308

Geographic Township of SOUTH WALSINGHAM



10.50 1 2 3 4 Meters

1:300

