

For Office Use Only:

File Number	<u>ANPL2019216</u>	Application Fee	<u>\$1500</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>\$480.25</u>
Pre-consultation Meeting	<u>—</u>	Well & Septic Info Provided	<u>—</u>
Application Submitted	<u>June 5/19</u>	Planner	<u>Steve</u>
Complete Application	<u>June 7/19</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: 543-070-16600-0000**A. Applicant Information****Name of Owner** Jane Ann McLean

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 4 Parkwood Crt
Town and Postal Code Tillsonburg, ON N4G 4J9
Phone Number 519-688-7663
Cell Number 519-983-4713
Email jmclean@hogarthinsurance.ca

Name of Applicant same as above
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 and notices 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):

SWAL Plan 436 Lot 428

Municipal Civic Address: 17 Howey Ave, Long Point, ON

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:

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, and height on your attached sketch which must be included with your application:

cottage & shed → see attached diagram

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). 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, and height on your attached sketch which must be included with your application:

Boat house - see attached drawing

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:

cottages

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:

Note: Please complete all that apply.

Proposed

Relief of 1.1m for the boathouse height to allow 6.1m, and relief of 60.8 square metres for the usable floor area to allow 116.8 sqm.

By-law: lack of storage & marine equipment

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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:

Property 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:

subject lands already built up & bathhouses on neighbouring properties.

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 Wellhead Protection Area (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 in good working order ☐ Other (describe below)
-

Storm Drainage

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

Into channel.

2. Existing or proposed access to subject lands

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

Name of road/street:

Howey 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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.

JAM Heer
Owner/Applicant/Agent Signature

June 5/19
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.

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, Jane Ann McLean of Tilsonburg

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

JAMcLean

Owner/Applicant/Agent Signature

In Norfolk County

This 5th day of June

A.D., 20 19

[Signature]

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: 17 Howey Ave

Legal Description:

Roll Number: 54307016600

Application #:

Information Origins: drawings and site plan from owner

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	1.65	N/A	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	6.10	1.10	m
(Note: Proposed Area)				m.sq
d) maximum total usable floor area	56.00	116.80	60.80	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for accessory buildings	10.00	10.00	N/A	%

Comments

boathouse can contain no dwelling unit, habitable rooms, or washroom
3.22(f)

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

June 06/19

date

Signature of Zoning Administrator

June 6/2019

date

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

Roxanne Koot

From: Steven Collyer
Sent: Thursday, June 6, 2019 11:59 AM
To: Roxanne Koot
Subject: ZDF REQUEST Boat House plans for 17 Howey Ave Long Point
Attachments: Boathouse Plans.pdf

Hi Roxanne,

Please see the attached set of drawings and info below (I added the highlight) to complete a ZDF for the proposed boathouse at 17 Howey Ave, Long Point. I expect deficient usable floor area and building height. Hoping to have this back by Tuesday, June 11 if possible – sorry for the late notice but this one came in very close to our meeting deadline.

From: Jane Ann Mclean [mailto:jmclean@hogarthinsurance.ca]
Sent: Thursday, June 6, 2019 11:55 AM
To: Steven Collyer <Steven.Collyer@norfolkcounty.ca>
Subject: RE: Boat House plans for 17 Howey Ave Long Point

Hello again Steven – Yes the drawings still show 20 ft height and the shed I am refer to is the one in the diagram that measures 9'10"ft by 12ft.

Thank you & I look forward to hearing from you once things get submitted.
JA

Jane Ann

Jane Ann McLean

Hogarth Insurance Brokers Ltd.
41 London St E
Tillsonburg, ON N4G 4H9

Phone: 519-842-3677
Fax: 519-842-8732

www.hogarthinsurance.ca



On your side.

height 6.1m
usable floor 116.80 sqm
all floors

lot coverage = shed + boathouse
accessory = 9'10" x 12 = 10.96 sqm
boathouse = 89.35 sqm

100.31 sqm

lot size = 1012 sqm

lot cov = 10%

From: Steven Collyer <Steven.Collyer@norfolkcountv.ca>
Sent: June 6, 2019 11:03 AM
To: 'Jane Ann Mclean' <jmclean@hogarthinsurance.ca>
Subject: RE: Boat House plans for 17 Howey Ave Long Point

Thanks Jane, I got the full set. Just wanting to confirm the peak heat is still 20 feet, and can you please send approx. dimensions for the other shed (length and width). Much appreciated. I'll have this information sent off for zoning review asap

From: Jane Ann Mclean [<mailto:jmclean@hogarthinsurance.ca>]
Sent: Thursday, June 6, 2019 10:58 AM
To: Steven Collyer <Steven.Collyer@norfolkcountv.ca>
Subject: RE: Boat House plans for 17 Howey Ave Long Point

Got them.
Let me know that you receive them alright and are able to open them.
Thank you for all your help with this.
JA

Jane Ann
Jane Ann McLean

Hogarth Insurance Brokers Ltd.
41 London St E
Tillsonburg, ON N4G 4H9

Phone: 519-842-3677
Fax: 519-842-8732

www.hogarthinsurance.ca

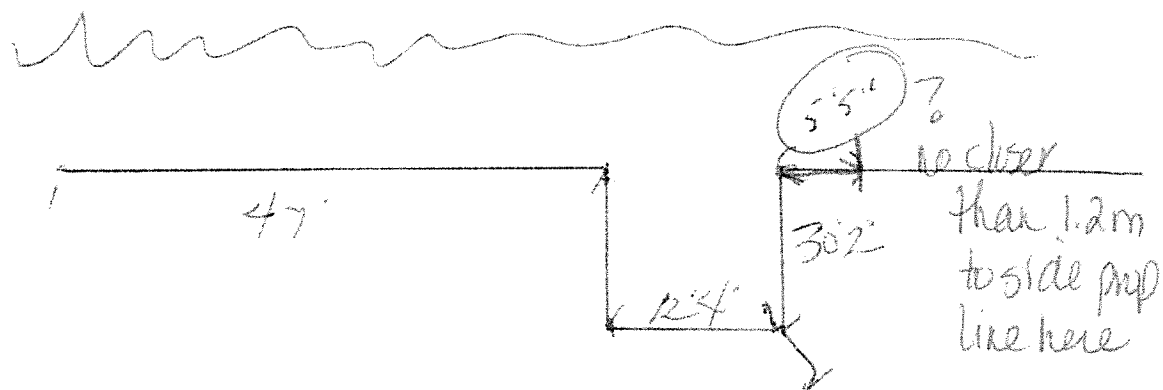


On your side.

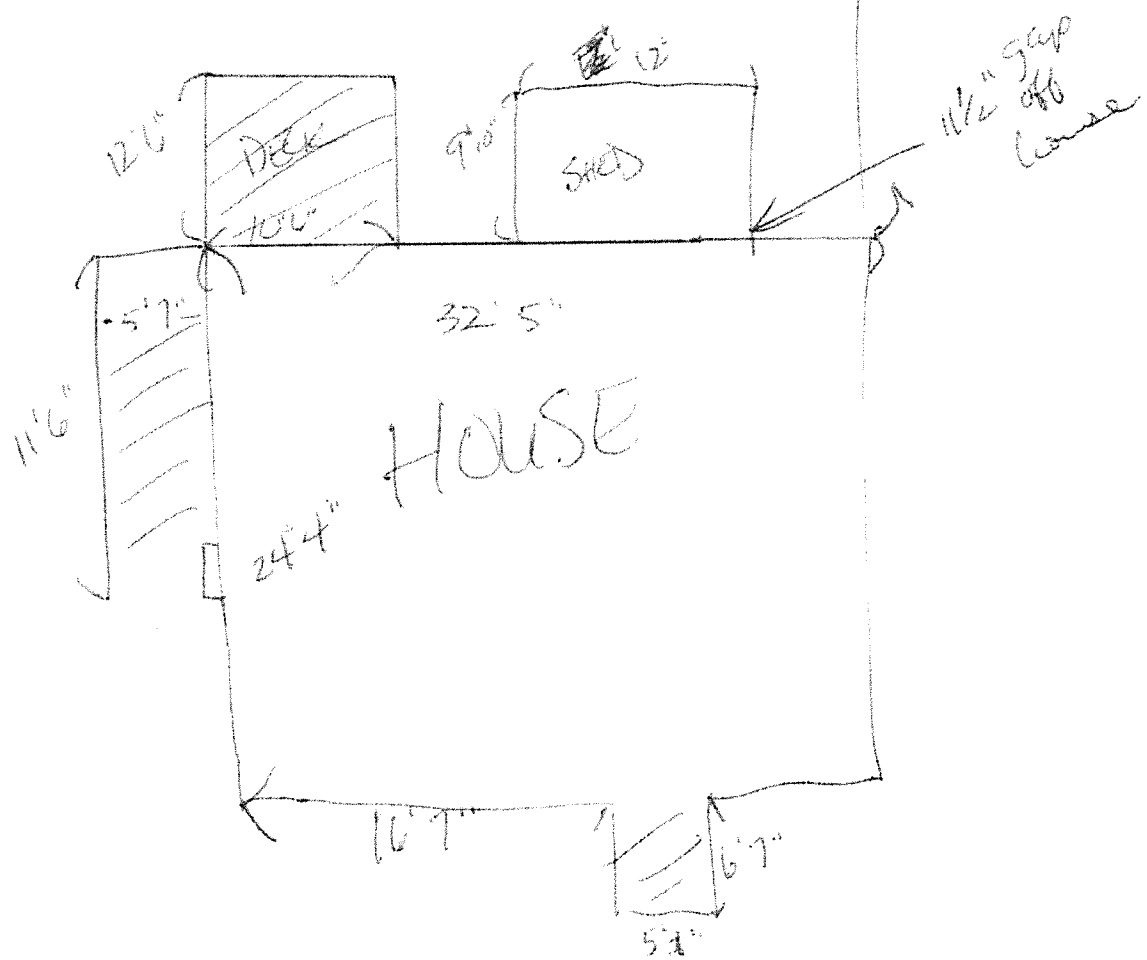
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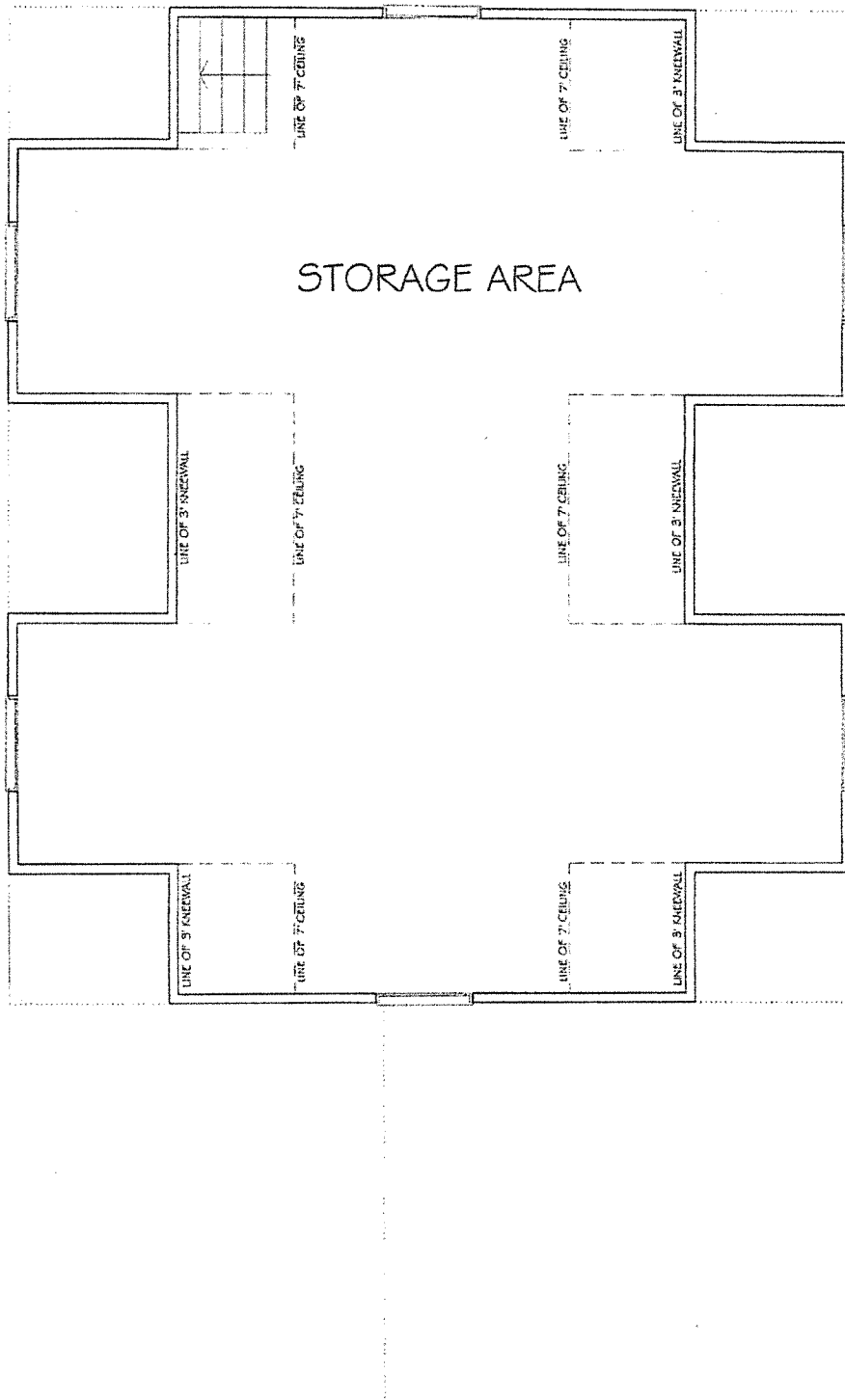
From: Steven Collyer <Steven.Collyer@norfolkcountv.ca>
Sent: June 6, 2019 9:55 AM
To: 'Jane Ann McLean' <jmclean@hogarthinsurance.ca>
Subject: RE: Boat House plans for 17 Howey Ave Long Point

Thank you, I'll keep my eye out for them when they are ready.



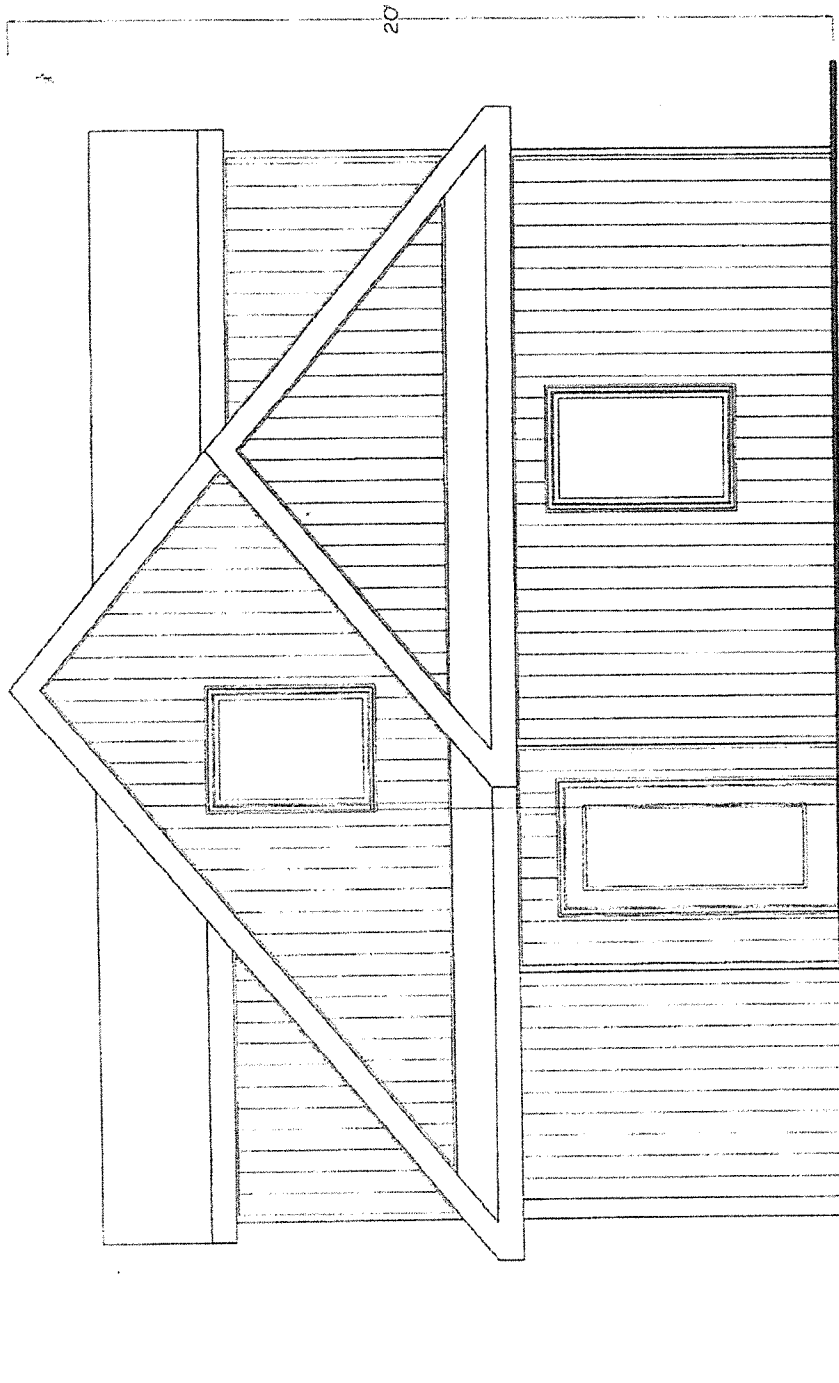
5' 6"





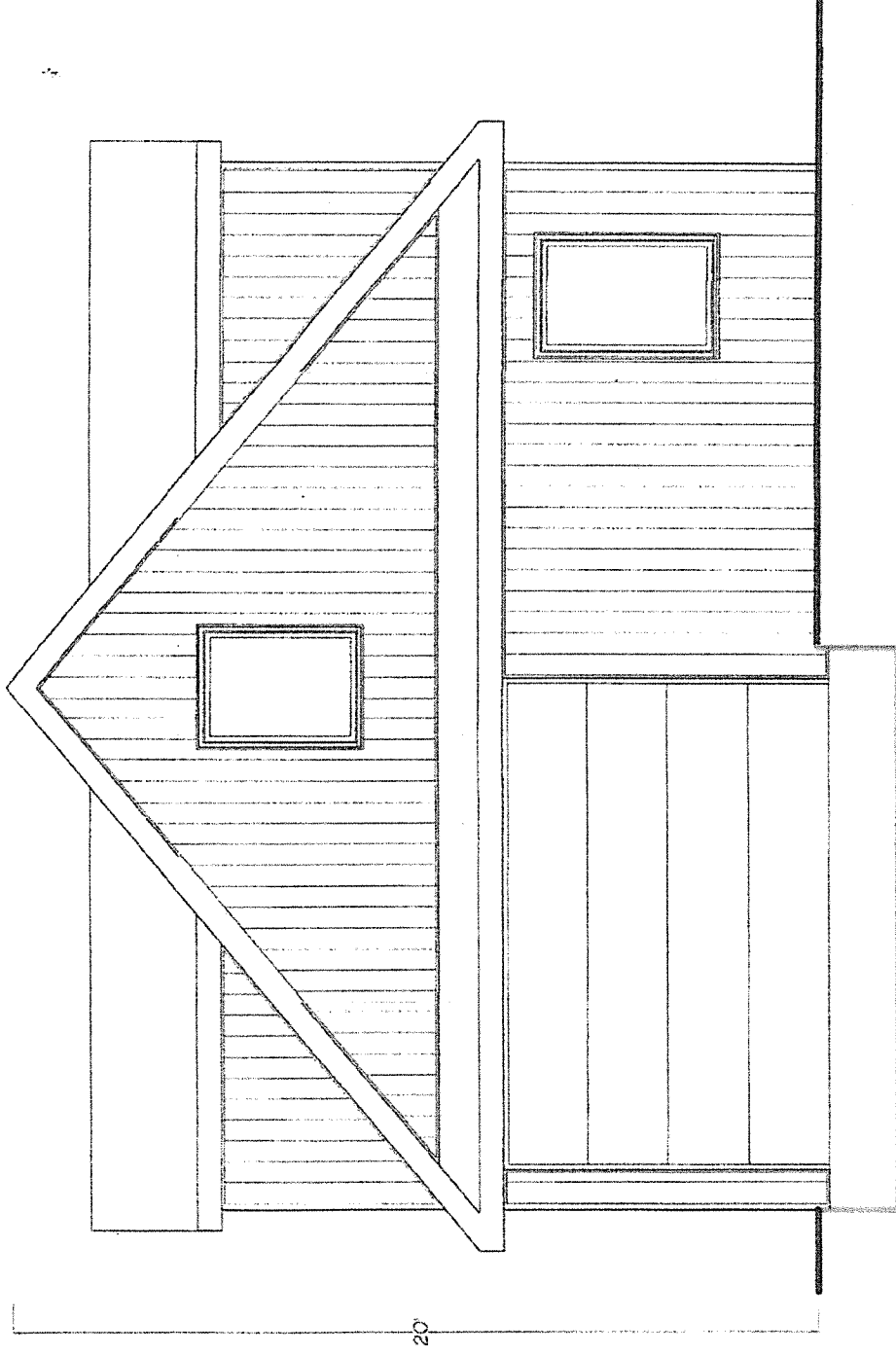
BOATHOUSE LOFT PLAN

650 SQUARE FEET GROSS FLOOR AREA
 NOT TO SCALE *6039 sqm usable floor*



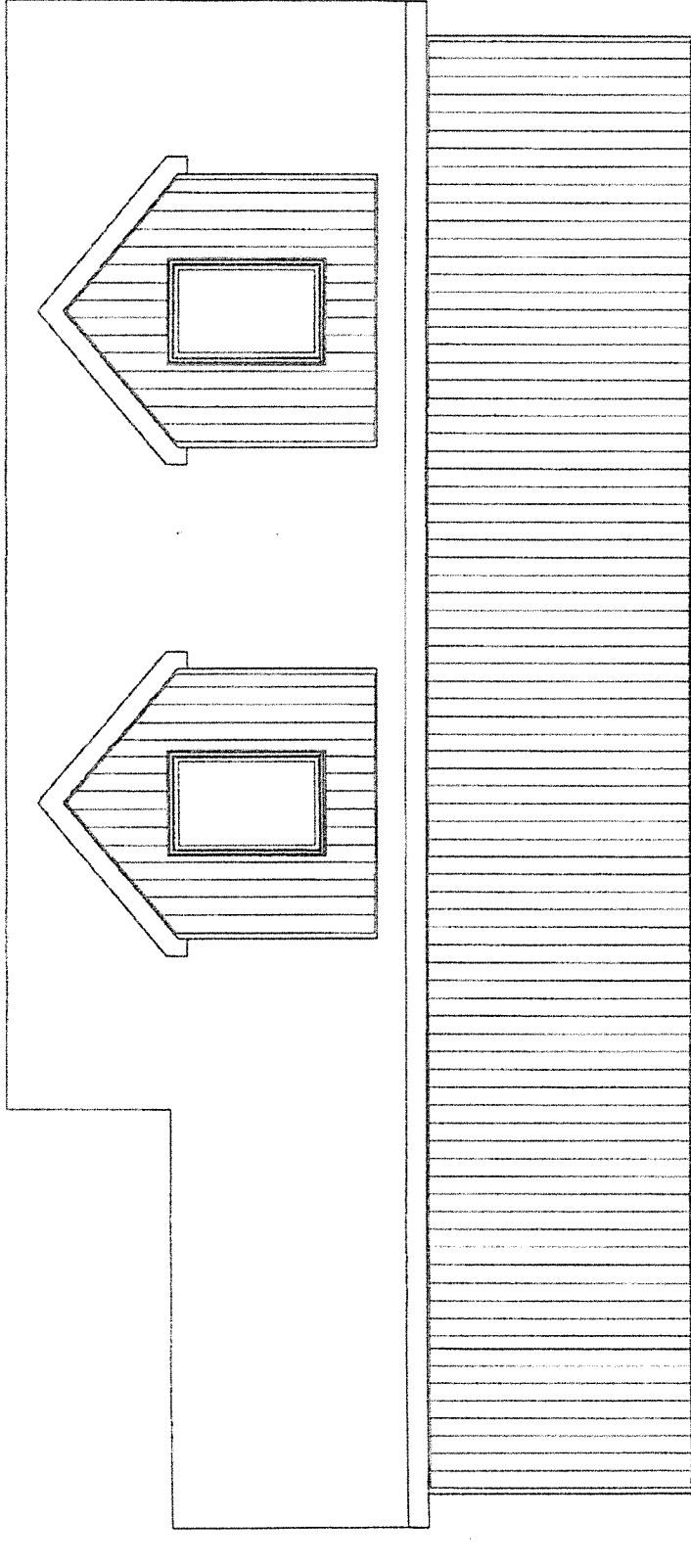
BOATHOUSE FRONT ELEVATION

NOT TO SCALE



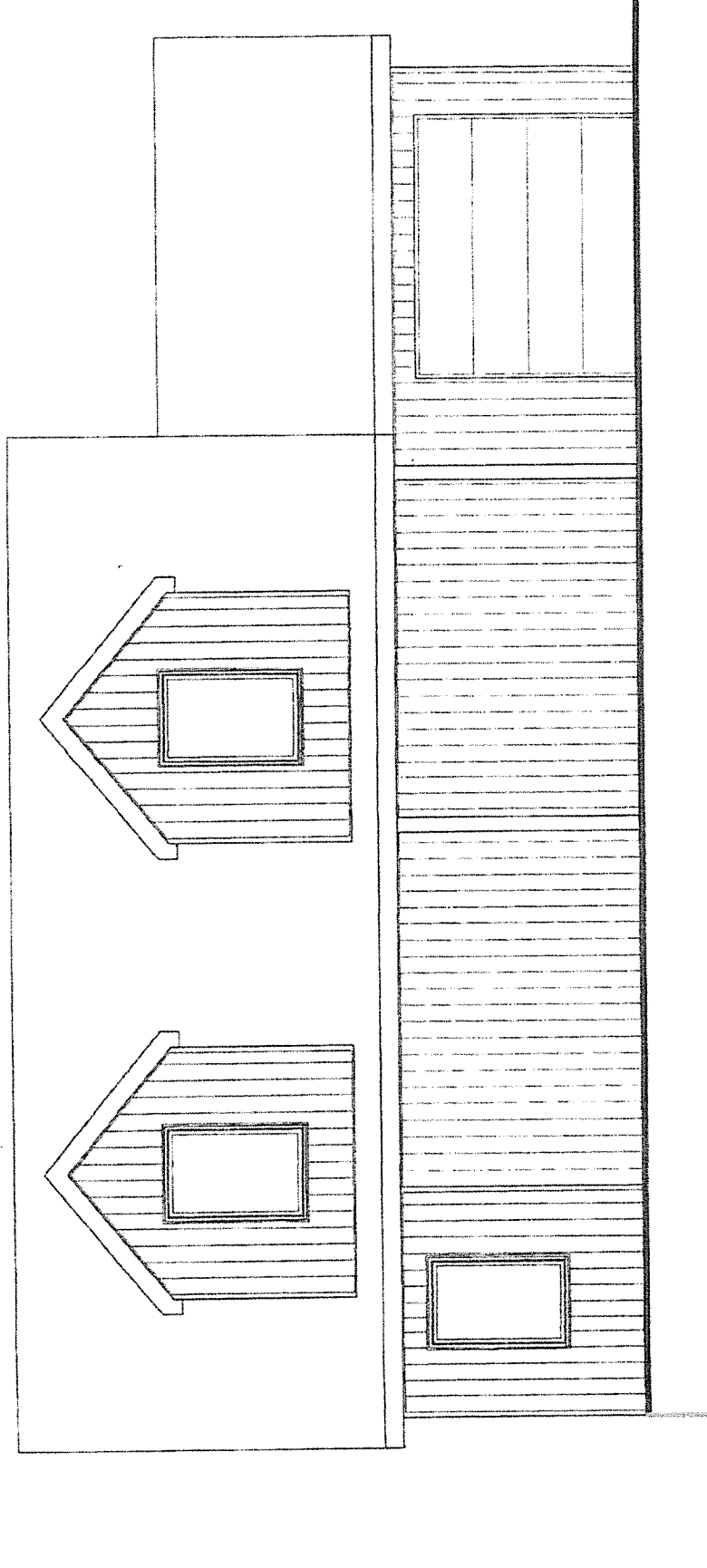
BOATHOUSE REAR ELEVATION

NOT TO SCALE



BOATHOUSE SIDE ELEVATION

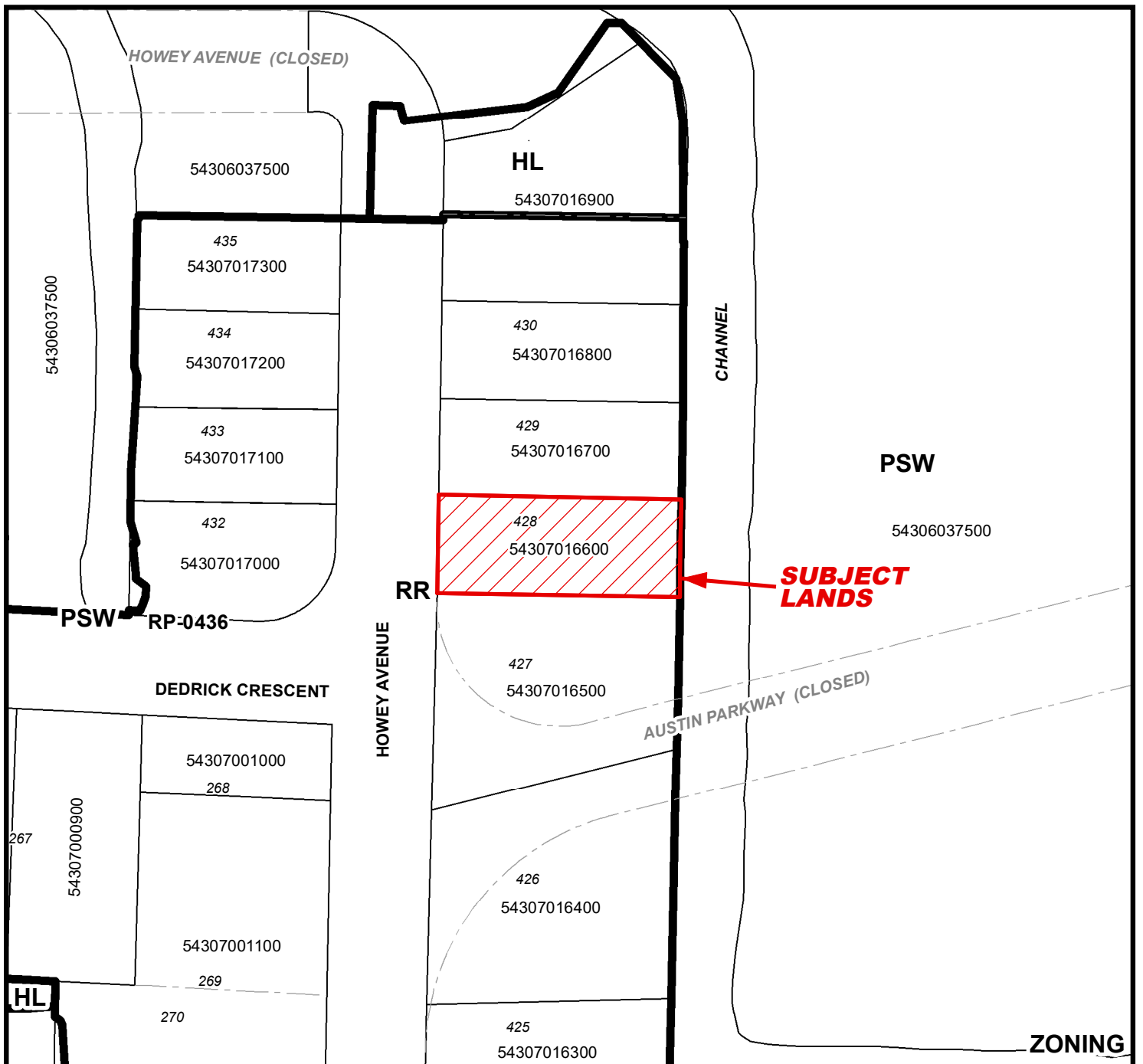
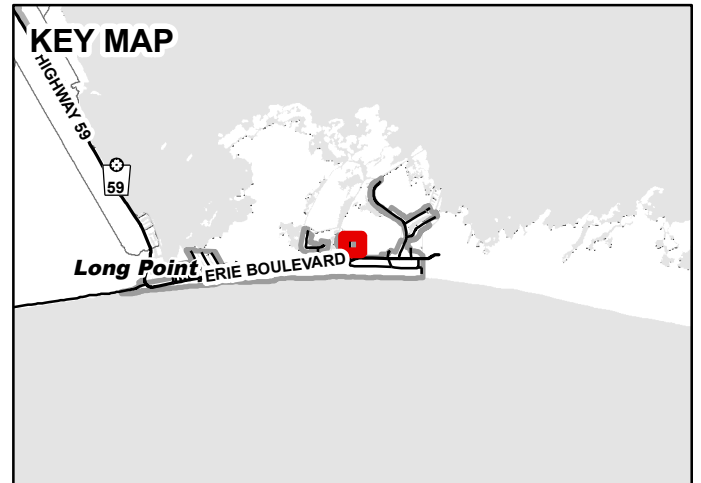
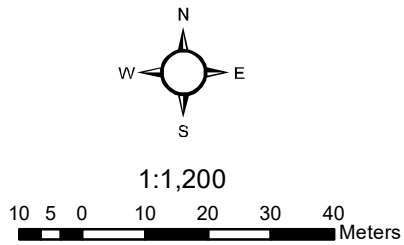
NOT TO SCALE



BOATHOUSE SIDE ELEVATION

NOT TO SCALE

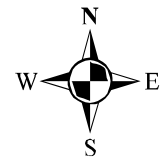
MAP 1
File Number: ANPL2019216
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

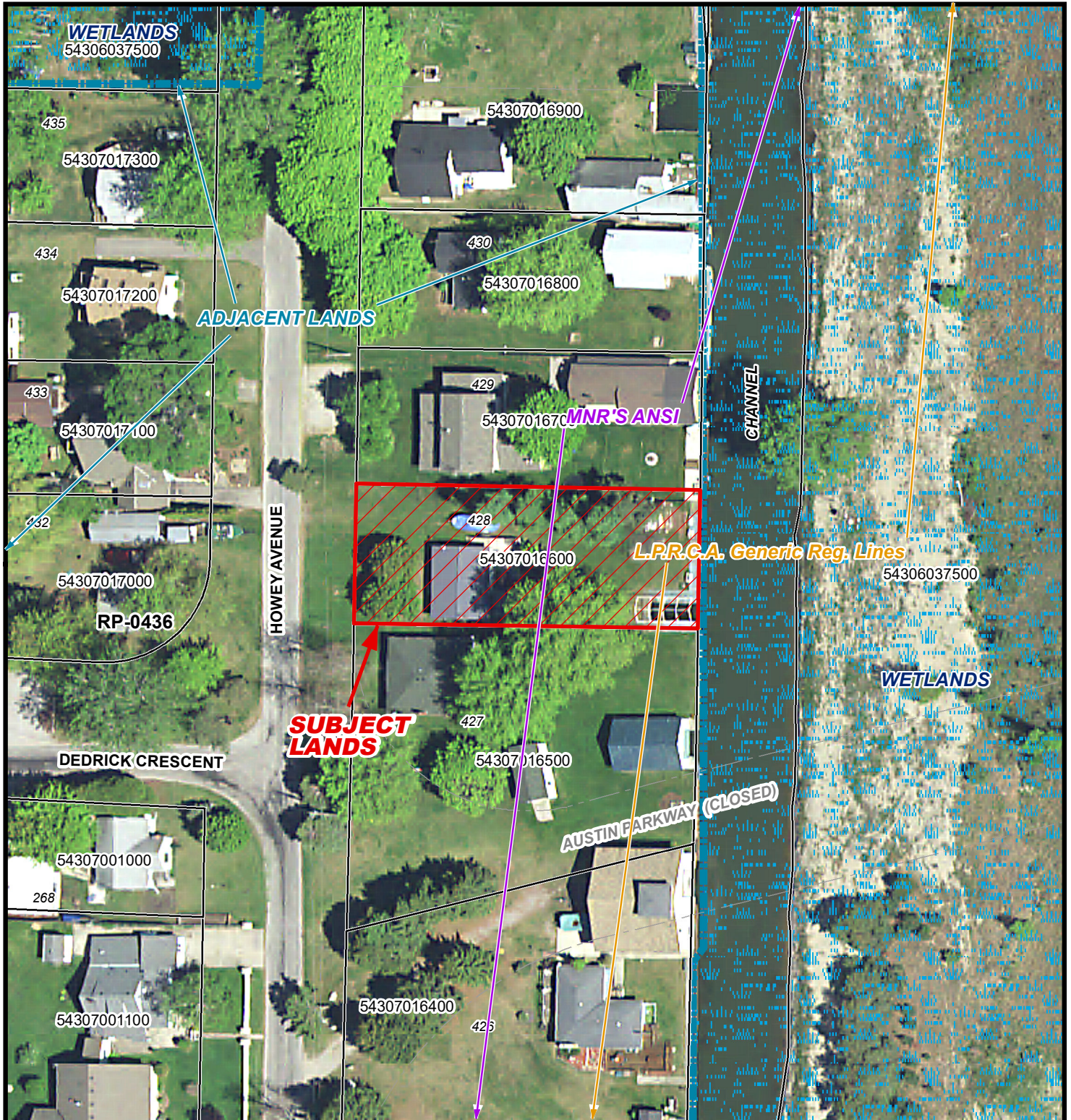
File Number: ANPL2019216

Geographic Township of SOUTH WALSLINGHAM



5 2.5 0 5 10 15 20 Meters

1:800



MAP 3

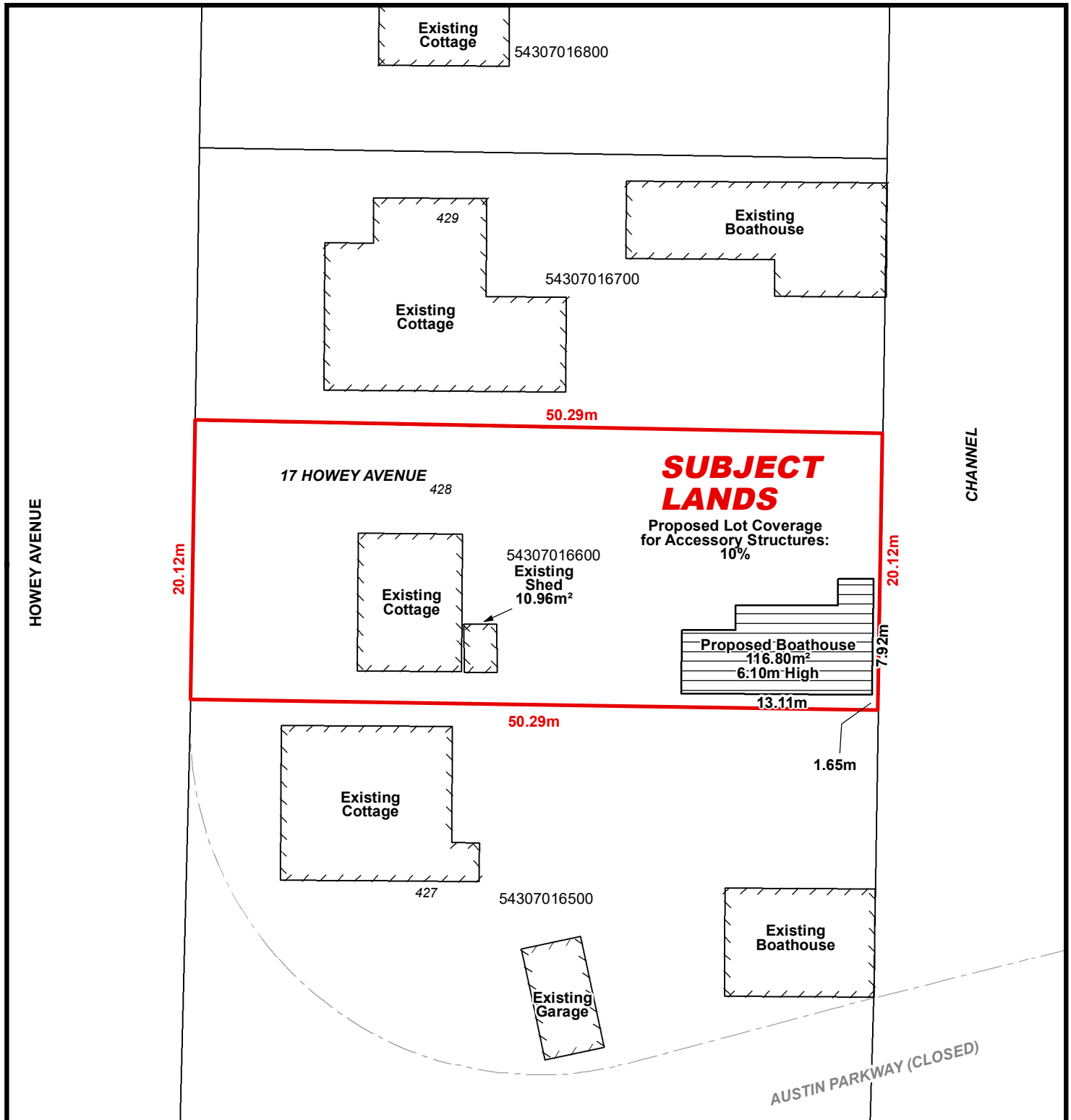
File Number: ANPL2019216

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: ANPL2019216

Geographic Township of SOUTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

1:400

