

**For Office Use Only:**

File Number ANPL2019357  
Related File Number ANPL2018308 \*  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted 10/21/19  
Complete Application 10/21/19

Application Fee \$342.00  
Conservation Authority Fee \_\_\_\_\_  
OSSD Form Provided \_\_\_\_\_  
Planner Colin W.  
Public Notice Sign yes

\*Previously  
Deferred

**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: 543-060-23100.6

**A. Applicant Information**

Name of Owner Kimberly Caerels McElhone and 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 kjmcelhone@rogers.com

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 33

Municipal Civic Address: 47 Woodstock Ave.

Present Official Plan Designation(s): residential resort

Present Zoning: residential resort

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:

residential

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 and shed.

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.

detached ~~extra~~ accessory building.

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:

extension on existing 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:

50 + years.

9. Existing use of abutting properties:

residential

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

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	<u>15.224 m</u>	<u>15.224 m</u>
Lot depth	<u>45.72 m</u>	<u>45.72 m</u>
Lot width	<u>15.224 m</u>	<u>15.224 m</u>
Lot area	<u>696.04 m<sup>2</sup></u>	<u>696.04 m<sup>2</sup></u>
Lot coverage	<u>10.6 %</u>	<u>25.45 %</u>
Front yard	<u>                    </u>	<u>                    </u>
Rear yard	<u>                    </u>	<u>                    </u>
Left Interior side yard	<u>                    </u>	<u>                    </u>
Right Interior side yard	<u>                    </u>	<u>                    </u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>

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

Accessory Structure: height : 7.52m<sup>2</sup> : usable floor space  
94.59m<sup>2</sup> and Minimum Front yard of 1.52m (4.48m Deficient)

• Relief for height - 2.52m and usable floor space  
24.99m<sup>2</sup> Relief for Dwelling Lot Coverage : 10.45%

\* See attached ZDF for all relief req.

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

By-law:

By-law: Requirement for storage

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: \_\_\_\_\_

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:

owners 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:

no change of use.

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 181 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 100 m

**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

- |                                                      |                                                 |
|------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal piped water       | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

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### Sewage Treatment

- |                                                              |                                                 |
|--------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

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### Storm Drainage

- |                                                            |                                       |
|------------------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Storm sewers                      | <input type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) |                                       |

---

2. Existing or proposed access to subject lands:

- |                                                    |                                                 |
|----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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.

*Storage needed and expansion of existing dwelling.*

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#### **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 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.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

Oct 21/19  
\_\_\_\_\_  
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 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

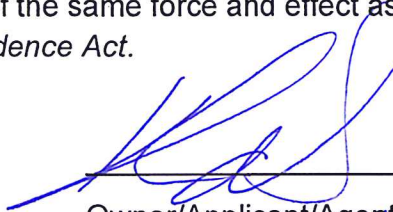
K. Declaration

I, Kimberly Carole McElhiney of 7 Mississauga, Ont.  
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:

22 Arthur Street

  
Owner/Applicant/Agent Signature

In Langton.

This 21 day of October

A.D., 20 19

  
\_\_\_\_\_

A Commissioner, etc.

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





# On Site Sewage Disposal System Location Plan

DATE: Aug 19/19

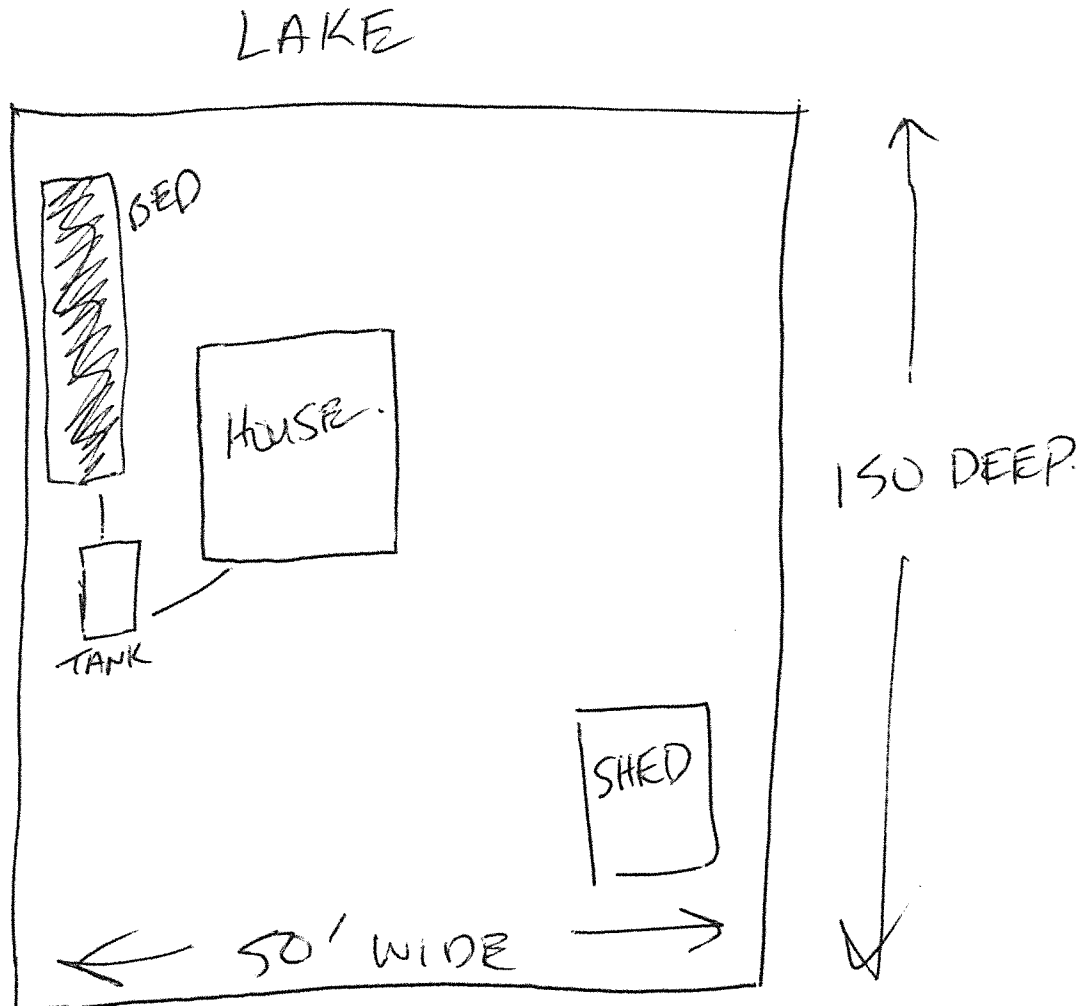
APPLICATION NUMBER: \_\_\_\_\_

OWNER JEFF MCELHANE

EVALUATOR JACK GRANGER

PROPERTY ADDRESS 47 WOODSTOCK AVE LONG POINT ONTARIO

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: JACK GRANGER

NOTE: The above sketch is not to exact scale.

## OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

## Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

## Additional Comments:

System old but working  
2 chamber tank

## VERIFICATION

## OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, JEFF MC ELHONE (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

## EVALUATOR:

- I, JACK GUNGER declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.

Evaluator Signature

Date

## BUILDING DIVISION COMMENTS

Comments:

I, \_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



## Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: <b>47 WOODSTOCK AVE LONG POINT ONTARIO</b>	
Owner: <b>Jeff McElhone</b>		Lot: <b>33</b>	Concession: <b>SWAL</b>
Lot Area: <b>7,000 sq ft</b>	Lot Frontage: <b>50 ft</b>	Assessment Roll No. <b>543-060-23100-0000</b>	
PURPOSE OF EVALUATION	<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other <input checked="" type="checkbox"/> Site Plan		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: <b>1240</b>	No. of Bedrooms: <b>3</b>	No. of Fixture Units: <b>8.5</b>	
EVALUATOR'S INFORMATION	Evaluator's Name: <b>JACK GRANGER</b>		Company Name: <b>Granger Ex</b>
Address: <b>1770 3rd Con Rd STURMANS</b>	Postal Code: <b>N0E 1P0</b>		Phone: <b>519 718 0147</b>
Email:	BCIN # <b>26664</b>		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): <b>SAND</b>		Soil Type: <b>SAND</b>
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: <b>10</b> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): <b>Summer - HOT</b>	
SYSTEM EVALUATION	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other	Size: <b>300</b> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: <b>4</b>	Total Length of Tile:	Distance Between Tile Runs: <b>2'</b>
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other	Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:	Tank	Distribution Pipe	
Distance to Buildings & Structures (ft)	<b>5'</b>	<b>15'</b>	
Distance to Bodies of Water (ft)	<b>50'</b>	<b>50'</b>	
Distance to Nearest Well (ft)			
Distance to Property Lines	Front <b>60'</b> Rear <b>50'</b> Side <b>10'</b> Side <b>40'</b>	Front <b>30'</b> Rear <b>50'</b> Side <b>10'</b> Side <b>25'</b>	



## 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 Ave Long Point

Legal Description:

Roll Number:

Application #:

Information Origins: survey and drawings from designer

### 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	N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	15.22	N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	12.76	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	3.15	N/A	m
		1.20	2.21	N/A	m
	f) minimum rear yard	9.00	18.51	N/A	m
	g) maximum building height	9.10	7.67	N/A	m
	h) maximum lot coverage (Note: Proposed Area)				m.sq
	i) lot	15.00	25.45	10.45	%

Comments

cottage plus decks is now 177.11sqm, which now gives lot coverage of 25.45%





## 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 Ave Long Point

Legal Description:

Roll Number:

Application #:

Information Origins: survey and drawings from designer

### Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	5.00	7.52	2.52	m
b) <i>minimum front yard</i>	6.00	1.52	4.48	m
c) <i>minimum exterior side yard</i>	6.00		N/A	m
d) <i>minimum interior side yard</i>	1.20	1.22	N/A	m
e) <i>minimum rear yard</i>	1.20	35.97	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	7.21	N/A	%
ii) <i>usable floor area</i>	69.60	94.59	24.99	m.sq

Comments

only permitted up to 10% of lot for useable floor area. Accessory building not permitted "habitable rooms". Existing accessory building in front yard so relief of 3.2.1 (b) not required, but front yard setback for new accessory is closer than the existing, so relief of front yard setback is required, height is over required limit

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

10/22/2019

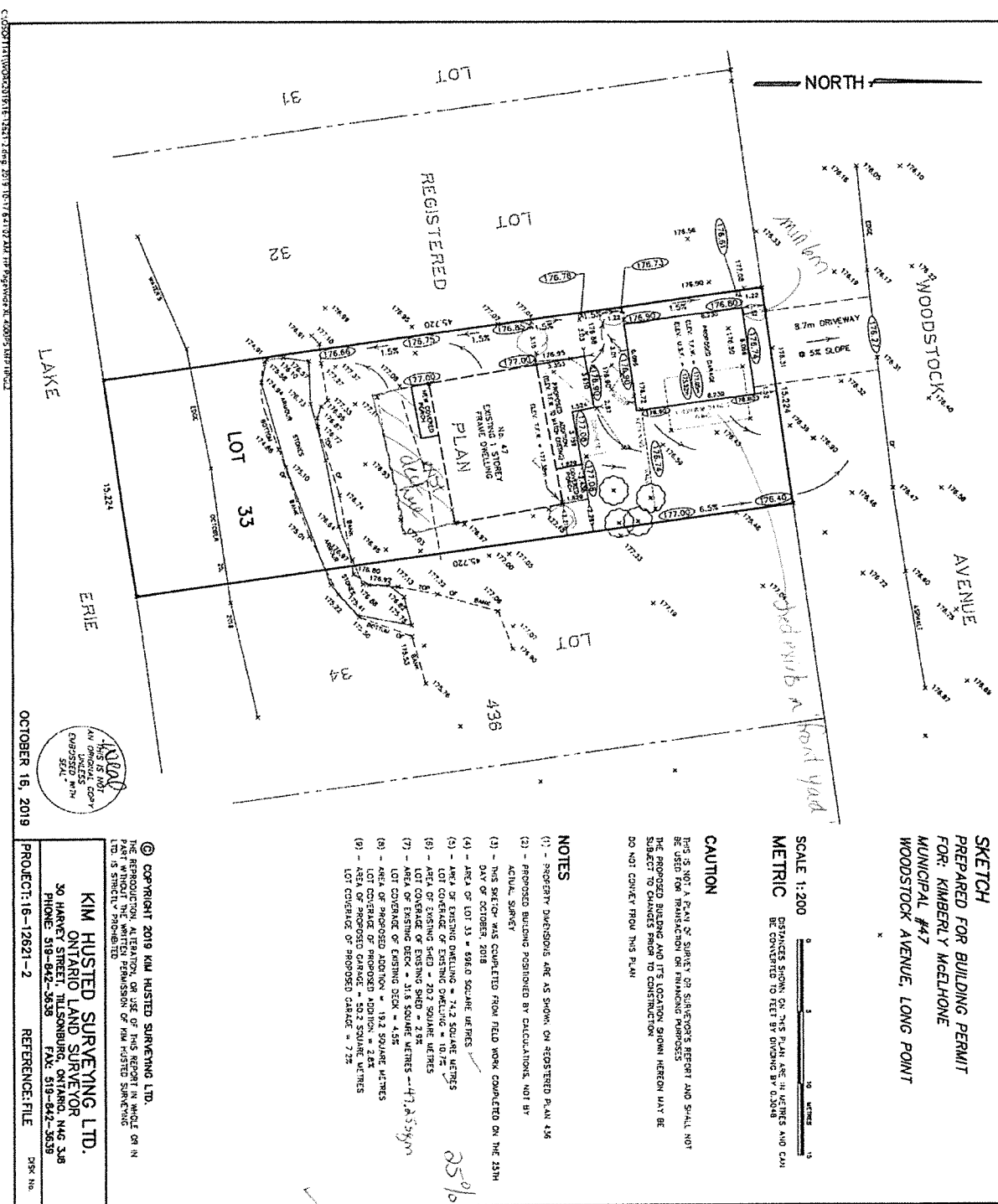
date

Signature of Zoning Administrator

Oct 22/2019

date

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



**SKETCH**  
**PREPARED FOR BUILDING PERMIT**  
**FOR: KIMBERLY MCLEHANE**  
**MUNICIPAL #47**  
**WOODSTOCK AVENUE, LONG POINT**

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

**CAUTION**

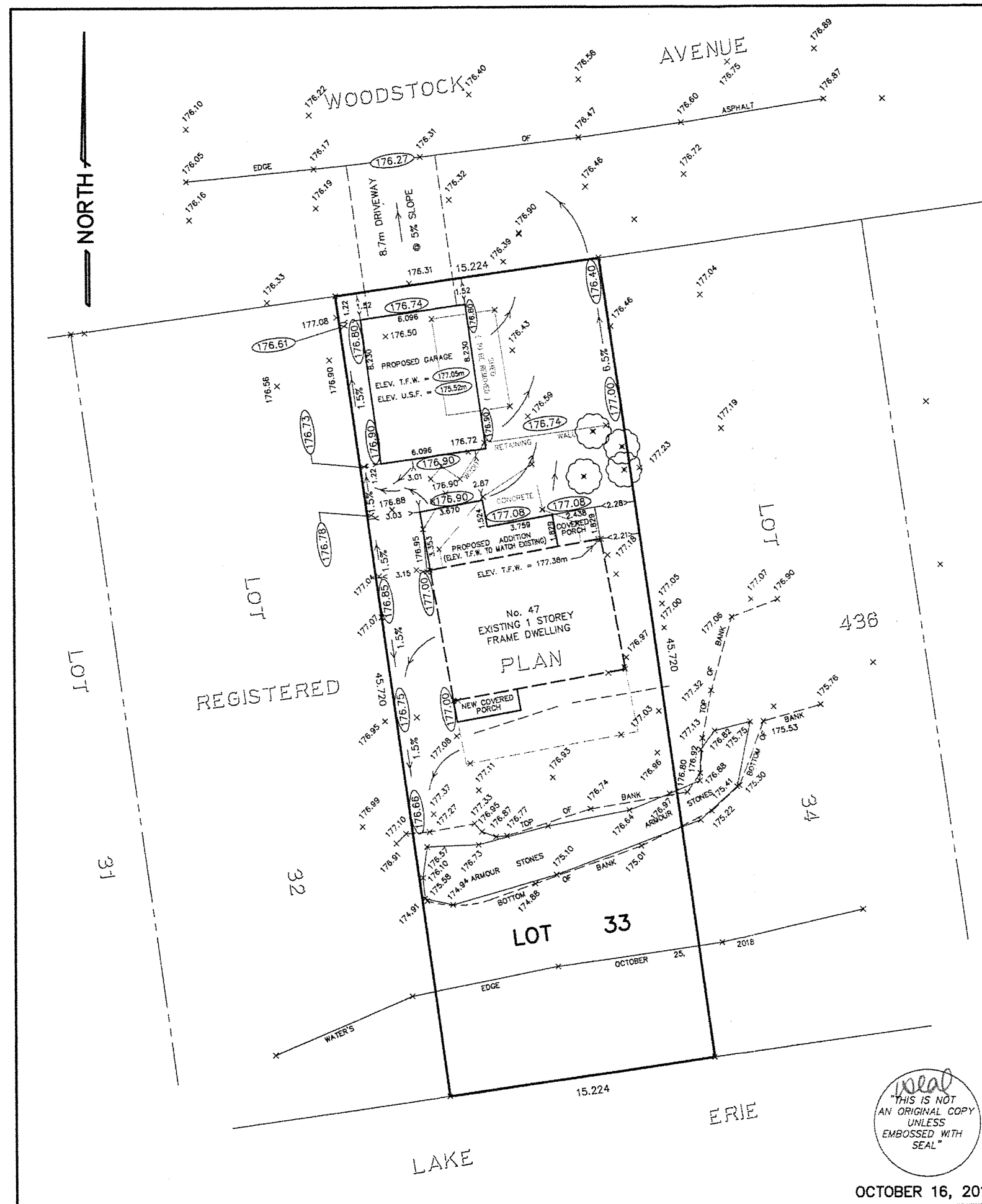
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTIONS OR FINANCING PURPOSES. THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. DO NOT CONVEY FROM THIS PLAN.

**NOTES**

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 436
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 15TH DAY OF OCTOBER, 2018
- (4) - AREA OF LOT 33 = 596.0 SQUARE METRES
- (5) - AREA OF EXISTING DWELLING = 743.2 SQUARE METRES
- (6) - LOT COVERAGE OF EXISTING DWELLING = 10.7%
- (7) - AREA OF EXISTING SHED = 2.9%
- (8) - LOT COVERAGE OF EXISTING SHED = 0.5%
- (9) - AREA OF PROPOSED ADDITION = 192.2 SQUARE METRES
- (10) - LOT COVERAGE OF PROPOSED ADDITION = 32.2%
- (11) - LOT COVERAGE OF PROPOSED GARAGE = 3.2%

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 30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3J8  
 PHONE: 519-842-3636 FAX: 519-842-3639  
 PROJECT: 16-12621-2 REFERENCE: FILE

*COMPILE*  
*25% lot coverage*  
*177.11 sqm / 696 sqm*  
*= 25.45%*  
*height of cottage = 7.67m*  
*ACCESSORY*  
*height = 7.58m (+1.52m)*  
*usable floor = 94.59 sqm*  
*lot coverage = 50.74m / 696sqm*  
*= 7.21%*  
*front yard setback*  
*6.0m - 1.52m*  
*= 4.48m relief*  
*RR4*



**SKETCH**  
PREPARED FOR BUILDING PERMIT  
FOR: KIMBERLY McELHONE  
MUNICIPAL #47  
WOODSTOCK AVENUE, LONG POINT

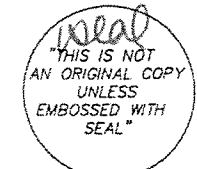
SCALE 1:200  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**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 ITS 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 REGISTERED PLAN 436
  - (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 ADDITION = 19.2 SQUARE METRES  
LOT COVERAGE OF PROPOSED ADDITION = 2.8%
  - (9) - AREA OF PROPOSED GARAGE = 50.2 SQUARE METRES  
LOT COVERAGE OF PROPOSED GARAGE = 7.2%

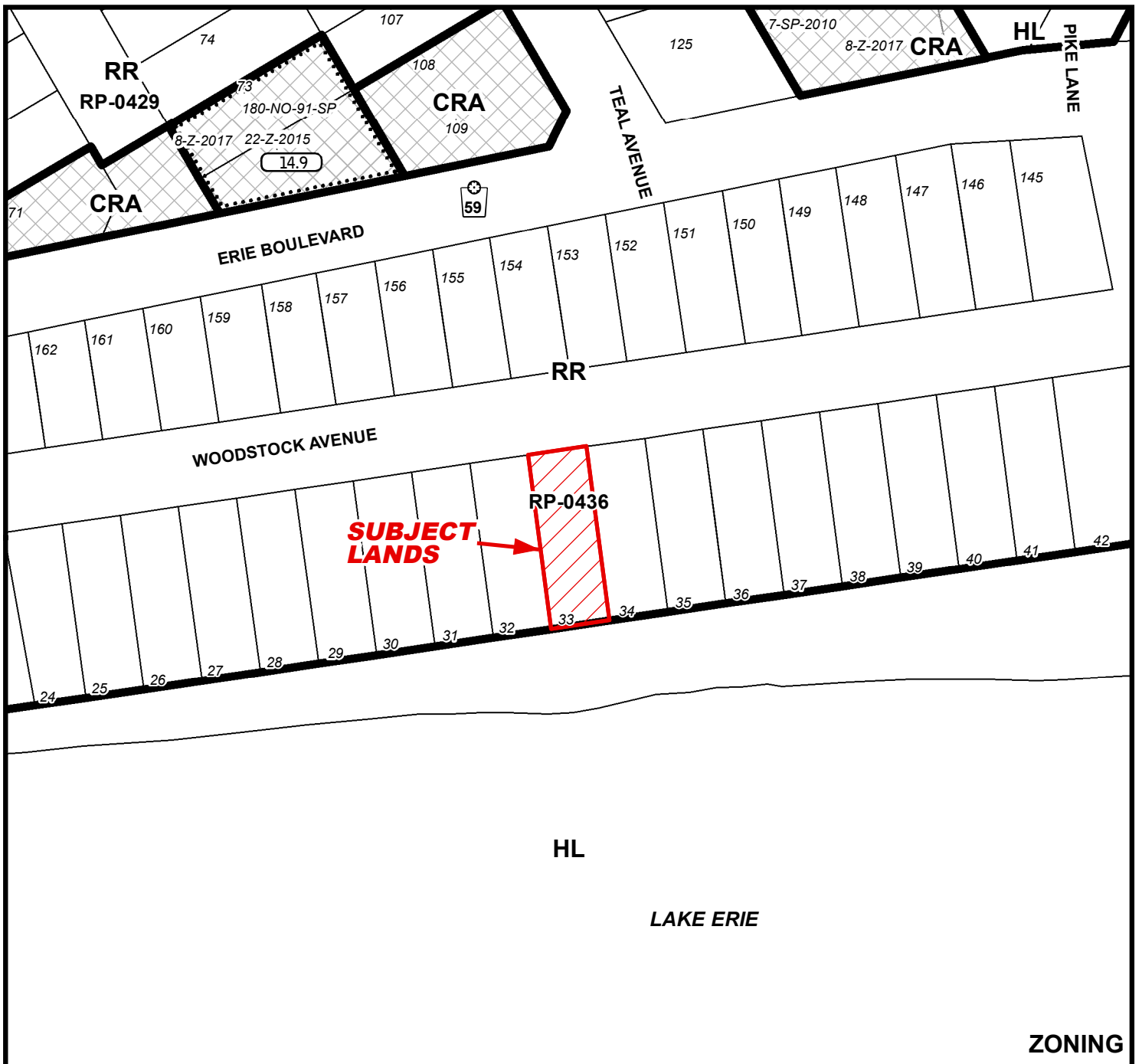
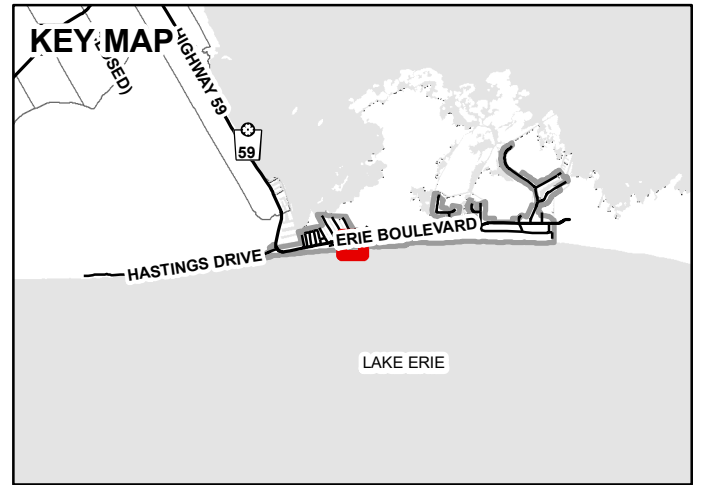
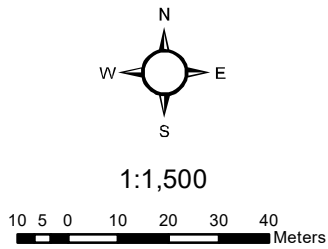
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PROJECT: 16-12621-2	REFERENCE: FILE
DISK No.	



OCTOBER 16, 2019

**MAP 1**  
**File Number: ANPL2019357**  
Geographic Township of  
**SOUTH WALSHINGHAM**





# MAP 2

File Number: ANPL2019357

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:800



# MAP 3

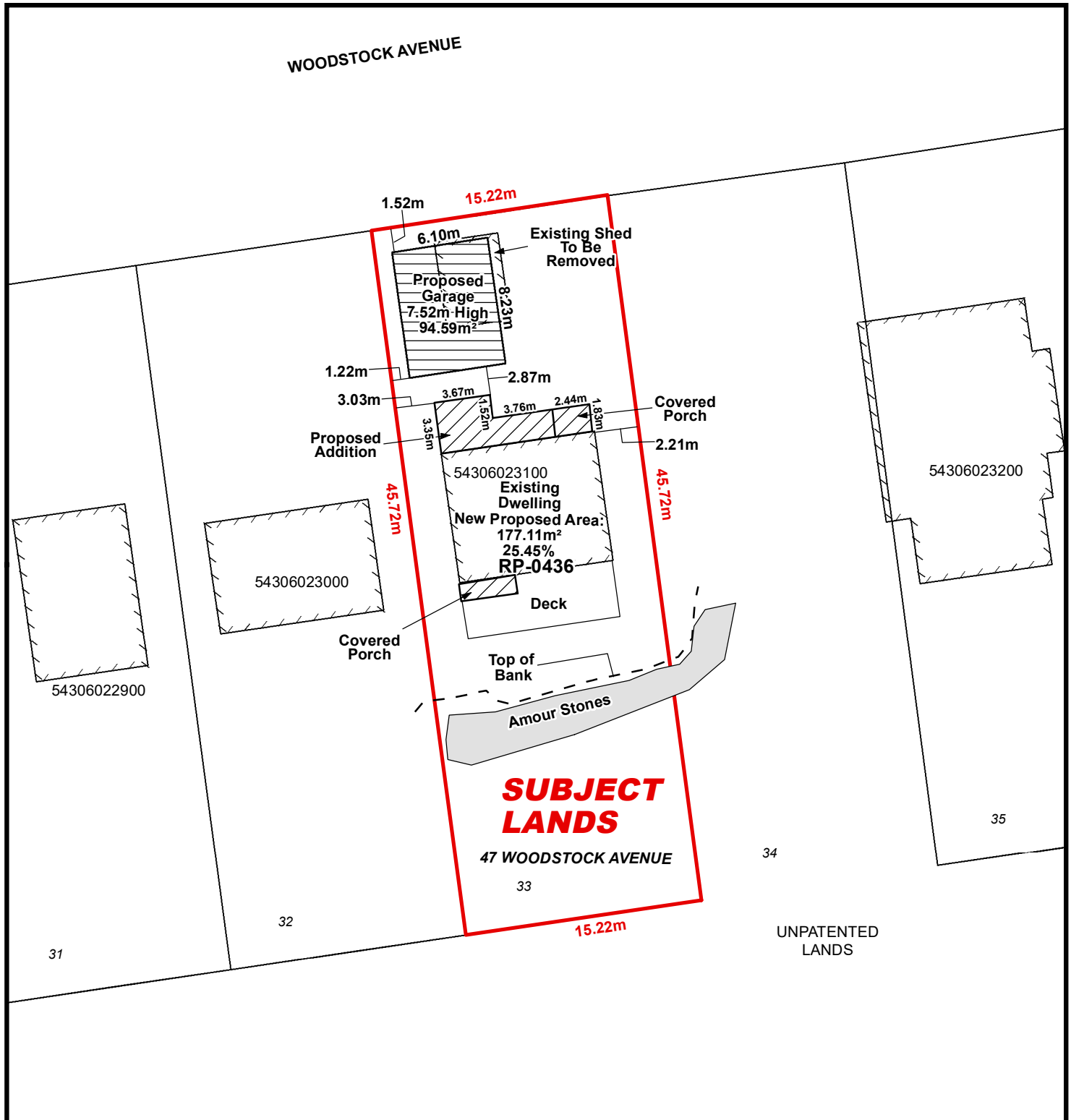
File Number: ANPL2019357

Geographic Township of SOUTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

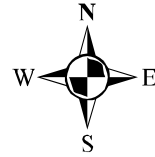
1:350



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019357

Geographic Township of SOUTH WALSLINGHAM



2 1 0 2 4 6 8 Meters

1:350

