

For Office Use Only:

File Number	<u>AMPL 2020135</u>	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>July 9, 2020</u>	Planner	_____
Complete Application	<u>July 13, 2020</u>	Public Notice Sign	_____

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: 54306006400

A. Applicant Information

Name of Owner Denise Renee Kirby

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 17 Willow Avenue

Town and Postal Code Long Point

Phone Number 289-407-3008

Cell Number 289-407-3008

Email dlakesidedecor@gmail.com

Name of Applicant Denise Renee Kirby

Address 17 Willow Avenue

Town and Postal Code Long Point

Phone Number 289-407-3008

Cell Number 289-407-3008

Email dlakesidedecor@gmail.com

Name of Agent	Jim Ronson
Address	32 Denton Avenue
Town and Postal Code	Tillsonburg
Phone Number	226-289-3277
Cell Number	
Email	JarHomePlans@outlook.com

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):

Lot 38, Registered Plan 429, Norfolk County

Municipal Civic Address: 17 Willow Avenue

Present Official Plan Designation(s): Resort Residential

Present Zoning: RR (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:

Single Family Home with Boat House & Sitting Room

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:

Vinyl Sided Home, Metal Sided BoatHouse, Wood Sided Sitting Room, All buildings would be removed.

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.

N/A

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:

Proposed new single family home and new covered boat well.

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:
Approx. 1950

9. Existing use of abutting properties:

Same (All Zoned RR)

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, for example: m, m² or %

Lot frontage	17.069 m	17.069 m
Lot depth	41.148 m	41.148 m
Lot width	17.069 m	17.069 m
Lot area	702 sq. m	702 sq. m
Lot coverage	28.3%	40.6%
Front yard	14.89 m	12.10 m
Rear yard	14.43 m	14.41 m
Left Interior side yard	4.71 m	1.29 m
Right Interior side yard	2.88 m	1.2 m
Exterior side yard (corner lot)	n/a	n/a

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

Request relief of 13.38% above the maximum 15% for a new cottage.

Request relief of 2.07% above the maximum of 10% for a new accessory structure.

Request relief of 23.53 m² of "usable floor area" for a covered boat well.

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

The proposed new cottage is similar in living space size to the existing. By adding an attached garage and a covered porch, the lot coverage is exceeded.

The proposed new covered boat well has been increased in size. This is to allow the owner's boat a place to park.

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

Frontage:	N/A
Depth:	N/A
Width:	N/A
Lot Area:	N/A
Present Use:	N/A
Proposed Use:	N/A

Proposed final lot size (if boundary adjustment): N/A

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: _____

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:

This request will not effect on any endangered species.

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:

If and when the seawall requires alterations or repairs, all proper procedures will be followed.

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)

Long Point Water Company

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Existing Septic system is in working order. A new system will be installed.

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

existing watercourse

2. Existing or proposed access to subject lands

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Willow Avenue

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.

Denise Kirby
Owner/Applicant/Agent Signature

July 2 2020
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 *Denise Kirby* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize *Denise Kirby* 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.

Denise Kirby
Owner

July 2 2020
Date

Owner

Date

K. Declaration

I, Denise Renee Kirby of 17 Willow Avenue, Long Point

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:

Port Rowan

Denise Kirby
Owner/Applicant/Agent Signature

In Presence

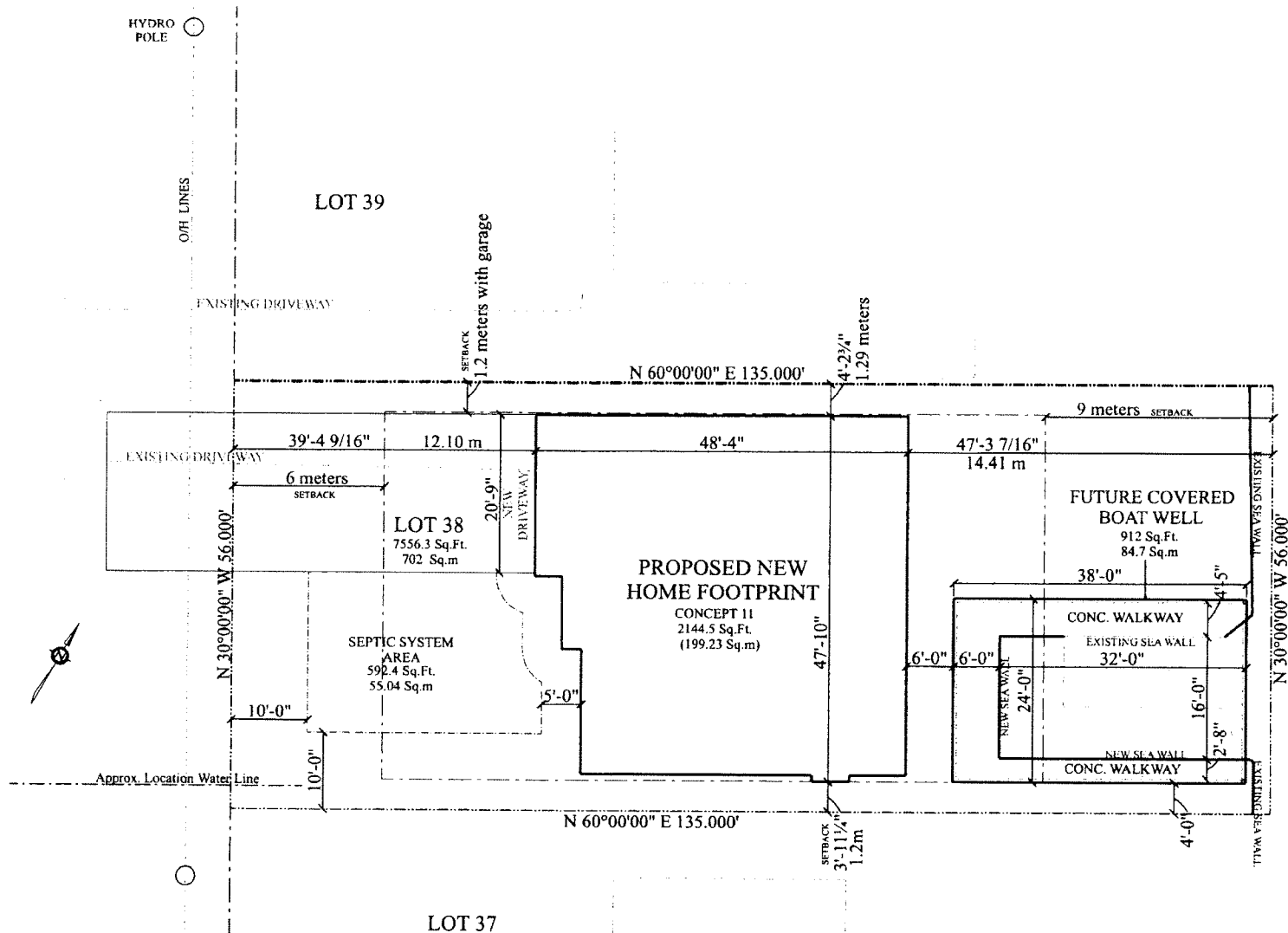
This 2 day of 2020

A.D., 2020

[Signature]

A Commissioner, etc.

Peter R. Everitt



PROPOSED
LOT AREA = 702 SQ. METERS
COTTAGE FOOTPRINT = 199.23 SQ. METERS (28.38%)
BOATHOUSE FOOTPRINT = 84.7 SQ. METERS (12.07%)
USEABLE FLOOR AREA OF BOATHOUSE = 79.53 SQ. METERS



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 Willow Ave Long Point

Legal Description:

Roll Number: 54306006400

Application #:

Information Origins: site plan from owner/designer, no drawings at this time

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 Accessory Structure				
a) building height	5.00		N/A	m
b) minimum front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		N/A	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note:Proposed Area)				m.sq
i) lot coverage	10.00	12.07	2.07	%
ii) usable floor area	100.00		N/A	m.sq

Comments

boathouse is considered an accessory structure. No other accessory structures are on site plan

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.2 Boathouse				
a) minimum exterior side yard	6.00		N/A	m
b) minimum interior side yard				m
i) typical lot	1.20	2.03		m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	5.00		m
(Note:Proposed Area)				m.sq
d) maximum total usable floor area	56.00	79.53	23.53	m.sq
e) maximum lot coverage - shall not occupy more than 10 percent of the lot area , for accessory buildings	10.00	12.07	2.07	%

Comments

useable floor area includes boat slip, and is measured from inside the wall of boathouse. Ensure drawings match what is proposed. No habitable rooms are permitted in a boathouse

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 -



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Information Origins: site plan from owner/designer, no drawings at this time

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area		702.00		m. sq
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	12.10		m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	1.20	1.20		m
		1.20	1.29		m
	ii) detached garage	3.00		N/A	m
		1.20		N/A	m
	f) minimum rear yard	9.00	14.41		m
	g) maximum building height	9.10	8.80		m
	h) maximum lot coverage (Note:Proposed Area)				m.sq
	i) lot	15.00	28.38	13.38	%

Comments

ensure drawings match what is proposed



Zoning Deficiency

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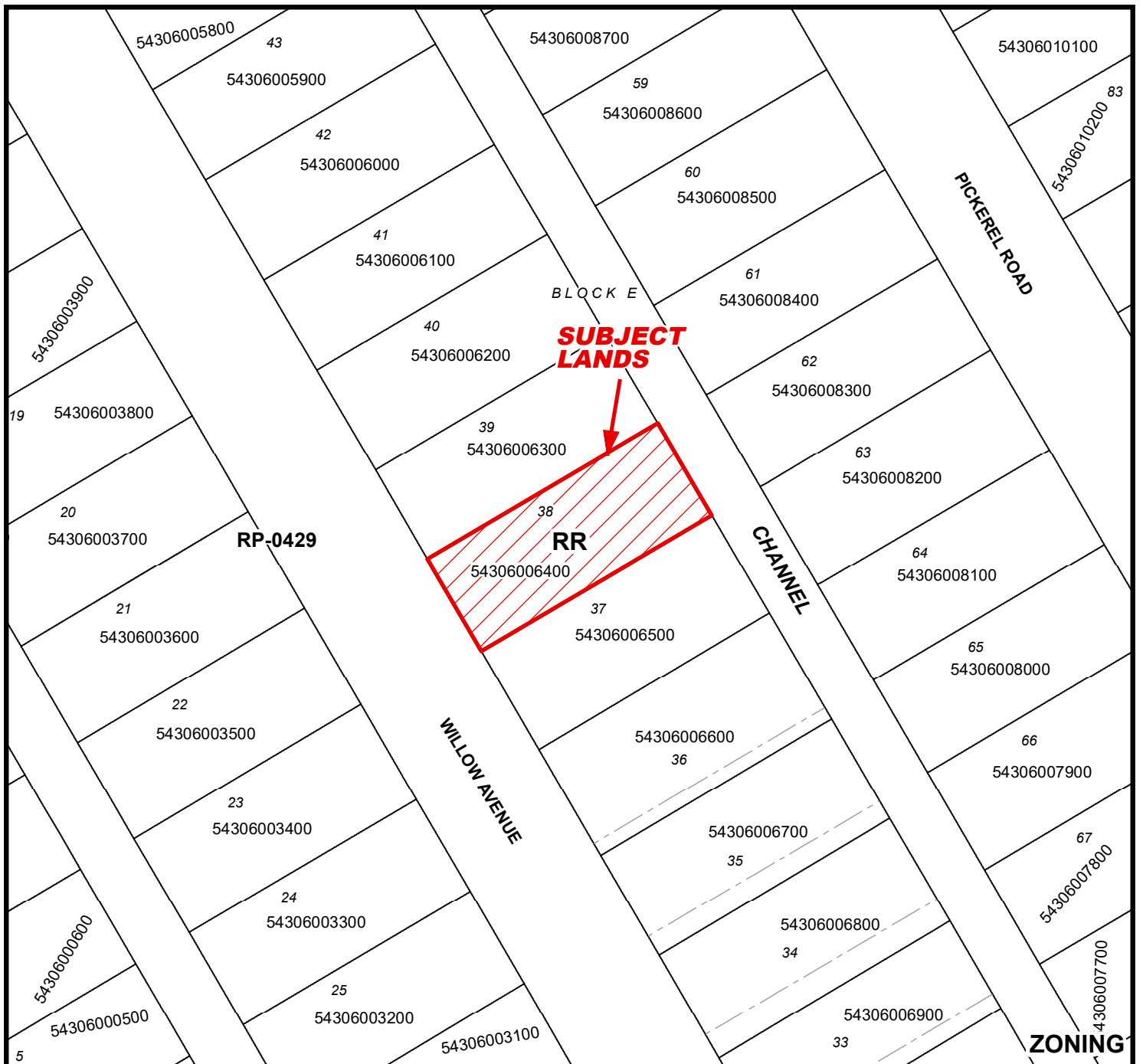
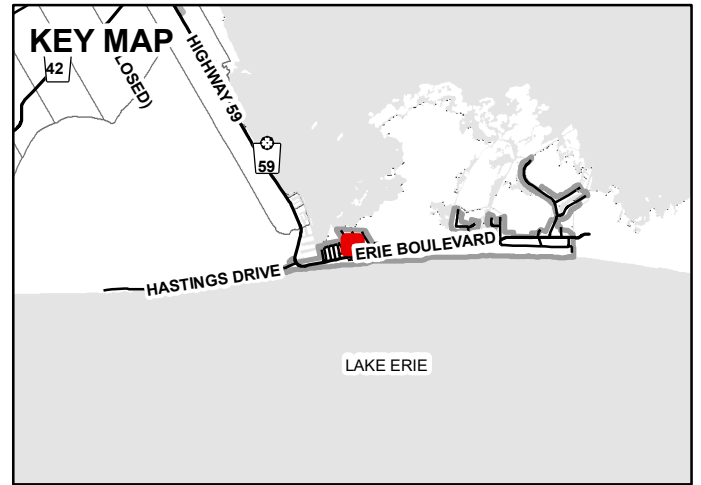
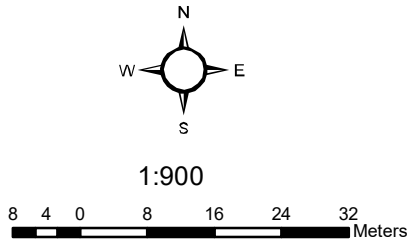
Resort Residential Zone (RR)

Signature of Zoning Administrator

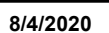
date

Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County

MAP 1
File Number: ANPL2020135
Geographic Township of
SOUTH WALSHINGHAM



Geographic Township of SOUTH WALSINGHAM



MAP 3

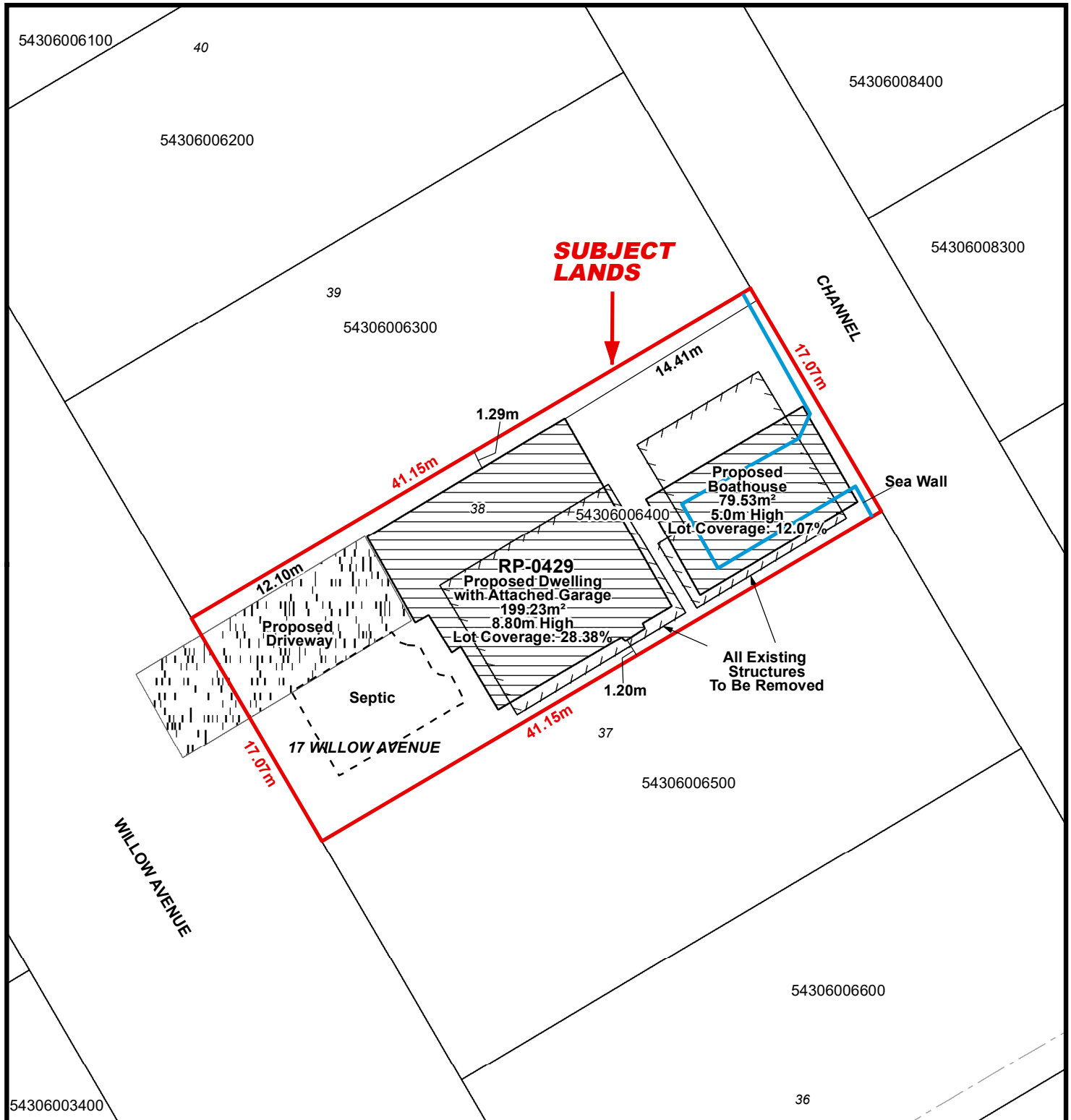
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Geographic Township of SOUTH WALSINGHAM



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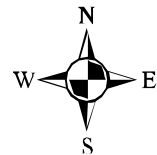
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LOCATION OF LANDS AFFECTED

File Number: ANPL2020135

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

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