

Name of Agent	4thGStudio Inc. - Gary J. Gerard
Address	1835 Cedarpark Drive
Town and Postal Code	London, ON N5X 0H9
Phone Number	519.495.8980
Cell Number	Same
Email	4thGStudio@Gmail.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:

Simpli Financial

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Town: Long Point Lot: 8C + 8B,

Municipal Civic Address: 36 Private Lane

Present Official Plan Designation(s): SWAL PLAN 324 LOT 8C PT LOT 8B

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:

Two Storey Private Vacation Home with Boathouse.

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:

See Attached: APP-1 (Asbuilt); APP-2 (Proposed Site); APP-3 + 4 (Elevs.)

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.

APP-2 Proposed Site; Renovation to the Existing Southern Addition.

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:

APP-2 Reno. Proposal to per exterior Sundeck to the South or Over Existing 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:
50+ Years

9. Existing use of abutting properties:

RR - Vacation Homes

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	15.24m (50.0')	15.24m (50.0')
Lot depth	36.6m (120.15')	36.6m (120.15')
Lot width	15.24m (50.0')	15.24m (50.0')
Lot area	566.65m ²	566.65m ²
Lot coverage	21.3%	21.3%
Front yard	9.86m	9.86m - "Min."
Rear yard	11.20m	11.20m
Left Interior side yard	0.15m	1.20m
Right Interior side yard	3.19m	2.01m
Exterior side yard (corner lot)	N/A	N/A

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

- permit alterations of a non-conforming structure, previously approved;
- consideration to the renovations height of structure;
- allow for alterations of a structure that has an existing non-maintained access (private lane)



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

Our existing building coverage is 21.3% based on all previously approved constructions and additions.

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:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

Note: If in an area of source water 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
☐ Individual wells
☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Holding Tank

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

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.

x 

Owner/Applicant/Agent Signature

2020 Nov. 27

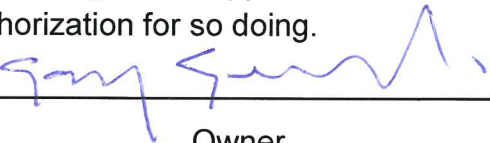
Date

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 Blair and Linda Chambers am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize 4thGStudio (GJ. Gerard) 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.

x 

Owner

2020.11.27

Date

2020.11.27

Owner

Date

K. Declaration

I, GARY J GERARD of 4TH G STUDIO

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:

Gary Gerard

Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 3RD day of December 2020

A.D., 20____

Sherry Ann Mott

A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

SKETCH

PREPARED ILLUSTRATING EXISTING
TOPOGRAPHIC INFORMATION
FOR: BLAIR CHAMBERS

LOT 43
REGISTERED PLAN NO. 206

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

KIM HUSTED SURVEYING LTD.

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 PLAN REGISTERED PLAN 324
AND HAVE NOT BEEN VERIFIED BY SURVEY
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY
ACTUAL SURVEY
- (3) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM,
CGVD 1928 VERTICAL DATUM
- (4) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 6th DAY
OF JANUARY, 2020

THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL

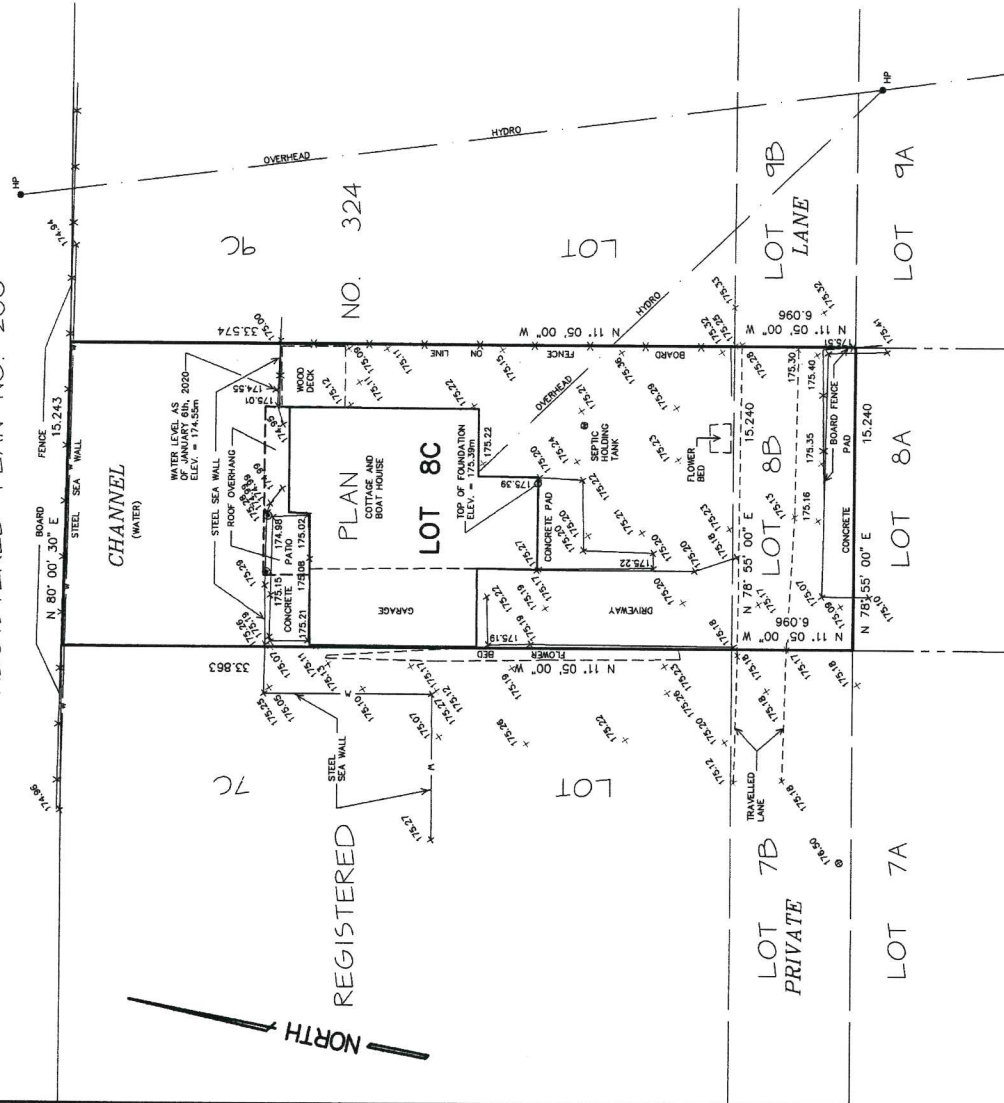
JANUARY 24, 2020

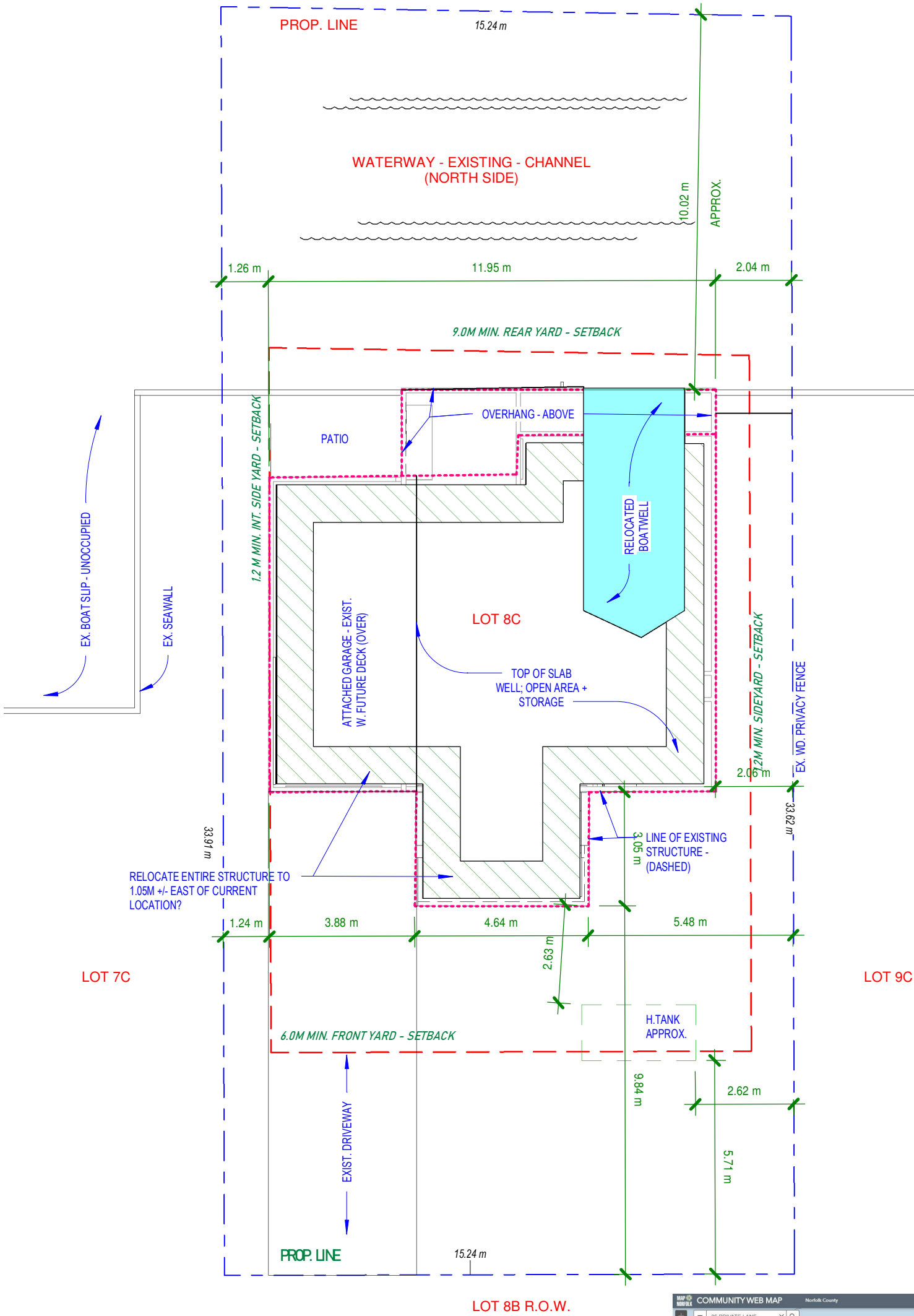
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30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3J8
PHONE: 519-542-3638 FAX: 519-642-3639

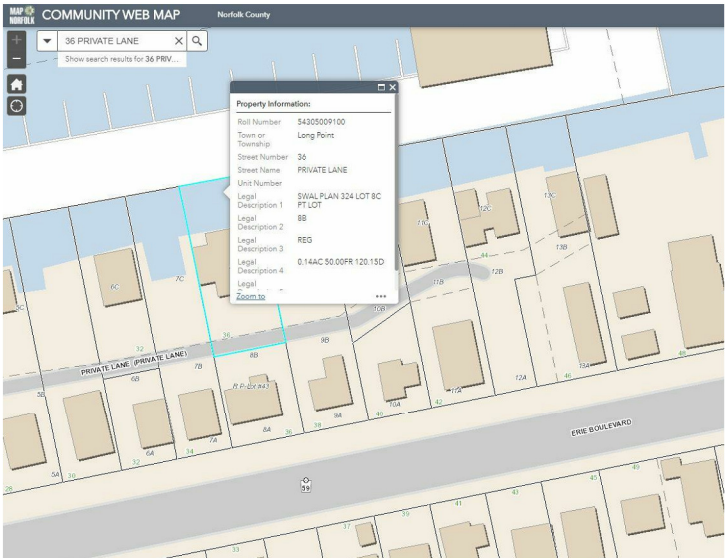
PROJECT: 19-1548-ASP REFERENCE: FILE
DESK No.
646





PROPOSED
MINOR VARIANCE APPLICATION
28 NOV. 2020

1 SITE PLAN - PROPOSED
1 : 125



ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AND AMENDMENTS OF THE 2012 ONTARIO BUILDING CODE



4thGStudio

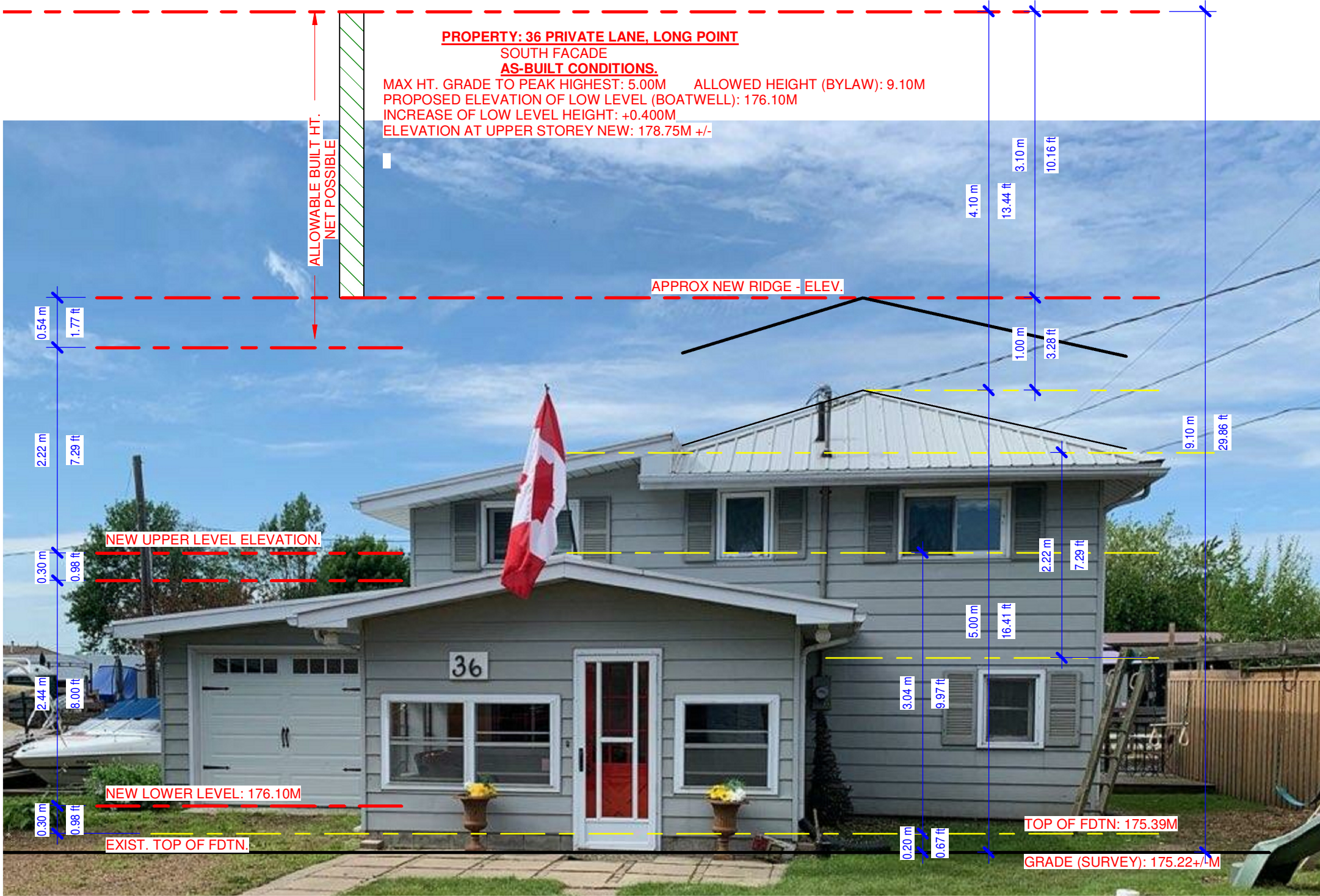
PROJECT TITLE:
Building Renovation - 36 Private Lane Long Point
DRAWING TITLE:
SITE PLAN - PROPOSED

BCIN (FIRM): GARY J. GERARD # 104812

THESE PLANS ARE DRAWN IN ACCORDANCE TO THE CURRENT EDITION AND AMENDMENTS TO THE ONTARIO BUILDING CODE. 4GS DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

DATE:	REF:
27NOV20	MVariance
BY:	SCALE:
GJG	1 : 125
FILE:	SHEET:
2020.032	APP-2

E:4thGStudio@gmail.com



PLANNING ELEVATION - SOUTH

1 : 50

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AND AMENDMENTS OF THE 2012 ONTARIO BUILDING CODE

DATE:	REF:	BY:	SCALE:	FILE:	SHEET:
11/27/20	MVariance	GJG	1 : 50	2020.032	APP-3

THESE PLANS ARE DRAWN IN ACCORDANCE TO THE CURRENT EDITION AND AMENDMENTS TO THE ONTARIO BUILDING CODE. 4GS DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

PROJECT TITLE:
Building Renovation - 36 Private Lane Long Point

DRAWING TITLE:
ELEVATION - PLANNING



4thGStudio

BCIN (FIRM): GARY J. GERARD # 104812

E:4thGStudio@gmail.com



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: 36 Private Lane

Legal Description:

Roll Number: 54305009100

Application #:

Information Origins: survey and site sketch

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS	
5.8.2	a) minimum <i>lot area</i>					
	i) <i>new lot</i>	0.40		N/A	ha	
	ii) <i>lot of record</i>	700.00		N/A	m.sq	
	b) minimum <i>lot frontage</i>					
	i) <i>interior lot</i>	15.00		N/A	m	
	ii) <i>corner lot</i>	18.00		N/A	m	
	c) minimum <i>front yard</i>	6.00	9.84	existing	m	
	d) minimum <i>exterior side yard</i>	6.00		N/A	m	
	e) minimum interior side yard					
	i) attached garage	Left	1.20	1.26	altered from 0.0	m
		Right	1.20	2.04	altered from 3.29	m
	ii) detached garage		3.00	N/A		m
			1.20	N/A		m
				existing abuts the		
				channel with		m
	f) minimum <i>rear yard</i>	9.00	0.00	boatwell		
	g) maximum <i>building height</i>	9.10	6.00	altered from 5.0m		m
	h) maximum <i>lot coverage (Note:Proposed Area)</i>					m.sq
	i) <i>lot</i>	15.00	25.44	10.44 existing		%
3.22	min building elevation top of foundation (176.5m) above sea level	176.50	176.10	altered from 175.4		m

Comments

cottage with boathouse attached. Existing non conforming building, being altered in height, and relocated on the lot. Building exists on a private lane which is not a year round maintained street, relief from 3.11.1 required to alter the 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 Lambrecht

I have read and understand the above.

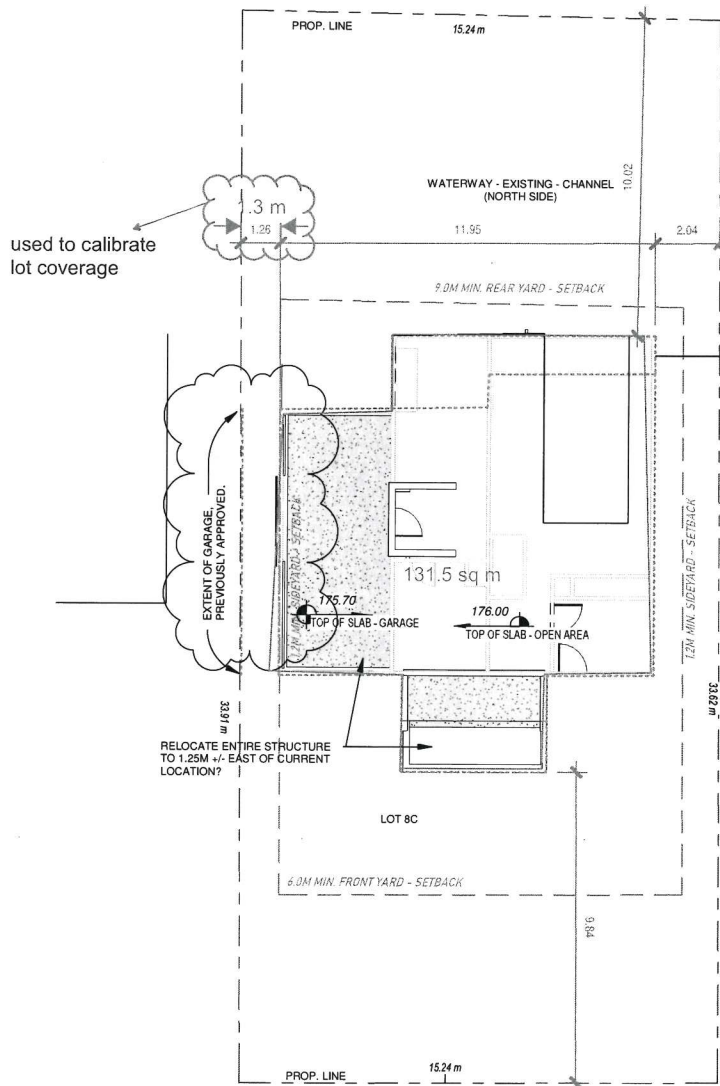
Signature of owner or authorized agent

date

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

Signature of Zoning Administrator

date



total lot coverage cottage
and decks roughly
131.5sqm

lot area = 516.79sqm

lot coverage = 25.44%

N100 - LOWER LEVEL - BOATWELL

1 : 150



ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AND AMENDMENTS OF THE 2012 ONTARIO BUILDING CODE

DRAFT
FOR NORFOLK CONSULTATION ONLY
18 NOV. 2020



4thGStudio

PROJECT TITLE:

Foundation Retrofit - 36 Private Lane

DRAWING TITLE:

SITE PLAN

THESE PLANS ARE DRAWN IN ACCORDANCE TO THE CURRENT EDITION AND AMENDMENTS TO THE ONTARIO BUILDING CODE. 4GS DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

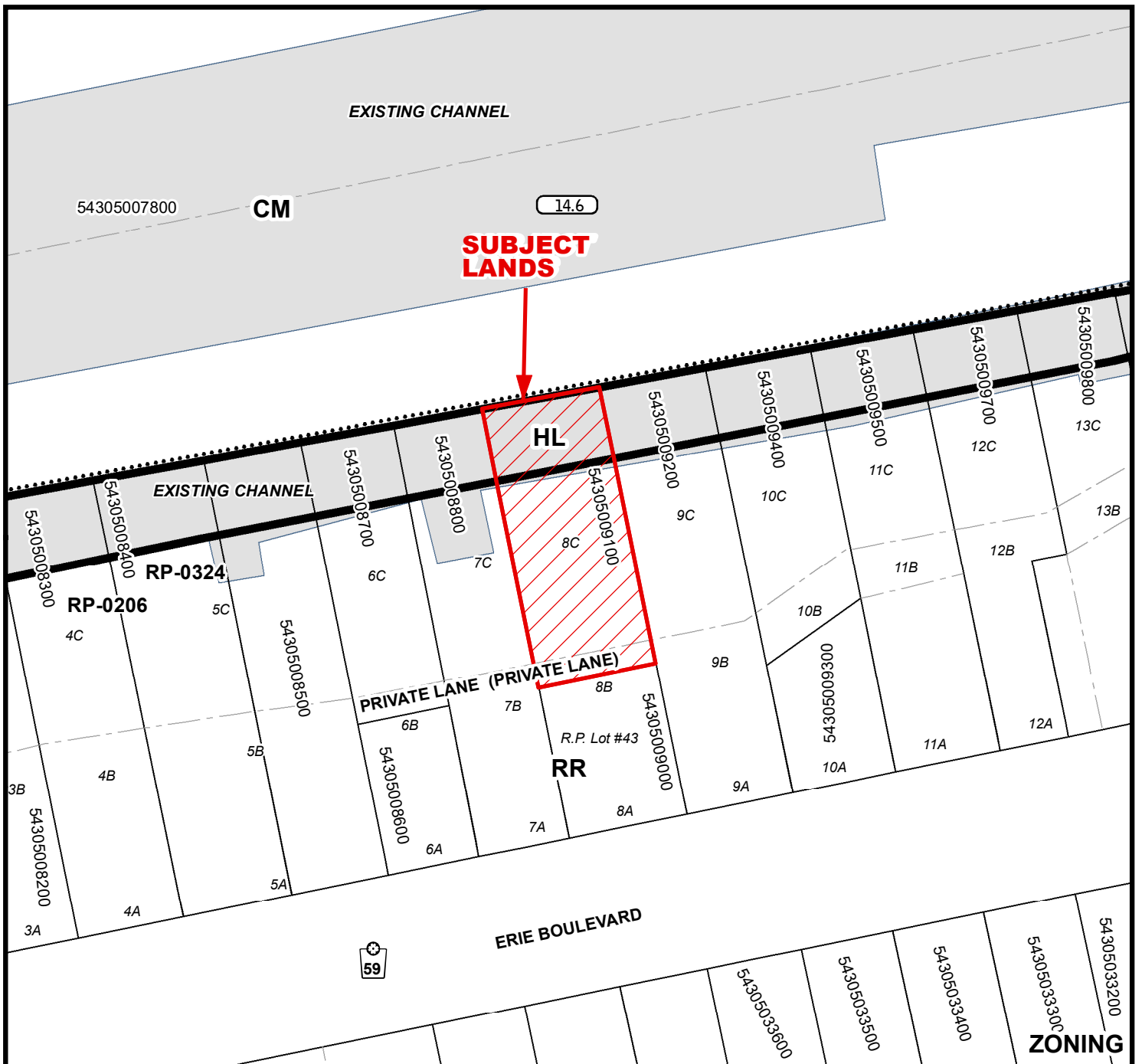
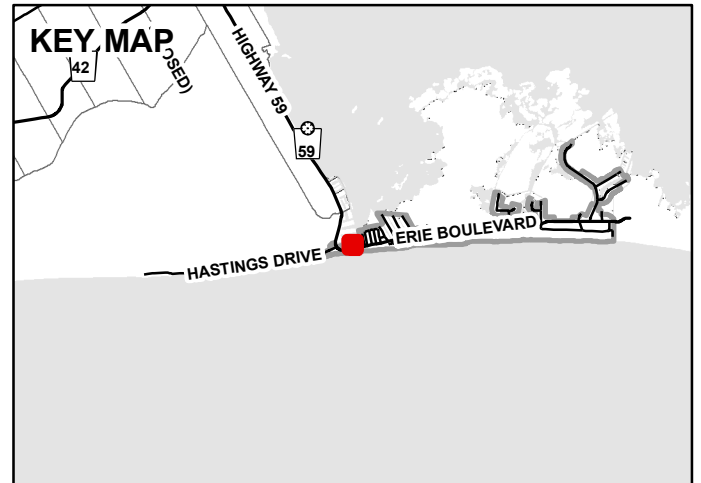
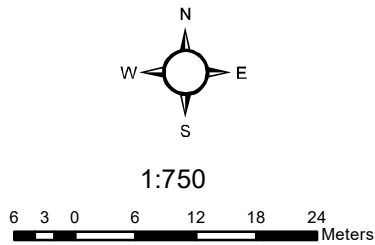
DATE:	REF:
18NOV20	Planning
BY:	SCALE:
GJG	1 : 150
FILE:	SHEET:
2020.032	PP1

BCIN (FIRM): GARY J. GERARD # 104812

E:4thGStudio@gmail.com



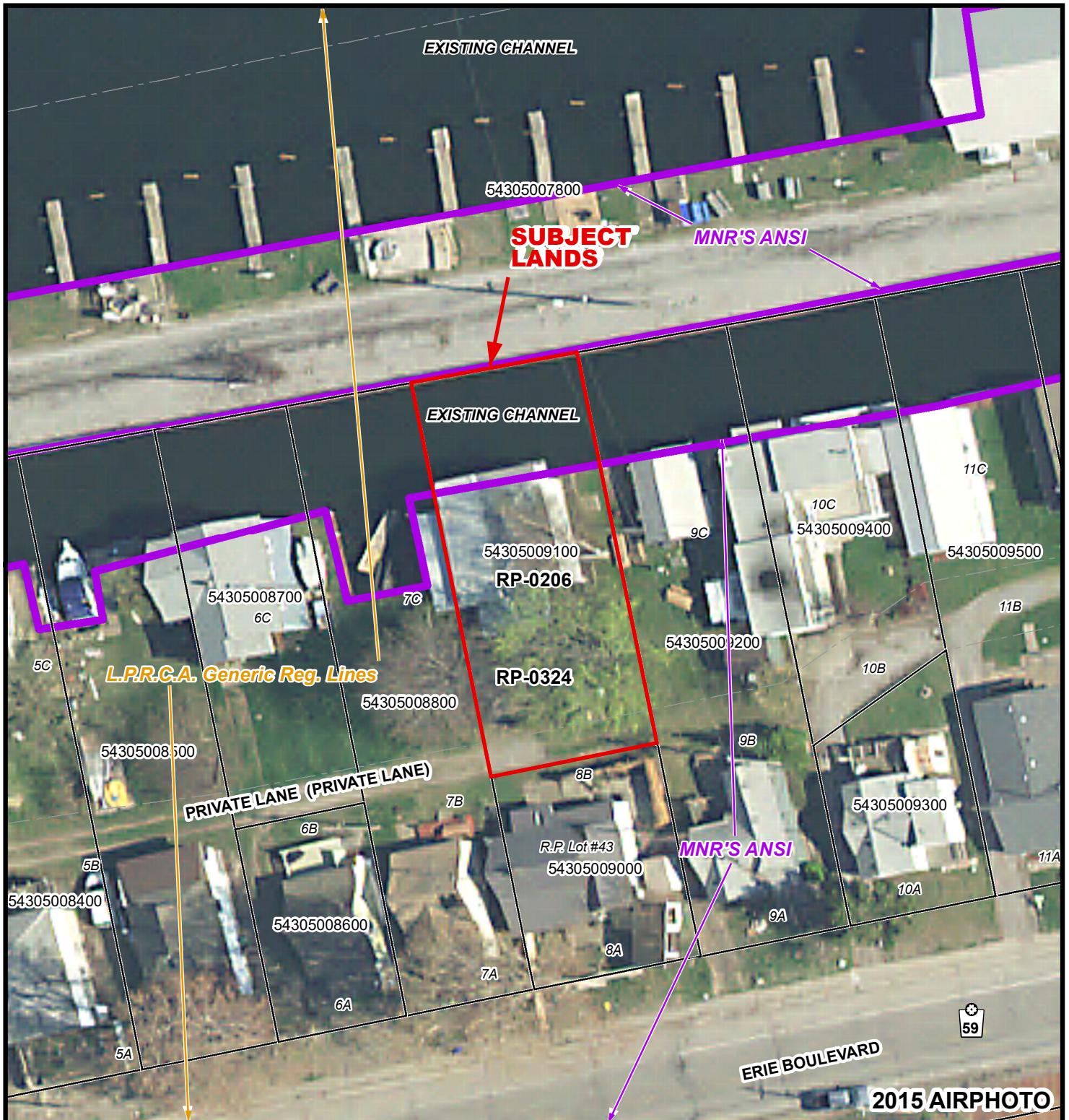
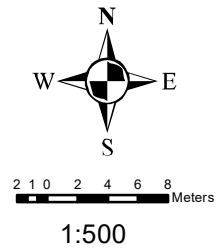
MAP 1
File Number: ANPL2020231
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

File Number: ANPL2020231

Geographic Township of SOUTH WALSHINGHAM



MAP 3

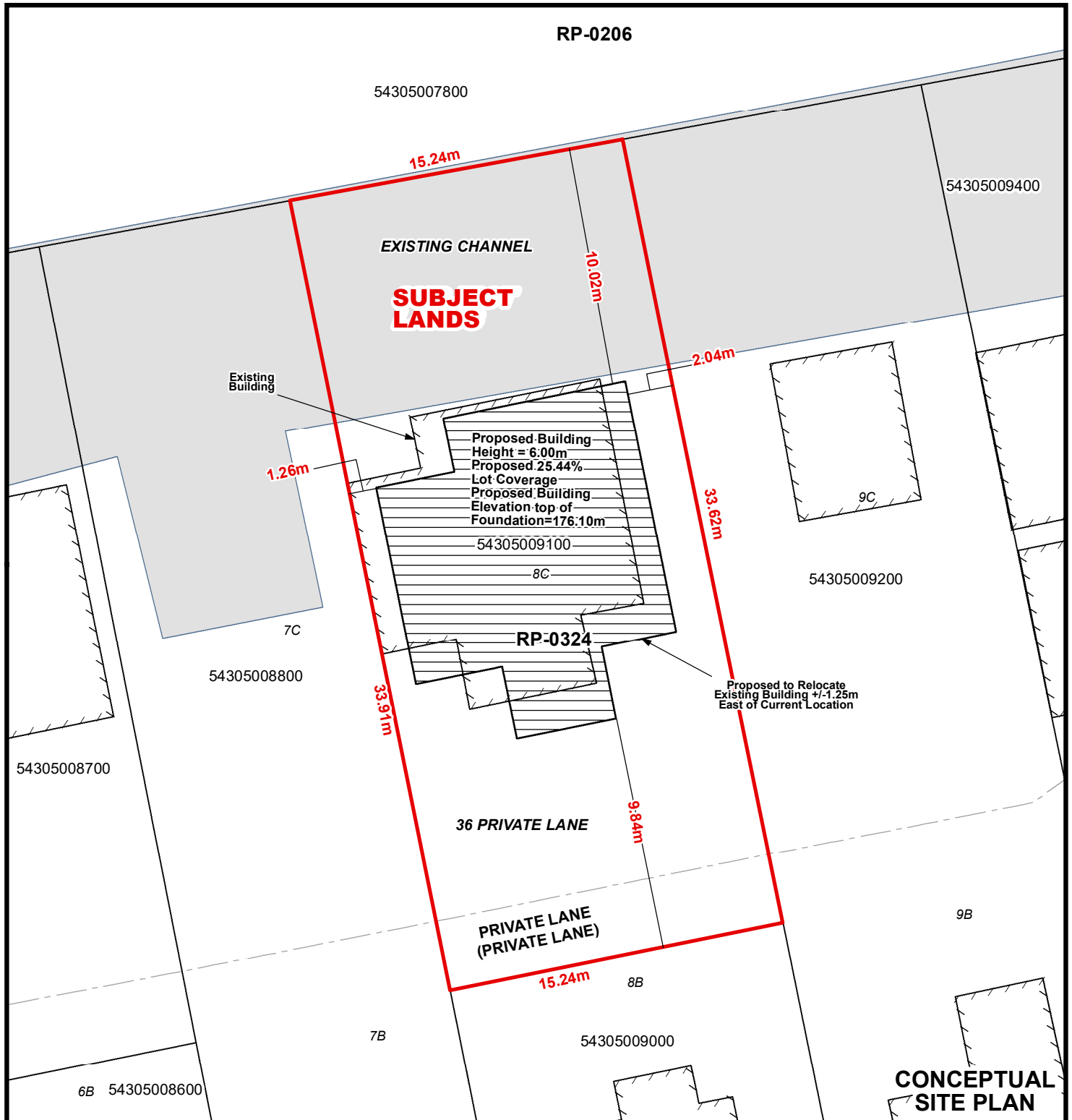
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Geographic Township of SOUTH WALSINGHAM



10.50 1 2 3 4 Meters

1:250

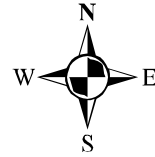


2020-12-07

LOCATION OF LANDS AFFECTED

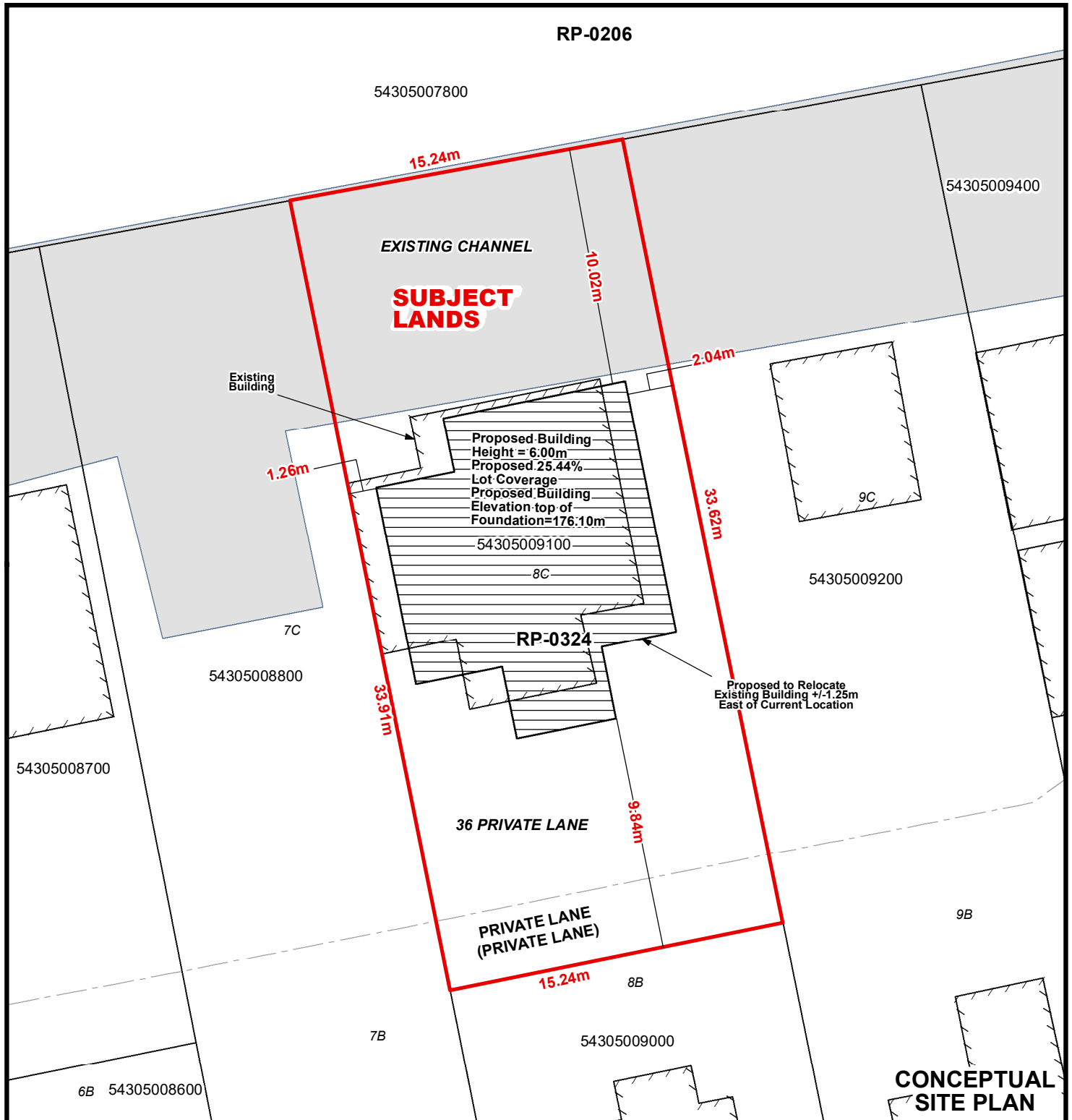
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Geographic Township of SOUTH WALSINGHAM



10.50 1 2 3 4 Meters

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2020-12-07