

For Office Use Only:

File Number

ANR2021088

Related File Number

Pre-consultation Meeting

Application Submitted

APRIL 8, 2021

Complete Application

Application Fee

\$1560. ✓

Conservation Authority Fee

502.85 ✓

Well & Septic Info Provided

Planner

SCOTT WILSON

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: 3310543070273000000**A. Applicant Information****Name of Owner**ROBERT EATON

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

29 ROGERS AVENUE

Town and Postal Code

LONG POINT, SWAL NOE 1M0

Phone Number

519.319.7051

Cell Number

SAME

Email

FIRESOUT93@ICLOUD.COM**Name of Applicant**ROB EATON

Address

29 ROGERS AVENUE

Town and Postal Code

LONG POINT, SWAL NOE 1M0

Phone Number

519.319.7051

Cell Number

SAME

Email

rob19993stfd@gmail.com

Name of Agent	4THGSTUDIO
Address	1835 CEDARPARK DRIVE
Town and Postal Code	LONDON N5X 0H9
Phone Number	519.495.8980
Cell Number	
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:

ROBERT EATON, SAME ADDRESS

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 551

Municipal Civic Address: 29 ROGERS AVENUE

Present Official Plan Designation(s): RR

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:

SINGLE FAMILY RESIDENTIAL PROPERTY

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:

SINGLE FAMILY VACATION RESIDENCE AND DETACHED BOATHOUSE

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.

EXPANDED BOATWELL DEPTH - FUTURE

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:

REPLACEMENT OF AN EXIST. BOATHOUSE W. NEW
BOATHOUSE/STORAGE

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:

9. Existing use of abutting properties:

RR - RESORT 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:

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	Same
Lot depth	Varies, 35.7/38.8	Same(MNR Land)
Lot width	15.24	Same
Lot area	563.08	563.08
Lot coverage	32.91%	34.11%
Front yard	12.03	Same
Rear yard	17.01m (AVG)	Same
Left Interior side yard	1.52	Same
Right Interior side yard	4.18	Same
Exterior side yard (corner lot)		

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

RELIEF TO PERMIT OVERALL COVERAGE INCREASE BY +1.45% AND RELIEF TO PERMIT A BOATHOUSE HEIGHT OF ~~8.5M.~~

7.85 m Re

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

WE, THE APPLICANTS, PLAN TO INSTALL A NEWER LONGER BOATWELL IN THE FUTURE FOR A LARGER VESSEL, IN ADDITION WE NEED MORE HEIGHT AND STORAGE TO ACCOMMODATE THE RESTORATION OF THE BOATHOUSE

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

Frontage: N/A

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: 3310543070273000000

(MNR TRANSFERRED LANDS - SEE SUPPORTING DOCUMENTATION)

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 ☐ 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)
-

2. Existing or proposed access to subject lands

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

Name of road/street:

ROGERS 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

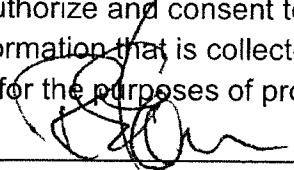
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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.

X  _____

Owner/Applicant/Agent Signature

20 FEB 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 ROB EATON 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

20 FEB 21

Date

20 FEB 21

Owner

Date

K. Declaration

I, ROBERT EATON of NORFOLK COUNTY

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:



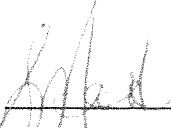
Owner/Applicant/Agent Signature

In Norfolk County

This 26th day of February 2021

A.D., 20____

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


A Commissioner, etc.

SCALE 1:100

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

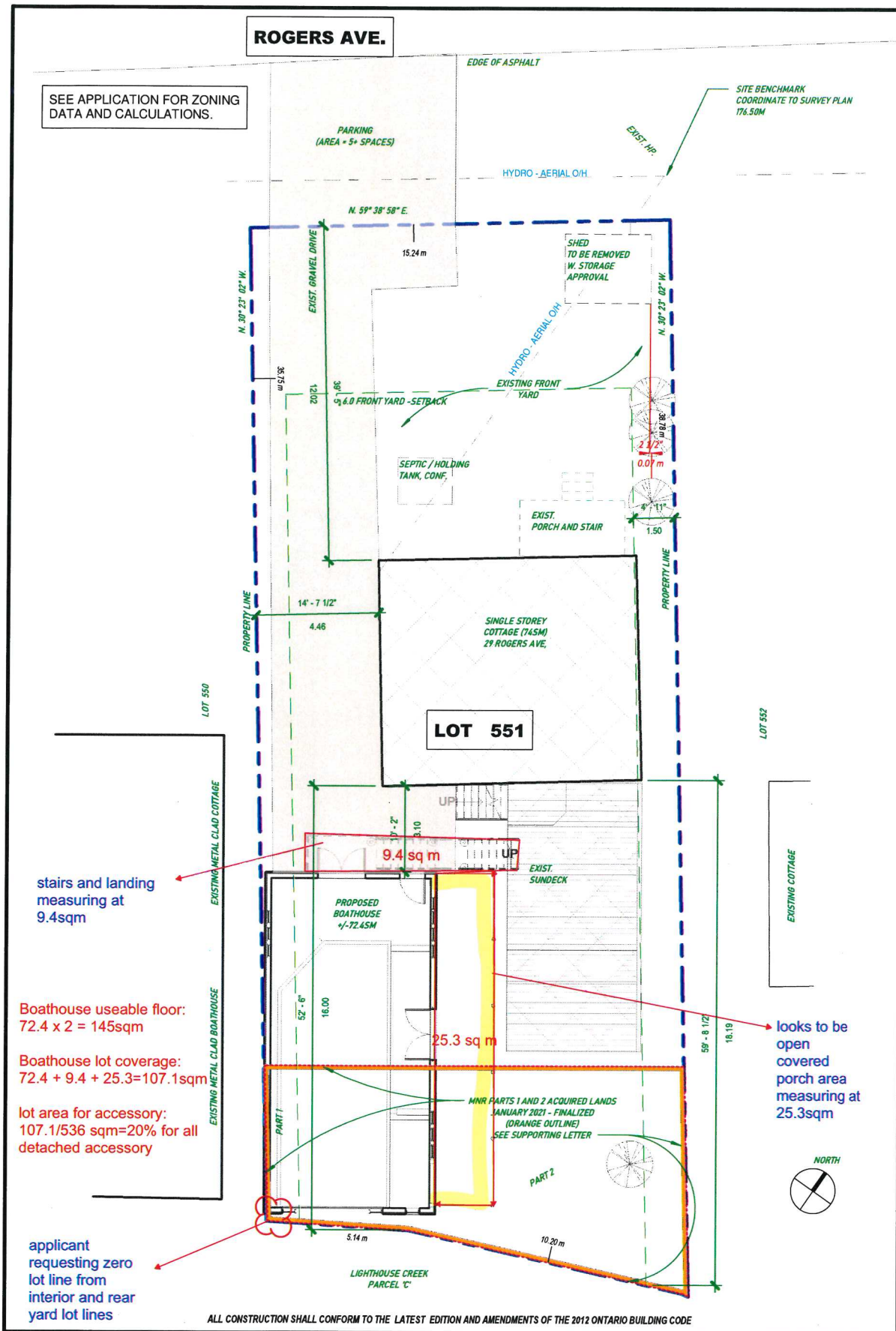
- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREIN MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SHEET SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING FOOTPRINTS BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - IMPROVED PLANS, DIMENSIONS ARE SHOWN ☒ AND ARE IN PICTURES
- (4) - T.E.M. DIMENTS TOP OF FOUNDATION WALL
- (5) - U.S.F. DIMENTS UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK SPICE SET IN SOUTH FACE OF HYDRO PAIL WITH A BEGGING ELEVATION OF 134.00 METERS
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIP OF THE GROUND WATER TABLE, SO BEARING ACCURACY AND ELEVATION OF THE LOWER SIDE OF FOOTING PRIOR TO EXCAVATION
- (8) - SITE BENCH MARK IS TO BE DETERMINED BY OTHERS ELEVATIONS TO BE PROVIDED TO CONTRACTOR
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, 1980 2000 VERTICAL DATUM
- (11) - THIS SPECIFC WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 30th DAY OF FEBRUARY, 2020
- (12) - EXISTING COTING TO REMAIN

"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL"

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBORO, ONTARIO, N4G 3J8
PHONE: 519-842-3636 FAX: 519-842-3639

PROJECT: 19-14067SP REFERENCE: FILE



PROJECT TITLE:
29 ROGERS AVE, LONG POINT - BOATHOUSE

DRAWING TITLE:
SITE PLAN-ARCH

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:
20 FEB 21	C of A
BY:	SCALE:
GJG	3/32" = 1'-0"
FILE:	SHEET:
2020.033	SP1.0



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: 29 Rogers Ave Long Point

Legal Description:

Roll Number: 54307027300

Application #:

Information Origins: survey and plot plan for boathouse only

Resort Residential Zone (RR)

5.8.2 Zone Provisions	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) Lot Area	4000.00	536.00	existing	sqm
3.2.1 Accessory Structure (other than boathouse)	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) building height	7.00		N/A	m
b) minimum front yard, and shall not occupy a front yard	6.00			m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	0.00		m
e) minimum rear yard	1.20	0.00	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage	10.00			%
h) usable floor area(10% of lot area up to 100sqm max)	100.00			m.sq

Comments

lot area = 464sqm + 72sqm(MNR lands aquired) = 536sqm
Accessory shed at front of property to be removed

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	0.00	1.20	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00	7.90	2.90	m
d) maximum total usable floor area	56.00	145.00	89.00	m.sq
e) Lot coverage(10% max for all accessory)	10.00	20.00	10.00	%

Comments

no drawings were supplied at the time, dimensions were taken off of a plot plan supplied by applicant and scaled on bluebeam for lot coverage, and other information given by email correspondence

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

April 8-2021

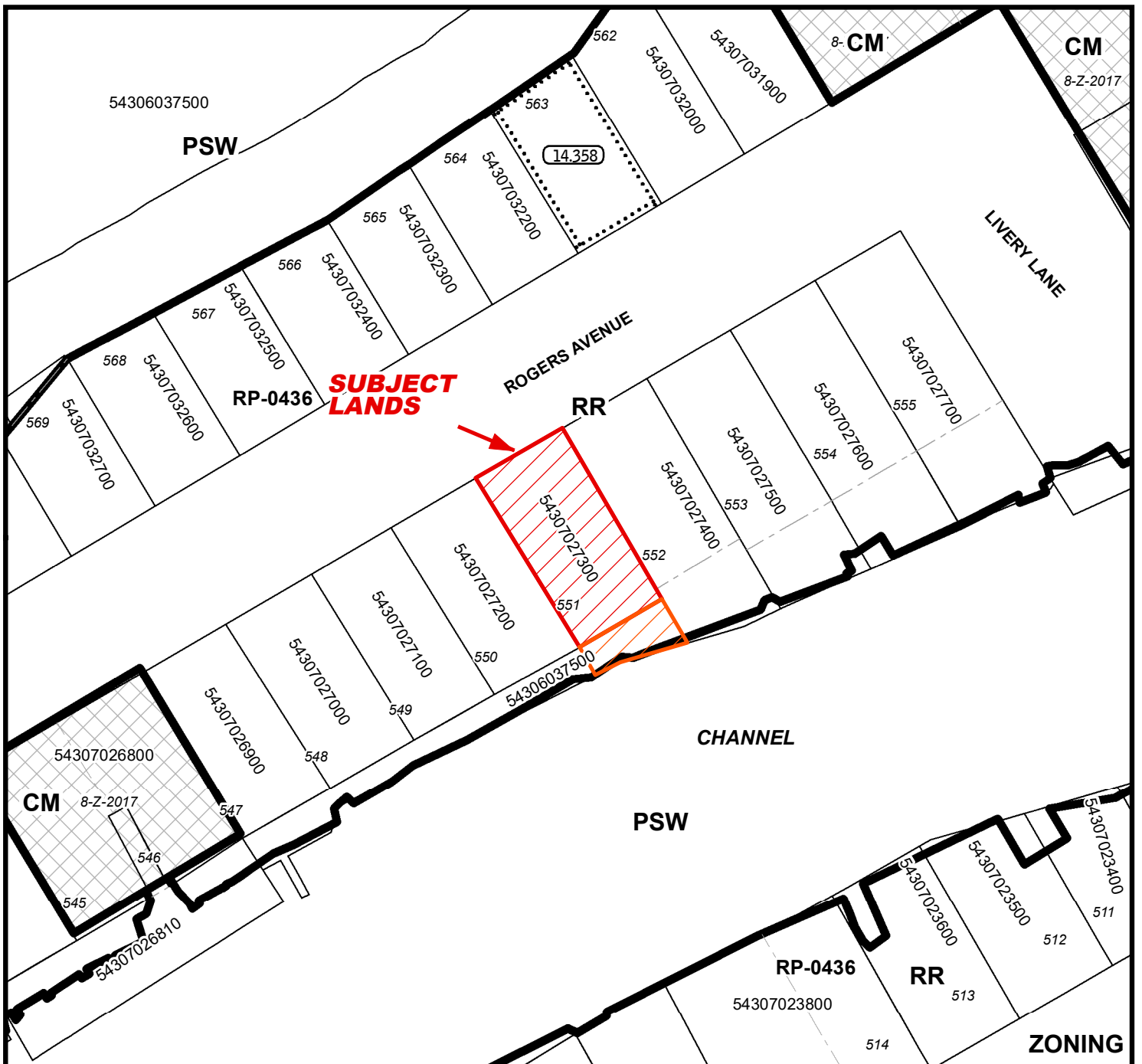
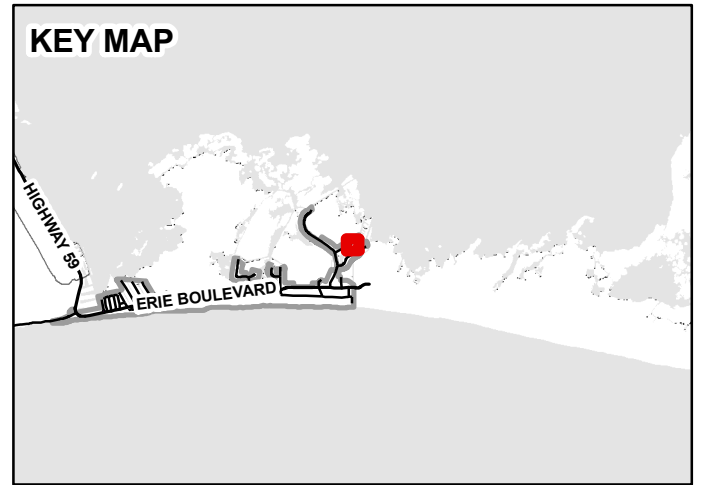
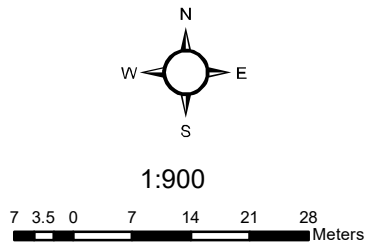
Signature of Zoning Administrator

date

8-Apr-21

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

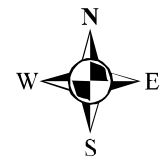
MAP 1
File Number: ANPL2021088
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

File Number: ANPL2021088

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

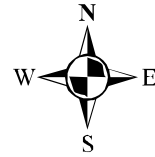
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MAP 3

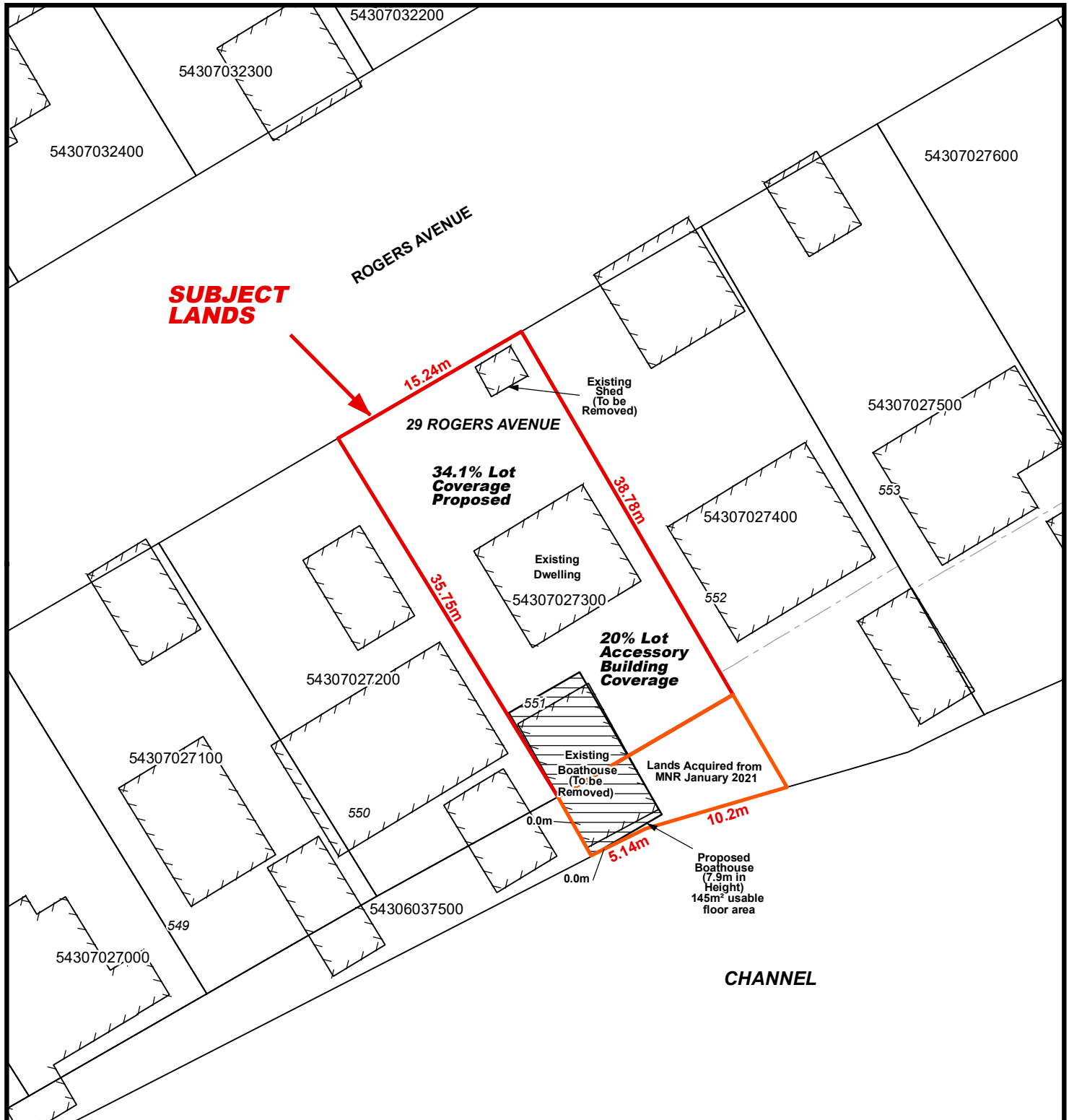
File Number: ANPL2021088

Geographic Township of SOUTH WALSINGHAM



2.5 1.25 0 2.5 5 7.5 10 Meters

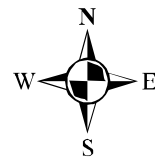
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LOCATION OF LANDS AFFECTED

File Number: ANPL2021088

Geographic Township of SOUTH WALSLINGHAM



2.5 1.25 0 2.5 5 7.5 10 Meters

1:400

