

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2021116

March 26, 2021

MAY 5, 2021

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$1560.00 /pd

**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:** 3310-543-040-018000.

**A. Applicant Information**

**Name of Owner**

MIKE SAUNDERS, AMANDA BIDDLE

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**

4134 LAKESHORE RD

**Town and Postal Code**

ST. WILLIAMS

**Phone Number**

519 550 6894

**Cell Number**

**Email**

**Name of Applicant**

RICHARD MILLEN

**Address**

1507 NORFOLK COUNTY RD 45

**Town and Postal Code**

LAUGTON, ONT

**Phone Number**

519 403 8590

**Cell Number**

**Email**

millenconstruct@gmail.com



Name or 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:

OWNER  
MIKE SANDERS, ANNIDA BIDDLE  
4134 LAKE SHORE RD ST WILLIAMS

**B. Location, Legal Description and Property Information**

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

Municipal Civic Address: 4134 LAKE SHORE RD

Present Official Plan Designation(s):

Present Zoning: Agricultural A-zone

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:

SINGLE STOREY HOME

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.

NO 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:

PROPOSED - 40' X 50' X 16' HIGH SHOP.  
SEE SITE PLAN FOR SET BACKS

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:

RESIDENTIAL & AGRICULTURE

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, m<sup>2</sup> or %

Lot frontage	190	
Lot depth	360'	
Lot width	190	
Lot area	0.96 ✓	
Lot coverage		5.74 %
Front yard	150	
Rear yard	100	
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)	NA	

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

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

HEIGHT: REQUIRED FOR BOAT/TRAILER OWNED

SQ FT. % ADDITIONAL STORAGE AREA.

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:

IS AN EXISTING DWELLING

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 NA

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance NA

**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 \_\_\_\_\_

**Renabillitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance NA

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance NA



## 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)

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### Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)

☒ Open ditches

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2. Existing or proposed access to subject lands

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ 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.

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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. 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**

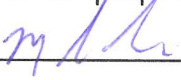
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

  
Owner/Applicant/Agent Signature

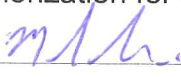
March 10, 2021  
Date

### **J. Owner's Authorization**

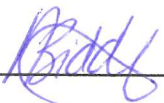
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Mike Saunders am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Richard Millen 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

March 10, 2021  
Date

 Amanda Biddle  
Owner

march 10. 2021  
Date

**K. Declaration**

I, Richard Nunez of \_\_\_\_\_

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:

NORFOLK COUNTY



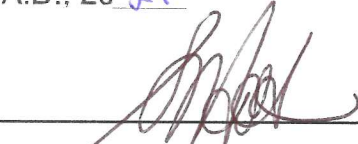
Owner/Applicant/Agent Signature

in \_\_\_\_\_

This 11 day of MARCH

26<sup>th</sup> MARCH, 2021

A.D., 2021



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

A Commissioner, etc.



## Sherry Mott

---

**From:** Richard Millen <millenconstruct@gmail.com>  
**Sent:** Friday, March 26, 2021 11:12 AM  
**To:** Sherry Mott  
**Subject:** Fwd: 4134 Lakshore

----- Forwarded message -----

From: **Scott Wilson** <[Scott.Wilson@norfolkcounty.ca](mailto:Scott.Wilson@norfolkcounty.ca)>  
Date: Tue., Mar. 23, 2021, 3:09 p.m.  
Subject: RE: 4134 Lakshore  
To: Richard Millen <[millenconstruct@gmail.com](mailto:millenconstruct@gmail.com)>

Hi Richard,

Thank you for the email. Please confirm with me the variances you are seeking:

1. 7.31 m in height; whereas 7 m is permitted, as per 3.2.1 (a)
2. 235.23 sq.m for all accessory buildings on the property; whereas 200 sq, or 10% (whichever is lesser) of usable floor area is permitted for all accessory buildings on site in the AG zone
  - a. Please confirm that the proposed garage is the sole accessory building on site.

Once you confirm the above, you are at liberty to submit your application to the County with the required fee of \$1560. I would recommend contacting [Sherry.Mott@norfolkcounty.ca](mailto:Sherry.Mott@norfolkcounty.ca) to organize a time to drop off the fee and application as you are still required to have the document commissioned (which Ms. Mott can assist with). Please ensure the application you submit is the final version which has all the signatures and the requested variances you are looking for.

Sincerely,

Scott Wilson

## Scott Wilson

Planner

Planning and Development

185 Robinson St., Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 1829



Working together with our community

**From:** Richard Millen [mailto:[millenconstruct@gmail.com](mailto:millenconstruct@gmail.com)]

**Sent:** Tuesday, March 23, 2021 10:03 AM

**To:** Scott Wilson <[Scott.Wilson@norfolkcounty.ca](mailto:Scott.Wilson@norfolkcounty.ca)>

**Subject:** Fwd: 4134 Lakshore

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scott

I am resending this again not sure what else I need to send you and you have had these since January. So give me a call to discuss 519 403 8590

Thanks Richard

----- Forwarded message -----

**From:** Richard Millen <[millenconstruct@gmail.com](mailto:millenconstruct@gmail.com)>

**Date:** Mon., Mar. 1, 2021, 9:49 a.m.

**Subject:** 4134 Lakshore

**To:** Scott Wilson <[scott.wilson@norfolkcounty.ca](mailto:scott.wilson@norfolkcounty.ca)>

Hi Scott

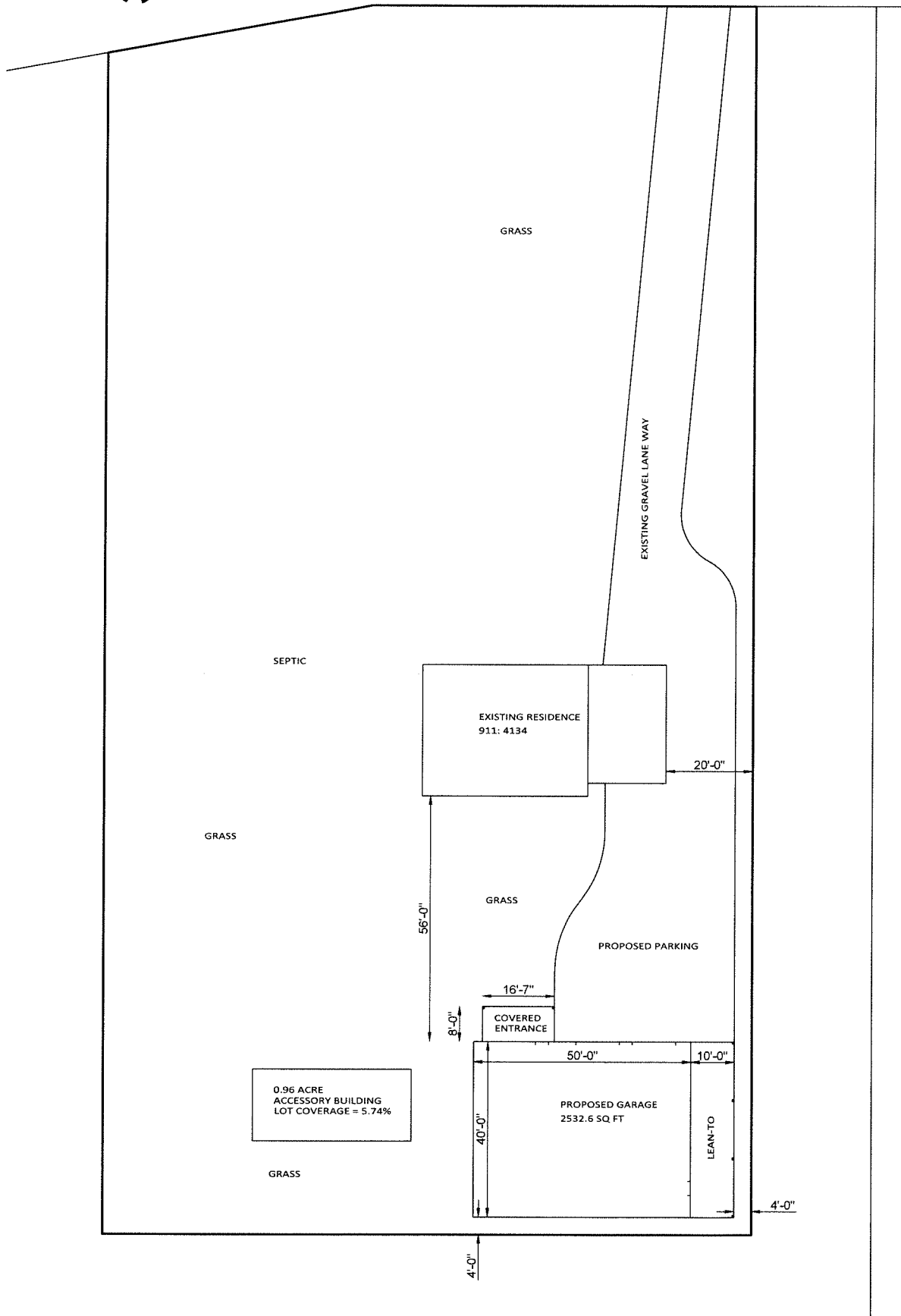
Have a look and let me know what you think, and can make adjustments and get back to you

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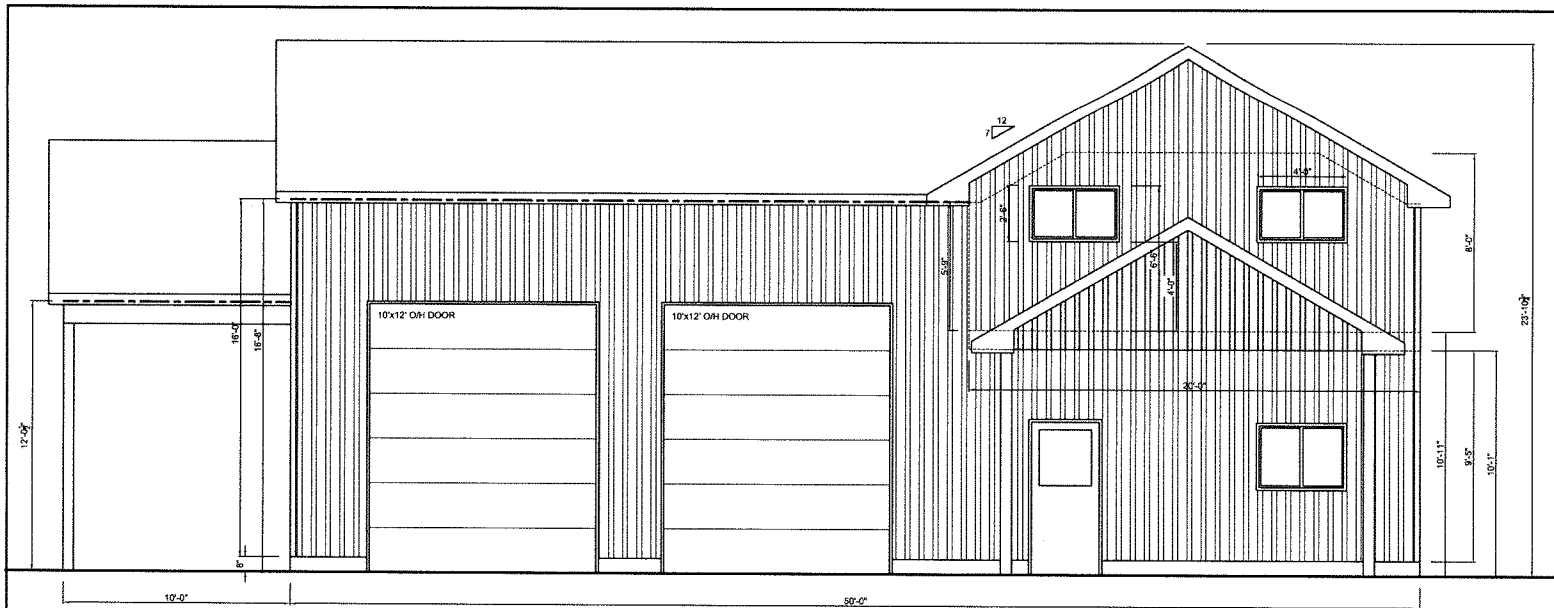
Disclaimer: This e-mail and any attachments may contain personal information or information that is otherwise confidential and it's intended for the exclusive use of the intended recipient. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. Norfolk County accepts no liability for damage caused by any virus transmitted in this message. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it. The transmission of e-mails between an employee or agent of Norfolk County and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of Norfolk County.



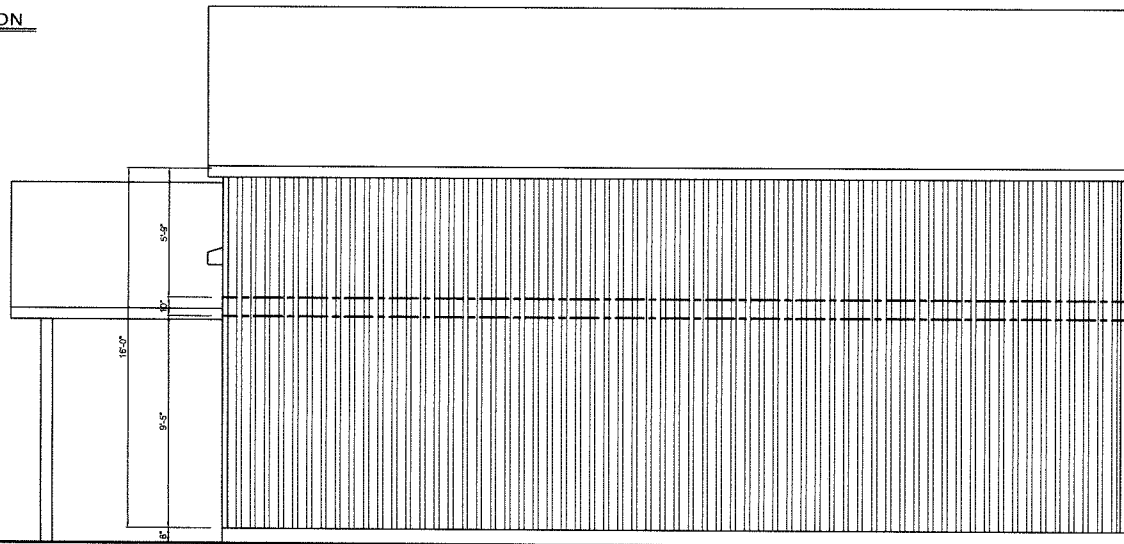
LAKE SHORE RD







**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



# **CONSTRUCTION NORTH**

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.  
THESE DRAWINGS ARE THE PROPERTY OF T-HAMM DESIGN AND DRAFTING SERVICE

## **DESIGN LOADS:**

GROUND SNOW LOAD  
1.50 kPa (31.35 psf), 5/0.40 kPa (8.35 psf)  
ROOF DEAD LOAD  
0.53 kPa (11.07 psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING  
WIND LOADS  
1/50 - 0.44 kPa (9.19 psf), 1/10 FOR DEFLECTION - 0.34 kPa (7.19 psf)  
MIN. SOIL BEARING CAPACITY - 75 kPa

**S.P.F. # 1&2 LINTELS**  
**UP TO 1.5 KPA - ROOF/CEILING/1 STOREY**

## **NON-STRUCT. SHEATHING      STRUCTURAL SHEATHING**

(2) 2x4 - 3'-1 1/2"	(2) 2x4 - 3'-7"
(2) 2x6 - 4'-5 1/2"	(2) 2x6 - 5'-2"
(2) 2x8 - 5'-5 1/2"	(2) 2x8 - 6'-3 1/2"
(2) 2x10 - 6'-8"	(2) 2x10 - 7'-8"
(2) 2x12 - 7'-9 1/2"	(2) 2x12 - 8'-10 1/2"

Revision:	By:	Date:
1	TH	
2	TH	

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building code. I am qualified and the firm is registered in the appropriate class/categories.

T. HAMM DESIGN AND DRAFTING SERVICE 45374

B.C.I.N.

22375

Travis Hamm

B.C.I.N.

**T Hamm Design & Drafting Service**

Residential and Small Building Design

21 Hwy 24 E  
St. Williams, Ontario  
N0E 1P0

Tel: 519-586-3440

Email: th.drafting@hotmail.com

## **ELEVATIONS**

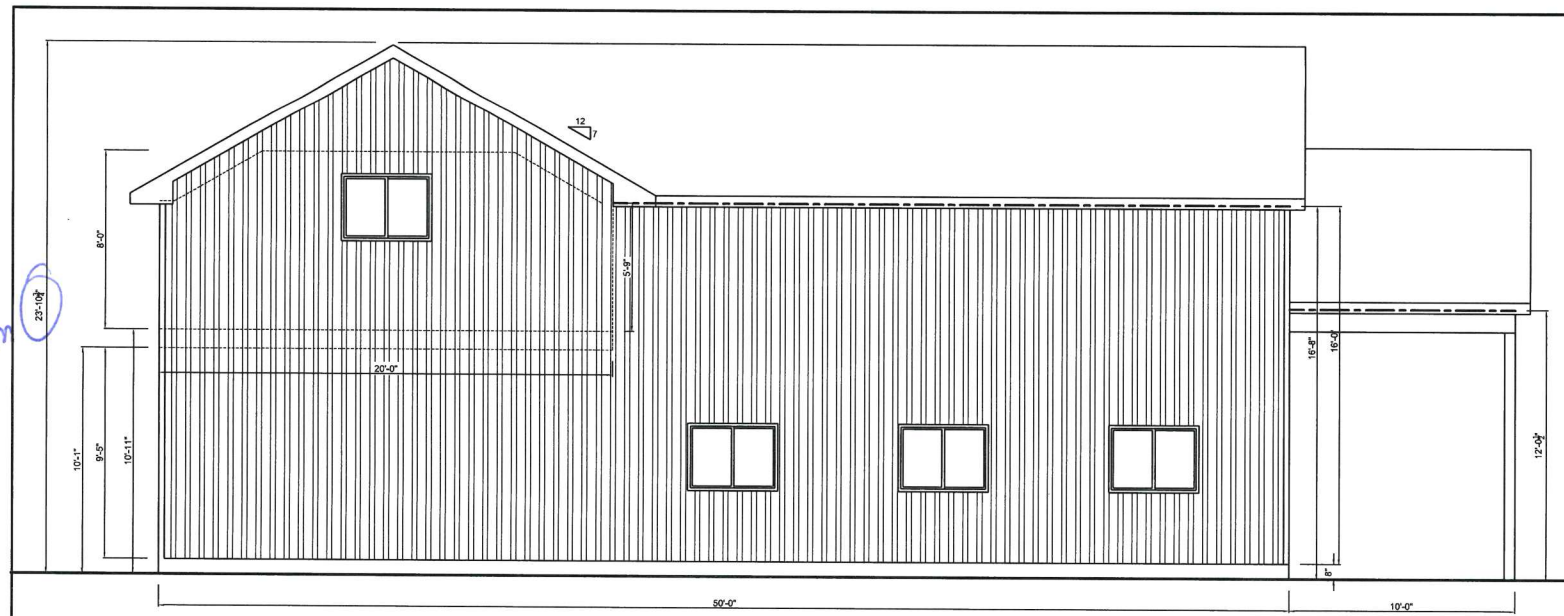
SCALE:	3/16" = 1'-0"
DATE:	SEPTEMBER, 2020
DRAWING BY:	TH
DESIGNED BY:	TH
CHECKED BY:	TH
PROJECT NO:	

**A-2**

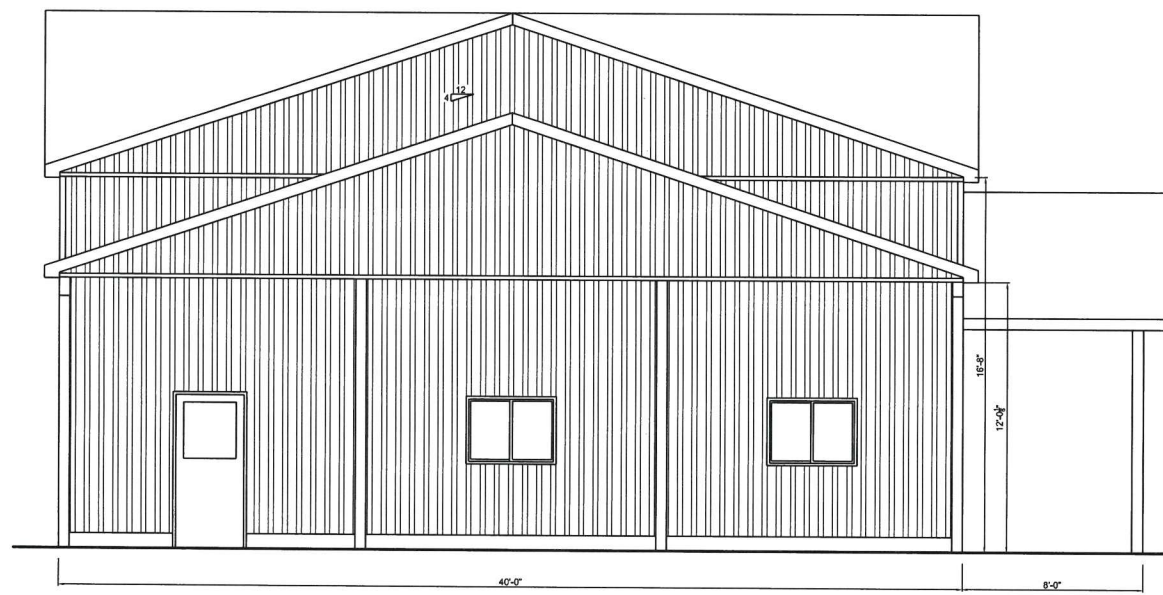




7.3m  
23'-10"



REAR ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



CONSTRUCTION NORTH

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THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.  
THESE DRAWINGS ARE THE PROPERTY OF T. HAMM DESIGN AND DRAFTING SERVICE.

DESIGN LOADS:

GROUND SNOW LOAD  
1.5kPa (31.35psf), S: 0.40kPa (8.35psf)  
ROOF DEAD LOAD  
0.53 kPa (11.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING  
WIND LOADS  
1/50 - 0.44kPa (9.19psf), 1/10 FOR DEFLECTION - 0.34kPa (7.10psf)  
MIN. SOIL BEARING CAPACITY - 75 kPa

S.P.F. # 1&2 LINTELS  
UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

NON-STRUCT. SHEATHING	STRUCTURAL SHEATHING
(2) 2x4 - 3'-1 1/2"	(2) 2x4 - 3'-7"
(2) 2x6 - 4'-5 1/2"	(2) 2x6 - 5'-2"
(2) 2x8 - 5'-5 1/2"	(2) 2x8 - 6'-3 1/2"
(2) 2x10 - 6'-8"	(2) 2x10 - 7'-8"
(2) 2x12 - 7'-9 1/2"	(2) 2x12 - 8'-10 1/2"

Revision:	By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH
2	ISSUED FOR PERMIT & CONSTRUCTION	TH

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building code. I am qualified and the firm is registered in the appropriate classes/categories.

T. HAMM DESIGN AND DRAFTING SERVICE 45374  
B.C.I.N.  
22275  
B.C.I.N.  
Travis Hamm  
T Hamm Design & Drafting Service  
Residential and Small Building Design  
21 Hwy 24 E  
St. Williams, Ontario  
N0E 1P0  
Tel: 519-586-3440  
Email: th.drafting@hotmail.com

ELEVATIONS

SCALE:	3/16"=1'-0"
DATE:	SEPTEMBER, 2020
DRAWING BY:	TH
DESIGNED BY:	TH
CHECKED BY:	TH
PROJECT NO:	

A-3



## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 4134 Lakeshore Road

Legal Description:

Roll Number: 54304001800

Application #:

Information Origins: drawings and plot plan sketch from applicant

### Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) <i>lot area</i>		3885.00		sqm
iii) residential lot surplus to a farm operation	2000.00		N/A	m.sq
b) minimum <i>lot frontage</i>				
i) <i>interior corner lot s</i>	30.00		N/A	m
ii) <i>lot of record</i>	18.00		N/A	m
c) minimum <i>front yard</i>	13.00		N/A	m
d) minimum <i>exterior side yard</i>	13.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
	3.00		N/A	m
f) minimum <i>rear yard</i>	9.00		N/A	m
g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00		N/A	m
h) maximum building height	11.00		N/A	m

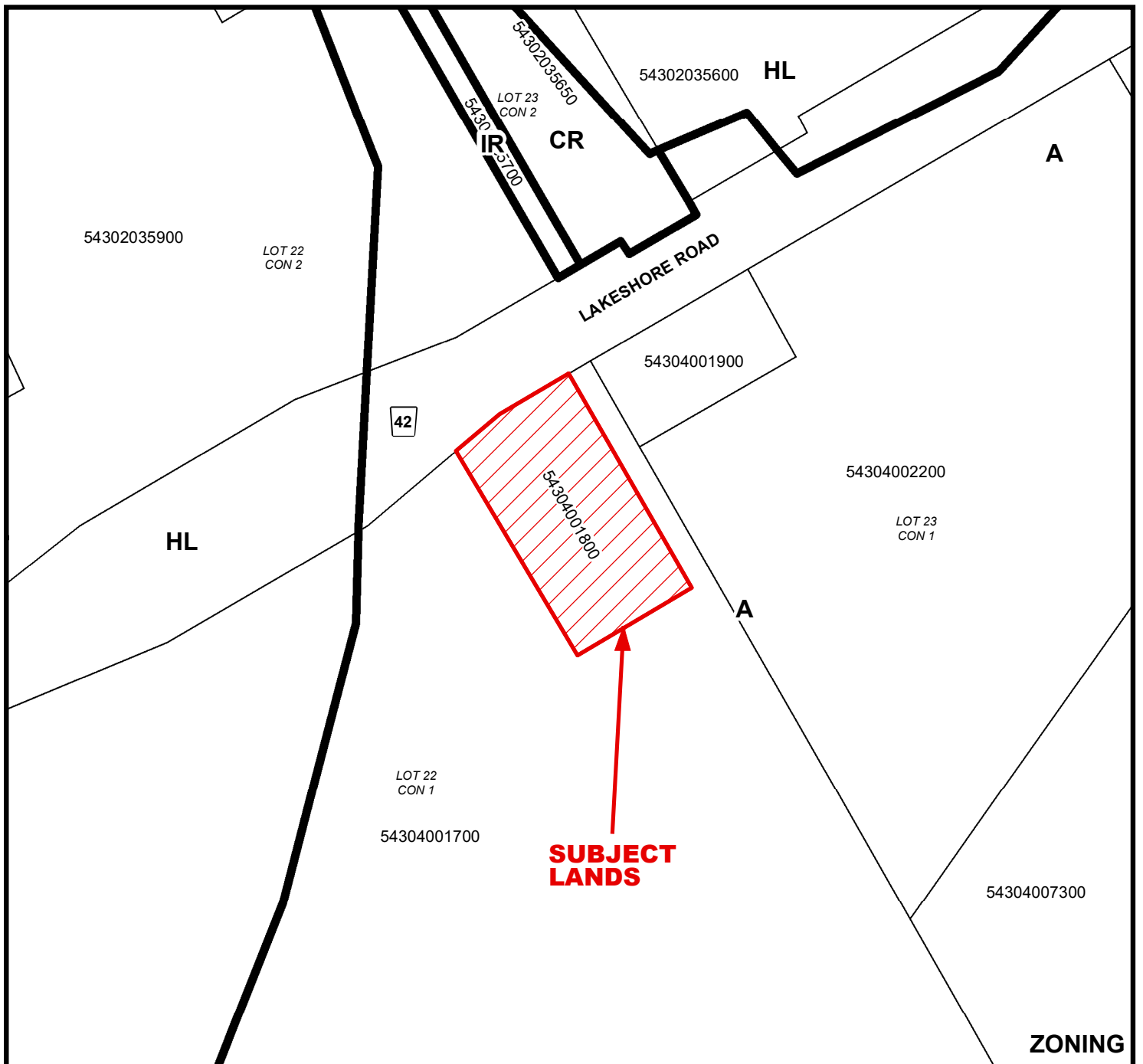
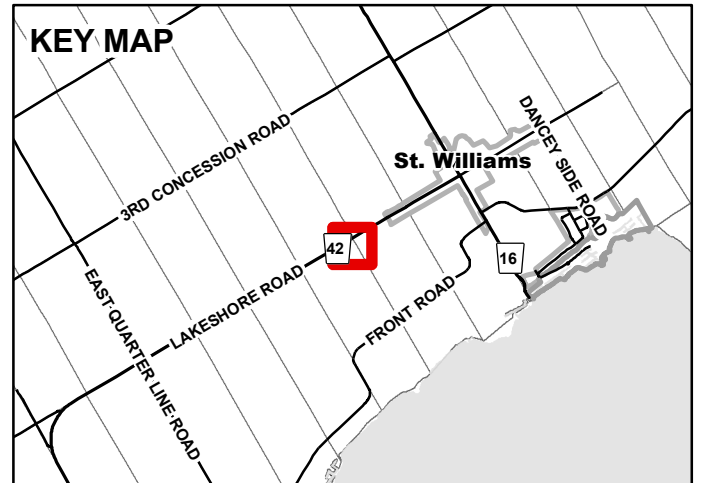
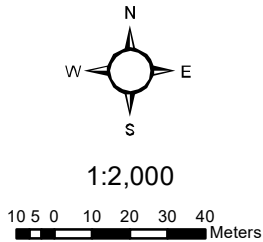
Comments

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	8.00	7.30		m
b) minimum <i>front yard</i>	13.00	>13.0		m
c) minimum <i>exterior side yard</i>	6.00	n/a		m
d) minimum <i>interior side yard</i>	Right 1.20	1.20		m
	Left 1.20	>1.20		
e) minimum <i>rear yard</i>	1.20	1.20		m
f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				
i) <i>lot coverage</i>	10.00	7.00		%
ii) <i>usable floor area</i>	200.00	297.32	97.32	m.sq
3.36 Surplus Farm Dwelling Severance	200.00		N/A	m.sq
b) existing accessory buildings/structures				

Comments

detached accessory building with 2nd level floor. Not approved for home industry, or livestock, and no habitable rooms proposed. Useable floor calculation does not include open lean-to or open front entry, however, they are counted in lot coverage.

**MAP 1**  
**File Number: ANPL2021116**  
Geographic Township of  
**SOUTH WALSLINGHAM**





## MAP 2

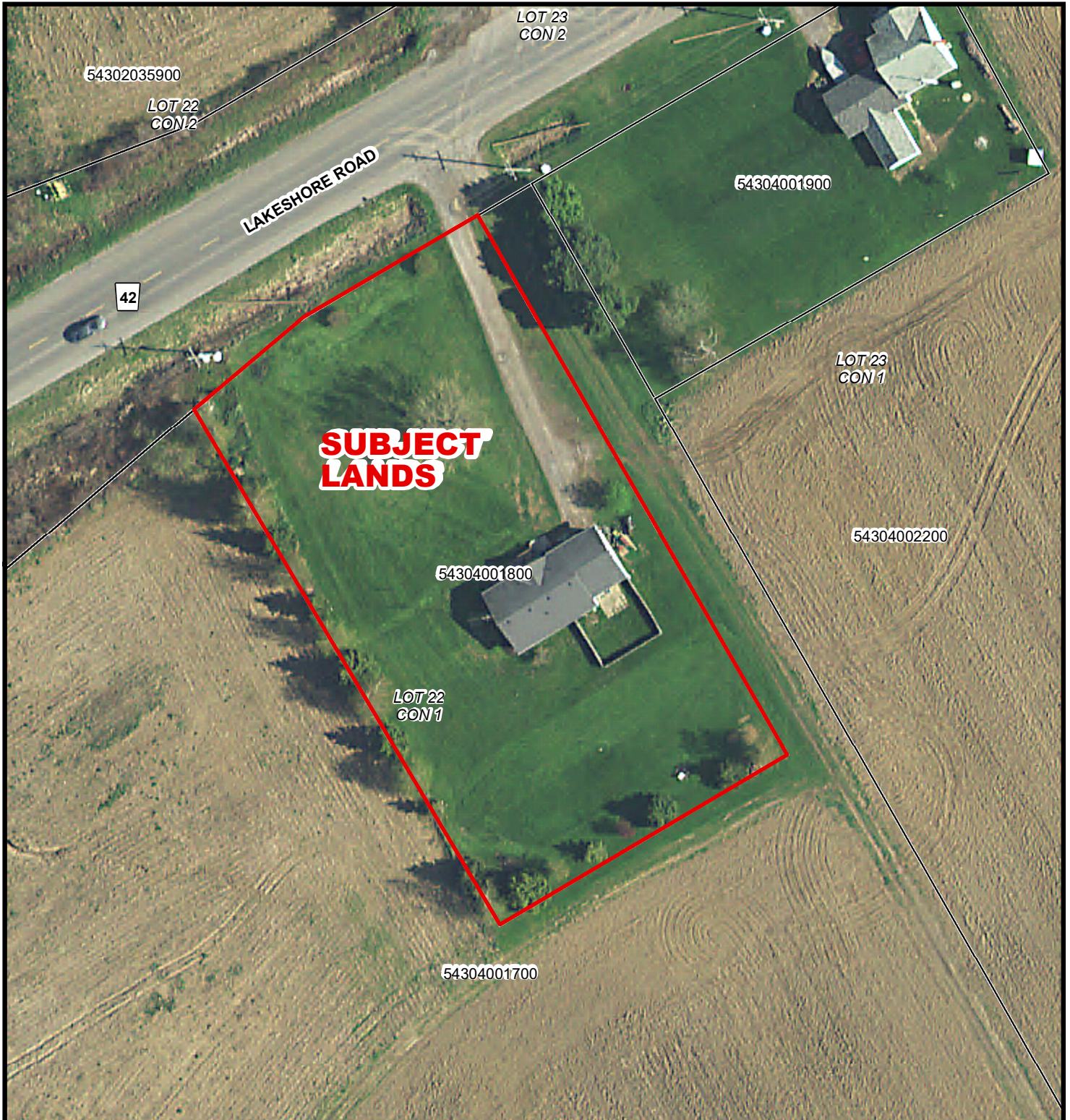
File Number: ANPL2021116

Geographic Township of SOUTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:750



# MAP 3

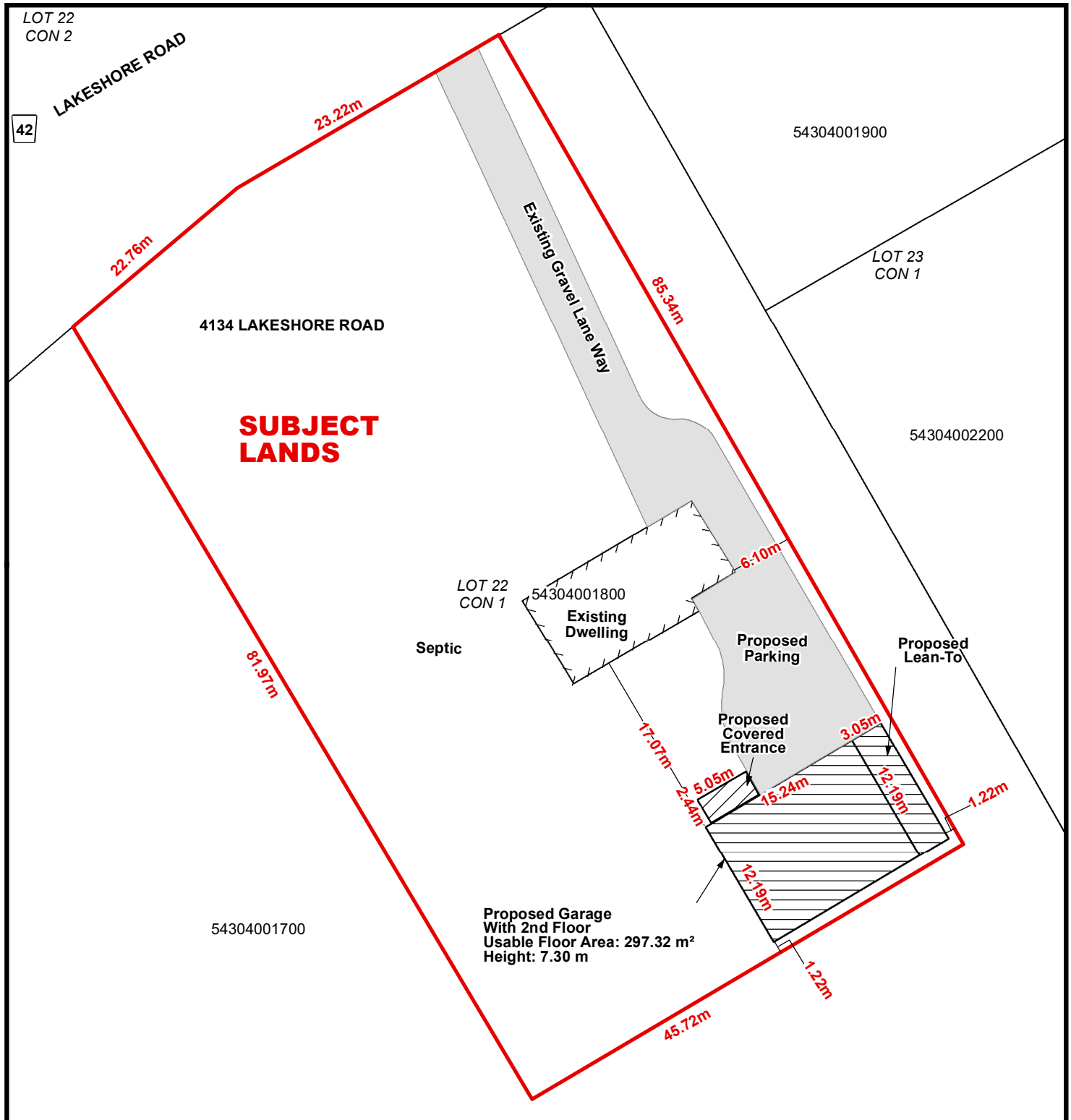
File Number: ANPL2021116

Geographic Township of SOUTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

1:500





# LOCATION OF LANDS AFFECTED

File Number: ANPL2021116

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:500

