

For Office Use Only:

File Number	<u>ANPL2022324</u>	Application Fee	<u>\$1599 - paid</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>514.15 - paid</u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Sept. 27. 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Jan 31., 2023</u>	Public Notice Sign	<u>-</u>

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: 54306023300**A. Applicant Information****Name of Owner** Bill & Cynthia Waugh

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 51 WOODSTOCK AVENUE

Town and Postal Code PORT ROWEN, N0E 1M0

Phone Number

Cell Number 226-931-5582

Email cynthialeewaugh@gmail.com

Name of Applicant Lloyd Vermeer

Address 5 Graham St, Unit 302

Town and Postal Code Woodstock, N4S 6J5

Phone Number 519-290-8737

Cell Number 519-535-3781

Email Lvermeer@vsds.ca

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 owner and 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):

Municipal Civic Address: 51 Woodstock Avenue, Port Rowen, ON

Present Official Plan Designation(s): Resort Residential OP

Present Zoning: Resort Residential - 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:

Dwelling, Single Detached

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:

There is an existing 1 storey single detached dwelling that is to remain, with no proposed construction.

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.
-
-

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:

The new building is to be a detached garage with storage space above.

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

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	15.25m	Min. 15m	5.8.2b	15.25m	-
Lot depth	±45.7m	-	-	±45.7m	-
Lot width	15.25m	Min. 15m	-	15.25m	-
Lot area	±696.8m ²	4000m ²	5.8.2a	±696.8m ²	-
Lot coverage	0%		3.2.1g	10.6%	.6%
Front yard	6.0m	6.0m	5.8.2c	1.24m	4.76m
Rear yard	9.0m	9.0m	5.8.2f	9.0m	-
Height	±3.2m	7.0m	3.2.1a	6.99m	-
Left Interior side yard	3.0m	3.0m	5.8.2e)ii)	3.0m	-
Right Interior side yard	1.2m	1.2m	5.8.2e)ii)	1.24m	-
Exterior side yard (corner lot)	6.0m	6.0m	5.8.2d	n/a	-
Parking Spaces (number)	2	Min. 2	4.9a	2	-
Aisle width	-	-	-	-	-
Stall size	3.0m X 5.8m	3.0m X 5.8m	4.1.3a,b	3.0m X 5.8m	-
Loading Spaces	-	-	-	-	-
Other	12.17m	-	3.2.b	1.2m	10.97m

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

No building or structure which is an accessory to any permitted residential use in any zone shall occupy any part of the front yard (3.2.1 b). As well as relief for minimum usable floor area. 100sqm is permitted and proposed is 110sqm.

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
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Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
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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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:

No knowledge of previous use other than residential. Zoning and Township records show no other use than residential.

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. All Applications: 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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☒ Other (describe below)

Sand Point System

Sewage Treatment

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

Septic Tank

Storm Drainage

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

Sand

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. All Applications: 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:

- ☐ 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

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

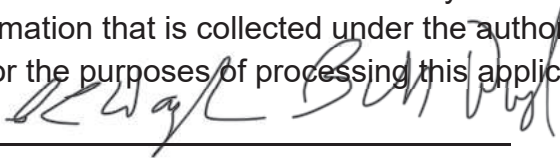
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

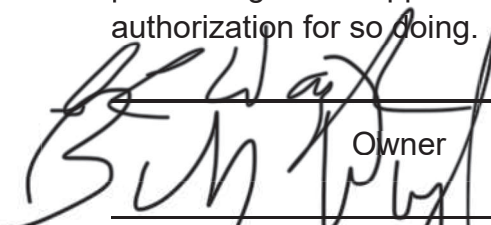
September 12, 2022
Date

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.

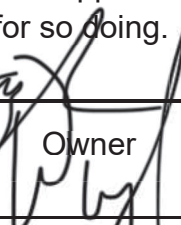
I/We Bill and Cynthia Waugh am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Lloyd Vermeer 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

September 12, 2022
Date



Owner

September 12, 2022
Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, LLOYD VERMEER of BLANDFORD BLENHIM.

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:

City of Woodstock



Owner/Applicant/Agent Signature

In Oxford County

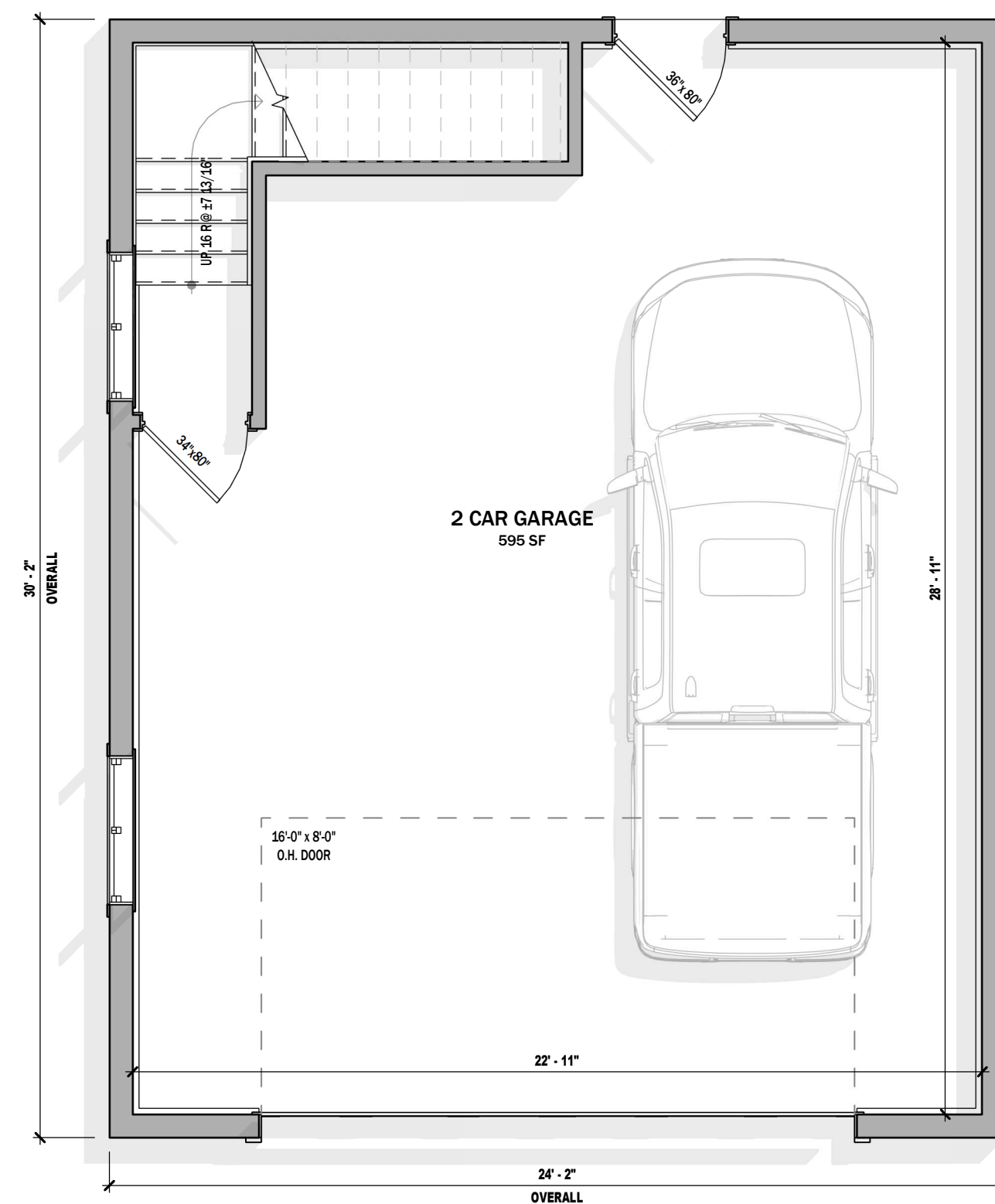
This 12th 13th day of September

A.D., 20 22

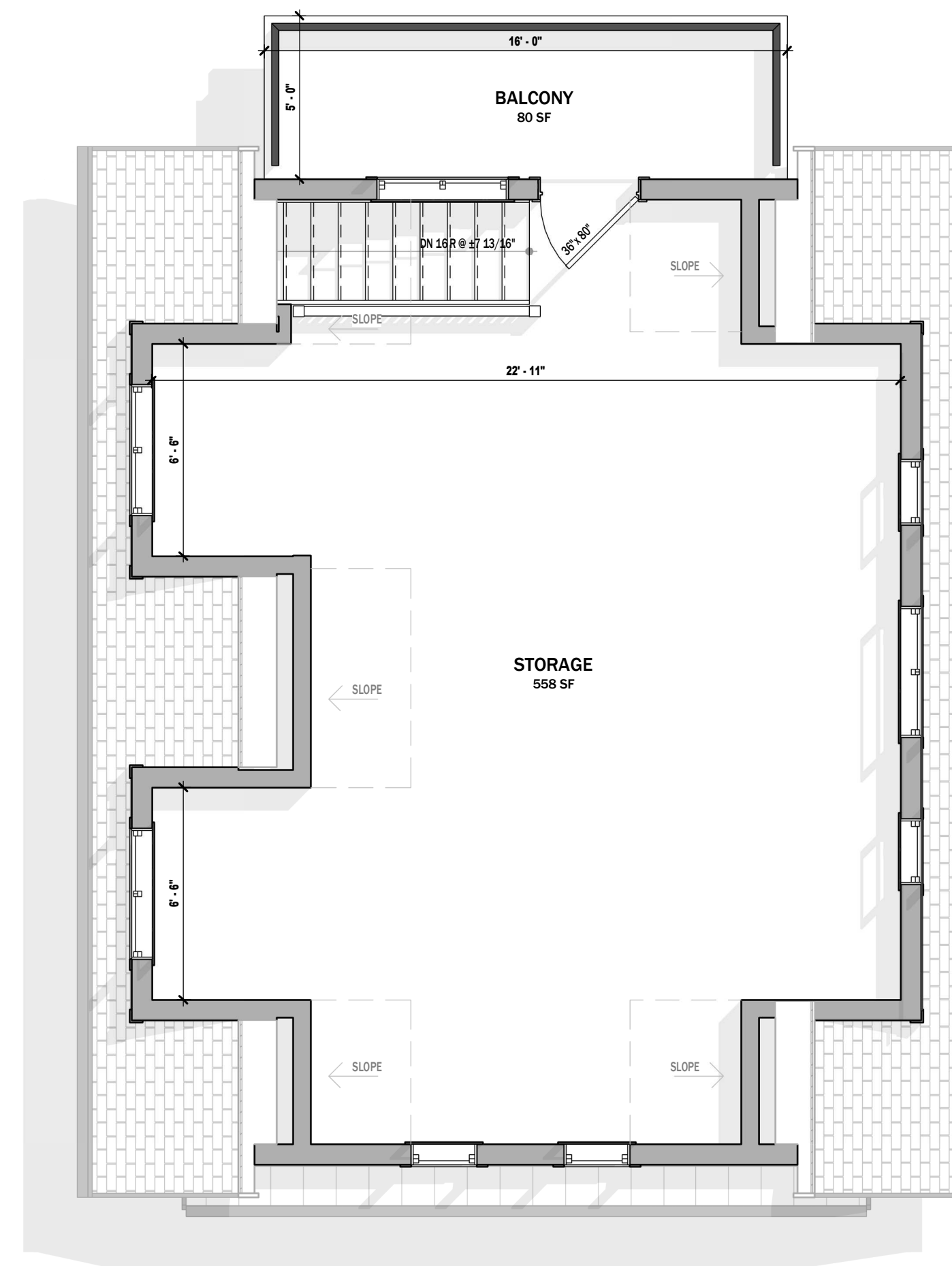
Marlene Matheson
A Commissioner, etc

Marlene Elizabeth Matheson,
a Commissioner, etc,
Province of Ontario, for
White Coad LLP, Barristers & Solicitors
Expires December 1, 2023

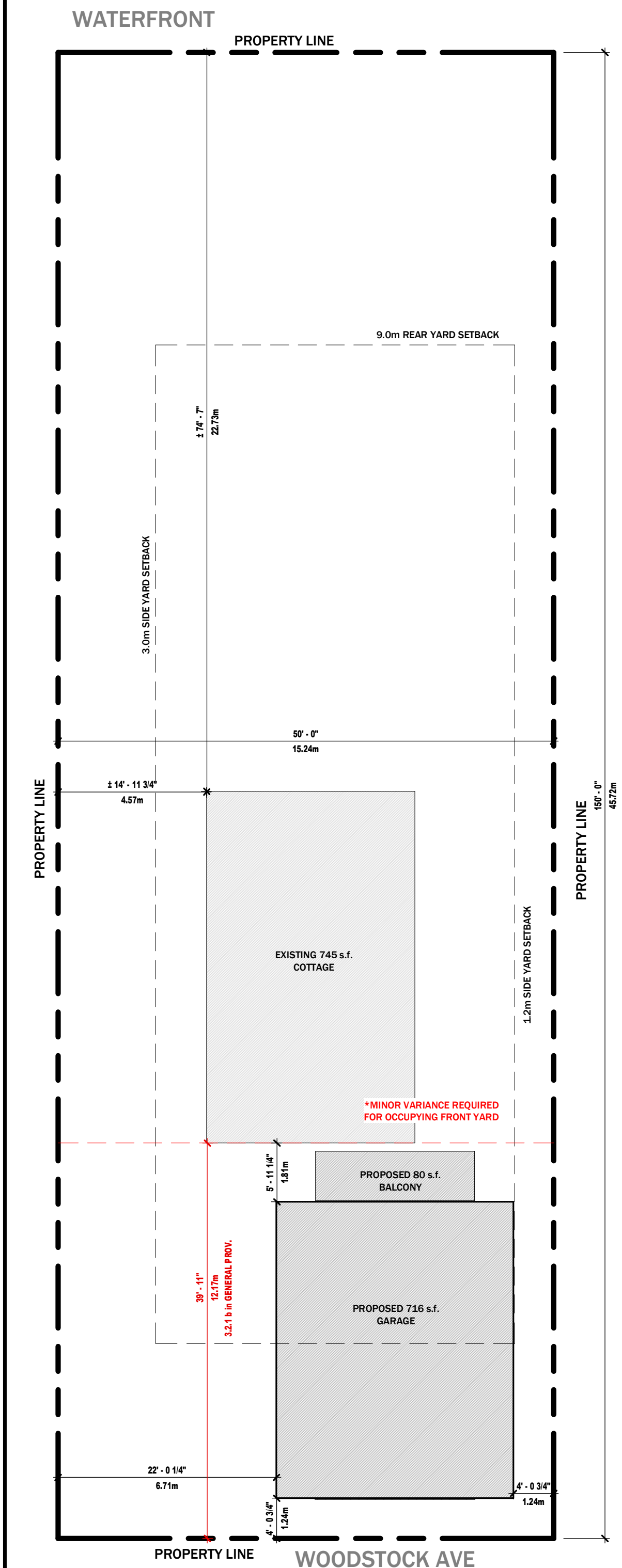
51 WOODSTOCK AVE., PORT ROWEN, ON, N0E 1M0



MAIN FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



SITE INFORMATION			
ITEM	REQ'D	EXISTING	PROPOSED
ZONE	-	RR	-
SITE AREA	EXIST'G	75005SF (696.8m2)	EXIST'G
COVERAGE	15.0% 1125.0SF (104.5m2)	10% 745.0SF (69.2m2)	10% 745.0SF (69.2m2)
ACCESSORY COVERAGE	10% 750.0SF (69.7m2)	3% 253.0SF (23.504459m2)	9.7% 729.9SF (67.7m2)
USABLE FLOOR AREA	1076.4 (100m2)	N/A	1183.5 SF (110m2)
SETBACKS	REQUIRED		
FRONT YARD	6.0m		
INT. SIDE YARD	3.0m & 1.2m		
REAR YARD	9.0m		
EXT. SIDE YARD	N/A		
EXTRA NOTES:	- MINOR VARIANCE REQUIRED FOR OCCUPYING FRONT YARD (3.2b IN GENERAL PROV.) - MINOR VARIANCE REQUIRED FOR USABLE FLOOR AREA (110.0 M2)		

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE FOR EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITION WALLS. SEE DRAWING FOR DIMENSION LINE LOCATIONS.
4. CONTRACTOR TO COMPLY TO AN ONTARIO BUILDING CODE (OBC) 2012 IN ADDITION TO ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BARE ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCING OF ANY WORK.
6. PROVIDE 19mm PL WOOD BACKING AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS. ENSURE CONTINUITY OF VAPOUR BARRIER AND INSULATION.
7. SEAL ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL PENETRATIONS IN WALL AND FLOOR PLATE ASSEMBLIES WITH AN APPROVED PRODUCT IN SYSTEM TO MAINTAIN REQUIRED FIRE RATINGS AND ACOUSTICAL MINIMUMS.
8. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SURVEY, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
9. ANY CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM 1m SHOWING TO TOP OF WOOD PLATE OF UNIFORMITY OF FINISH.
10. "INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C. BY A PROFESSIONAL ENGINEER."
11. "M" INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.
12. ALL WOOD FRAMING TO MEET SECTION 9.23 OF THE O.B.C.
13. TRUSSES TO BE 2" O/C MAX (DESIGN BY OTHERS)
14. ATTIC ACCESS HATCH TO BE 3'-6" BY 1'-10" CLASHING TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

[illegible]

QUALIFICATION INFORMATION:

NAME	SIGNATURE
BCIN	FIRM BCIN

DETACHED GARAGE - WAUGH

51 WOODSTOCK AVE., PORT ROWEN, ON, N0E 1M0



519-290-8737 | info@vsds.ca | www.vstds.ca

COVER PAGE

CHECKED: L.VERMEER

DATE: 2022-09-13 9:44:47 AM

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[illegible]

NAME	SIGNATURE
BCIN	FIRM BCIN

PROJECT:

DETACHED GARAGE

- WAUGH

51 WOODSTOCK AVE., PORT ROWEN, ON, N0E 1M0

519-290-8737 | info@vsds.ca | www.vstds.ca

ELEVATIONS

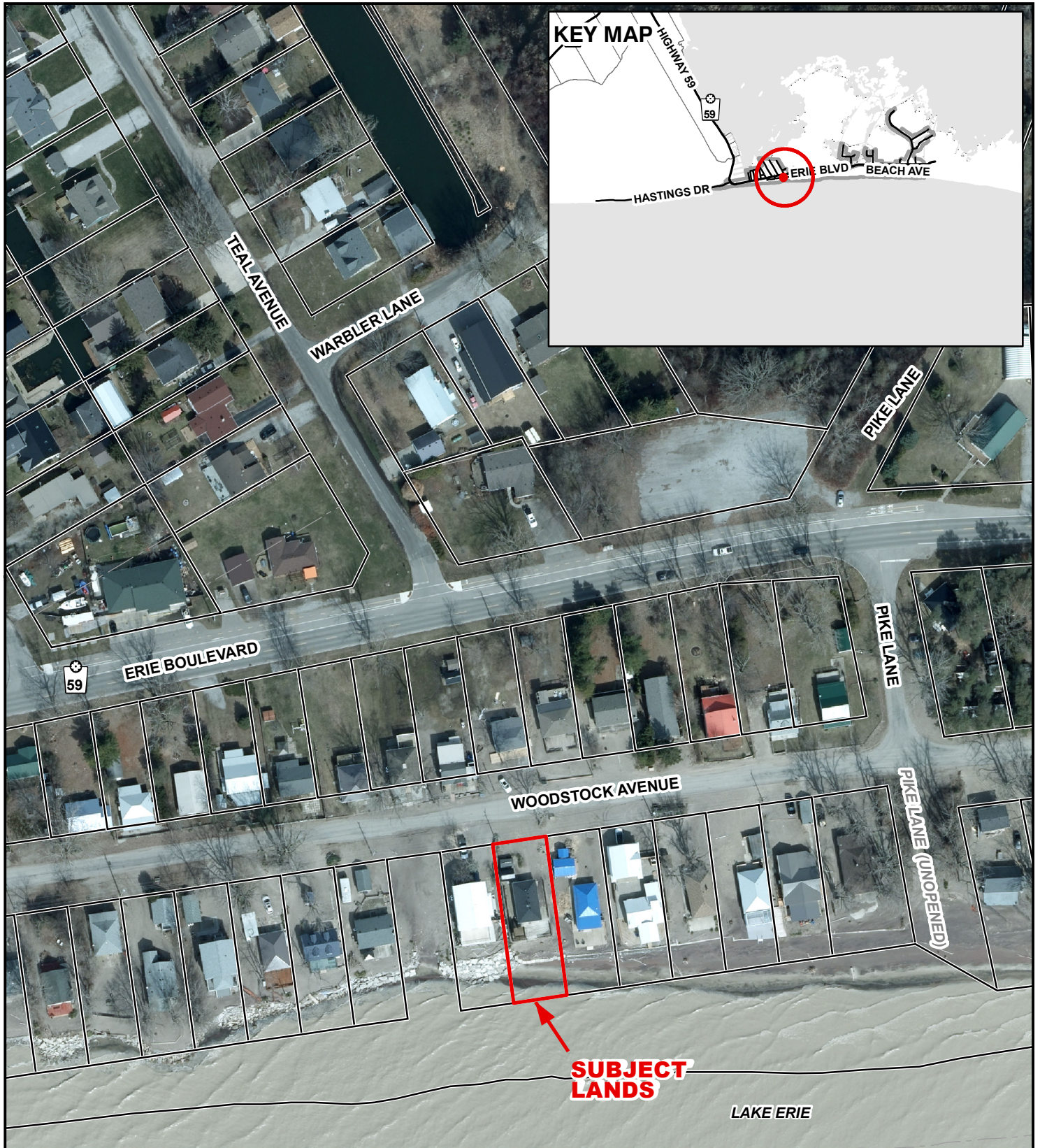
PROJECT NUMBER:	22093
DRAWN:	K.RAMSEYER
CHECKED:	L.VERMEER

SCALE:	1/4" = 1'-0"
DATE:	2022-09-13 9:44:49 AM


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MAP A
CONTEXT MAP
Geographic Township of SOUTH WALSINGHAM

ANPL2022324

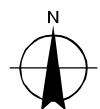


Legend

 Subject Lands

2020 Air Photo

1/31/2023



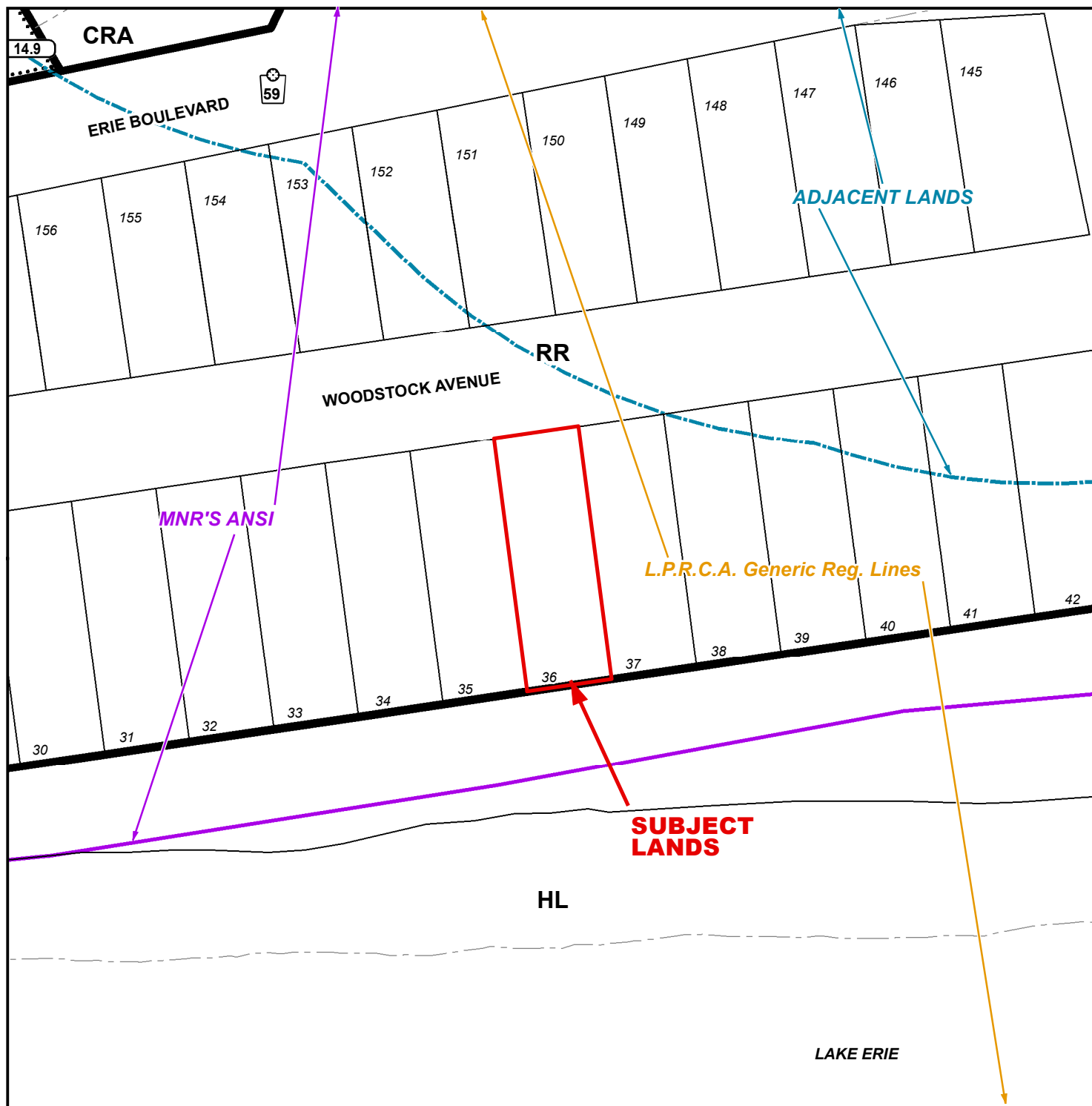
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MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2022324



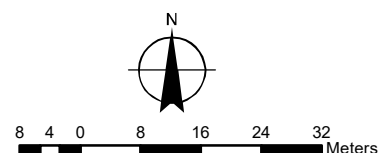
LEGEND

- Subject Lands
- Adjacent Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

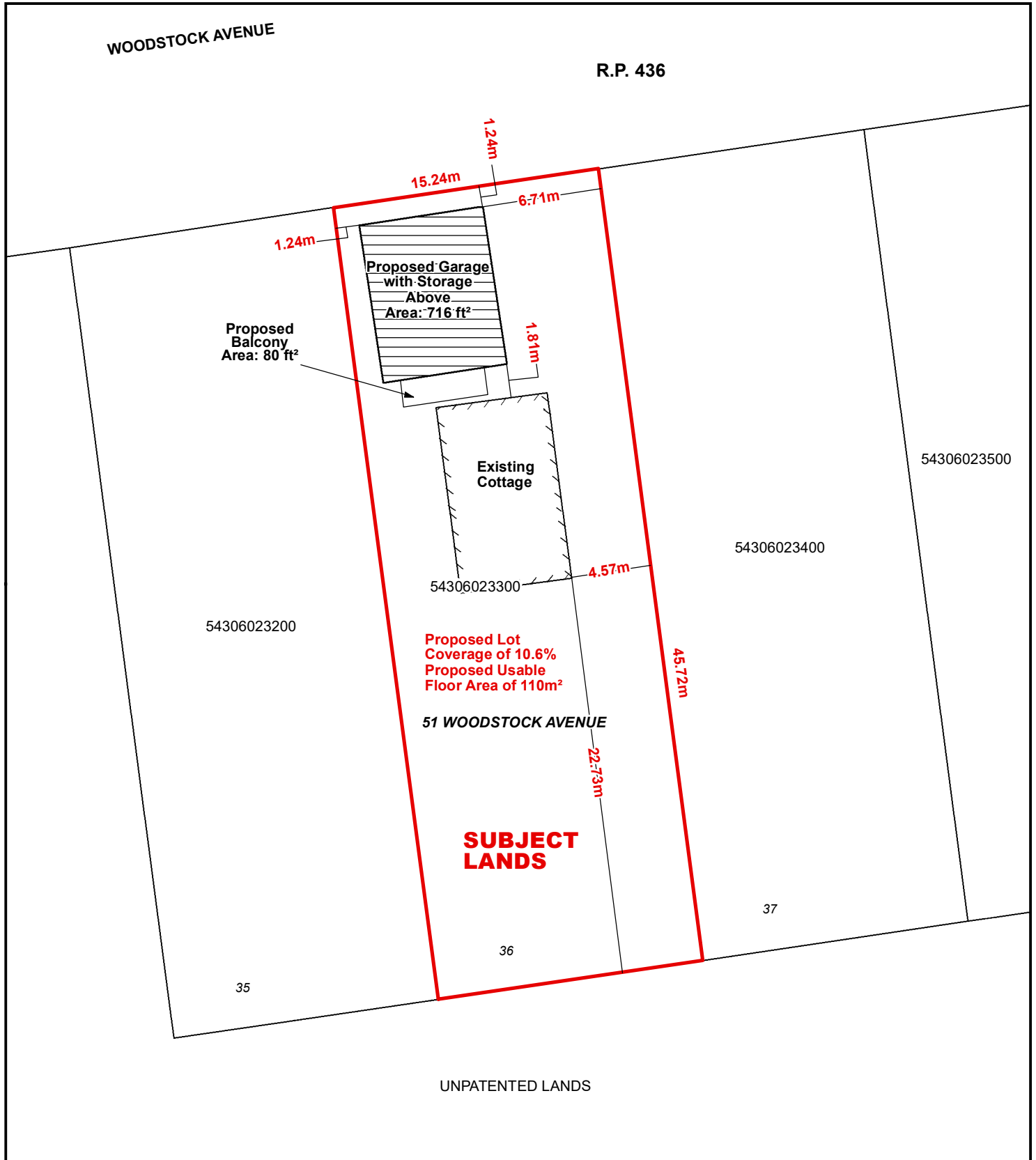
1/31/2023

- (H) - Holding
- CRA - Resort Area Commercial Zone
- HL - Hazard Land Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

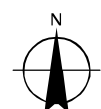
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

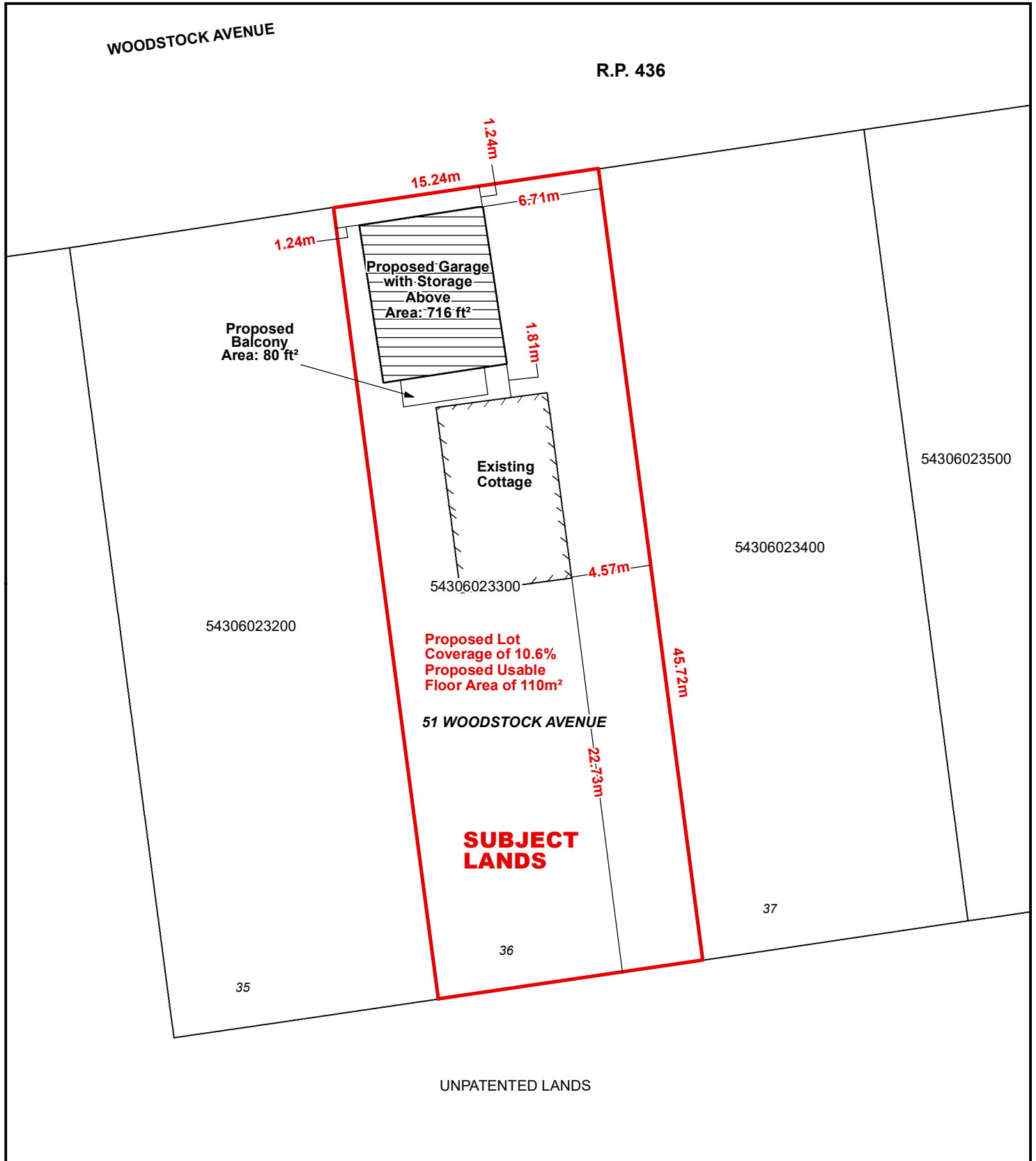
1/31/2023



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CONCEPTUAL PLAN

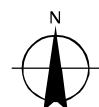
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

1/31/2023



3 1.5 0 3 6 9 12 Meters