

For Office Use Only:

File Number	<u>ANPL2023077</u>	Application Fee	<u>\$1711.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>514.15</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>February 7, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>March 14, 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: 33105430700190000000

A. Applicant Information

Name of Owner Christina Gagic and Patrick Cameron

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 3 Beach Avenue

Town and Postal Code Port Rowan N0E 1M0

Phone Number 416-709-0815

Cell Number _____

Email christinagagic@icloud.com patrickcameron@icloud.com

Name of Applicant Christina Gagic and Patrick Cameron

Address 3 Beach Avenue

Town and Postal Code Port Rowan N0E 1M0

Phone Number 416-709-0815

Cell Number _____

Email christinagagic@icloud.com patrickcameron@icloud.com

Name of Agent	<u>Lindsey Bruce c/o SMPL Design Studio</u>
Address	<u>15 Colbourne Street</u>
Town and Postal Code	<u>Hamilton L8R 2G2</u>
Phone Number	<u>905-529-7675</u>
Cell Number	<u>905-599-7970</u>
Email	<u>lindsey@smpldesignstudio.com</u>

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:

Unknown

B. Location, Legal Description and Property Information

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

Lot 277, Plan 436

Municipal Civic Address: 3 Beach Avenue Port Rowan ON N0E 1M0

Present Official Plan Designation(s): Resort Area & Lakeshore Special Policy Area

Present Zoning: Resort Residential (RR) 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:

Existing 1-storey dwelling and deck - TBR

Existing detached garage, shed and wood structure - TBR

Existing septic & well TBR

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Proposed 2-storey vacation home with attached garage.

New septic, well & cistern.

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:

Longstanding residential use.

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	20.12	15.0	5.8.2	20.12	None
Lot depth	60.05	N/A	N/A	60.05	N/A
Lot width	20.12	N/A	N/A	20.12	N/A
Lot area	1208.2	4000	5.8.2	1208.2	(existing)
Lot coverage	16.1%	15%	5.8.2	18%	+3%
Front yard	22.32	6.0	5.8.2	27.28	None
Rear yard	2.29	9.0	5.8.2	9.0	None
Height	(1storey)	9.1	5.8.2	8.89	None
Left Interior side yard	7.17	1.2	5.8.2	4.29	None
Right Interior side yard	5.36	1.2	5.8.2	1.2	None
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	N/A	2	4.9	2	None
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	N/A	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other					

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

Desired dwelling size with attached garage.

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: _____
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: _____
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):

N/A

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:

Consultation with owners.

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:

N/A

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:

N/A

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:

N/A

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 ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Proposed new well and cistern as part of the proposed development.

Sewage Treatment

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

Proposed new septic to accommodate the proposed vacation home.

Storm Drainage

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

N/A (sandy lots)

2. Existing or proposed access to subject lands:

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

Name of road/street:

Beach Avenue

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?

N/A

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.

Please see cover letter.

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.

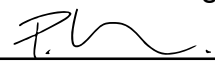

 _____	January 25, 2023 _____
Owner/Applicant/Agent Signature	Date

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 Christina Gagic & Patrick Cameron am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Lindsey Bruce c/o SMPL Design Studio 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.

 _____	January 25, 2023 _____
Owner	Date
 _____	January 25, 2023 _____
Owner	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, Lindsey Bruce of The City of Burlington

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:

The City of Hamilton



Owner/Applicant/Agent Signature

In The Province of Ontario

This 26 day of January

A.D., 2023

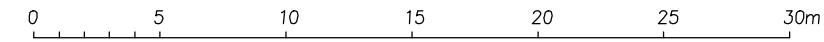


A Commissioner, etc.



PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION

ALL OF LOT 277
PLAN 436
NORFOLK COUNTY



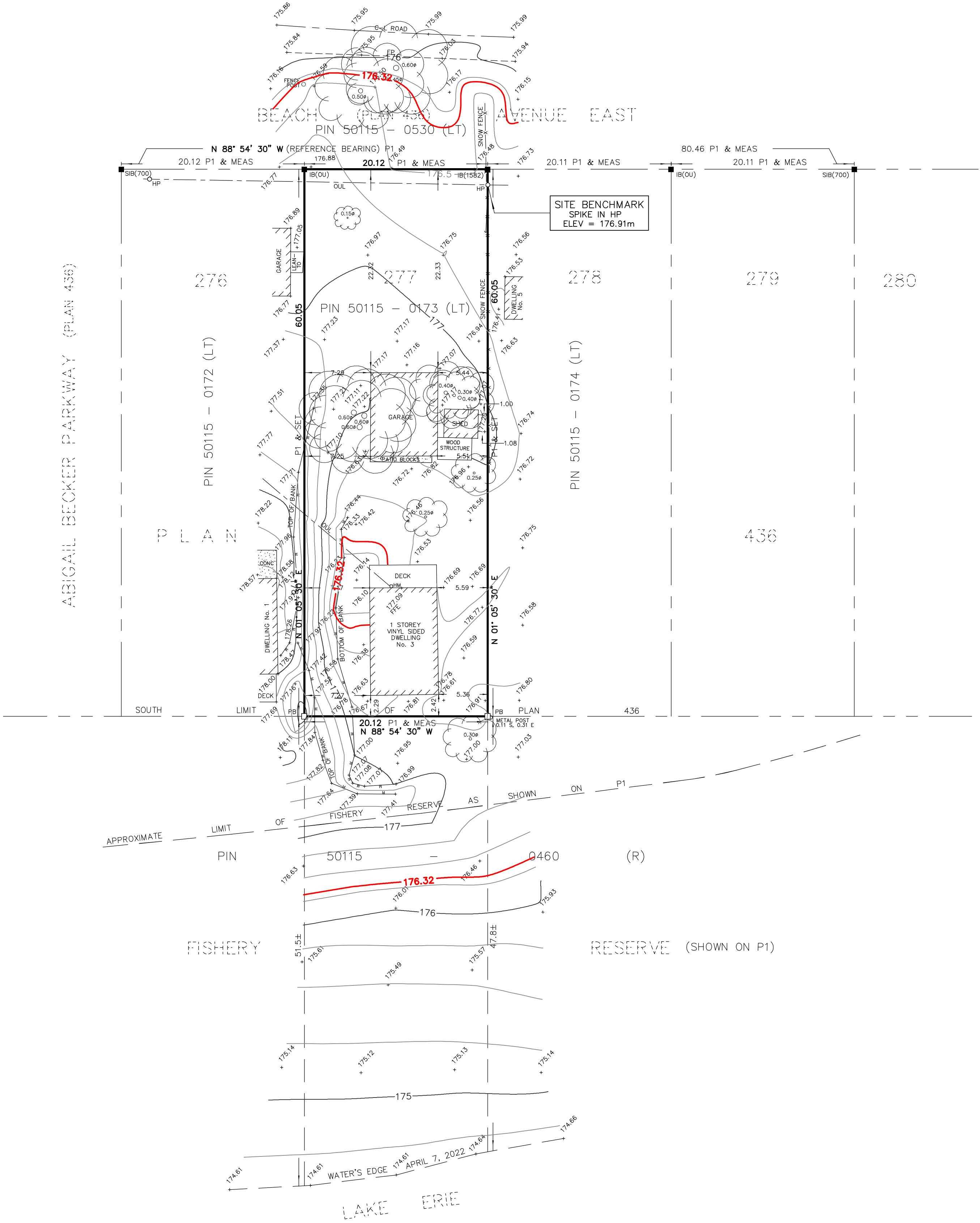
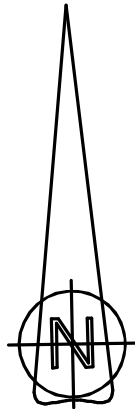
SCALE 1: 300

RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2184413



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).



LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- CP DENOTES CONCRETE PIN
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- ORP DENOTES OBSERVED REFERENCE POINT
- (1827) DENOTES RASCH & HYDE O.L.S.
- (1582) DENOTES K. S. HUSTED O.L.S.
- (700) DENOTES H. V. JEWITT O.L.S.
- P1 DENOTES PLAN 436 (SHEET 5 OF 7)
- C-L DENOTES CENTRELINE
- EP DENOTES EDGE OF PAVEMENT
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- +100.00 DENOTES EXISTING GROUND ELEVATION
- 100.00 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- CONTOUR INTERVAL IS 0.25m
- FLOODLINE ELEVATION IS 176.32m

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO MINISTRY OF TRANSPORTATION ONTARIO BENCHMARK 00819788100 HAVING AN ELEVATION OF 175.064m (CGVD-1928:1978)

LOCATION : STEEL ROAD WITH BRASS CAP BENCHMARK ON SOUTH SIDE OF HWY 59 AND WEST SIDE OF PINES PKWY, 2.0 KM EAST OF THE JCT OF HWY 59 AND HASTINGS DR IN LONG POINT, 1.8 KM WEST OF THE GATES TO LONG POINT PROVINCIAL PARK, 11.5 M WEST OF THE CENTRELINE OF PINE PKWY AND 20.3 M SOUTH OF THE CENTRELINE OF HWY 59. BENCHMARK IS SET 45 CM WEST OF A PINE TREE AND 50 CM EAST OF A WHITE BOARD FENCE.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK.
ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

METRIC NOTE

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

BEARING NOTE

BEARINGS ARE REFERRED TO THE SOUTH LIMIT OF BEACH AVENUE EAST AS SHOWN ON PLAN 436 HAVING A BEARING OF N88° 54' 30" W.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 5th DAY OF MAY 2022.

AUGUST 15, 2022
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 300

SURVEY : 22-026

DRWN BY : T. Matheson

3 Beach Avenue, Port Rowan, Ontario

Project Description: - new construction

DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

DESIGN
STUDIO
smpl

Drawing Submissions:	
Date:	Type:
Jan 11, 2023	Planning

3 Beach Avenue,
Port Rowan, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

Page
A0.01

Cover Page



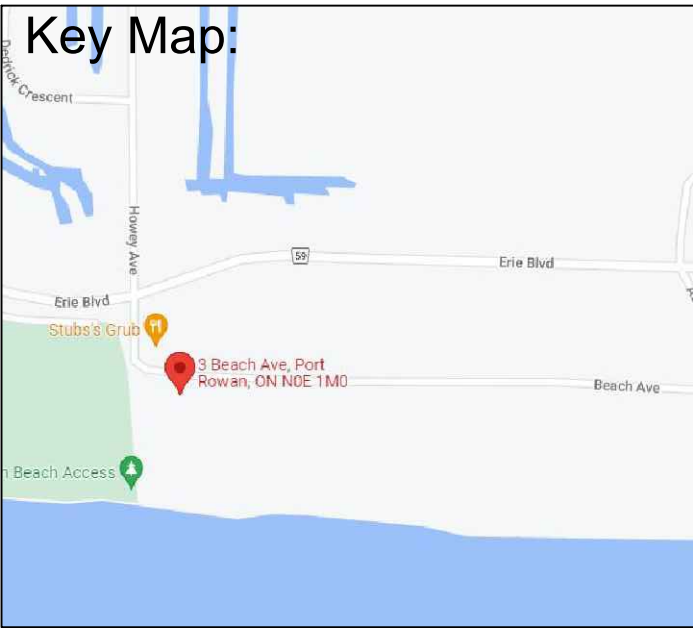
Square Footage:			
Main	1596.00 ft ²	148.27 m ²	
Second	1098.00 ft ²	102.01 m ²	
Loft	480.00 ft ²	44.59 m ²	
Garage	480.00 ft ²	44.59 m ²	

Architectural Design Firm:
SMPL Design Studio

Address: 15 Colbourne St,
Hamilton, Ontario

Postal: L8R 2G2

Phone: 905-529-7675



LOT STATISTICS

3 Beach Avenue, Port Rowan, Ontario

Zoning Designation - RR (Resort Residential)

Lot Area: 1208.21m²

Lot Frontage: 20.12m

Front Yard (Street): Required 6.00m; Proposed 27.28m

Rear Yard: Required (Lake): Required 9.00m; Proposed 9.00m

North Side Yard (East): Required 1.20m; Proposed 1.20m





South Side Yard (West): Required 4.00m; Proposed 4.29m
(South side lake maintenance access)

Lot Coverage: Allowed: 15% (181.23m²); Proposed 18.0% (226.62m²)

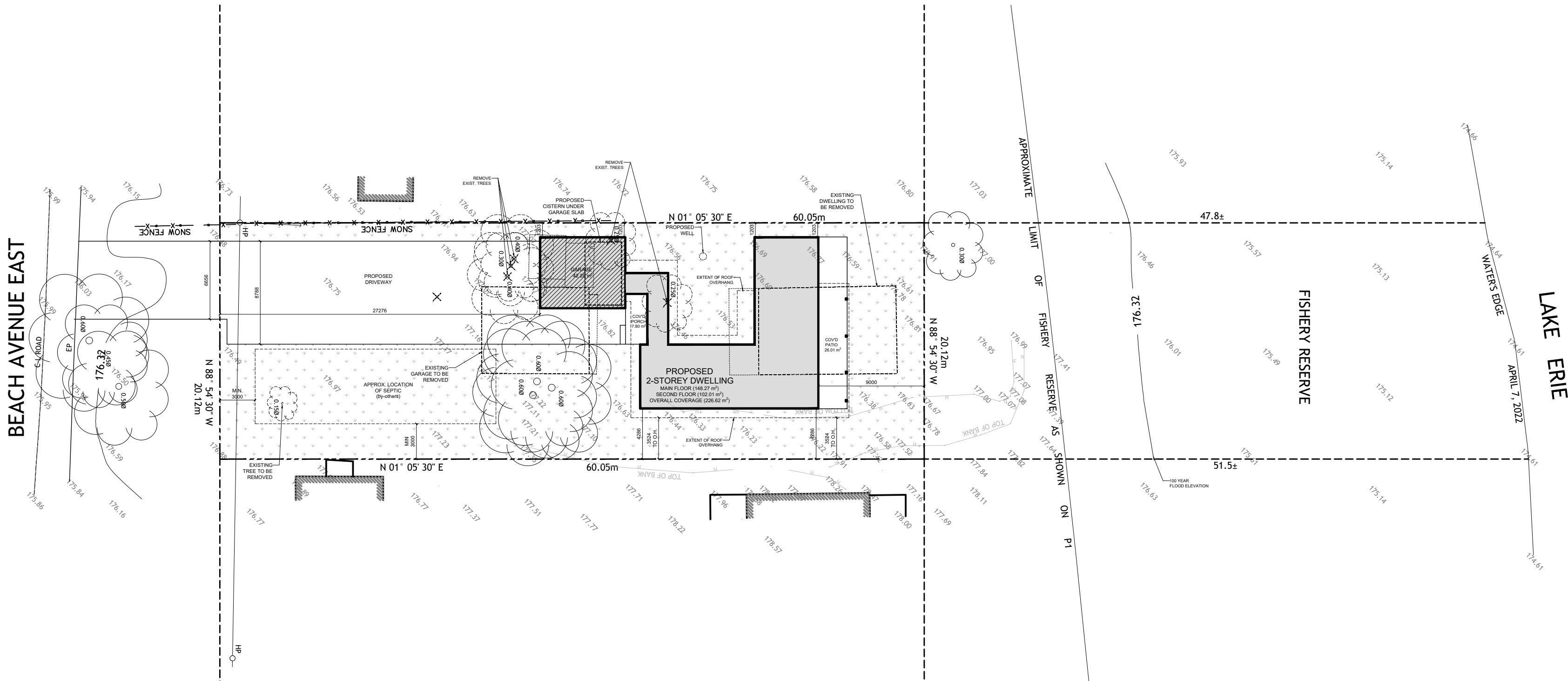
Gross Floor Area: Proposed 24.40% (294.87m²)

Garage Area: Proposed 42.28m²

Building Height: Allowed 9.10m (2 storey); Proposed 8.32m

-  BUILDING
-  GARAGE
-  PORCH / PATIO
-  LANDSCAPE

note:
all dimensions shown in
millimeters unless noted
otherwise



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smpl DESIGN STUDIO

Drawing Submissions:

Date: Jan 11, 2023
Type: Planning

3 Beach Avenue,
Port Rowan, Ontario

Reviewed By JT

Drawn By HD²

Plot Date

Page

SP1.01

Site Plan

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DESIGN
STUDIO
smpl

Drawing Submissions:

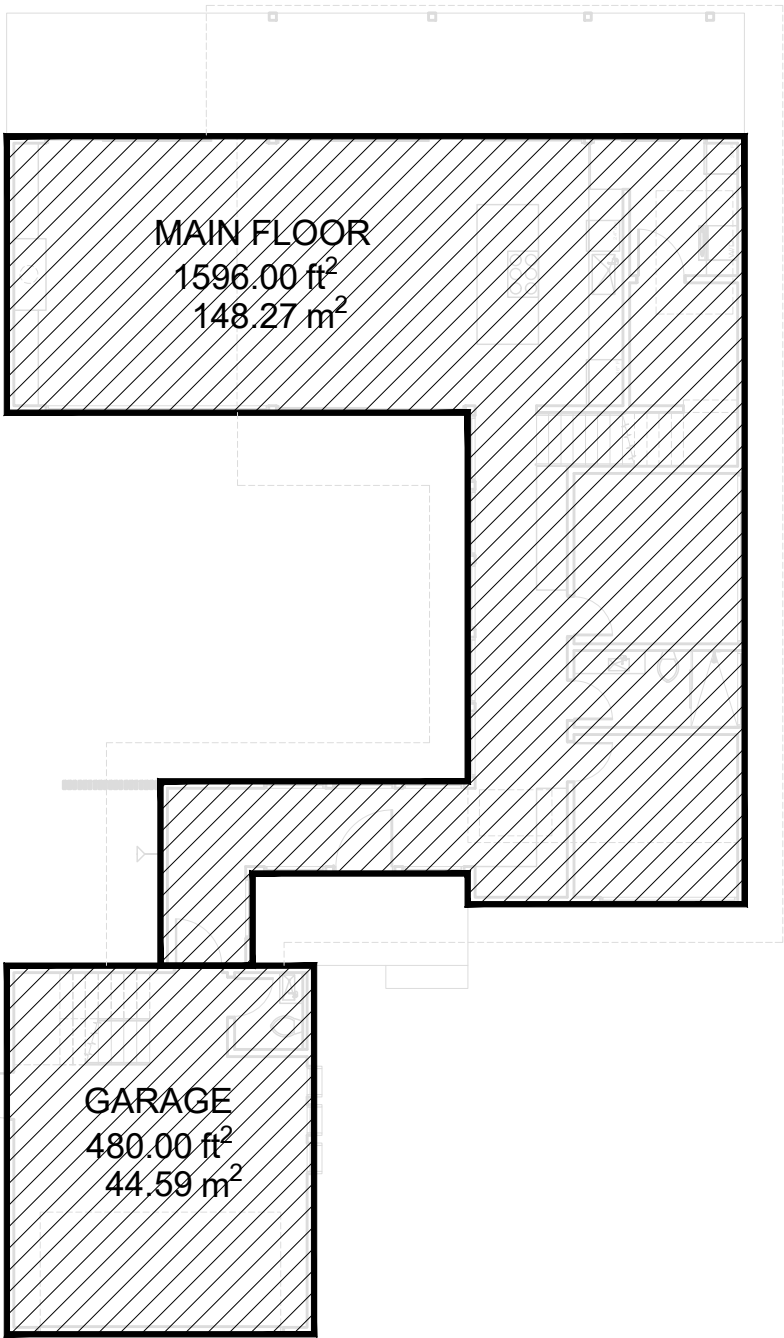
Date:	Type:
Jan 11, 2023	Planning

3 Beach Avenue,
Port Rowan, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

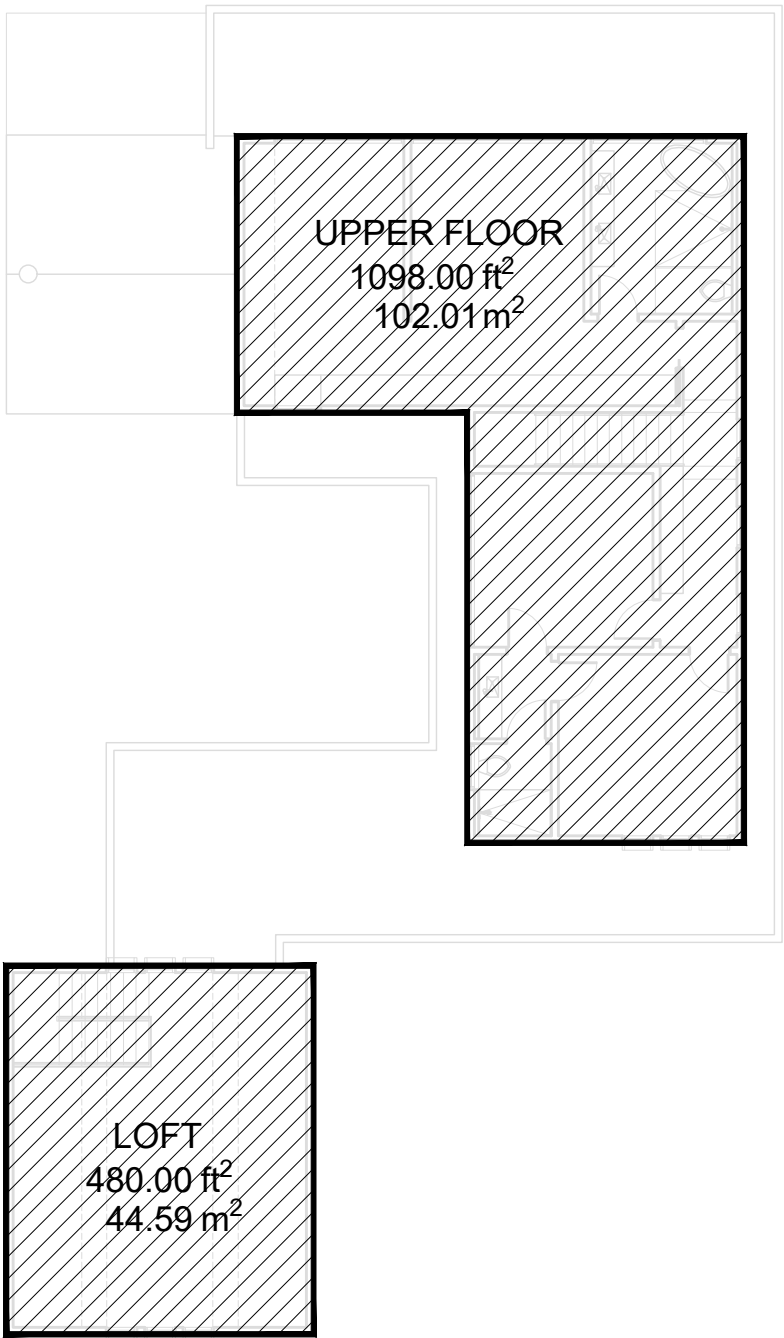
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Z1.01

Zoning



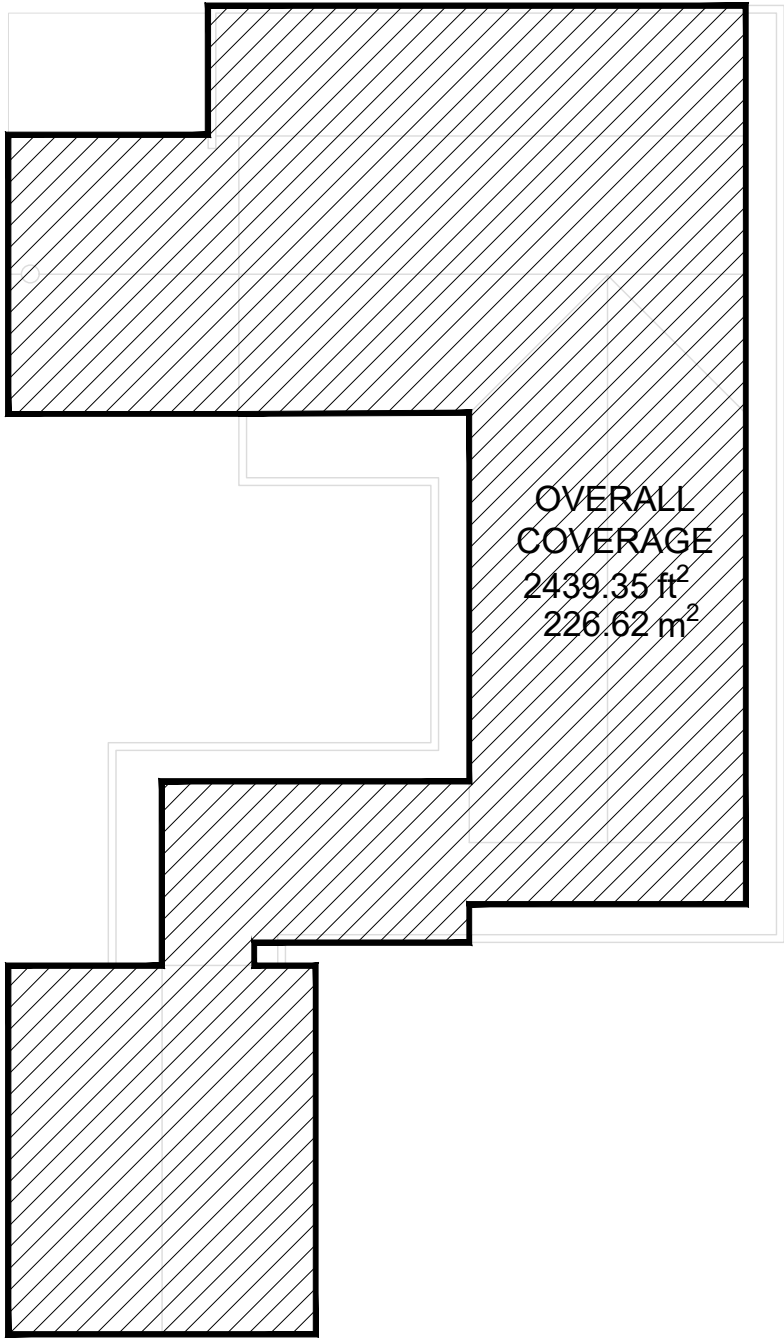
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Main Floor Zoning
Scale 1:150



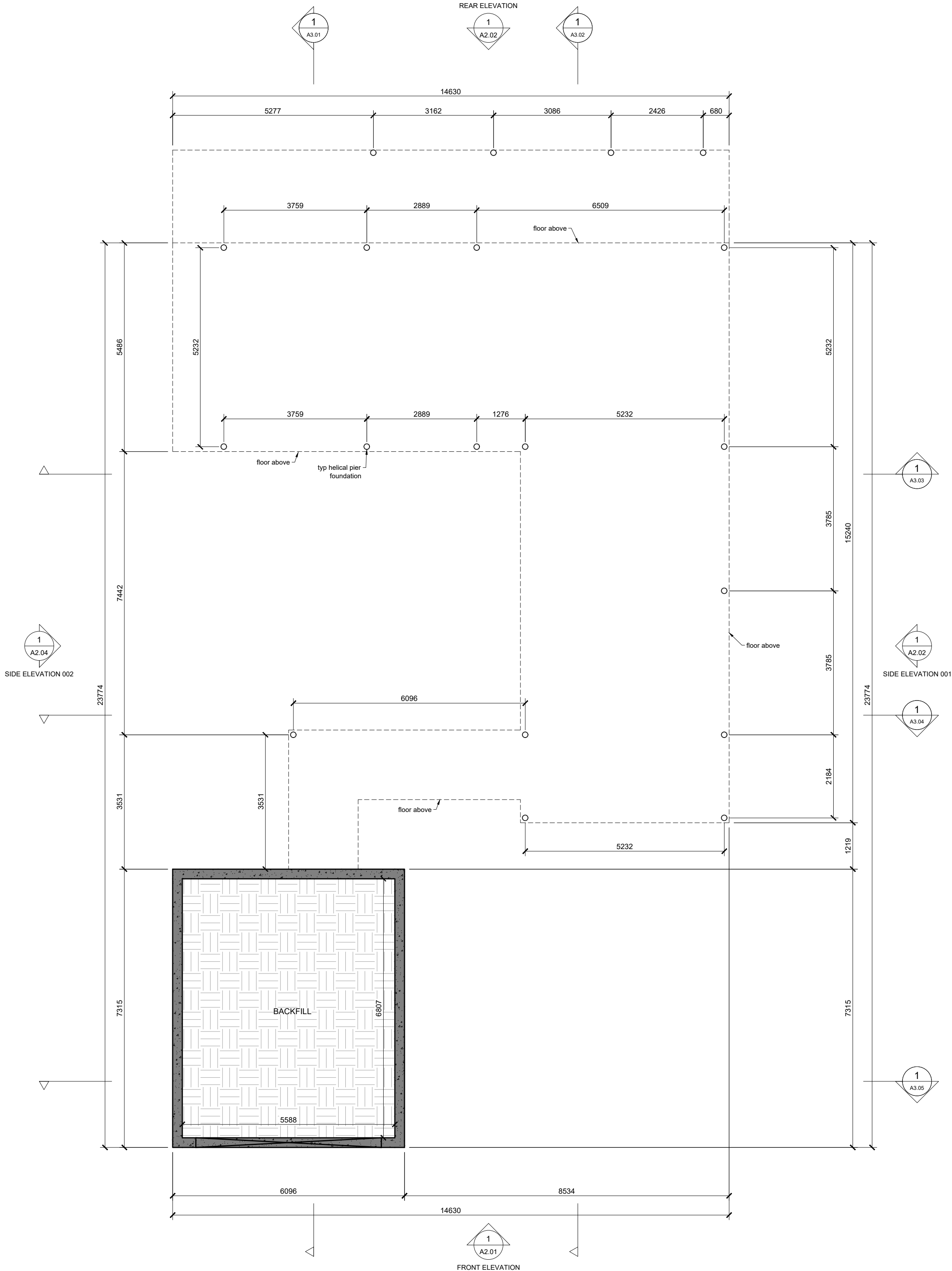
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Upper Floor Zoning
Scale 1:150



3
Z1.01

Overall Zoning
Scale 1:150



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smpl DESIGN STUDIO

Drawing Submissions:

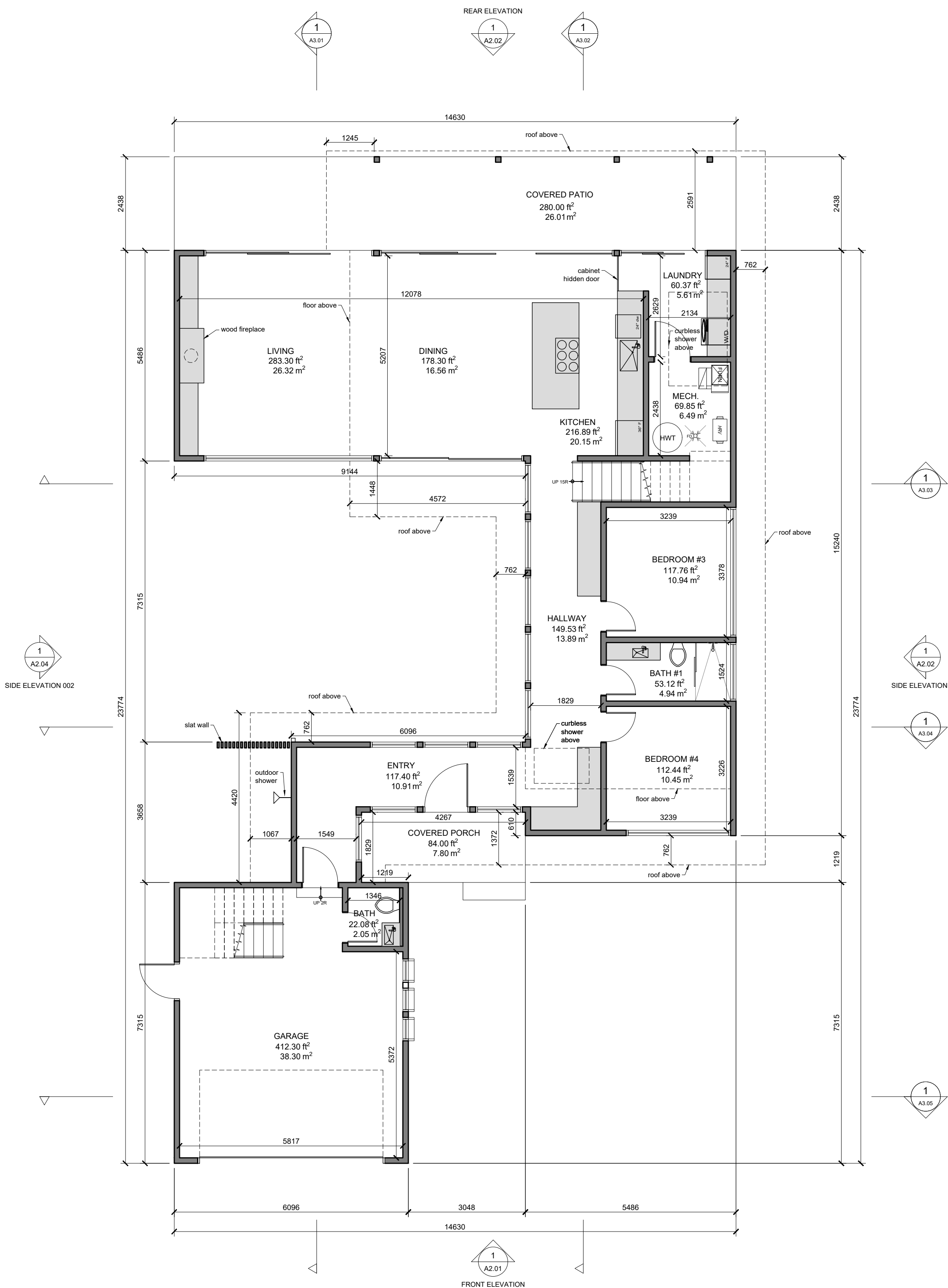
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Reviewed By JT
Drawn By HD²
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Propsoed
Foundation



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DESIGN
STUDIO
smp

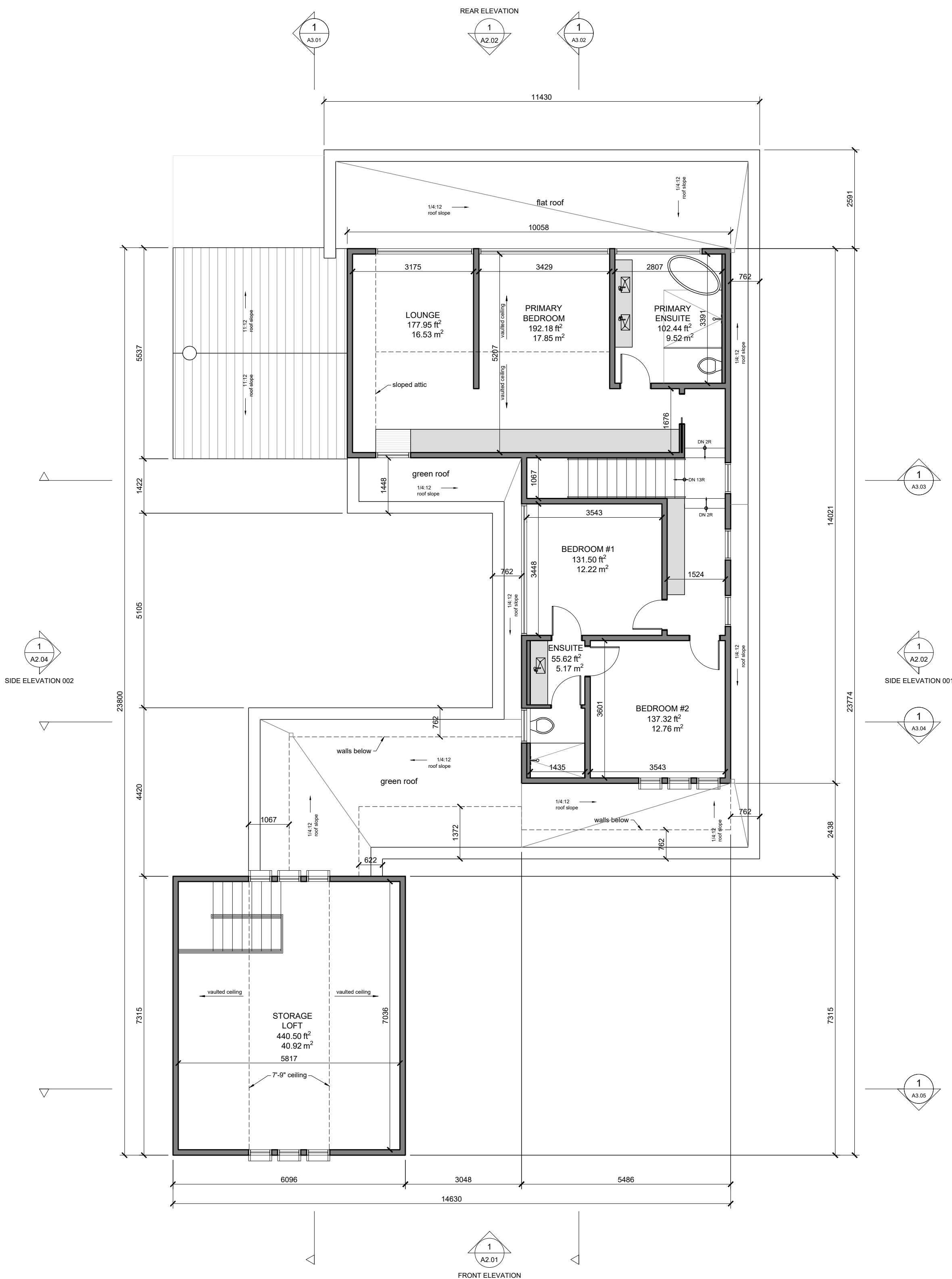
Drawing Submissions:	
Date:	Type:
Jan 11, 2023	Planning

3 Beach Avenue,
Port Rowan, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

Page
A1.02

Propsoed
Main Floor



DO NOT SCALE DRAWINGS

Note:

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DESIGN
STUDIO
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Drawing Submissions:	
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3 Beach Avenue,
Port Rowan, Ontario

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Plot Date	

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Proposed
Upper Floor

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Plot Date	

Proposed
Roof Plan



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DESIGN
STUDIO
smp

Drawing Submissions:

Date: Jan 11, 2023
Type: Planning

3 Beach Avenue,
Port Rowan, Ontario

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Drawn By HD²

Plot Date

Page

A2.01

Elevations

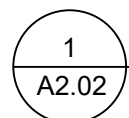
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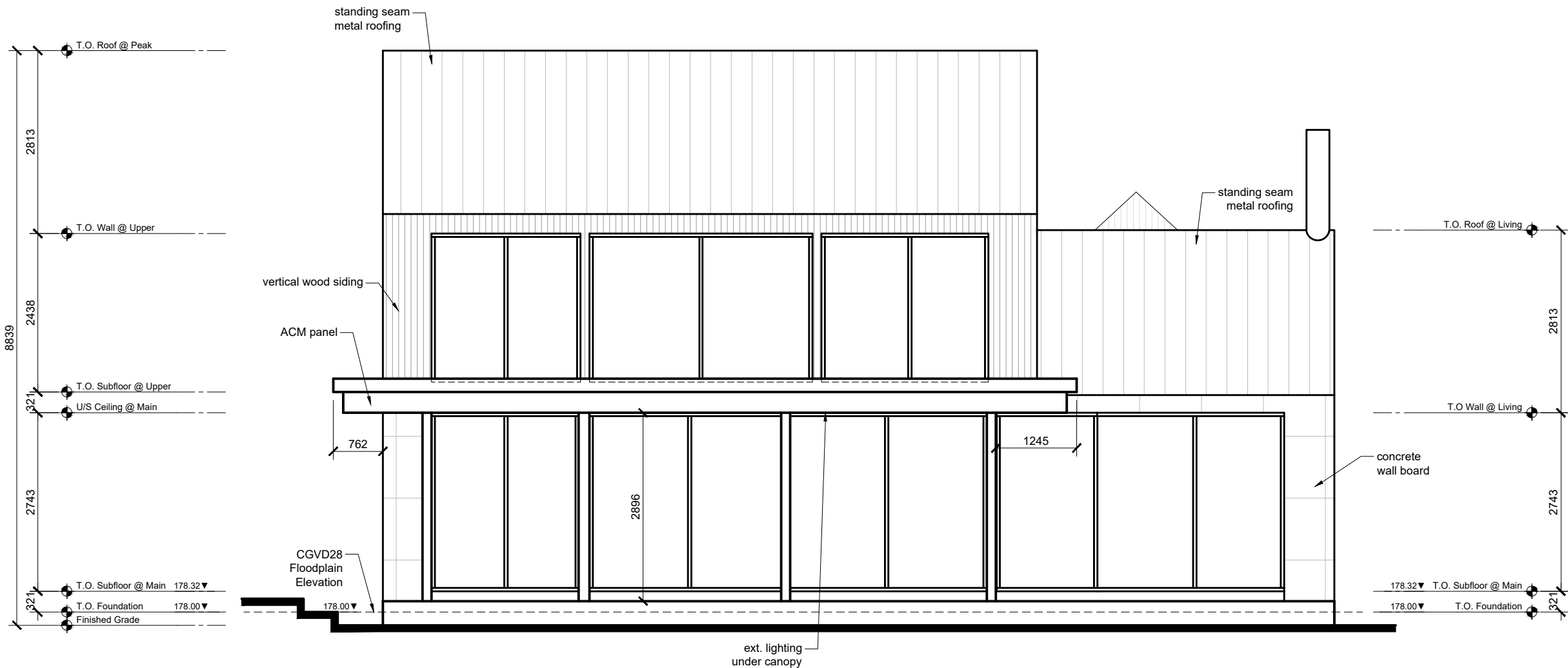
Reviewed By	JT
Drawn By	HD ²
Plot Date	

Elevations



Side Elevation 001 (West)

Scale 1:75



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DESIGN
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smp

Drawing Submissions:	
Date:	Type:
Jan 11, 2023	Planning

3 Beach Avenue,
Port Rowan, Ontario

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Drawn By	HD ²
Plot Date	

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A2.03

Elevations

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DESIGN
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smp

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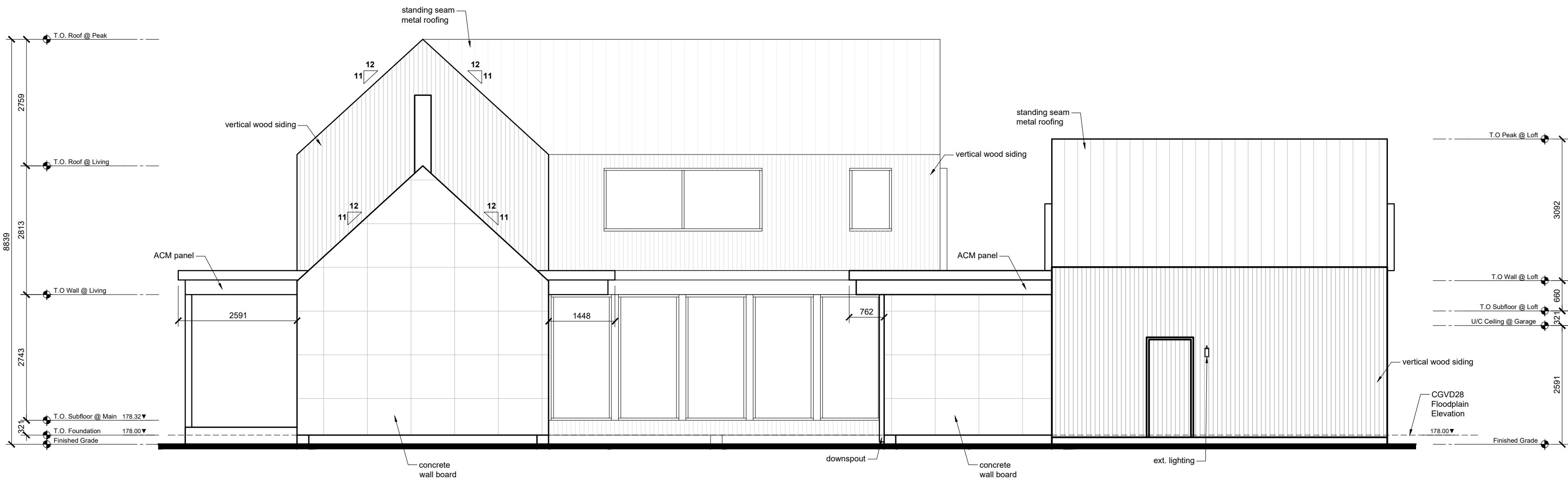
Date: Jan 11, 2023
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3 Beach Avenue,
Port Rowan, Ontario

Reviewed By JT
Drawn By HD²
Plot Date

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A2.04

Elevations



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DESIGN
STUDIO
smp

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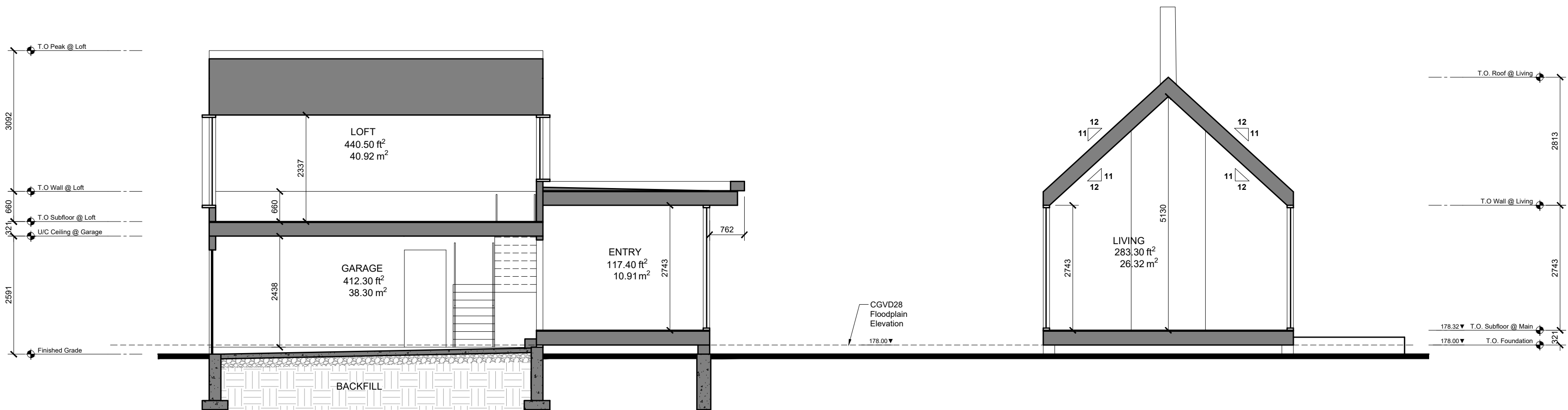
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3 Beach Avenue,
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Plot Date

Page
A3.01

Sections



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DESIGN
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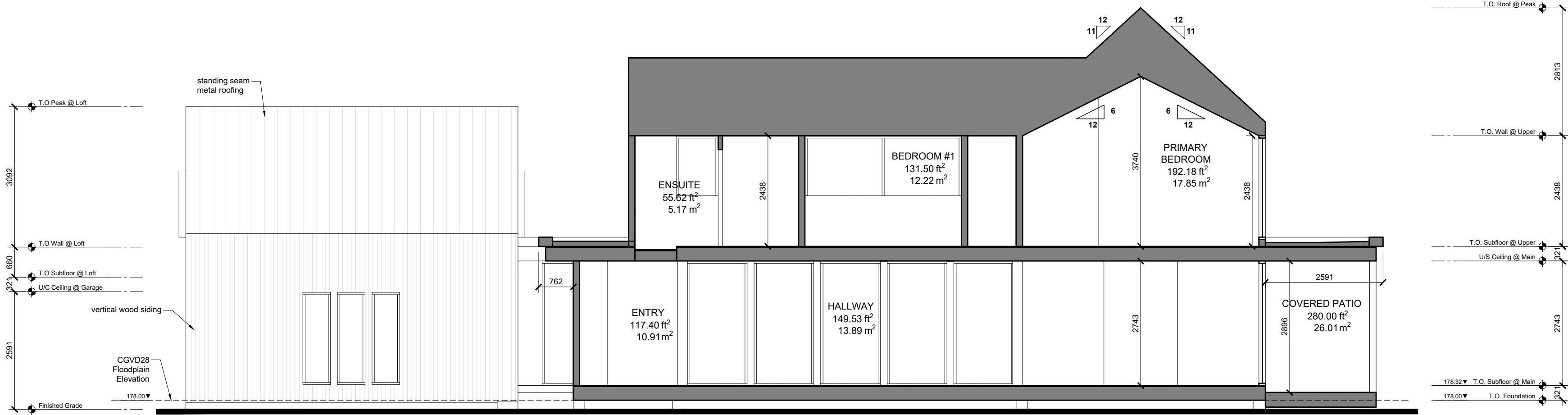
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3 Beach Avenue,
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Page
A3.02

Sections



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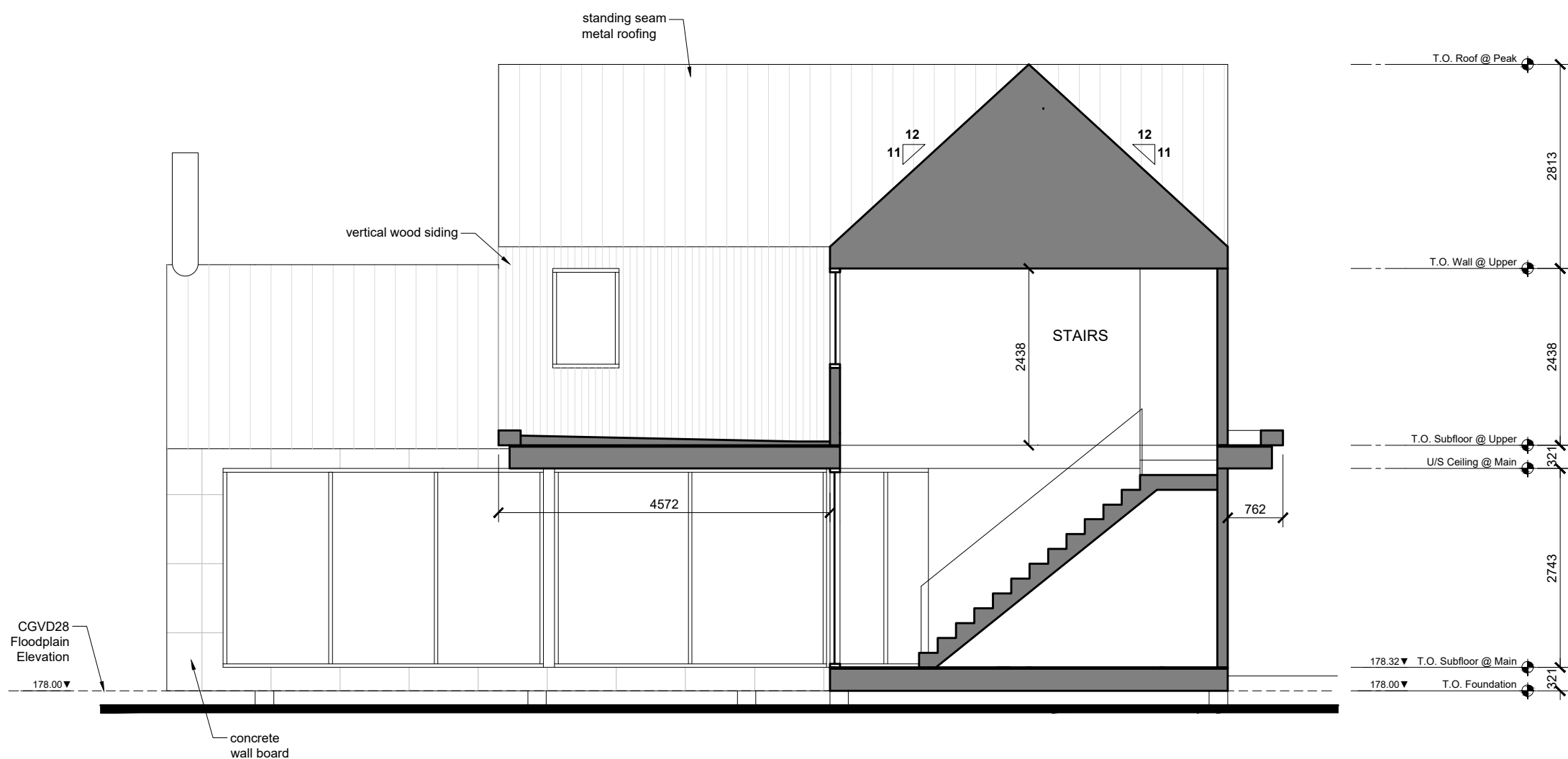
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Jan 11, 2023	Planning

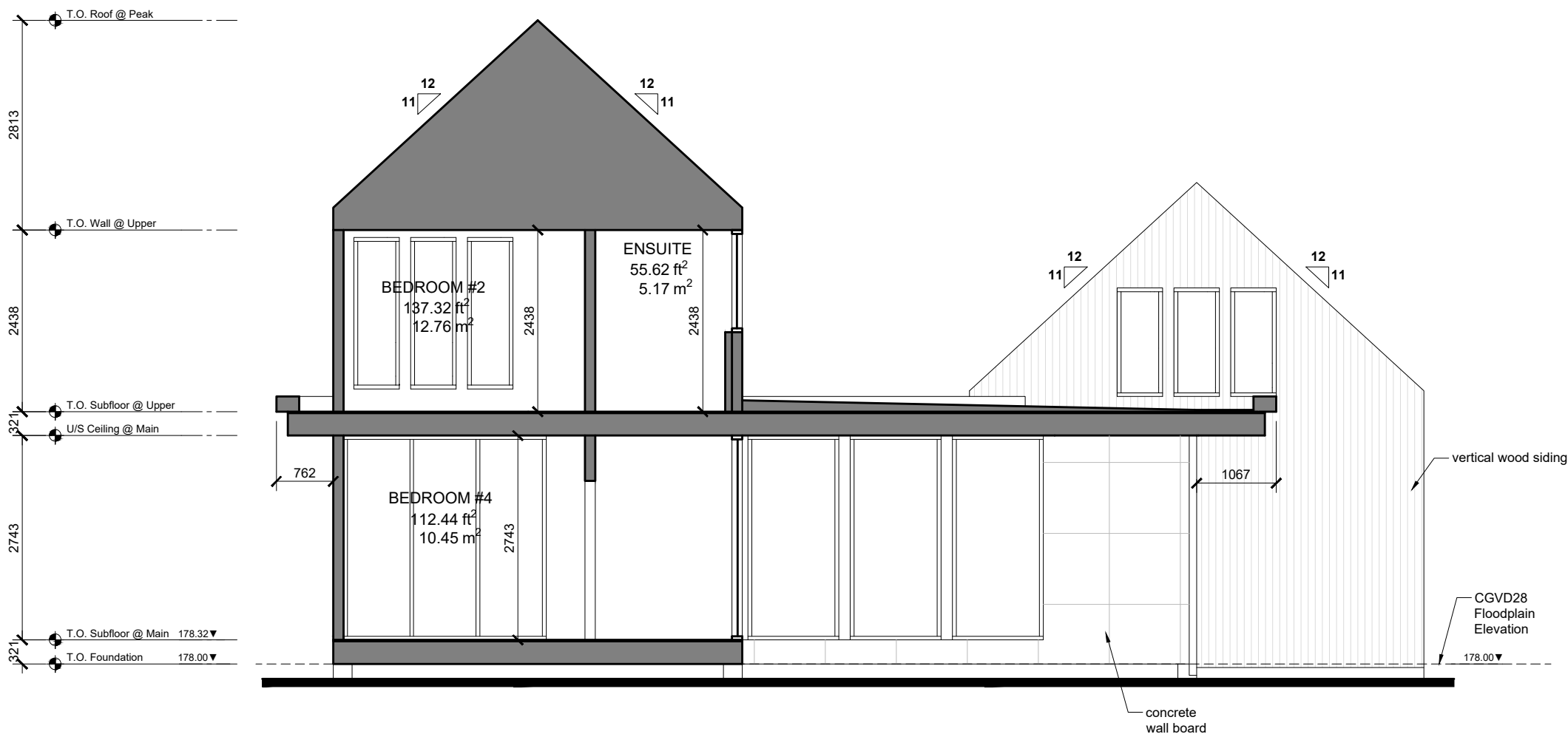
3 Beach Avenue,
Port Rowan, Ontario

Reviewed By JT
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Plot Date

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A3.03

Sections





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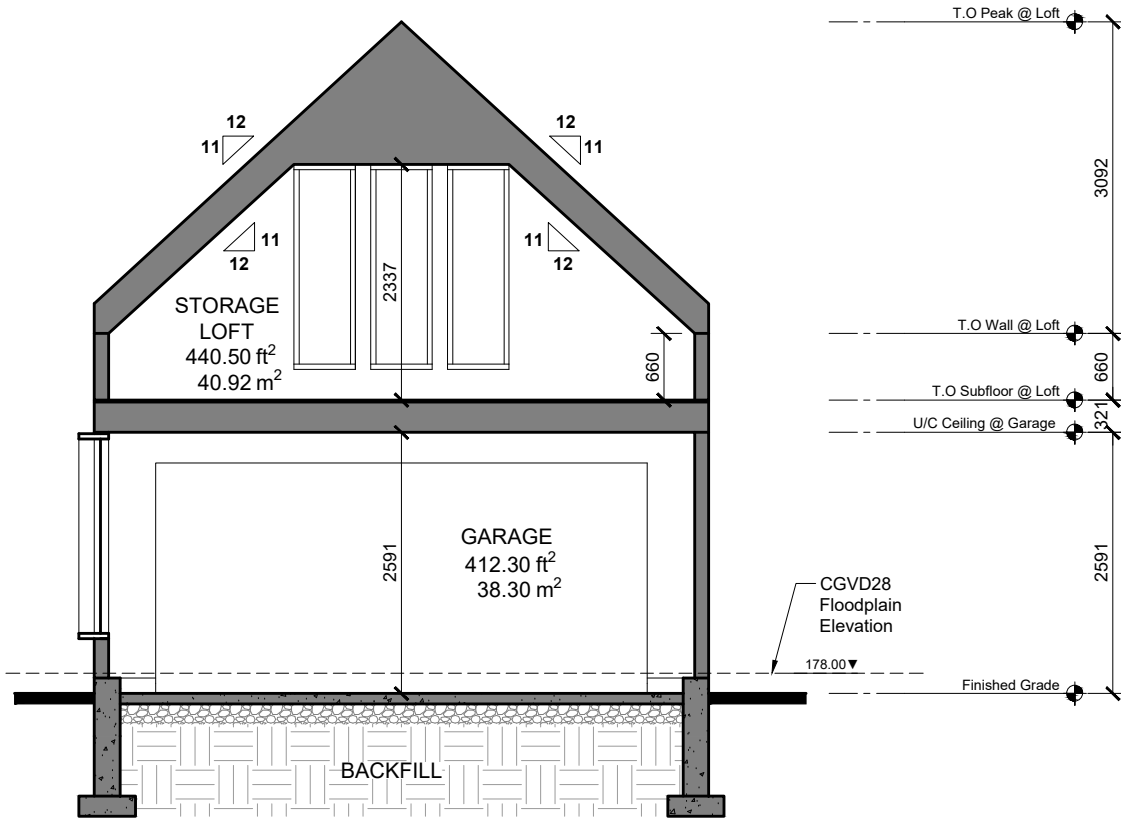
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3 Beach Avenue,
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A3.04

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Port Rowan, Ontario

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Plot Date

Page
A3.05

Sections

February 7, 2023

Secretary Treasurer - Committee of Adjustment
Norfolk County, Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario N3Y 5L6
committee.of.adjustment@norfolkcounty.ca

RE: Minor Variance Application – 3 Beach Avenue, Port Rowan ON, NOE 1MO

smpl Design Studio is the authorized architectural consultant for the property owners of 3 Beach Avenue in Port Rowan, and we are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated *Resort Area* and *Lakeshore Special Policy Area* on Schedule A-1, Community Structure, Norfolk County Official Plan, and are zoned *Resort Residential (RR)* in the Zoning By-law of Norfolk County 1-Z-2014. The lands front onto Beach Avenue, back onto Lake Erie, and are otherwise surrounded by existing low density residential uses. The property is within the Long Point Region Conservation Authority's regulated area. Resource planning staff were consulted on the proposed development and a permit application will be submitted for review.

This Minor Variance application is intended to achieve relief from the Zoning By-law of Norfolk County with respect to the Resort Residential Zone to permit the development of the lands for the proposed 2-storey vacation home with attached garage, new septic, well & cistern to replace the existing 1-storey vacation home, detached garage, shed, wood structure, septic and well.

The following minor variance is requested:

- **To permit a maximum lot coverage of 18% (226.62m²), whereas 15% is permitted.**

The requested relief to this zoning provision is modest and will provide the owners with their required living space and attached garage. The proposed architectural design mitigates concerns with scale and massing, and there remains adequate open space on the lot for outdoor amenity areas and stormwater infiltration.

Permitting this relief will result in a form of development that is in keeping with the character of the surrounding area and will contribute to a built form that is desirable for the appropriate development of the land. Given that all other regulations of the By-law are met, the request is consistent with the Zoning By-law, and represents a use of land that is permitted in the County's Official Plan.

As such, the proposed variance satisfies the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning Bylaw.

In support of our Minor Variance application, the following material is provided for review:

- Application Form, prepared by SMPL Design Studio, dated January 26, 2023
- Plan of Survey, prepared by Rasch & Hyde Ltd. dated August 15, 2022; and,
- Architectural & Site Plan, prepared by SMPL Design Studio, dated January 11, 2023.

We look forward to working with County staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lindsey Bruce', with a stylized, cursive script.


Lindsey Bruce

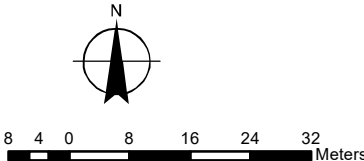
Director of Operations

lindsey@smpldesignstudio.com



Legend

-  Subject Lands
- 2020 Air Photo

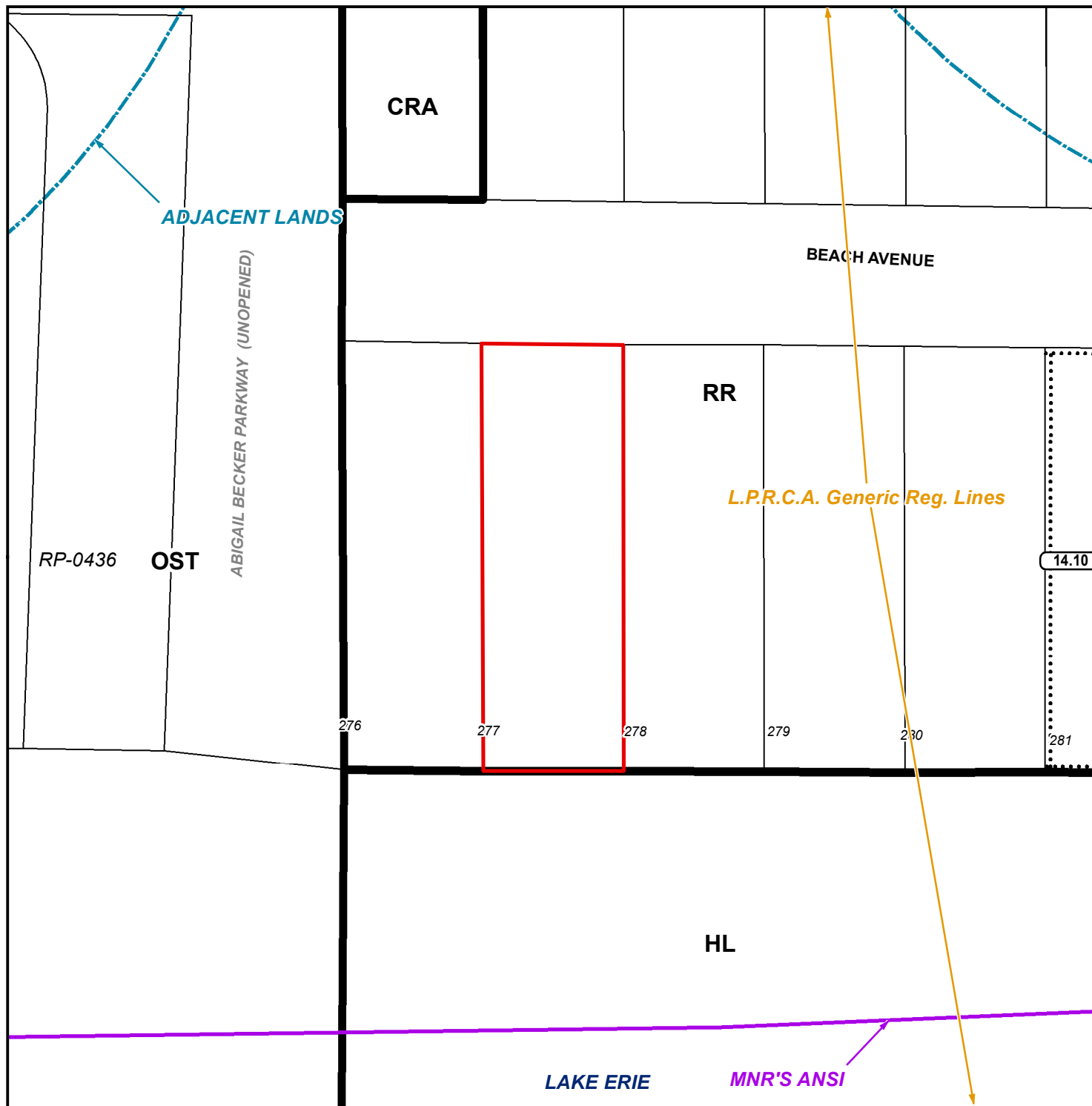


MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2023077



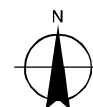
LEGEND

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

ZONING BY-LAW 1-Z-2014

3/16/2023

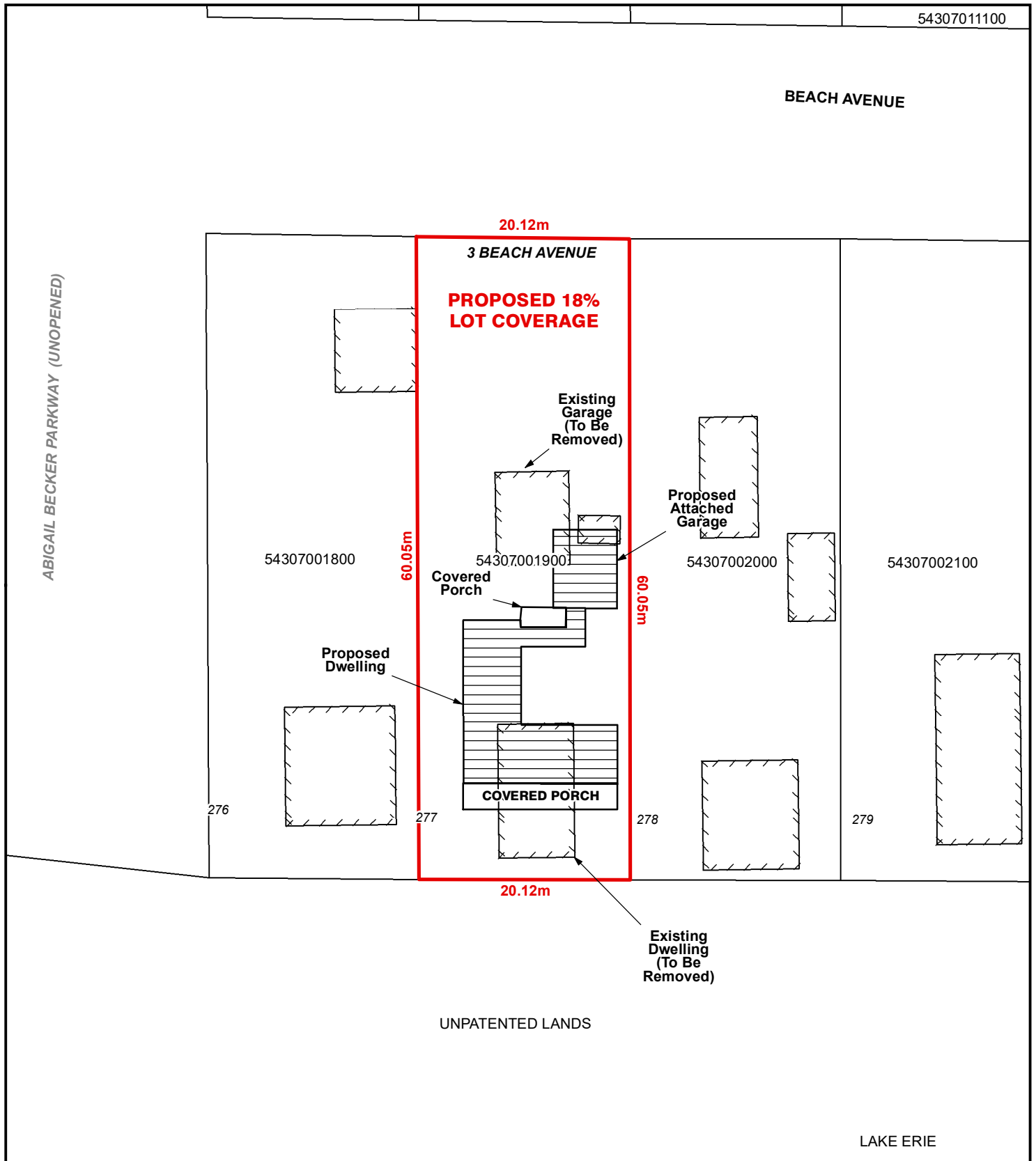
- (H) - Holding
- CRA - Resort Area Commercial Zone
- HL - Hazard Land Zone
- OST - Open Space Tent & Trailer Zone
- RR - Resort Residential Zone



6.5 3.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

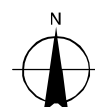
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

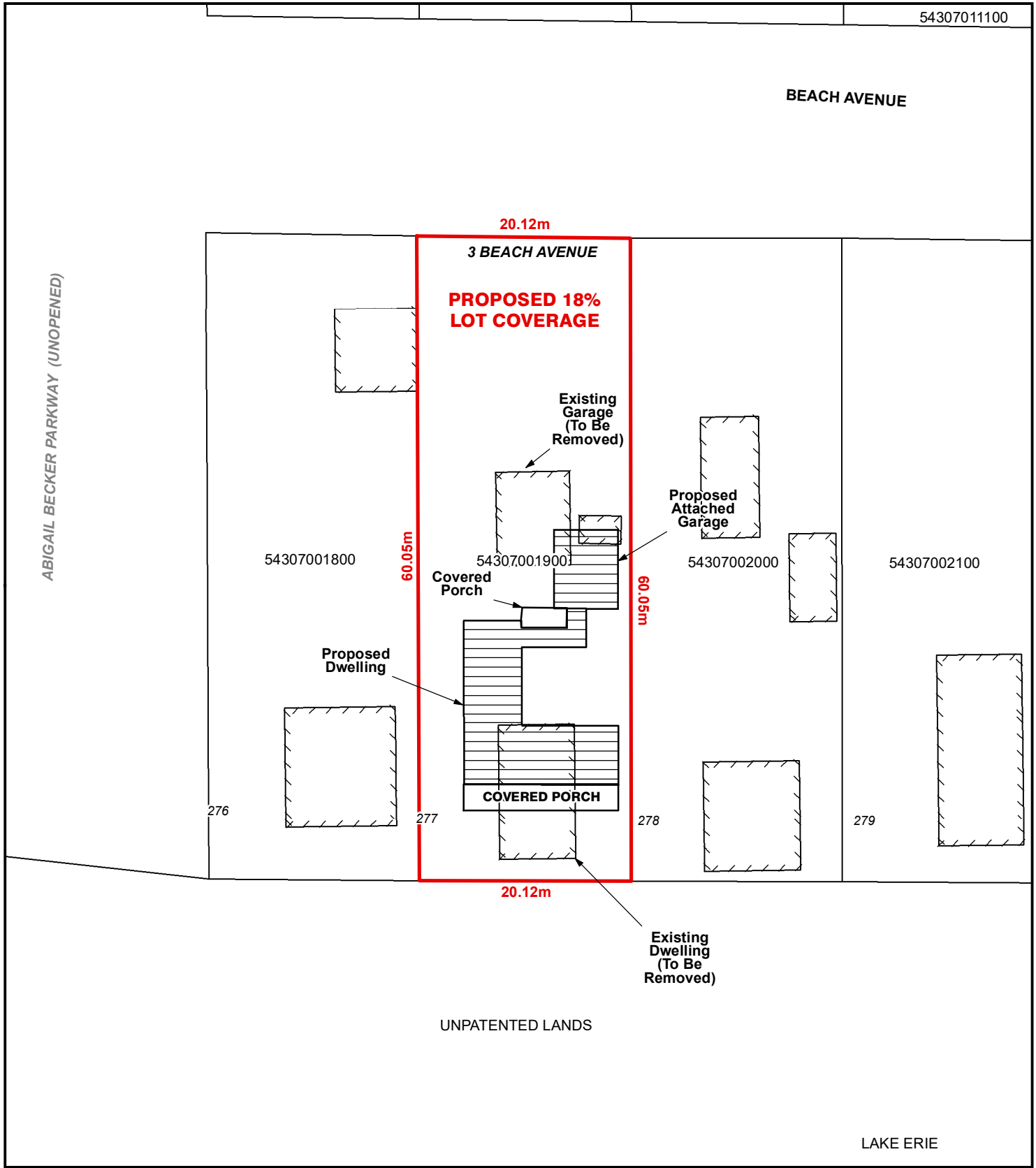
3/16/2023




4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

3/16/2023

