

For Office Use Only:

File Number	ANPL2023102	Application Fee	\$1711.00 ✓ Hy.
Related File Number	-	Conservation Authority Fee	514.15
Pre-consultation Meeting	-	Well & Septic Info Provided	-
Application Submitted	Feb. 28, 2023	Planner	Hanne Yager
Complete Application	March 20, 2023	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: 542-070-19300-0000**A. Applicant Information****Name of Owner** LAURA GUNNELL

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 9 OLD CUT BLVD**Town and Postal Code** PORT ROYAL (LONGPOINT) NOE 1M0**Phone Number****Cell Number** 905-505-5354**Email** LAURA.GUNNELL56@gmail.com**Name of Applicant** ERIC GUNNELL (HUSBAND of LAURA)**Address** 9 OLD CUT BLVD**Town and Postal Code** PORT ROYAL (LONGPOINT) NOE 1M0**Phone Number****Cell Number** 905-505-5688**Email** EGUNNELL@ROGERS.COM

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 agent noted above.

☐

Owner

☐

Agent

☒

Applicant ✓

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A

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: 9 OLD CUT BLVD

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RESORT RESIDENTIAL ZONE (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:

COTTAGE / RESIDENCE

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

- SEE ATTACHED EXISTING SITE PLAN, PROPOSED SITE PLAN, EXISTING COTTAGE & PROPOSED COTTAGE ADDITION DRAWINGS

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.

ADDITION = BEDROOM (inc. 3 piece BATHROOM)

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:

- SEE ATTACHED EXISTING SITE PLAN, PROPOSED SITE PLAN, EXISTING COTTAGE & PROPOSED COTTAGE ADDITION DRAWINGS.

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:

- WE UNDERSTAND EXISTING COTTAGE WAS BUILT IN 1995

9. Existing use of abutting properties:

- COTTAGES

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:

GUNNELL COTTAGE ADDITION

MAR 14/23

ERIC GUNNELL

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		SEE DRAWINGS SP-1 AND SP-2		RELATIVE TO EXISTING ZONING BY-LAW	
Lot depth					
Lot width				RELATIVE TO EXISTING LOT COVERAGE	
Lot area					
Lot coverage	21.2% COTTAGE + DECK	15%	5.8.2 h)	23%	1.8% 8.0% ←
Front yard					
Rear yard	11.63 m COTT. 6.62 m DECK	9.0 m	5.8.2 f)	6.62 m	0.0 m 2.38 m ←
Height					
Left Interior side yard		SEE DRAWINGS SP-1 AND SP-2		RELATIVE TO EXISTING ZONING BY-LAW	
Right Interior side yard					
Exterior side yard (corner lot)				RELATIVE TO EXISTING REAR DECK	
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

N/A

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

N/A

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

N/A

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: _____ N/A
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: _____ N/A
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:

LONG POINT COTTAGES IN THIS AREA

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

N/A

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:

THIS IS A FULLY DEVELOPED LOT, WITH COTTAGE, DECKS, DRIVEWAY & GRASSED LAWNS. NEW ADDITION BEING BUILT OVER EXISTING DECK.

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:

NO CHANGES TO WATER SUPPLY, IE SAND POINT WELL IS EXISTING

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.

N/A **Livestock facility or stockyard** (submit MDS Calculation with application)
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Wooded area**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Municipal Landfill**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **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 _____

N/A **Rehabilitated mine site**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Non-operating mine site within one kilometre**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Active mine site within one kilometre**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Industrial or commercial use (specify the use(s))**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Active railway line**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Seasonal wetness of lands**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Erosion**
☐ On the subject lands or ☐ within 500 meters – distance _____

N/A **Abandoned gas wells**
☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

NATURAL INFILTRATION INTO SAND SOILS

2. Existing or proposed access to subject lands

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

Name of road/street:

OLD CUT BLVD

G. 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.

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

7(A) 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
ERIC GUNNELL

FEB 22/23

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 LAURA GUNNELL am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize ERIC GUNNELL 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

FEB 22/23

Date

Owner

Date

K. Declaration

I, ERIC GUNNELL of LONGPOINT / PORT ROYAL
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:

Hanne Yager

[Signature]

Owner/Applicant/Agent Signature

In Norfolk County.

This 22nd day of February.

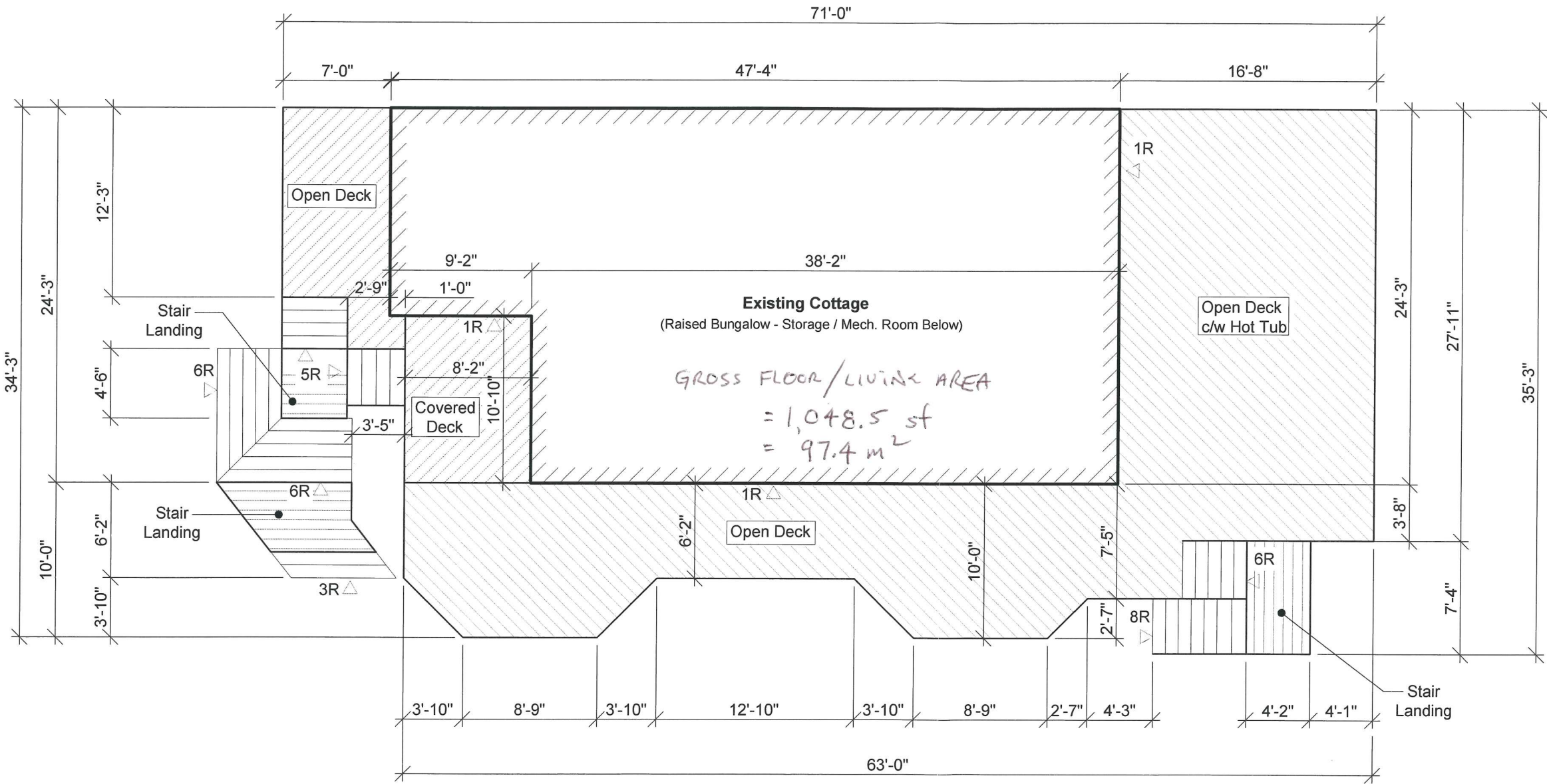
A.D., 2023

[Signature]

A Commissioner, etc.

Hannelore Tenley Yager, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 21, 2025.

Existing Cottage



Gunnell Engineering Ltd.
1110 Stellar Drive, Unit 106
Newmarket, ON L3Y 7B7
bus: 905-868-9400
fax: 905-853-5734
www.gunnellengineering.com

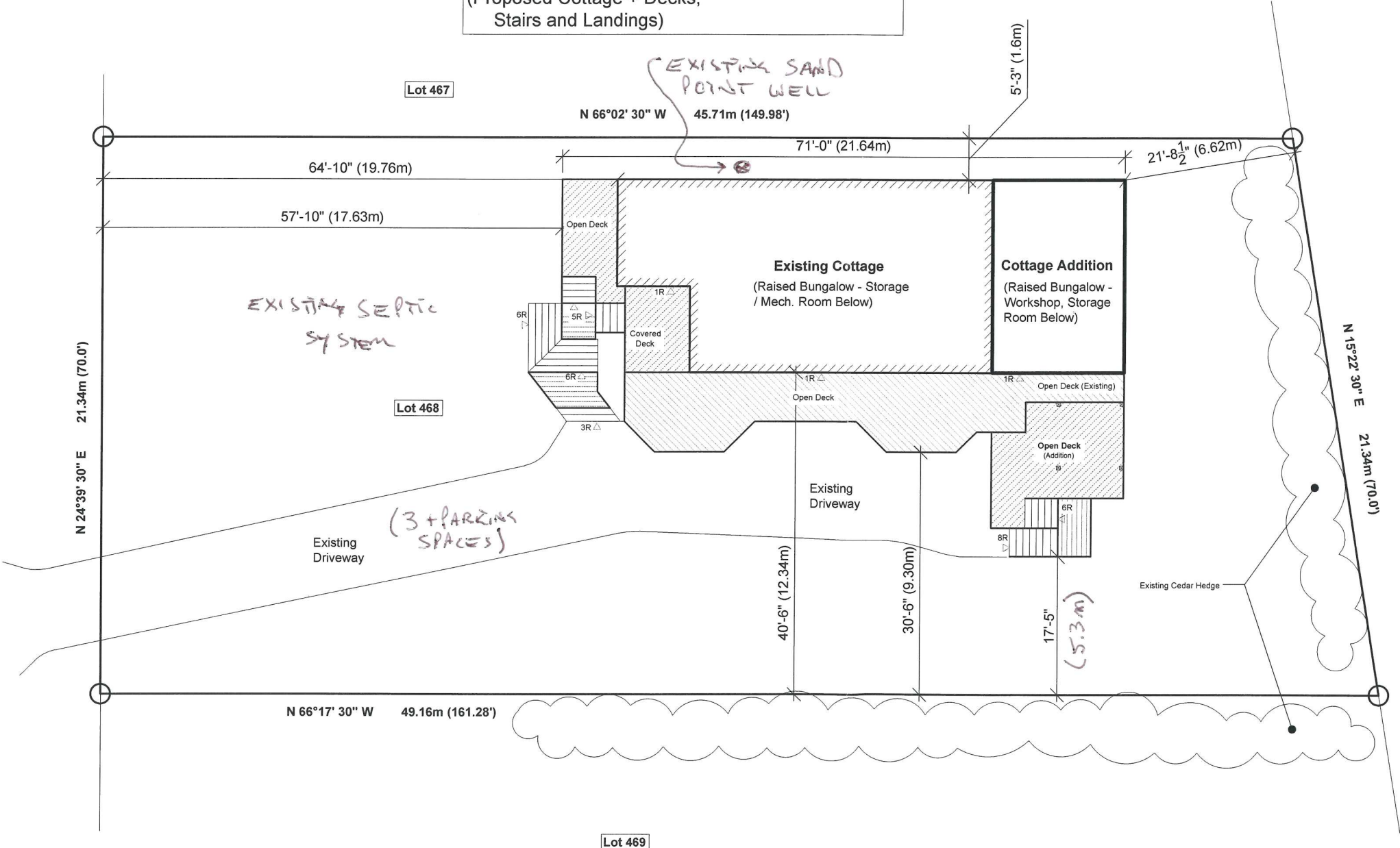
Gunnell Cottage: Existing
9 Old Cut Blvd.
SWAL Plan 436, Lot 468
Long Point
Norfolk County

Existing Cottage / Decks:
Plan View

Scale: 1/8" = 1'-0"	Designed By: EG
Date: 09-Feb-2023	Drawn By: TK
Project No.: D002	Checked By: EG
	Drawing No.: D-1

File: Z:\Gunnell Engineering AutoCAD\+ Tom\General\Gunnell_Cottages\Deck\0002BA-SP-2.dwg
Plotted on: February 13, 2023 1:40:56 PM

Old Cut Boulevard



PROPOSED LOT COVERAGE	
Lot Area	= 1,012.1 m ²
Proposed Cottage (incl. additon & covered deck)	= 144.2 m ²
Proposed Front, Side and Rear Decks Stairs and Landings	= 88.8m ²
TOTAL	= 233.0 m ²
Lot Coverage (Proposed Cottage + Covered Deck)	= 14.3%
Lot Coverage (Proposed Cottage + Decks, Stairs and Landings)	= 23.0%

Proposed Site Plan

Gunnell Engineering Ltd.
1110 Stellar Drive, Unit 106
Newmarket, ON L3Y 7B7
bus: 905-868-9400
fax: 905-853-5734
www.gunnellengineering.com



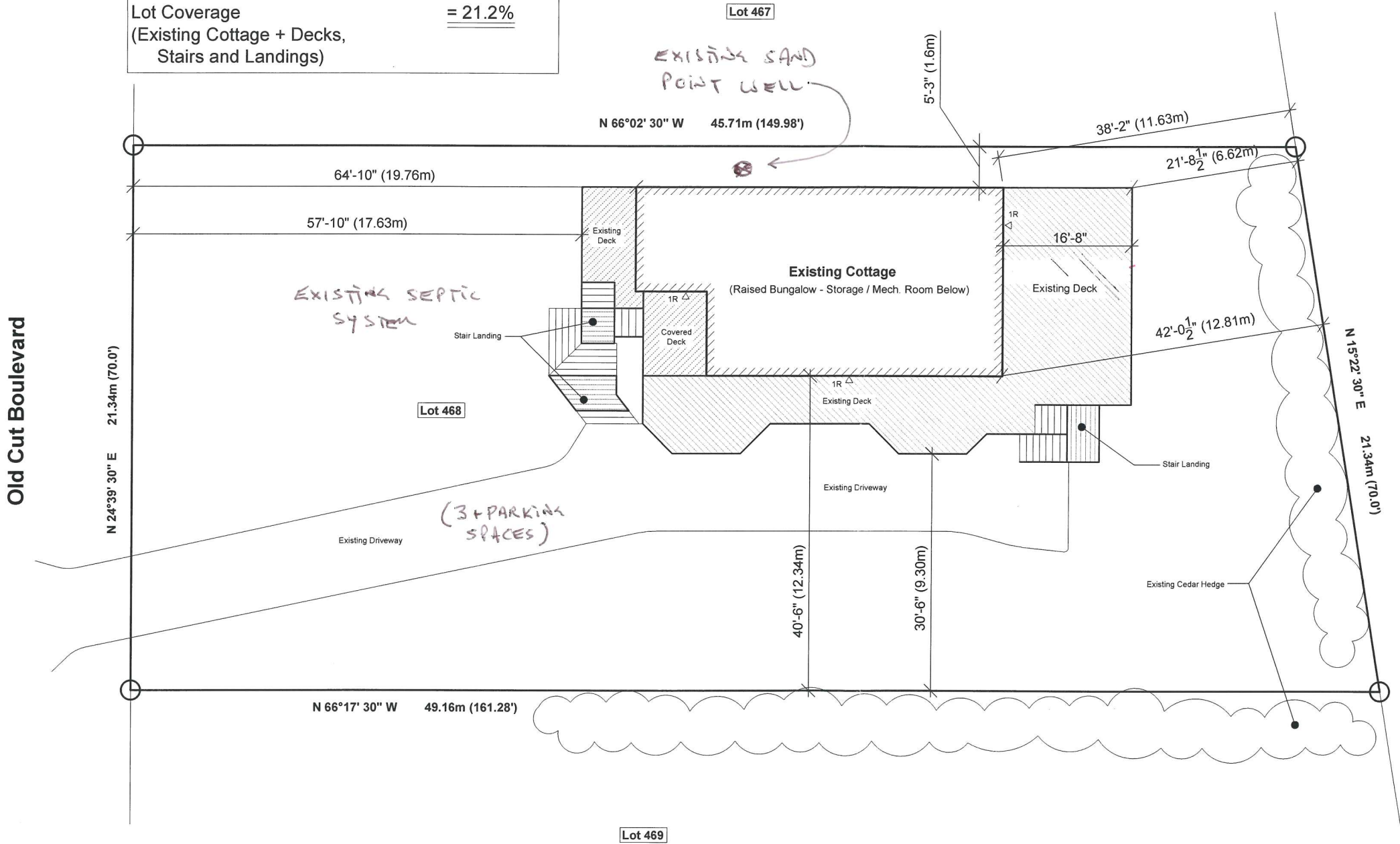
Gunnell Cottage Addition
9 Old Cut Blvd.
SWAL Plan 436, Lot 468
Long Point
Norfolk County

Proposed Site Plan
Proposed Cottage & Decks

Scale: 1/16" = 1'-0"	Designed By: EG
Date: 09-Feb-2023	Drawn By: TK
Project No.: D002	Checked By: EG Drawing No.: SP-2

EXISTING LOT COVERAGE	
Lot Area	= 1,012.1 m ²
Existing Cottage (incl. covered deck)	= 106.6 m ²
Existing Front, Side and Rear Decks Stairs and Landings	= 107.7 m ²
TOTAL	= 214.3 m²
Lot Coverage (Existing Cottage + Covered Deck)	= 10.5%
Lot Coverage (Existing Cottage + Decks, Stairs and Landings)	= <u>21.2%</u>

Existing Site Plan



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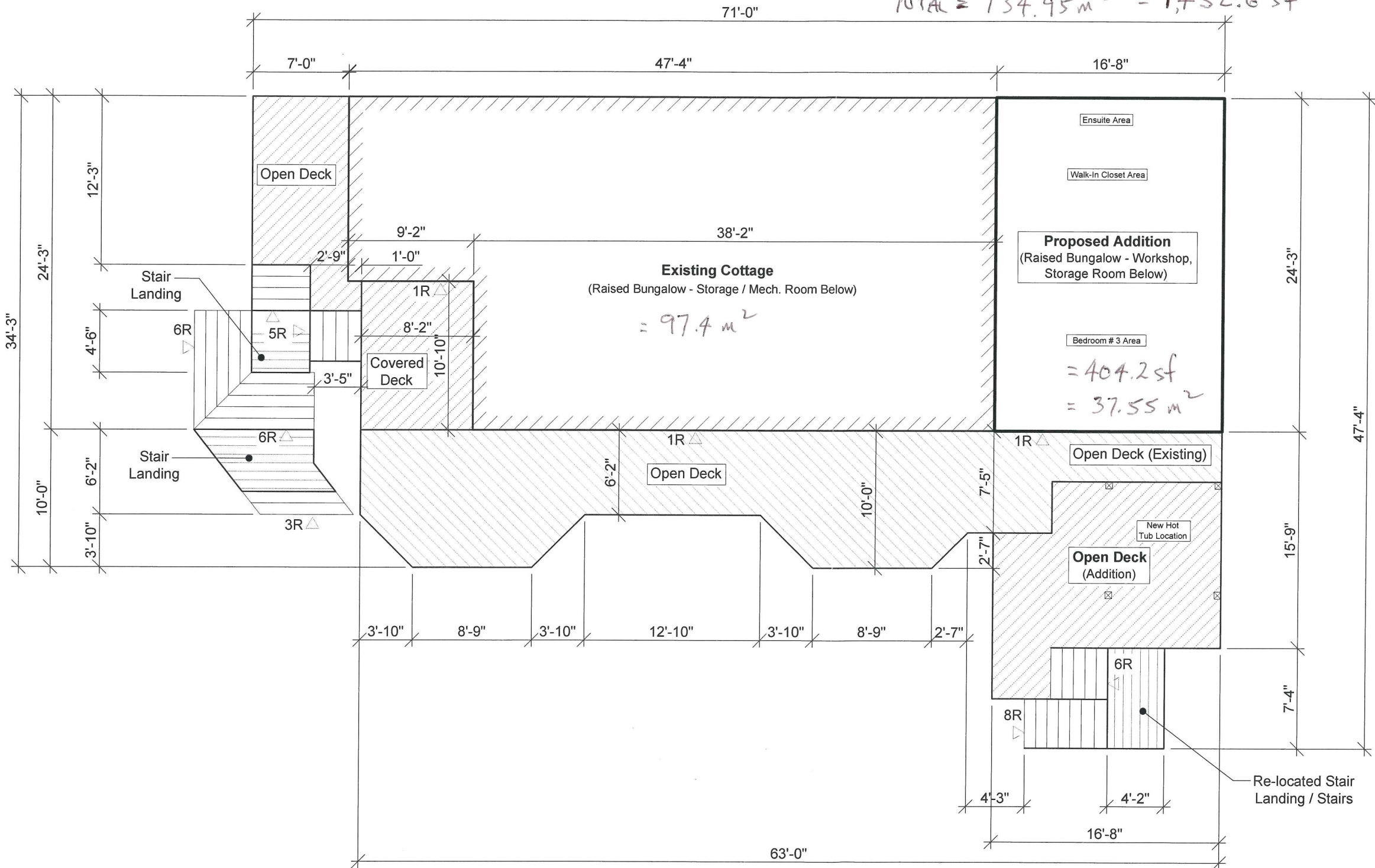
Gunnell Cottage
9 Old Cut Blvd.
SWAL Plan 436, Lot 468
Long Point
Norfolk County

Existing Site Plan
Existing Cottage & Decks

Scale: 1/16" = 1'-0"	Designed By: EG
Date: 09-Feb-2023	Drawn By: TK
Project No.:	Checked By: EG
D002	SP-1

Proposed Cottage Addition

EXISTING COTTAGE LIVING AREA = 97.4 m²
PROPOSED ADDITION = 37.55 m²
TOTAL = 134.95 m² = 1,452.6 sf



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Gunnell Cottage: Addition
9 Old Cut Blvd.
SWAL Plan 436, Lot 468
Long Point
Norfolk County

Proposed Cottage / Decks:
Plan View

Scale: 1/8" = 1'-0"	Designed By: EG
Date: 09-Feb-2023	Drawn By: TK
Project No.: D002	Checked By: EG
	Drawing No.: D-2

PHOTO #1

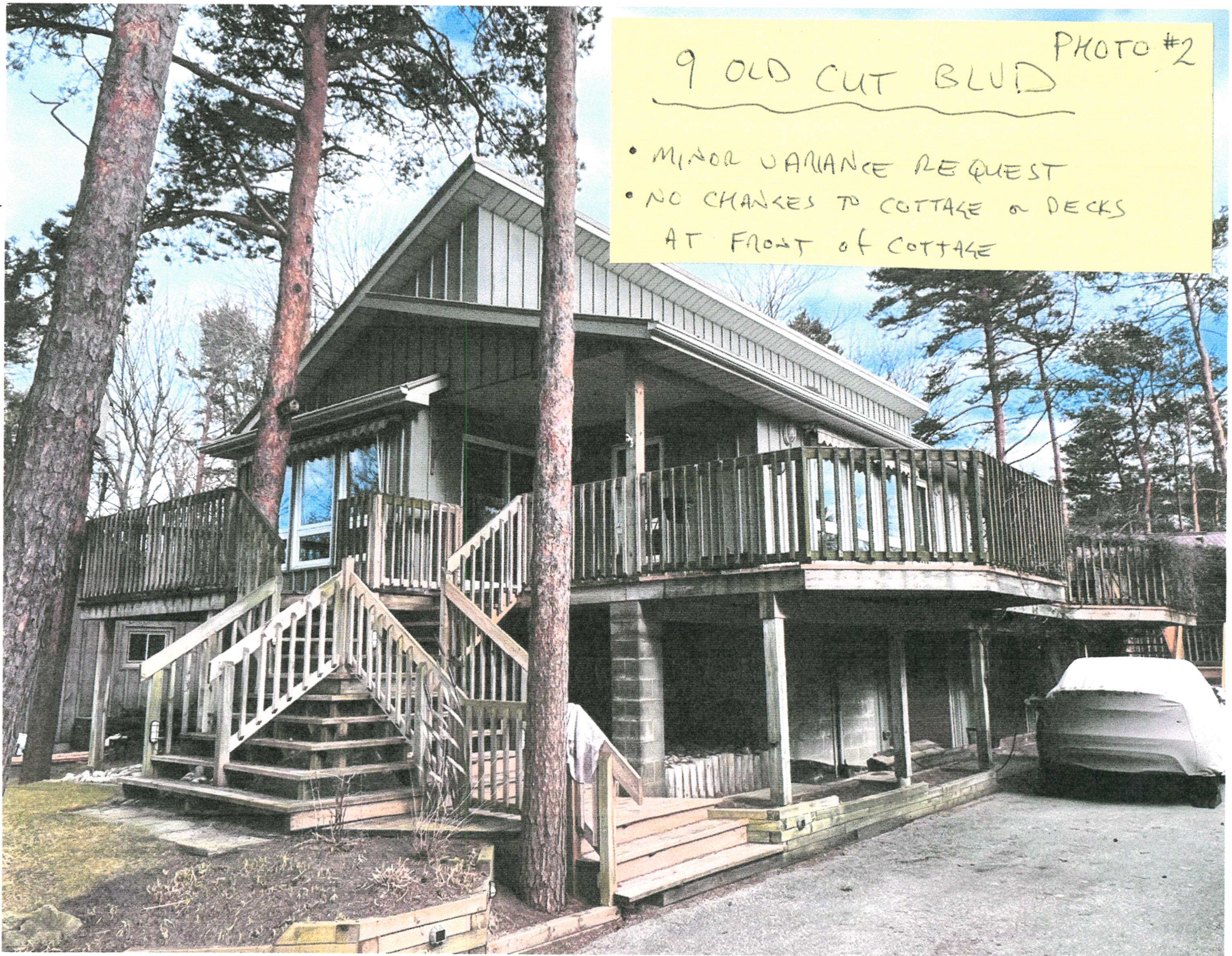
9 OLD CUT BLVD

- MINOR VARIANCE REQUEST
- NO CHANGES TO FRONT VIEW OF COTTAGE



PHOTO #2
9 OLD CUT BLVD

- MINOR VARIANCE REQUEST
- NO CHANGES TO COTTAGE or DECKS
AT FRONT of COTTAGE



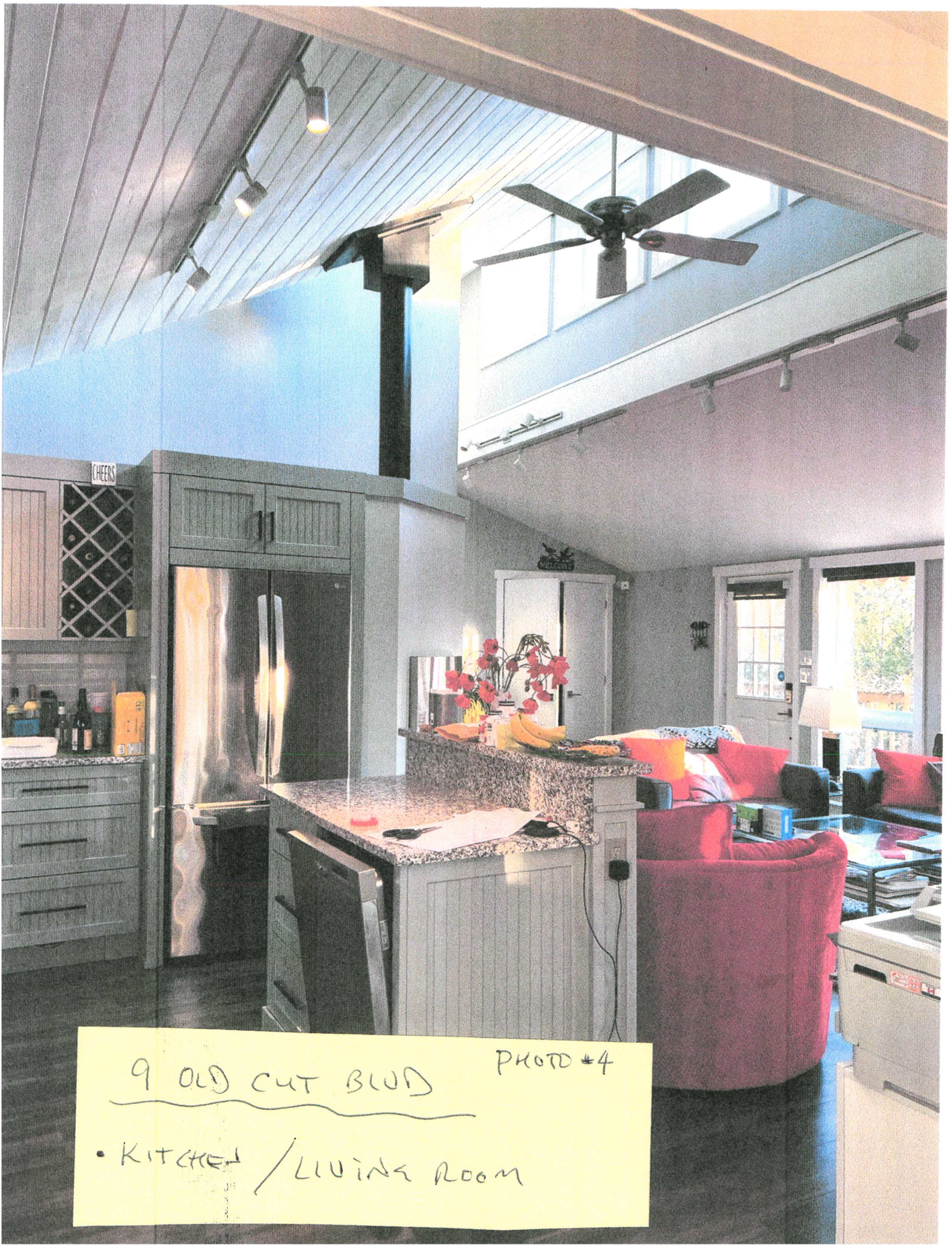
9 OLD CUT BLVD PHOTO #3

- COTTAGE EXTENDED, OVER EXISTING REAR DECK → SAME CROSS-SECTION / PROFILE
- DECK TO BE EXTENDED TO SOUTH

COTTAGE
EXTENSION

DECK EXTENSION





9 OLD CUT BLVD

PHOTO #4

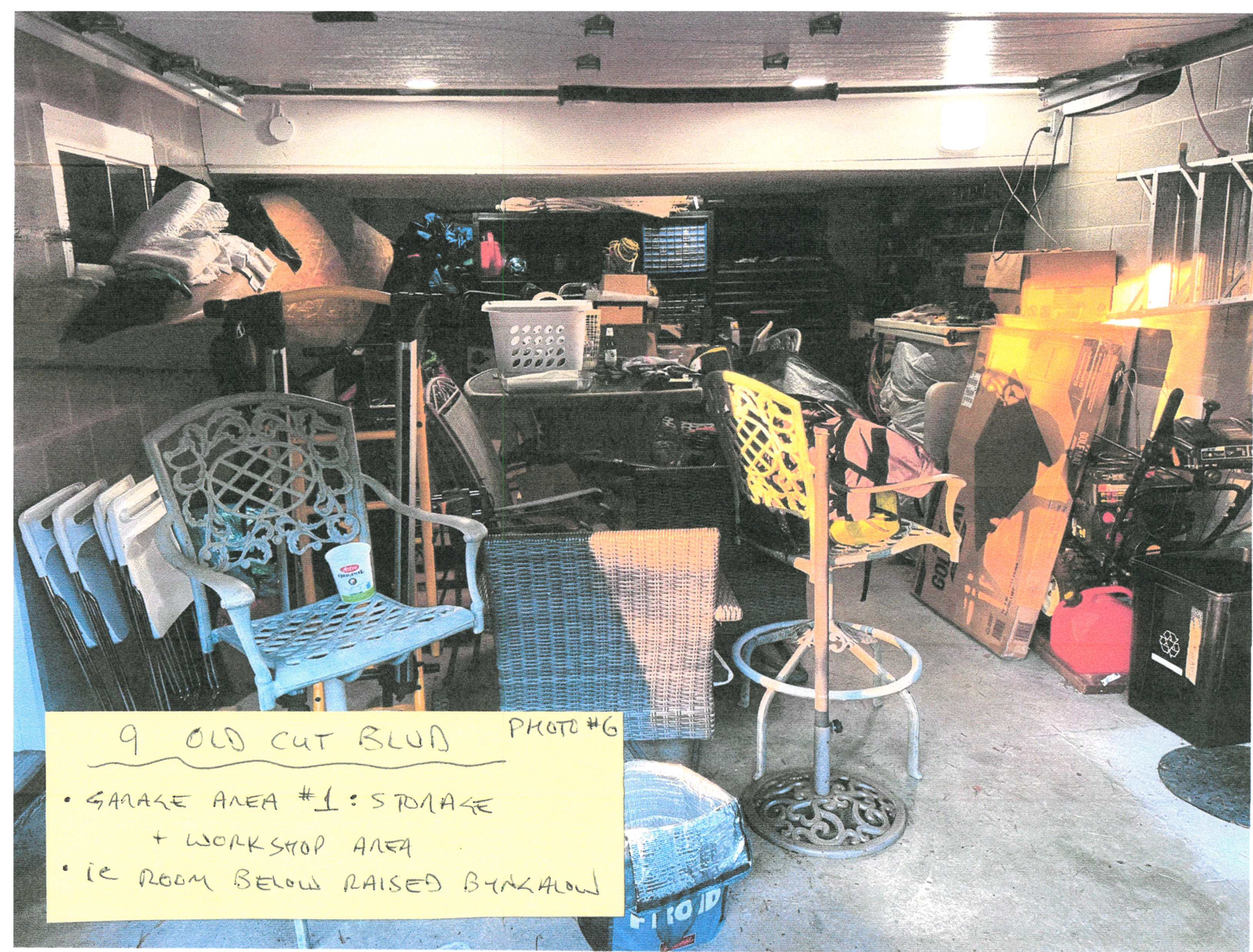
• KITCHEN / LIVING ROOM



PHOTO #5

9 OLD CUT BLVD

- MECHANICAL ROOM / STORAGE
- ie ROOM BELOW RAISED BUNKALOW



9 OLD CUT BLUD PHOTO #6

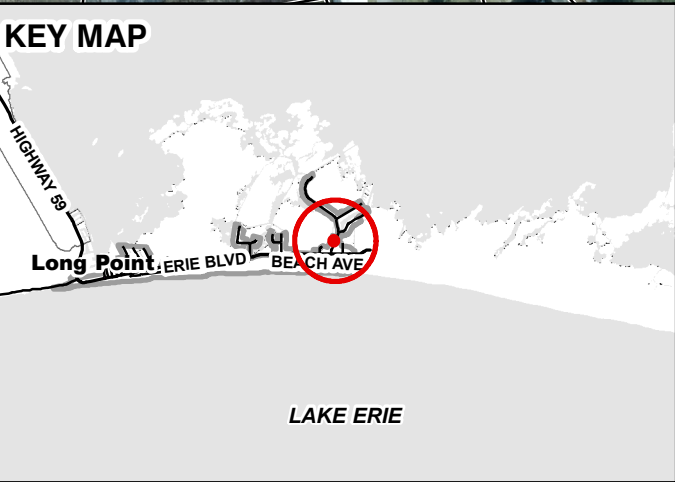
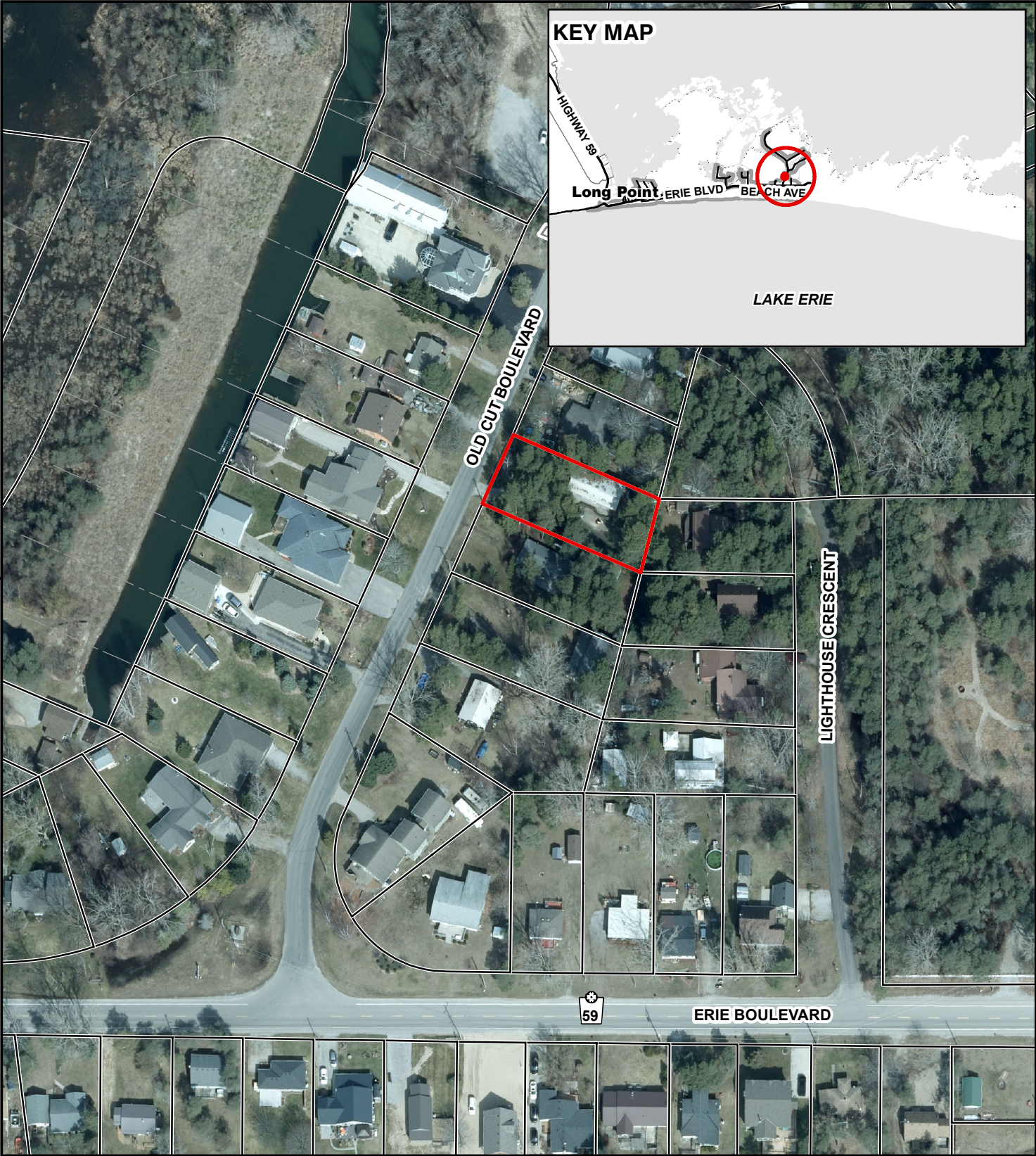
- GARAGE AREA #1: STORAGE
+ WORKSHOP AREA
- 1st ROOM BELOW RAISED BUNKALOW




9 OLD CUT BLVD

Photo #7

- GARAGE AREA #2: STORAGE
- 1E ROOM BELOW RAISED BUNKALOW

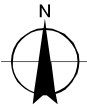


Legend

 Subject Lands

2020 Air Photo

3/22/2023



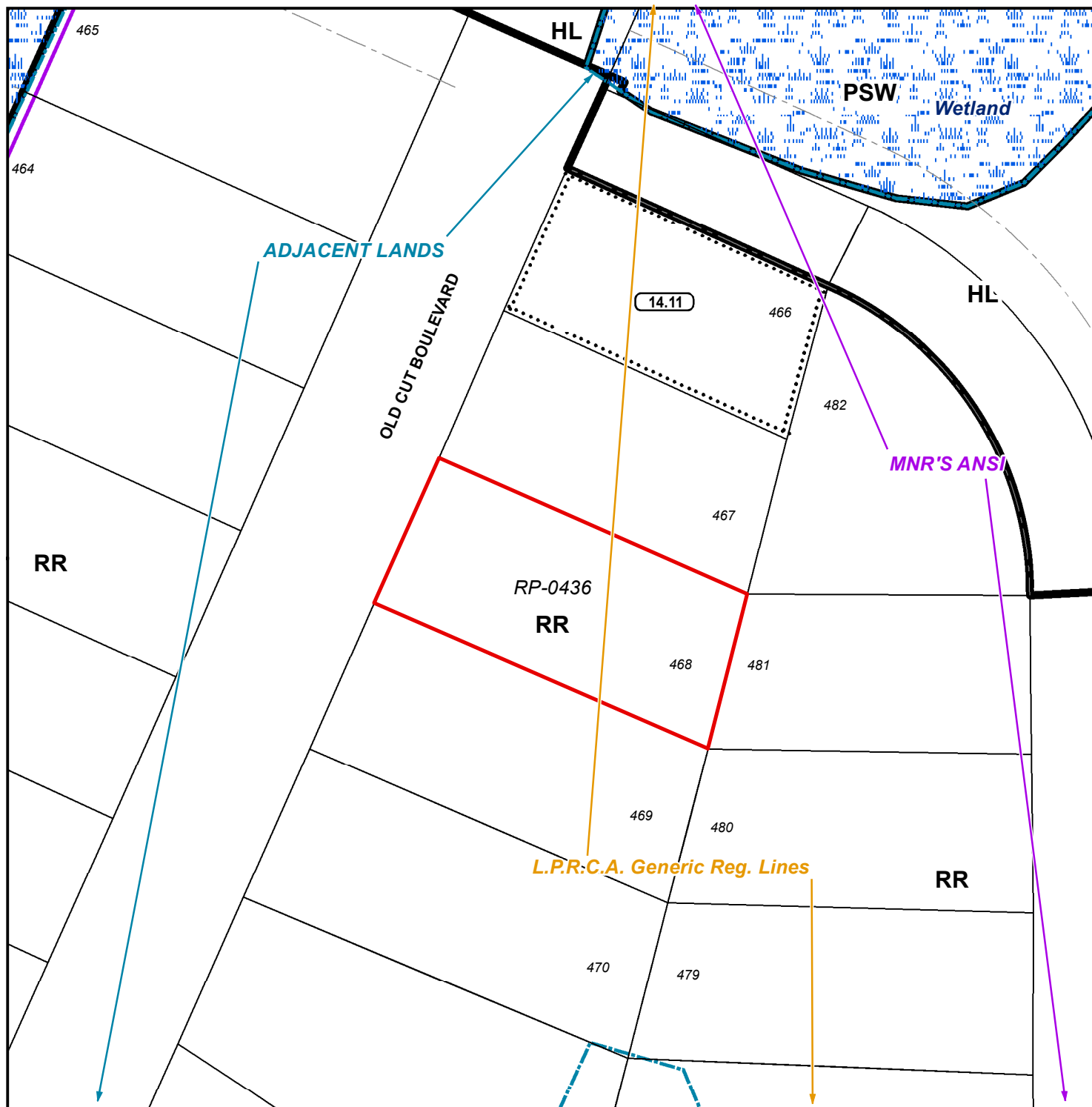
10 5 0 10 20 30 40 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2023102



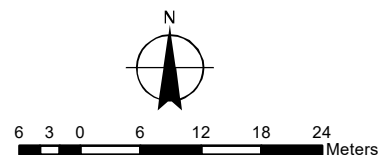
LEGEND

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

ZONING BY-LAW 1-Z-2014

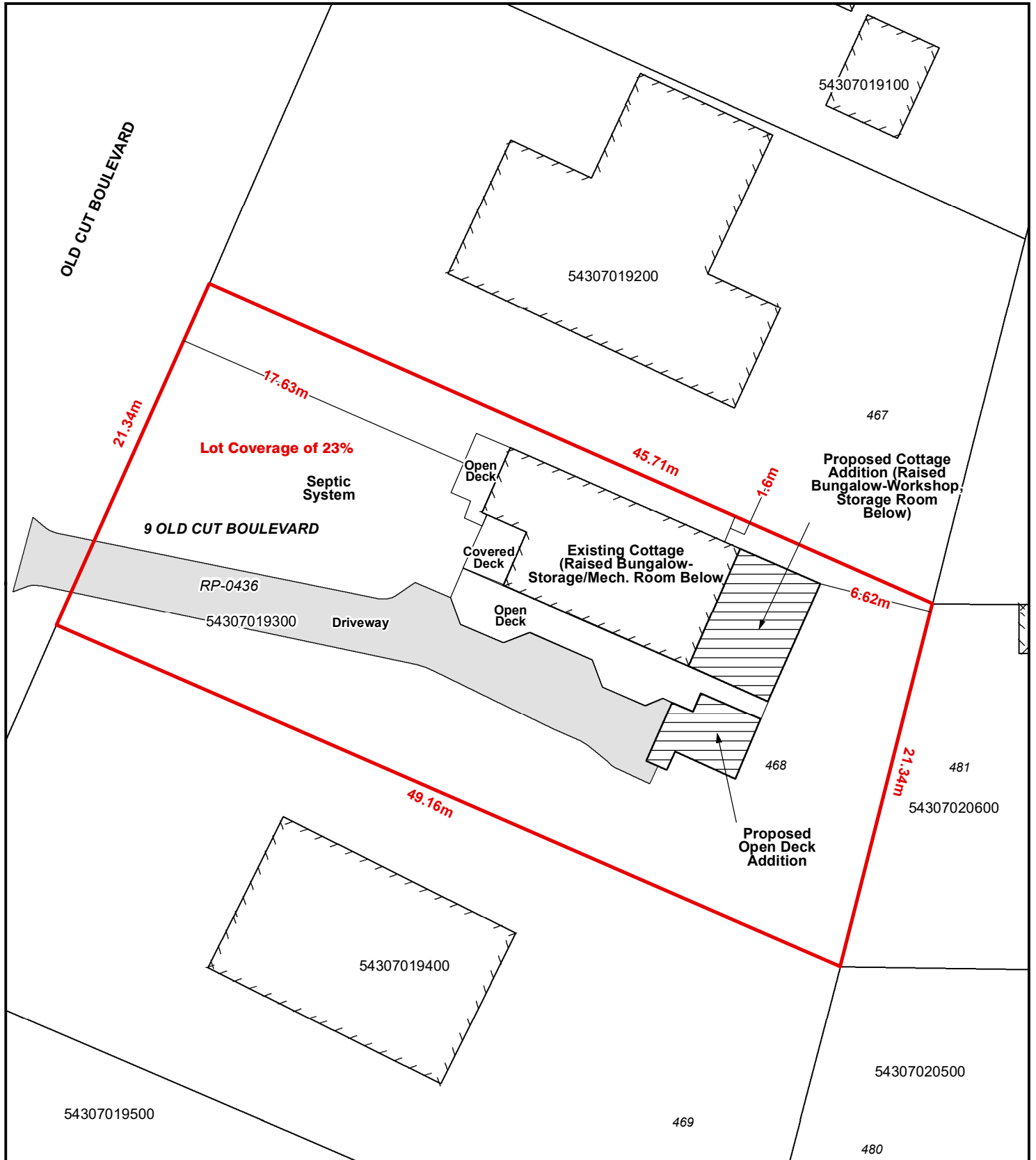
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

3/22/2023



CONCEPTUAL PLAN

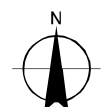
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

3/22/2023



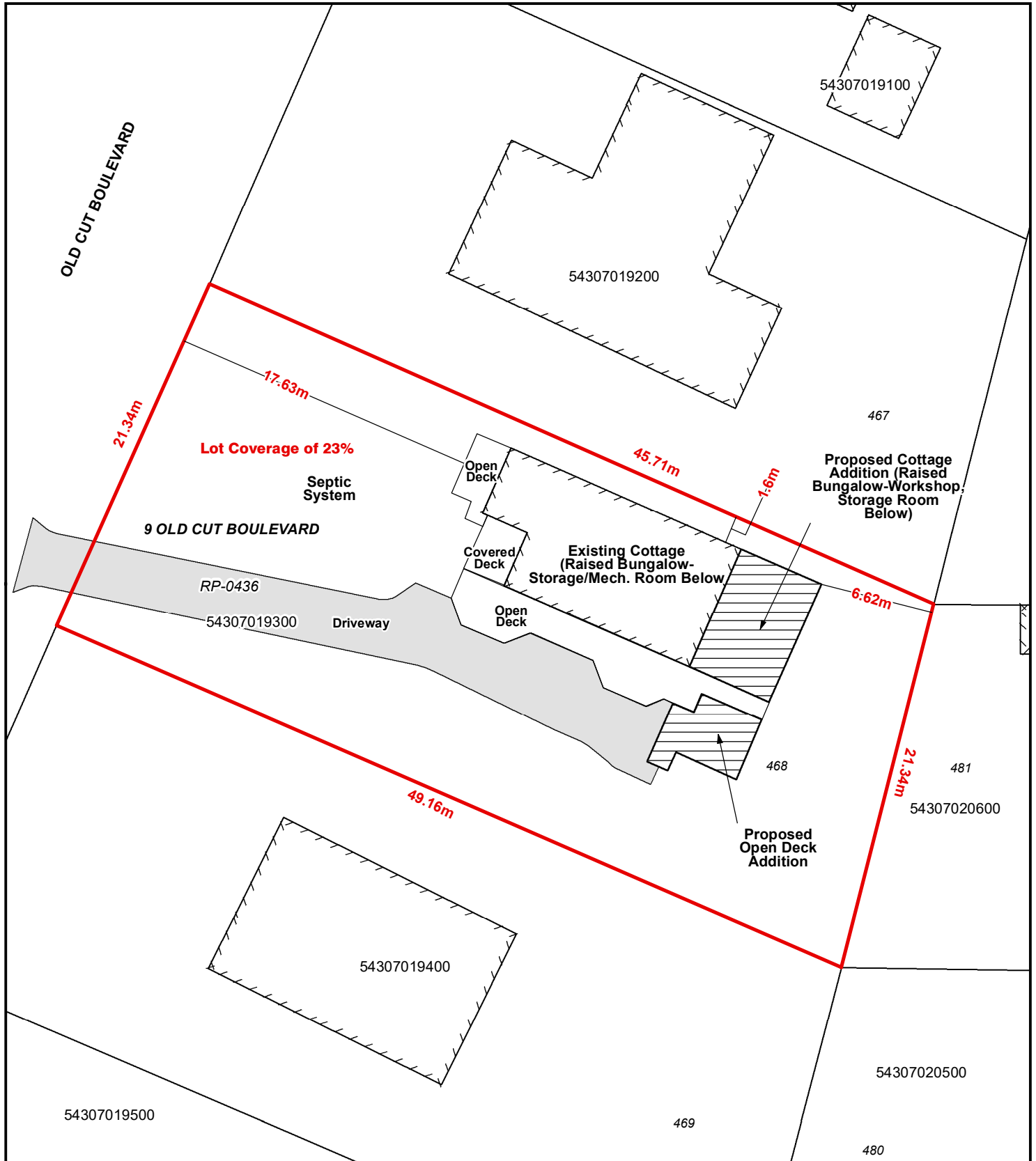
2.5 1.25 0 2.5 5 7.5 10 Meters

LOCATION OF LANDS AFFECTED

ANPL2023102

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

