

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



Revised April 2023
Committee of Adjustment Development Application

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 54306012000

A. Applicant Information

Name of Owner Mr. Jeff McAlister

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 c/o Conell Construction Limited 410 Hardy Road
Town and Postal Code Brantford, Ontario N3T 5L8
Phone Number 519 753 3125
Cell Number _____
Email jeff@cornellconstruction.ca

Name of Applicant Same as Owner

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent R W Phillips, J H Cohoon Engineering Limited
Address 440 Hardy Road, Unit 1
Town and Postal Code Brantford, Ontario N3T 5L8
Phone Number 519 753 2656
Cell Number _____
Email rphillips@cohooneng.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the 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:

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):

SWAL PLAN 429 LOT 103

Municipal Civic Address: 11 Teal Avenue, Long Point

Present Official Plan Designation(s): Resort Residential Designation - RR Zoning

Present Zoning: _____

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:

Existing 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:

Please refer to attached drawing 16473-1

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 Boat House to be constructed on the site

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:

> 20 Years

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	17.44			17.44	N/A
Lot depth	40.16			40.16	N/A
Lot width	17.44			17.44	N/A
Lot area	698.7	485		698.7	N/A
Lot coverage	HOUSE 10.4% ALL		15% MAX 10% MAX	N/A 11.8%	1.5%
Front yard	HOUSE 14.81 ALL 29.79		6.00 min		
Rear yard	HOUSE 17.33 ALL		9.0 MIN 0.0 ADJ TO WATER	adj 0.15	
Height	ALL		5.0 MAX	7.26	2.26
Left Interior side yard	HSE 2.98		1.2 MIN 1.2 MIN		
Right Interior side yard	HSE 5.26 ALL		3.0 MIN 1.2 MIN	2.79 1.20	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

The owner is desirous of constructing a slightly larger accessory structure (Boat house) on the property which exceeds the height of the permitted structure(s)

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: N/A

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: N/A

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: N/A
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):

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:
Discussions with the owner and personal knowledge

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:

Residential Use

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 Lake _____

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)

Sewage Treatment

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

Storm Drainage

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

-
2. Existing or proposed access to subject lands:

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

Name of road/street:

Teal 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?

-
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.

N/A

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

December 15, 2024

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 Mr. J. McAllister am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Limited 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

December 15, 2024

Date

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, R W Phillips of City of Brantford

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 Brantford

In County of Brant

This 15th day of December

A.D., 2024

Susan Kozey
A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

SUSAN LYNNE KOZEY
a Commissioner, etc., Province of Ontario,
for J.H. Cohoon Engineering Limited.
Expires April 29, 2027



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

16473

December 18, 2024

County of Norfolk
Community Planning Services
185 Robinson Street
Simcoe, Ontario
N3Y 5L6

Attention: Secretary Treasurer to the Committee of Adjustment

Re: Proposed Minor Variance Application
MN 11 Teal Avenue
Long Point, Ontario
Norfolk County

Dear Sir:

On behalf of our client, Mr. J. McAllister, the owner of the subject lands, please find enclosed the following information regarding our application for a minor variance to the zoning bylaw provisions as it relates to the proposed boat house to be located on the subject lands.

Please find enclosed the following information in support of this application.

1. One (1) copy of the site plans as prepared by our office relating to this site including the proposed development. (Drawings 16473-1).
2. One (1) copy of the "Application for Minor Variance" completed by our office including an authorization letter from the owner.
3. A cheque in the amount of \$ 2,743.00 from the developer of this site being the fee relating to the associated Minor Variance application. (to be provided upon confirmation of the amount)
4. One (1) copy of the preliminary building plans relating to this site.
5. Electronic Copy of documents included on the City view Portal of Norfolk County.

The proposal is to construct a 33.17 sq.m. boat house on existing lot being accessory to the existing residence.



Professional Engineers
Ontario

The proposed boat house represents a lot coverage of approximately 11.7% whereas the bylaw requires that the maximum lot coverage is less than 10%. This slight increase in coverage would be considered minor in this application

The proposed boat house is proposed to be 7.26m in height whereas the bylaw permits accessory structures to be 5.0m in height. An additional height is required to accommodate storage rooms on the second floor of the structure. This increase is consistent with other structures in the area and would be considered to be minor on this site.

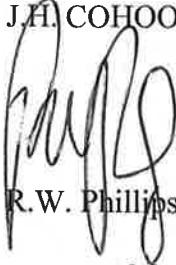
The current Official Plan Designation is Resort Residential within the Norfolk County Official Plan and is currently zoned Resort Residential (RR) in the Comprehensive Zoning Bylaw of Norfolk County.

With the submission of this information, we would respectfully appreciate your prompt circulation of the application to the various departments.

If you require any further details, please do not hesitate to contact this office, at your earliest convenience.

Yours truly,

J.H. COHOON ENGINEERING LIMITED



R.W. Phillips, P.Eng.

c.c. J. McAllister

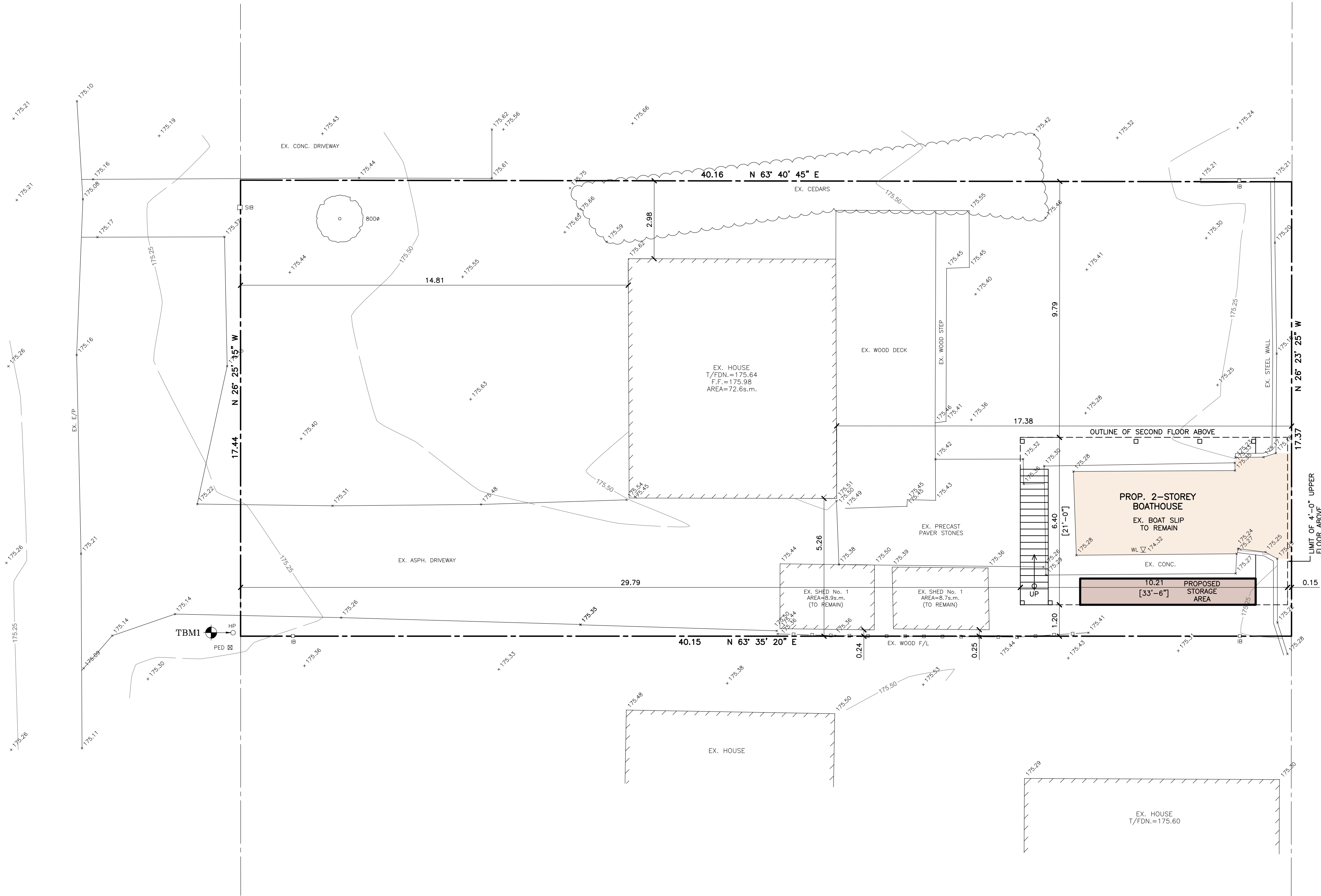
D. Zavarella – Carraigeview Homes

SITE STATISTICS - BOATHOUSE

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	RR	RR	✓
LOT AREA (sq. m.)	698.7	485.0 MIN.	✓
LOT FRONTAGE (m)	17.44	15.00 MIN.	✓
USABLE FLOOR AREA (sq. m.)	33.17	56.0 MAX. (BOATHOUSE)	✓
LOT COVERAGE - BOATHOUSE (SECOND STOREY)	65.4s.m.	10% MAX. (ALL ACCESSORY BLDG'S)	X
- EXISTING SHED No. 1	8.9s.m.		
- EXISTING SHED No. 2	8.7s.m.		
- TOTAL	83.0s.m. (11.9%)		
STREET SETBACK (m)	29.79	6.0 MIN.	✓
REAR YARD (m)	0.15±	0.00 (ABUTS WATERCOURSE)	✓
SIDE YARD (m)	1.20 & 9.79	1.20 MIN. (UNLESS COMMON LOTLINE)	✓
BUILDING HEIGHT (m)	7.26 **	5.00 MAX.	X

** ITEM REQUIRES A MINOR VARIANCE

TEAL AVENUE



LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 175.59m (GEO)
NAIL IN HYDRO POLE ON THE EAST SIDE OF TEAL AVE. AS SHOWN.

2	ADD DIMENSIONS	12/16/24	K.P.B.
1	AS PER COUNTY & CLIENT COMMENTS	12/11/24	K.P.B.
NO.	REVISION	DATE (MM/DD/YY)	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED BOAT HOUSE
11 TEAL AVENUE, LONG POINT
NORFOLK COUNTY

CLIENT:
CARRIAGEVIEW

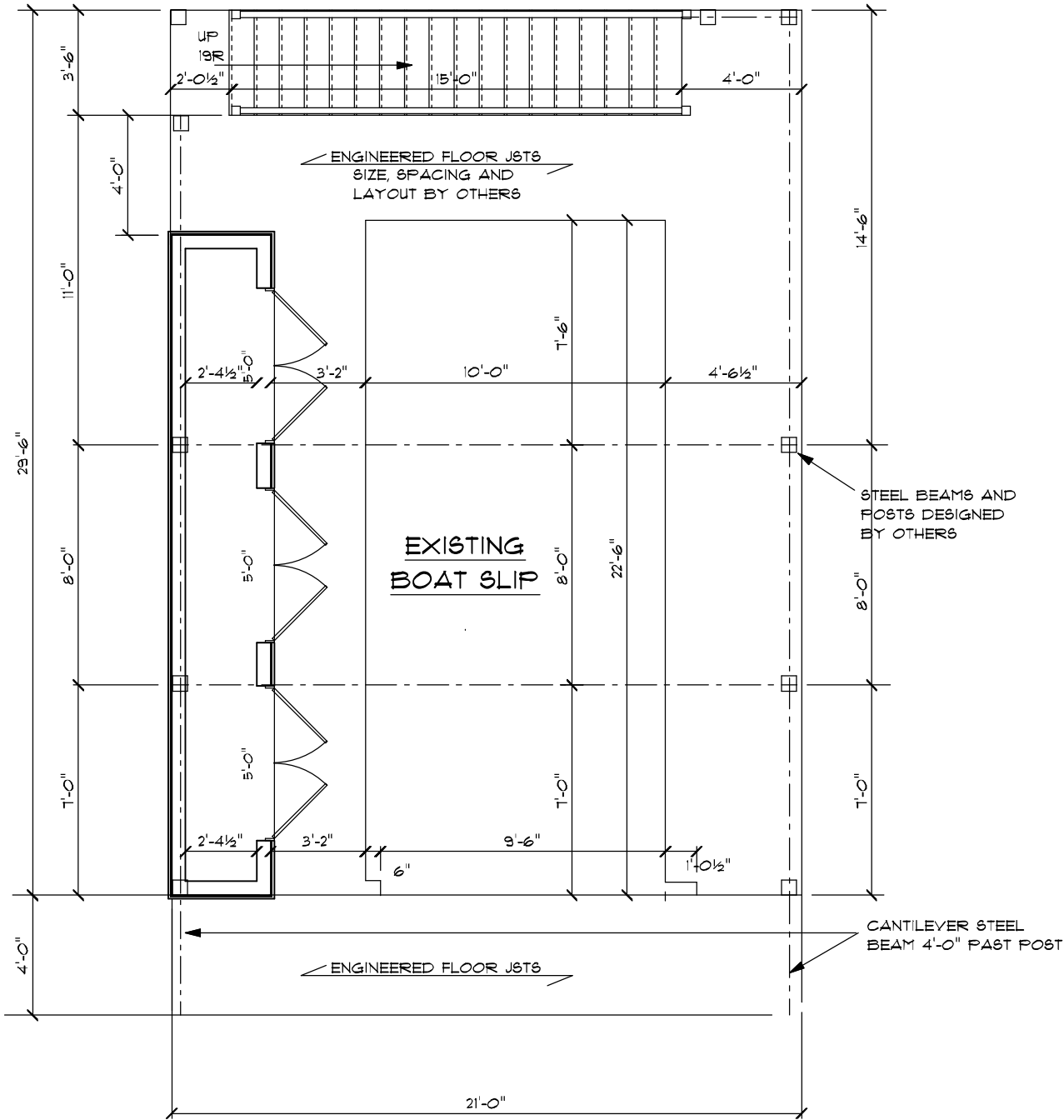
SITE DEVELOPMENT PLAN

DESIGN:	R.W.P.	SCALE:	1:100
DRAWN:	K.P.B.	JOB No:	16473
CHECKED:	S.L.M./K.P.B.		
SHEET:	1 of 1	DWG. No:	16473-1
DATE:	DEC. 4/24		

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN IN BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 2.17.4. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/ CATEGORIES.

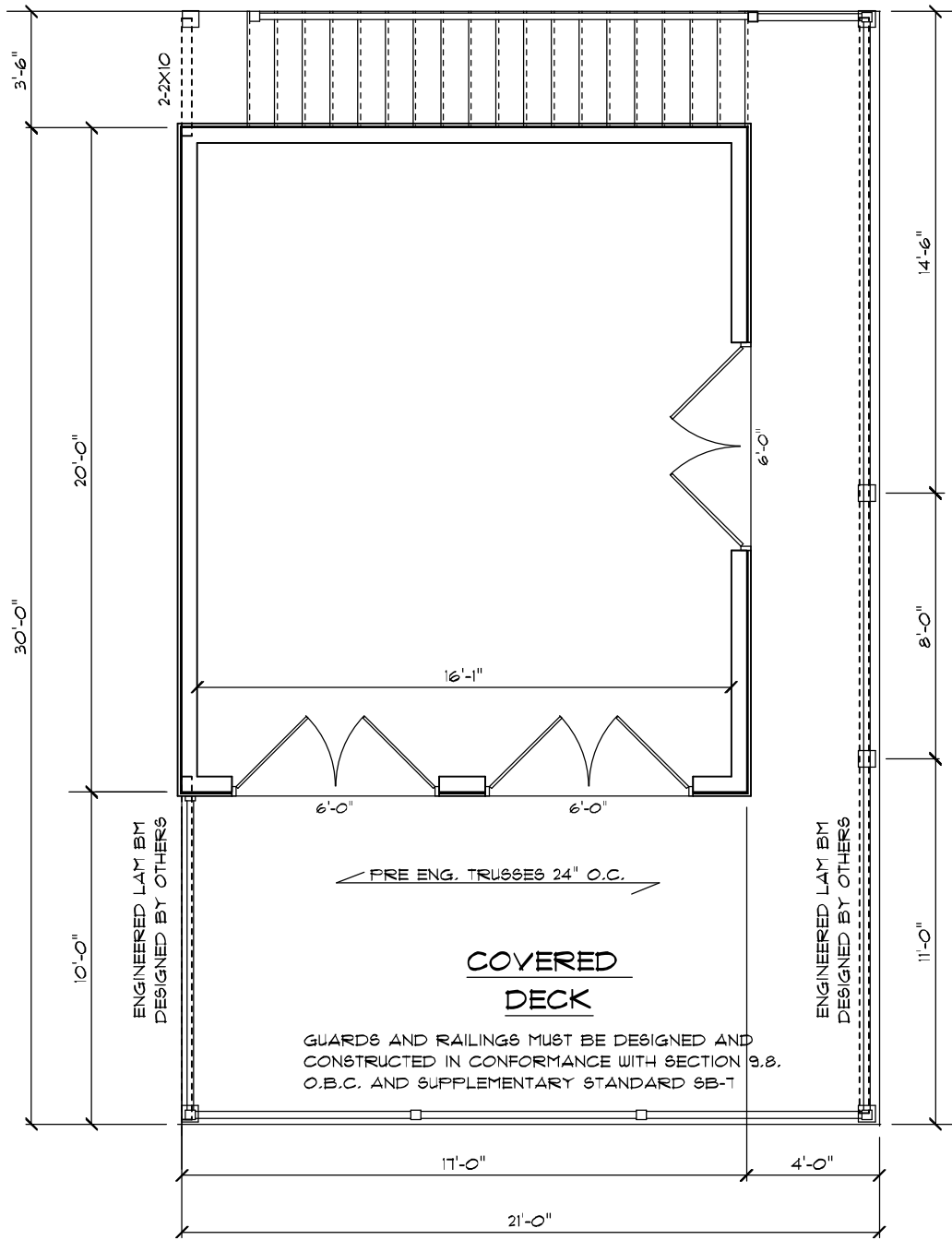
INDIVIDUAL BCIN 26179 FIRM BCIN 31308

Ed. Henderson



NEW MAIN FLOOR PLAN 616 SF

SCALE 3/16" = 1'-0"



NEW UPPER FLOOR PLAN 633 SF

SCALE 3/16" = 1'-0"

REVISED AUG. 21, 2024
REVISED OCT. 22, 2024
REVISED NOV. 6, 2024
REVISED DEC. 3, 2024

designer
IDEA designs 905-730-IDEA

builder
CARRIAGEVIEW HOMES

DISCLAIMER/COPYRIGHT
ALL DESIGNS AND ANY DRAWINGS ASSOCIATED WITH THEM ARE THE PROPERTY OF IDEA DESIGNS (DESIGNER) AND ARE PROTECTED BY COPYRIGHT.
THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH SUCH PERMITS HAVE BEEN ISSUED. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE THAN SAID PROJECT WITHOUT THE WRITTEN CONSENT OF IDEA DESIGNS IS STRICTLY PROHIBITED.
THE CONTRACTOR AND/OR SUBCONTRACTOR MUST ENSURE THAT ALL WORK PERFORMED MUST BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE AND ANY DISCREPANCIES BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.

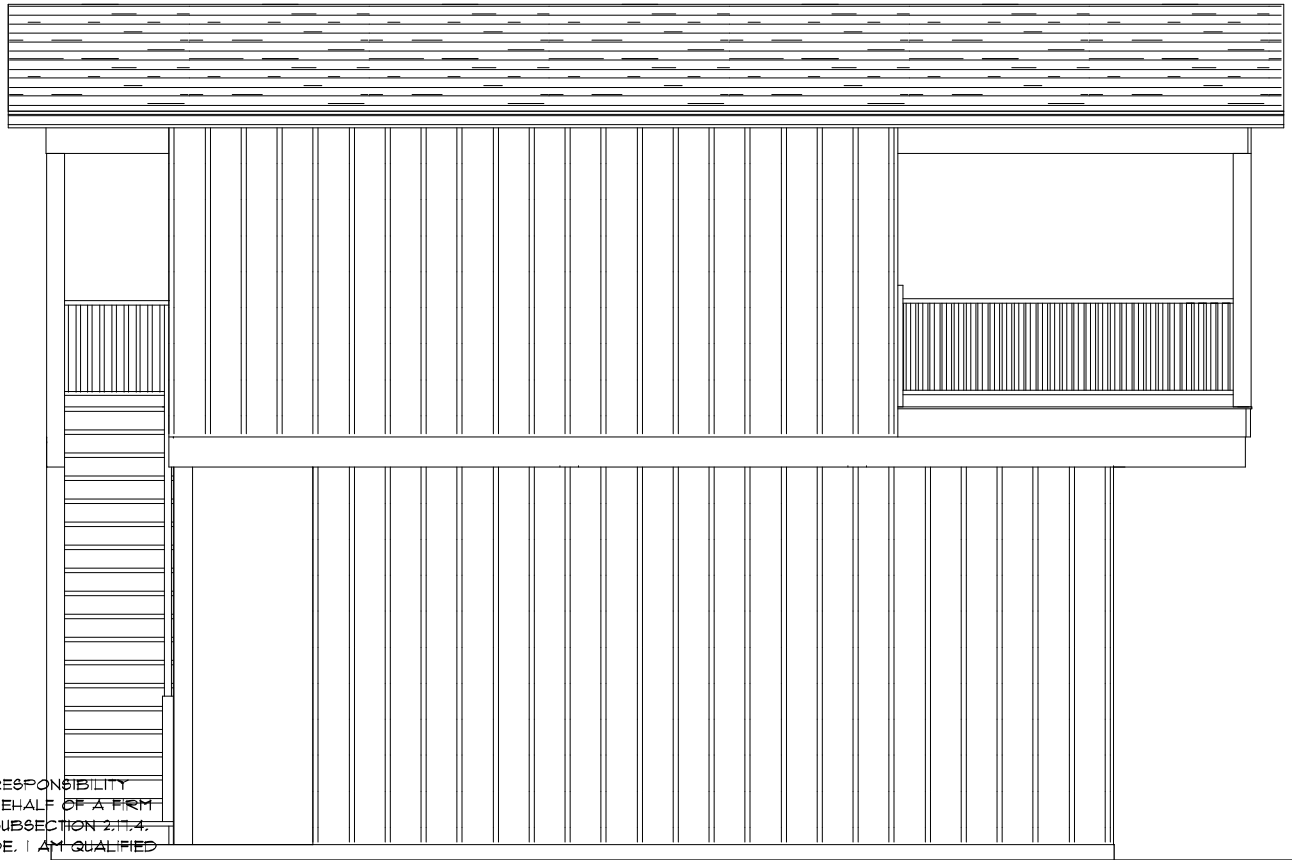
GENERAL NOTES:
1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL DIMENSIONS.
2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9).
3) PLANS ARE TO BE REVIEWED BY THE LOCAL BUILDING DEPT. BEFORE PROCEEDING ANY WORK.

date
APRIL 24, 2023
plan no.
project address
11 TEAL AVE



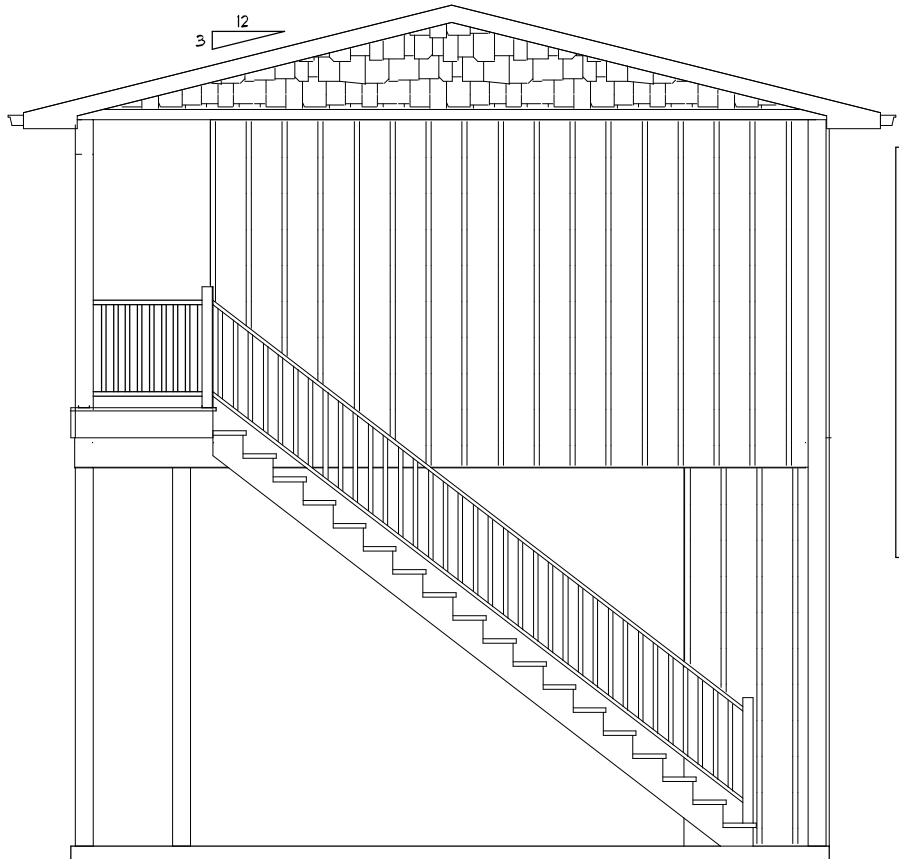
RIGHT ELEVATION

SCALE 3/16" = 1'-0"



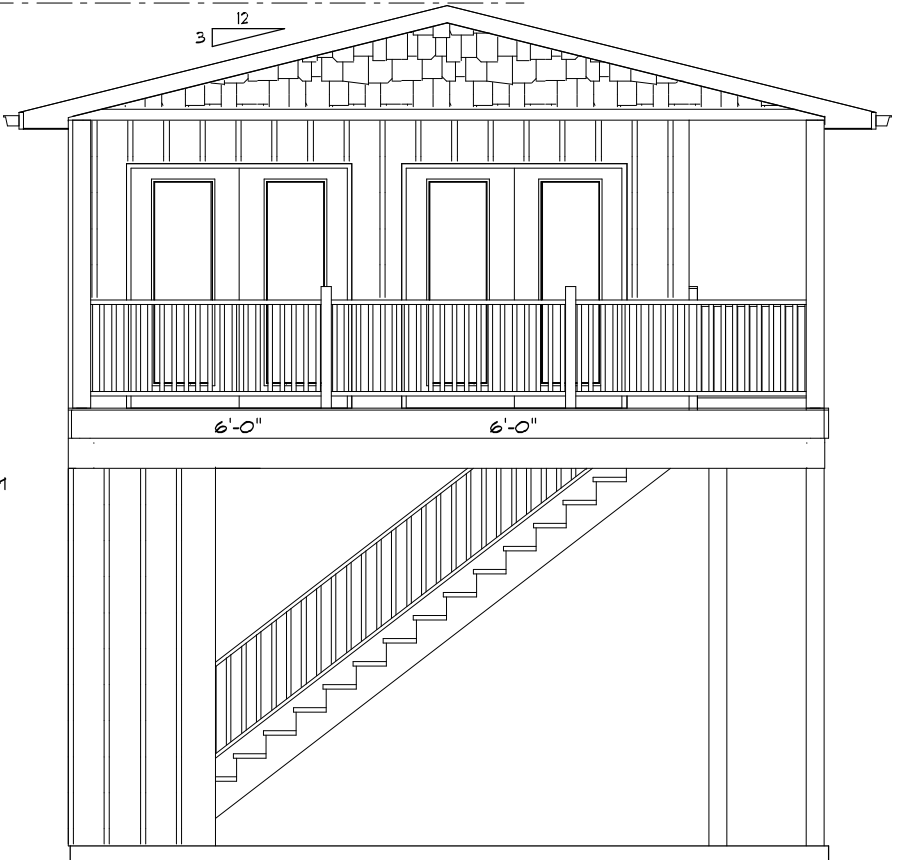
LEFT ELEVATION

SCALE 3/16" = 1'-0"



REAR ELEVATION

SCALE 3/16" = 1'-0"



FRONT ELEVATION

SCALE 3/16" = 1'-0"

REVISED AUG. 21, 2024
REVISED OCT. 22, 2024
REVISED NOV. 6, 2024
REVISED DEC. 3, 2024

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designer



IDEA designs 905-730-IDEA

builder

CARRIAGEVIEW HOMES

GENERAL NOTES:

- 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9)
- 3) PLANS ARE TO BE REVIEWED BY THE LOCAL BUILDING DEPT. BEFORE PROCEEDING ANY WORK

plan no.

date

APRIL 24
2023

project address

R.W. Phillips

From: Troy Scriven <Troy.Scriven@norfolkcounty.ca>
Sent: December 6, 2024 11:30 AM
To: R.W. Phillips
Subject: Re: 11 Teal Avenue zoning

Hi Bob,

I have done a preliminary zoning review of the proposed boathouse. Please note a full zoning by-law review has not been completed at this time and additional comments may be provided during the minor variance process. My comments are as follows:

- I have calculated the useable floor area as 33.17 square meters. The useable floor area for accessory buildings is taken from the inside face of exterior walls. This is within the 56 square meter maximum for boathouses.
- The proposed height would require relief in the minor variance application.
- The proposed covered balcony roof will require relief in the minor variance application as per section 3.6 c) and 3.10 b)
- The roof eave cannot go past the rear property line. Based on the provided drawings the rear eave is $\pm 12''$ beyond the balcony.
- Be mindful regarding OBC 9.10.14.5 (5). This will most likely come up during the review by the building inspector.

Regards,

Troy Scriven
Zoning Administrator
Building
12 Gilbertson Dr., Simcoe, Ontario, N3Y 2N5
519-426-5870 x5019

Troy Scriven
Zoning Administrator
Building
12 Gilbertson Dr., Simcoe, Ontario, N3Y 2N5
519-426-5870 x5019



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From: R.W. Phillips <rphillips@cohooneng.com>
Sent: Thursday, December 5, 2024 9:58 AM
To: Troy Scriven <Troy.Scriven@norfolkcounty.ca>
Subject: RE: 11 Teal Avenue zoning

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.

Bob Phillips
Project Engineer
J H Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8

(519) 753 2656
(519) 753 4263 (Fax)

From: Troy Scriven <Troy.Scriven@norfolkcounty.ca>
Sent: December 5, 2024 9:53 AM
To: rphillips@cohooneng.com
Subject: 11 Teal Avenue zoning

Hi Robert,

Do you have any architectural drawings of the boathouse proposal you can send me?

Regards,

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.

Troy Scriven
Zoning Administrator
Building
12 Gilbertson Dr., Simcoe, Ontario, N3Y 2N5
519-426-5870 x5019



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CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

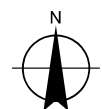


Legend

 Subject Lands

2020 Air Photo

3/18/2025



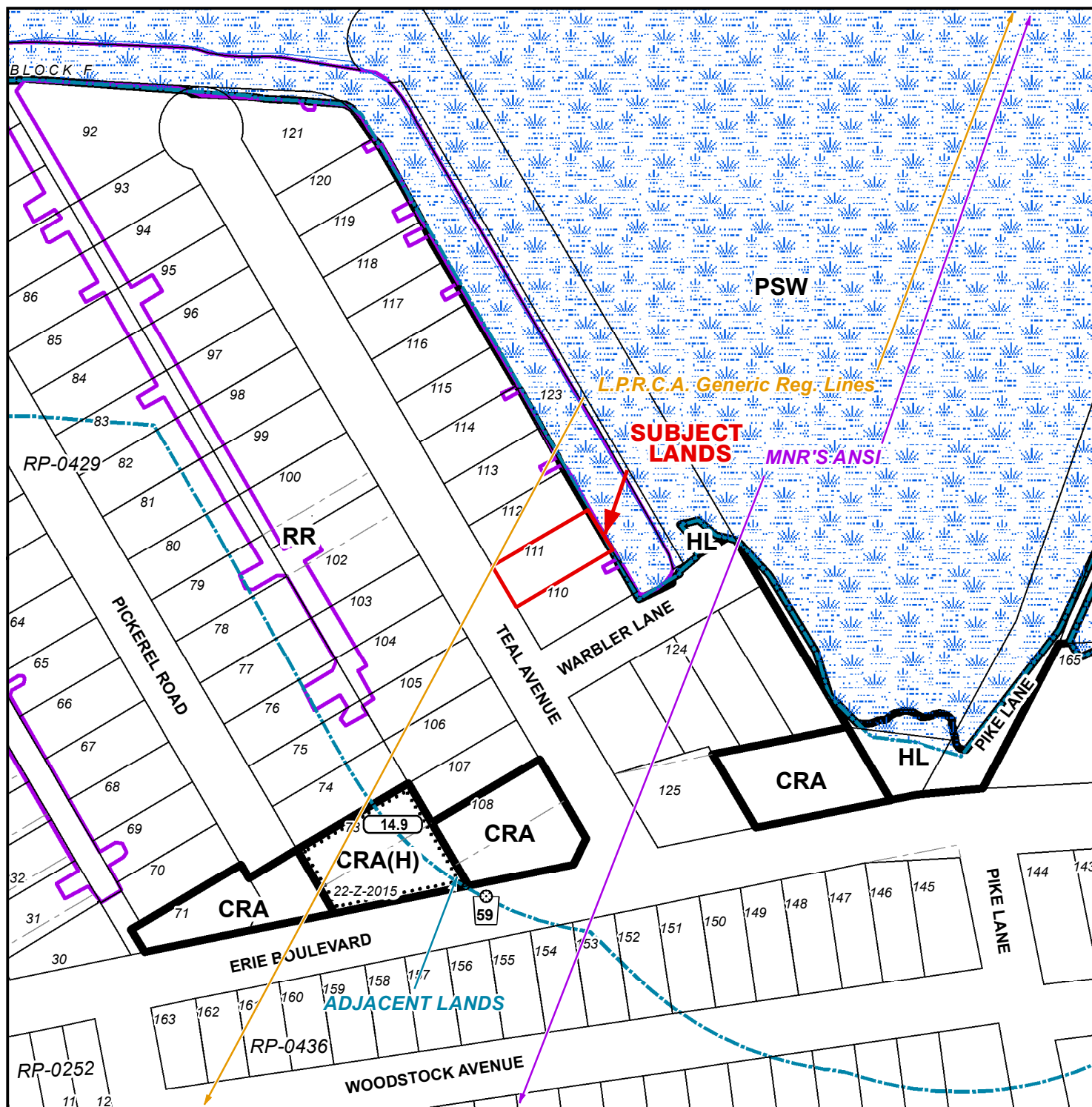
25 50 75 100
Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2024439



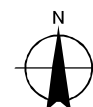
ZONING BY-LAW 1-Z-2014

2/10/2025

LEGEND

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

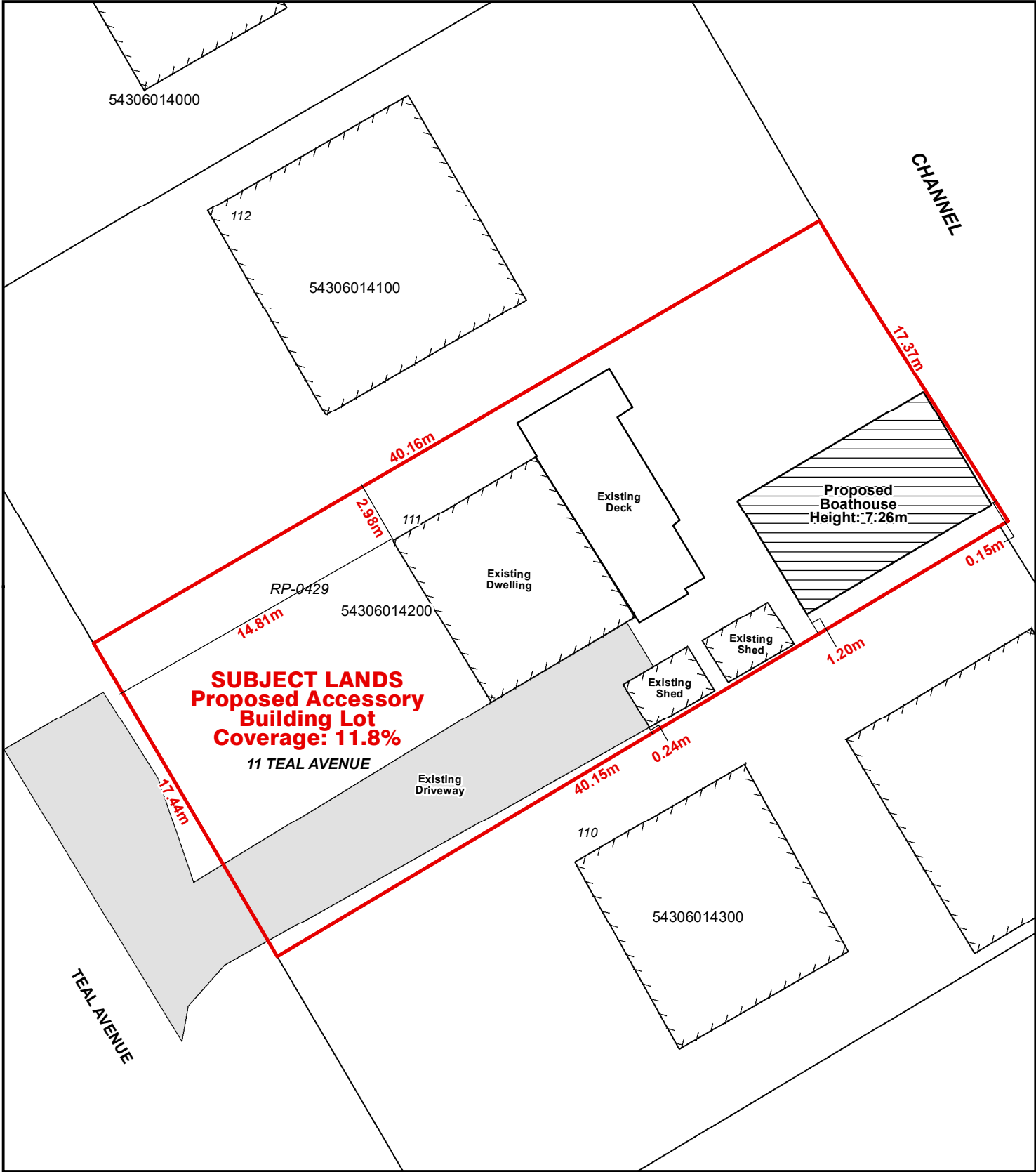
- (H) - Holding
- CRA - Resort Area Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone




10 5 0 10 20 30 40
Meters

CONCEPTUAL PLAN

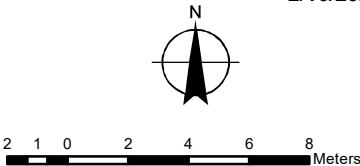
Geographic Township of SOUTH WALSINGHAM



Legend

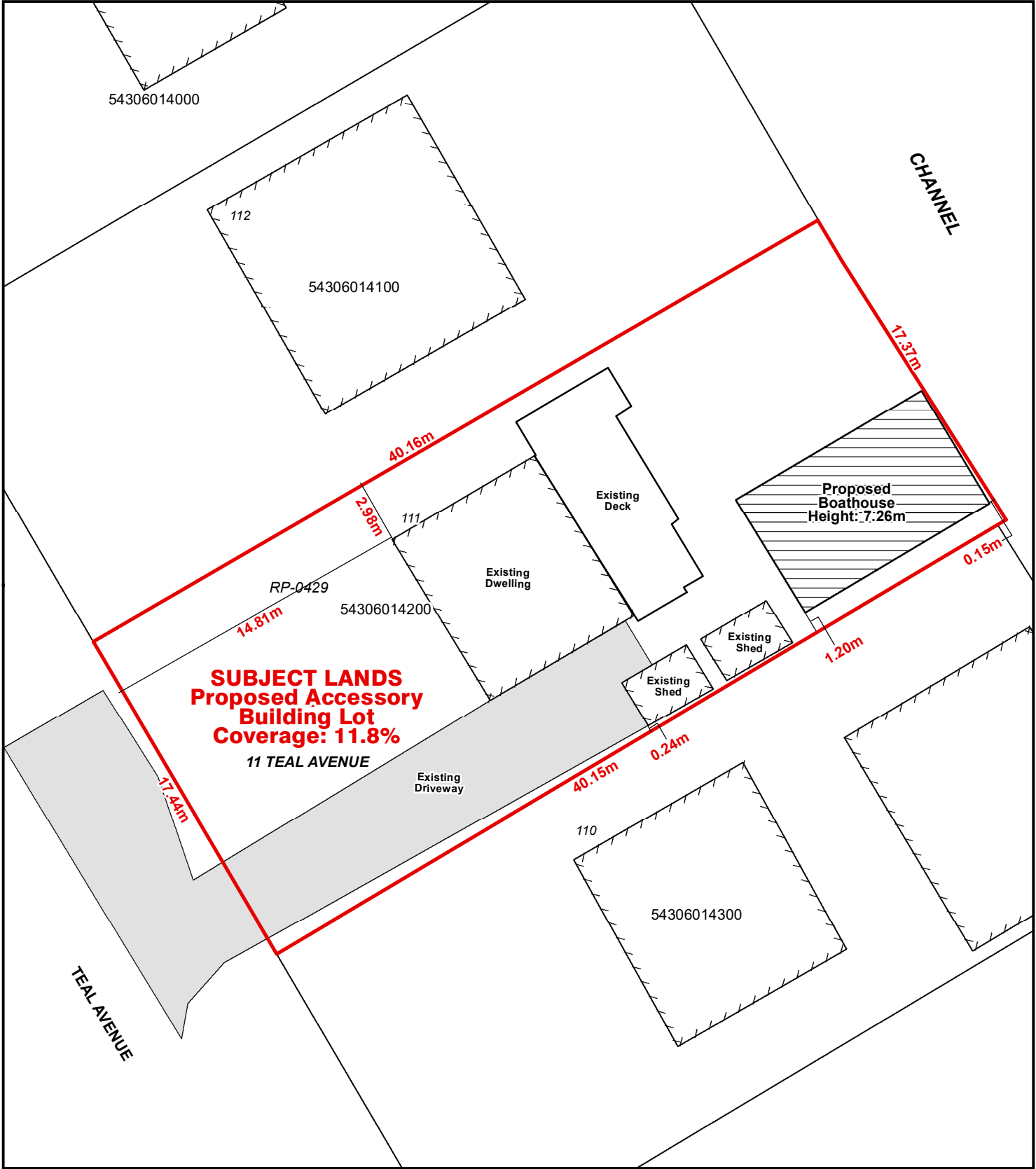
 Subject Lands

2/10/2025




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

2/10/2025

