

MINOR VARIANCE

Office Use:

File Number: AN-3/2008
 Related File: -
 Fees Submitted: Dec 3/07
 Application Submitted: Dec 3/07
 Sign Issued: Dec 3/07
 Complete Application: Dec 3/07

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-543070020000000

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the *Planning Act, R.S.O. 1990, c. P. 13*, for relief as described in this application from by-law no. _____

A. APPLICANT INFORMATION

Name of Applicant ¹ Lynda Langman + Mark Maier Phone # 905-634-0771
 Address 414 Shoreacres Rd Fax # _____
 Town / Postal Code Burlington, Ontario L7L2H5 E-mail _____
¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

Name of Owner ² Lynda Langman + Mark Maier Phone # 905-634-0771
 Address 414 Shoreacres Rd Fax # _____
 Town / Postal Code Burlington, Ont. L7L2H5 E-mail lyndalongman@yahoo.ca
² 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.

Please specify to whom all communications should be sent ³: Applicant Agent Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:

TD Bank, 510 Brant St. Burlington, On L7R 2G7



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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Norfolk</u>	Urban Area or Hamlet	<u>Long Point</u>
Concession Number		Lot Number(s)	<u>278</u>
Registered Plan Number	<u>SWAL PLAN 436 LOT 278</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>65.98 ft.</u>	Depth (metres/feet)	<u>197 ft.</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>.3</u>
Municipal Civic Address	<u>5 Beach Avenue</u>		

Are there any easements or restrictive covenants affecting the subject lands?

Yes No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

Small addition.

Please explain the nature and extent of the amendment requested (assistance is available):

- ① relief of Section 6.15 to recognize 2 dwellings on one lot
- ② relief of Section 6.21 (d) to recognize deck ~~to~~ extending 7.5 metres into rear yard
- ③ relief of Section 6.7.2 to recognize ^(1.14) accessory building ~~to~~ project ^(8.23) into interior yard
- ④ relief of Rear Yard - Required 30', existing 3', deficient 27'
- ⑤ relief of lot coverage - Required 15%, proposed 19.6%, deficient 4.6%
to recognize existing and permit addition to cottage



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Please explain why it is not possible to comply with the provision of the zoning by-law:

Lot coverage.

D. PROPERTY INFORMATION

Present official plan designation(s):

Resort

Present zoning:

Long Point

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, height, etc. on your attached sketch which must be included with your application:

Small cottage, small cottage, garage

If known, the date existing buildings or structures were constructed on the subject lands:

Beach cottage 1957, Road Cottage 1960 Garage Unknown

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

Bedrooms, sunroom

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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, height, etc. on your attached sketch which must be included with your application:

Small 2 storey addition

If known, the date the proposed buildings or structures will be constructed on the subject lands:

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:

The date the subject lands was acquired by the current owner: May 11, 2007

Present use of the subject lands: vacation property

If known, the length of time the existing uses have continued on the subject lands: 1957 - Present

Existing use of abutting properties: vacation property

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

Yes No Unknown



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Has a gas station been located on the subject lands or adjacent lands at any time?

- Yes No Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

- Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

- Yes No Unknown

Provide the information you used to determine the answers to the above questions:

Consultation with local owners

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

- Yes No Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:



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Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes No

G. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)	
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Floodplain	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No ___ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No ___ distance

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H. SERVICING AND ACCESS

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 (2)
- Other (describe below)

Storm Drainage

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

If other, describe:

Sand Point

Each cottage has a new (2007) septic berl

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes
- No

Has the existing drainage on the subject lands been altered?

- Yes
- No

Does a legal and adequate outlet for storm drainage exist?

- Yes
- No
- Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

Beach Avenue

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I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

Yes No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-543-070-020-00-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner: EVANS CLIFFORD-RUSSEL
Mark Maier
Lyndia Longman

Property Lot: 278 Former Municipality: Long Point

Block: Plan: 436

Civic Address: 5 BEACH AVE Part: Reference Plan:

Legal Description: SWAL PLAN 436 LOT 278 Concession: Extension to a Non-conforming use?

Zoning: Current Use of Property: Cottage Township:

By-law: 1-NO 85 Proposed Use of Property: Cottage

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area	<u>7532</u>	<u>12998'</u>	<u>0</u>	<input checked="" type="checkbox"/>
b) Lot Frontage	<u>49.21</u>	<u>65.98'</u>	<u>0</u>	<input checked="" type="checkbox"/>
c) Front Yard Setback	<u>19.68</u>	<u>39'8"</u>	<u>0</u>	<input checked="" type="checkbox"/>
d) Exterior Side Yard	<u>N/A</u>	<u>N/A</u>	<u> </u>	<input type="checkbox"/>
e) Interior Side Yard <u>(LT)</u>	<u>10</u>	<u>29'</u>	<u>OK 0</u>	<input checked="" type="checkbox"/>
f) Interior Side Yard <u>(RT)</u>	<u>3.93</u>	<u>2'-5"</u>	<u>0 OK</u>	<input checked="" type="checkbox"/>
g) Rear Yard	<u>30</u>	<u>3'</u>	<u>27'</u>	<input type="checkbox"/>
h) Dwelling Unit Area	<u>N/A.</u>	<u>NA</u>	<u> </u>	<input type="checkbox"/>
* i) % Lot Coverage	<u>15%</u>	<u>19.6%</u>	<u>4.6%</u>	<input type="checkbox"/>
j) Height of Building	<u>23'-11"</u>	<u>23'-11"</u>	<u>0 OK</u>	<input type="checkbox"/>
* k) Accessory Building	<u>10%</u>	<u>6.5%</u>	<u>0 OK</u>	<input type="checkbox"/>

Accessory Building Comments:

EXISTING GARAGE + EXISTING DECKS + PROPOSED DECK

l) Parking N/A

m) Other RELIEF FROM ARTICLE 6.15 WHICH LIMITS 1 HOUSE TO THIS LOT.

Other Clause: RELIEF SECTION Accb.p.c Other Description: SEE ATTACHED

6.7.2
REQ = 1.0M
PROPOSE 0.91
RELIEF = 0.08M / 0.28 FT.

NOTE *
(j) + (k)
RELIEF 6.21(a)
DECK PROJECT REAR YARD
REQ = 7.5M PROPOSED = 0

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures: *[Signature]*
 Owner/Applicant

[Signature]
 Building Inspector

Instructions:

1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

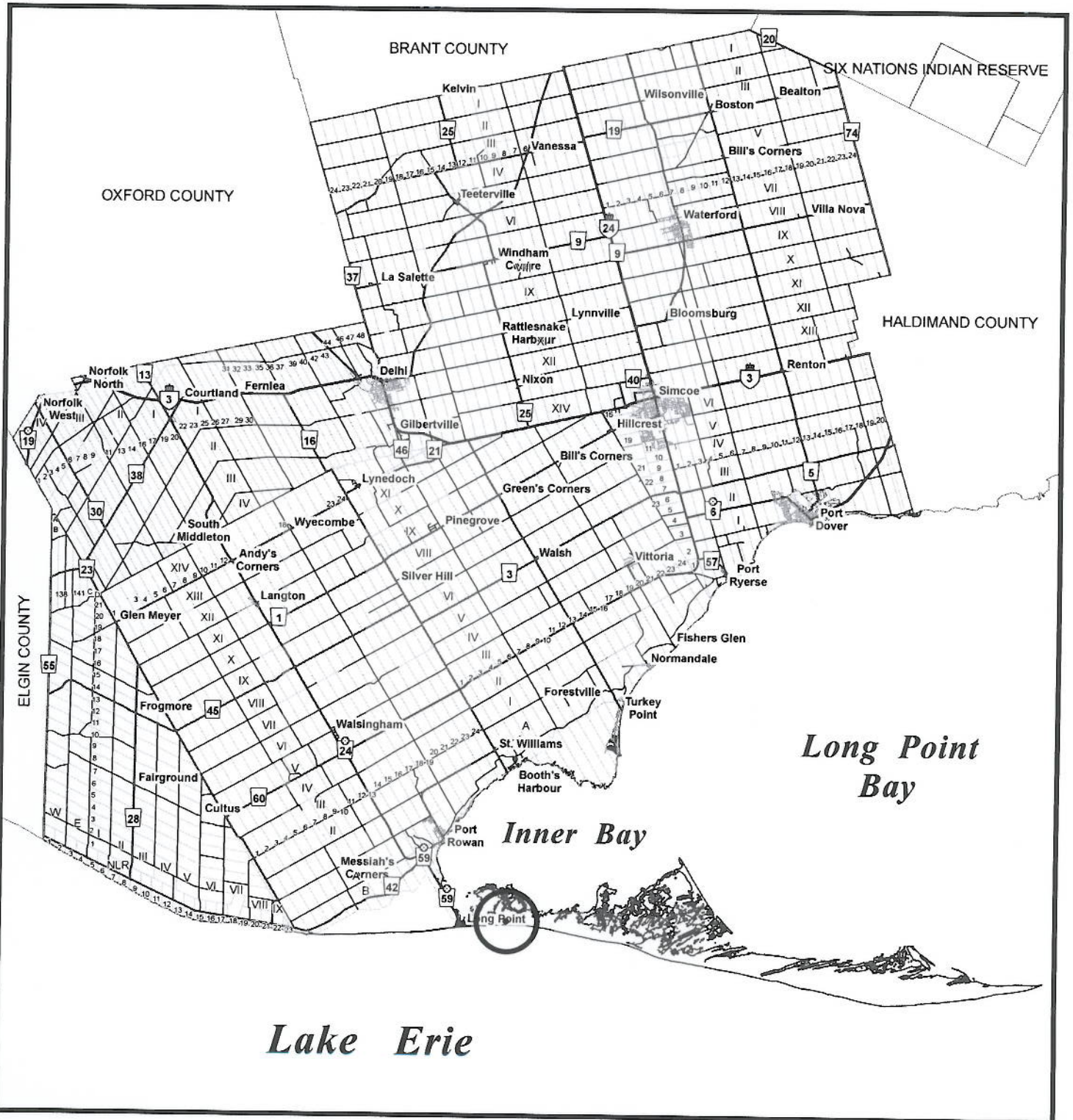
REF 7.5M
124.6'

* SEE NOTES

MAP 1

File Number: AN-003/2008

Geographic Township of SOUTH WALSINGHAM



MAP 2

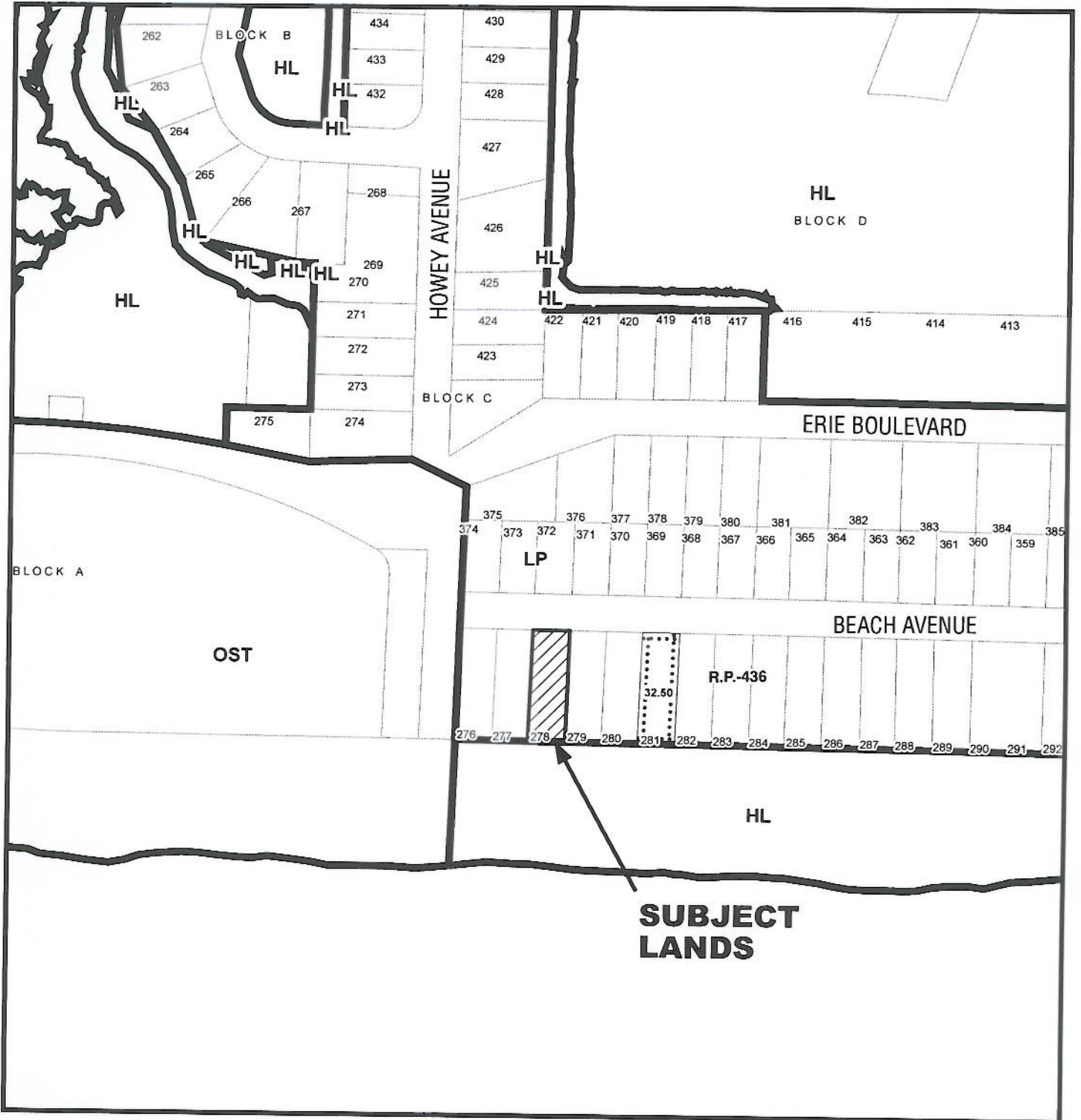
File Number: AN-003/2008

Geographic Township of SOUTH WALSHINGHAM



20 10 0 20 40 60 80 Meters

1:3,000



MAP 3

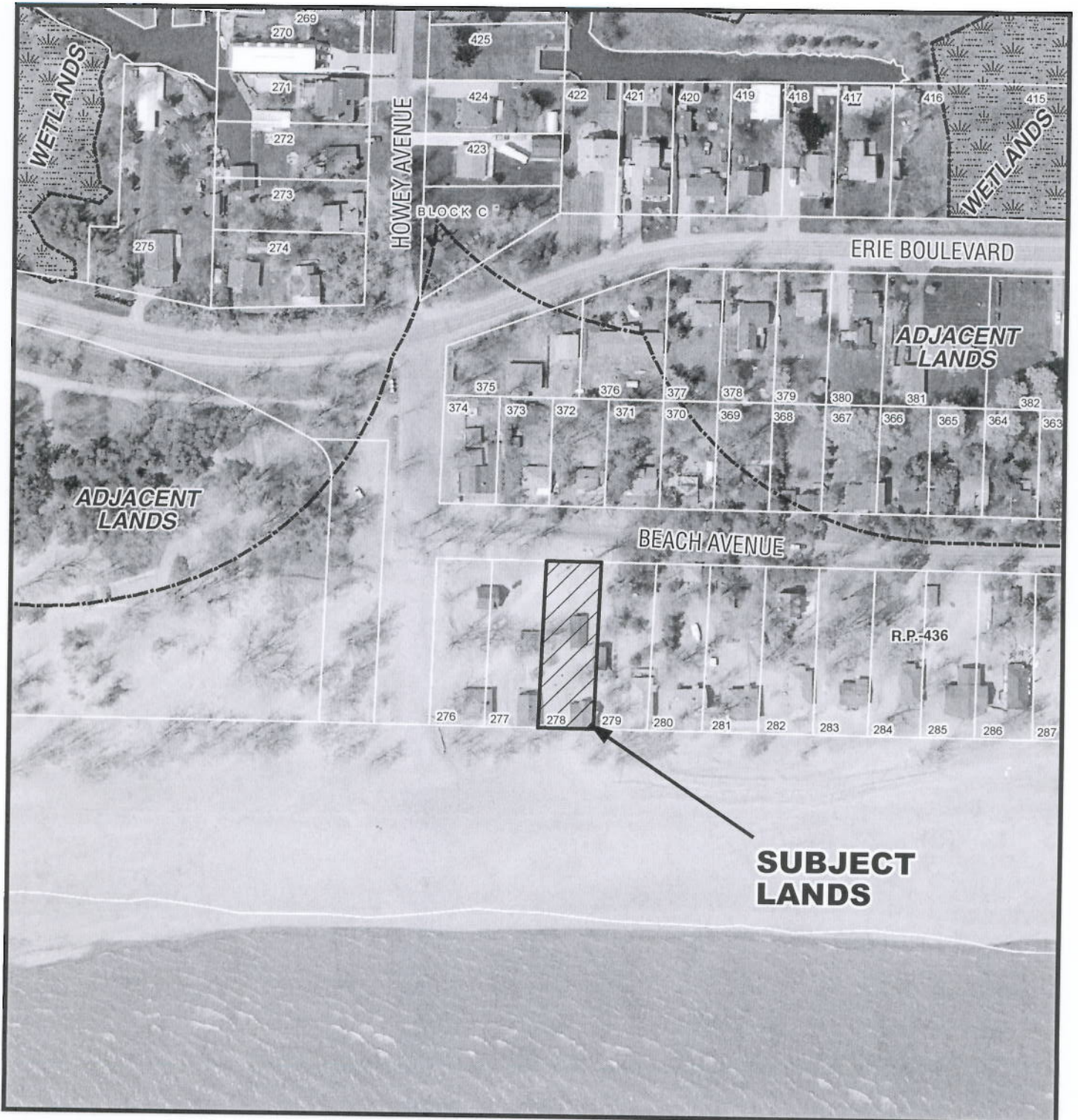
File Number: AN-003/2008

Geographic Township of SOUTH WALSHINGHAM



10 5 0 10 20 30 40 Meters

1:2,000



MAP 4

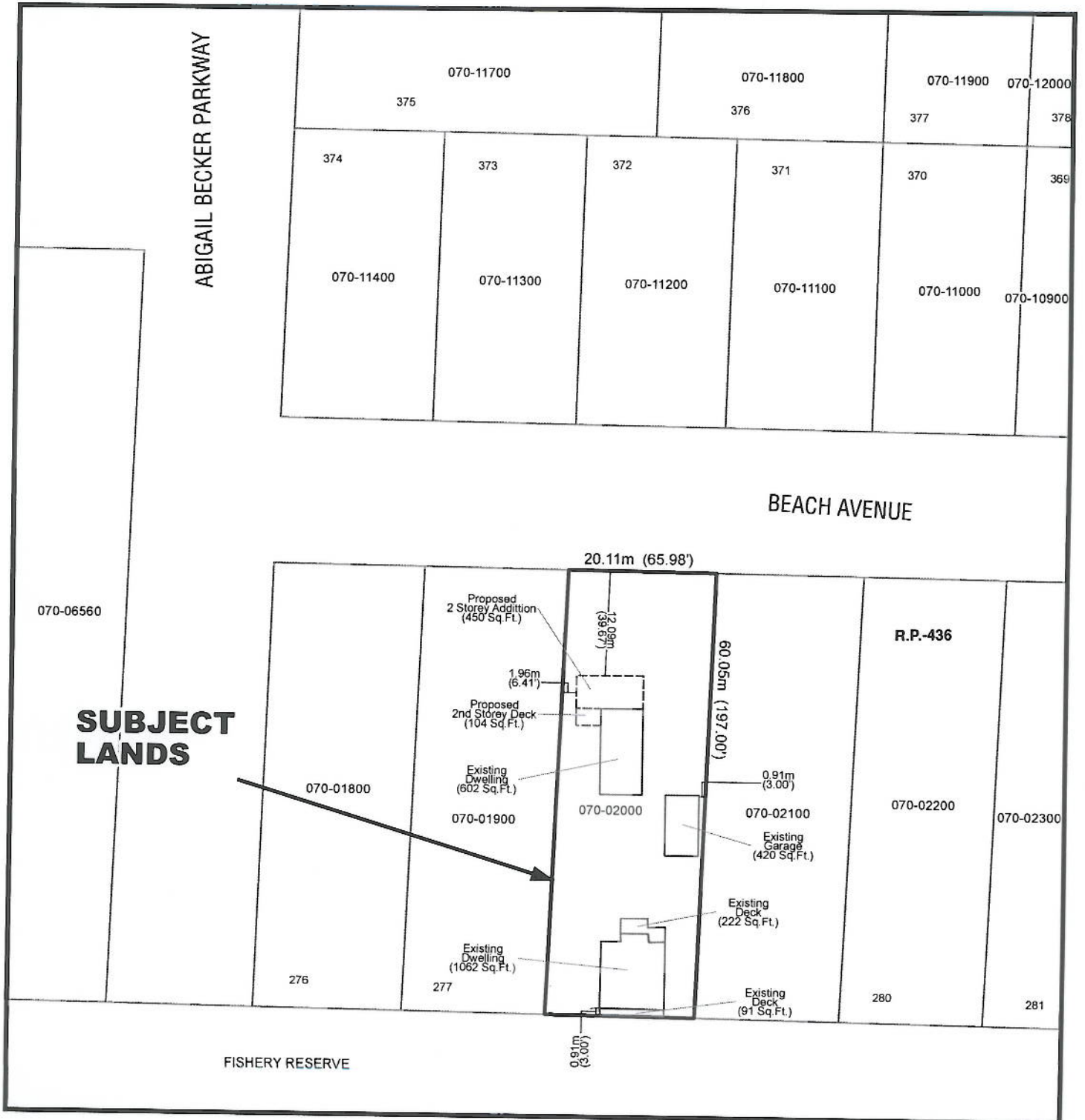
File Number: AN-003/2008

Geographic Township of SOUTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

1:750



BEACH ROAD

65.98

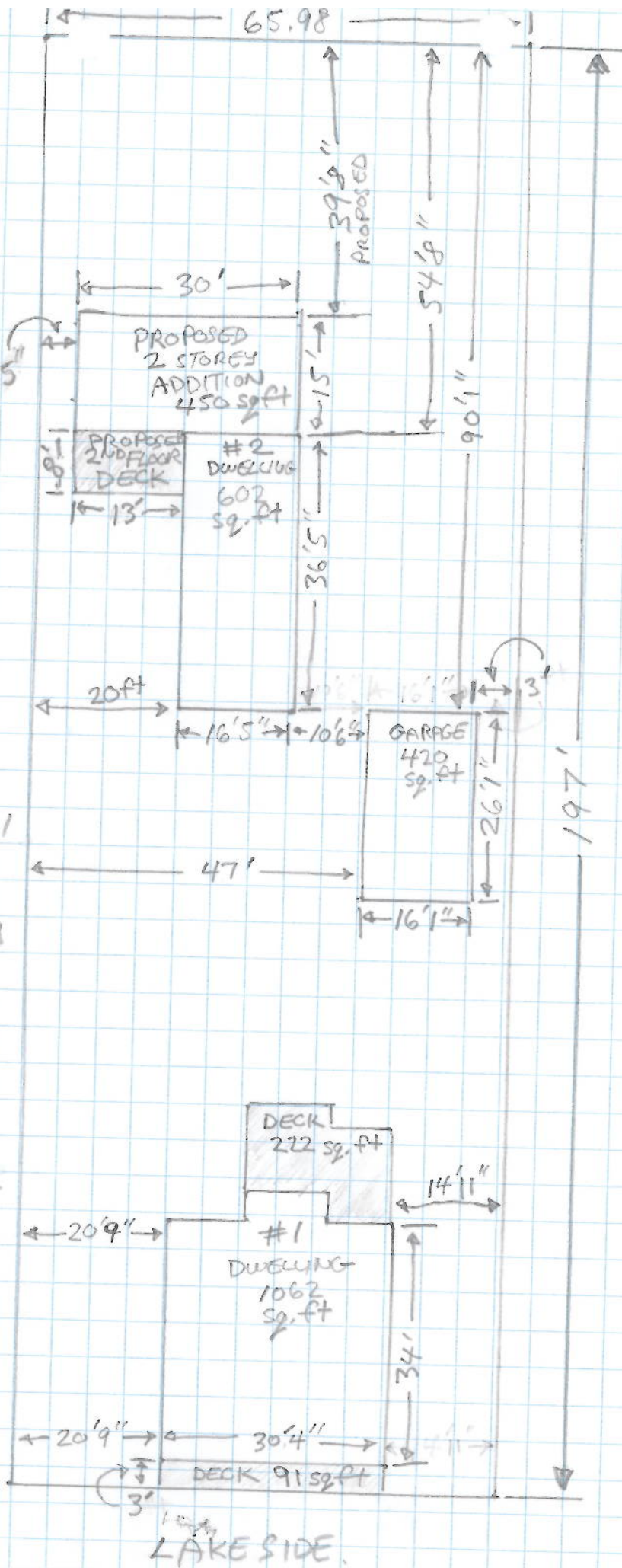
5 BEACH
LOT 278
Dated
DEC 02
2007.

LOT COVERAGE

PROPOSED ADDITION
450 sq. ft
PROPOSED DECK
104 sq. ft

EXISTING COVERAGE

DWELLING #1
1062 sq. ft
DWELLING #2
602 sq. ft
GARAGE
420 sq. ft.
DECKING AT DWELLING #1
222 + 91 = 313 sq. ft



ZONING DEFICIENCY NOTES

i) % LOT COVERAGE IS FOR ALL BUILDINGS NOT INCLUDING DECKS

k) ACCESSORY BUILDING % COVERAGE IS FOR EXISTING GARAGE, EXISTING DECKS + PROPOSED DECK. THE GARAGE IS ALSO CONSIDERED IN i) = % LOT COVERAGE.

Legal description: SWAL PLAN 436 LOT 278.

LAKE SIDE.