

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

FIS

ANPL2017091

RT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

1172.00

Paid

MAT. 121 Alisha

VCS May 8, - Neac approve!?

This 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.

VICKI 519-521-3959

A. Applicant Information**Name of Owner**

GILBERT VANDENBRINK

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

14 OLD CUT BLVD LONG POINT

Town and Postal Code

PORT ROWAN NOE 1M0

Phone Number

(519) 521-3902

Cell Number

SAME

Email

gvandenbrink@eastwood88.com

Name of Applicant

GILBERT VANDENBRINK

Note: If the applicant is a numbered company provide the name of a principal of the company.

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

Name of Agent GIRARD ENGINEERING - LEN GIRARD
Address 212 MAIN ST. W. P.O. BOX 90
Town and Postal Code OTTERVILLE NDJ 1R0
Phone Number (519) 879-6875
Cell Number (519) 532-6589 - LEN GIRARD
Email lgirard@girardengineering.ca

Name of Engineer GIRARD ENGINEERING
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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

- ☒ Applicant
☒ Agent
☐ Owner

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

NONE

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 543070187000000

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

SOUTH WALSHINGHAM, LONG POINT LOT 462
RP 436

Municipal Civic Address (911 Number): 14 OLD CUT BLVD

Present Official Plan Designation(s): RESORT RESIDENTIAL

Present Zoning: RR RESORT RESIDENTIAL

2. Is there a special provision or site specific zone on the subject lands?

NO

3. The date the subject lands was acquired by the current owner: 2011

4. Present use of the subject lands:

COTTAGE, BOATHOUSE

5. 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:

COTTAGE 1262.95 SF (117.33 m²) + COVERED PORCH
332.5 SF (30.89 m²) ONE STOREY - 14% LOT COVERAGE
BOATHOUSE 1050 SF (97.55 m²) ALL RETAINED

6. If known, the date existing buildings or structures were constructed on the subject lands: 1988

7. 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.

ADDITION 773.32 SF (71.84 m²)

8. 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:

ADDITION - COVERED PORCH/SUNROOM

TOTAL LOT COVERAGE INCREASES TO 20.85%

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

SUMMER 2017

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

SINCE 1988

12. Existing use of abutting properties:

COTTAGES - RESORT RESIDENTIAL

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

OWNER DESIRES A PROTECTED SITTING AREA
AT THE REAR OF THE COTTAGE
ADDING 71.84 m² OF STRUCTURE INCREASES LOT
COVERAGE FROM 14.04% TO 20.85% (21%)

2. Description of land intended to be severed in metric units: *N/A*

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): *N/A*

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: *N/A*

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

PROPOSED ADDITION RESULTS IN TOTAL LOT
COVERAGE IN EXCESS OF 15% LIMIT

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the
proposed text of the policy amendment (if additional space is required, please attach
a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	<u>20.99m</u>	<u>20.99m</u>
Lot depth	<u>50.29m</u>	<u>50.29m</u>
Lot width	<u>20.99m</u>	<u>20.99m</u>
Lot area	<u>1055.4m²</u>	<u>1055.4m²</u>
Lot coverage	<u>14.04%</u>	<u>20.85%</u>
Front yard	<u>9.15m</u>	<u>9.15m</u>
Rear yard	<u>29.05m</u>	<u>22.35m</u>
Left Interior side yard	<u>1.22m</u>	<u>1.22m</u>
Right Interior side yard	<u>2.69m</u>	<u>2.69m</u>
Exterior side yard (corner lot)		
Landscaped open space	<u>66%</u>	<u>60%</u>
Entrance access width	<u>3.65m</u>	<u>3.65m</u>
Exit access width		
Size of fencing or screening		
Type of fencing		

9. Building Size

Number of storeys	<u>ONE</u>	<u>ONE</u>
Building height	<u>5.82m</u>	<u>5.82m</u>
Total ground floor area	<u>148.22m²</u>	<u>220.07m²</u>
Total gross floor area	<u>148.22m²</u>	<u>220.07m²</u>
Total useable floor area	<u>148.22m²</u>	<u>220.07m²</u>

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u></u>	<u></u>
Number of visitor parking spaces	<u></u>	<u></u>
Number of accessible parking spaces	<u></u>	<u></u>
Number of off street loading facilities	<u></u>	<u></u>

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐
Yes ☐ No If yes please describe:

13. Institutional

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ (No) ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ (No) ☐ Unknown

- PROPERTY HAS ALWAYS BEEN RESORT RESIDENTIAL.
ORIGINALLY MNR LANDS SOLD TO THE PUBLIC

-

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. 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

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

5. 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 2m (channel adjacent)

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. 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
 - ☐ Other (describe below)
-

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- ☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No

5. How many water meters are required? 0

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. 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?

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.

MAJORITY OF ADDITION IS COVERED PORCH
APPROX. 15% OF ADDITION TO BE A CLOSED
IN SUN ROOM

NO ALTERATIONS PROPOSED TO GRADING
PROPERTY & GROUNDS ARE WELL ESTABLISHED

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. Key map
- ✓ 4. Scale, legend and north arrow
- ✓ 5. Legal description and municipal address
- ✓ 6. Development name
- ✓ 7. Drawing title, number, original date and revision dates
- ✓ 8. Owner's name, address and telephone number
- ✓ 9. Engineer's name, address and telephone number
- 10. Existing and proposed easements and right of ways
- 11. Zoning compliance table – required versus proposed
- 12. Parking space totals – required and proposed
- 13. Loading spaces, facilities and routes
- ✓ 14. All dimensions of the subject lands
- ✓ 15. Dimensions and setbacks of all buildings and structures
- ✓ 16. Gross, ground and useable floor area
- ✓ 17. Lot coverage
- 18. Floor area ratio
- 19. Building entrances and grades
- ✓ 20. Names of adjacent streets
- ✓ 21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 22. Fire access and routes
- 23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
- 24. Location of mechanical room
- 25. Refuse disposal and storage areas including any related screening
- 26. Winter snow storage location
- ✓ 27. Landscape areas with dimensions
- 28. Natural features, watercourses and trees
- 29. Fire hydrants and utilities location
- 30. Fencing, screening and buffering – size, type and location
- ✓ 31. All hard surface materials
- 32. Light standards and wall mounted lights

- 33. Signs
- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- ✓ 37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☒ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.


Owner/Applicant Signature


Date

K. Permission to Enter Subject Lands

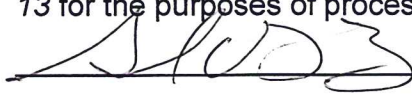
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Owner/Applicant Signature


Date

L. 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 Signature


Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.


Owner/Applicant Signature

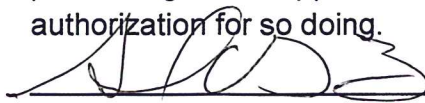


Date


N. 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 _____ am/are the registered owner(s) of the lands that is the subject of this application for development approval.

I/We authorize _____ 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

Owner


Date

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

SLD3

Applicant Signature

Apr 10/17

Date

Len Girard

Agent Signature

Apr 18/17

Date

P. Declaration

I, Len Girard of 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:

LAWTON

Len Girard

Owner/Applicant Signature

In Norfolk County

This 18 day of April

A.D., 2017

Linda Berke

A Commissioner, etc.

LINDA JANE BERKE, a
Commissioner, etc., Norfolk County,
for the Corporation of Norfolk County.
Expires January 20, 2020.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 14 Old Cut Blvd, Port Rowan

Legal Description: SWAL PLAN 436 LOT 462 REG

Roll Number: 331054307018700

Application #:

Information Origins: Development Services GIS/girard Engineering Site plan

Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	c) minimum front yard	6.00	9.14	N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) attached garage	1.20		N/A	m
		1.20		N/A	m
	ii) detached garage	Right 3.00	2.69	0.31	m
		Left 1.20	1.22	N/A	m
	f) minimum rear yard	9.00	22.35	N/A	m
	g) maximum building height	7.50		N/A	m
	h) maximum lot coverage				
	i) lot	15.00	20.85	5.85	%

Comments

1) Main building exceed minimum side yard - deficient 0.31m. 2) Main building exceed maximum lot coverage - deficient 5.85%

Accessory Structure					
3.2.1	a) building height	5.00		N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		N/A	m
	e) minimum rear yard	1.20		N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage				
	i) lot coverage	10.00	10.12	0.12	%
	ii) usable floor area	100.00	9.29	N/A	m.sq

Comments

RECEIVED

APR 19 2017

NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 14 Old Cut Blvd, Port Rowan

Legal Description: SWAL PLAN 436 LOT 462 REG

Roll Number: 331054307018700

Application #:

Information Origins: Development Services GIS/girard Engineering Site plan

Resort Residential Zone (RR)

3.2.2 Boathouse

a) minimum <i>exterior side yard</i>	6.00		N/A	m
b) minimum <i>interior side yard</i>				m
i) <i>typical lot</i>	1.20		N/A	m
ii) <i>erected on a common lot line</i>	0.00		N/A	m
c) maximum <i>building height</i>	5.00		N/A	m
d) maximum total <i>usable floor area</i>	56.00	97.55	41.55	m.sq
e) maximum <i>lot coverage</i> - shall not occupy more than 10 percent of the <i>lot area</i> , for <i>accessory buildings</i>	10.00	10.12	0.12	%

Comments

1) While not subject to this deficiency form the existing boathouse exceeds maximum usable floor area - deficient 41.55 m. sq

Decks and Porches

3.6 a) interior side lot line	1.20	1.22	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.			N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00		N/A	m
ii) rear lot line	6.00		N/A	m

Comments



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 14 Old Cut Blvd, Port Rowan

Legal Description: SWAL PLAN 436 LOT 462 REG

Roll Number: 331054307018700

Application #:

Information Origins: Development Services GIS/girard Engineering Site plan

Resort Residential Zone (RR)

Parking

4.1 number of parking spaces

N/A

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Ren Girard

Signature of owner or authorized agent

APRIL 13/2017

date

Prepared By:

TA

Signature of Zoning Administrator

13 April

date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 14 OLD COT BLVD LONG POINT			
Owner: GIL AND VICKI VANDENBRINK		Lot: 462		Concession: PLAN 436	
Lot Area: 11 550 ^{sq ft}	Lot Frontage: 70 feet	Assessment Roll No. 543-070-18700-0000			
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1200 ^{sq ft}	No. of Bedrooms: 2	No. of Fixture Units: 20	Is the building currently occupied? <input checked="" type="checkbox"/> Yes / No If No, how long?		
EVALUATOR'S INFORMATION		Evaluator's Name: DAVID OATMAN		Company Name: KIRWIN & OATMAN EXCAVATING LTD.	
Address: 14851 BAYHAM DR, PO BOX 98, TILLSONBURG, ON		Postal Code: N4G 4H3		Phone: 519.688.0350	
Email: sales@kirwinoatman.com		BCIN # 17579			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 6 ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): SUN AND CLOUDS	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 6		Total Length of Tile: 300	
Distance Between Tile Runs: 5 feet					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		8 Feet		16 Feet	
Distance to Bodies of Water (ft)		107 Feet		115 Feet	
Distance to Nearest Well (ft)		90 Feet		98 Feet	
Distance to Proposed Property Lines		Front 40 Rear 141 Side 22 Side 42		Front 10 Rear 114 Side 10 Side 10	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

System working properly well maintained
YARD

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, GILBERT VANNEBRINK (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

[Signature]
Owner Signature

Nov 4/16
Date

EVALUATOR:

1. I, DAVID OATMAN declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

[Signature]
Evaluator Signature

Nov 4/16
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: NOV 4 2017

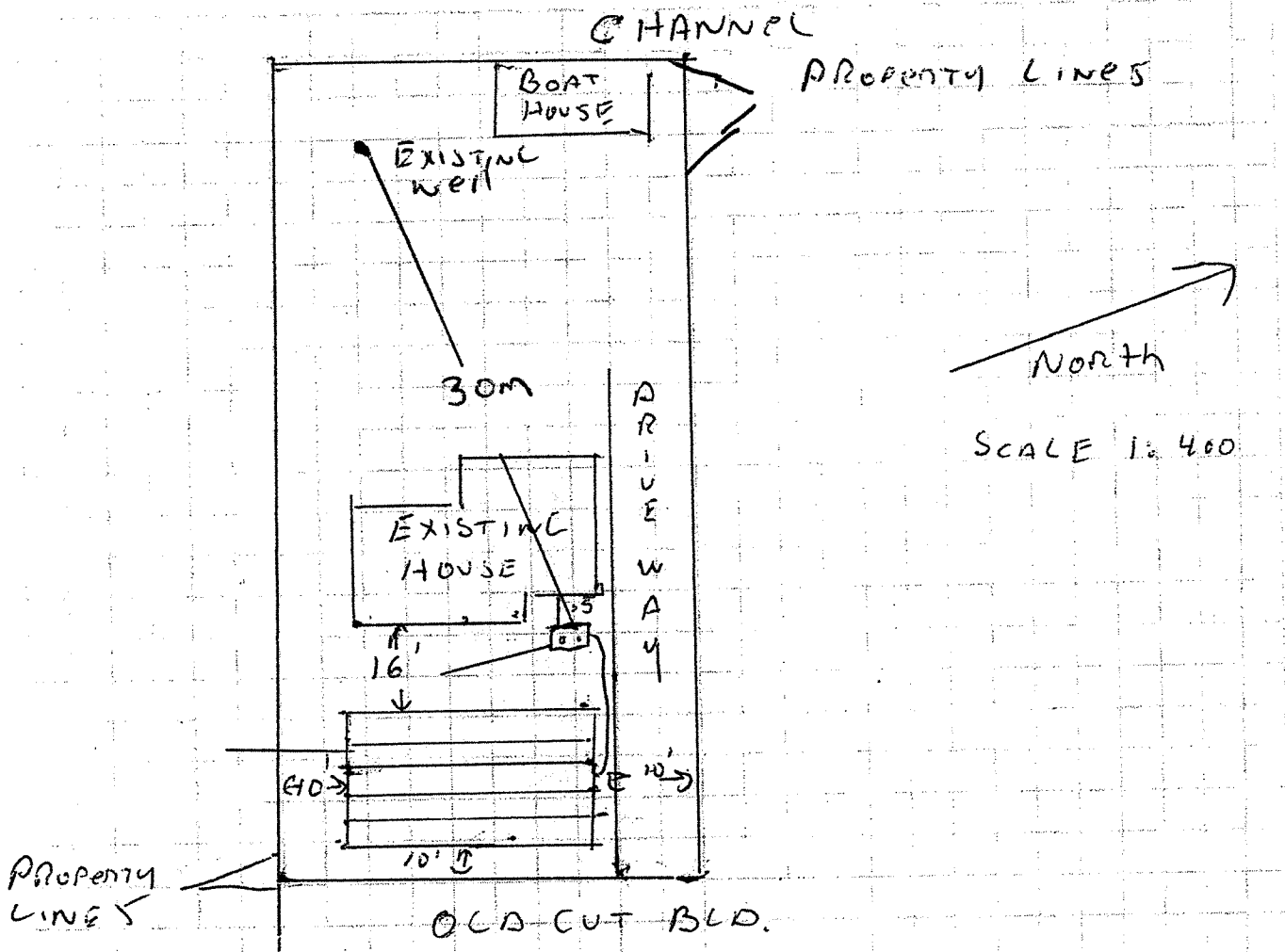
APPLICATION NUMBER: _____

OWNER GILBERT VAN DER BRINK

EVALUATOR DAVID OATMAN

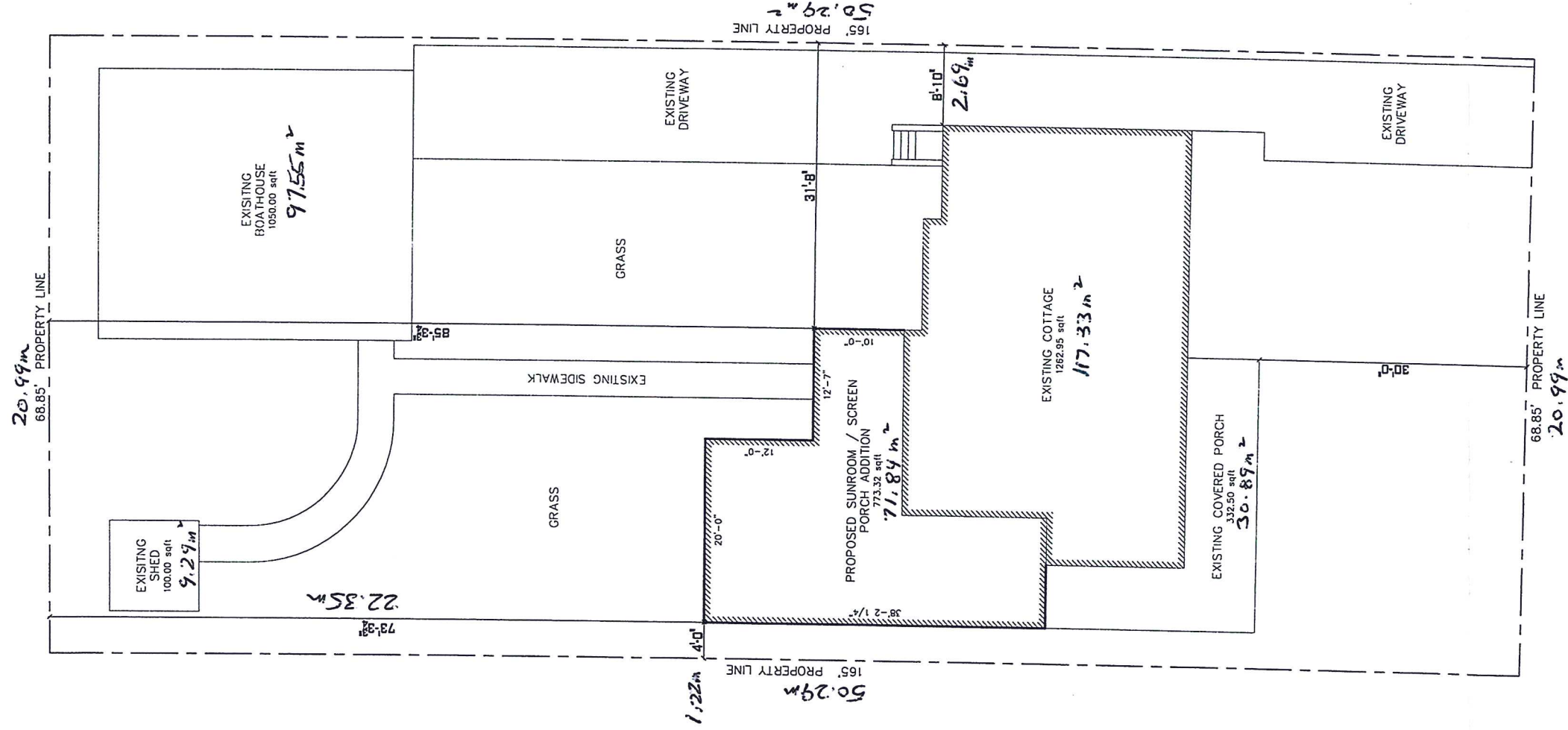
PROPERTY ADDRESS 14 OLD CUT BLVD LONG POINT

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: David Oatman

NOTE: The above sketch is not to exact scale.



LOT AREA 11,360.25sq.ft 1055.4m²
EXISTING BUILDING AREA 1595.43sq.ft. 148.22m²
EXISTING LOT COVERAGE 14.04%
PROPOSED BUILDING AREA 2368.77sq.ft. 220.07m²
PROPOSED LOT COVERAGE 20.85%
EXISTING & PROPOSED ACCESSORY BUILDING 1150sq.ft. 106.84m²
BUILDING AREA
LOT COVERAGE 10%

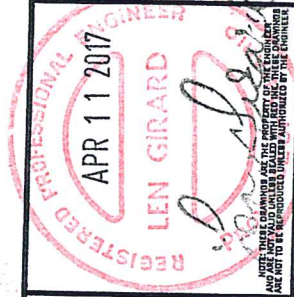


CONSTRUCTION
NORTH



MIKE ASH
P.O. BOX 427
TILLSBURG, ONTARIO
N4G 4H6
TEL: 1-519-450-3350
FAX: 1-519-468-6368

girard
ENGINEERING
212 MAIN STREET WEST P.O. BOX 98
OTTAWA, ONTARIO N6J 1R0
TEL: 1-519-879-4575
FAX: 1-519-879-4575
EMAIL: INFO@GIRARDENGINEERING.CA



G. VANDENBRINK
14 OLD CUT BOULEVARD
LONG POINT, ONTARIO

RENOVATIONS & SCREEN
PORCH ADDITION

SITE PLAN

SCALE: 1/16" = 1'-0"
DATE: SEPTEMBER 26, 2016
DRAWING BY: L. GIRARD
DESIGNED BY: L. GIRARD
PROJECT NO: 15-203
DRAWING NO: 100

MAP 2

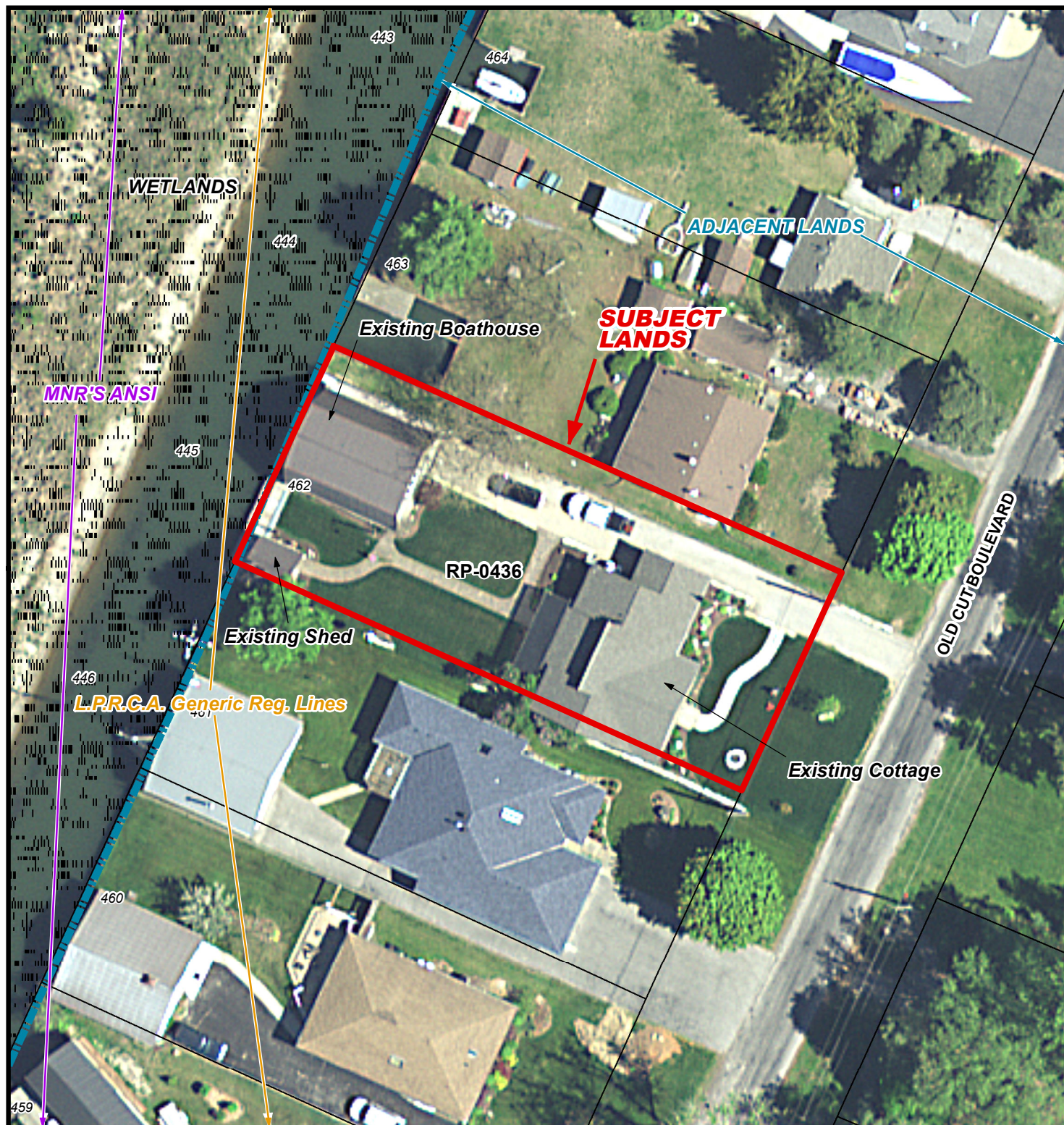
File Number: ANPL2017091

Geographic Township of SOUTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

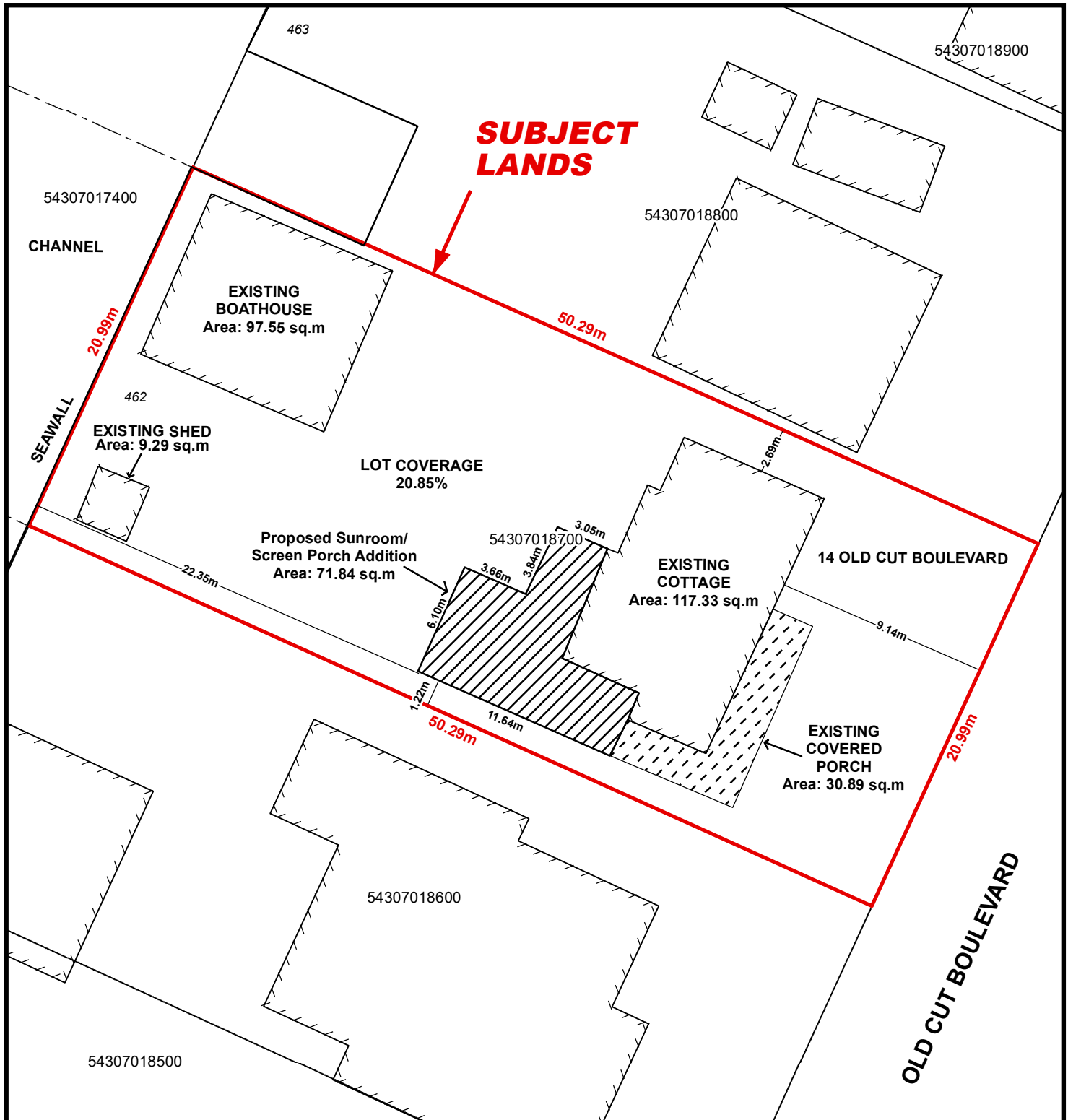
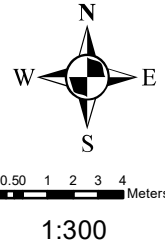
1:500



MAP 3

File Number: ANPL2017091

Geographic Township of SOUTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2017091

Geographic Township of SOUTH WALSINGHAM

