

For Office Use Only:

File Number	<u>ANPL2017295</u>	Application Fee	<u>1172⁰⁰</u>
Related File Number	<u>/</u>	Conservation Authority Fee	<u>463⁵⁰</u>
Pre-consultation Meeting	<u>/</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>6 Dec 17</u>	Planner	<u>Scott HP</u>
Complete Application	<u>6 Dec 17</u>	Public Notice Sign	<u>Sherry</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310-543070 34500

A. Applicant Information

Name of Owner JAMES D. KERR

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 15 VICORA LINKWAY SUITE 102

Town and Postal Code TORONTO, ONTARIO M3C 1A7

Phone Number _____

Cell Number (416) 262-4222

Email jimm.kerr@hotmail.com

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent GIRARD ENGINEERING
Address 212 MAIN ST W
Town and Postal Code OTTERVILLE, ONTARIO N0J 1R0
Phone Number (519) 879-6875
Cell Number (519) 532-6589
Email lgirard@girardengineering.ca

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 agent noted above.

☒ Owner ☒ Agent ☐ Applicant

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

B. Location, Legal Description and Property Information

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

LOT 587 RP 436 GEOGRAPHIC TOWNSHIP OF
WALSINGHAM COUNTY OF NORFOLK PORT ROWAN

Municipal Civic Address: 61 OLD CUT BLVD LONG POINT

Present Official Plan Designation(s): RESORT RECREATIONAL

Present Zoning: RR Resort Residential

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 WITH BOATHOUSE AND SEAWALL

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

① EXISTING COTTAGE TO REMAIN 170.13m² ② SHED 9.87m² TO REMAIN ③ BOATHOUSE 41.81m² TO BE REPLACED

5. 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.

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

① NEW BOATHOUSE 74.32m² WITH 2ND LEVEL 16.72m² OPEN DECK ABOVE BOATHOUSE FOR STORAGE

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:

SINCE 1951

9. Existing use of abutting properties:

COTTAGES & BOATHOUSES

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.

1. Site Information

Existing

Proposed

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

Lot frontage	<u>20.12 m</u>	<u>20.12 m</u>
Lot depth	<u>50.29 m</u>	<u>50.29 m</u>
Lot width	<u>20.12 m</u>	<u>20.12 m</u>
Lot area	<u>1011.71 m²</u>	<u>1011.71 m²</u>
Lot coverage	<u>16.82%</u>	<u>16.82%</u>
Front yard	<u>7.215 m</u>	<u>7.215 m</u>
Rear yard	<u>21.3 m</u>	<u>21.3 m</u>
Left Interior side yard	<u>4.48 m</u>	<u>4.48 m</u>
Right Interior side yard	<u>2.59 m</u>	<u>2.59 m</u>
Exterior side yard (corner lot)	<u></u>	<u></u>

2. Please outline the relief requested (assistance is available):

RELIEF FROM 4.5m HEIGHT RESTRICTION TO 5.5m TO
ALLOW FOR STORAGE SPACE ON SECOND LEVEL

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

LARGER BOAT REQUIRES LARGER SLIP - LOSS OF STORAGE
SPACE IN EXISTING REQUIRES STORAGE SPACE ON
SECOND LEVEL

4. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

Frontage: _____

Depth: _____

Width: _____

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: (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.

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 (example: gas station, petroleum storage, etc.):

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:

PROPERTY HAS BEEN A FAMILY COTTAGE FOR DECADES

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. 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:

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.

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.

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 LONG POINT

Floodplain LONG POINT

☒ 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 LONG POINT

☒ 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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) | |

LOT SLOPES TO CHANNEL

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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.

BOATHOUSE TO THE NORTH IS 6m HIGH

BOATHOUSE TO THE SOUTH IS 4.5m HIGH

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. Names of adjacent streets
- ✓8. 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
- ☒ 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 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. 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.

James D. Kerr
Owner/Applicant/Agent Signature

Dec 6/17
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 JIM KERR am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize GIRARD ENGINEERING 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.

James D. Kerr
Owner

Dec 6/17
Date

Owner

Date

K. Declaration

I, LEN GIRARD of PORT HOWAN, NORFOLK.

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:

LANGTON

Ken Sheard

Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 6th day of DECEMBER

A.D., 2017

[Signature]

A Commissioner, etc.

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County
Expires September 21, 2018.

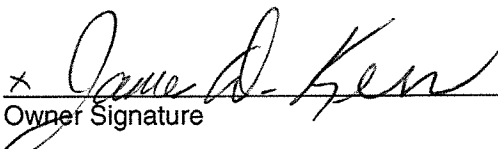


Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 61 OLD CUT LONG POINT			
Owner: JAMES D. KERR		Lot:		Concession:	
Lot Area: 1011.71 m ²		Lot Frontage: 20 m		Assessment Roll No. 3310-	
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: 170.13		No. of Bedrooms:		No. of Fixture Units:	
EVALUATOR'S INFORMATION		Evaluator's Name: JASON BERRY		Company Name: ESSE CANADA	
Address: 416 ELGIN ST. BRANTFORD		Postal Code: N3T 5M3		Phone: 1-866-356-3773	
Email: jay@essecanada.com		BCIN #			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): REPORT ATTACHED			Soil Type:
Site Slope: <input type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input type="checkbox"/> Dry		Depth of Water Table: _____ ft.	
Surface Discharge Observed: Yes No		Odour Detected: Yes No		Current Weather (at time of evaluation):	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: _____ Gal.		Pump: Yes No	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs:		Total Length of Tile:	
Distance Between Tile Runs:					
Tile Material: <input type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input 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)					
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)					
Distance to Property Lines		Front _____ Rear _____ Side _____ Side _____		Front _____ Rear _____ Side _____ Side _____	

OVERALL SYSTEM RATING	<input type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> 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:

VERIFICATION	<p>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.</p> <p>I, <u>JIM KERR</u> (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.</p> <p>  <u>Dec 6 / 17</u> Owner Signature Date </p>
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<p>EVALUATOR:</p> <p>1. I, _____ 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.</p> <p> _____ Evaluator Signature Date </p>	
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BUILDING DIVISION COMMENTS	<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <p> _____ Chief Building Official or designate Date </p>
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LOT 587
INST. No. 407179

PLAN

1-STORY ALUMINUM SIDED HOUSE
No. 61
170.13M²

WOOD DECK

1-STORY VINYL SIDED SHED
EXISTING
110.75M²

1-STORY METAL CLAD BOATHOUSE
EXISTING
41.31M²

1-STORY SHED
9.87M²

WOOD STOOP

2'-0" WIDE, 5'-0" HIGH CEDAR HEDGE (1'-0" E)

LOT SIZE: 1011.71M²

2'-0" WIDE CORRUGATED METAL RETAINING WALL W/ FRAME TOP (ALL TIES TO NORTHERN FACE)

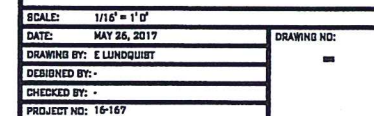
TOTAL AREA OF ACCESSORY BLDGS
100.91M²
9.97% OF LOT AREA

REGISTERED

LOT 586
INST. No. 410316

SITE PLAN
SCALE: 1/8" = 1'-0"

0 1 5 10 M





BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

[illegible]

ORIGINAL SURVEY BY:

DESIGNED BY:

girard
ENGINEERING

212 MAIN STREET WEST P.O. BOX 98
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875
FAX: 1-519-879-6536

EMAIL: DFALLONFIELD@GIRARDENGINEERING.CA

REGISTERED PROFESSIONAL ENGINEER
Per Sheard
 LEN GILBERT
 DEC 05 2017

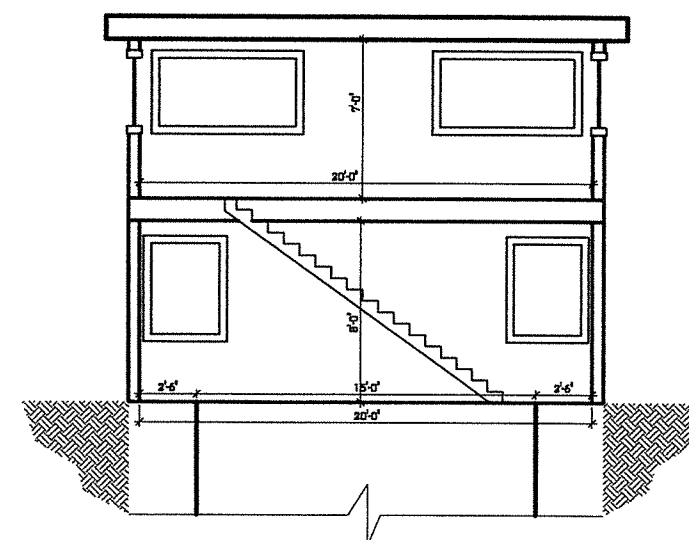
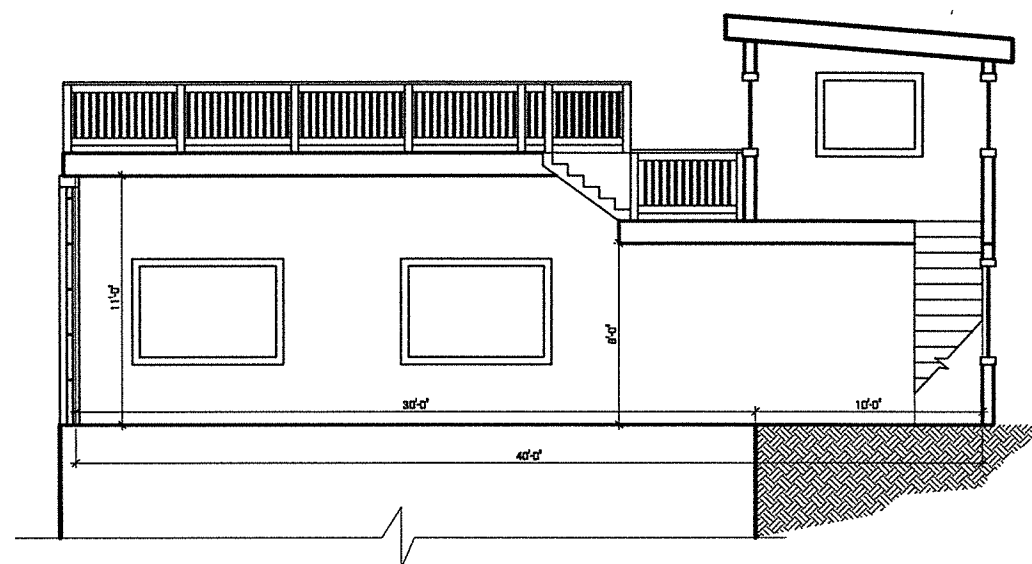
NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER
AND ARE NOT VALID UNLESS SEALED IN RED INK.
THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED
BY THE ENGINEER.

DESIGNED FOR:

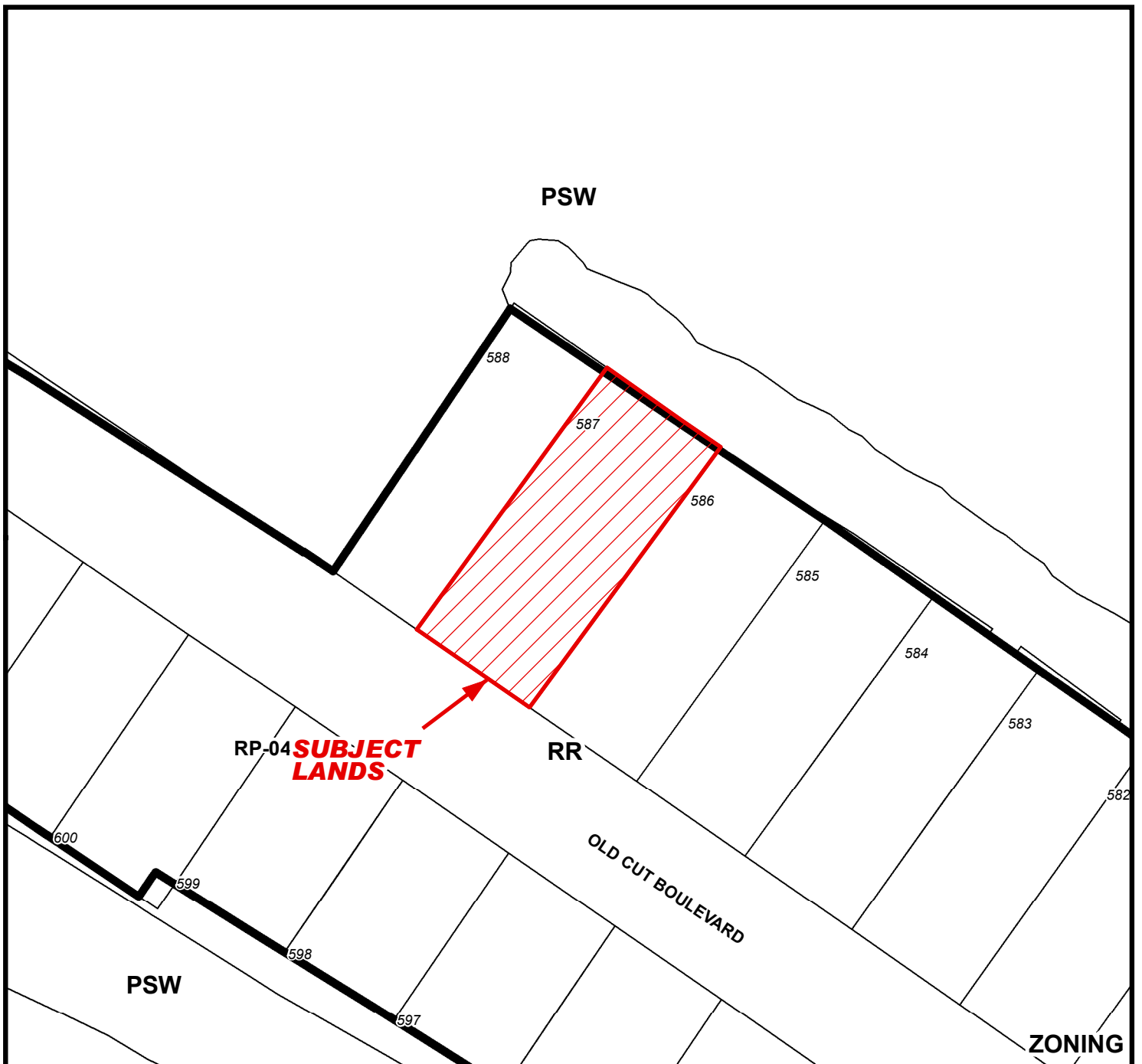
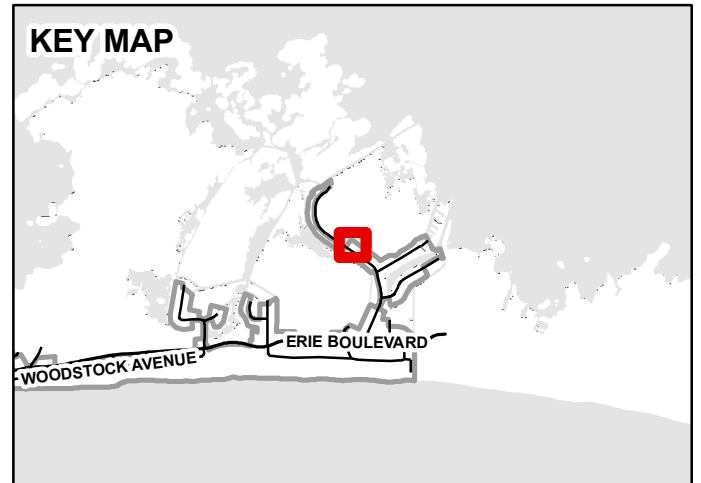
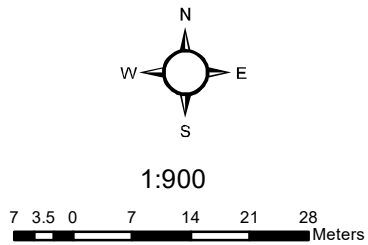
JIM KERR
61 OLD CUT BOULEVARD
LONG POINT, ONTARIO

SCALE:	AS NOTED
DATE:	MAY 26, 2017
DRAWING BY:	E LUNDQUIST
DESIGNED BY:	-
CHECKED BY:	-
PROJECT NO:	16-167

DRAWING NO:



MAP 1
File Number: ANPL2017295
Geographic Township of
SOUTH WALSHINGHAM



ZONING

MAP 2

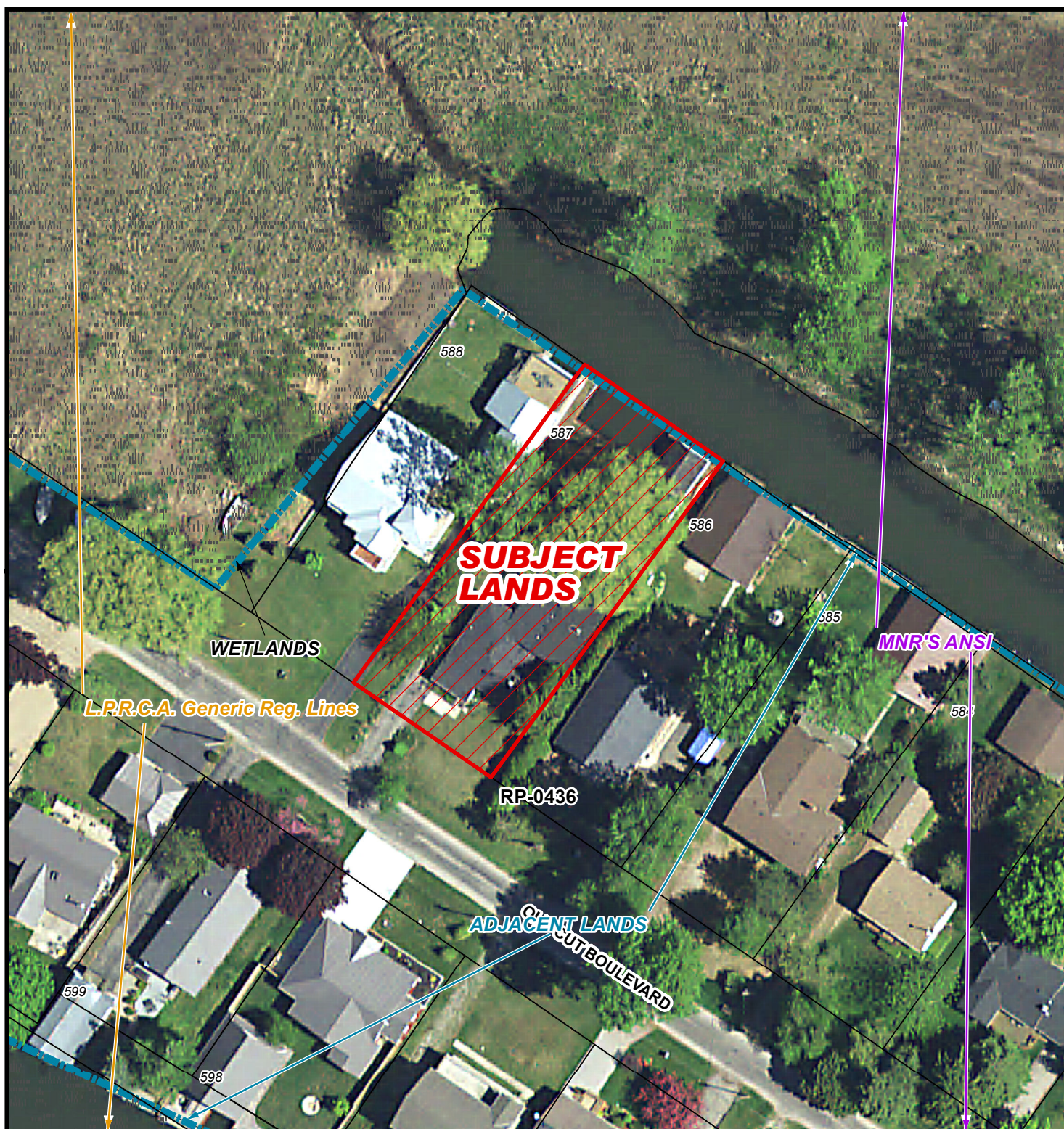
File Number: ANPL2017295

Geographic Township of SOUTH WALSINGHAM



2.5 5 7.5 10 Meters

1:700



MAP 3

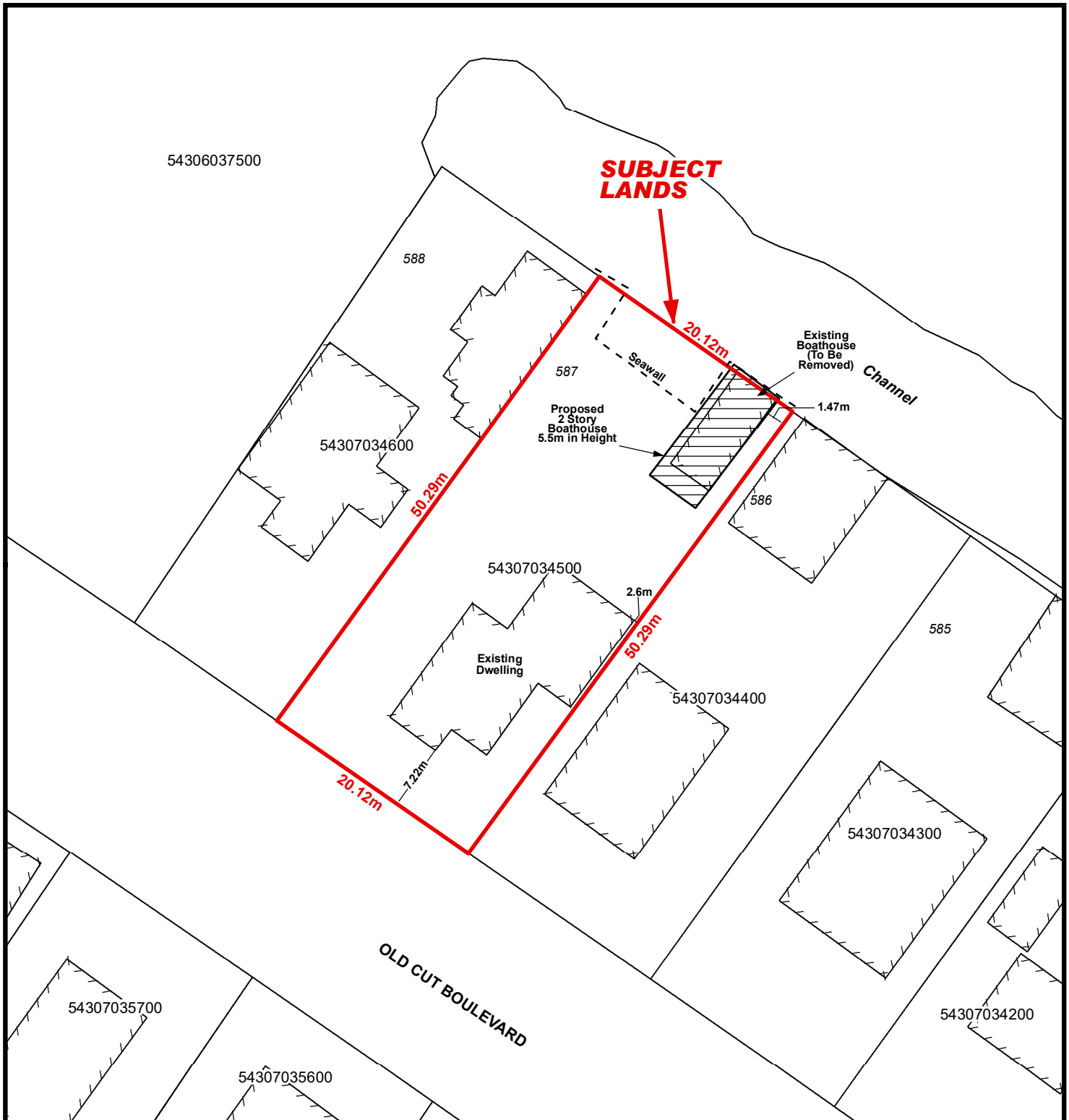
File Number: ANPL2017295

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2017295

Geographic Township of SOUTH WALSINGHAM

