

For Office Use Only:

File Number	<u>ANPL 2019061</u>	Application Fee	<u>1406.00</u>
Related File Number		Conservation Authority Fee	<u>480.25</u>
Pre-consultation Meeting	<u>March 1</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>March 1</u>	Planner	<u>Neil</u>
Complete Application		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: 543-060-31300-0000**A. Applicant Information****Name of Owner** MARY WEBER

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	<u>2270 Forestry Farm Rd</u>
Town and Postal Code	<u>Delhi, Ont N4B 2W4</u>
Phone Number	<u>519-582-8375</u>
Cell Number	<u>519-420-0072</u>
Email	<u>maryweber1955@gmail.com</u>

Name of Applicant	<u>MARY WEBER</u>
Address	<u>2270 Forestry Farm Rd</u>
Town and Postal Code	<u>Delhi, Ont N4B 2W4</u>
Phone Number	<u>519-582-8375</u>
Cell Number	<u>519-420-0072</u>
Email	<u>maryweber1955@gmail.com</u>

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

Owner

Agent

Applicant

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

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 436 Lot 115

Municipal Civic Address: 124 Woodstock Ave Lung Point Beach Port Elgin

Present Official Plan Designation(s): _____

Present Zoning: RR

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

Yes No If yes, please specify:

3. Present use of the subject lands:

Seasonal - cottage

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:

828 Sq' framed cottage on cement pad to be removed.

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.

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

New cottage build ASAP and future
censible garage

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:

1. What is the meaning of the following?

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

60+ years

9. Existing use of abutting properties:

Seasonal - Cottages

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

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

⁷ See *id.* at 1000, and *infra* note 10 for the discussion of 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, for example: m, m² or %

Lot frontage

Lot depth

Lot width

Lot area

Lot coverage

Front yard

Rear yard

Left Interior side yard

Right Interior side yard

Exterior side yard (corner lot)

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

New structures will cover 24.3% of property - 9.3% over the allowable 15%

Height relief of 0.65 m

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

By-law:

New structures will cover 24.3% of property - 9.3% over the allowable 15%

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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

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

D. Previous Use of the Property

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

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

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

Land owner 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. 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 Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

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 20 m - across road

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 20m - across road

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)

Original system from construction - will construct new tile bed.

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:

Woodstock Ave.

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.

existing cottage has been there "forever". New cottage will fit in with adjacent cottages.

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 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

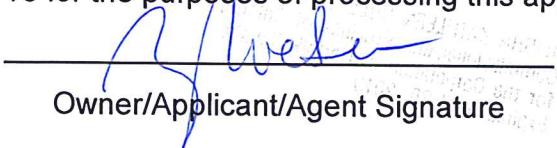
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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



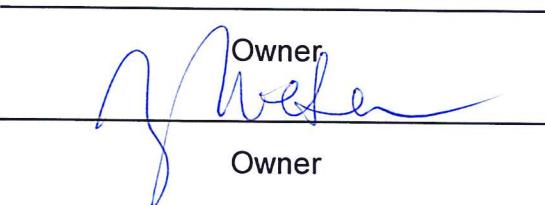
Date

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 Mark Weber am/are the registered owner(s) of the lands that is the subject of this application for site plan 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



Date

K. Declaration

I, Many Weber of Delhi, Ont.
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:

135 Robinson St.

In Simcoe, ON

This 1st day of March

A.D., 20 19

Alisha Cull
A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 28, 2019.

[home](#)[Previous Model](#)

Prescott

[Login for pricing](#) [What's included](#)3 Beds, 2.5 bath, 2373 sq ft 46'-0" w x
52'-0" d[reverse](#)[personalize](#)[VR Tour](#)[Next Model](#)[favorite](#)[share](#)

Next Steps

In your personal purchase timeline.



Don't need to speak to anyone yet

[Favourite & Follow](#)[Need More Info, Speak to a Home Expert](#)



I'm interested in buying
Setup a Free Consultation



I want a high quality printed copy
Order the 2019 Design Book



Specs

Great Room: 15'-6" x 17'-7"

Kitchen: 14'-6" x 12'-9"

Dining Room: 13'-6" x 11'-0"

Master Bedroom: 14'-6" x 22'-2"

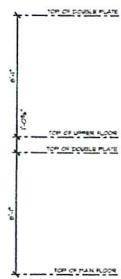
Bedroom 2: 9'-7" (14'-6") x 15'-1"

Bedroom 3: 11'-1" x 11'-8"

Loft: 11'-5" x 17'-8"



This will face
Woodstock



32

FOR
REFERENCE
ONLY

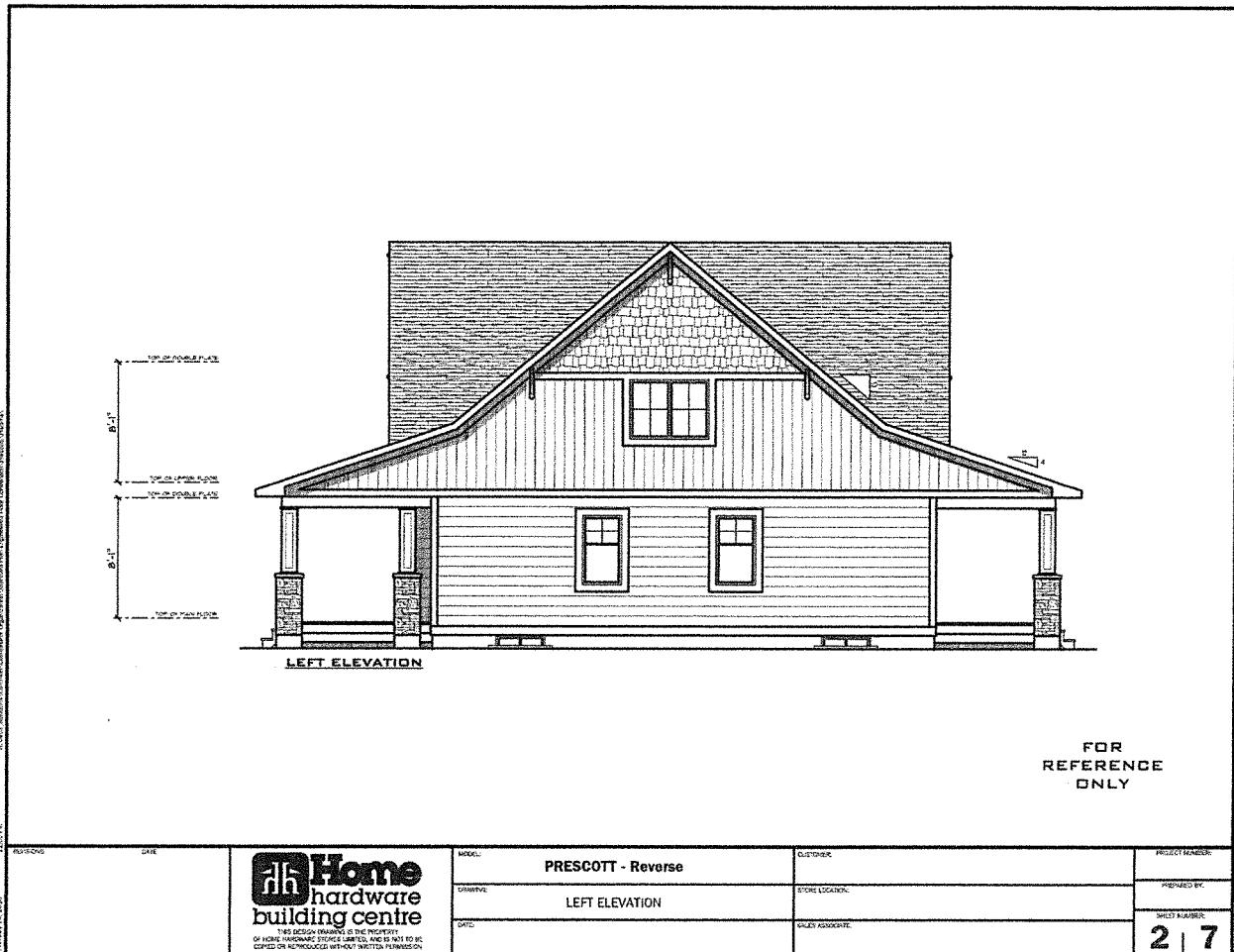
REVISIONS	DATE	 Home hardware building centre	WORK	PRESCOTT - Reverse	CUSTOMER	PROJECT NUMBER:
DRAWING	STORY LOCATION		REAR ELEVATION	DATE	SALES ASSOCIATE:	
						PREPARED BY:
						SHEET NUMBER:
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This faces the
busy road
Erie Blvd

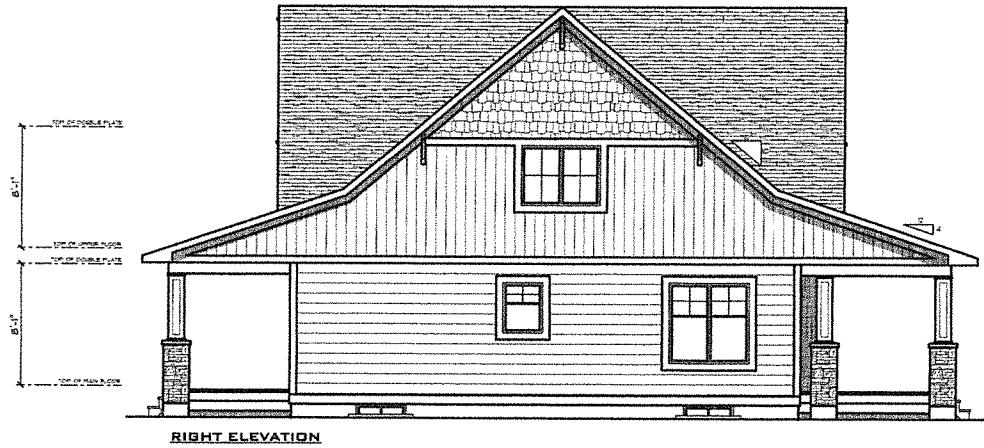


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REF. NO.:	DATE:	NAME:	DRAWN BY:	PROJECT NUMBER:
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		PRESCOTT - Reverse		
		FRONT ELEVATION		
		DATE:	SUPERVISOR:	
				1 7



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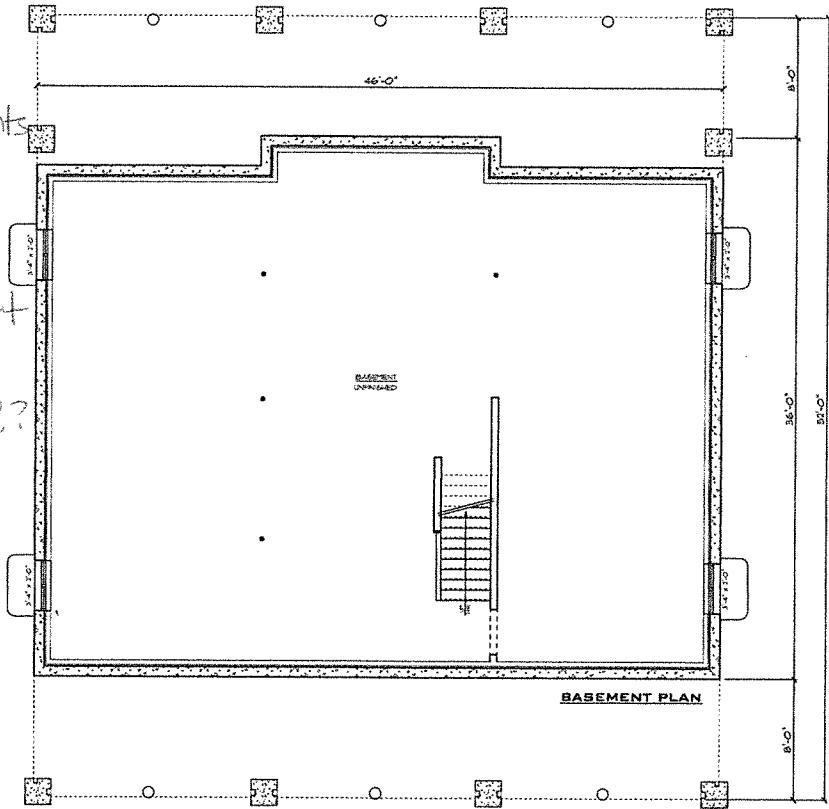
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REVISION	DATE	MODEL	CUSTOMER	PROJECT NUMBER
SPRINKLER		PRESCOTT - Reverse		PROPERTY
DATE		RIGHT ELEVATION	STONE LOCATION	SALES NUMBER
DATE			SALES ASSOCIATE	
02/20/15				4 7

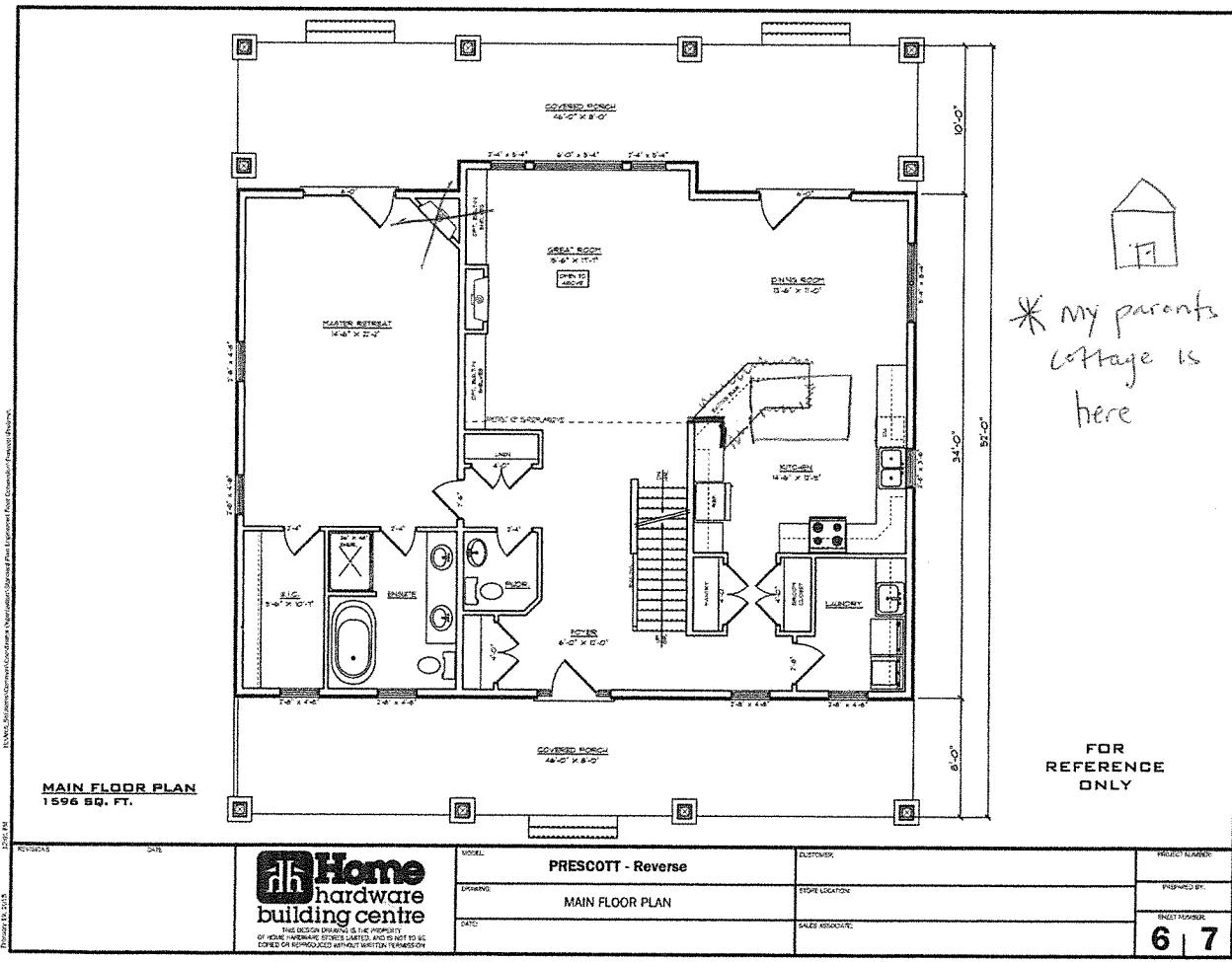


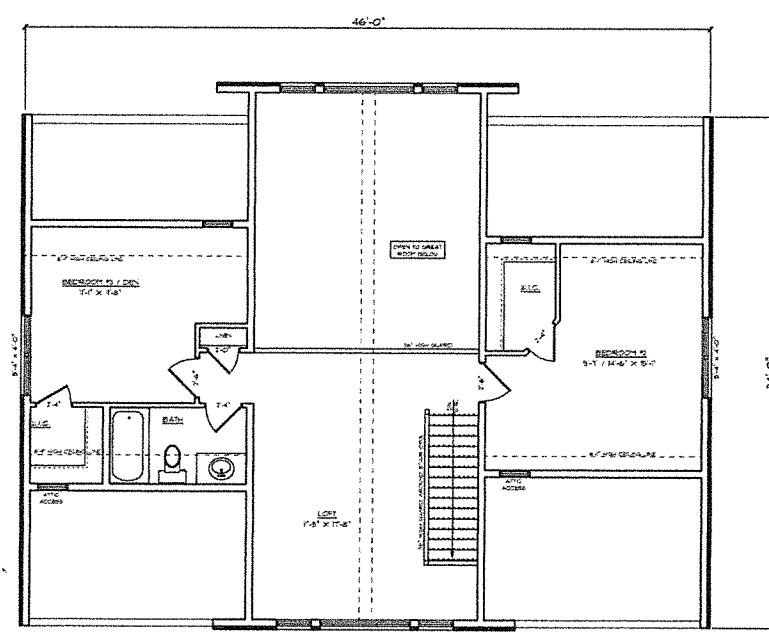
THIS DESIGN OWNED BY THE PROPERTY
OF HOME HARDWARE STORES LIMITED AND IS NOT TO BE
COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

Bruce
If basements
are not
allowed in
long
Point what
do you
recommend?



KEY NUMBER	DATE	MODEL	CUSTOMER	PROJECT NUMBER
DRAWING		PREScott - Reverse	STORM LOCATION	PRINTER'S INK
DATE		SALES ASSOCIATE		SHEET NUMBER
5	7			





FOR
REFERENCE
ONLY

PLATE NO.	DATE	Model	Customer	Project Name
DRAWN BY		UPPER FLOOR PLAN	Stone Location	Prepared By
DATE			SALES Associate	SALES Manager
7/17/05		hh Home hardware centre		7 7

THIS DESIGN DRAWING IS THE PROPERTY
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NORTH

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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: 124 Woodstock Long Point

Legal Description:

Roll Number: 54306031300

Application #:

Information Origins: survey from Kim Husted, preliminary drawings from owner

Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area		1083.20		sqm
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	6.40	N/A	m
d) minimum exterior side yard	6.00	31.55	N/A	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
ii) detached garage	3.00	3.98	N/A	m
f) minimum rear yard	9.00	31.55	N/A	m
g) maximum building height	9.10	9.75	0.70	m
h) maximum lot coverage (Note:Proposed Area)				m.sq
i) lot	15.00	20.86	6.00	%

Comments relief of height and lot coverage rounded up

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height	5.00	4.57	N/A	m
b) minimum front yard	6.00	41.00	N/A	m
c) minimum exterior side yard	6.00	6.10	N/A	m
d) minimum interior side yard	1.20	1.99	N/A	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00	6.10	N/A	m
g) Lot coverage (Note:Proposed Area)				m.sq
i) lot coverage	10.00	3.77	N/A	%
ii) usable floor area	100.00		N/A	m.sq

Comments accessory structure as submitted has no deficiencies to the zone provisions

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.

Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

date

AS PER: Fritz R. Enzlin. CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County

GARAGE SPECS FOR 124 WOODSTOCK AVE.
LONG POINT.

Garage "footprint" is 440 sq ft (40.87 sq m)

width: 20'

depth: 22'

height: 15'

Set backs from survey

✓ front yard setback = 4.10m

✓ interw yard setback = 1.99m

✓ exterior yard setback = 6.10m

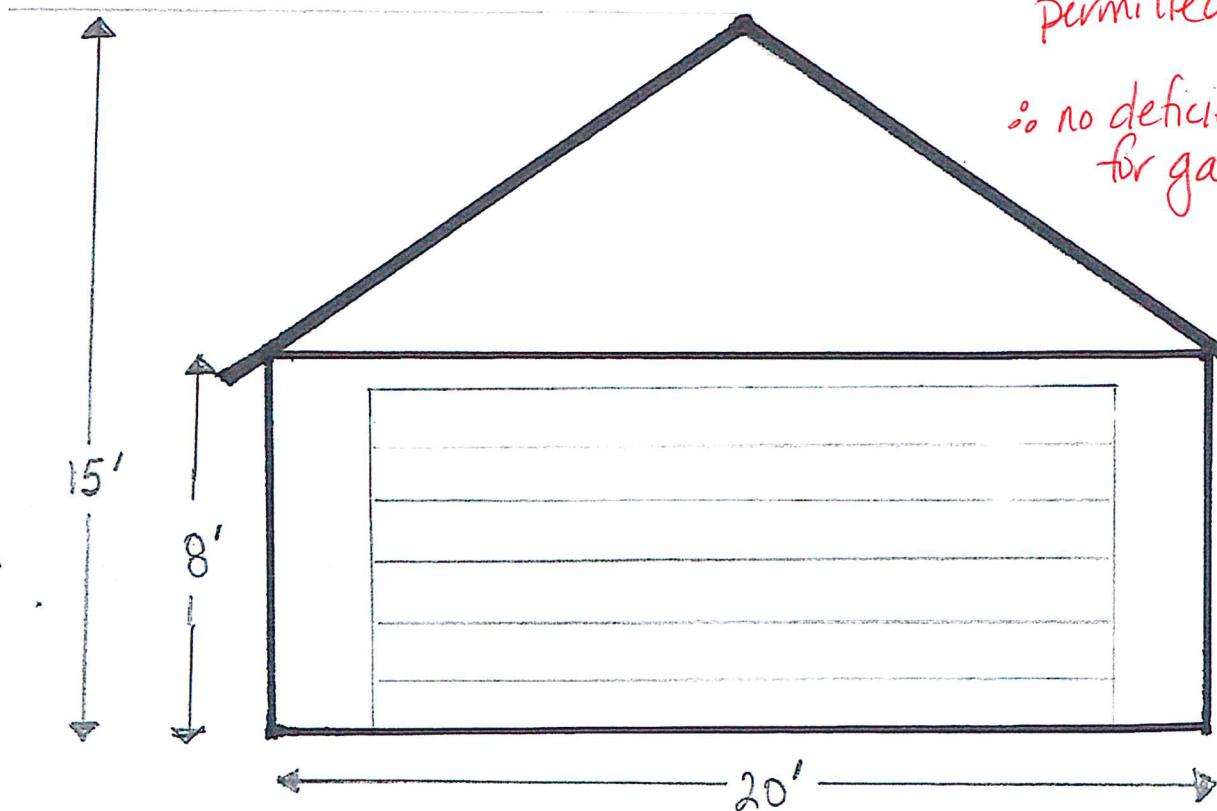
✓ garage lot coverage = 1083.2 / 40.87
3.77% (4%) ∵ less than 10%

✓ usable floor area < 100sqm.

✓ height 4.51m max height
= 5m

NOTE: no 2nd floor
proposed in garage
no habitable room
permitted.

∴ no deficiencies
for garage



lot area as per survey 1083.25 gm

∴ lot coverage cottage + decks + steps = 20.86%
relief of 5.86% required (roundup 6.0%)

Height of cottage proposed = 32' (9.75m)

∴ height relief of 0.65m (0.70m)
"round up."

Set backs of cottage; refer to survey

Front yard = 6.40m ✓ ok.

Interior yard = L = 1.99 R = 3.98 ✓ ok.

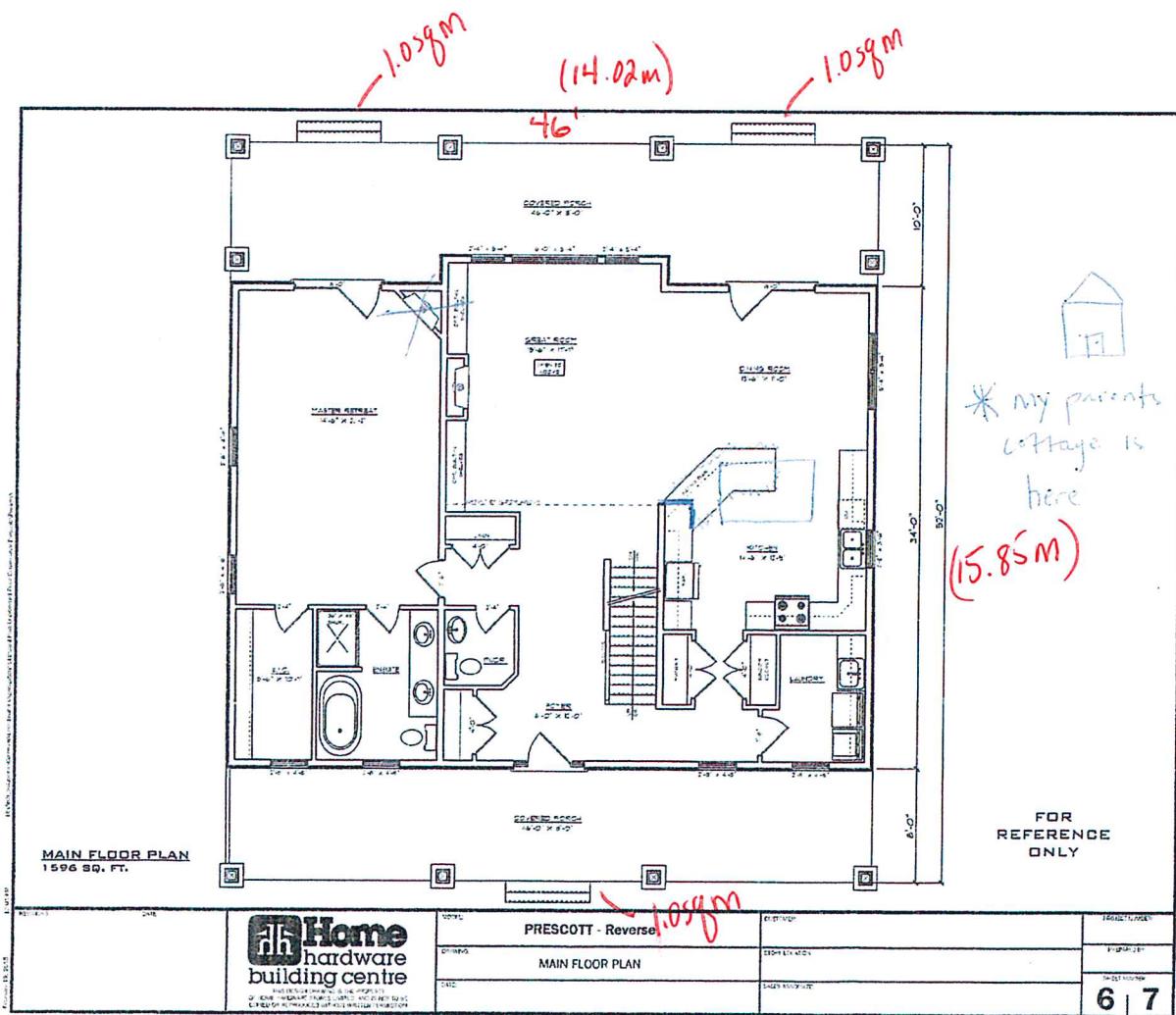
Ext/Rear yard = 31.55m ✓ ok.

lot coverage;

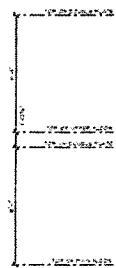
Cottage area 52' x 46'
= 2392 sqft.
(222.22 sqm)

+ steps 3.05 gm

226.95 gm - round
up to
be sure



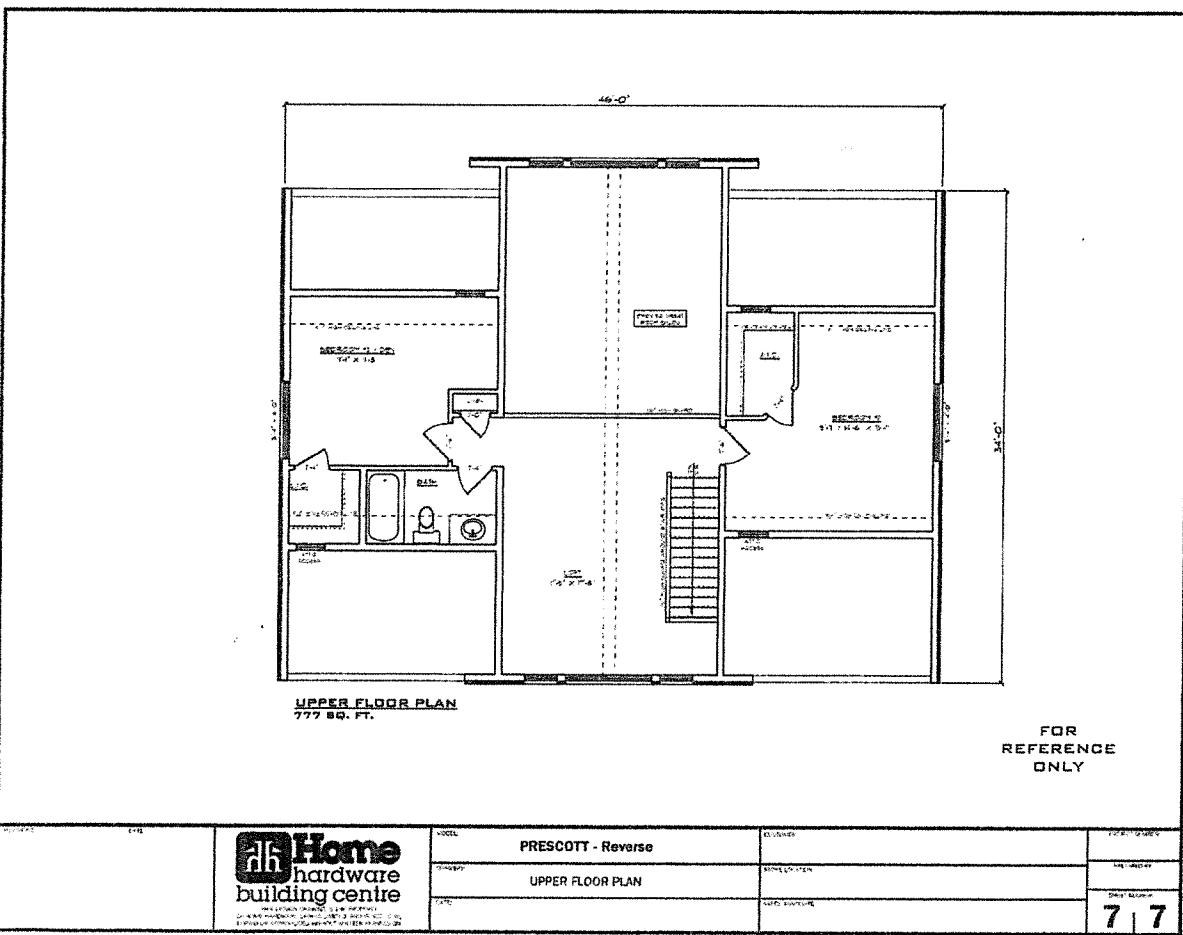
This will face
Woodstock



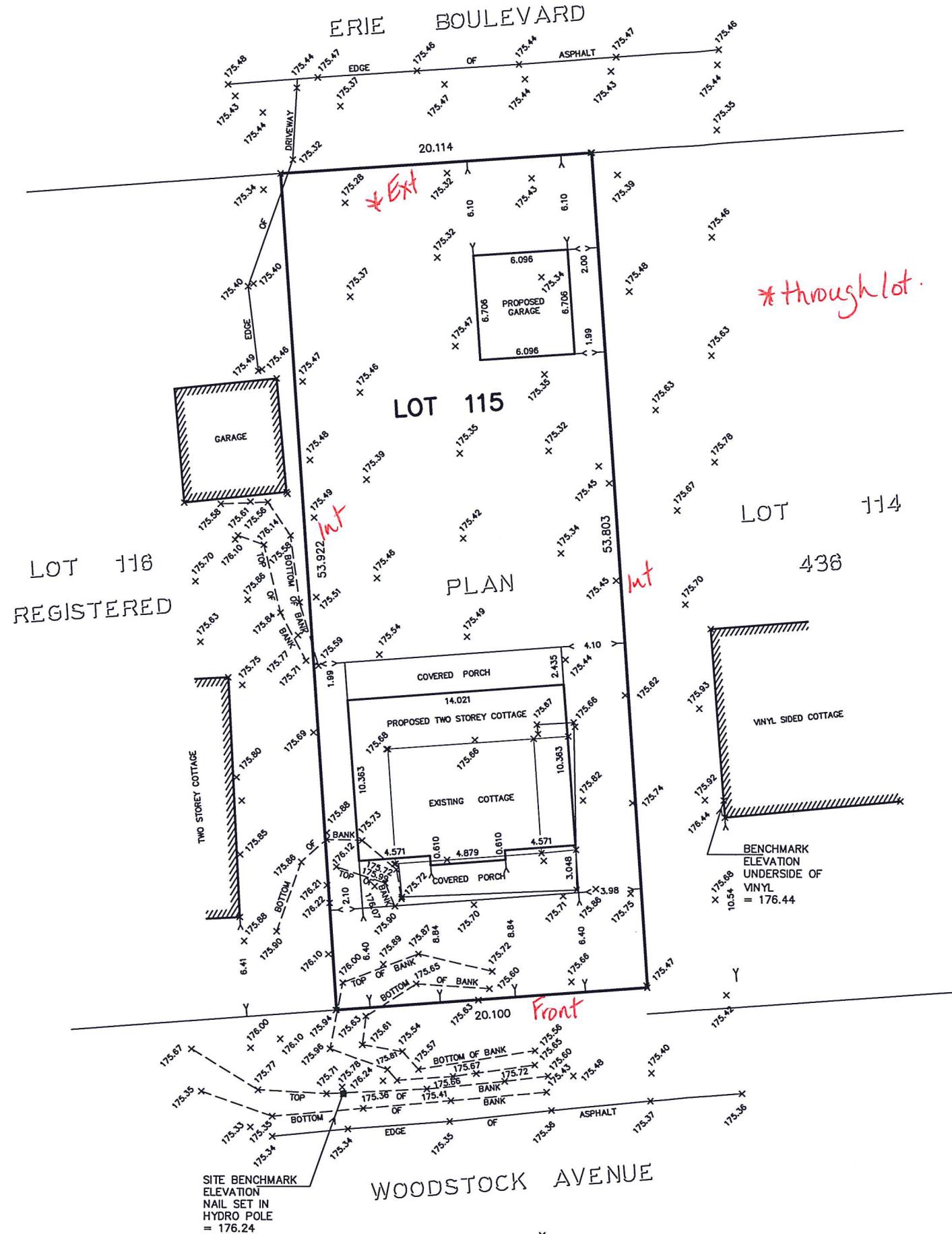
REAR ELEVATION

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ONLY

442-12-15	24'0"	30'0"	PRESCOTT - Reverse	OUTLINE	PRINTED BY
			REAR ELEVATION	442-12-15-128	PRINTED BY
			1-1	442-12-15-112	PRINTED BY



NORTH



SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: MARY WEBER

SCALE - 1: 250 0 5 10 15 METRES

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN ~~175.45~~ AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK SPIKE SET IN SOUTH FACE OF HYDRO POLE SOUTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.24 METRES
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - AREA OF LOT 115 REGISTERED PLAN 436 = 1083.2 SQUARE METRES ✓
AREA OF PROPOSED COTTAGE = 222.2 SQUARE METRES
AREA OF PROPOSED DWELLING LOT COVERAGE = 20.5%
AREA OF PROPOSED GARAGE = 40.9 SQUARE METRES
AREA OF PROPOSED GARAGE LOT COVERAGE = 3.8%

PROPERTY DESCRIPTION:

LOT 115 REGISTERED PLAN 436
GEOGRAPHIC TOWNSHIP OF SOUTH WALSINGHAM
NORFOLK COUNTY

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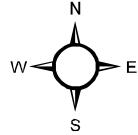
KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

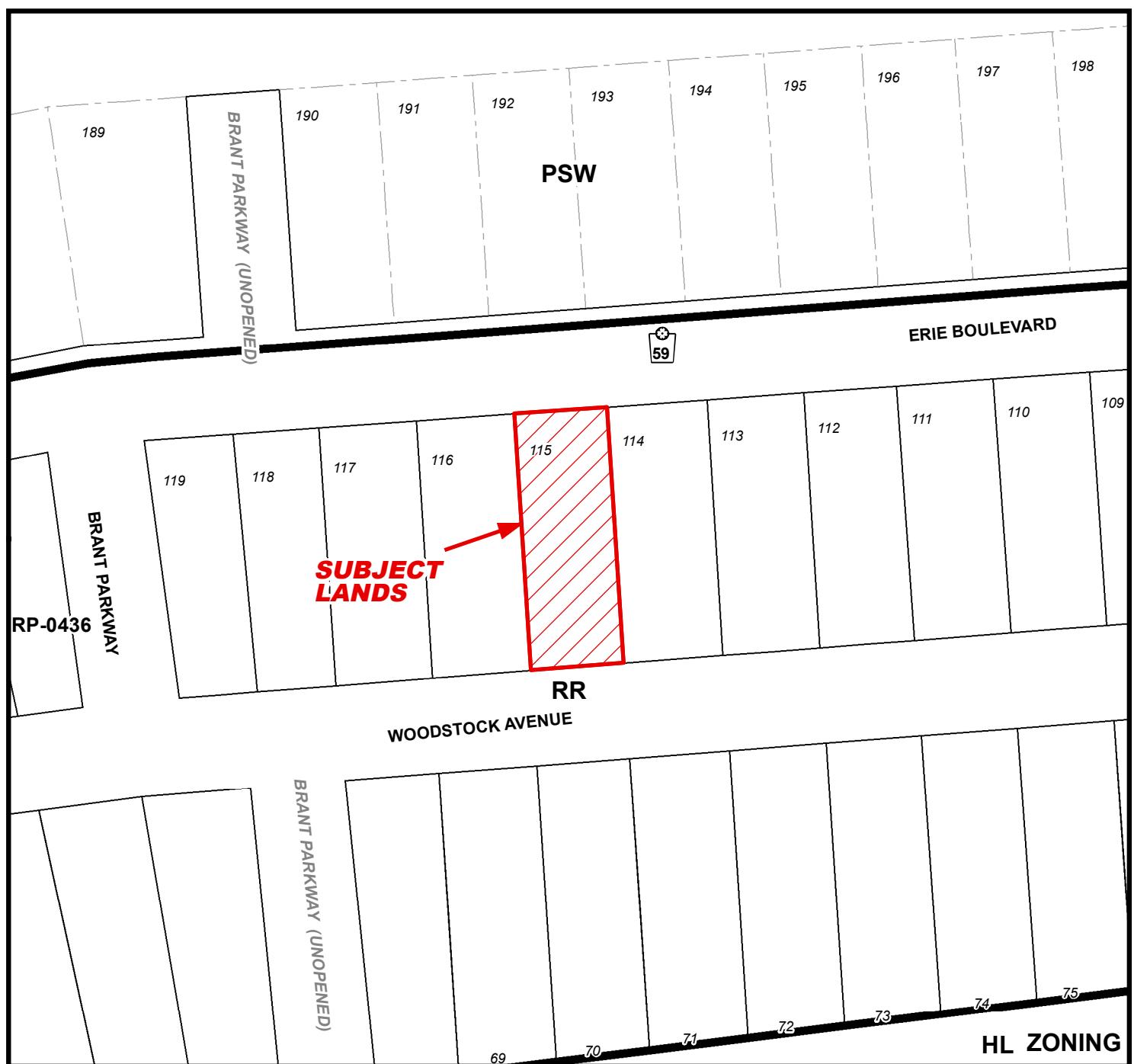
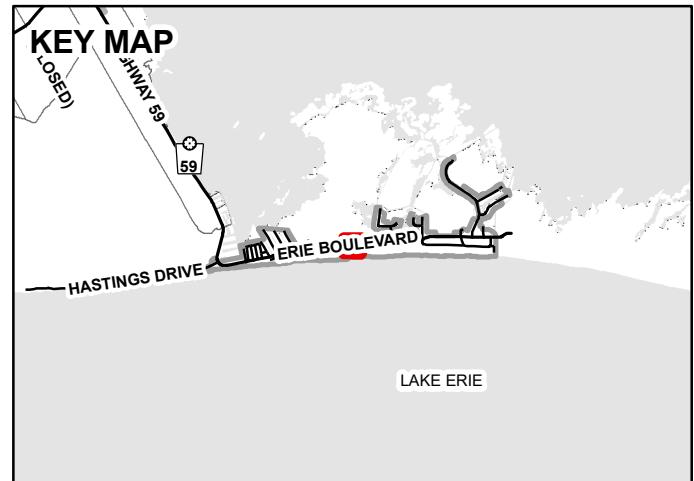
PROJECT:19-14596 REFERENCE: FILE DISK No.

MAP 1
File Number: ANPL2019061
Geographic Township of
SOUTH WALSINGHAM



1:1,200

9.5 19 28.5 38 Meters



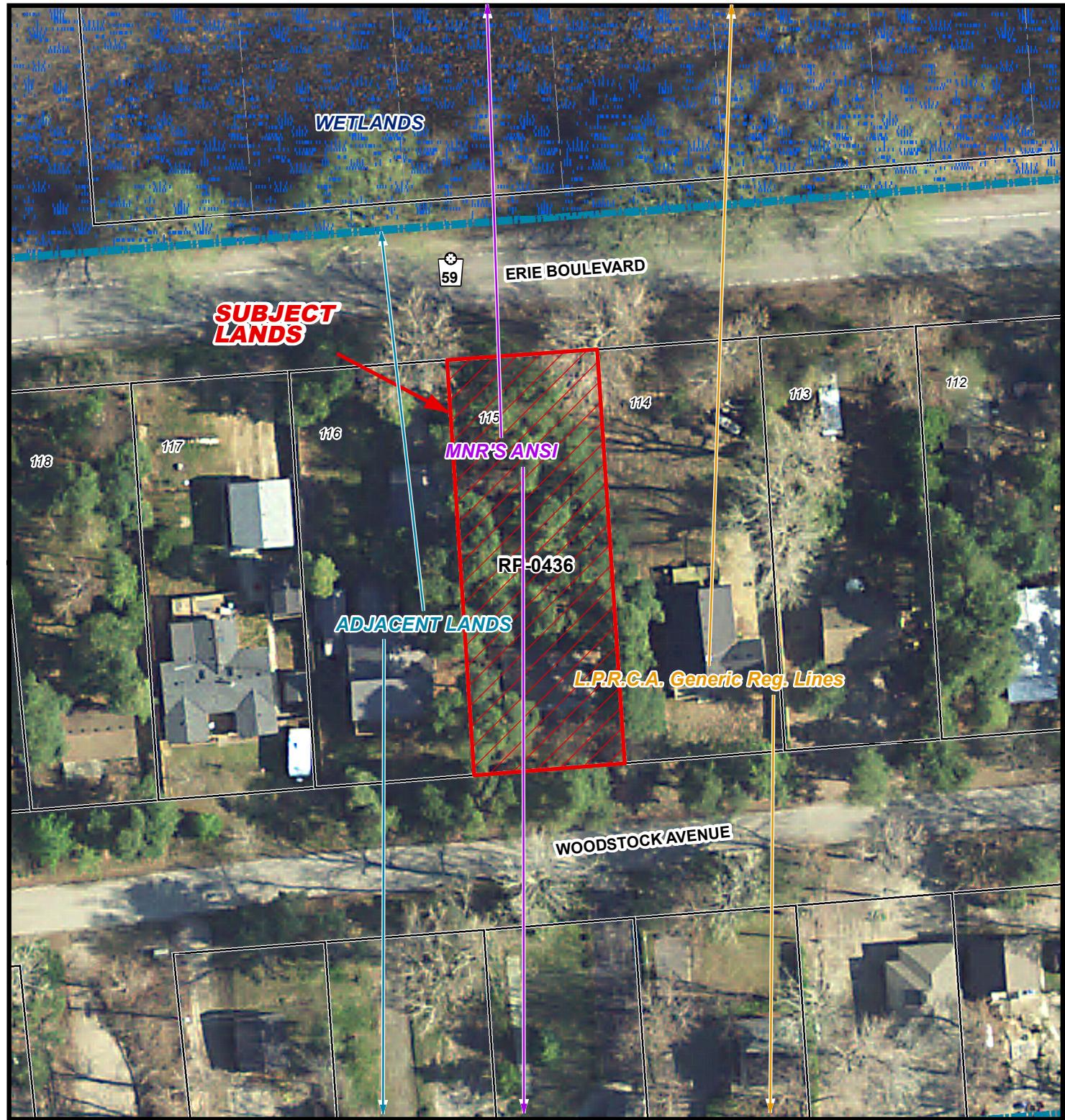
MAP 2

File Number: ANPL2019061

Geographic Township of SOUTH WALSINGHAM



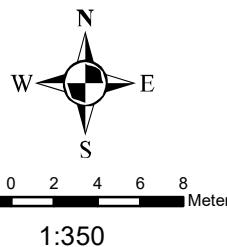
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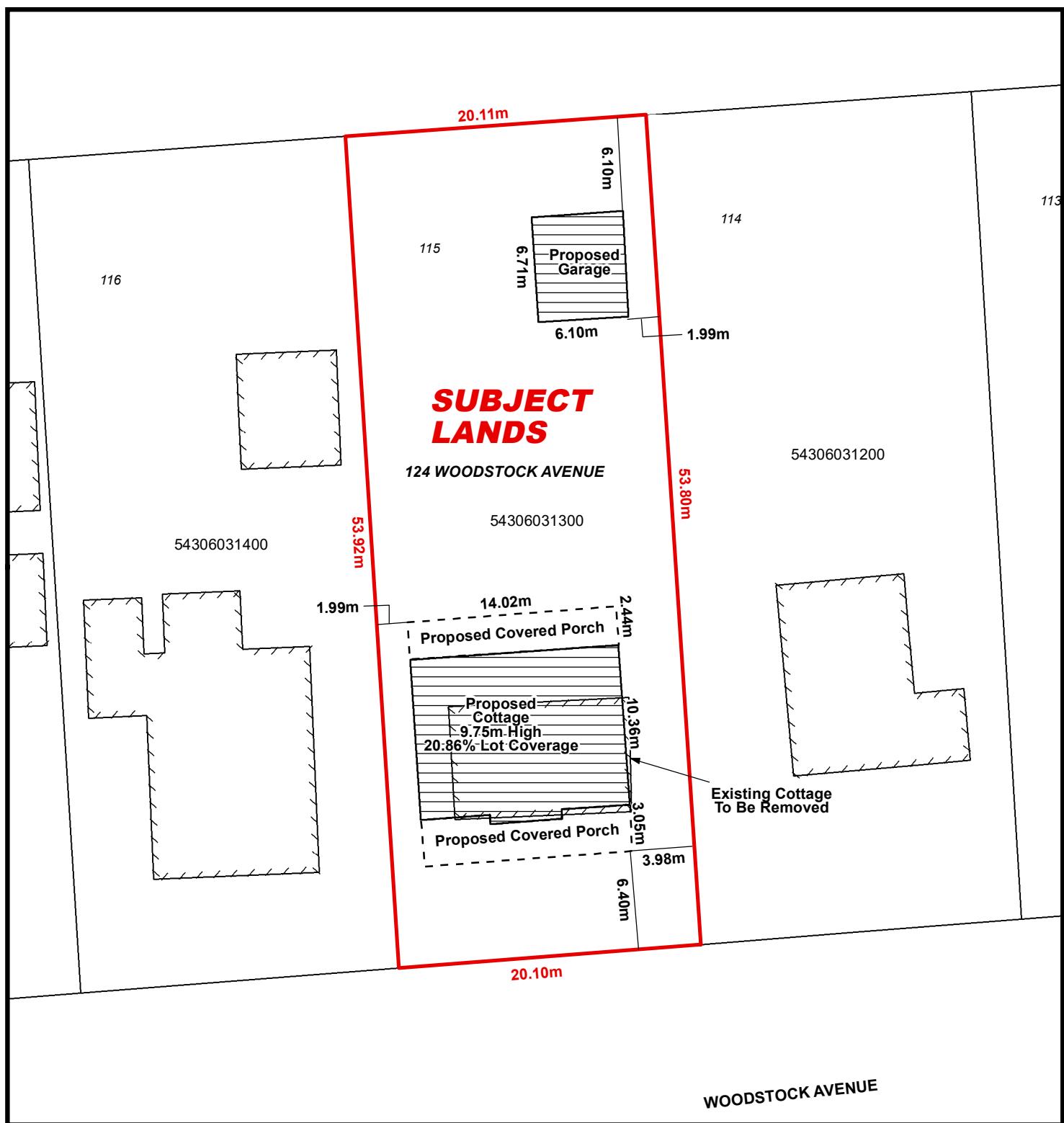
MAP 3

File Number: ANPL2019061

Geographic Township of SOUTH WALSINGHAM



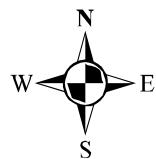
1:350



LOCATION OF LANDS AFFECTED

File Number: ANPL2019061

Geographic Township of SOUTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:350

