

For Office Use Only:

File Number	<u>ANPL 2021001</u>	Application Fee	<u>\$1529 + \$ 491.55</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>JAN 6, 2021</u>	Planner	<u>GJK</u>
Complete Application	<u>JAN 6, 2021</u>	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: 54307025600

A. Applicant Information

Name of Owner Andrew, Lisa, Cynthia Gilvesy and Frank VanDeSlyke

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 27 Old Cut Boulevard

Town and Postal Code Long Point, Port Rowan, N0E 1M0

Phone Number 519-842-5948

Cell Number 519-668-8102

Email agilvesy@cjdleng.com

Name of Applicant Andrew Gilvesy

Address 144776 Potters Road

Town and Postal Code Tillsonburg, Ontario, N4G 4G7

Phone Number 519-842-5948

Cell Number 519-668-8102

Email agilvesy@cjdelng.com

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 mortgages, charges or other encumbrances on the subject lands:

Bank Of Montreal - Mortgage

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 # 533, R.P. 436, Former Township of South Walsingham, County of Norfolk

Municipal Civic Address: 27 Old Cut Boulevard

Present Official Plan Designation(s): Resort Residential

Present Zoning: RR - Resort Residential Zone

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 Vacation Home

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:

Existing Cottage and Existing Boathouse - both to remain - See Sketch

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 24.72 square metre addition - 3 season sunroom.

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:

See Sketch. Maximum height of all proposed structures will be 6.1metres.

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:
30 plus years

9. Existing use of abutting properties:

Resort Residential - Seasonal vacation homes

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, for example: m, m ² or %		
Lot frontage	<u>62.5'(19.05m)</u>	_____
Lot depth	<u>100'(30.48m)</u>	_____
Lot width	<u>62.5'(19.05m)</u>	_____
Lot area	<u>6250ft²(580.64m²)</u>	_____
Lot coverage	<u>12.8%</u>	<u>24.1%</u>
Front yard	<u>30.0' (9.16m)</u>	_____
Rear yard	<u>43.6' (13.29m)</u>	<u>29.6'(9.03m)</u>
Left Interior side yard	<u>15.8'(4.82m)</u>	_____
Right Interior side yard	<u>16.0'(4.89m)</u>	<u>16.0'(4.88m)</u>
Exterior side yard (corner lot)	_____	_____

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

Increase lot coverage above allowable of 15% to 24.1% including uncovered deck.

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

Proposed addition and deck will increase usability and comfort of cottage. Plan to raise the existing cottage above the 100year flood line as defined by LPRCA.

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:
Existing long term use of the property.

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 _____

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 _____

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 _____

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition
- Agricultural Impact Assessment

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.

K. Declaration

I, Andrew Gilvesy of Tillsonbury

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:

Tillsonbury

Andrew Gilvesy
Owner/Applicant/Agent Signature

In Oxford County

This 5th day of January

A.D., 20 21

Wendy Ann Jacobs

A Commissioner, etc.

Wendy Ann Jacobs, a Commissioner, etc.,
County of Oxford, for Jenkins & Gilvesy,
Barristers and Solicitors.
Expires June 21, 2021.



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: 27 Old Cut Blvd Long Point

Legal Description:

Roll Number: 54307025600

Application #:

Information Origins: survey from CJ Demeyere Ltd

Resort Residential Zone (RR)

5.8.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum <i>lot area (new lot)</i>	4000.00	580.64	existing lot	sqm
b) minimum <i>lot frontage</i>				
i) <i>interior lot</i>	15.00	19.05		m
ii) <i>corner lot</i>	18.00		N/A	m
c) minimum <i>front yard</i>	6.00	9.16		m
d) minimum <i>exterior side yard</i>	6.00		N/A	m
e) minimum <i>interior side yard</i>				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage Left	3.00	4.96		m
Right	1.20	4.88		m
f) minimum <i>rear yard</i>	9.00	9.03		m
g) maximum <i>building height</i>	9.10	6.10		m
h) maximum <i>lot coverage</i>	15.00	24.10	9.10	%
3.22 min building elevation of the top of foundation(above sea level)	176.50	176.50		

Comments

proposed addition with new decks on back of cottage create a deficiency in lot coverage. Minimum building elevation of 176.5m must be met for the new addition, the site plan indicates they are raising the cottage to comply.



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: 27 Old Cut Blvd Long Point

Legal Description:

Roll Number: 54307025600

Application #:

Information Origins: survey from CJ Demeyere Ltd

Resort Residential Zone (RR)

3.2.1 Accessory Structure

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) building height	5.00	3.05		m
b) minimum front yard, and shall not occupy a front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	<1.2	existing	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(10% max for all accessory)	10.00	2.60		%
h) usable floor area(10% of lot area up to 100sqm max)	58.10	15.00		m.sq

Comments

existing accessory structure being altered on the site, but is still within the zoning provisions

3.2.2 Boathouse

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum exterior side yard	6.00		N/A	m
b) minimum interior side yard				m
i) typical lot	1.20		N/A	m
ii) erected on a common lot line	0.00		N/A	m
c) maximum building height	5.00		N/A	m
d) maximum total usable floor area	56.00	34.49		m.sq
e) Lot coverage(10% max for all accessory)	10.00	6.00		%

Comments

boathouse is existing and not being altered in any way. Total lot coverage for all accessory structures is 8.6%

3.6 Decks and Porches

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) interior side lot line	1.20	4.88		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) in no circumstance be closer than 3m to the rear lot line.(steps included)	3.00	5.67		m
d) project more than 1.5m into the required front yard or required exterior side yard.(steps included)	1.50		N/A	m

Comments

new rear yard deck meets zoning requirements for distances to property lines



Zoning Deficiency

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

PROPERTY INFORMATION

Address: 27 Old Cut Blvd Long Point

Legal Description:

Roll Number: 54307025600

Application #:

Information Origins: survey from CJ Demeyere Ltd

Resort Residential Zone (RR)

4.0 Parking

4.1 number of parking spaces

Comments

REQUIRED

PROPOSED

DEFICIENCY

UNITS

2

2.00

N/A

parking is existing and is not affected by this application

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 Lambrecht

I have read and understand the above.

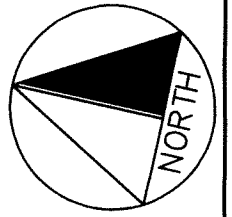
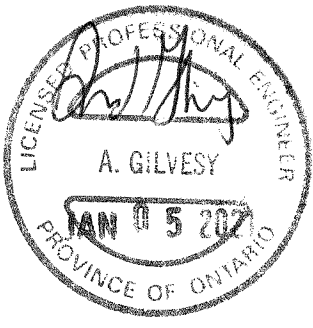
Signature of owner or authorized agent

date

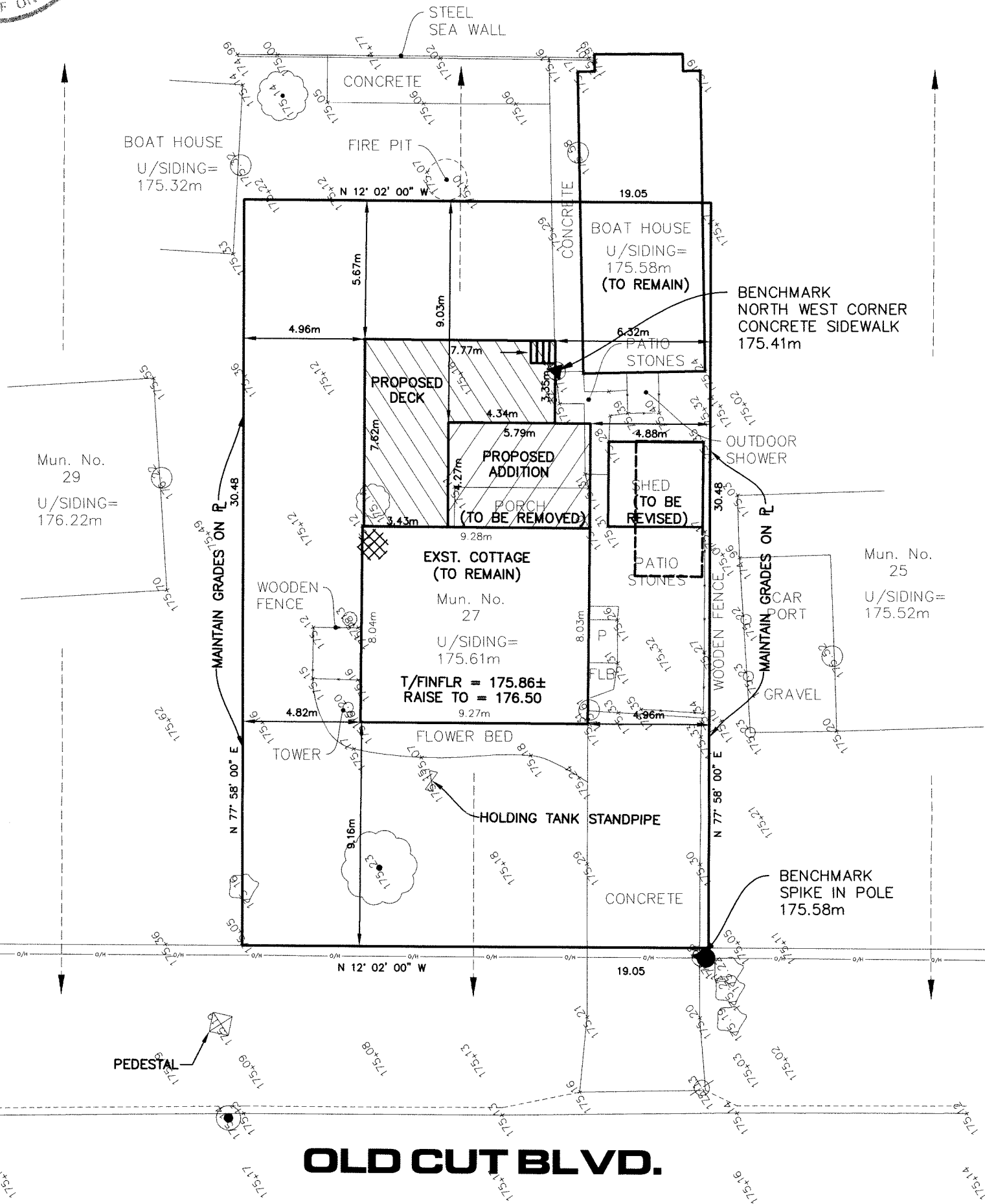
AS PER: Fritz R. Enzlin, CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County

Signature of Zoning Administrator

date



LAKE ERIE - OLD CUT CHANNEL



LOT AREA	=	580.64m ²
BUILDING AREA	-EXISTING COTTAGE	= 74.52m ²
	-PROPOSED ADDITION AND DECK	= 65.39m ²
	-TOTAL	= 139.91m ²
LOT COVERAGE	-EXISTING	= 12.8%
	-PROPOSED	= 24.1%

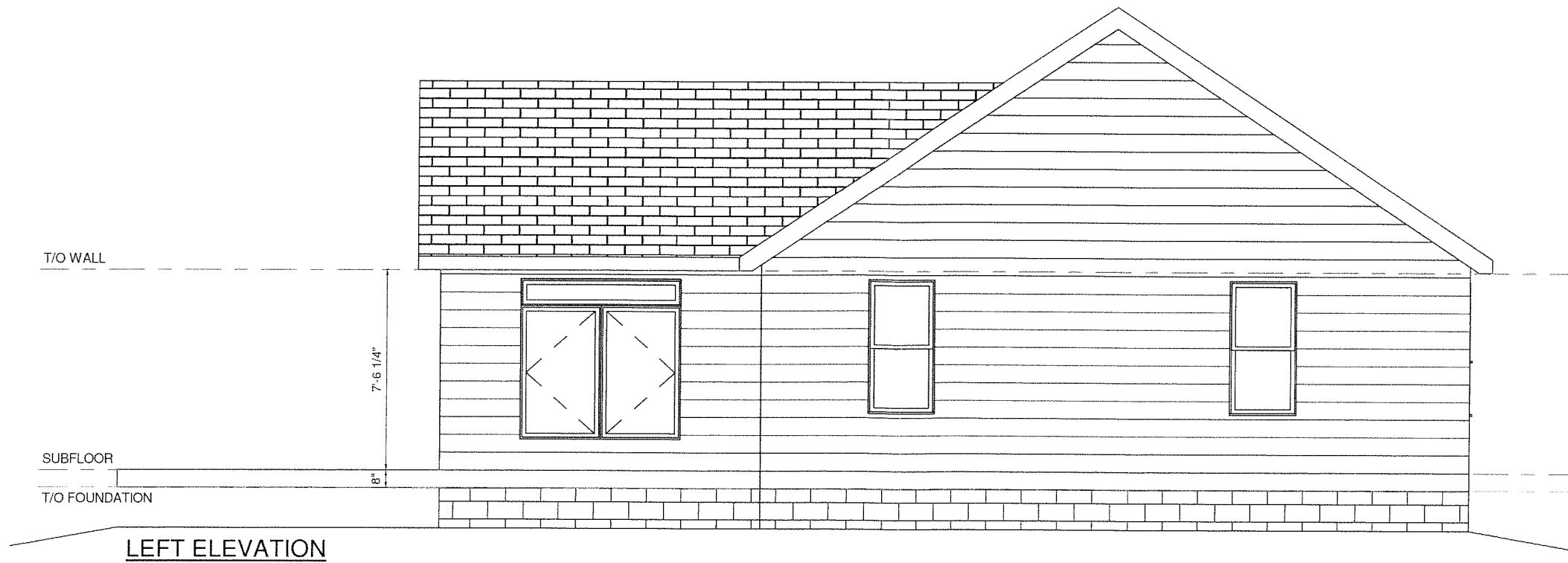
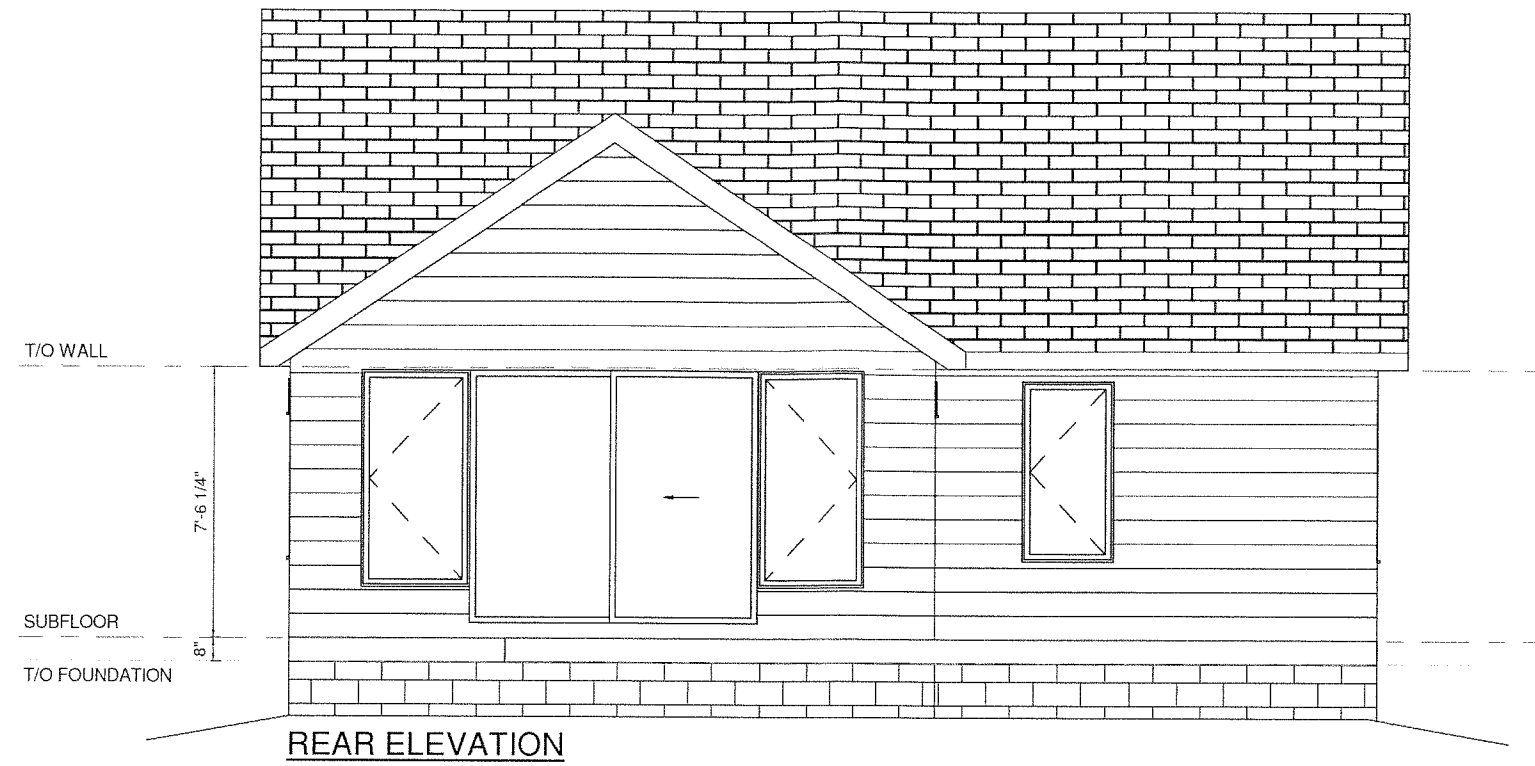
ACCESSORY BUILDING	
LOT AREA	= 580.64m ²
BOAT HOUSE AREA	= 34.49m ²
PROPOSED SHED	= 15.0m ²
TOTAL	= 49.49m ²
LOT COVERAGE	= 8.5%

CAUTION: THIS PLAN REPRESENTS A PROPOSED HOUSE LOCATION. IT SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE HOUSE WAS ACTUALLY ERECTED AS SHOWN.

PROPOSED ADDITION
LONG POINT, NORFOLK COUNTY

<p>180 + 28, 912.15 84.25</p> <p>ORIGINAL GROUND ELEVATION, AS CONSTRUCTED ELEVATION</p> <p>PROPOSED FINAL GROUND ELEVATION</p> <p>BURIED HYDRO, BELL, CABLE TV</p> <p>BELL, CABLE TV PEDESTALS</p>	<p>MANHOLE, CATCHBASINS</p> <p>HYDRANT, LIGHT STANDARD</p> <p>TREE, TREE TO BE REMOVED</p> <p>CURBSTOP</p> <p>PROPOSED SWALE</p>	<p>180.0</p> <p>ORIGINAL CONTOURS</p> <p>EXISTING/ PROPOSED DIRECTION OF SURFACE RUNOFF</p> <p>BANK</p> <p>PROPERTY LINE</p> <p>ADD 100.00 TO PROPOSED ELEVATIONS TO OBTAIN GEODETIC DATUM</p>
--	--	--

SUBDIVISION: ANDREW & LISA GILVESY		PREPARED BY: CYRIL J. DEMEYERE LIMITED	APPROVED BY: CYRIL J. DEMEYERE LIMITED	
MUNICIPAL ADDRESS: 27 OLD CUT BLVD.		DANIEL VANDENBRINK	ANDREW GILVESY P. ENG. <i>And Gilvesy</i>	
LOT No.: 533 R.P. No.: 436		DATE:	DATE: 5 JANUARY 2021	
DRAWN BY: TL SCALE: 1:200		CYRIL J. DEMEYERE LIMITED CONSULTING ENGINEERS TILLSONBURG, ONTARIO PHONE (519) 688 1000 FAX (519) 842 3235		
CHECKED BY: AG DATE: 05 JAN 2021				
No.	REVISION	BY	DATE:	JOB No: 18133



ELEVATIONS

Project GILVESY COTTAGE

Address: 27 OLD CUT BLVD.

Designed By: Designer

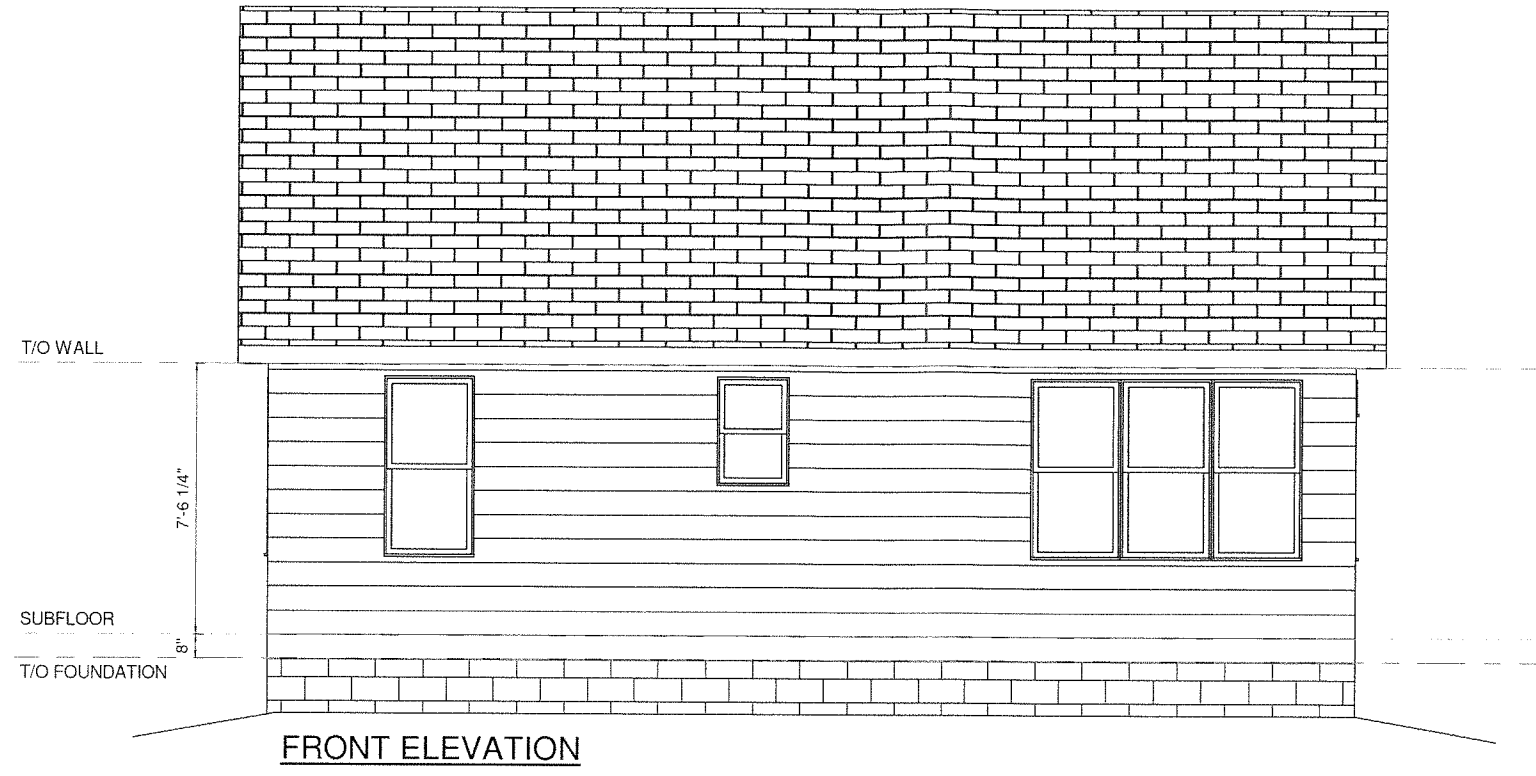
Drawn By: Author

Checked By: Checker

Date: 31 JAN 2020

Scale: 3/16" = 1'-0"

A3



ELEVATIONS

Project GILVESY COTTAGE

Address: 27 OLD CUT BLVD.

Designed By:	Designer
Drawn By:	Author
Checked By:	Checker
Date:	31 JAN 2020

Scale: 3/16" = 1'-0"

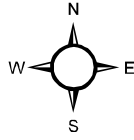
A4

MAP 1

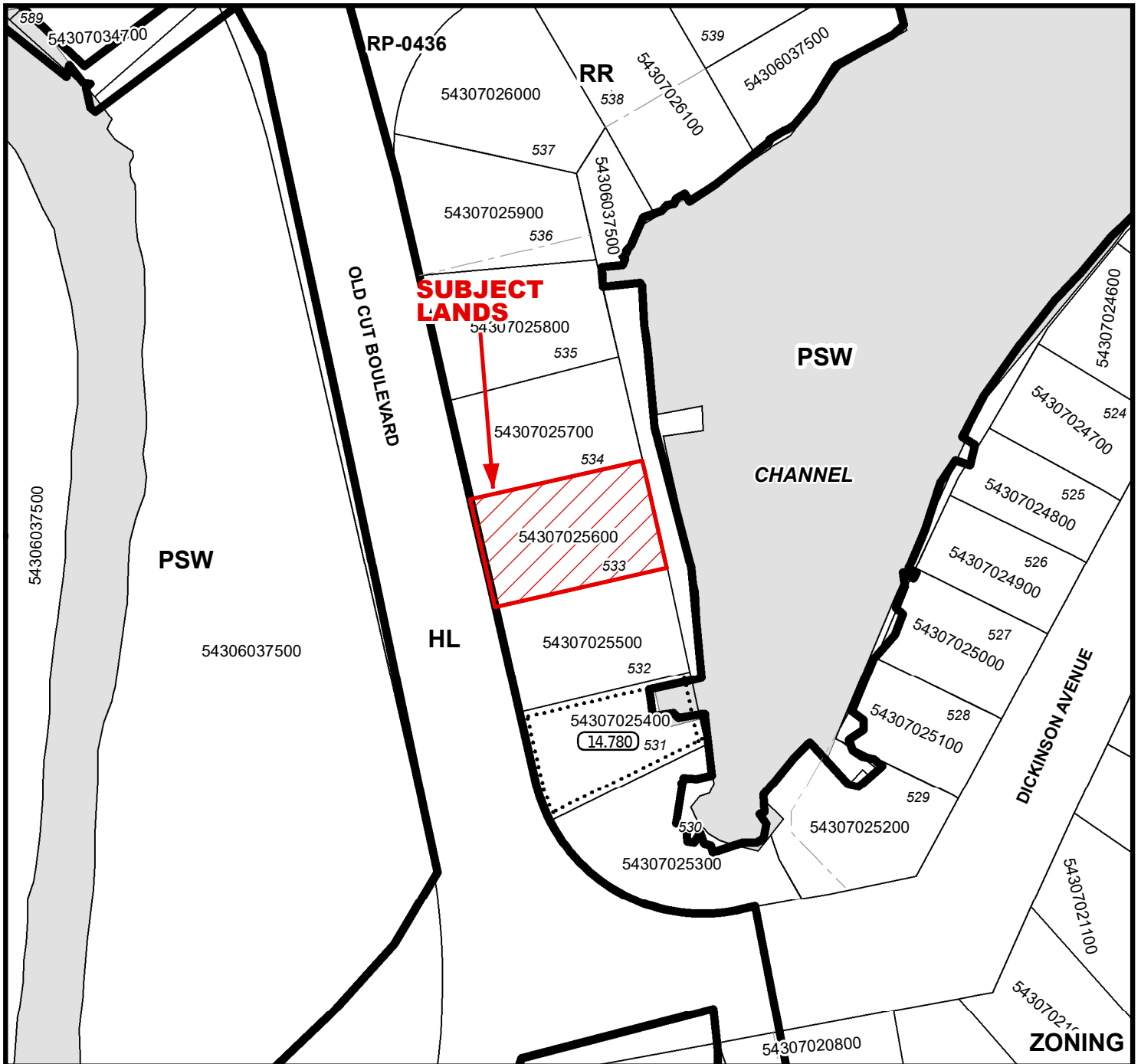
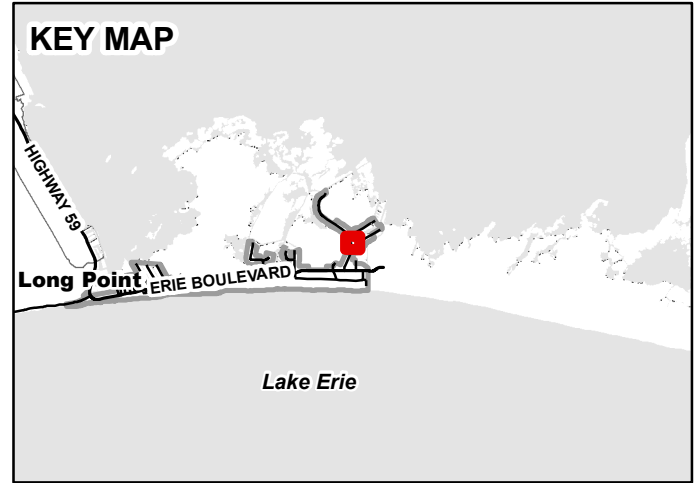
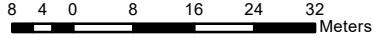
File Number: ANPL2021001

Geographic Township of

SOUTH WALSHINGHAM



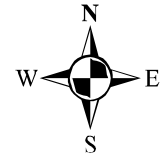
1:1,000



MAP 2

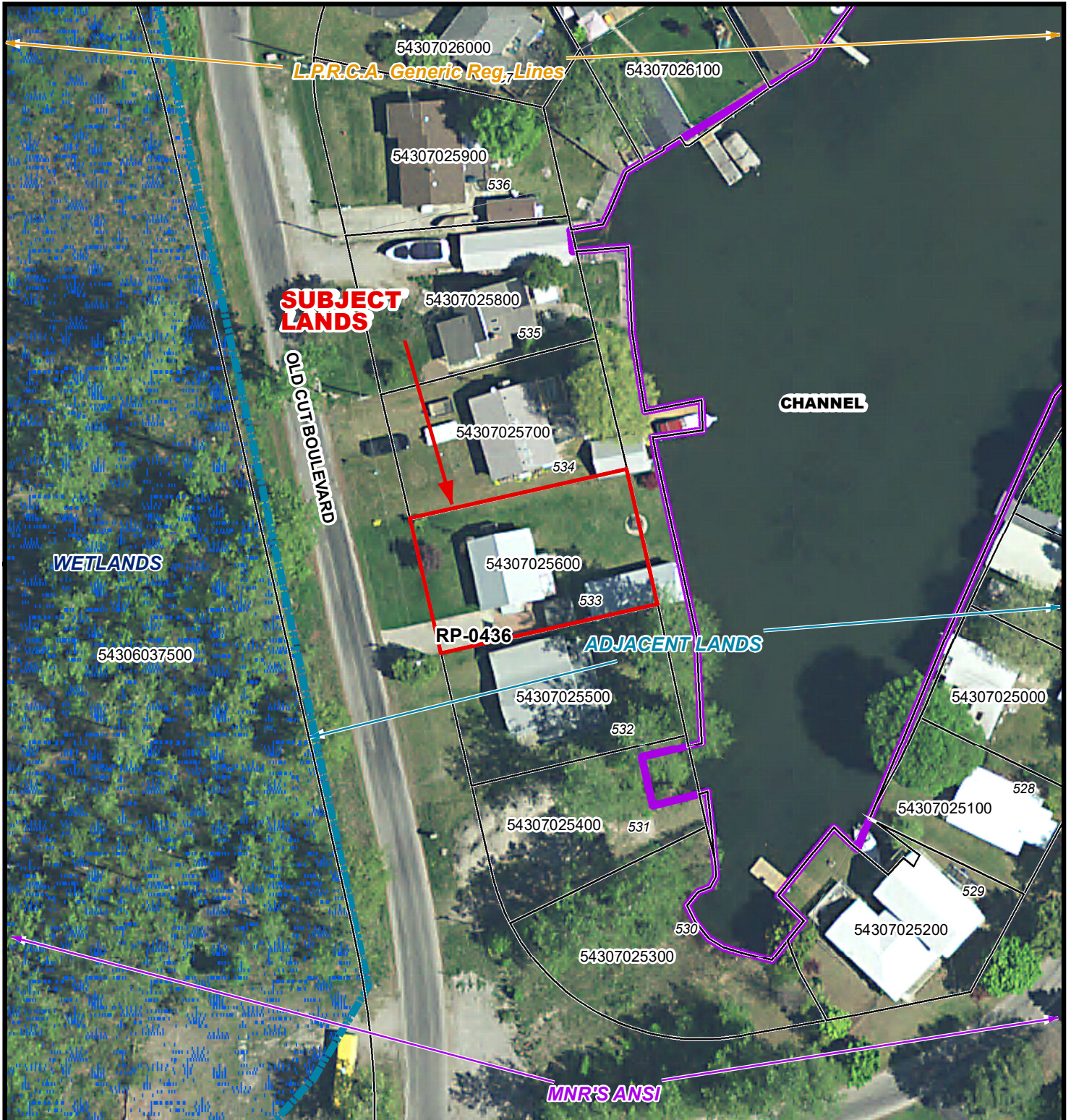
File Number: ANPL2021001

Geographic Township of SOUTH WALSLINGHAM



4 2 0 4 8 12 16 Meters

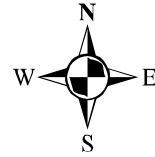
1:750



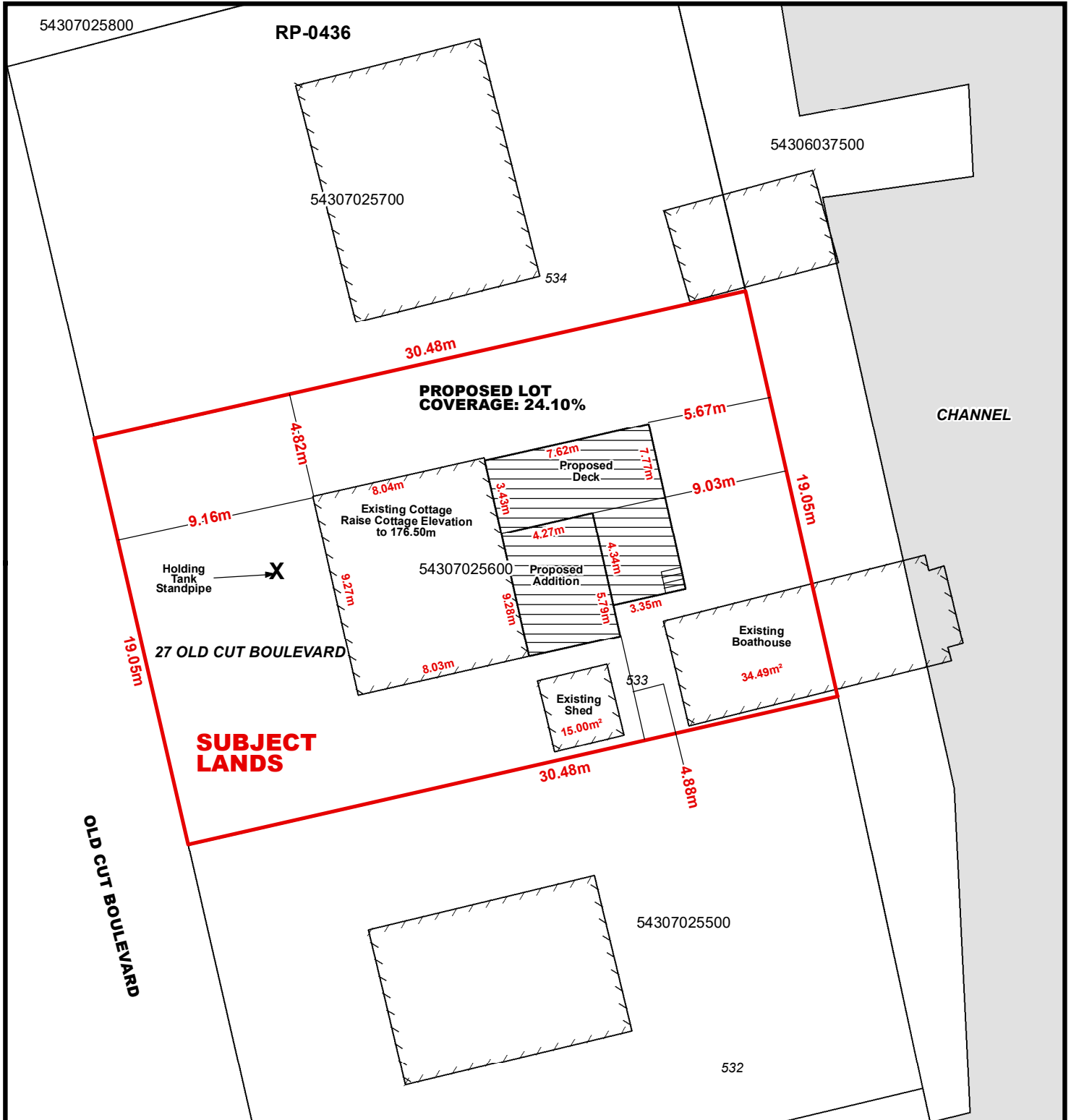
MAP 3

File Number: ANPL2021001

Geographic Township of SOUTH WALSHINGHAM



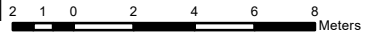
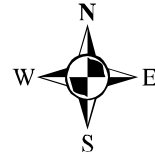
1:250



LOCATION OF LANDS AFFECTED

File Number: ANPL2021001

Geographic Township of SOUTH WALSHINGHAM



1:250

