

2816 -
1560

For Office Use Only:	BNPL02021272/	
File Number	ANPL2021273	Application Fee
Related File Number	_____	Conservation Authority Fee
Pre-consultation Meeting	_____	Well & Septic Info Provided
Application Submitted	June 28, 2021	Planner
Complete Application	August 31, 2021	Public Notice Sign

\$ 3376.00

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: 331033706012000000

A. Applicant Information

Name of Owner 2573599 Ontario Inc.- Jacob Bisschop/Tim Oomen

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 229 Church St.

Town and Postal Code Otterville N0J 1R0

Phone Number _____

Cell Number 519-983-0389

Email jacob@flooringcanada.biz

Name of Applicant Brad Deming

Address 285794 Airport Rd

Town and Postal Code Norwich, N0J 1P0

Phone Number _____

Cell Number 519-608-2723

Email deming@execulink.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 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 7, Plan 71-B, Port Ryerse, Norfolk County

Municipal Civic Address: 15 Willow Beach Lane, Nanticoke (Port Ryerse)
Present Official Plan Designation(s): Cottage, Hazard
Present Zoning: _____

2. Is there a special provision or site specific zone on the subject lands?
 Yes No If yes, please specify:
Hazard Lands

3. Present use of the subject lands:
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:
see attached 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.
front deck

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:

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:

9. Existing use of abutting properties:
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:
Travel Lane

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>15.24m</u>	<u>14.42m</u>
Lot depth	<u>18.29m</u>	<u>18.29m</u>
Lot width	<u>15.24m</u>	<u>14.42m</u>
Lot area	<u>278.74m²</u>	<u>263.75m²</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>4.73m</u>	<u>1.68m</u>
Rear yard	<u>2.14m</u>	<u>2.14m</u>
Left Interior side yard	<u>3m</u>	<u>2.18m</u>
Right Interior side yard	<u>3.59m</u>	<u>3.59m</u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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

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

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

Frontage: .82m(2.68')

Depth: 18.29m

Width: .82m

Lot Area: 15m²

Present Use: cottage

Proposed Use: cottage

Proposed final lot size (if boundary adjustment): 263.75m²

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 331033706012100,

Jacob Bisschop

Description of land intended to be retained in metric units:

Frontage: 14.42

Depth: 18.29m

Width: 14.42

Lot Area: 263.75m²

Present Use: cottage

Proposed Use: cottage

Buildings on retained land: cottage, shed

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:

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 _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
 Individual wells

- Communal wells
 Other (describe below)
-

Sewage Treatment

- Municipal sewers
 Septic tank and tile bed in good working order
- Communal system
 Other (describe below)
-

Storm Drainage

- Storm sewers
 Other (describe below)
- Open ditches

NA

2. Existing or proposed access to subject lands

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

Name of road/street:
private travel lane

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.

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.

J. Transfers, Easements and Postponement of Interest

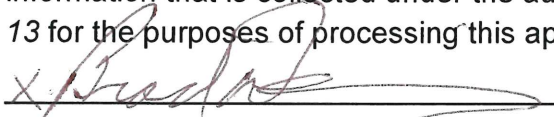
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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.

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

June 29/21
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) 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.

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.

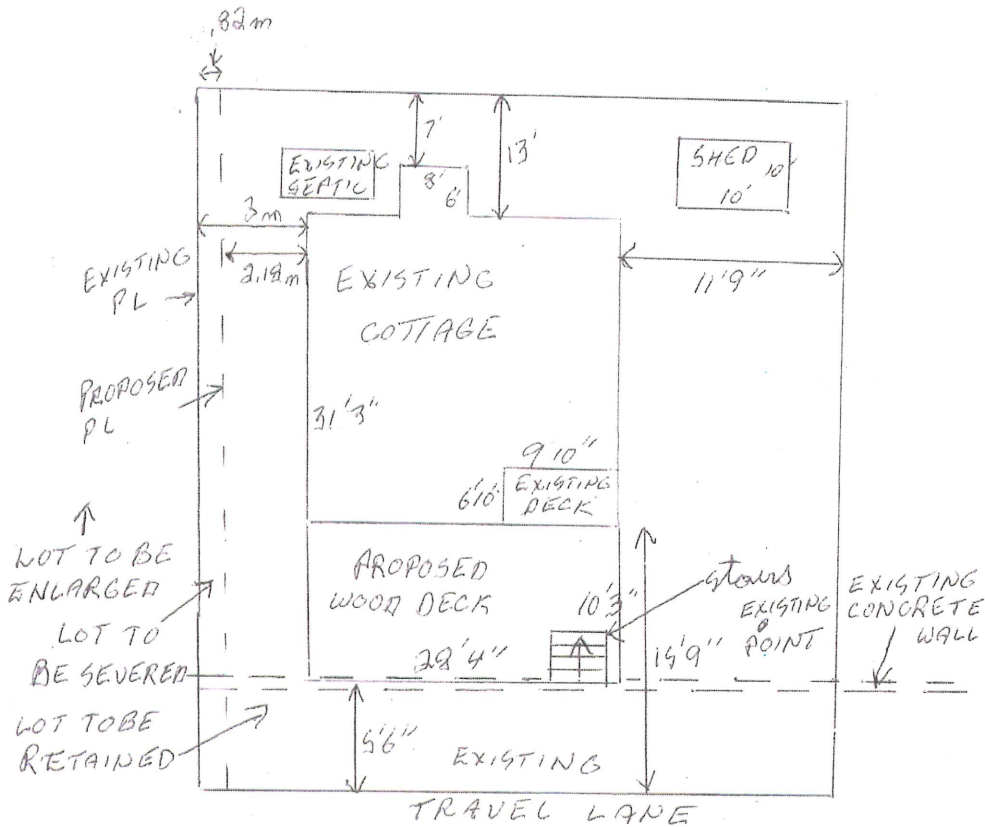
Owner

Date

Owner

Date

15 WILLOW BEACH LANE, PORTRYERSE



Brad Deming Project Management
285794 Airport Road
Norwich, Ont
N0J-1P0

To Whom It may concern

I, the owner hereby authorize: Brad Deming to act as official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code. The Township and/or other agencies are hereby authorized to release any permits, documents or information respecting the subject property to said agent.

I understand that it will be the shared responsibility of the property owner and the agent for ensuring that the work is carried out in accordance with the Permit, the Ontario Building Code & n Act, Applicable Laws and the By-Laws and policies of the Township.

RE: 15 + 17 WILLOW BEACH LANE, PORT RYERSE

JACOB BISSCHOP

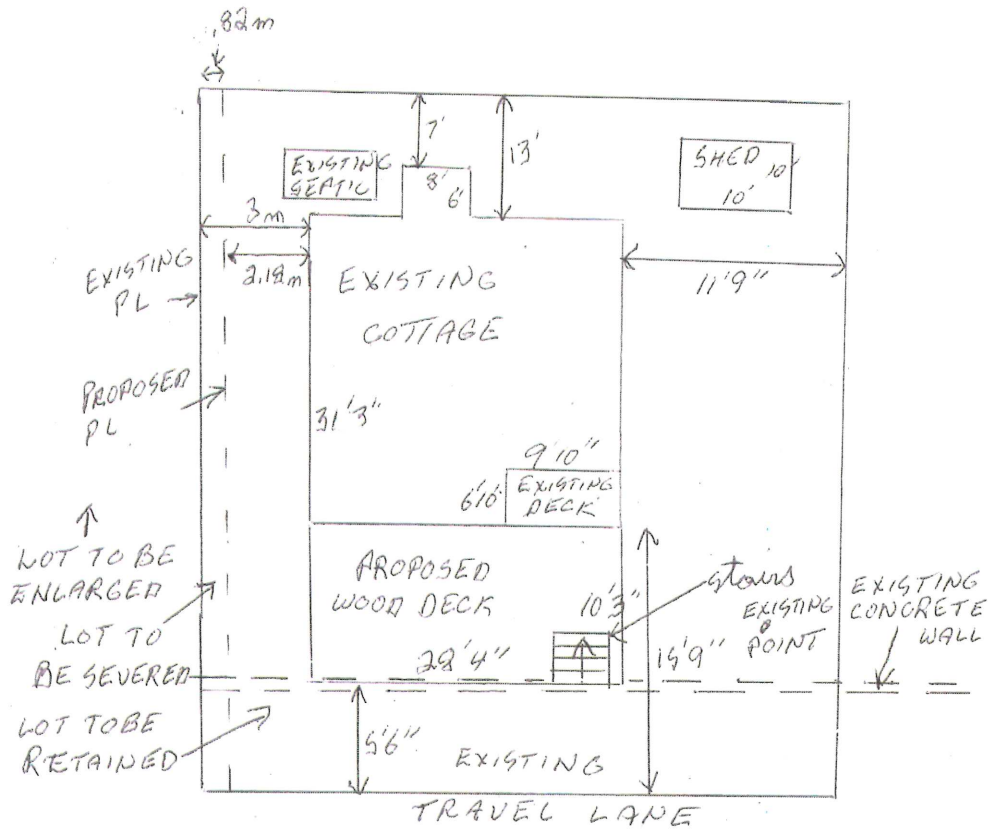
Owner's Signature:



DATE:

JUNE 2-121

15 WILLOW BEACH LANE, PORT RYERSE



Brad Deming Project Management
285794 Airport Road
Norwich, Ont
NOJ-1PO

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RE: 15 + 17 WILLOW BEACH LANE, PORT RYERSE

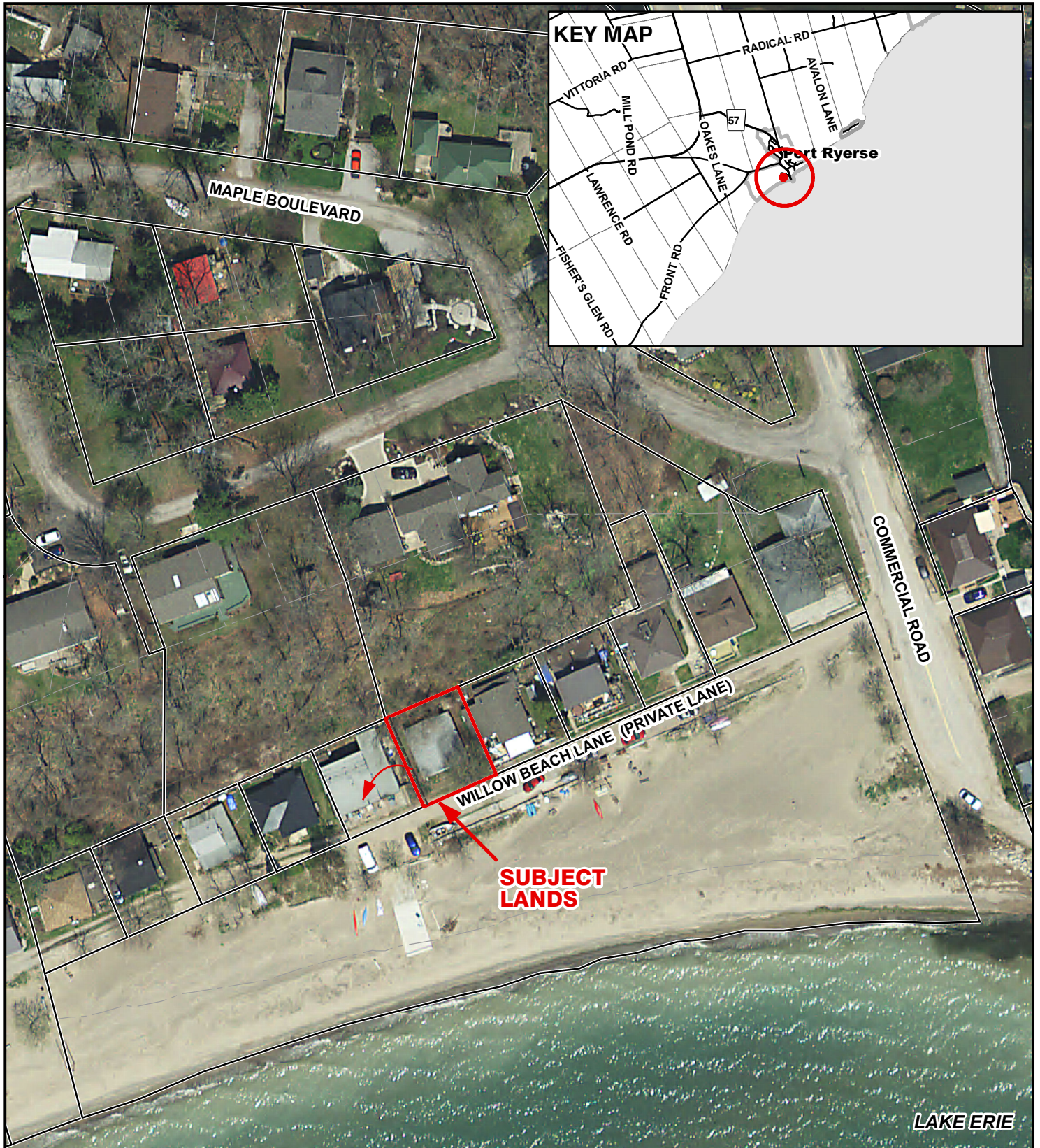
JACOB BISCHOP

Owner's Signature: _____




DATE: _____

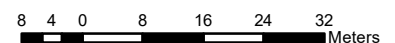
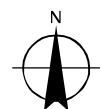
JUNE 2-1/21

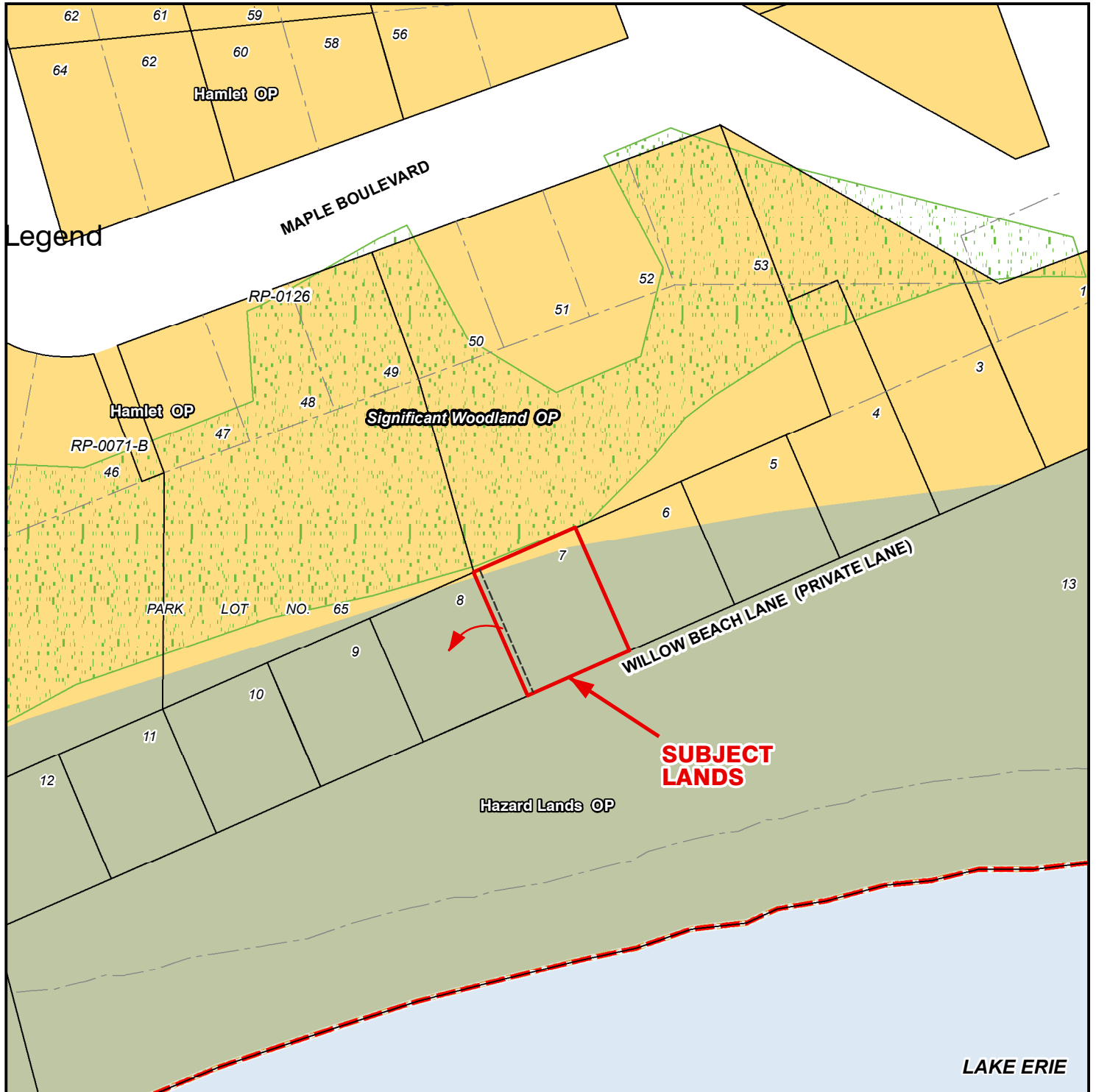


Legend







-  Subject Lands
- 2020 Air Photo


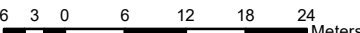
2021-09-02

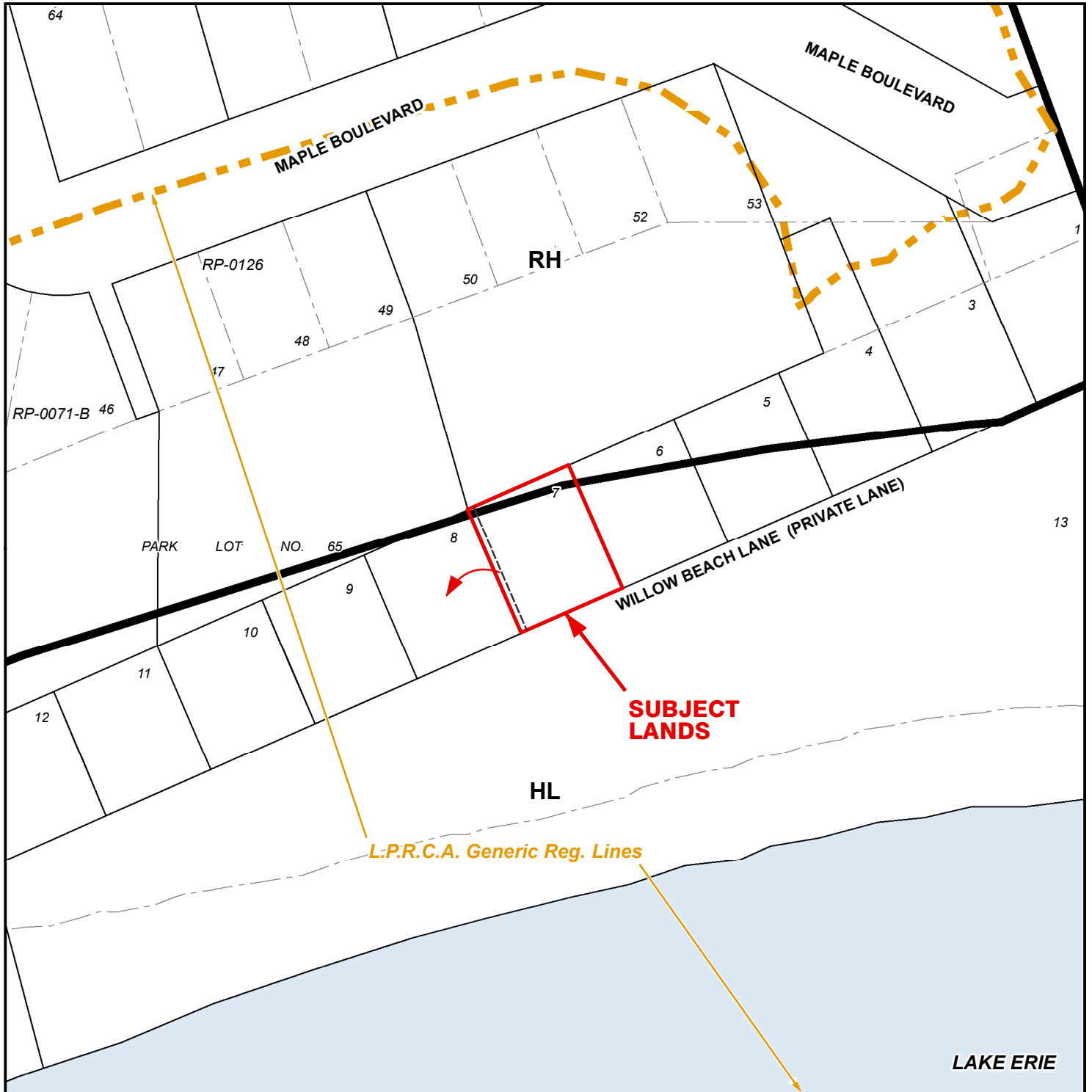




Official Plan Designations 2021-09-02

 Subject Lands	 Hazard Lands	 Hamlet Area Boundary
	 Hamlet	 Significant Woodland
	 Special Policy Area	



2021-09-02

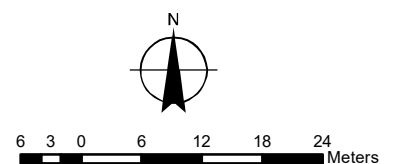
ZONING BY-LAW 1-Z-2014

(H) - Holding

RH - Hamlet Residential Zone

HL - Hazard Land Zone

 LPRCA Generic RegLines



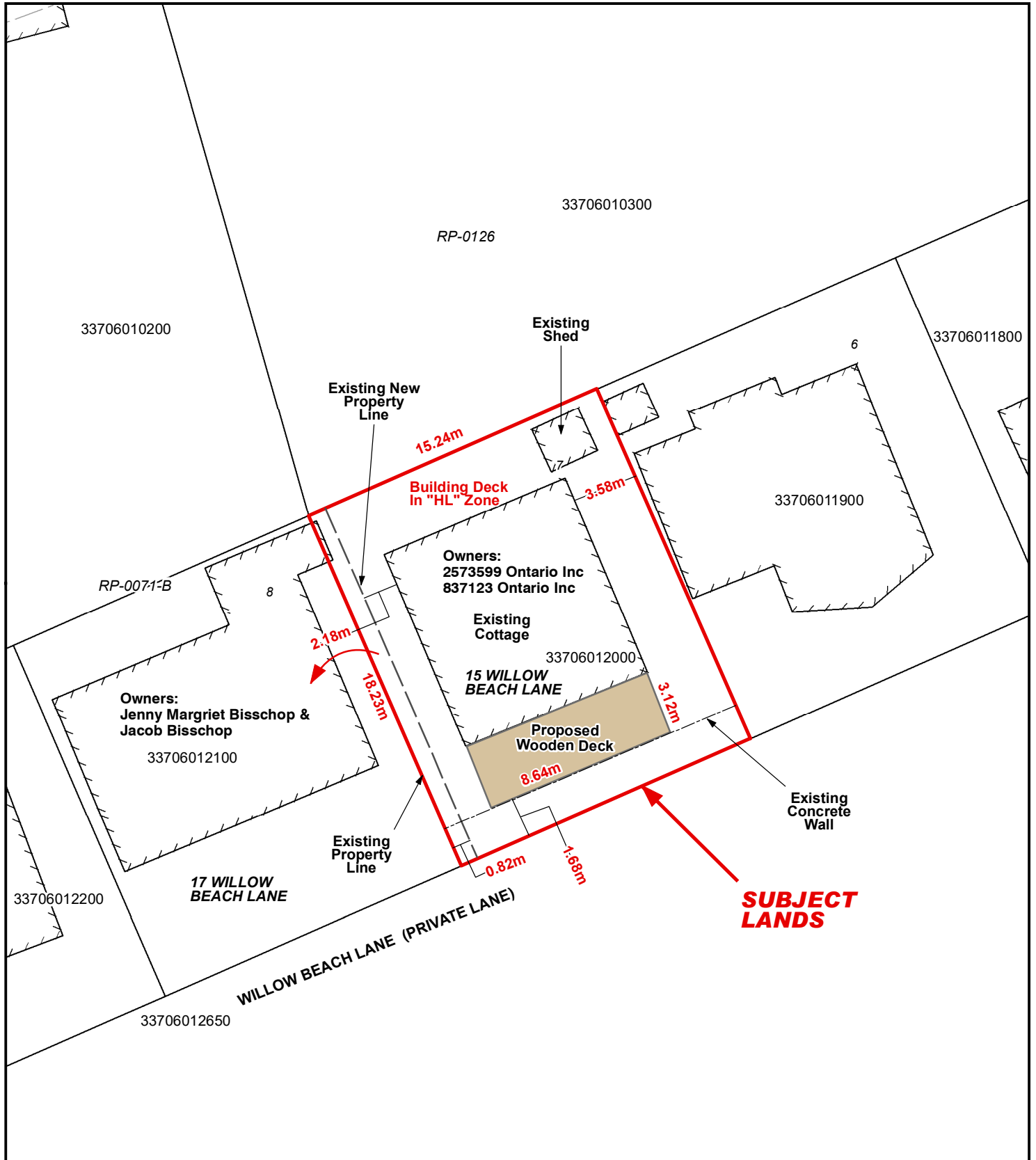
MAP D

CONCEPTUAL PLAN


Geographic Township of WOODHOUSE

BNPL2021272

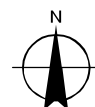
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 Subject Lands

2021-09-02



2 1 0 2 4 6 8 Meters

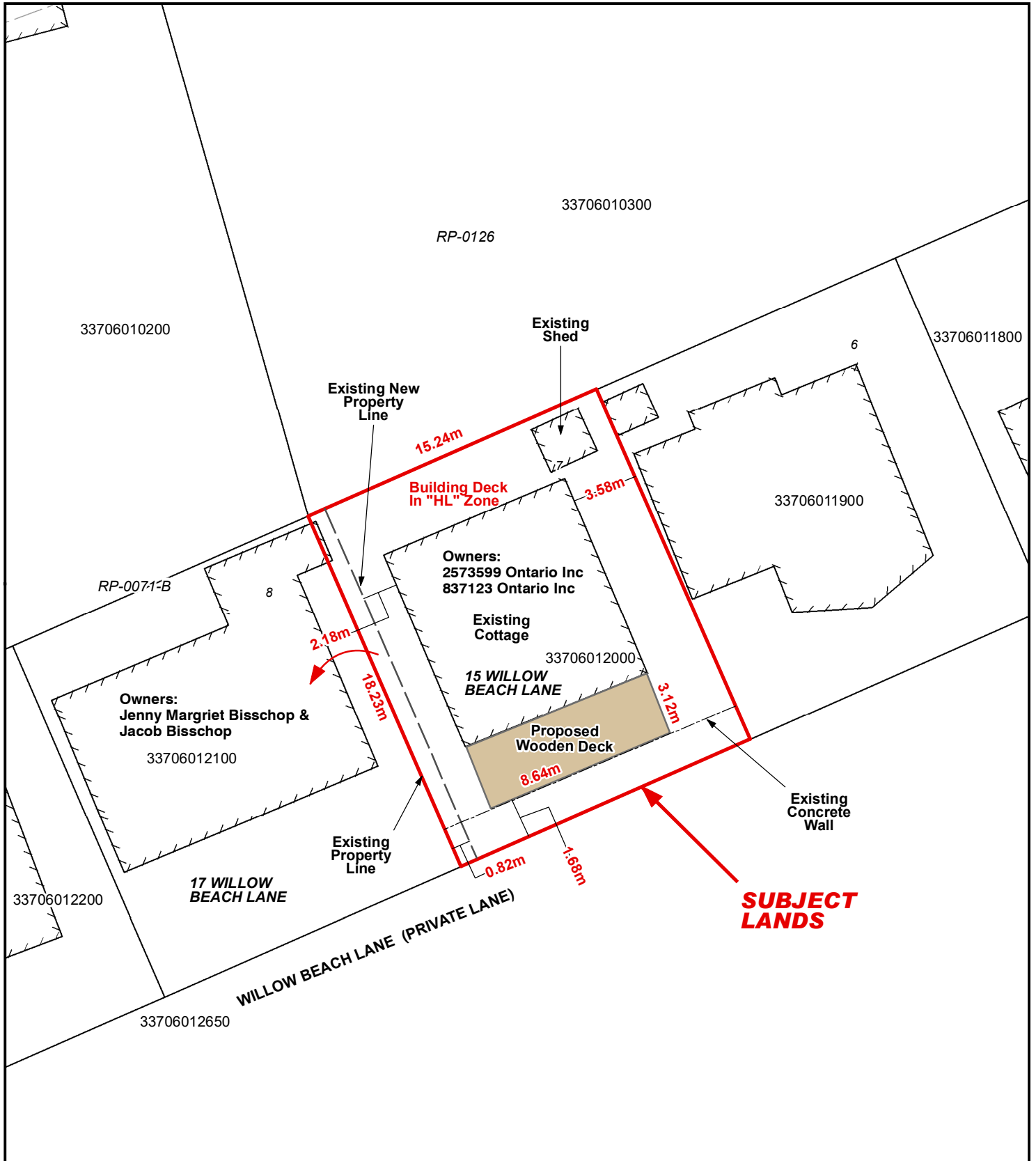
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN


Geographic Township of WOODHOUSE

BNPL2021272

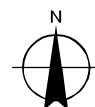
ANPL2021273



Legend

 Subject Lands

2021-09-02



2 1 0 2 4 6 8 Meters