For Office Use Only:

File Number	BNPL2024029	Application Fee	2743.00 5106.00
Related File Number	ANPL2024056	Conservation Authority Fee	Yes
Pre-consultation Meeting		Well & Septic Info Provided	N/A
Application Submitted	Resub. Feb 27.2024	Planner	Hanne Yager
Complete Application	Mar.4.2024	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: 331054307036500000076

A. Applicant Information

Name of Owner Lynda Franklin

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 259 Harris St.

Town and Postal Code Ingersoll N5C 1Y5

Phone Number 519. 320-1028

Cell Number

Email lyndafranklin@yahoo.com

Name of Applicant ~~Lynda Franklin~~ Bill Klyn Carpentry (Mark Klyn)

Address 2 Palmer St. E.

Town and Postal Code Norwich N0J 1P0

Phone Number 519-424-2816

Cell Number 519-532-4494

Email mark@bklcarpentry.ca

Name of Agent Bill Klyn Carpentry (Mark Klyn)

Address 2 Palmer St. E.

Town and Postal Code Norwich N0J 1P0

Phone Number 519-424-2816

Cell Number 519-532-4494

Email mark@bklcarpentry.ca

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 owner and agent noted above.

☐ Owner ☑ Agent ☐ Applicant

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

N/A

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 607

   Municipal Civic Address: 76 Old Cut Boulevard

   Present Official Plan Designation(s):

   Present Zoning: Resort Residential (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:

   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:

cottage and a boathouse. See site plan.
+ a small shed.

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.

Screenroom addition used as outdoor space while protected from bugs

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:

Screenroom + deck. See ~~attached~~ included drawings.

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:

unknown

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:

C. Purpose of Development Application C.o.a. - Main use

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	13.576m			13.576m	
Lot depth	37.734m			49.754m	
Lot width	IRREG				
Lot area	715.8m²			1044.88m²	
Lot Main use coverage	231.24m² (32%)	15%		273.97m² (26%)	117.24m² (11%)
Front yard	20.22m			20.22m	
Rear yard	5.0m			11.13m	
Height	3.5m			3.5m	
Left Interior side yard	2.34m			2.34m	
Right Interior side yard	2.08m			2.08m	
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other	N/A				

C. Purpose of Development Application C. b. - Accessory structures

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	13.576m			13.576m	
Lot depth	37.734m			37.734m	
Lot width	IRREG				
Lot area	715.8m²			1044.88m² ~~715.8m²~~	
Lot accessory coverage	65.22m²	10%		~~65.22m²~~ 65.22m²	
Front yard	20.22m			20.22m	
Rear yard	5.0m			16.13m	
Height	3.5m			3.5m	
Left Interior side yard	2.34m			2.34m	
Right Interior side yard	2.08m			2.08m	
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other	N/A				

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:
Lot isn't large enough. Proposed screenroom is covered, screened in, outdoor space

3. **Consent/Severance/Boundary Adjustment**: Description of land intended to be severed in metric units:

Frontage: ~~[illegible]~~ 24.869m

Depth: ~~[illegible]~~ 12.02m

Width: ~~24.9m~~ 24.869m

Lot Area: ~~[illegible]~~ 323.6m²

Present Use: ~~cottage~~ open grass area and boathouse

Proposed Use: ~~cottage~~ open grass area and boathouse

Proposed final lot size (if boundary adjustment): 1044.88m²

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

Roll Number: ~~[illegible]~~ and ~~[illegible]~~

Owner: Lynda Franklin Roll #: 33105430703650O

Description of land intended to be retained in metric units:

Frontage: 13.576m

Depth: 49.754m

Width: 29.6m

Lot Area: 1044.88m

Present Use: cottage

Proposed Use: cottage

Buildings on retained land: ~~cottage~~, boat house

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: _____

Area: _____

Proposed Use: _____

5. **Surplus Farm Dwelling Severances Only:** 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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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 _____

Date of Land Purchase: _____

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

D. All Applications: 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:
   There has only ever been cottages on this land
   _____

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. All Applications: 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:

   Permit approval has been given by LPRCA

   _____

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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water
☑ Individual wells
☐ Communal wells
☑ Other (describe below)

Sand spike

Sewage Treatment

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

Holding tank

Storm Drainage

☐ Storm sewers
☐ Open ditches
☑ Other (describe below)

Runs off into lake channels

2. Existing or proposed access to subject lands:

☑ Municipal road
☐ Provincial highway
☐ Unopened road
☐ Other (describe below)

Name of road/street:

old cut BLVD

G. All Applications: 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:

☐ 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

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.

Sept 5, 2023

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 Cynda Franklin am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Bill Klyn Carpentry Inc. 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.

Feb 16, 2023

Owner — Date

Owner — Date

Note:** **If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Mark Kyle of T. Wilson Ltd

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:

Town of Simcoe

Owner/Applicant/Agent Signature

In Norfolk County

This 16th day of January

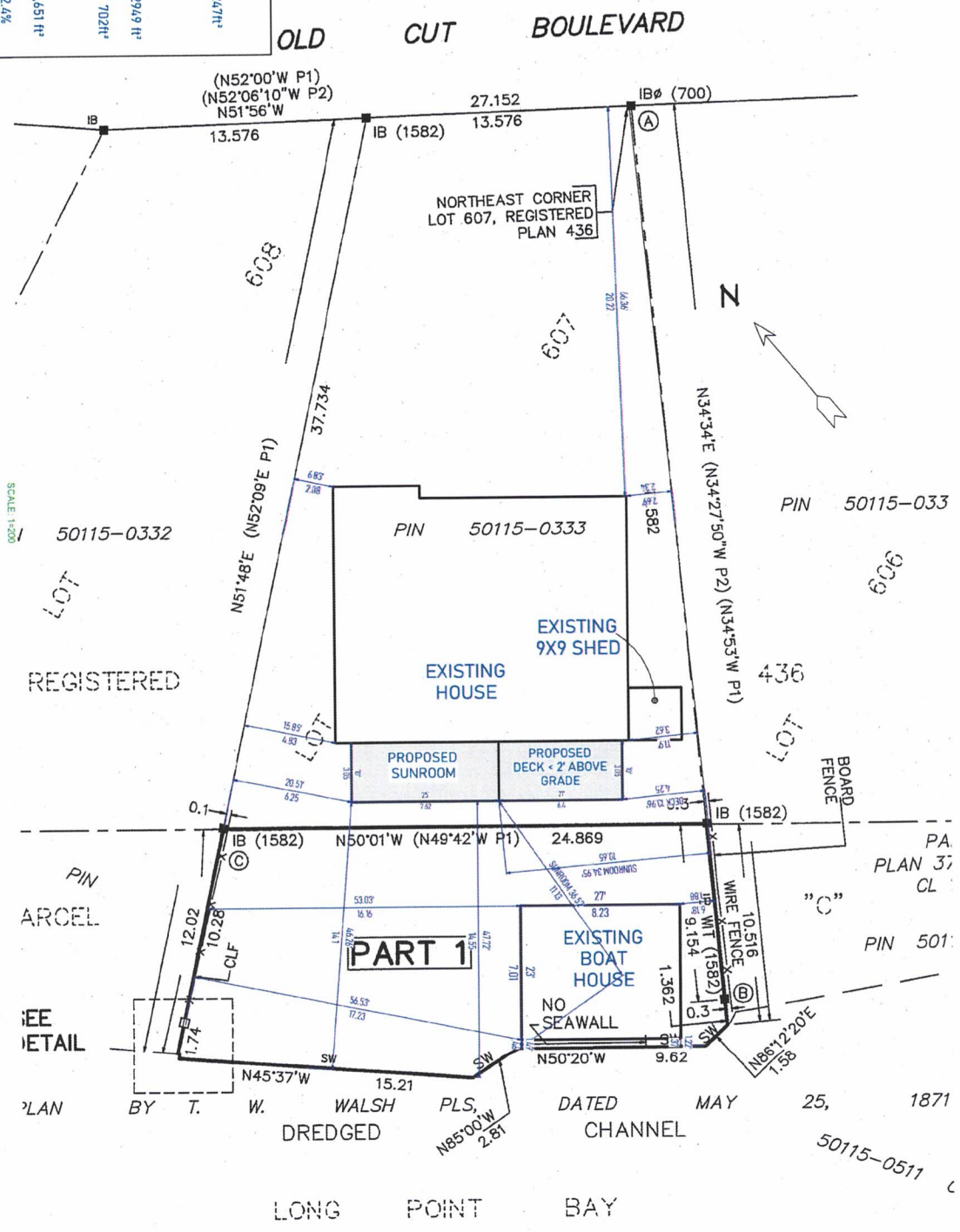
A.D., 2024

A Commissioner, etc.

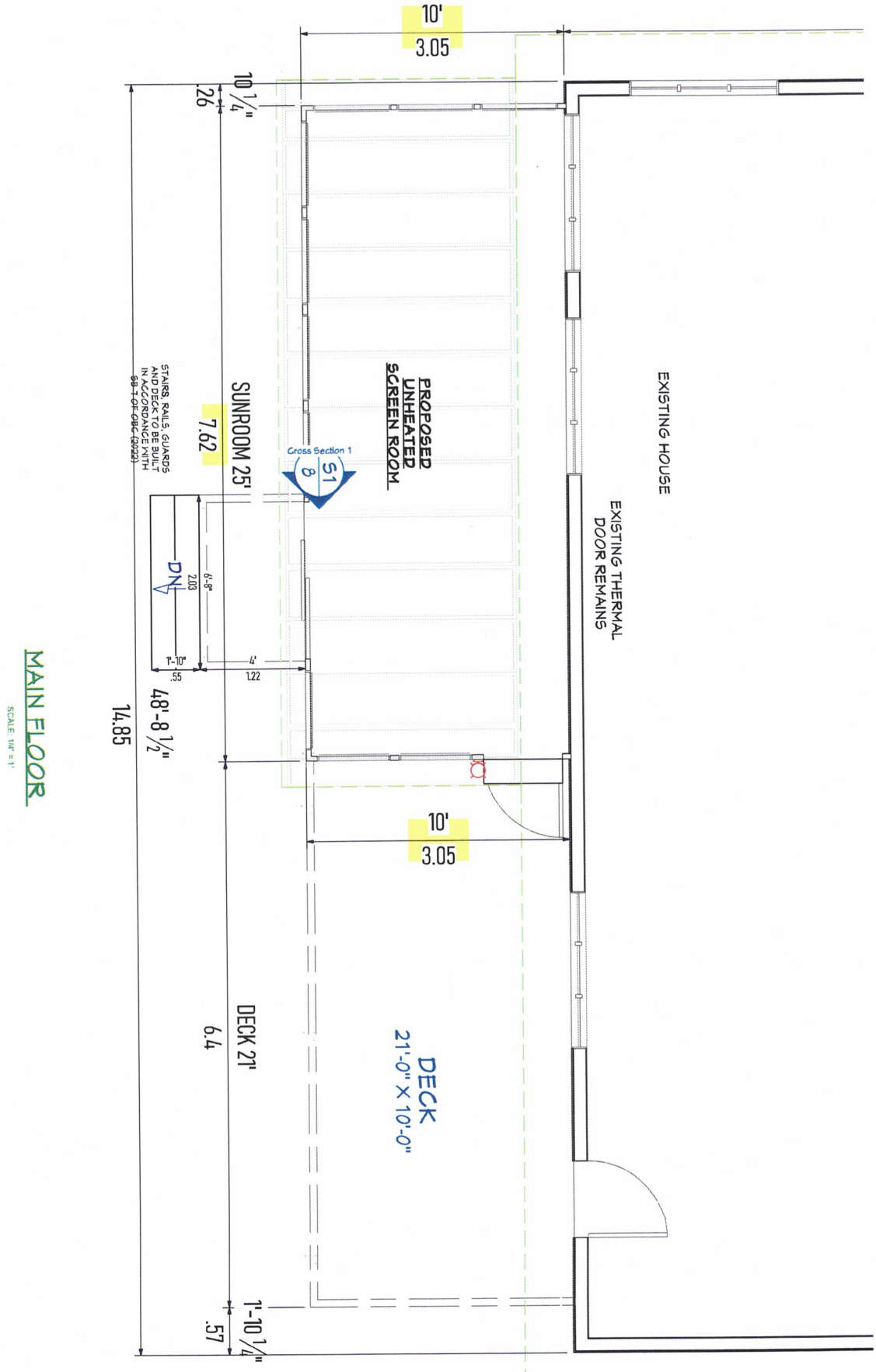
Kaitlyn Anderson Poole, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires September 2, 2024.

SITE PLAN DATA

LOT AREA	11,247ft²
LOT COVERAGE	
EXISTING COTTAGE + SUNROOM + DECK	2949 ft²
EXISTING BOATHOUSE + SHED	702ft²
TOTAL	3,651 ft²
GFA/LOT AREA RATIO	32.4%



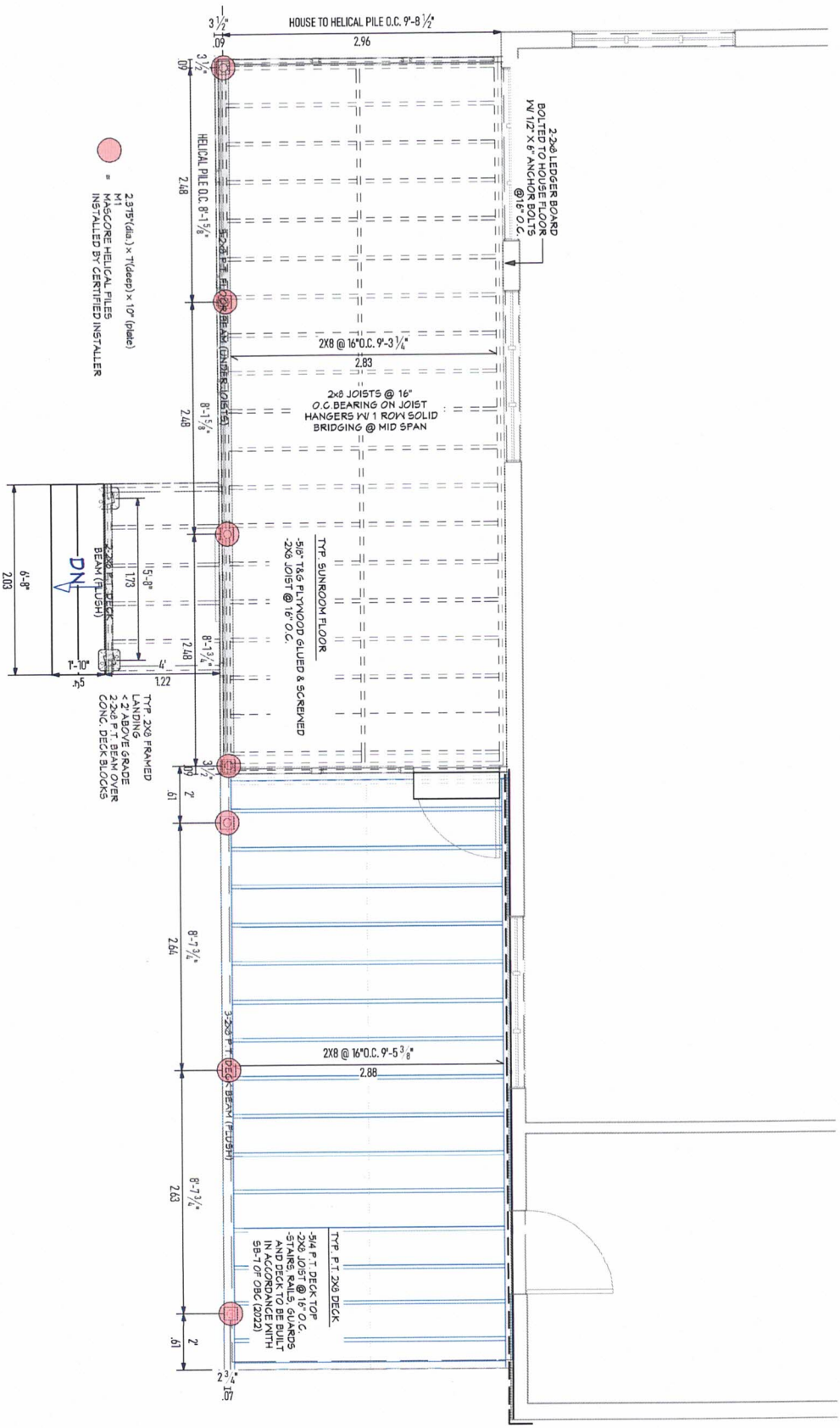
CONTRACTOR:	OWNER:			DRAWN BY:
Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	1	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	SMS



MAIN FLOOR

SCALE: 1/4" = 1'

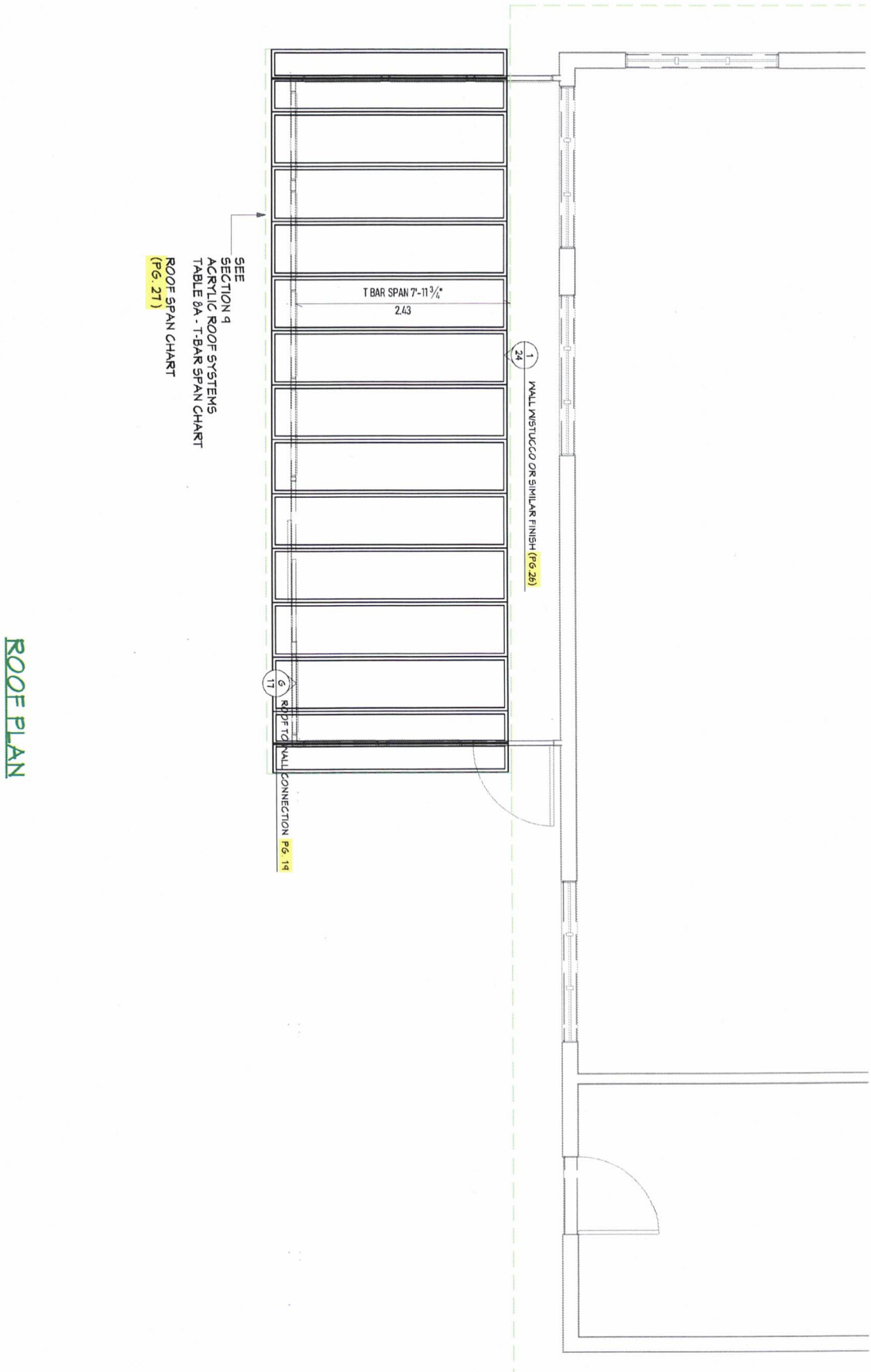
SUNSPACE by BILL KLYN CARPENTRY	CONTRACTOR: Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	OWNER: Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	2	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	DRAWN BY: SMS



FLOOR FRAMING

SCALE: 1/4" = 1'

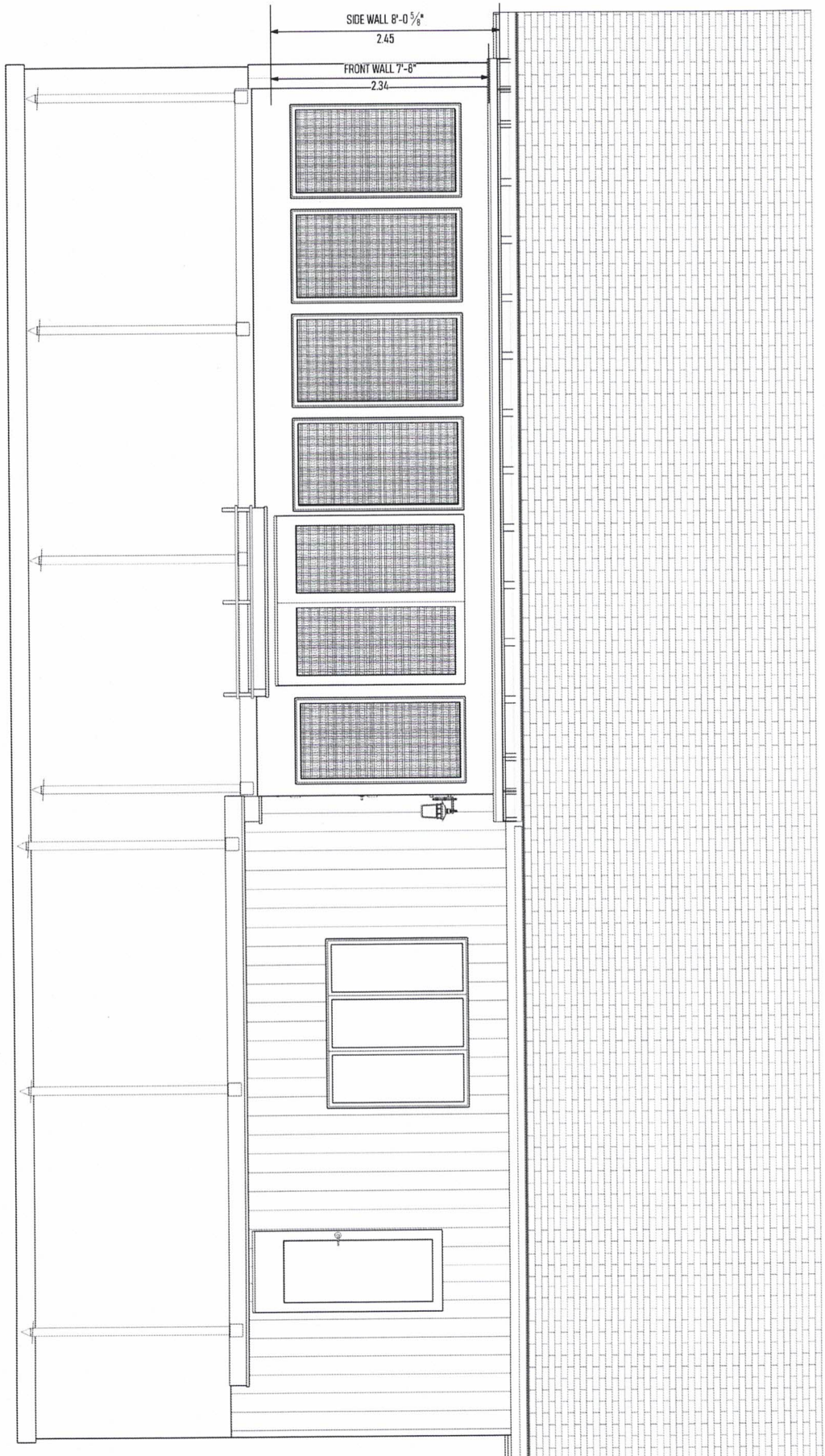
SUNSPACE by BILL KLYN CARPENTRY	**CONTRACTOR:** Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	**OWNER:** Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	**3**	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	DRAWN BY: SMS



ROOF PLAN

SCALE 1/4" = 1'

SUNSPACE by BILL KLYN CARPENTRY	CONTRACTOR: Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	OWNER: Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	4	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	DRAWN BY: SMS



REAR ELEVATION

SCALE 1/4" = 1'

SUNSPACE by BILL KLYN CARPENTRY

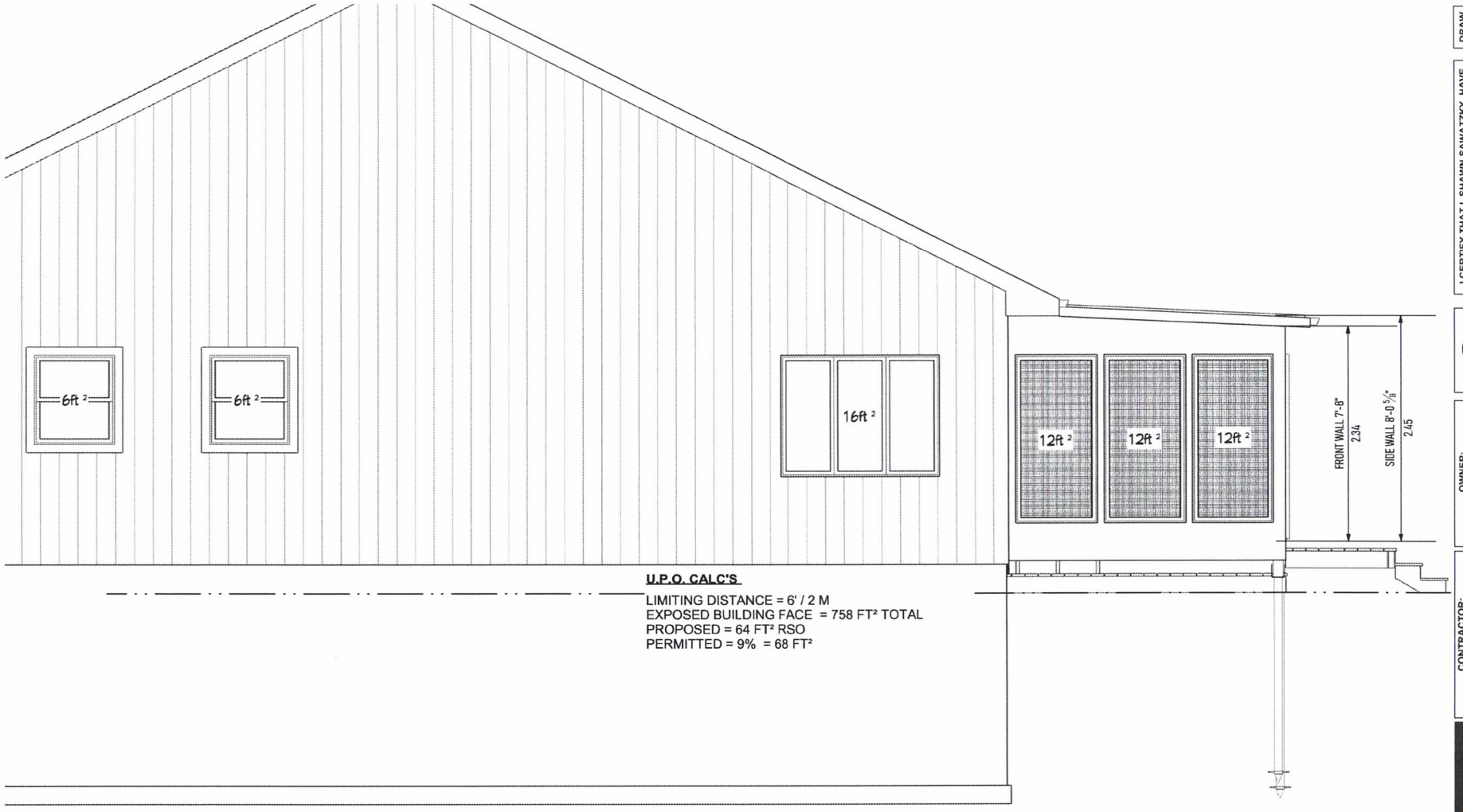
CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

5

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

DRAWN BY:
SMS



U.P.O. CALC'S

LIMITING DISTANCE = 6' / 2 M
EXPOSED BUILDING FACE = 758 FT² TOTAL
PROPOSED = 64 FT² RSO
PERMITTED = 9% = 68 FT²

LEFT ELEVATION

SCALE: 1/4" = 1'

DRAWN BY: SMS

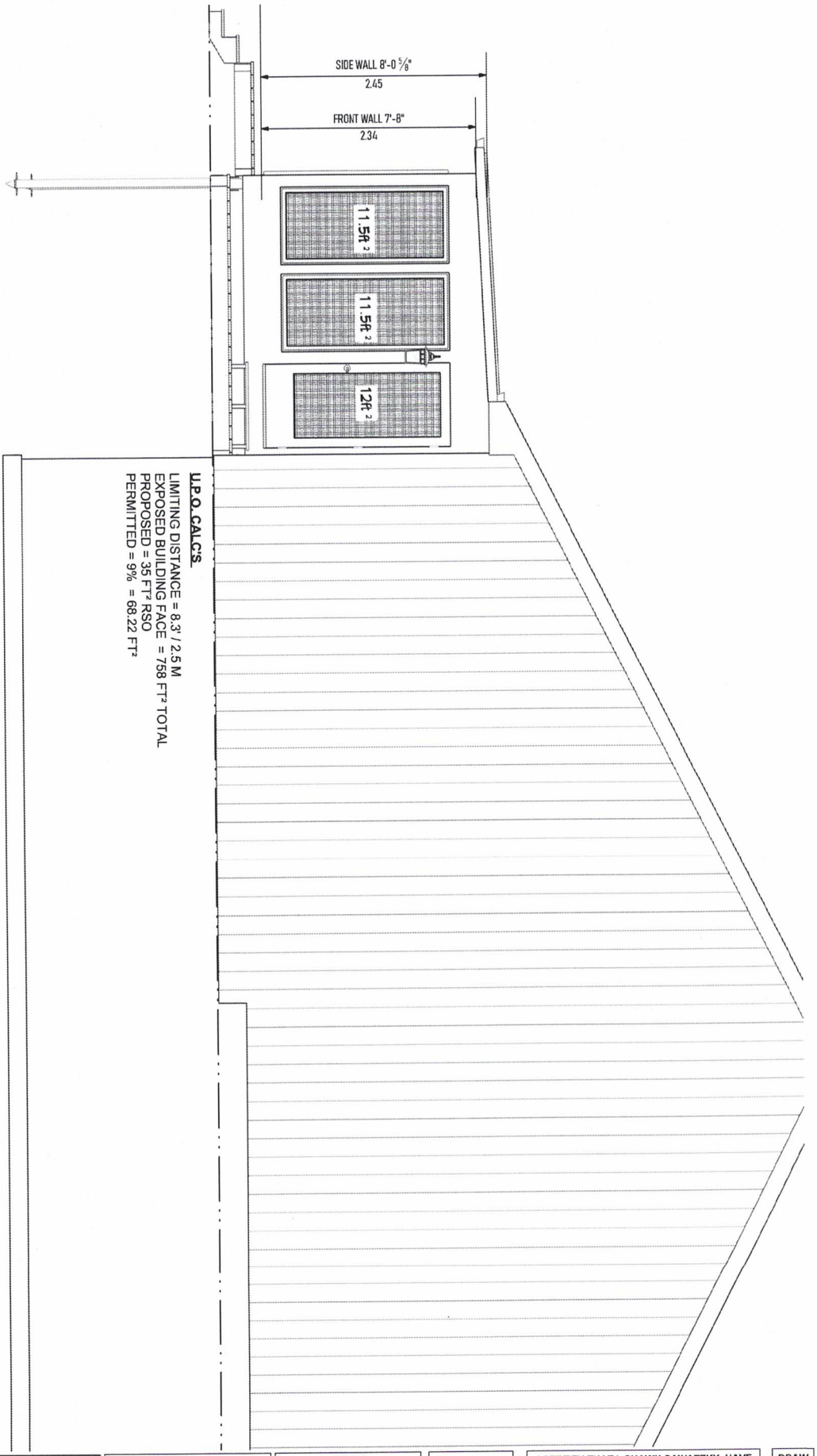
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

6

OWNER:
Frankin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Kivi carpentry
2 Palmer St E, Wroxeter
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KIVI CARPENTRY



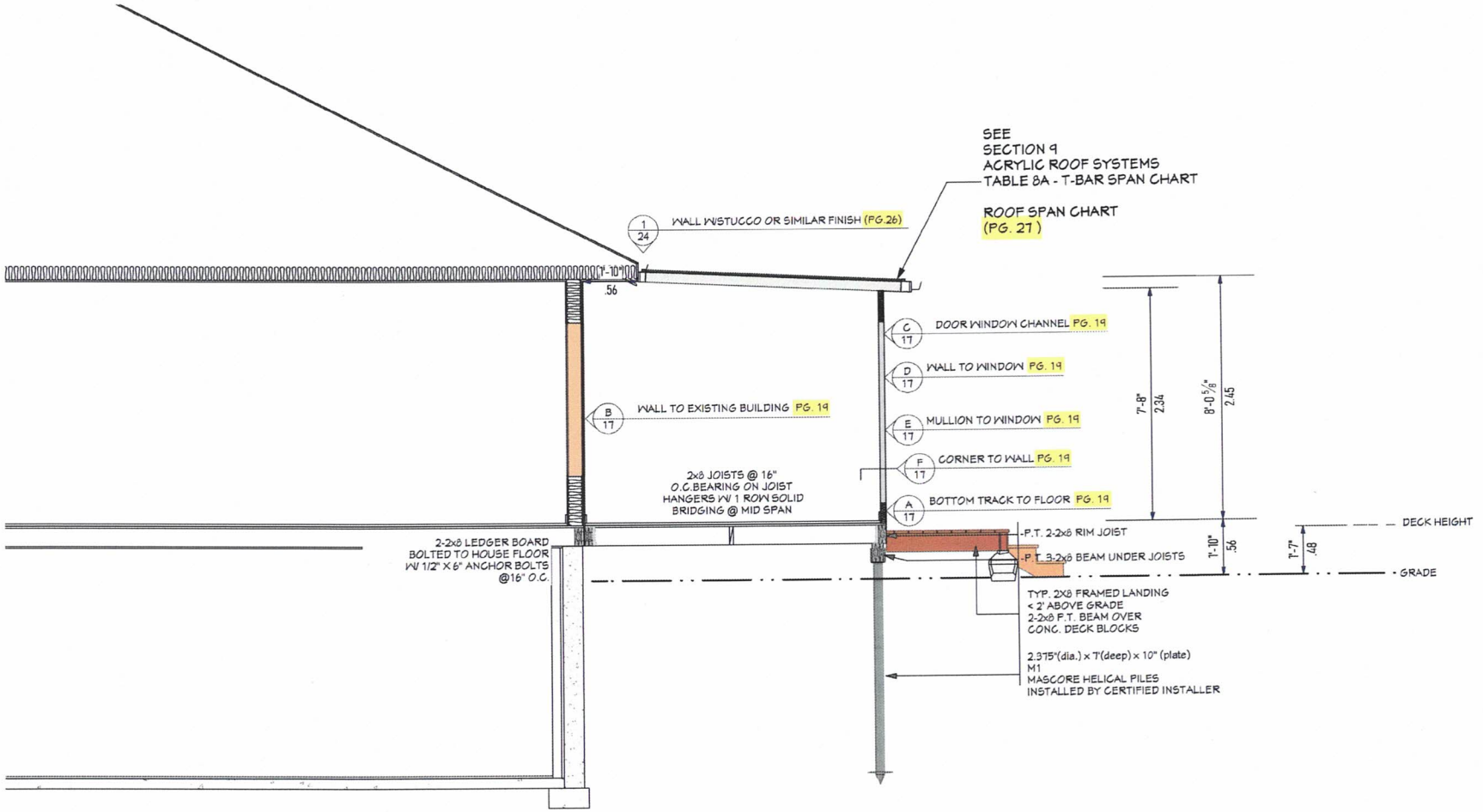
U.P.O. CALC'S

LIMITING DISTANCE = 8.3' / 2.5 M
EXPOSED BUILDING FACE = 758 FT² TOTAL
PROPOSED = 35 FT² RSO
PERMITTED = 9% = 68.22 FT²

RIGHT ELEVATION

SCALE: 1/4" = 1'

SUNSPACE by Bill Klyn Carpentry	CONTRACTOR: Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	OWNER: Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	7	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	DRAWN BY: SMS



CROSSECTION S1

SCALE: 1/4" = 1'

DRAWN BY: SMS

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE NET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

8

OWNER:
Franklin Residence
76 Old Cut Blvd, Port Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY

Long Point Region Conservation Authority

4 Elm Street
Tillsonburg, ON
N4G 0C4
Phone (519) 842-4242
Fax (519) 842-7123
www.lprca.on.ca

PERMIT No. LPRCA-166/23

FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS & ALTERATIONS TO SHORELINES & WATERCOURSES

(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)

Permission has been granted to:

Owner:	**Lynda Franklin**	**Telephone:**	**519-320-1028**
Address:	**259 Harris Street, Ingersoll ON**	**Email:**	
Agent:	**Mark Klyn –Bill Klyn Carpentry**	**Telephone:**	**519-424-2816**
Address:	**2 Palmer Street East, Norwich ON**	**Email:**	**mark@bklcarpentry.ca**

Location/Address of works: **76 Old Cut Boulevard. 331054307036500**

Lot: **607** **Concession:** **436** **Municipality:** **Norfolk County**

Description of Works: To remove an existing deck and construct an approximately 23.2m^2 unheated, non-habitable sunroom and an approximately 19.5m^2 open deck.

Type of fill: n/a

This permit is valid on the above location only for the period of:

DATE: August 17, 2023 to August 17, 2025

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS:

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated June 12, 2023 and the associated information.

GENERAL CONDITIONS:

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.

Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4
Tel: (519) 842-4242 Fax: (519) 842-7123
Email: planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application – Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG.178/06)

Application # LPRCA - _____
Office Use Only

Owner's Name: Lynda Franklin

Mailing Address: 259 Harris Street
Street Address *P.O. Box* *Apartment/Unit #*

Ingersoll ON
City/Town *Province* *Postal Code*

Primary Phone: 519-320-1028 Alternate Phone: _____ Email: _____

Applicant's Name: Mark Klyn - Bill Klyn Carpentry Inc. ☐ Check if same as above

Mailing Address: 2 Palmer Street East P.O. Box 637
Street Address *P.O. Box* *Apartment/Unit #*

Norwich ON
City/Town *Province* *Postal Code*

Primary Phone: 519-424-2816 Alternate Phone: 519-532-4494 Email: mark@bklcarpentry.ca

Location of Proposed Work

Lot: 607 Concession/Plan: 436 Municipality: Norfolk

Municipal Address: 76 Old Cut Blvd
Street Address

Tax Assessment Roll Number: 3310543070365000000

Proposed work: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☑ Construct a new building or structure
- ☐ Alter or renovate an existing building or structure
- ☐ Construct a septic system
- ☐ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☐ Other: (please describe) _____

Quantity of fill: _____

Proposed square footage: 595 ft²

Existing square footage: 2650 ft²

Description of Proposed Works:

Remove an existing deck and construct a sunroom and new deck along the back of the cottage

PROPOSED START DATE: October 2023 **PROPOSED COMPLETION DATE:** November 2023

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Applicant Signature *Date* June 12, 2023

Agent Signature *Date*

Declaration of Applicant:

Bill Klyn Carpentry Inc declares that:

I, Mark Klyn, the applicant for the building permit to build Sunroom at 76 Old Cut Blvd in Long Point, am acting on behalf of the property owner, Lynda Franklin

We are the Contractor to build the sunroom .

I certify that:

The information contained in this schedule is true.

Date: Feb 10, 2023

Signed at Norwich, Ontario

Lynda Franklin ----------

(Lynda Franklin)

(On behalf of BILL KLYN CARPENTRY INC.)

APPLICATION CHECKLIST

Office Use Only
Application # LPRCA-_____
List Issued: _____

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

Applicable	Submitted	
✓	☑	A completed, signed and dated application form;
✓	☑	Written authorization (if the applicant is not the owner of the property where the work is being done)
✓	☑	Written authorization (if the property owner is assigning another party as an agent for the project);
✓	☐	Application fee (see fee schedule, fees subject to change without notice);
✓	☑	A scaled and detailed site plan;
✓	☑	A scaled cross-sectional drawing and floor plans;

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes).

✓	☑	Legal description of the property (e.g. roll number, lot, concession, municipality);
✓	☑	Scale, date, and directional arrow;
✓	☑	Dimensions of the property (a copy of a legal survey may be required);
✓	☑	Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property;
✓	☐ N/A	Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

☐	☐	Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)
☐	☐	Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas)
☐	☐	Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).
☐	☐	Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)
☐	☐	Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).
☐	☐	Complex and large-scale proposals may require additional technical studies and plans.

For Office Use Only	
Application Submitted:	
Complete Application:	
Application Fee:	Paid:
Board Approval Required Date of Board Meeting:	

GENERAL CONDITIONS OF PERMIT

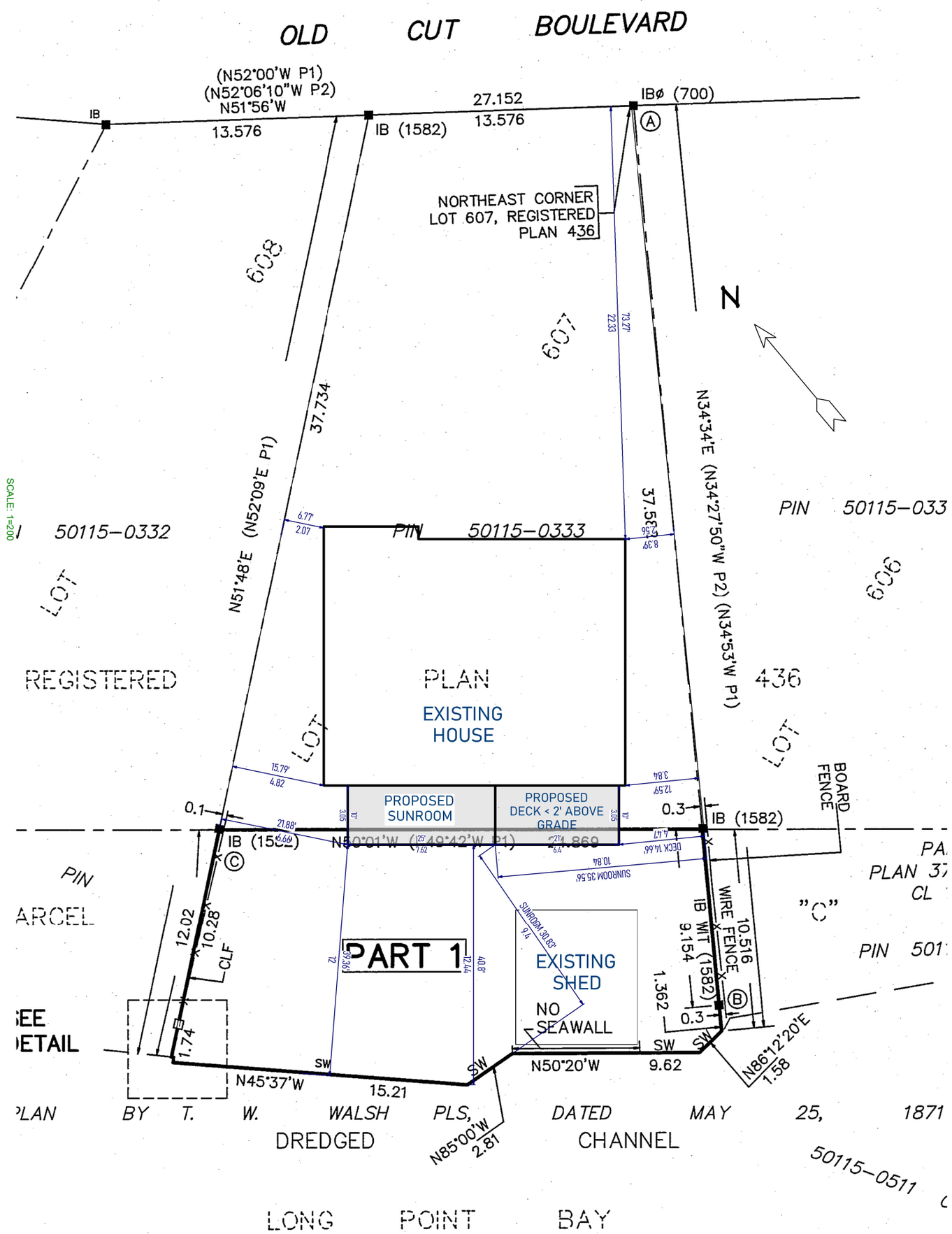
1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
   a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
   b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
   c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
   a) the works are not in conformance with the intent of the permission granted;
   b) the information presented to obtain a permit is false;
   c) the works or method of construction has detrimental impacts on the environment.
7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
11. This permit shall not be assigned (non-transferable).
12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

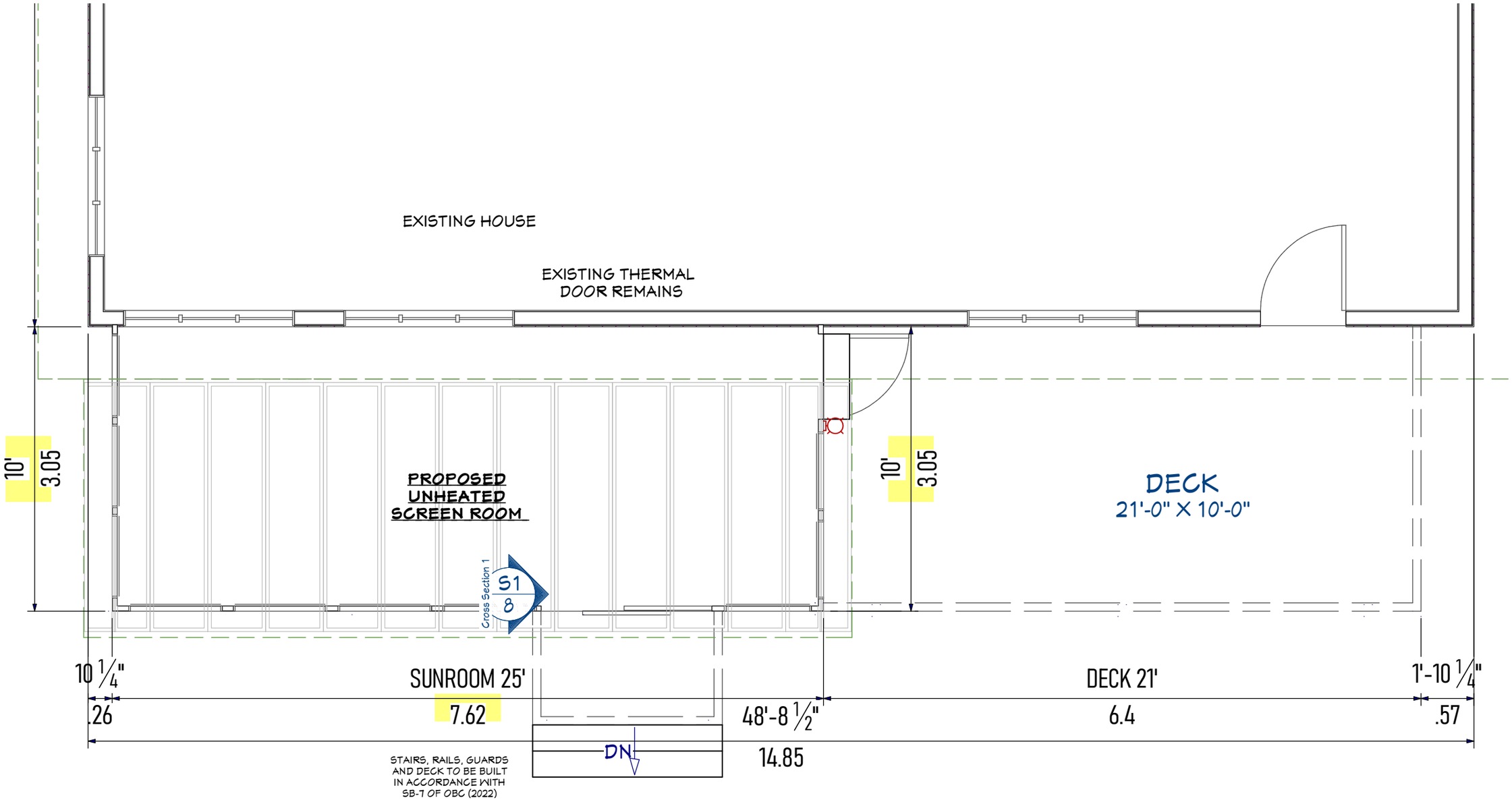
Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.

SITE PLAN DATA

LOT AREA		11,247ft²
LOT COVERAGE	EXISTING	2175ft²
	EXISTING SHED	475ft²
	PROPOSED SUNROOM	525ft²
	TOTAL	3,175 ft²
GFA/LOT AREA RATIO		28.23%



SUNSPACE by BILL KLYN CARPENTRY	CONTRACTOR: Sunspace by Bill Klyn Carpentry 2 Palmer St E, Norwich ON N0J 1P0 (519)-424-2816	OWNER: Franklin Residence 76 Old Cut Blvd, Port Rowan, ON N0E 1M0	1	I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441	DRAWN BY: SMS



MAIN FLOOR

SCALE: 1/4" = 1'

DRAWN BY: SMS

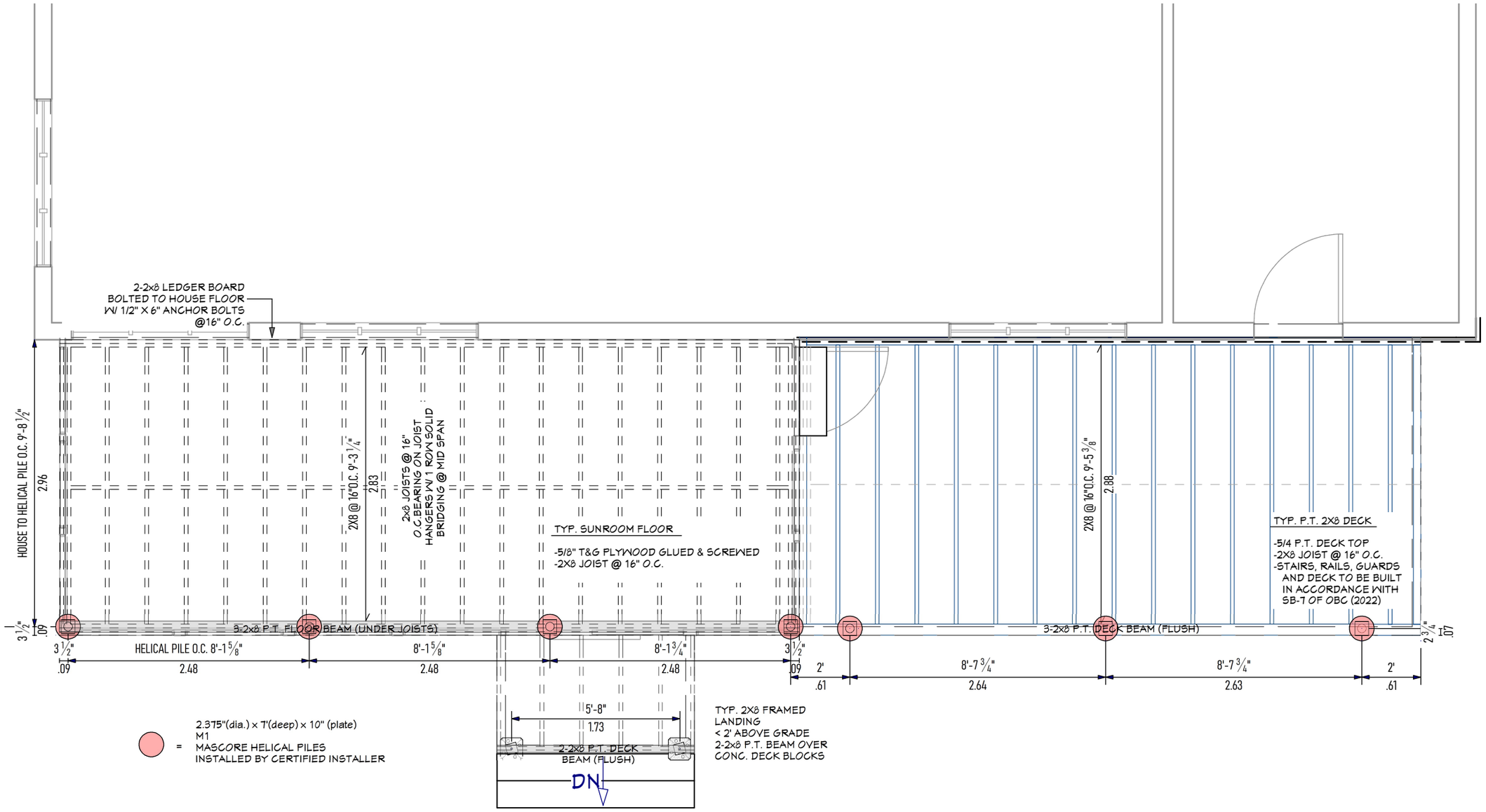
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

2

OWNER:
Franklin Residence
76 Old Cut Blvd, Port Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY



FLOOR FRAMING

SCALE: 1/4" = 1'

DRAWN BY: SMS

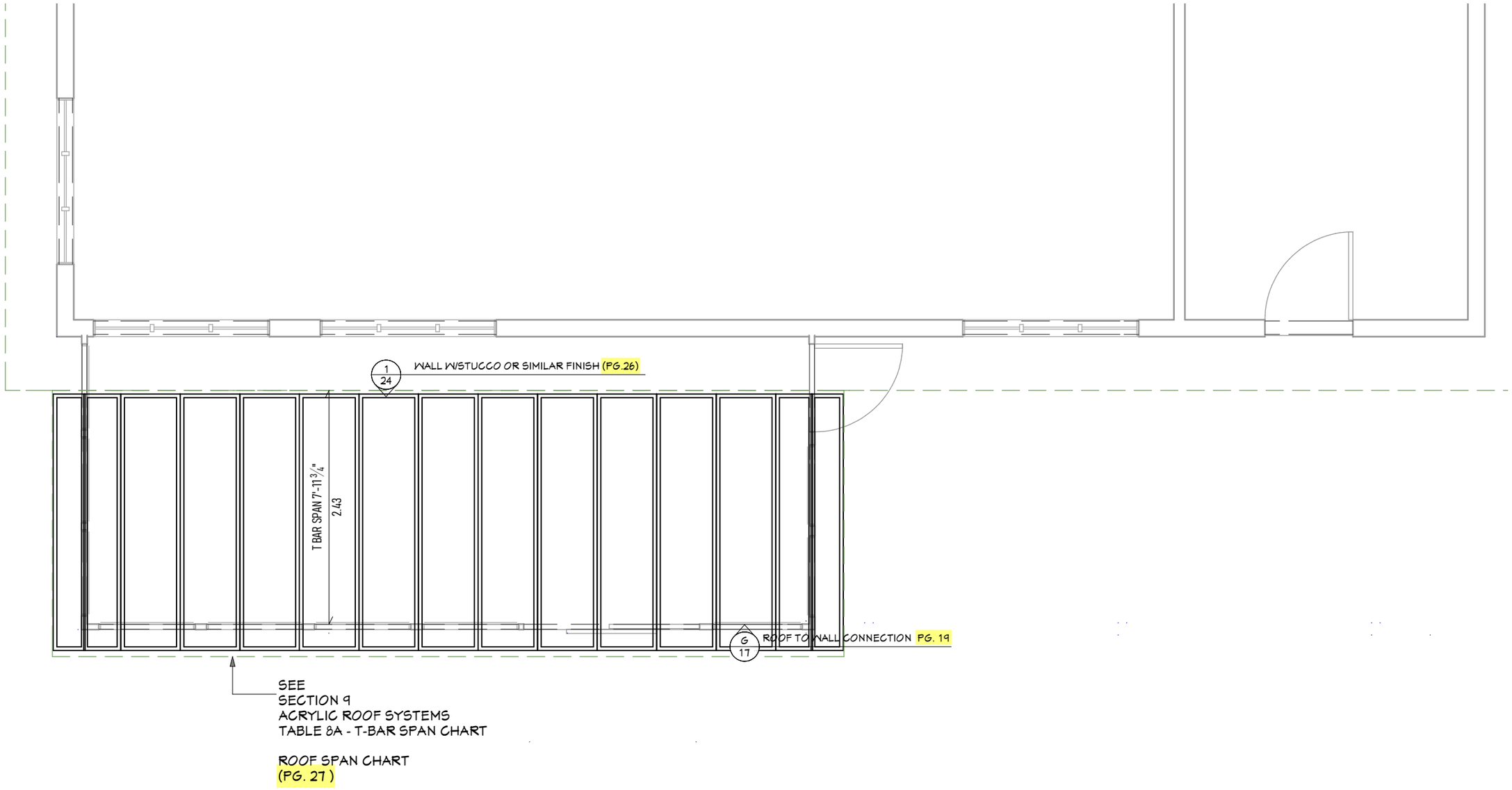
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

3

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY



ROOF PLAN

SCALE: 1/4" = 1'

DRAWN BY: SMS

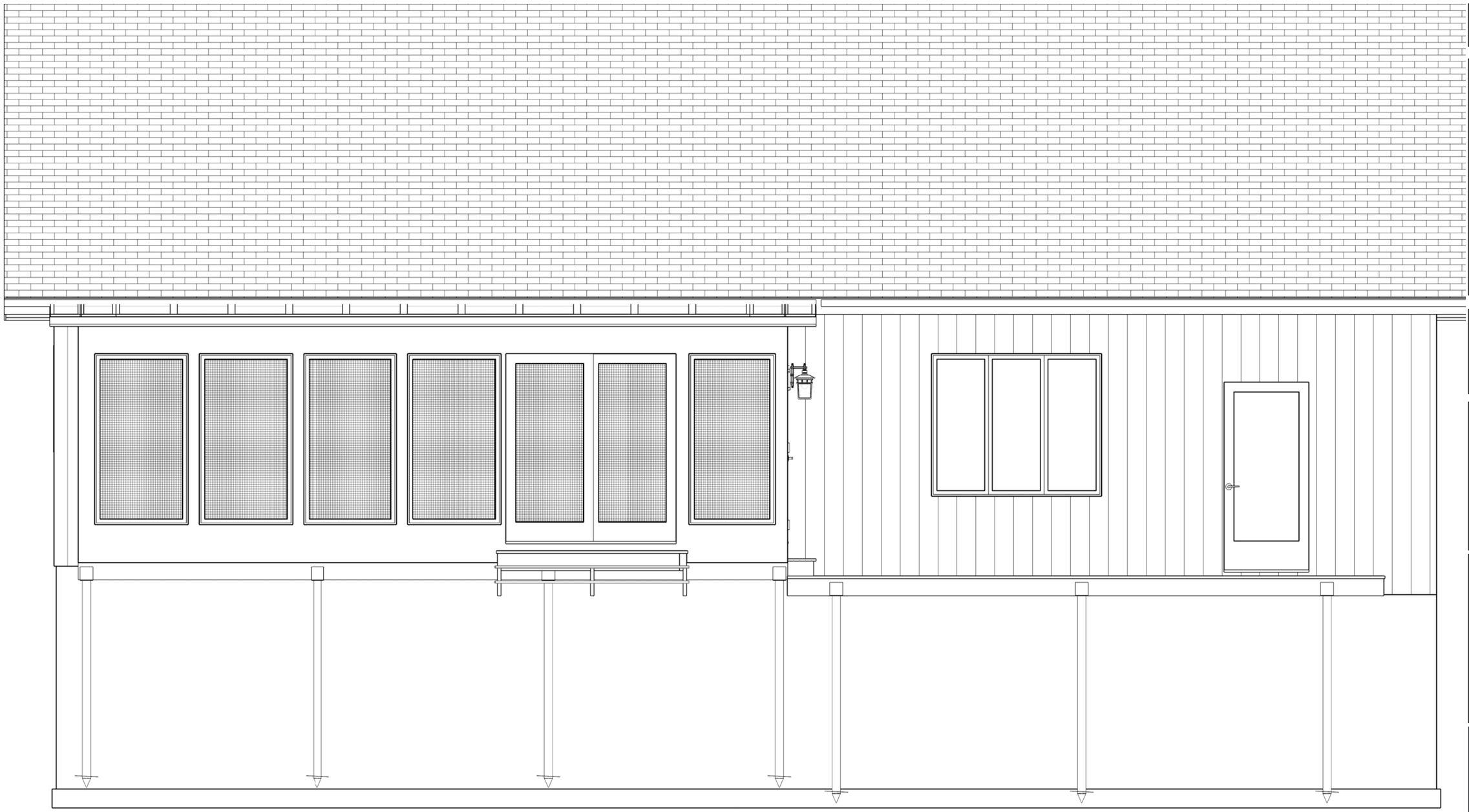
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

4

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY



REAR ELEVATION

SCALE: 1/4" = 1'

DRAWN BY: SMS

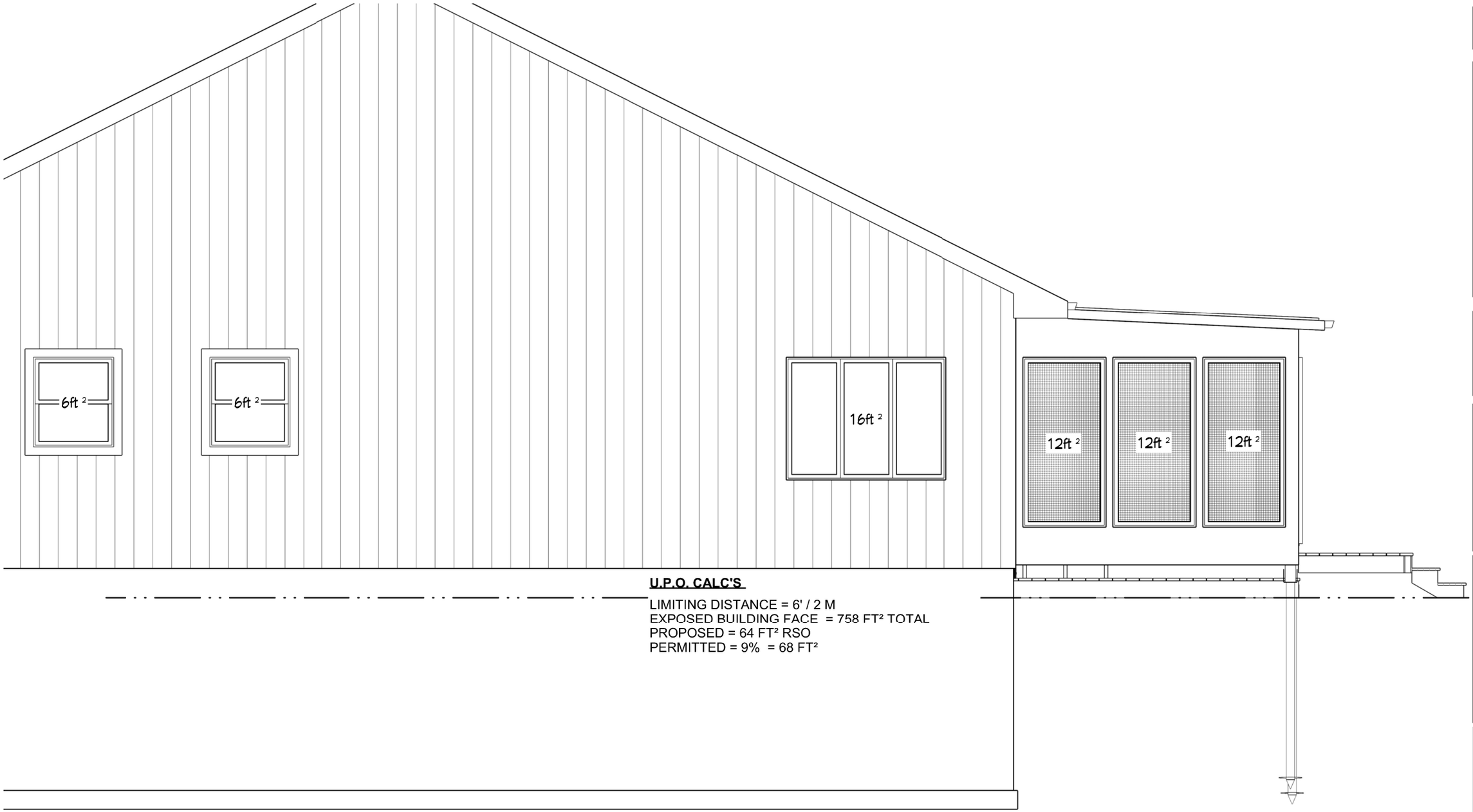
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

5

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY



U.P.O. CALC'S

LIMITING DISTANCE = 6' / 2 M
EXPOSED BUILDING FACE = 758 FT² TOTAL
PROPOSED = 64 FT² RSO
PERMITTED = 9% = 68 FT²

LEFT ELEVATION

SCALE: 1/4" = 1'

DRAWN BY: SMS

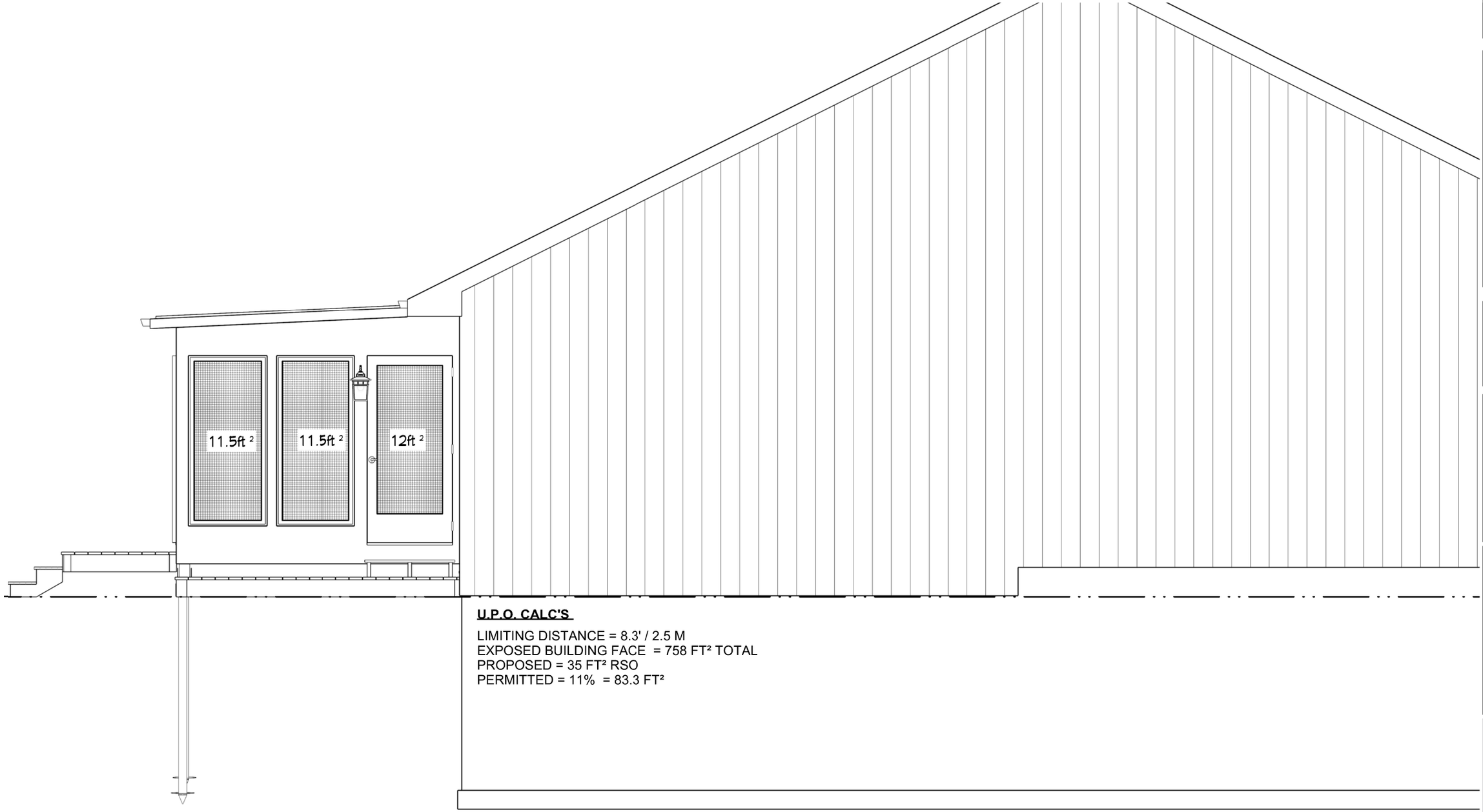
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

6

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR: -
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-4242816

SUNSPACE by BILL KLYN CARPENTRY



U.P.O. CALC'S

LIMITING DISTANCE = 8.3' / 2.5 M
EXPOSED BUILDING FACE = 758 FT² TOTAL
PROPOSED = 35 FT² RSO
PERMITTED = 11% = 83.3 FT²

RIGHT ELEVATION

SCALE: 1/4" = 1'

DRAWN BY: SMS

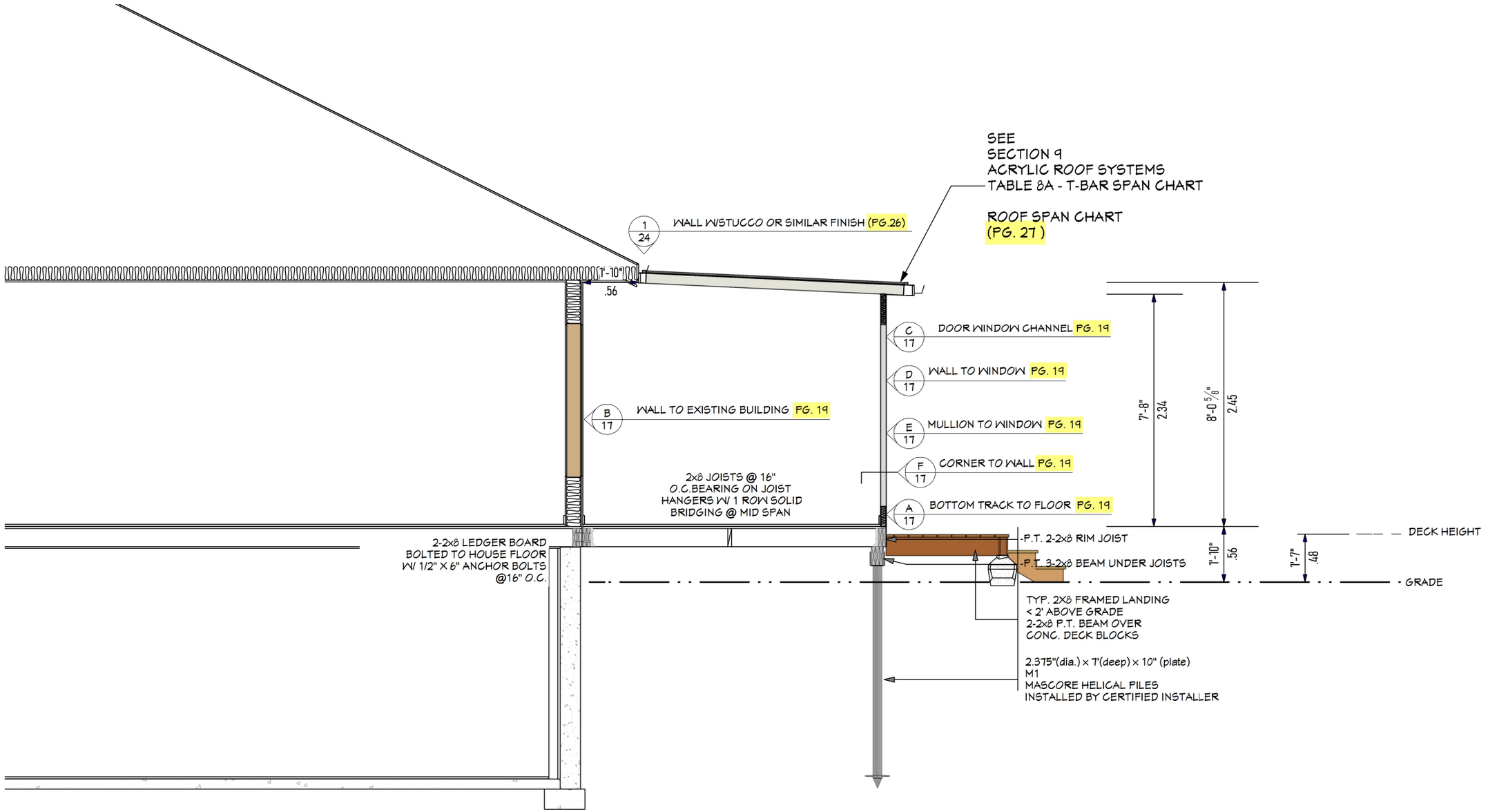
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

7

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY



CROSSECTION S1

SCALE: 1/4" = 1'

DRAWN BY: SMS

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.
BCIN: 28441

8

OWNER:
Franklin Residence
76 Old Cut Blvd, Port
Rowan, ON N0E 1M0

CONTRACTOR:
Sunspace by Bill Klyn Carpentry
2 Palmer St E, Norwich
ON N0J 1P0 (519)-424-2816

SUNSPACE by BILL KLYN CARPENTRY

MHN LAWYERS

MACLEOD HOSACK NUNN PEREIRA KINKEL LLP

September 10, 2015

Mr. Chad Franklin
c/o Franklin Sandblasting & Painting
600 Pattullo Avenue
Woodstock, ON N4S 7V8

Dear Chad

Re: Franklin Covenant to Release from Long Point Company
Part 1 on Plan 37R10745

Enclosed please find a registered copy of the Release of Covenant for your records.

This now concludes our involvement in this matter and we appreciate the opportunity to be of assistance to you.

Thank you.

Yours very truly,

MacLeod Hosack Nunn Pereira Kinkel LLP

Maria Kinkel

MK/ao
[email: kinkel@mhnlawyers.com]

39 Colborne Street North Simcoe Ontario N3Y 3T8

Michael McArthur* Chris Nunn George MacIntosh
Robert MacLeod~ Jamie Pereira~ Peter Karsten
R. Paul Hosack~ Maria Kinkel~ Helen Button
** Certified Specialist in Criminal Law, ~ Professional Corporation*

www.mhnlawyers.com
Phone: 519.426.6763
Fax: 519.426.2055

LRO # 37 **Application (General)** **Receipted as NK82557** on 2015 09 10 at 10:29

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 1

Properties

PIN 50115 - 0514 LT ☑ Affects Part of Prop

Description PT BLK C, LONG POINT S WALSINGHAM, BEING PART 1 ON PLAN 37R-10745; NORFOLK COUNTY

Address PORT ROWAN

Applicant(s)

Name HER MAJESTY THE QUEEN AS REPRESENTED BY THE MINISTRY OF NATURAL RESOURCES

Address for Service c/o Rick Visser, 615 John Street North, Aylmer, Ontario N5H 2S8

I, Richard Visser, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

Schedule: See Schedules

Signed By

Maria Martha Nicole Kinkel	39 Colborne Street North, P.O. Box 528 Simcoe N3Y 4N5	acting for Applicant(s)	Signed	2015 09 10

Tel 519-426-6763

Fax 519-426-2055

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MACLEOD HOSACK NUNN PEREIRA KINKEL LLP	39 Colborne Street North, P.O. Box 528 Simcoe N3Y 4N5	2015 09 10

Tel 519-426-6763

Fax 519-426-2055

Fees/Taxes/Payment

Statutory Registration Fee $60.00

Total Paid $60.00

File Number

Applicant Client File Number : 42411-MK

Statement:

The Applicant, Her Majesty the Queen in the right of Ontario as Represented by the Ministry of Natural Resources, hereby applies under Section 75 of the Land Titles Act to have the register for the said part of the PIN amended by: deleting the interest under NR203383 from the lands and premises described herein. The evidence in support of this: I, Maria Martha Nicole Kinkel, solicitor for Her Majesty the Queen in the right of Ontario as Represented by the Ministry of Natural Resources, state that the Long Point Company has provided a Release of its interest under NR203383 as it applies to Part 1 on Plan 37R10745.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: ALL OF LOCATION CL 17655, BEING PART OF PARCEL 'C', LONG POINT, NOW IN FRONT OF LOT 607, REGISTERED PLAN 436, TOWNSHIP OF WALSINGHAM; DESIGNATED AS PART 1, ON 37R10745;; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CROWN PATENT

PIN CREATION DATE:
2017/03/15

OWNERS' NAMES	CAPACITY	SHARE
FRANKLIN, ALLAN ROBERT	JTEN	
FRANKLIN, LYNDA JEAN	JTEN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/03/15 ****						
37R10745	2015/03/18	PLAN REFERENCE				C
REMARKS: RECEIVED CROWN CONSENT						
NK97851	2017/03/15	CROWN PATENT	$14,536	HER MAJESTY THE QUEEN REPRESENTED BY MINISTRY OF NATURAL RESOURCES AND FORESTRY	FRANKLIN, ALLAN ROBERT FRANKLIN, LYNDA JEAN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

MAP A

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

BNPL2024029
ANPL2024056

3/8/2024

Legend

Subject Lands

2020 Air Photo

N

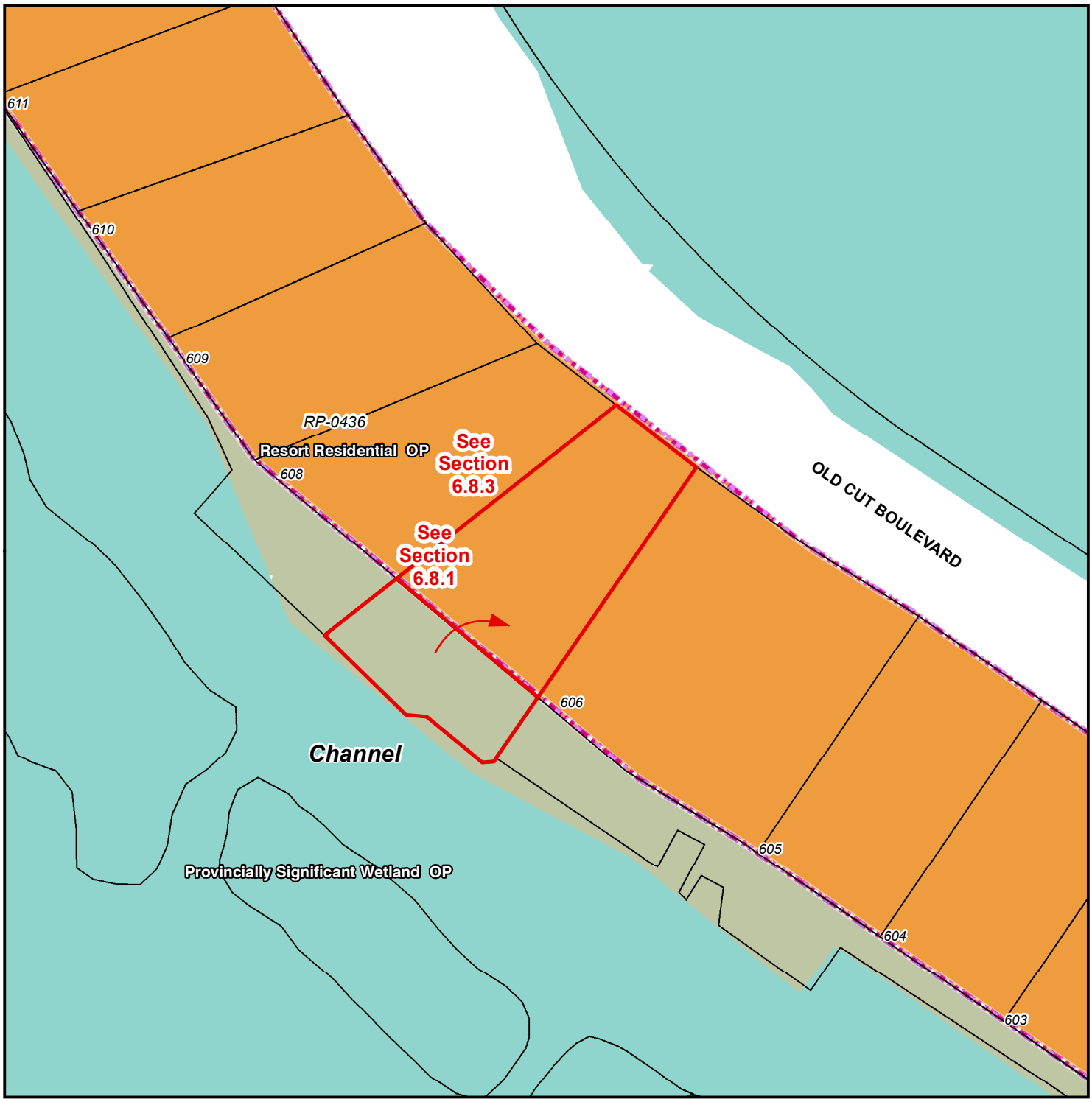
20 10 0 20 40 60 80 Meters

MAP B

OFFICIAL PLAN MAP

Geographic Township of SOUTH WALSINGHAM

BNPL2024029
ANPL2024056



Legend

Subject Lands

Official Plan Designations

- Hazard Lands
- Provincially Significant Wetland
- Resort Residential
- Special Policy Area
- Resort Area Boundary

3/8/2024

N

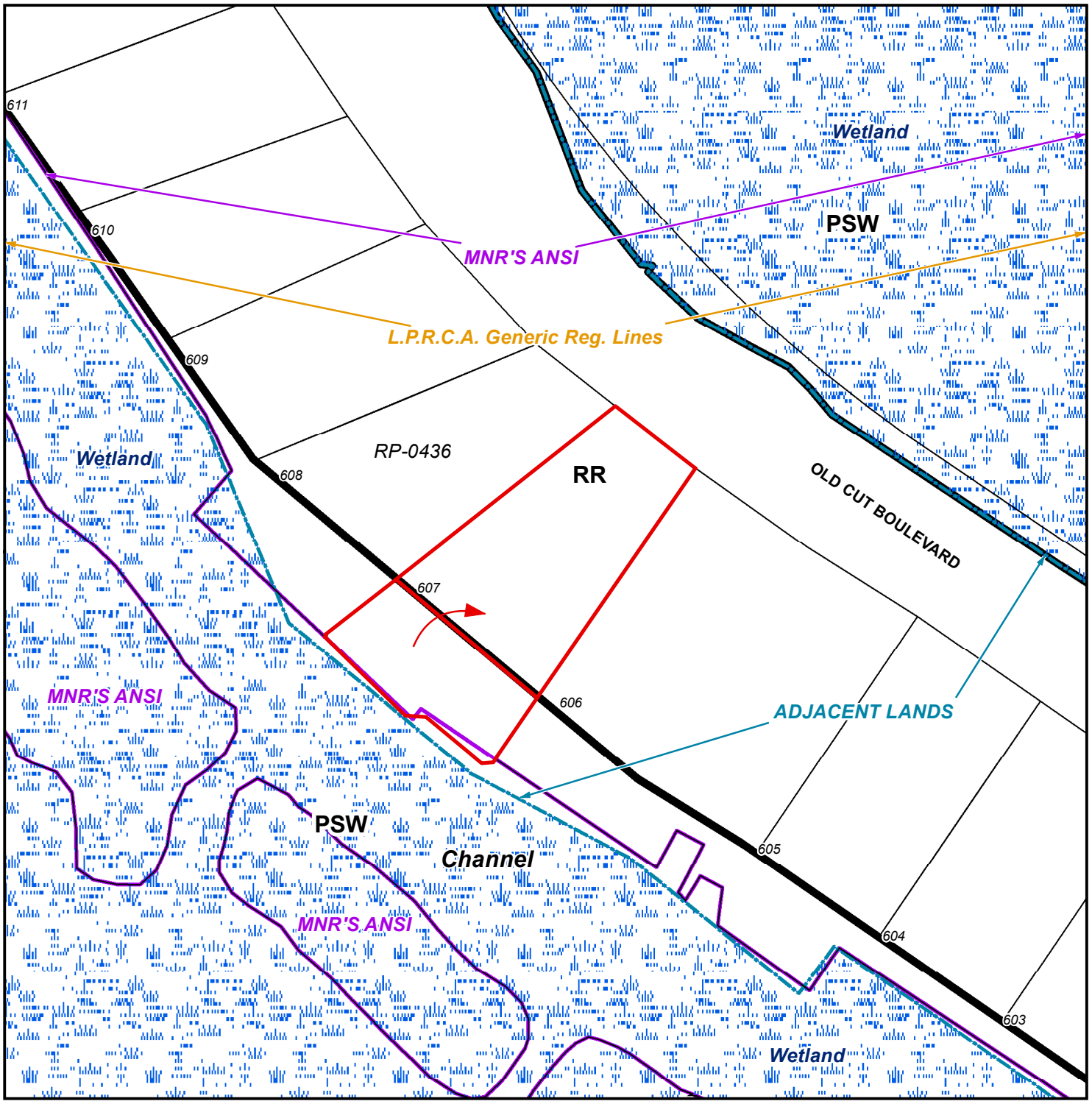
6 3 0 6 12 18 24 Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

BNPL2024029
ANPL2024056



ZONING BY-LAW 1-Z-2014

(H) - Holding

PSW - Provincially Significant Wetland Zone

RR - Resort Residential Zone

3/8/2024

LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- MNR ANSI
- LPRCA Generic RegLines

N

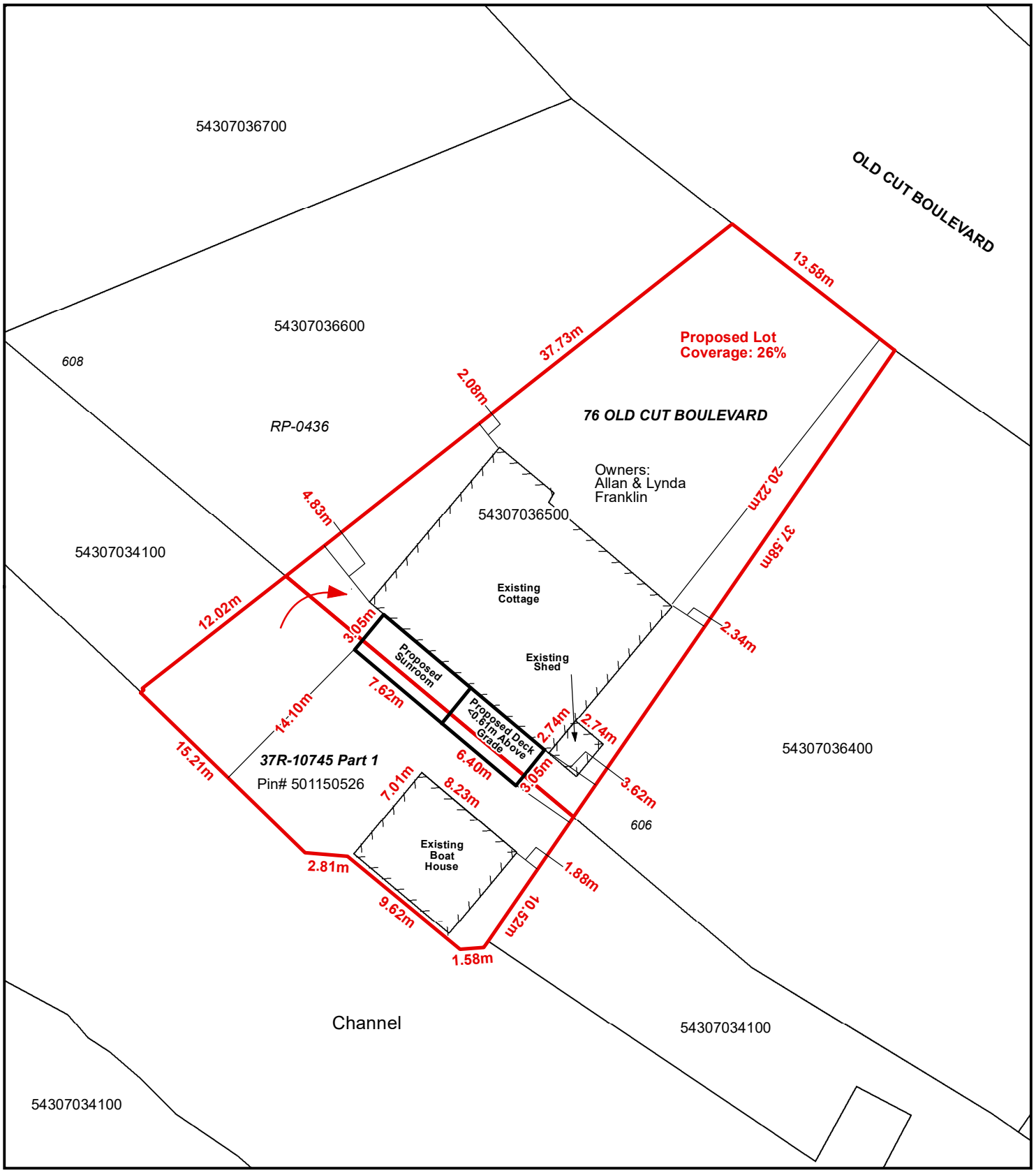
6 3 0 6 12 18 24 Meters

MAP D

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM

BNPL2024029
ANPL2024056



Legend

Subject Lands

3/8/2024

N

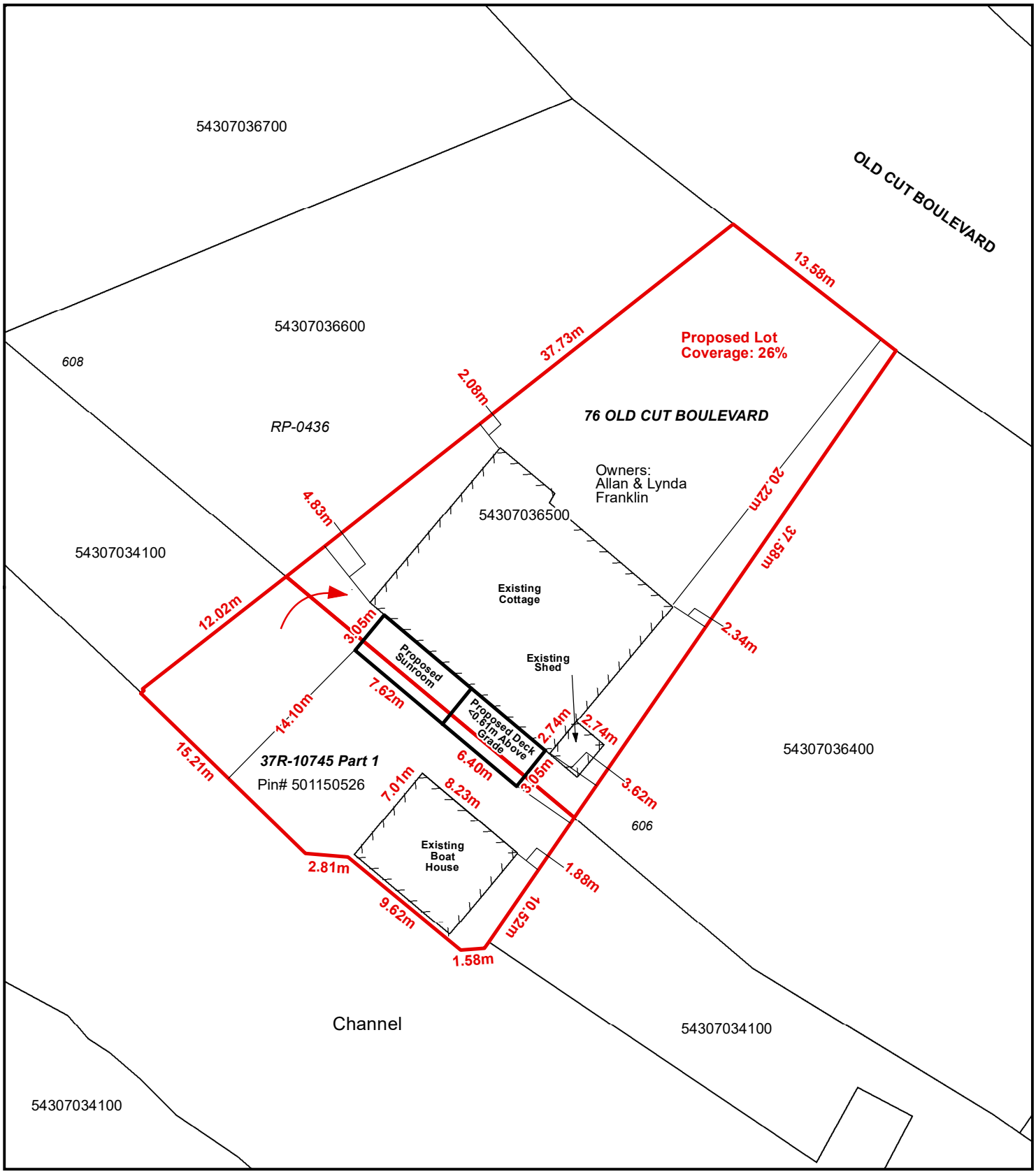
2.51.25 0 2.5 5 7.5 10 Meters

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM

BNPL2024029
ANPL2024056



Legend

Subject Lands

3/8/2024

N

2.51.25 0 2.5 5 7.5 10 Meters