

MINOR VARIANCE

File Number ANPL2015122
 Related File Number
 Pre-consultation Meeting On July
 Application Submitted On July 24/15
 Complete Application On July 24/15

Application Fee \$ 814 - July 24/15
 Conservation Authority Fee \$ 752 - July 24/15
 OSSD Form Provided N/A
 Sign Issued To be put up @ Site Inspected.

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 49304006700

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the *Planning Act, R.S.O. 1990, c. P. 13*, for relief as described in this application from by-law no.

A. APPLICANT INFORMATION

Name of Applicant ¹ Chris Mitton Phone # (519) 428-1793
 Address 18 Bill's Corners Rd Fax #
 Town / Postal Code SIMCOE N3Y-4K5 E-mail tamra79@hotmail.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Phone #
 Address Fax #
 Town / Postal Code E-mail

Name of Owner ² Chris Mitton Phone # (519) 428-1793
 Address 18 Bill's Corners Rd Fax #
 Town / Postal Code SIMCOE N3Y-4K5 E-mail tamra79@hotmail.com

² 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.

Please specify to whom all communications should be sent ³: ☒ Applicant ☐ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

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

MCAP

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	_____
Concession Number	_____	Lot Number(s)	_____
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	_____	Depth (metres/feet)	_____
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	_____
Municipal Civic Address	<u>18 Bill's Corners Rd., SIMCOE, ON. N3Y-4K5</u>		

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

☐ Yes

☒ No

If yes, describe the easement or covenant and its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

Construct an accessory building/workshop

Please explain the nature and extent of the amendment requested (assistance is available):

need extra storage space for R.V.

Please explain why it is not possible to comply with the provision of the zoning by-law:

larger than permitted size of 100 m²
(approx 125 m²)

Chris Nutton

D. PROPERTY INFORMATION

Present official plan designation(s):

hamlet

Present zoning:

Residential/hamlet

Is there a site specific zone on the subject lands?

No

Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

House with attached garage to be retained,
Detached shed will be removed

If known, the date existing buildings or structures were constructed on the subject lands:

house constructed approx 1973

If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

Construct a garage/workshop

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If known, the date the proposed buildings or structures will be constructed on the subject lands:

Fall 2015

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:

The date the subject lands was acquired by the current owner:

September 2002

Present use of the subject lands:

Residential

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

1973

Existing use of abutting properties:

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes

☒ No

☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes

☒ No

☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes

☒ No

☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes

☒ No

☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes

☒ No

☐ Unknown

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

Area has always been residential/hamlet

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the Planning Act, R.S.O. 1990, c. P. 13 for:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. approval of a plan of subdivision or a site plan?

☒ Yes

☐ No

☐ Unknown

If yes, indicate the following information about each application:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes

☒ No

G. PROVINCIAL POLICY

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

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If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature

Livestock facility or stockyard (if yes, complete Form 3 – available upon request)

Wooded area

Municipal landfill

Sewage treatment plant or waste stabilization plant

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

Floodplain

Rehabilitated mine site

Non-operating mine site within one kilometre

Active mine site within one kilometre

Industrial or commercial use (specify the use(s))

Active railway line

Seasonal wetness of lands

Erosion

Abandoned gas wells

On the Subject Lands

Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)

☐ Yes	☒ No	☐ Yes	☒ No	_____ distance
☐ Yes	☒ No	☐ Yes	☒ No	_____ distance
☐ Yes	☒ No	☐ Yes	☒ No	_____ distance
☐ Yes	☒ No	☒ Yes	☒ No	_____ distance
☐ Yes	☒ No	☒ Yes	☒ No	_____ distance
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☐ Yes	☒ No	☐ Yes	☒ No	_____ distance
☐ Yes	☒ No	☐ Yes	☒ No	_____ distance
☐ Yes	☒ No	☐ Yes	☒ No	_____ distance

H. SERVICING AND ACCESS

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)

Storm Drainage

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

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

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Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

☐ Yes ☒ No ☐ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

Bill's Corners Rd

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

Accessory buildings on adjacent properties

Will be accessing garage across grassed area



ZONING DEFICIENCY

Simcoe 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

PROPERTY INFORMATION

STREET # 18 Bills Corner Rd. ZONING RH.

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA						
LOT FRONTAGE						
FRONT YARD SETBACK						
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)						
INTERIOR SIDE YARD (LEFT)						
REAR YARD SETBACK						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	5m	16'-4 3/4"	4686	15'-9 1/2"	N/A	N/A
ACCESSORY BUILDING	1.2	3'-11 1/2"	3,048	60A 10'-0"	N/A	N/A
ACCESSORY BUILDING COMMENTS	MAY lot cov. = 100mq. Proposed = 125					sq. m.
PARKING SPACES						

ADDITIONAL COMMENTS:

25 sq. meters over permitted coverage -

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.

I have read and understand the above.

Signature of owner or authorized agent

July 15/15

Date

PREPARED BY:

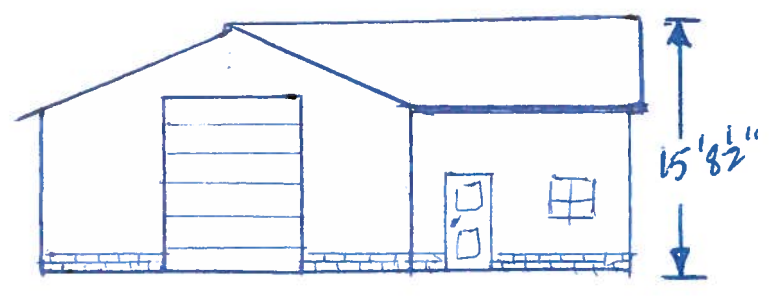
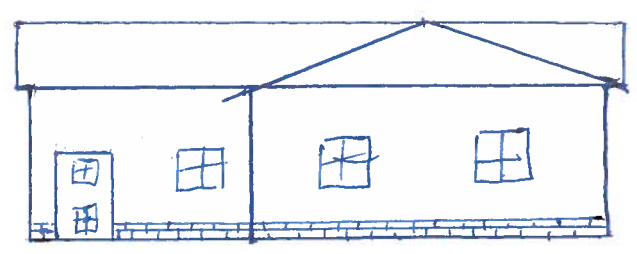
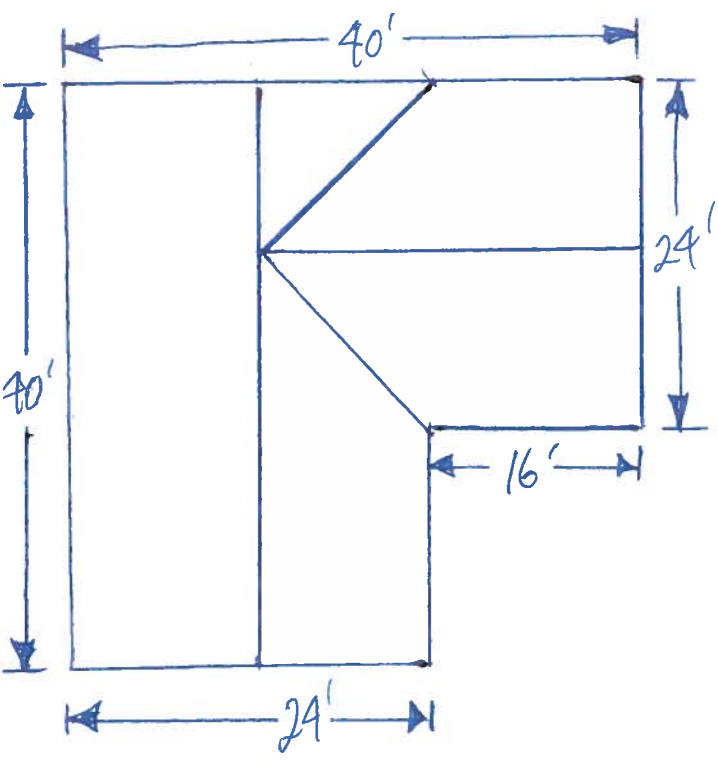
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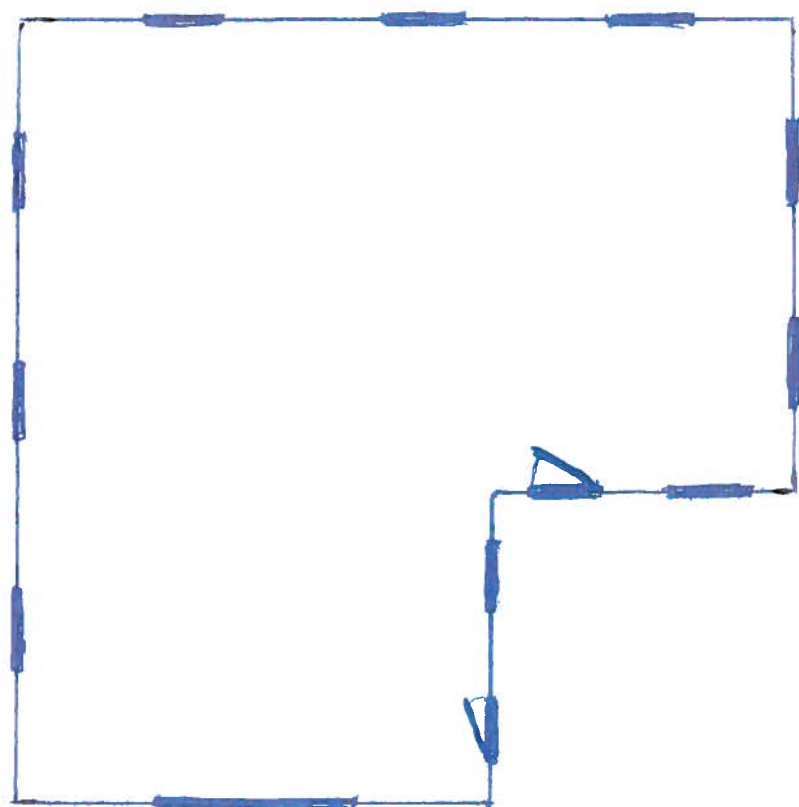
Signature of building inspector

July 15/15

Date

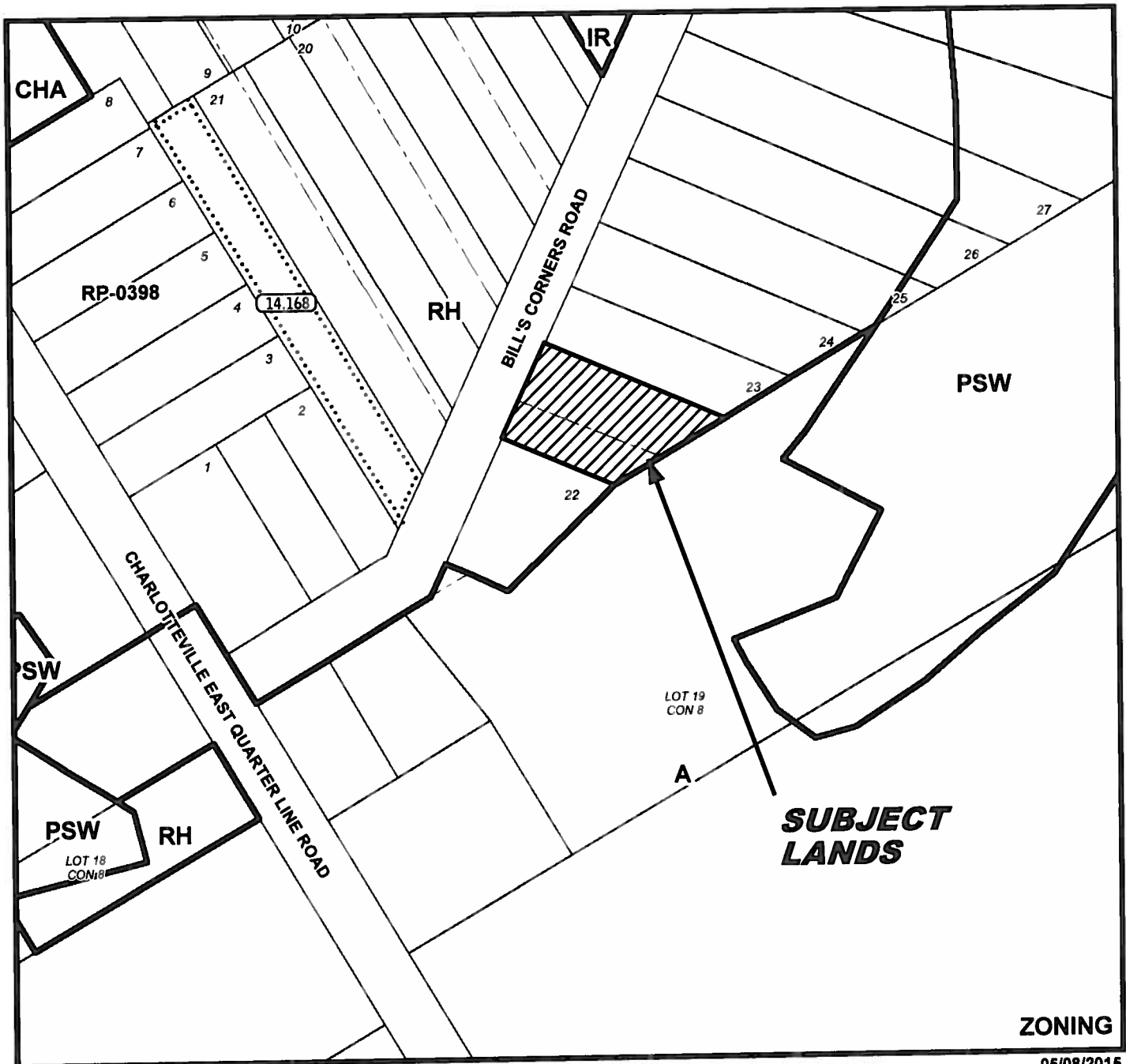
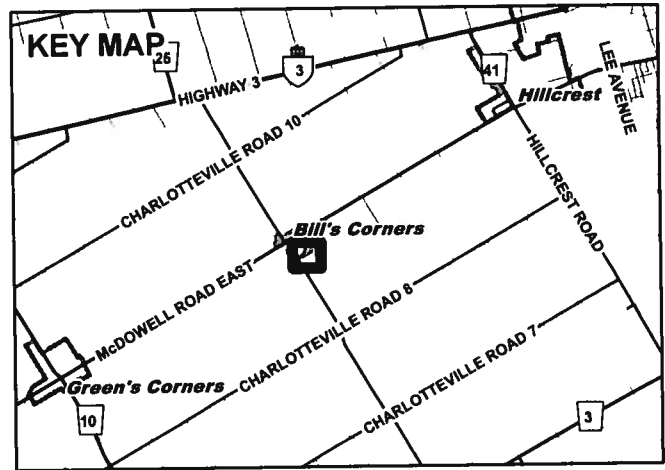
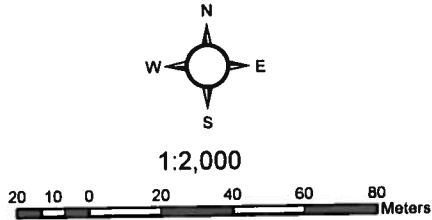
Fritz R. Enzlin C8CO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County





MAP 1
File Number: ANPL2015122

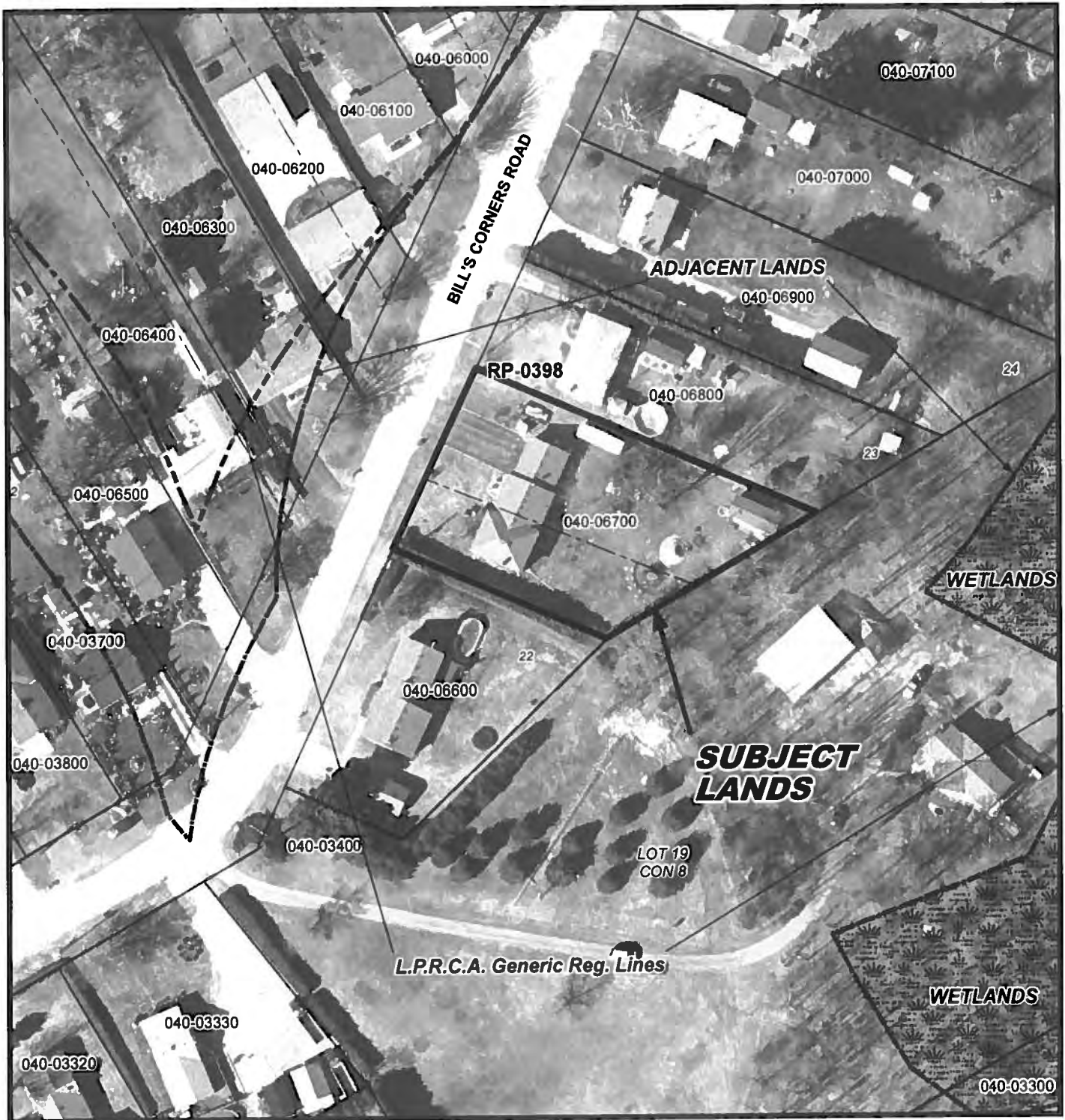
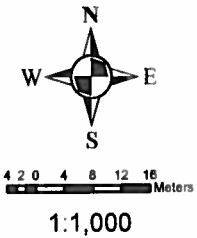
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2015122

Geographic Township of CHARLOTTEVILLE



MAP 3

File Number: ANPL2015122

Geographic Township of CHARLOTTEVILLE

