

MINOR VARIANCE

File Number	<u>ANPL2016042</u>	Application Fee	<u>\$077</u>
Related File Number	<u>n/a</u>	Conservation Authority Fee	<u>\$250</u> <u>ARCA</u>
Pre-consultation Meeting On	<u>Feb 17/16</u>	OSSD Form Provided	<u>n/a</u>
Application Submitted On	<u>Feb 17/16</u>	Sign Issued	
Complete Application On	<u>Feb 18/16</u>		

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: 3310-336-020-37700

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. 1-2-2014

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>Craig Bates + Heather Cole</u>	Phone #	<u>905-870-4134</u>
Address	<u>1231 Norfolk County Rd #19E</u>	Fax #	
Town / Postal Code	<u>Boston / NOE 1Z0</u>	E-mail	<u>batesdrywall@silomail.com</u>

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		Phone #	
Address		Fax #	
Town / Postal Code		E-mail	

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:

Radius

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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Townsend</u>	Urban Area or Hamlet	
Concession Number	<u>3</u>	Lot Number(s)	<u>P4 16</u>
Registered Plan Number	<u>34R 4330</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>100.41 m</u>	Depth (metres/feet)	<u>irregular ± 132 m</u>
Width (metres/feet)	<u>100.41 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>3.28 ac</u>
Municipal Civic Address	<u>1231 Norfolk County Rd 19 E</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):

garage

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

Requesting relief of 2.5 m from section 3.2.1(a) to permit a height of 8.5 m, and relief of 11.43 m from section 3.2.1(a) to permit an area of 111.43 m² for an accessory structure.

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

personal storage - several vehicles, boats replacing existing garage

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D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural, hazard lands

Present zoning:

Agricultural, hazard lands

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:

see attached drawing

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

house - 1853, garage - unknown

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.

n/a

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:

garage - 2.5 m from interior side yard, 13 m from front lot line, 111.43 m², 8.5 m height

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

spring 2016

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:

house

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

2009

Present use of the subject lands:

residential

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

since 1853

Existing use of abutting properties:

residential, agricultural

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:

personal knowledge

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:

B-159/88 - CN

Land it affects:

Subject lands

Purpose:

sewerance

Status/decision:

approved

Effect on the requested amendment:

sewered house

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	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Wooded area	☒ Yes ☐ No	☒ Yes ☐ No ____ distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Floodplain	☒ Yes ☐ No	☒ Yes ☐ No ____ distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Industrial or commercial use (specify the use(s))	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Active railway line	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Seasonal wetness of lands	☒ Yes ☐ No	☒ Yes ☐ No ____ distance
Erosion	☐ Yes ☒ No	☐ Yes ☒ No ____ distance
Abandoned gas wells	☐ 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:

cistern, drain behind house

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:

Norfolk County Rd 19 E

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.

Building and By-Law Division
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON
N3Y 5L6
519-426-4377

Langton: 22 Albert Street
Langton, ON
N0E 1G0
519-875-4485



ZONING DEFICIENCY PRZDF20160165

PROPERTY INFORMATION

STREET # 1231

ROLL No. 3310336020377000000

LEGAL DESCRIPTION:
TWN CON 3 PT LOT 16 RP, 37R4330
PART 1, REG, 3.28AC 329.43FR
D,
Craig Bates
Heather Cole

UNIT #

TOWNSHIP Nanticoke - Townsend

STREET NAME Norfolk county Road 19 E

ZONING Agricultural

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	6.00	19.69	8.5	27.89	2.5	8.20
ACCESSORY BUILDING - size	100 sq m	1076.00	111.43	1199.42	11.43	123.42
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: Accessory building size is for all accessory buildings on the lot.

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

Date

PREPARED BY:

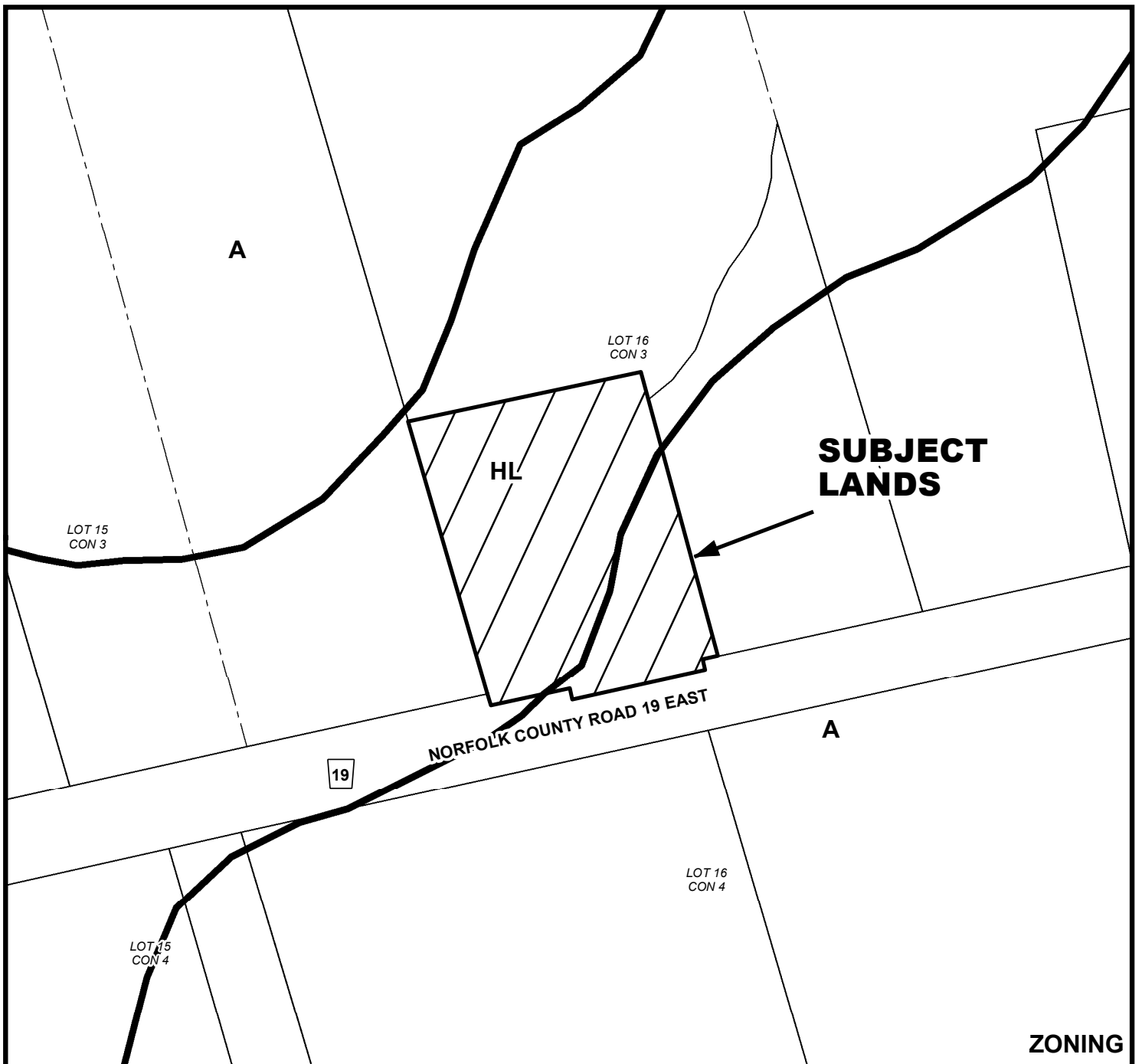
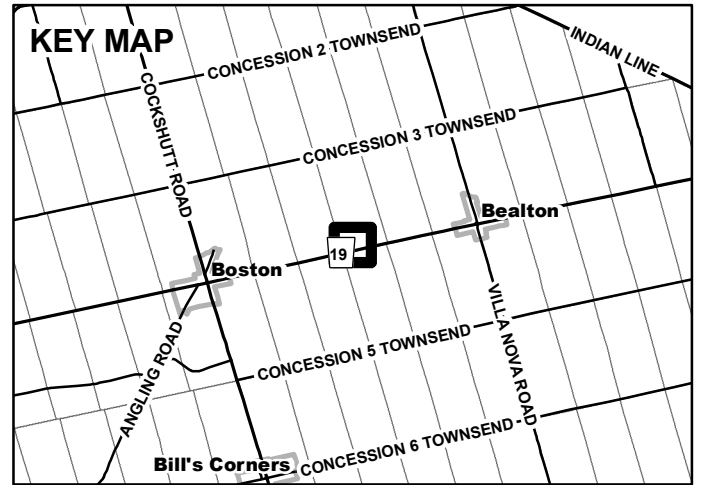
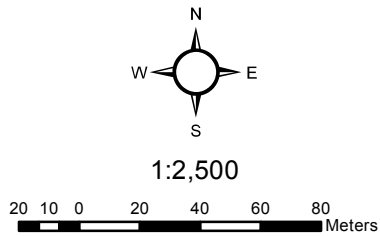
AS PER:

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

MAP 1

File Number: ANPL2016042

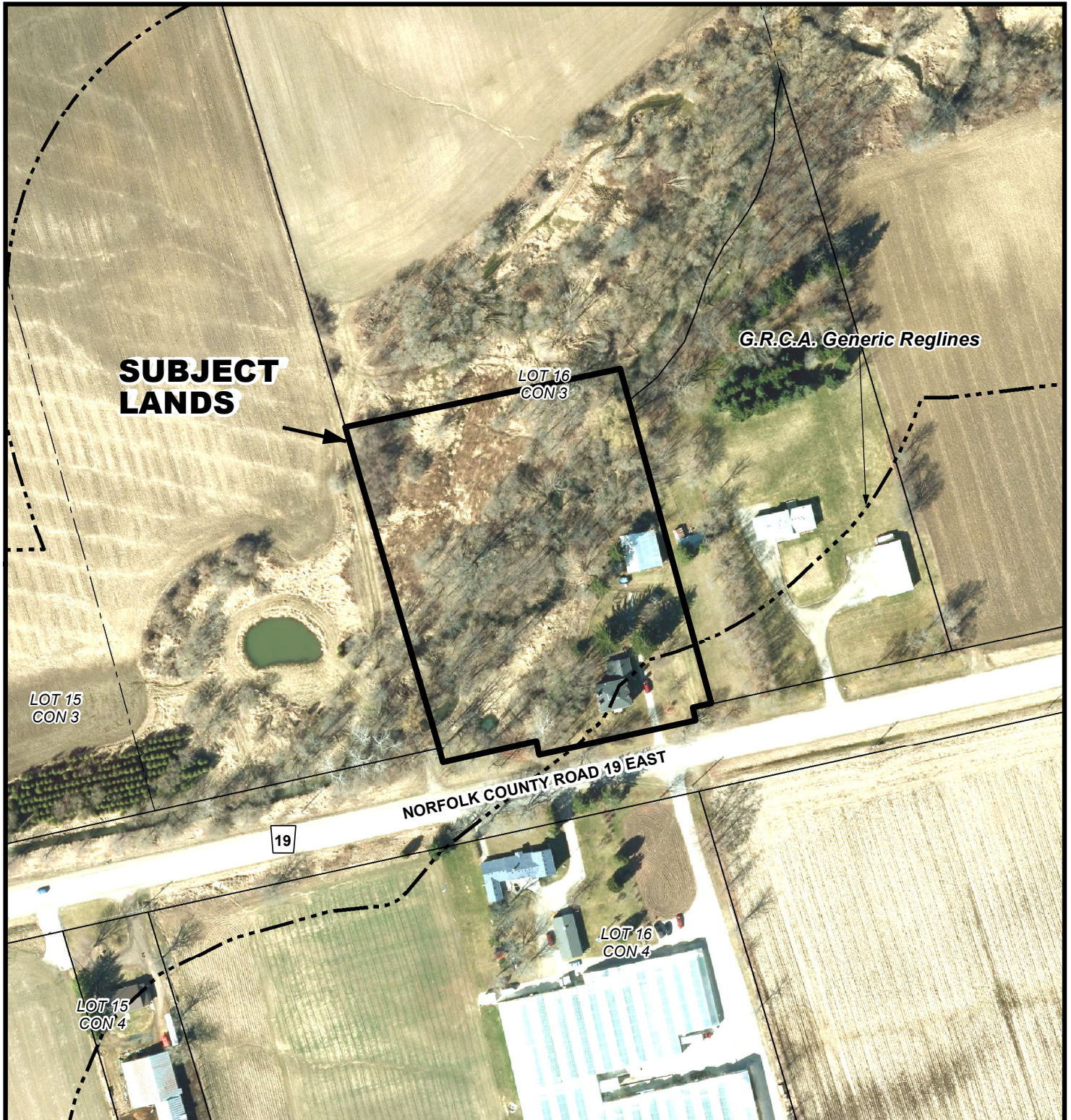
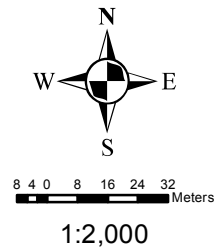
Geographic Township of
TOWNSEND



MAP 2

File Number: ANPL2016042

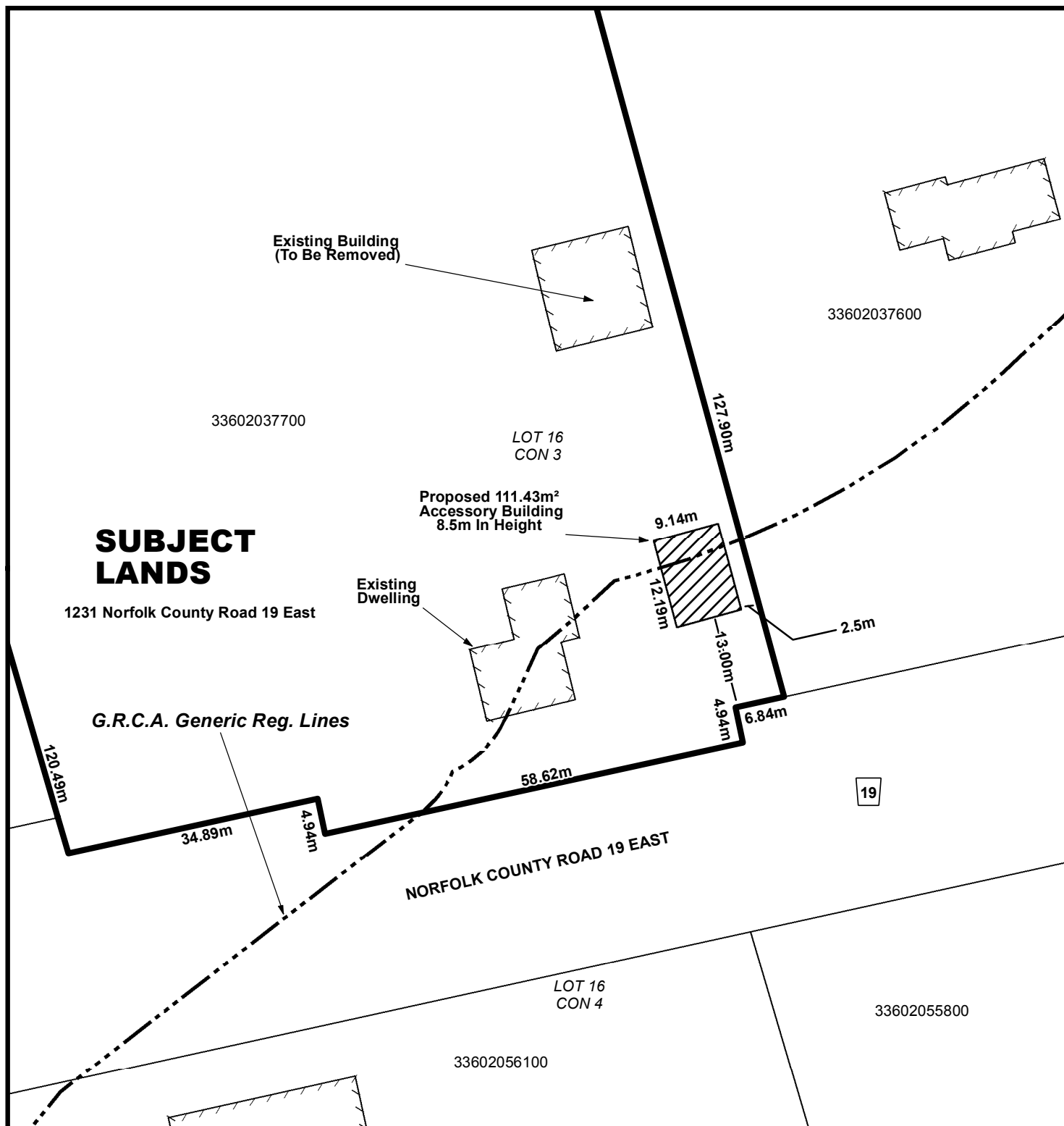
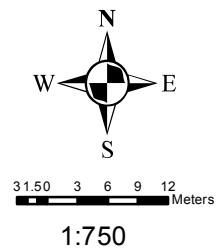
Geographic Township of TOWNSEND



MAP 3

File Number: ANPL2016042

Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED
File Number: ANPL2016042
Geographic Township of TOWNSEND

