For Office Use Only:

File Number	ANPL2021362	Application Fee	1,560 ✓
Related File Number	N/A.	Conservation Authority Fee	N/A.
Pre-consultation Meeting	N/A.	Well & Septic Info Provided	N/A.
Application Submitted	Oct. 7/2021	Planner	Hanne Yager
Complete Application	yes.	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
- [x] Minor Variance
- [ ] Easement/Right-of-Way

Property Assessment Roll Number: 541 020-43700-0000

A. Applicant Information

Name of Owner Johan Martens

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	47 Talbot St
Town and Postal Code	Courtland N0J 1E0
Phone Number	519-550-6271
Cell Number	519-550-6271
Email	johan.martens6271@gmail.com

Name of Applicant	Jake Andres
Address	2069 Main St
Town and Postal Code	Walsingham N0E 1X0
Phone Number	519-550-5200
Cell Number	519-550-5200
Email	jakeandres90@icloud.com

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Name of Agent	Jake Andres
Address	2059 Main St
Town and Postal Code	Walsingham N0E 1X0
Phone Number	519-550-5200
Cell Number	519-550-5200
Email	jakeandres9@icloud.com

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):
   located in Norfolk County, lot number is 47, road is Talbot Street, town of Courtland

   Municipal Civic Address: 47 Talbot St Courtland N0J 1E0

   Present Official Plan Designation(s):

   Present Zoning: (RH) Hamlet Residential

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

3. Present use of the subject lands:
   Residential Home

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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:

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.

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:

   _____

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:

    _____

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Page 3 Line 4 -
The 8'×10' shed to the left of the house will be taken down before the start of the new proposed shop.

The 8'×10' shed to the right of the house will be staying. It is 80 square feet, single storey, and 8' tall.

The 8' × 15' shed to the right of the house will be staying. It is 120 square feet, single story, and 8' tall.

** Please note, satellite imaging shows additional ~~stru~~ objects at the rear of the property. Those are old project RV's. I am attaching the image I recieved from the Planning Department calling those objects in question.

Page 3 Line 6 - Proposed is a 25' × 62' shop which will be used for storage. It will cover 1,550 square feet. The walls are 12' 6" tall and the total height of the shop would be 16' 9"

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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		
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

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

We are requesting approval for a minor variance to the zoning by-law to allow for a 32' x 62' storage shop to be built on the property (One 8'x10' shed to be taken down before construction.)

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law: The proposed structure, in addition to the existing structures, would result in 4.48% of lot area being covered. (146 square metres). Zoning permits 100 square metres or 10% to be covered.

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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revised. 17/11/21

C. Purpose of Development Application

Note: Please complete all that apply

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m² or %		
Lot frontage	166.41 ft	166.41 ft
Lot depth	227.23 ft	227.23 ft
Lot width	166.58 ft	166.58 ft
Lot area	32,921.22 ft²	32,921.22 ft²
Lot coverage	0	1550 ft²
Front yard	0	0
Rear yard	0	1550 ft²
Left interior side yard	0	1550 ft²
Right interior side yard	0	0
Exterior side yard (corner lot)	0	0

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

The proposed building will be 25'x62' or 1550 sqft (143.99 m²) The existing accessory buildings to remain on site are 8'x10' (80 ft²) and 8'x15' (120 ft²). This equals in total of 162.59 m² or 62.59 m² of relief from the maximum 100 m².

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

According to county by-law we would be 62.59 m² over the allowed accessory building area. The shop would also be .01 metres higher than the allowed 5 metres

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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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:
   The property is zoned Hamlet Residential, it does not allow industrial or commercial use.

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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: The proposed shop is at the end of the driveway next to the house. It will not impact wildlife or theyre habitat whatsoever.

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: The proposed shop is not close to any water source and will not be drawing water from anywhere.

   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.

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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

2. Existing or proposed access to subject lands
   - ◯ Municipal road
   - ◯ Unopened road
   - ◯ Provincial highway
   - ◯ Other (describe below)

   Name of road/street:

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.

The satellite imaging received from Norfolk County shows objects near the rear of the property. I can confirm that these are not buildings or structures of any kind and should not be taken into consideration for the allowable square footage.

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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.

Jake Andres — Owner/Applicant/Agent Signature

September 30, 2021 — 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 Johan Martens am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jake Andres 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.

John Martens — Owner

September 30, 2021 — Date

_____ — Owner

_____ — Date

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K. Declaration

I, Jake Andres of Walsingham

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:

NORFOLK COUNTY

Owner/Applicant/Agent Signature

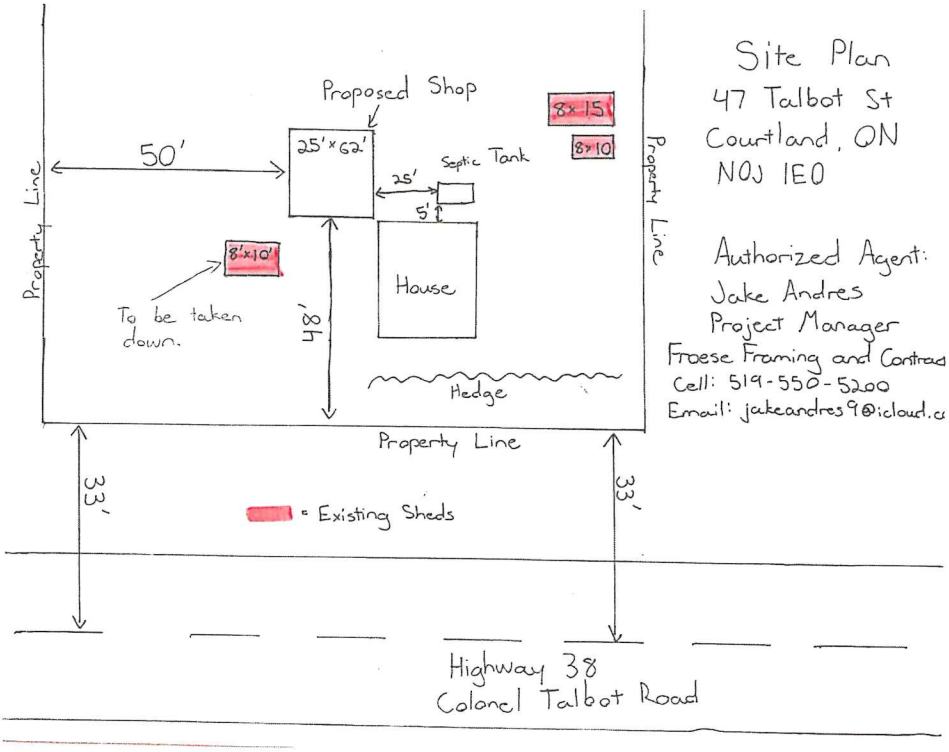
In SIMCOE, ONT

This 7th day of OCTOBER 2021

A.D., 20____

Sherry Ann Mott, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires January 5, 2023.

A Commissioner, etc.



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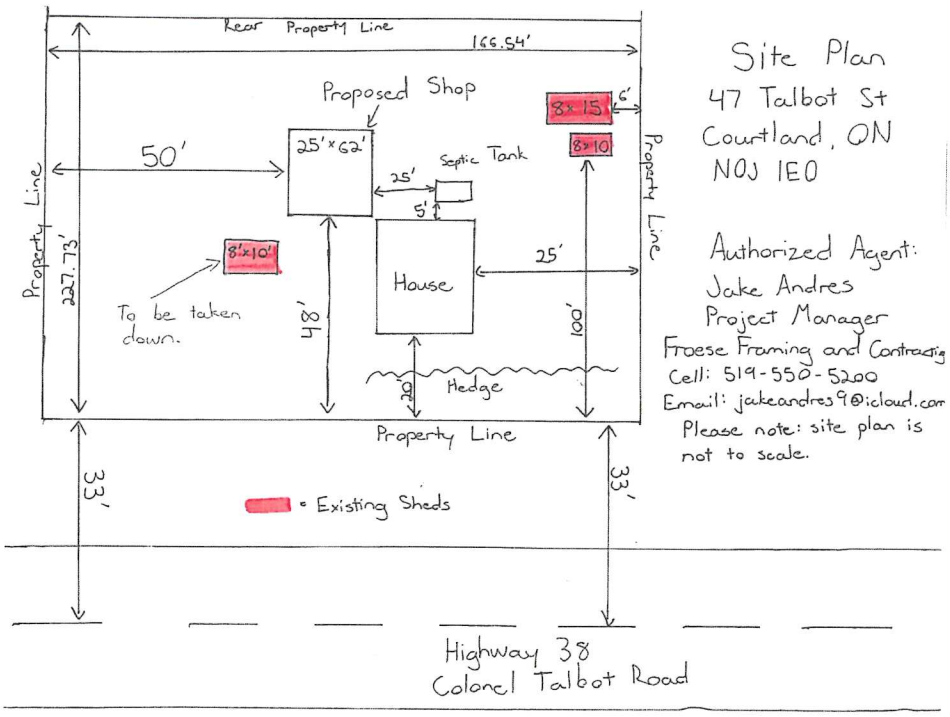
revised.
Nov. 17. 21



Site Plan
47 Talbot St
Courtland, ON
N0J 1E0

Authorized Agent:
Jake Andres
Project Manager
Froese Framing and Contracting
Cell: 519-550-5200
Email: jakeandres9@icloud.com

Please note: site plan is not to scale.

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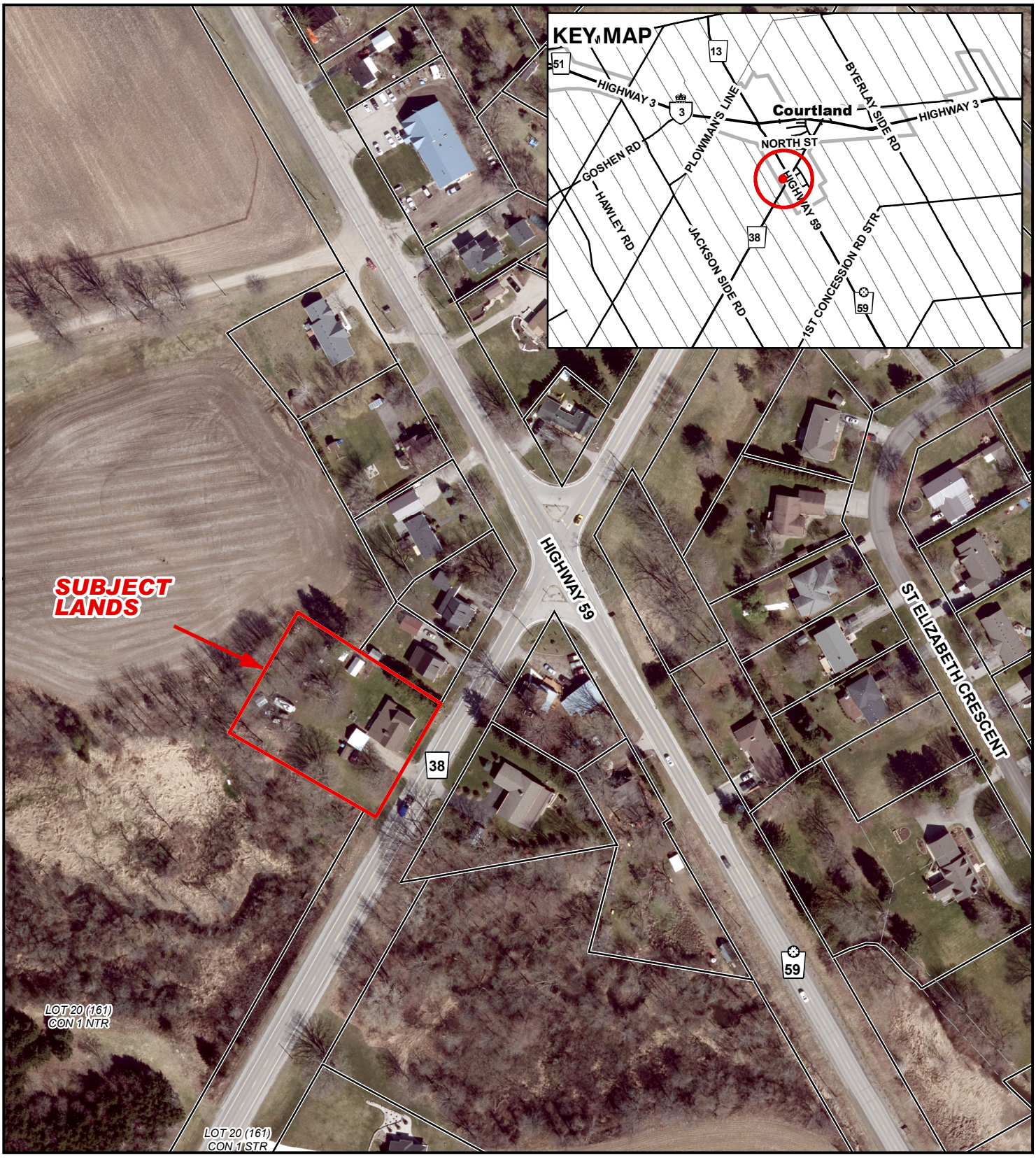
MAP A

ANPL2021362

CONTEXT MAP

Geographic Township of MIDDLETON



2021-12-07

Legend

Subject Lands

2020 Air Photo

N

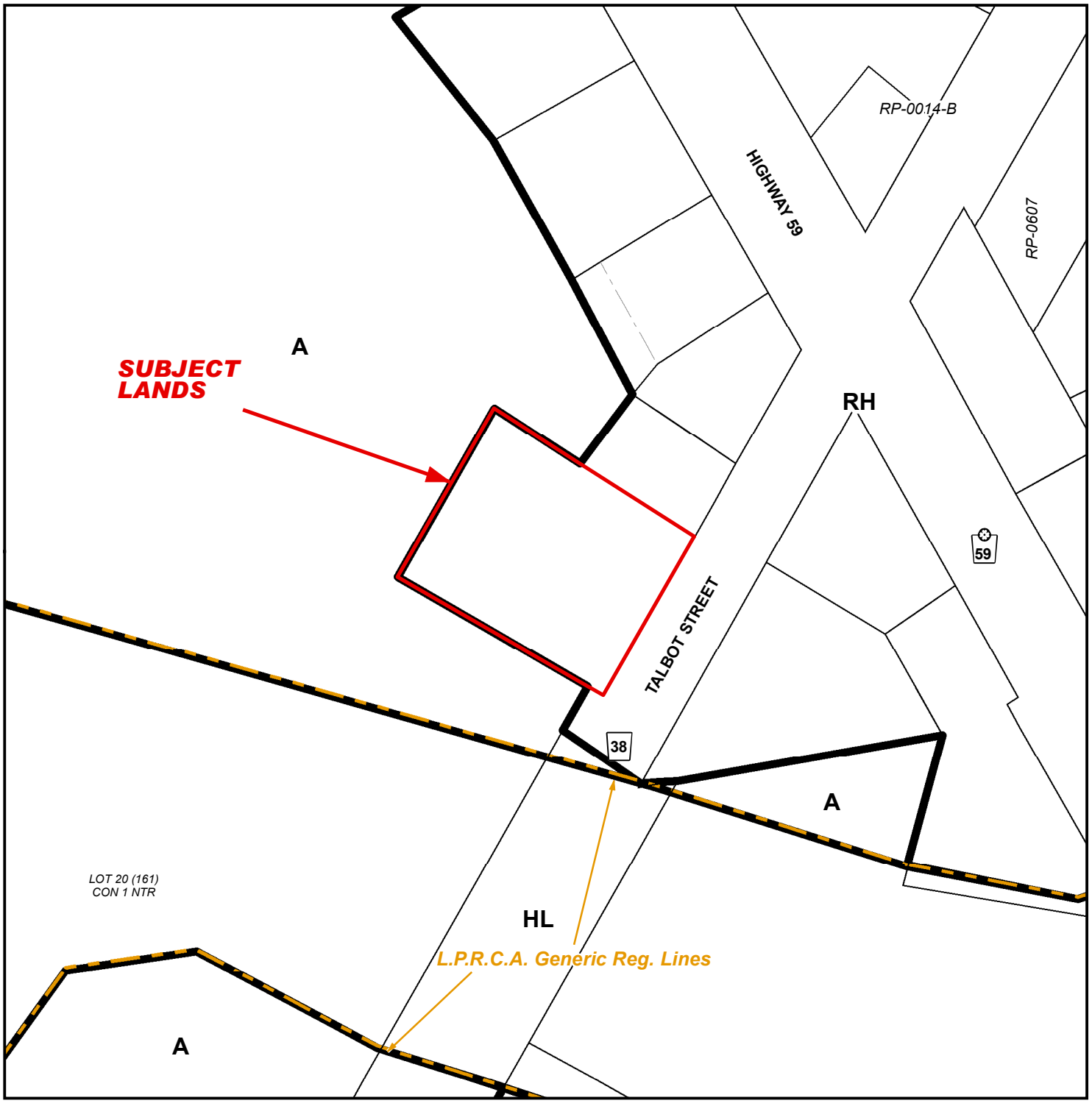
10 5 0 10 20 30 40 Meters

MAP B

ANPL2021362

ZONING BY-LAW MAP

Geographic Township of MIDDLETON



LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone

2021-12-07

N

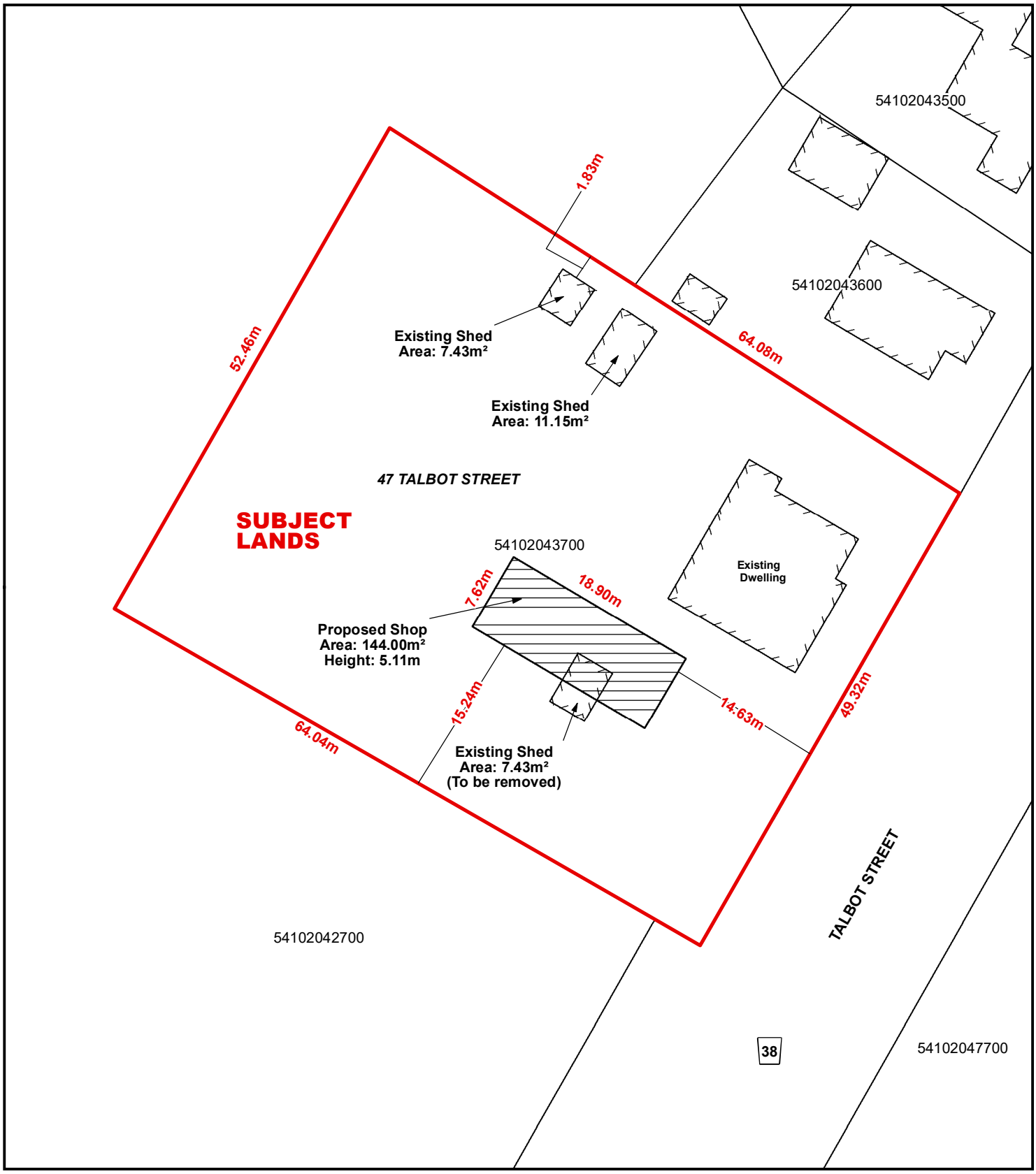
10 5 0 10 20 30 40 Meters

MAP C

ANPL2021362

CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

Subject Lands

2021-12-07

N

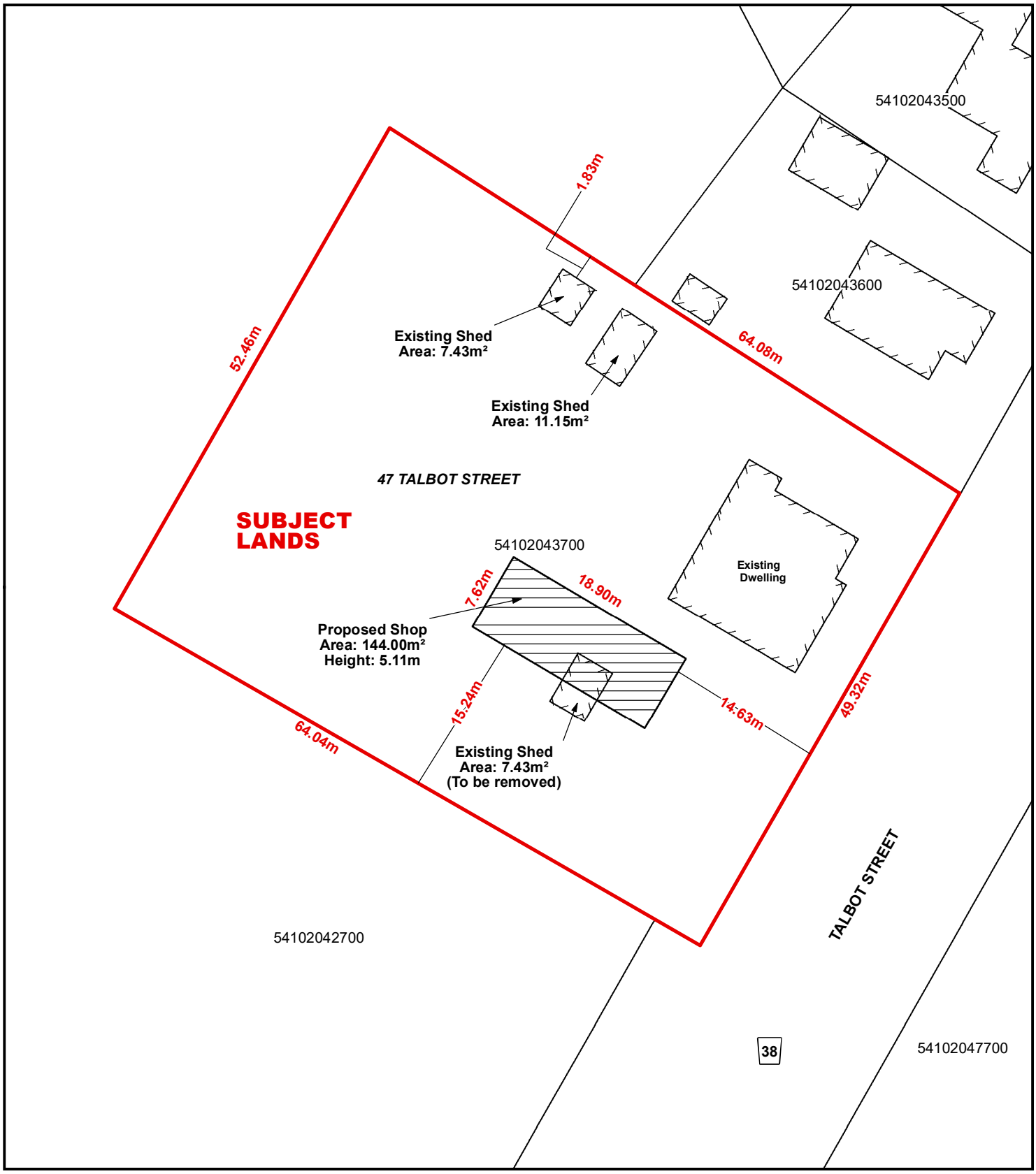
4 2 0 4 8 12 16 Meters

LOCATION OF LANDS AFFECTED

ANPL2021362

CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

Subject Lands

2021-12-07

N

4 2 0 4 8 12 16 Meters