

RECEIVED

File Number ANPL2014176 Application Fee SEP 30 2014 ☒
 Related File Number — Conservation Authority Fee N/A
 Pre-consultation Meeting On — NORFOLK COUNTY N/A
 Application Submitted On Sept 15 / 14 LANGTON ADMINISTRATION BUILDING ☒
 Complete Application On " " KR.

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 -050 -76650

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 Dan Steunenberg Phone # 519 443-8353
 Address 507 Concession # 11 Fax # _____
 Town / Postal Code NOE 1P0 E-mail steuny3@xplornet.ca

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 + TERRILYNN Dan Steunenberg Phone # 519 443-8353
 Address 507 Concession # 11 Fax # _____
 Town / Postal Code NOE 1P0 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:

RBC Royal Bank of Canada
55 Norfolk St South Simcoe Ontario
N3Y-2W1

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>WATERFORD/NORFOLK</u>	Urban Area or Hamlet	<u>RURAL</u>
Concession Number	<u>11</u>	Lot Number(s)	
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>70.6^M / 235'</u>	Depth (metres/feet)	<u>90.75^M / 302'</u>
Width (metres/feet)	<u>90.75^M / 302'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>6,407⁵⁰M / 70,970⁷</u>
Municipal Civic Address	<u>507 CON</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):

To store RV and personal vehicles +
HOME WORKSHOP FOR PERSONAL VEHICLE REPAIR
AND MAINTENANCE

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

PROPOSED BUILDING HAS 50% MORE FLOOR AREA
THAN BYLAW, AND 35% MORE HEIGHT

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

need height + width of building to
accommodate size of vehicles

D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

A

Is there a site specific zone on the subject lands?

N/A

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:

- ① ONE SINGLE FAMILY DWELLING 165.3 M², 1831' ϕ
LIVING SPACE 47.6 M², 529' ϕ ATTACHED GARAGE
② ONE SHED UNDER 100' ϕ .
③ ONE PLAYSET

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

1998

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:

ONE THREE BAY GARAGE, DETACHED. ONE BEING
OVERSIZED R/V BAY

MINOR VARIANCE

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

NOVEMBER 2014.

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:

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

Present use of the subject lands:

Res

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

1998 — 2014.

Existing use of abutting properties:

FARM.

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:

FARM. CASHCROP PRIOR TO 1998.

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

MINOR VARIANCE

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

INTERVIEW WITH OWNER.

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

MINOR VARIANCE

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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

MINOR VARIANCE

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:

Concession # 11 Townsend Rd

I. OTHER INFORMATION

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

☐ Yes ☐ No

If yes, describe:

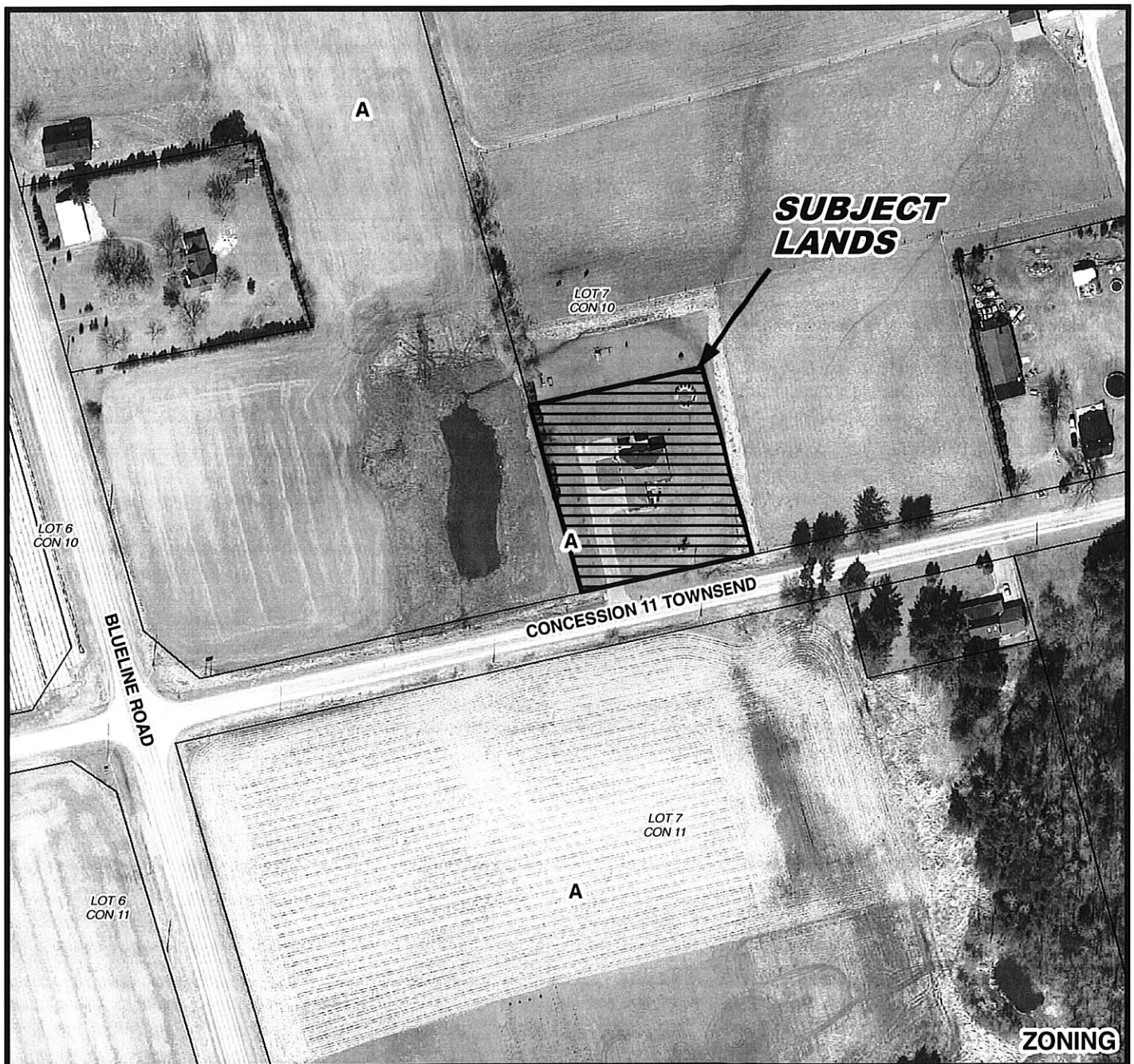
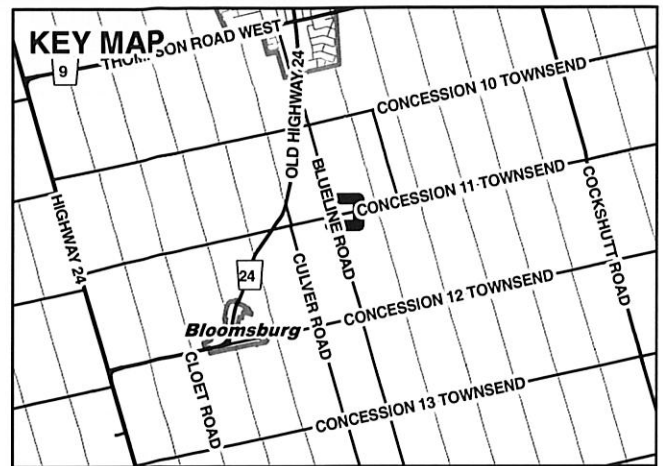
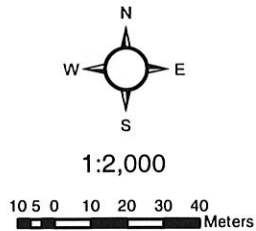
Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 1

File Number: ANPL2014176

Geographic Township of

TOWNSEND



ZONING

MAP 2

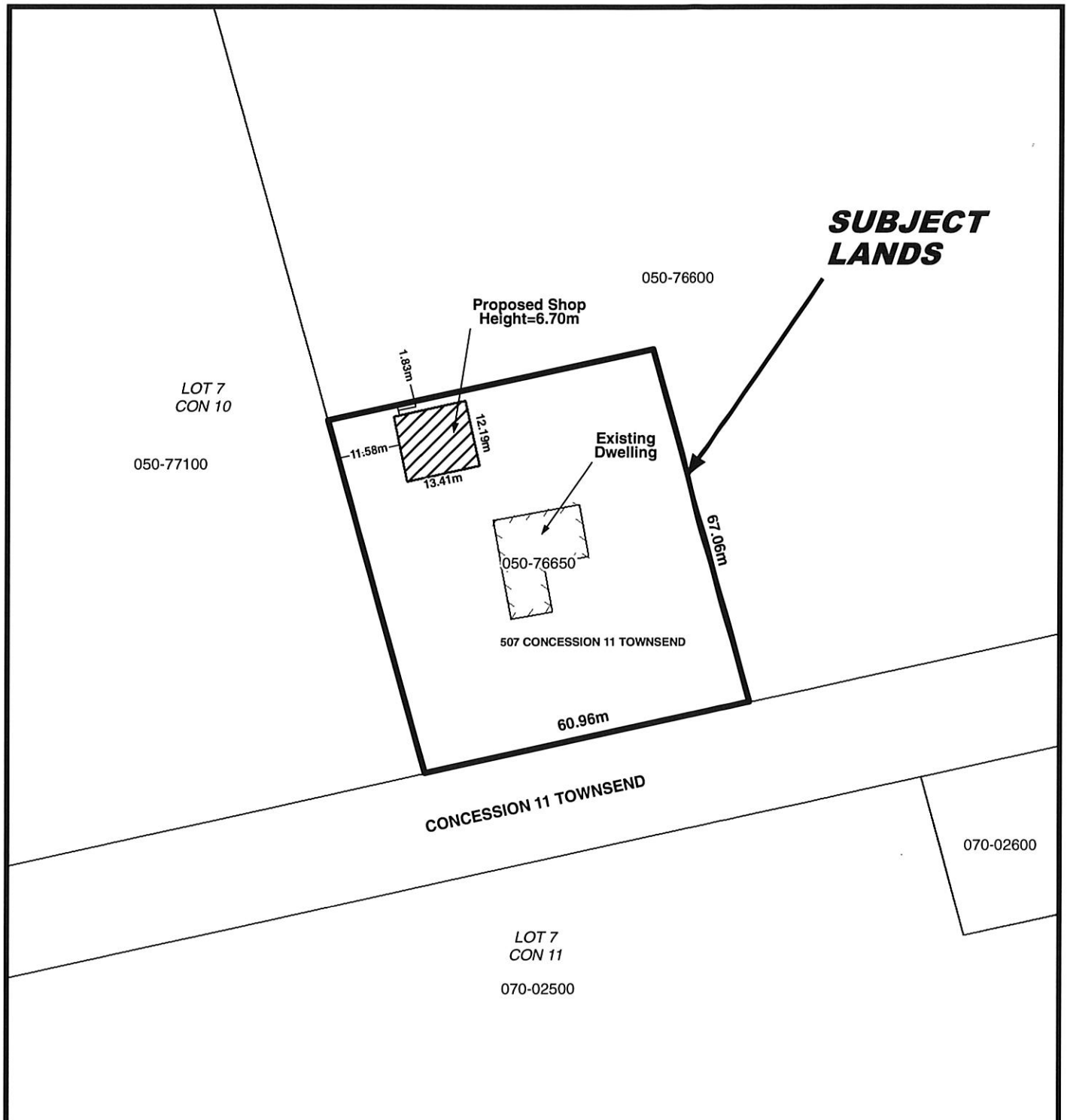
File Number: ANPL2014176

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000





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 #

507 CON 11 TWN.

ZONING
G AG

ROLL #

33605076650

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					40' 4"	
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT	5.0m	16'-40"	6-70m	22'-0"	1.7m	5.57'
ACCESSORY BUILDING	100.0M ²	1076.0 M ²	148.64M ²	1600.0 M ²	48.64M ²	523.55 M ²
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

RELIEF OF BUILDING HEIGHT + AREA - ACCESSORY BUILDING
TO RESIDENTIAL USE - NANTICOKE WEST BYLAW NW 1-2000

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

05/SEPT/2014

PREPARED BY: Devon Tisdale

AS PER:

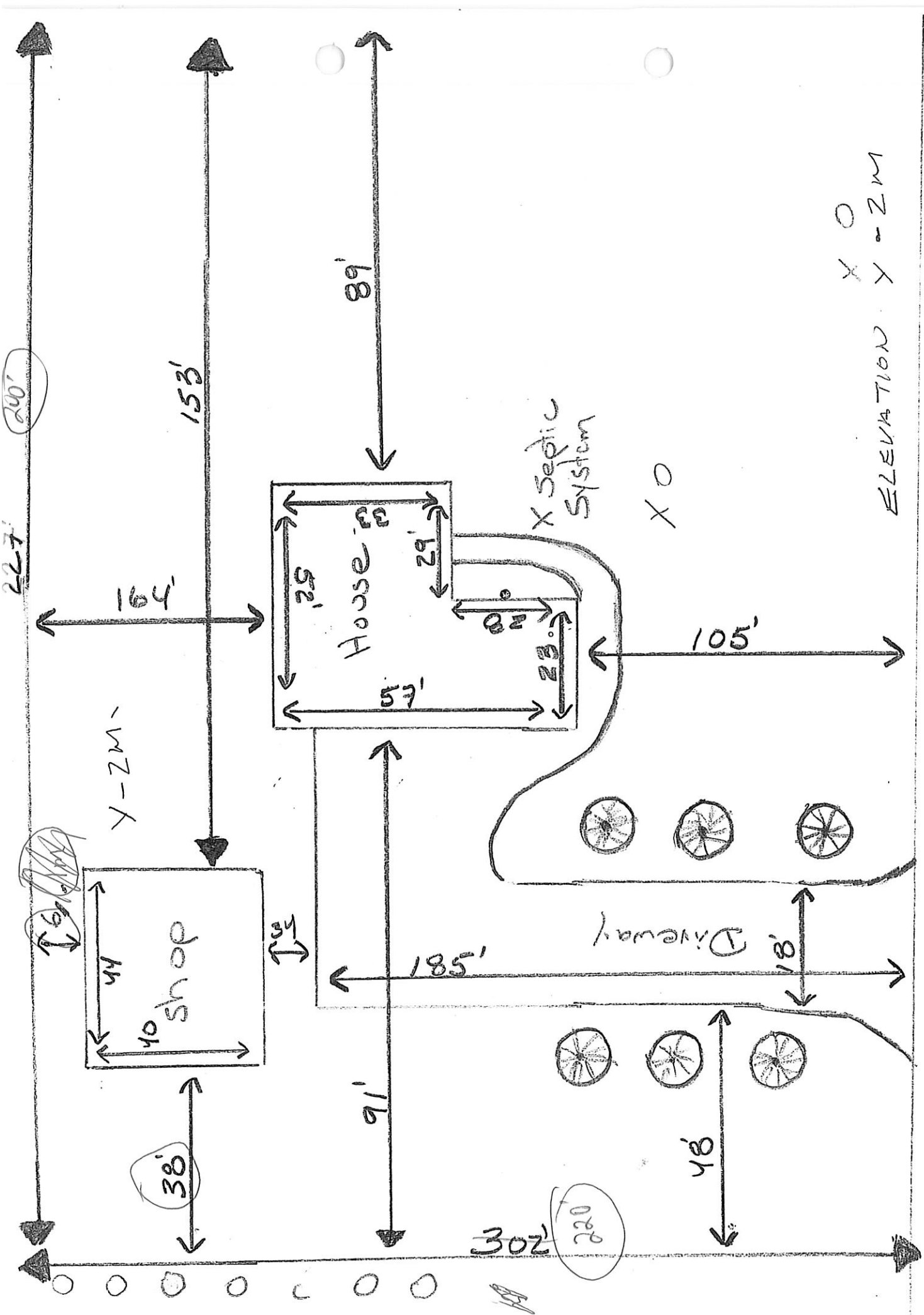
Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

Signature of building inspector

Date

Sept 5/14

AXNPL2014176



ELEVATION X 0
Y 0 2M

