

MINOR VARIANCE

File Number ANPL2014191
 Related File Number BN PL 2014190
 Pre-consultation Meeting On
 Application Submitted On October 20, 2014
 Complete Application On October 6, 2014

Application Fee Oct 6, 2014
 Conservation Authority Fee already paid see attached
 OSSD Form Provided Oct 6, 2014
 Sign Issued Oct 6, 2014

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: 3310-545-040-246-00

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-N0 85

A. APPLICANT INFORMATION

Name of Applicant ¹ Tom Thomson & 911777 Ontario Ltd. Phone # 519-983-7045
 Address 9 3rd Conc. Rd. NTR Fax #
 Town / Postal Code Tillsonburg, ON N4G 2T1 E-mail

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

Name of Agent David Roe Phone # 519-582-1174
 Address 599 Larch St. Fax #
 Town / Postal Code Delhi, ON N4B 3A7 E-mail

Name of Owner ² same as applicant 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:

none

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Houghton</u>	Urban Area or Hamlet	<u></u>
Concession Number	<u></u>	Lot Number(s)	<u></u>
Registered Plan Number	<u>28B</u>	Lot(s) or Block Number(s)	<u>7</u>
Reference Plan Number	<u></u>	Part Number(s)	<u></u>
Frontage (metres/feet)	<u>48.1m</u>	Depth (metres/feet)	<u>18.2m</u>
Width (metres/feet)	<u>48.1m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>861.3m² + 431m²</u>
Municipal Civic Address	<u>27 Old Mill Road</u>		<u>with severance</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):

Relief required from front yard set back 6.24m
no relief now required from rear yard due to boundary
adjustment severance adding 9m to existing rear yard.

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

Relief of 6.24m front yard set back.
to permit extension of cottage to north at same set back.

Proposed addition will be 3.81m x 2.84m see sketch

→ relief of 6.24m from the minimum required 13m front yard set back to
permit a 6.67m front yard set back.
 Please explain why it is not possible to comply with the provision of the zoning by-law:
location of existing cottage

D. PROPERTY INFORMATION

Present official plan designation(s):

Hazard Land

Present zoning:

Agricultural A

Is there a site specific zone on the subject lands?

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:

Existing cottage - approx. 10.5m x 9.5m, plus deck

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

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.

addition will be 3.81m x 2.84m on north corner of building

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:

see sketch

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

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:

Present use of the subject lands:

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

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:

knowledge of 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: applied for to add 9m on existing rear yard.

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	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)
holding tank

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:

Old Mill Road

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

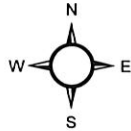
to be on agenda for November meeting

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: ANPL2014191

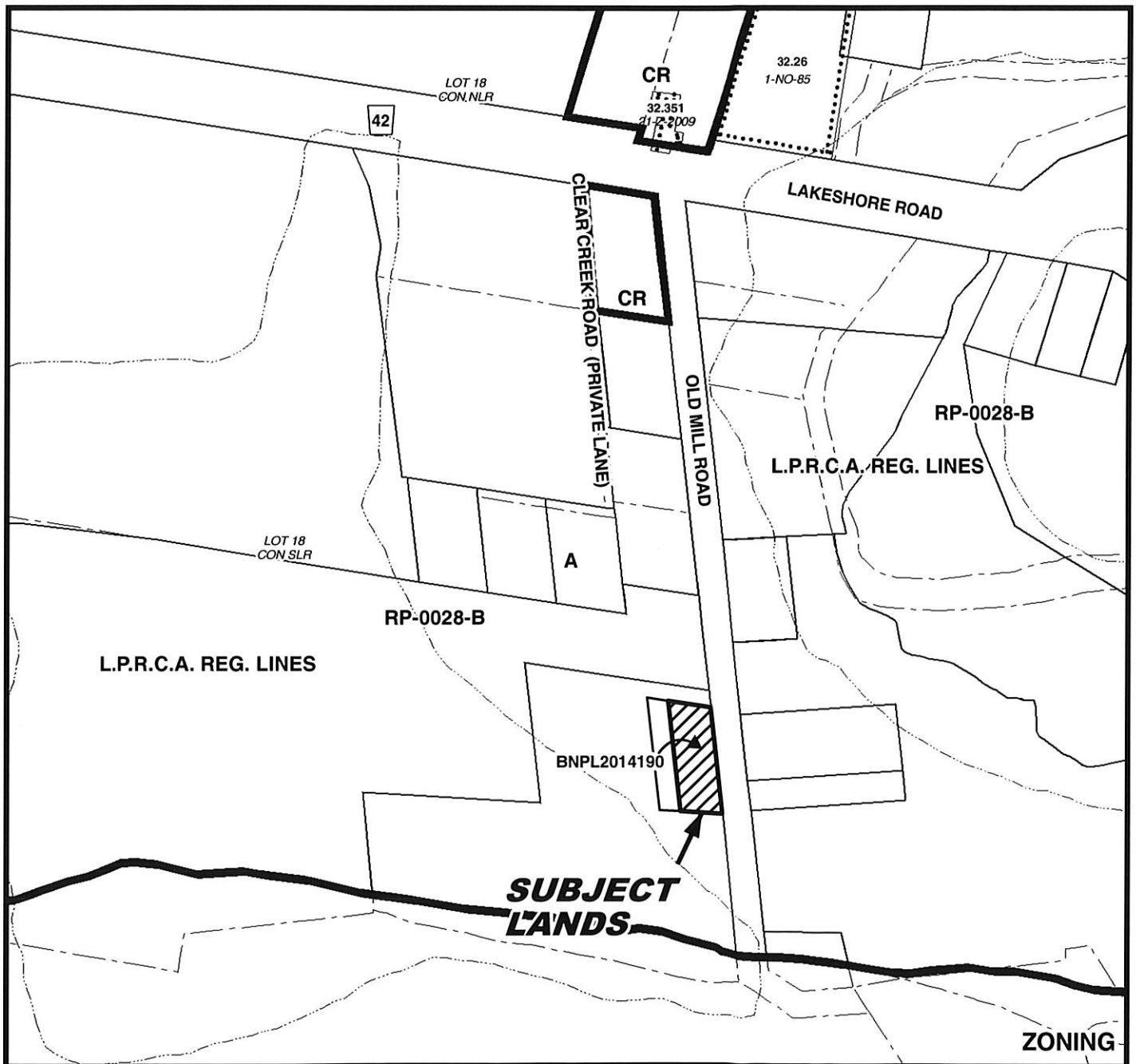
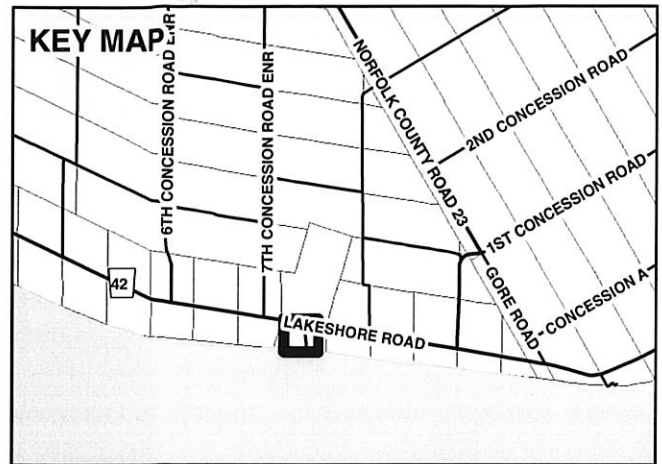
Geographic Township of

HOUGHTON



1:2,500

20 10 0 20 40 60 80 Meters



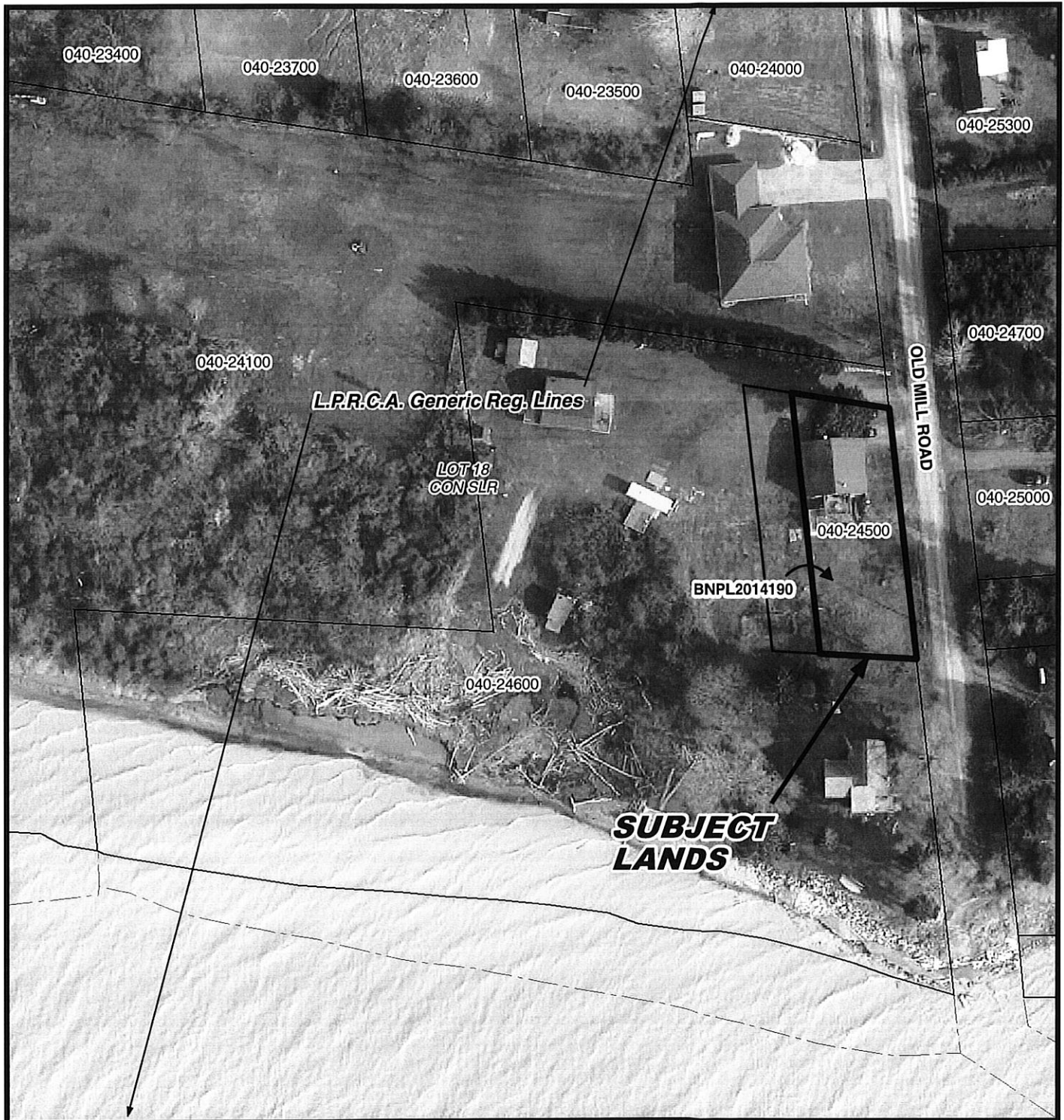
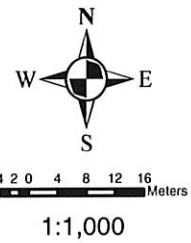
ZONING

09/10/2014

MAP 2

File Number: ANPL2014191

Geographic Township of HOUGHTON



MAP 3

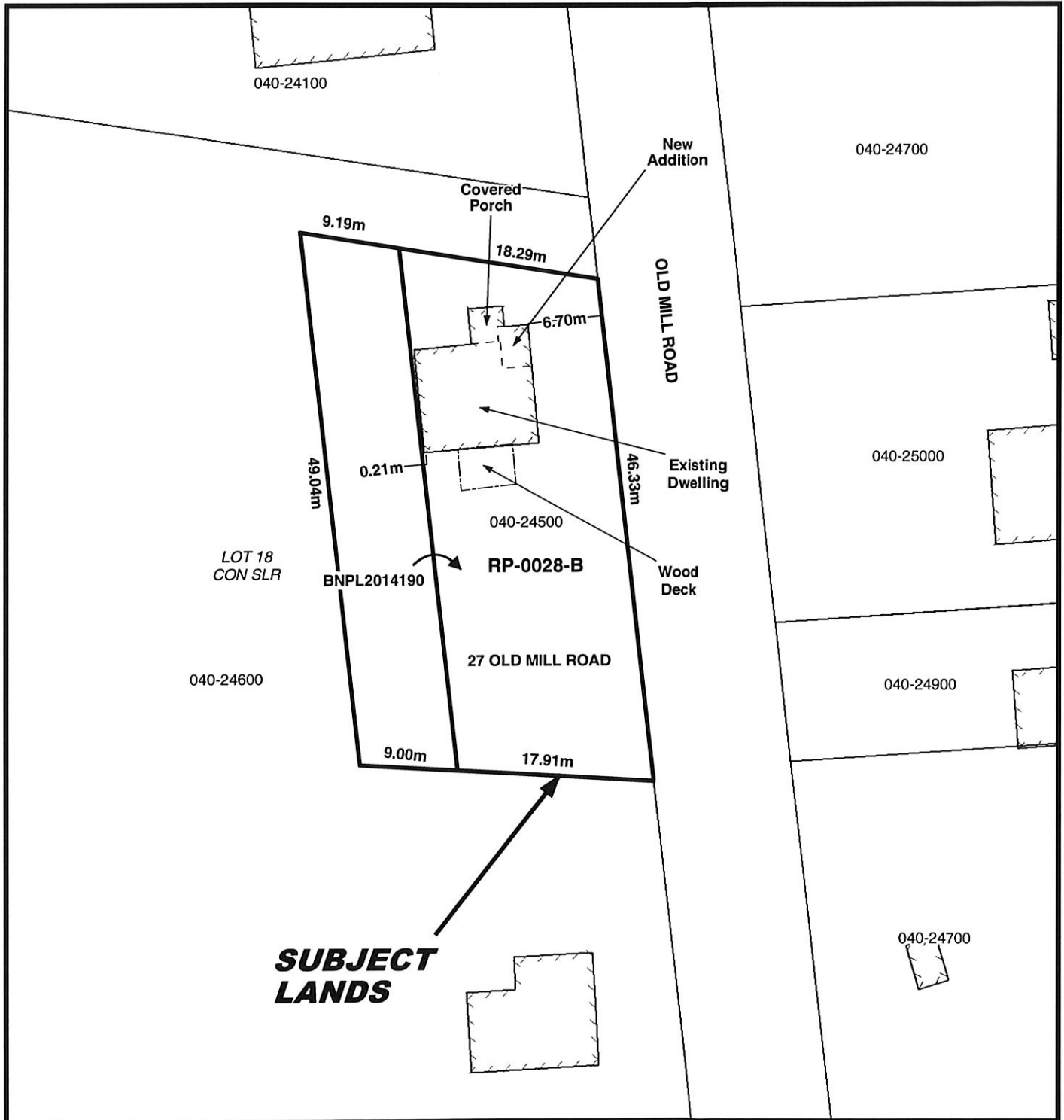
File Number: ANPL2014191

Geographic Township of HOUGHTON



2 1 0 2 4 6 8 Meters

1:500



37R-4977

23B)

PLAN

(REGISTERED

(429' WIDE PER DEPOSITED PLAN 37R-1283)

MILL

NORTH

PREPARED FOR BUILDING PERMIT
FOR.

PART OF LOT 7
REGISTERED PLAN 28B

(CLEAR CREEK)

GEOGRAPHIC TOWNSHIP OF HOUGHTON
COUNTY OF NORFOLK
MUNICIPALITY OF THE

**TOWNSHIP OF NORFOLK
REGIONAL MUNICIPALITY OF
HALDIMAND – NORFOLK**

SCALE - 1 INCH = 20 FEET



IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS
AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

KIM HUSTED SURVEYING LTD.

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

(1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN
AND HAVE NOT BEEN VERIFIED BY SURVEY

(2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY
ACTUAL SURVEY

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ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 98-4941 SKETCH REFERENCE: FILE

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Building and By-Law Division
Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377

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



ZONING DEFICIENCY PRZDF20141378

PROPERTY INFORMATION

STREET # 27

ROLL No. 3310545040245000000

LEGAL DESCRIPTION:
HGN PLAN 28B PT LOT 7 RP,
37R7870 PART 1, IRREG, 0.21AC
152.00FR 60.00D

UNIT #

TOWNSHIP Norfolk - Houghton

STREET NAME OLD MILL ROAD

ZONING A

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/m.sq)		PROPOSED (m/m.sq)		DEFICIENCY (m/m.sq)	
LOT AREA	800		849.83			
LOT FRONTAGE	18.00		46.34			
FRONT YARD SETBACK	13.00		2.88 6.76		Note A 6.24	
EXTERIOR SIDE YARD			n/a			
INTERIOR SIDE YARD (RIGHT)	3.0		5.18			
INTERIOR SIDE YARD (LEFT)	3.0		n/a			
REAR YARD SETBACK	9.0		Info not Provided		Note A	
DWELLING UNIT AREA	70		100.34			
% LOT COVERAGE			11.74			
BUILDING HEIGHT						
ACCESSORY BUILDING						
ACCESSORY BUILDING COMMENTS						
PARKING SPACES	2		2		2	

ADDITIONAL COMMENTS:

Note A) Site plan provide by completed by Mark Cook. A Legal Survey complete by an Ontario Land Surveyor needs to be provided to ensure accuracy of information provide. Drawing indicates Single Family Dwelling reconstructed in 1990 encroaches on rear yard setback (Previous SFD destroyed by fire, Permit NO-025-90 remains open). Unable to determine deficiency of front or rear yard setback accurately.

Note B) Construction of addition started without the benefit of a Building Permit under Building Code Act 8.(1)

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: Scott Northcott

AS PER:

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

AUG 12, 2014