

MINOR VARIANCE

File Number ANPL2015002  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On Dec 23/2014  
 Application Submitted On ✓  
 Complete Application On January 5/2015

Application Fee ✓  
 Conservation Authority Fee N/A  
 OSSD Form Provided ✓  
 Sign Issued \_\_\_\_\_

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- 28 33 060 070 75210

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 <sup>1</sup> HAROLD SANIN Phone # 905-464-1312  
 Address 2283 SHIPWRIGHT RD Fax # OR 905-825-1163  
 Town / Postal Code OAKVILLE, ONT. L6M 3B1 E-mail hsanin1@gmail.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent N/A Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Owner <sup>2</sup> Barry Jones, Lynn Medve-Jones Phone # 519 4266043  
 Address 1055 COCKSHUTT RD Fax # \_\_\_\_\_  
 Town / Postal Code SIMCOE N3Y 4K4 E-mail barrylynnjones@hotmail.com

<sup>2</sup> 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 <sup>3</sup>: ☒ Applicant ☐ Agent ☐ Owner

<sup>3</sup> 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:

**RECEIVED**

JAN 06 2015

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>Townsend</u>	• Urban Area or Hamlet	<u>Penton</u>
Concession Number	<u>14</u>	Lot Number(s)	<u>12</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
• Frontage (metres/feet)	<u>28.65</u>	• Depth (metres/feet)	<u>121.92</u>
• Width (metres/feet)	<u>58.37</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>2 1.18 acres</u>
• Municipal Civic Address	<u>1055 Cockshutt Rd.</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):

Propose to build 2 car garage approx midway between house and  
frontage of property.

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

relief to allow accessory structure in front yard.

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

limited access to backyard due to side yard  
constraints.

**D. PROPERTY INFORMATION**

Present official plan designation(s):

Hamlet

Present zoning:

RH (Hamlet Residential)

Is there a site specific zone on the subject lands?

RH.5 (Frontage relief)

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 BUILDING(S) REMAIN UNCHANGED AND INCLUDE BUNGALOW OF APPROX 195 SQ.M.  
AND AN EXISTING 9 SQ.M. SITED IN NW CORNER OF LOT.

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 it will 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:

PROPOSED IS WOOD FRAMED, WIREMESH FLOOR 2 CAR GARAGE (INCLUDING SHOP AREA) FOR STORAGE AND MAINTENANCE  
OF PERSONAL ANTIQUE MOBBY CARS. MAXIMUM SIZE TO BE 7.3m x 11m x 4.9m HIGH (AT REAR) WITH  
2 OVERHUNG GARAGE DOORS FACING NORTH AND 1 MAIN DOOR AND MAXIMUM 2 WINDOWS ON WEST SIDE  
GROSS AREA TO COVER 80.3 SQ.M. PROPOSED INSULATED CONSTRUCTION WITH GAS HEATING AND  
HYDRO.

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If known, the date the proposed buildings or structures will be constructed on the subject lands:  
AFTER JULY 1, 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:

Present use of the subject lands:

RESIDENTIAL

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

N/A

Existing use of abutting properties:

RESIDENTIAL

**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:

DISCUSSION WITH PROJECT OWNERS

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

If no, please explain:

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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:

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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>68m</u> 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:

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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

☒ Municipal road

If other, describe:

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

Cockshutt Road

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.

INITIAL DETERMINATION TO BUILD PROPOSED GARAGE IN REAR YARD PRESENTS A VIRTUALLY IMPOSSIBLE SCENARIO! THE SITUATION OF THE HOUSE WITHIN THE PROPERTY ALLOWS ONLY 4 m WIDE PASSAGE INTO REAR YARD ON THE NORTH SIDE AND ANY POTENTIAL LOCATION OF THE GARAGE WOULD SERIOUSLY AFFECT ACCESS FOR CONSTRUCTION OR LATER USE, IT WOULD ALSO ADVERSELY AFFECT THE ADJACENT NEIGHBOR TO THE NORTH BY PRESENTING AN UNSIGHTLY VIEW. AN OPTION WOULD BE TO ENTER INTO ANNUAL BASEMENT AGREEMENT BUT THIS IS NOT DESIRED FOR SEVERAL REASONS.





## 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 #  
1055 COCKSHU.H RD.

ZONING  
G

R.H.5 (FRONTAGE)  
RELIEF  
TWN.

### ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	1.18 ac	4775.29m <sup>2</sup>				
LOT FRONTAGE						
FRONT YARD SETBACK		9.00m				
EXTERIOR SIDE YARD		9.00m				
INTERIOR SIDE YARD (RIGHT)		1.20m				
INTERIOR SIDE YARD (LEFT)		1.20m				
REAR YARD SETBACK		9.00m				
DWELLING UNIT AREA						
% LOT COVERAGE	10.9%					
BUILDING HEIGHT		5.00m				
ACCESSORY BUILDING		100.00m <sup>2</sup>				
ACCESSORY BUILDING COMMENTS	3.3(b) OCCUPY FRONT YARD					
PARKING SPACES						

### ADDITIONAL COMMENTS:

RELIEF OF ZONING REQUIREMENT NANTICOKE WEST NW1-2000  
TO ALLOW ACCESSORY BUILDING IN FRONT YARD.

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

1/5/2015

Date

PREPARED BY:

AS PER:

Signature of building inspector

JAN 5/2015

Date

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





# On Site Sewage Disposal System Location Plan

DATE: December 16/2014

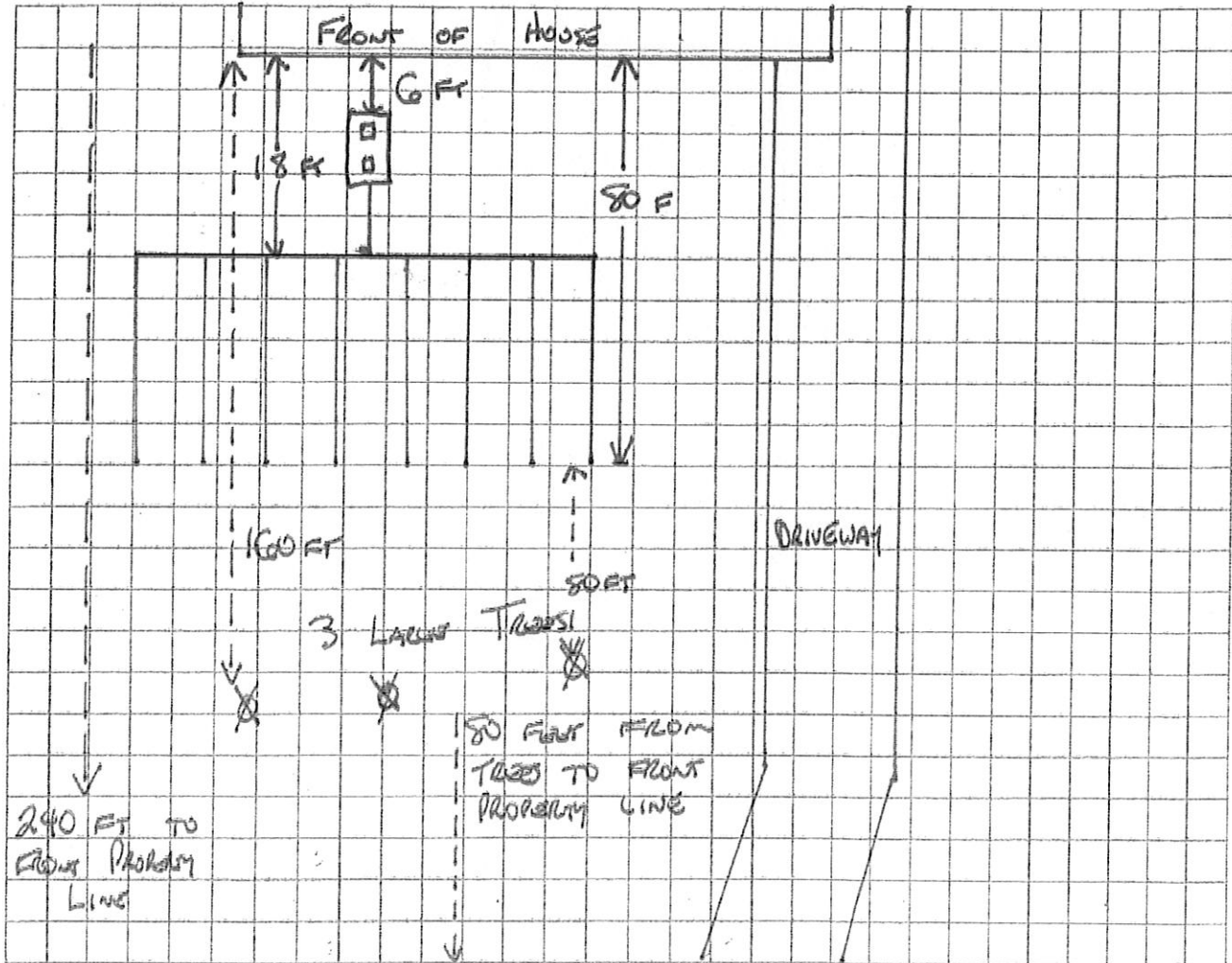
APPLICATION NUMBER: \_\_\_\_\_

OWNER: \_\_\_\_\_

EVALUATOR: EO Dove

PROPERTY ADDRESS: 1055 Cockshutt Road - Renton

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

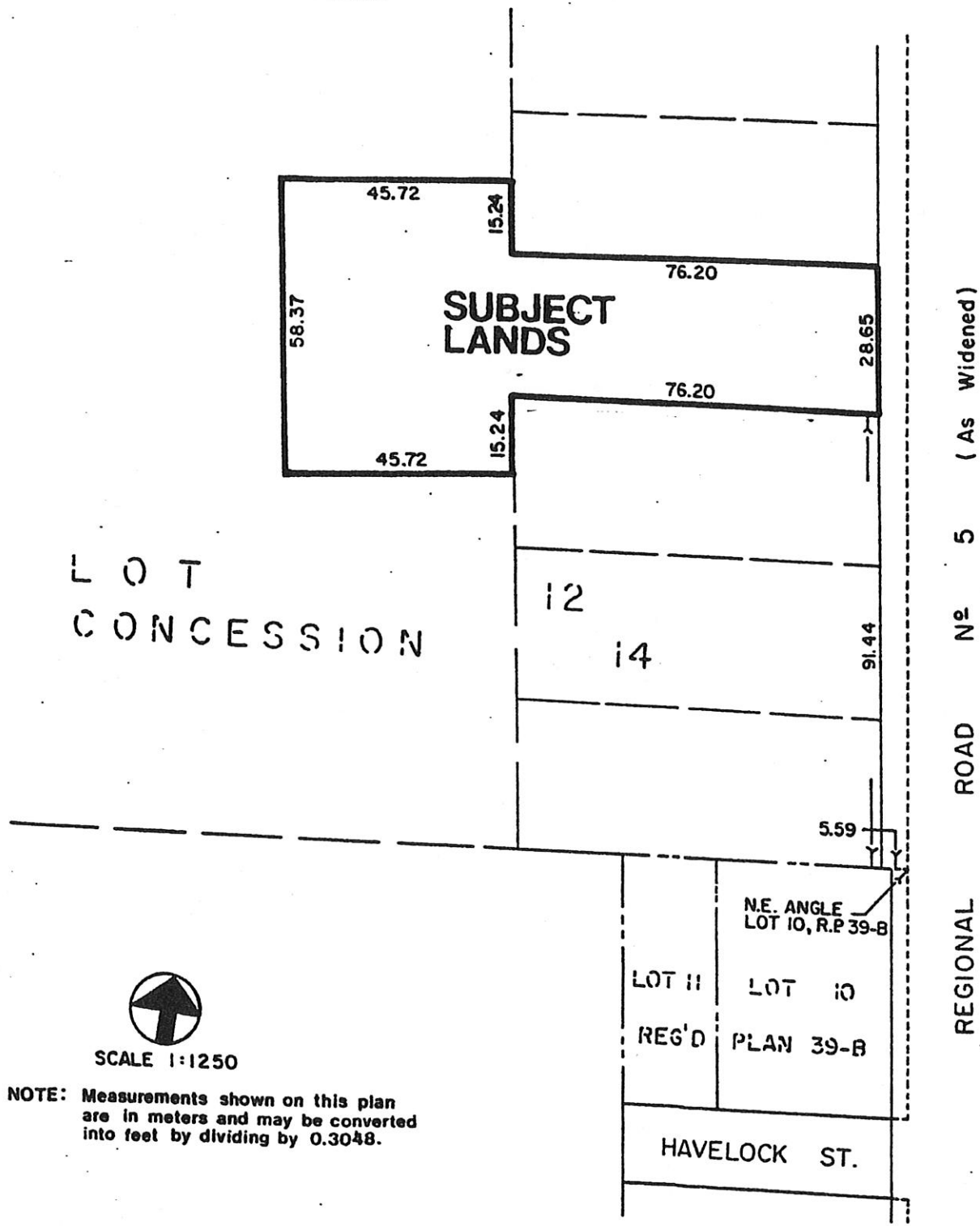


PREPARED BY: [Signature]

NOTE: The above sketch is not to exact scale.

# Map B - detailed map

CITY OF NANTICOKE  
FORMER TOWNSHIP OF TOWNSEND



SCALE 1:1250

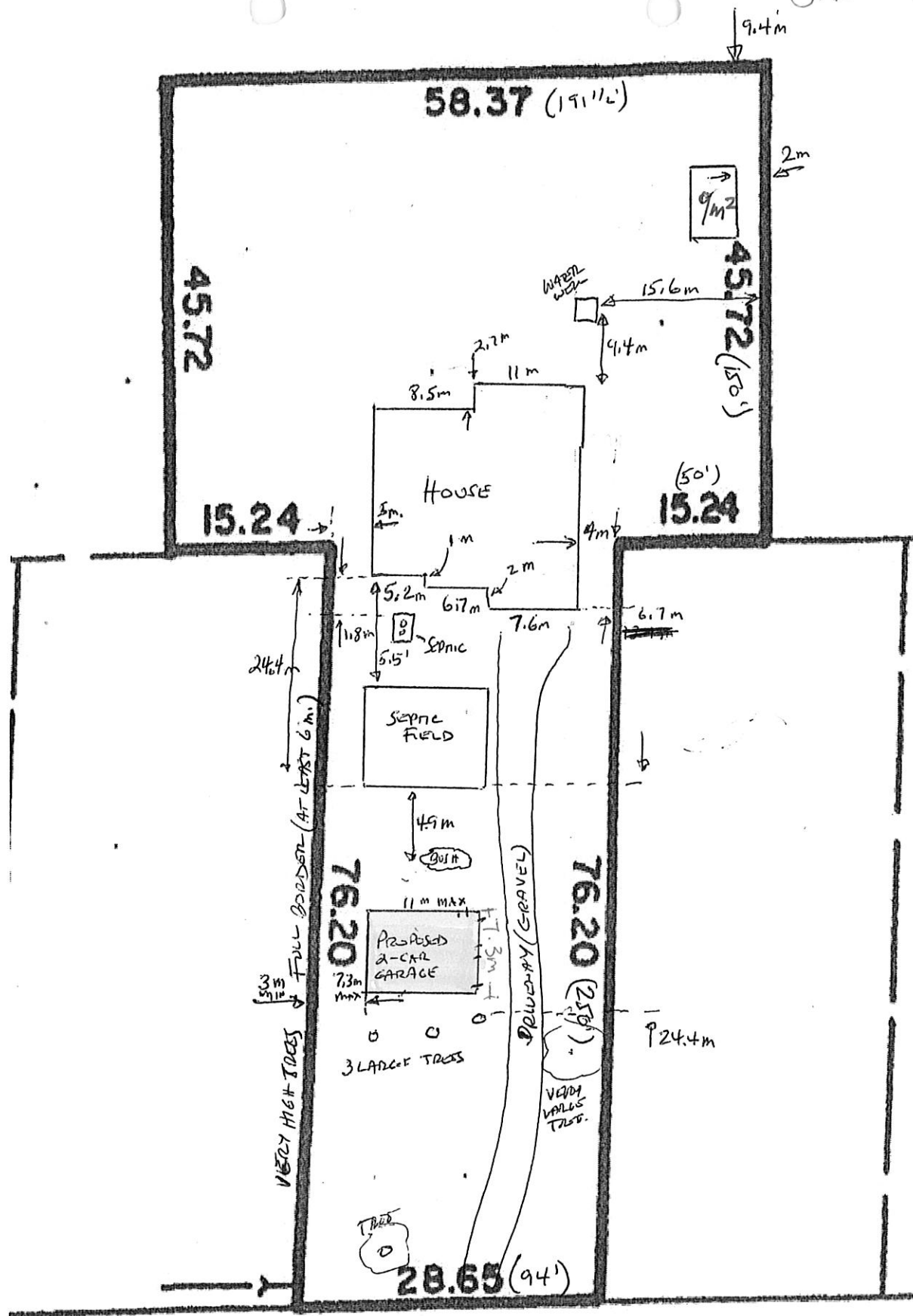
NOTE: Measurements shown on this plan  
are in meters and may be converted  
into feet by dividing by 0.3048.

This is Map B to Zoning By-Law 19-NA 91 Passed the 23rd day of April 1991.

*Rita Kalmus*  
MAYOR

*[Signature]*  
CLERK

JAN 5 2015

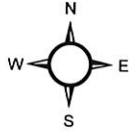


1055 COCKSHUTT Rd.

# MAP 1

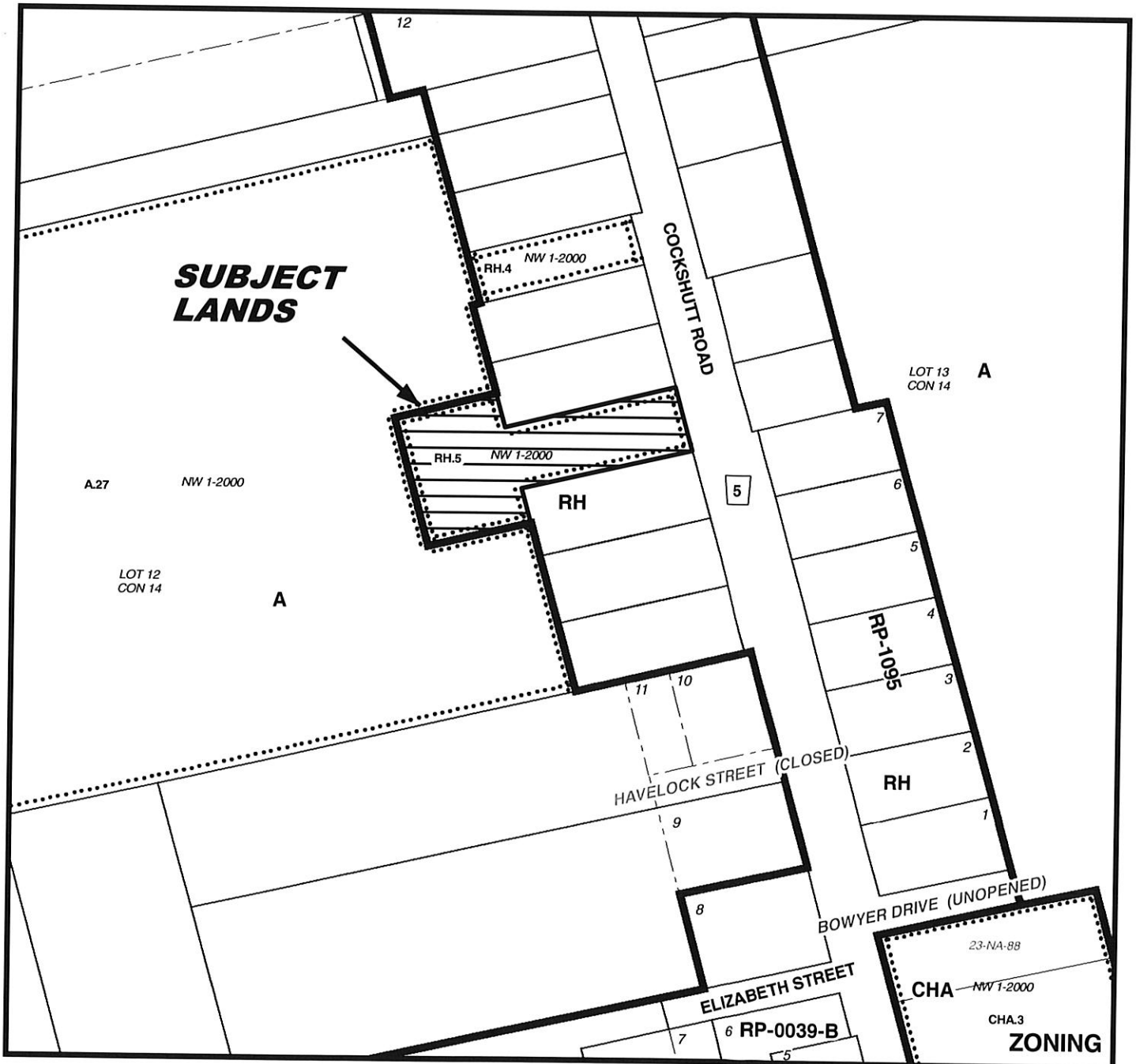
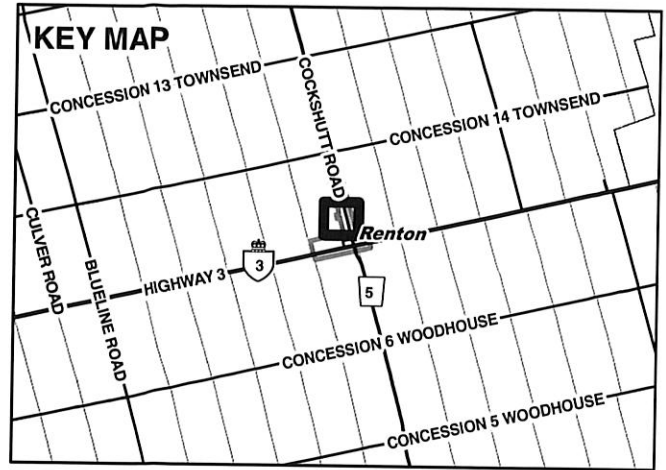
## File Number: ANPL2015002

Geographic Township of  
**TOWNSEND**



1:2,500

20 10 0 20 40 60 80 Meters



## MAP 2

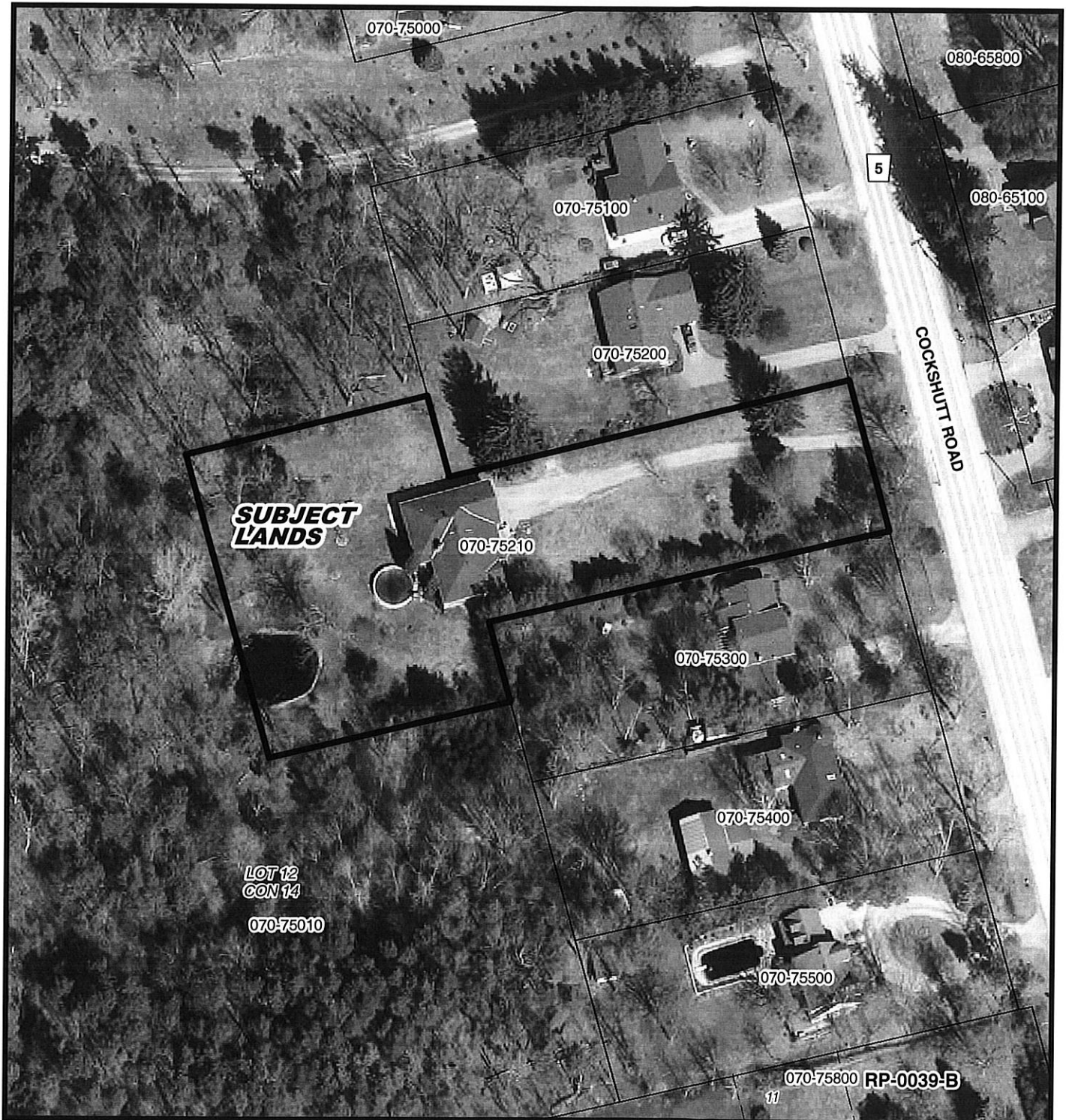
File Number: ANPL2015002

Geographic Township of TOWNSEND



4 2 0 4 8 12 16  
Meters

1:1,000



# MAP 3

File Number: ANPL2015002

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000

