

MINOR VARIANCE

File Number ANPL2015088
 Related File Number —
 Pre-consultation Meeting On early April
 Application Submitted On May 8/2015
 Complete Application On " "

Application Fee ✓
 Conservation Authority Fee N/A
 OSSD Form Provided N/A
 Sign Issued CR.

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: 3310-336-050-53624-00

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. —

A. APPLICANT INFORMATION

Name of Applicant ¹ Jeff Spoelstra Phone # 226 567 3025
 Address 16 Yin Street Fax # —
 Town / Postal Code Waterford NOE1Y0 E-mail spoelst2@hotmail.com
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 Jeff Spoelstra 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:

TD Canada Trust

RECEIVED

MAY 12 2015

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Revised 10.2012

**NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING**

JH

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>Nanticoke</u>	* Urban Area or Hamlet	<u>Waterford</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>37M-13</u>	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
* Frontage (metres/feet)	<u>55.25 ft</u>	* Depth (metres/feet)	<u>51.25 ft irregular (151.63) ft.</u>
* Width (metres/feet)	<u>150 ft.</u>	* Lot area (m ² / ft ² or hectares/acres)	<u>0.27 acres</u>
* Municipal Civic Address	<u>16 Yin Street.</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):

Build a shed for the storage of my trailer.

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

Relief of 12 msq from the max permitted area for an accessory building of 50sqm, to permit a building having an area of 67sq.m

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

My trailer is too large to fit within the square footage allowed.

H

D. PROPERTY INFORMATION

Present official plan designation(s):

Urban Residential

Present zoning:

R1

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:

My house will be retained (1400 sq ft, 1 storey)

My small garden shed will be removed. see illustration

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

House built in 2004

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.

NA

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: -no foundation, gravel base

The building will be a pole-garage. One storey and less than or equal to 4.5m in height and be a width of 20 feet (6.15m) and length of 36 feet (11.07) Square footage of 720 ft² (66.08m²)

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

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:

Dec 23, 2004

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

Dec 23, 2004

Present use of the subject lands:

Residence

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

Existing use of abutting properties:

Other homes

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

MINOR VARIANCE

JS

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

Knowledge of farmland

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

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 PRZDF20150582

PROPERTY INFORMATION

STREET # 16

ROLL No. 3310336050536240000

LEGAL DESCRIPTION:
PLAN 37M-13 LOT 14, IRREG, 0.27AC
55.25FR D

UNIT #

TOWNSHIP Nanticoke - Townsend

STREET NAME Yin Street

ZONING R1-A

ZONING DEFICIENCY

DEVELOPMENT STANDARD

	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
FRONT YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
EXTERIOR SIDE YARD	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (RIGHT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
INTERIOR SIDE YARD (LEFT)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REAR YARD SETBACK	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DWELLING UNIT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
% LOT COVERAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
BUILDING HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ACCESSORY BUILDING	50 sq.m	<input type="text"/>	67 sq.m	<input type="text"/>	17 sq.m	<input type="text"/>
ACCESSORY BUILDING COMMENTS	<input type="text"/>					
PARKING SPACES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

ADDITIONAL COMMENTS: section 3.3 (g) proposed building will be larger than permitted.
Less than 4.5 m height

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

May 5/15
Date

PREPARED BY:

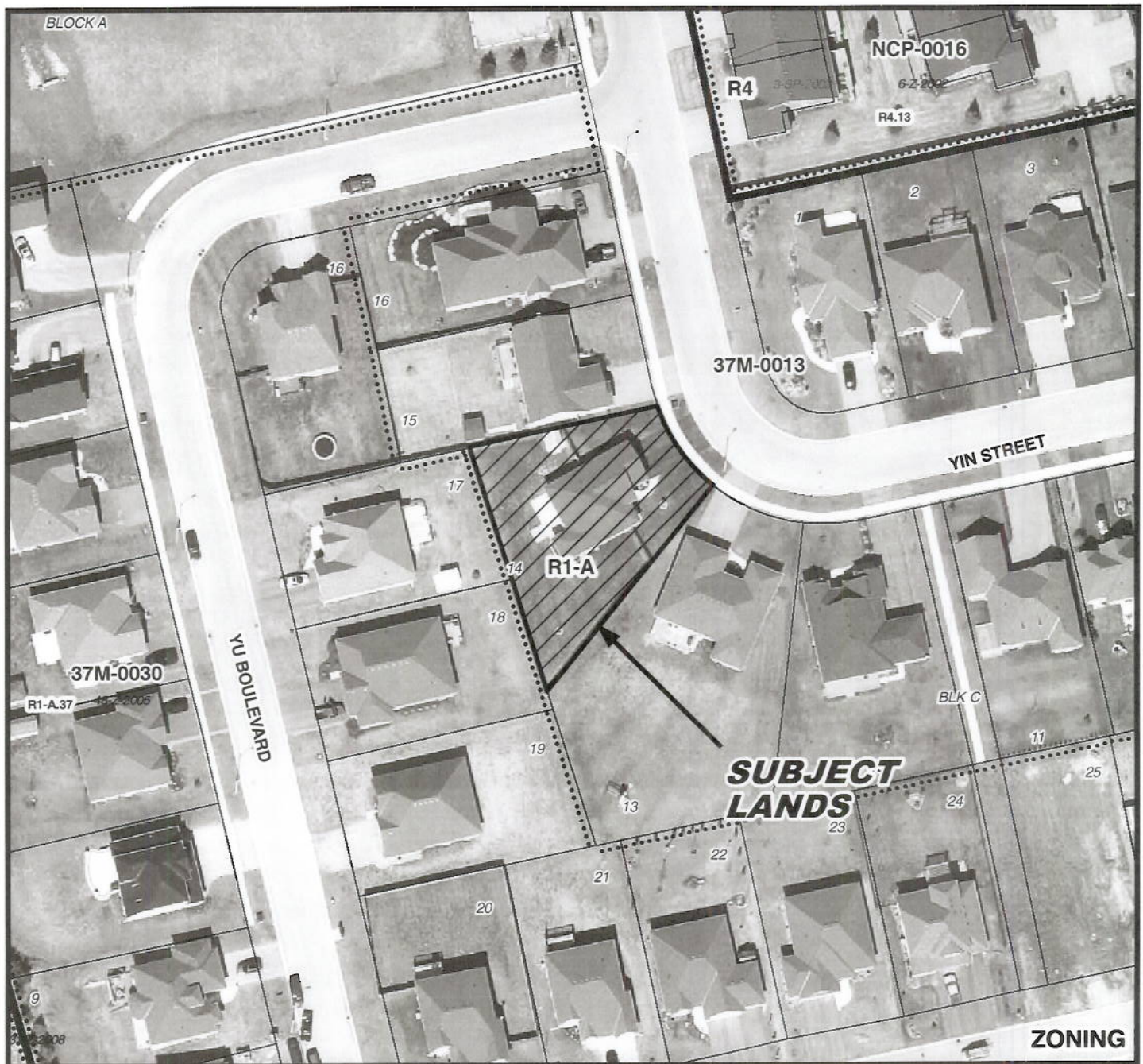
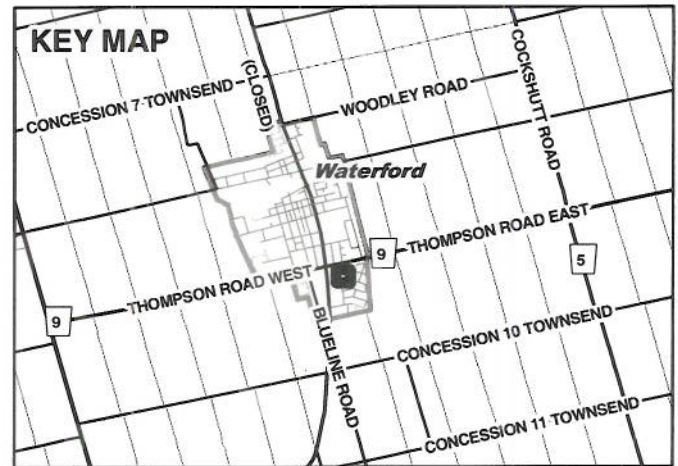
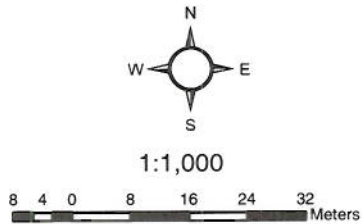
Signature of Building Inspector

AS PER:

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

May 5/15
Date

MAP 1
File Number: ANPL2015088
Geographic Township of
TOWNSEND



MAP 2

File Number: ANPL2015088

Geographic Township of TOWNSEND



2 1 0 2 4 6 8 Meters

1:500

