

MINOR VARIANCE

File Number	<u>ANPL2015111</u>	Application Fee	<u>\$ 814.00</u>
Related File Number		Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting On	<u>June 29/15</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted On	<u>June 29/15</u>	Sign Issued	
Complete Application On	<u>June 29/15</u>		

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- 5430 1016 890

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	<u>DAVID Mc AULEY</u>	Phone #	<u>1-519-410-9004</u>
Address	<u>760 4TH CONCESSION ROAD</u>	Fax #	
Town / Postal Code	<u>SOUTH WALSHINGHAM</u>	E-mail	<u>davemcley@yahoo.ca</u>

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

Name of Agent	<u>TRAVIS HORTON</u>	Phone #	<u>519-586-3440</u>
Address	<u>220 6TH CONC.</u>	Fax #	
Town / Postal Code	<u>RRI WALSHINGHAM N0B1X0</u>	E-mail	

Name of Owner ²	<u>DAVID Mc AULEY</u>	Phone #	<u>1-519-410-9004</u>
Address	<u>760 4TH CONCESSION ROAD</u>	Fax #	
Town / Postal Code	<u>SOUTH WALSHINGHAM</u>	E-mail	<u>davemcley@yahoo.ca</u>

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:

N/A - CLEAR TITLE ON PROPERTY.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>South Walsingham</u>	Urban Area or Hamlet	
Concession Number	<u>Con 3</u>	Lot Number(s)	<u>Part lot 10</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>100'</u>	Depth (metres/feet)	<u>396'</u>
Width (metres/feet)	<u>100'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>39,600 ft²</u>
Municipal Civic Address	<u>760 4TH CONCESSION ROAD SOUTH WALSHINGHAM</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):

MOVE EXISTING POLE BARN FROM NCL PROPERTY @ 470 3RD
CONCESSION ROAD SOUTH WALSHINGHAM AND INSTALL BUILDING (AS IS CURRENTLY)
BUILT @ 760 4TH CONCESSION ROAD SOUTH WALSHINGHAM

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

I AM REQUESTING A MINOR VARIANCE ALLOWANCE TO THE BUILDING
HEIGHT - WHICH IS 5 METRES. THE BYLAW STATES A MAXIMUM
HEIGHT OF 4.5 METRES.

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

ZONING DEFICIENCY: BUILDING HEIGHT IS 5.5 METRES. ZONING BY-LAW
IS FOR MAXIMUM AT 4.5 METRES. DISCREPANCY OF 0.5 METRES
ON HEIGHT OF BUILDING

D. PROPERTY INFORMATION

Present official plan designation(s):

Agriculture

Present zoning:

Agriculture

Is there a site specific zone on the subject lands?

No.

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:

CURRENTLY ON THE PROPERTY THERE IS A 1 1/2 STOREY HOUSE
AND A TWO CAR GARAGE.

PLEASE SEE ATTACHED DRAWINGS BY DRAFTSMAN.

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

NOT KNOWN

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.

NOT APPLICABLE

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:

POLE BARN. SEE ATTACHED ENGINEERED DRAWINGS
AND SITE PLAN.

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

2015 - 2016 (UPON APPROVALS)

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:

THIS PROPERTY WAS ORIGINALLY ~~IN~~ A FAMILY FARM AND WAS
SEVERED FROM THE FARMLAND SOME YEARS AGO.

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

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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)

Storm Drainage

- ☐ Storm sewers
☒ Open ditches
☐ Other (describe below)

If other, describe:

NOT APPLICABLE

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:

4TH CONCESSION ROAD (SOUTH WALSHINGHAM)

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

I AM ON CONTRACT TO REMOVE BUILDING FROM NCC PROPERTY BY A PRE-DETERM.
DETERMINED DATE.

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.

Building and By-Law Division
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON
N3Y 5L6
519-426-4377

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



ZONING DEFICIENCY PRZDF20150973

PROPERTY INFORMATION

STREET # 760

ROLL No. 3310543010168900000

LEGAL DESCRIPTION:
SWAL CON 3 PT LOT 10, REG, 0.91AC
100.00FR 396.00D, ,

UNIT #

TOWNSHIP Norfolk - S. Walsingham

STREET NAME 4th CONCESSION ROAD

ZONING A

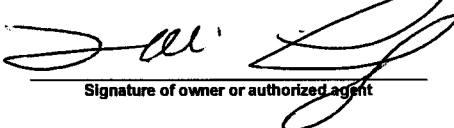
ZONING DEFICIENCY

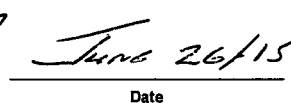
DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
LOT FRONTAGE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<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	4.5	<input type="text"/>	5.0	<input type="text"/>	0.5	<input type="text"/>
ACCESSORY BUILDING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<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: Deficiency form is for building height only. Sentence 6.7.1.(a) states the maximum height of 4.5m for an accessory building for residential use. Structural design under Part 4 of the OBC is also required.

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.

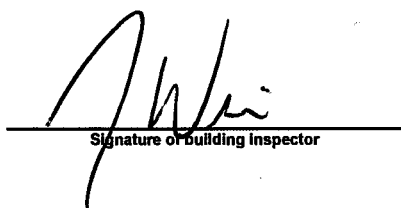
I have read and understand the above.

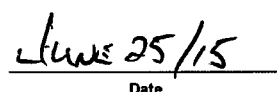

Signature of owner or authorized agent


Date

PREPARED BY: Jonathan Weir

AS PER:

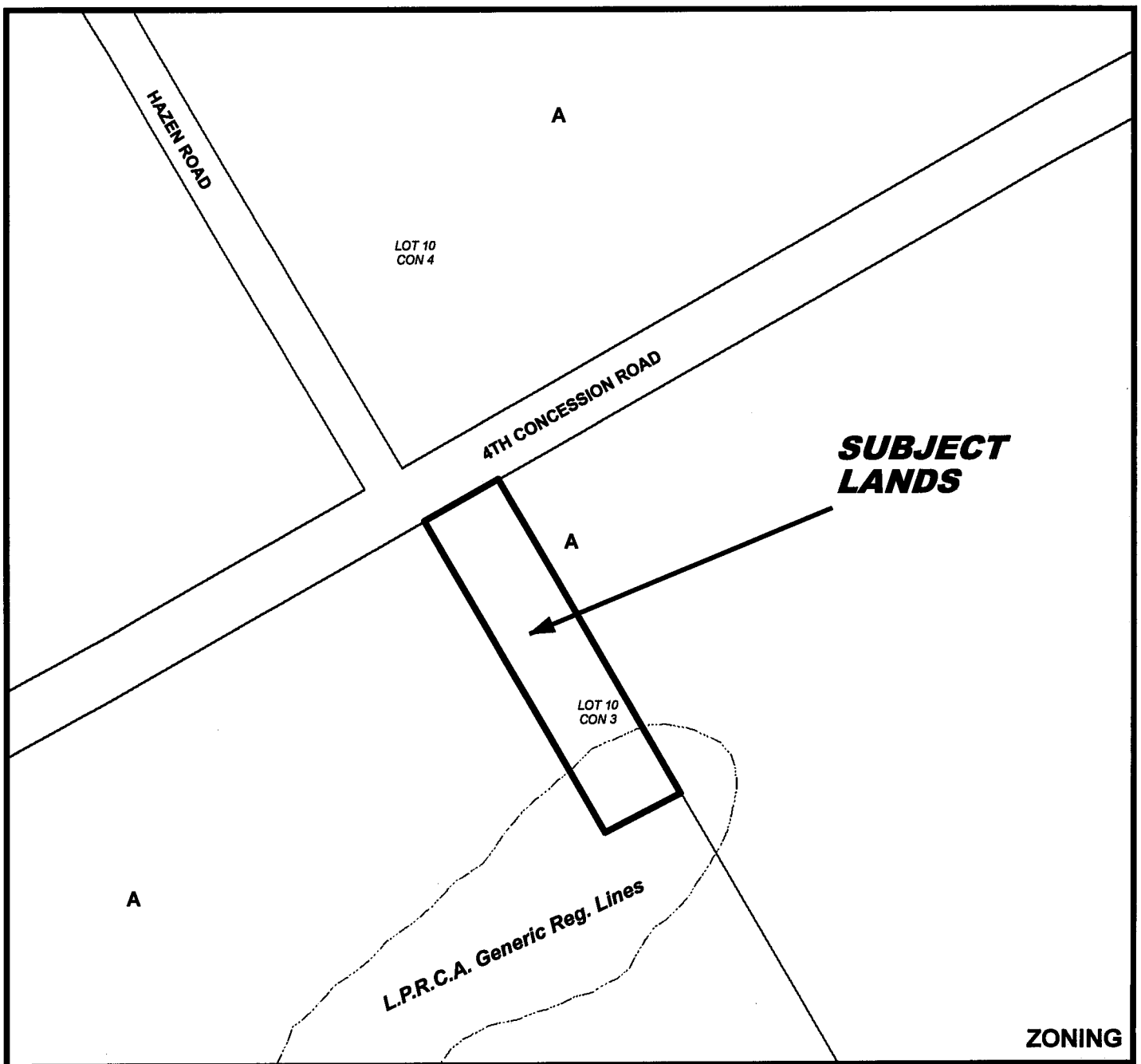
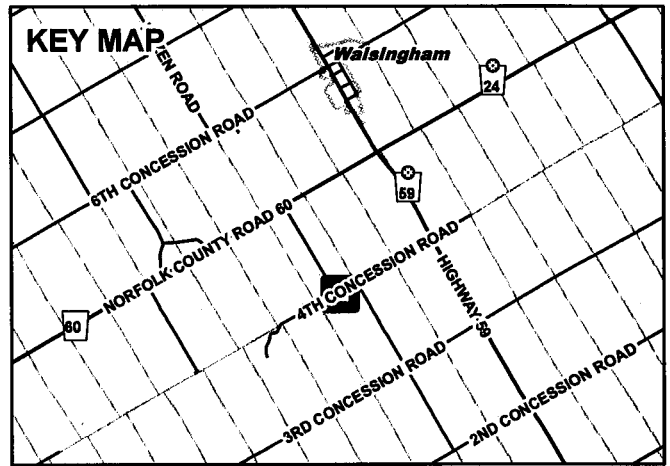
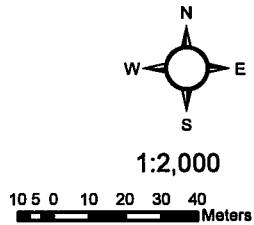

Signature of building inspector


Date

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

MAP 1
File Number: ANPL2015111

Geographic Township of
SOUTH WALSINGHAM



MAP 2

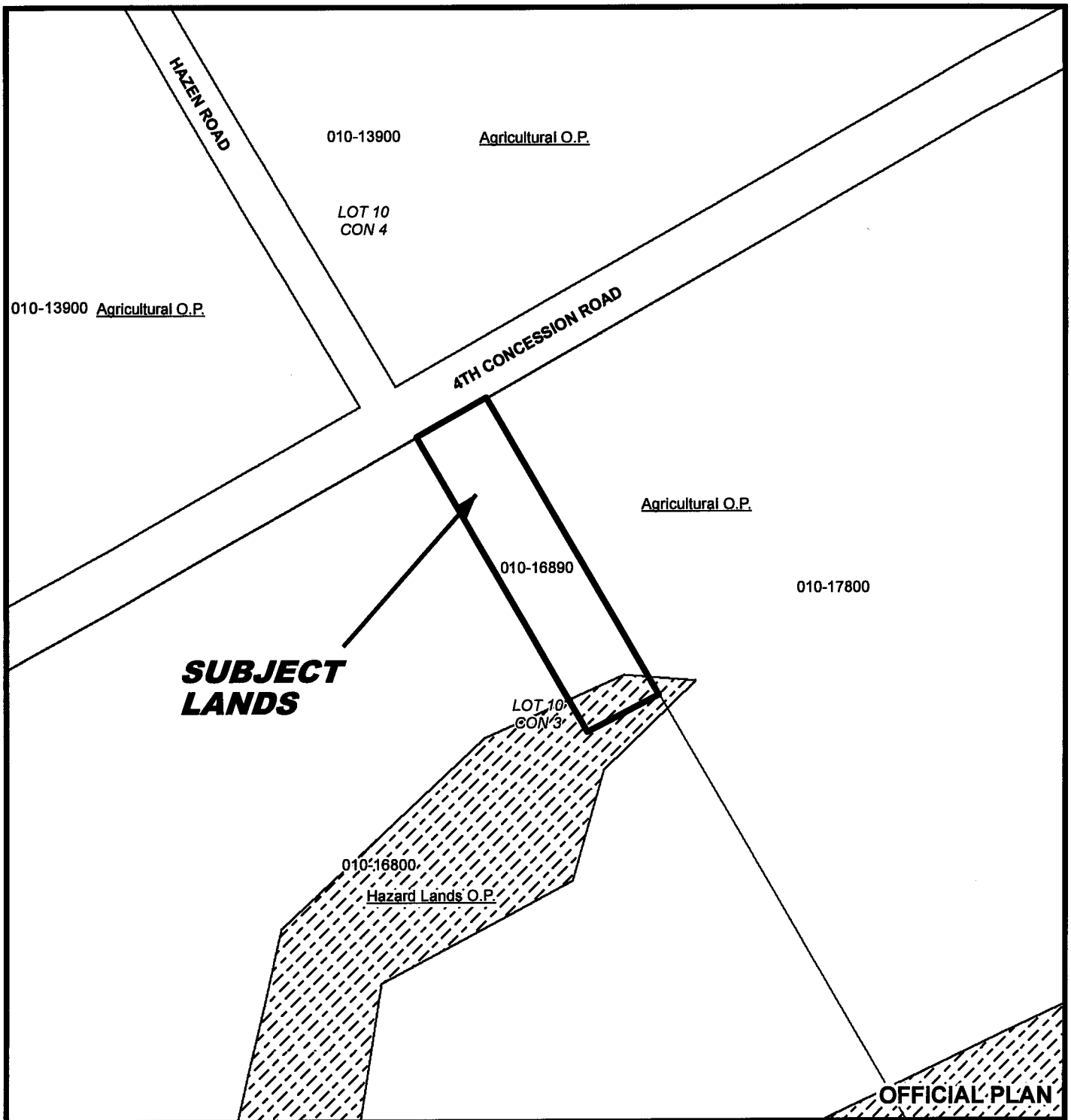
File Number: ANPL2015111

Geographic Township of SOUTH WALSHINGHAM



8 4 0 8 16 24 32 Meters

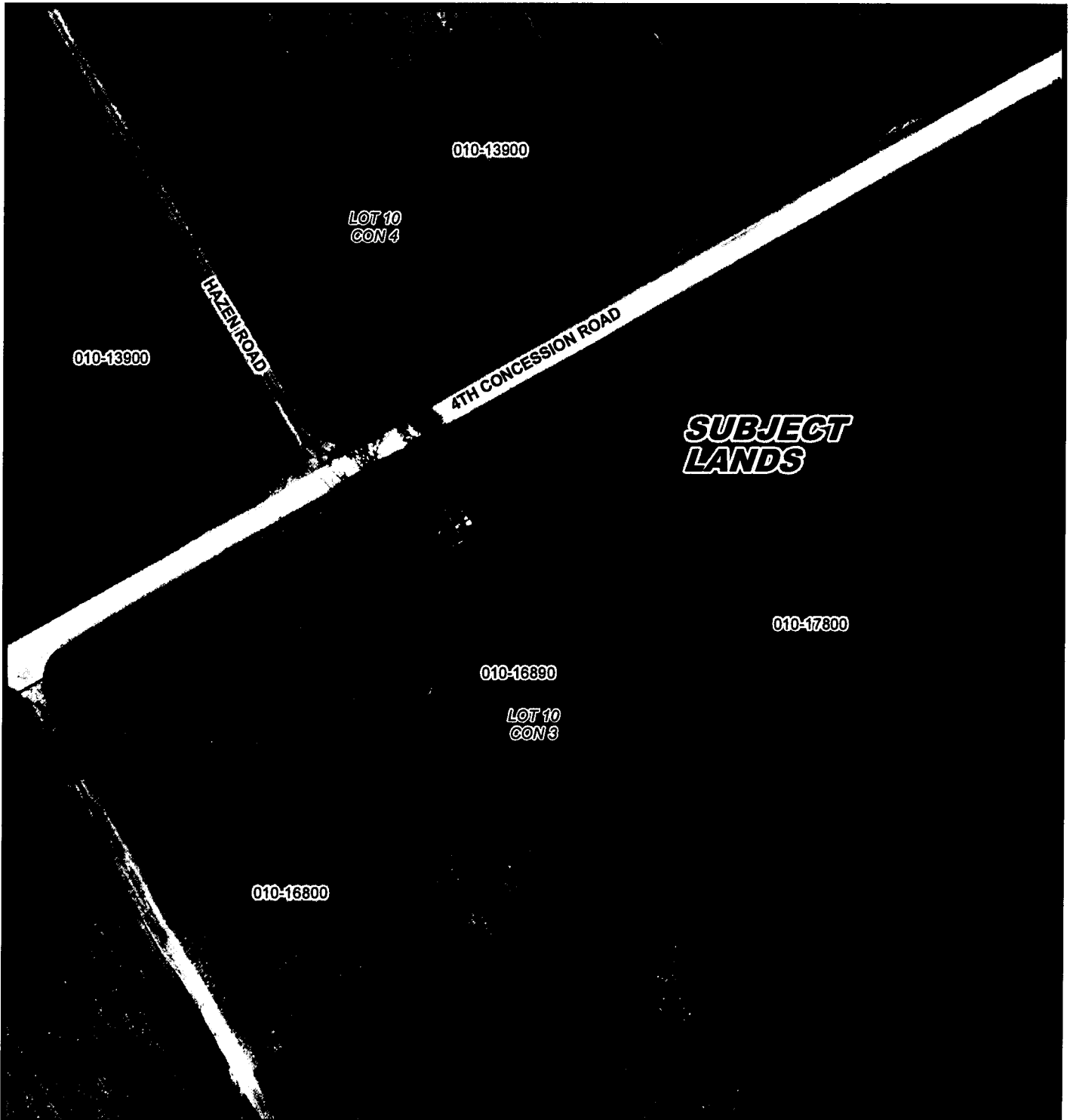
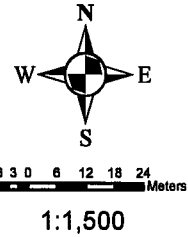
1:2,000



MAP 3

File Number: ANPL2015111

Geographic Township of SOUTH WALSINGHAM



MAP 4

File Number: ANPL2015111

Geographic Township of SOUTH WALSHINGHAM

