

MINOR VARIANCE

File Number	<u>ANPL2015138</u>	Application Fee	<u>814.00</u>
Related File Number	<u>BNPL2015137</u>	Conservation Authority Fee	<u>N/A.</u>
Pre-consultation Meeting On	<u>July 30/15</u>	OSSD Form Provided	<u>yes</u>
Application Submitted On	<u>July 30/15</u>	Sign Issued	
Complete Application On	<u>July 30/15</u>		

→ pending zoning deficiency form

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- 541 -060 -177 -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. 1-2-2014

A. APPLICANT INFORMATION

Name of Applicant ¹ DAVID VANDERMEERSCH Phone # 519-875-1403
 Address 1075 MID-NUGL Fax #
 Town / Postal Code Township Rd. Delhi N4B2W4 E-mail d.vandermeersch@gmail.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 Lewis Docker Phone # 519-688-2316
 Address RR#1 Courtland 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:

MINOR VARIANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township SOUTH MIDDLTON Urban Area or Hamlet _____
Concession Number MID CON 4 STR. Lot Number(s) PART Lot 21
Registered Plan Number _____ Lot(s) or Block Number(s) _____
Reference Plan Number _____ Part Number(s) _____
Frontage (metres/feet) 377 m. Depth (metres/feet) 528 m. (VARIANCE)
Width (metres/feet) 400 m. Lot area (m² / ft² or hectares/acres) 64.1 AC.
Municipal Civic Address 150 3RD CONC. R. STR. MIDDLTON, ONT.

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 build a pole barn

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

Request relief from Norfolk County Zoning By-law of 18.92 sqm to allow an accessory building of 118.92 sqm whereas the By-law req's 100 sq.m.

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

Size of Building Floor Area

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURAL / HAZARDOUS LANDS.

Present zoning:

AGRICULTURAL / HAZARDOUS LANDS.

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:

- Farm building to remain in farm after severance.

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

Unknown.

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:

9.7m x 12m x 5.4m (Pole Barn)

Front = 32m

Rear = 4.8m

Side = 7m

MINOR VARIANCE

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

UNKNOWN (2016)

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:

FARM LAND / WOODLOT

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

MINOR VARIANCE

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

Dunn's Son.

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:

unknown, submitted concurrently.

Land it affects:

Purpose:

Boundary adjustment.

Status/decision:

pending.

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

↳ severance application.

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 <i>SEE ATTACHED SPECIES</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill <i>AT RISK & ECOLOGICAL SURVEY</i>	<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 well:	<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:

PARENT LANEWAY

Name of road/street:

MIDDLETON NORTH WASHINGTON TOWNLINE 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.

541-006-177-00.



ZONING DEFICIENCY

DOCKER/VANDERMEERSH.

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 # 150 THIRD CONC. ZONIN
RD. MIDDLETON G

AGRICULTURAL (A)

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						
DWELLING UNIT AREA						
% LOT COVERAGE						
BUILDING HEIGHT						
ACCESSORY BUILDING AREA		100m ²		118.92		18.92
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS:

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

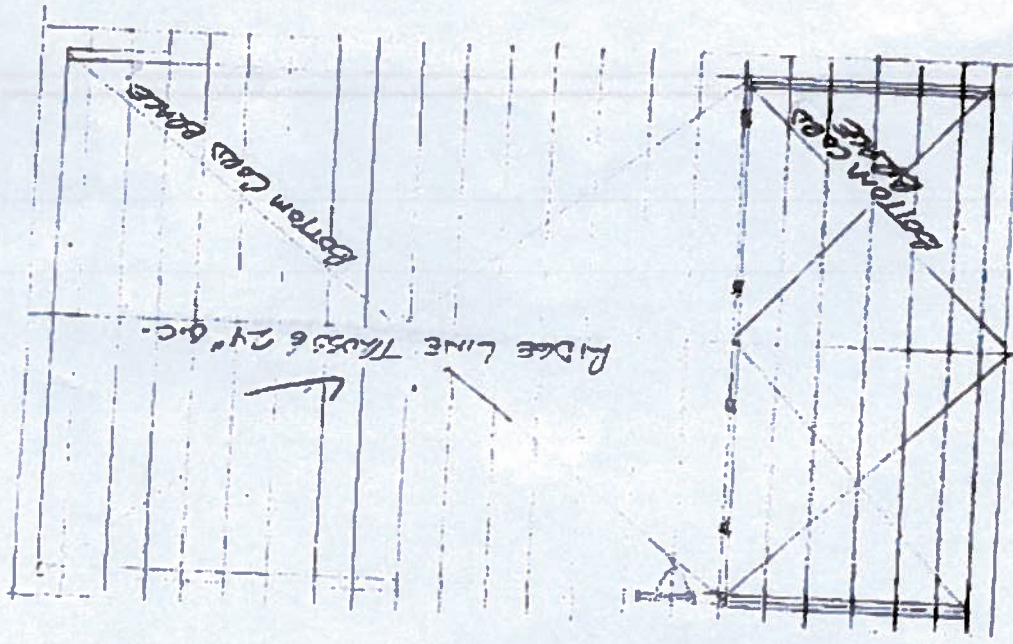
PREPARED BY:

AS PER:

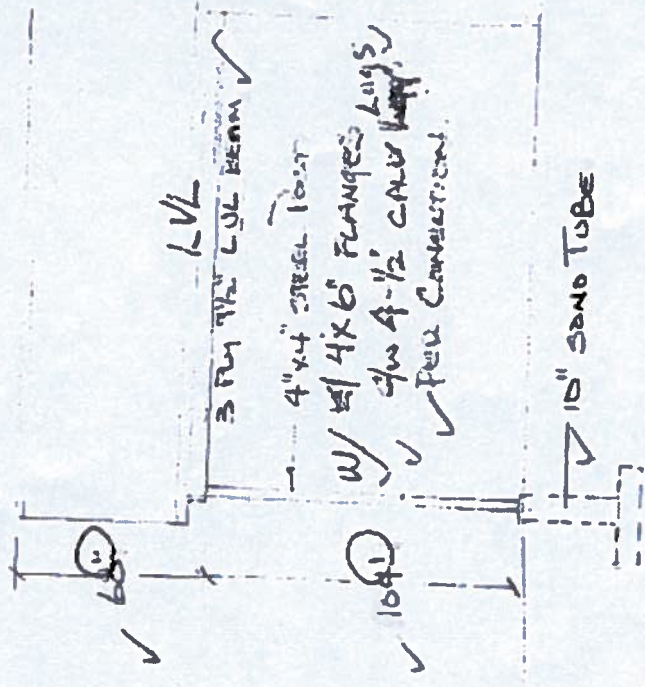
Fritz R. Enzlin CBCO, CRBO
Chief Building Official
Manager, Building & Bylaw Division
Norfolk County

Signature of building inspector

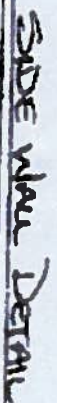
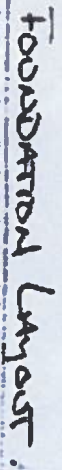
Date



Truss & Barging Plan



Side View Carport Area



Doors & Windows:

- supply overhead doors 9x9 R16 insulated
- Supply and install 7x9 r16 door insulated
- Install one man door c/w lock
- supply and install 3 windows 3'w x 4'h single hung vinyl.

Optional Interior Package

- 29 gauge steel ceiling
- 29 gauge steel sheets off floor finished with j-trim on top
- R 20 insulation in walls / R40 blown in insulation in attic

Concrete:

- 19 post footings 24"x10"
- pour 4" 25mpa concrete floor with foam door panel cut outs for insulation under floor

Framing:

- 6x6 pt posts at 8' o.c. on bearing side 10' on gables
- 2-2x10 headers on load bearing sides of building.
- 2x4 strapping @ 24" o.c.
- 32' roof trusses @ 24" o.c.(4:12 roof pitch) trusses
- 1x4 purlins @ 2'o.c
- 8" soffit overhang (Perforated for air flow)
- all bracing and anchoring conform to local building codes
- 10' ceiling height

Cladding:

- 29 Ga. High tensile century rib roof steel (standard colour)
- 29 Ga. High tensile diamond rib wall steel (standard colour)
- all trims to be supplied(eavestrough not included)



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.	DATE RECEIVED
PROPERTY INFORMATION		Municipal Address: 1075 MIDDLINGTON-NORTH WALSHAM TOWNLINE RD.	
Owner: DAVID & KELLY VANDERMEERSCH		Lot: 21	Concession: 4 STR.
Lot Area: 2227 sq.m.	Lot Frontage: 47.72m.	Assessment Roll No. 541-060-17400-0000	
PURPOSE OF EVALUATION	<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>BOUNDARY ADJUSTMENT</u>		
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: 1800 sq.ft.	No. of Bedrooms: 3	No. of Fixture Units: 16	Is the building currently occupied? (Yes) / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: SCOTT DARLINGTON	Company Name: DARLINGTON WIRING + PLSB LTD.	
Address: 1425 Norfolk County Rd 21	Postal Code: N4B 2W4	Phone: (905) 875-2571	
Email: scott@darlingtonwp.com	BCIN # 15833		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): LAWN		Soil Type: SAND
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: 30 ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): Sunny 11°C	
SYSTEM EVALUATION	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other	Size: 800 Gal.	Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium	No. of Tile Runs: 6	Total Length of Tile: 300'	Distance Between Tile Runs: 5 1/2'
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other	Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:	Tank	Distribution Pipe	
Distance to Buildings & Structures (ft)	6'	17'	
Distance to Bodies of Water (ft)	N/A	N/A	
Distance to Nearest Well (ft)	85'	65'	
Distance to Proposed Property Lines	Front 26m Rear 18m Side 20m Side 20m	Front 18.4m Rear 16.8m Side 6.9m Side 28m	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, David Vandermers (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation

Owner Signature

Date

EVALUATOR:

1. I, SCOTT DARLINGTON declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2011



On Site Sewage Disposal System Location Plan

DATE: APRIL 27

APPLICATION NUMBER: _____

OWNER: DAVID, KELLY VANDENMEERSCH EVALUATOR: SCOTT DARLINGTON

PROPERTY ADDRESS: 1075 MID/NOR TOWN LINE

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.

ATTACHED

PREPARED BY: [Signature]

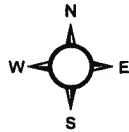
NOTE: The above sketch is not to exact scale.

MAP 1

File Number: BNPL2015137 &
ANPL2015138

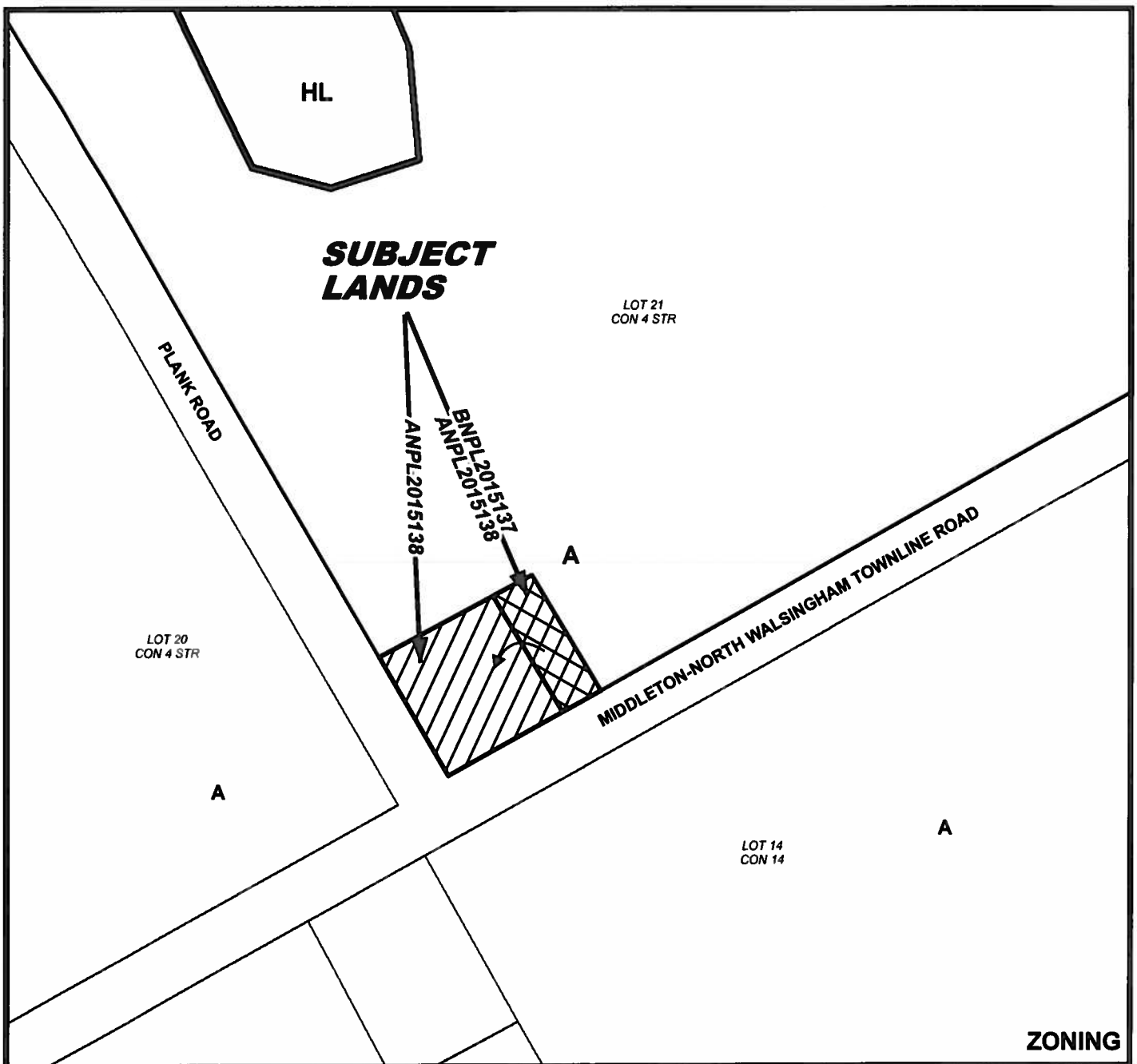
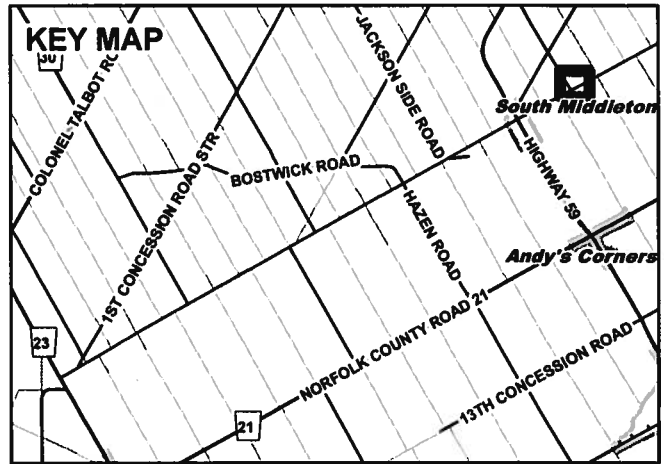
Geographic Township of

MIDDLETON



1:2,000

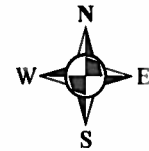
10 5 0 10 20 30 40 Meters



MAP 2

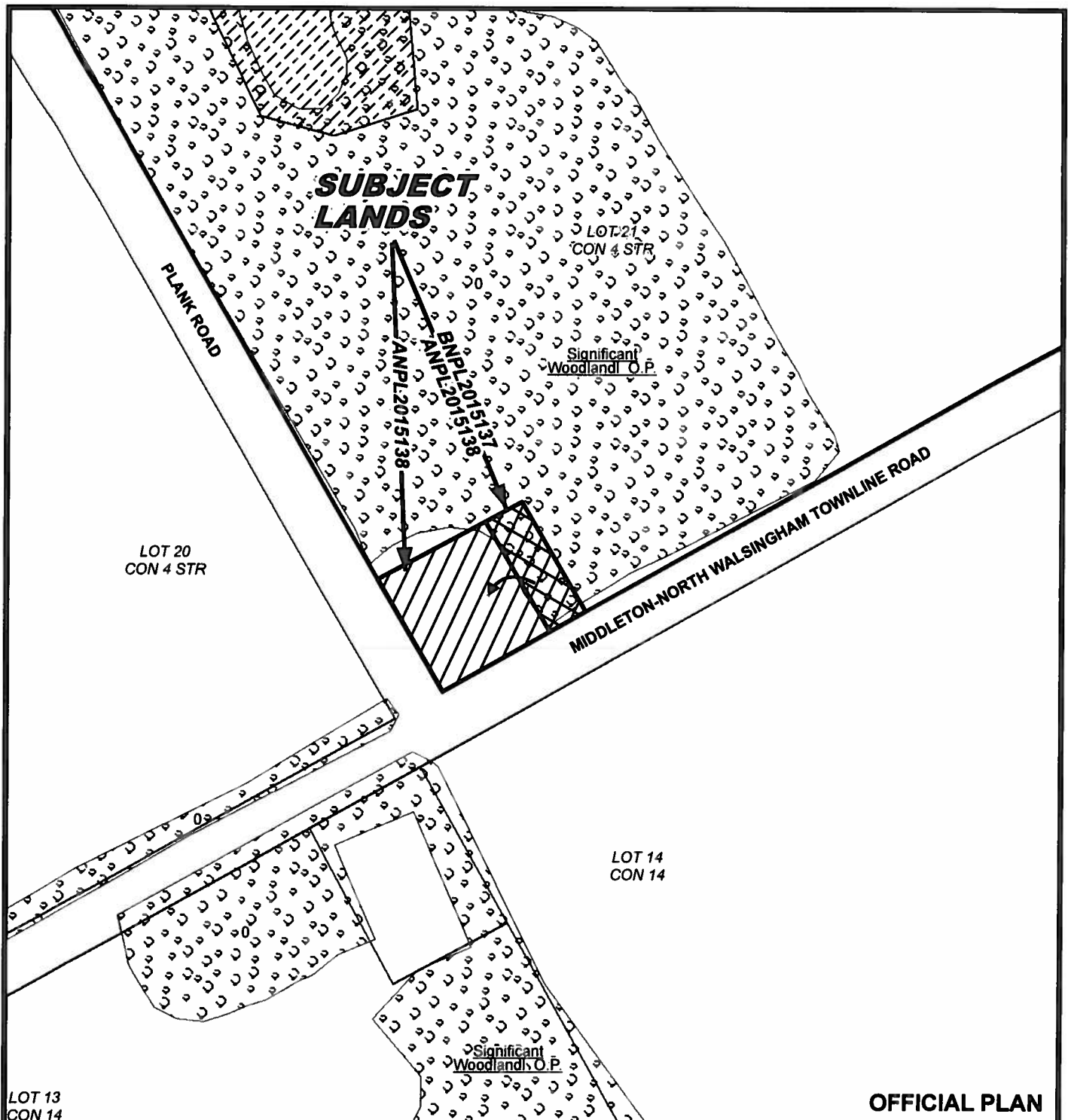
File Number: BNPL2015137 & ANPL2015138

Geographic Township of MIDDLETON



6 4 0 8 16 24 32 Meters

1:2,000



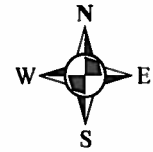
OFFICIAL PLAN

14/08/2015

MAP 3

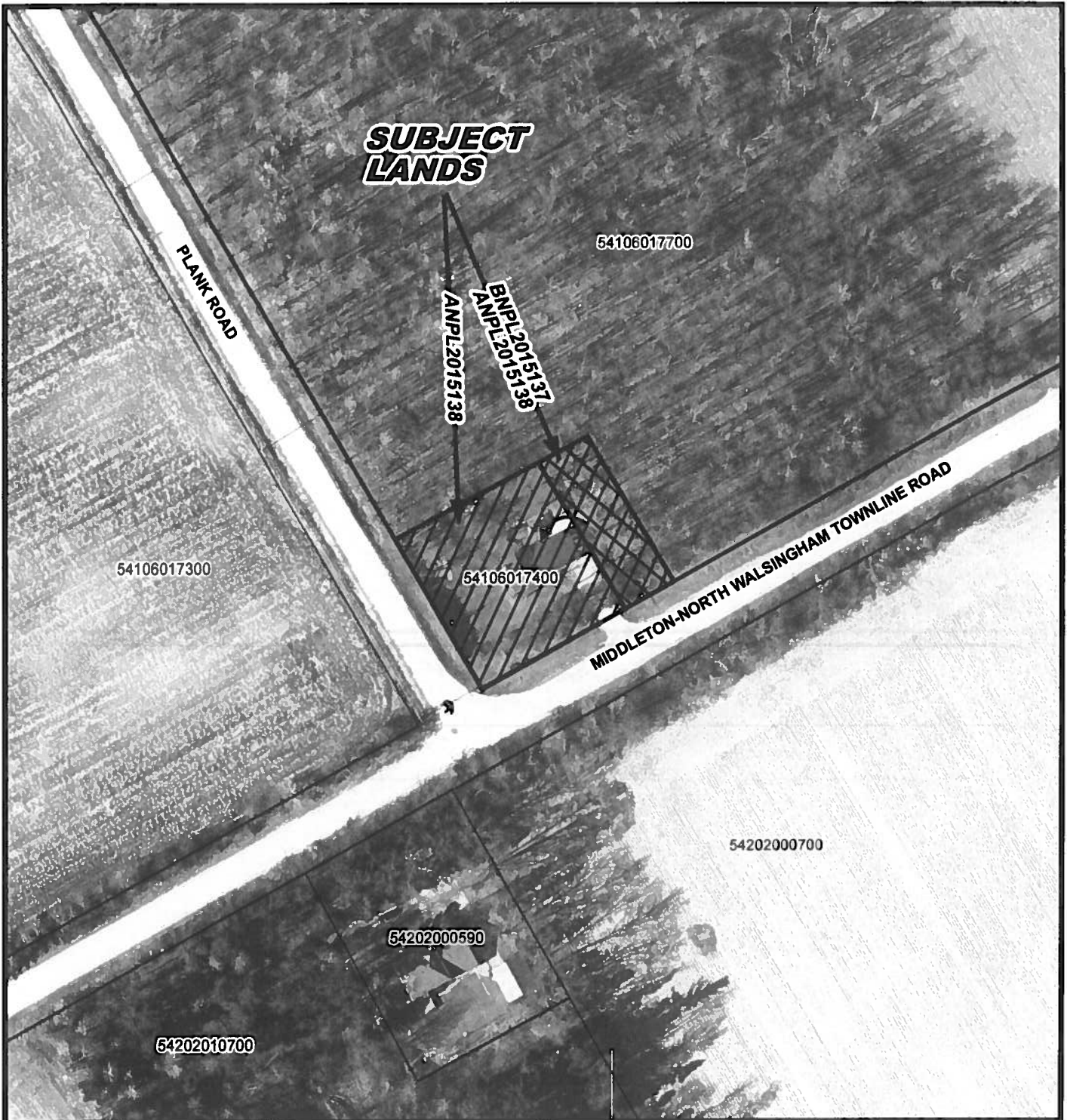
File Number: BNPL2015137 & ANPL2015138

Geographic Township of MIDDLETON



6 3 0 6 12 18 24 Meters

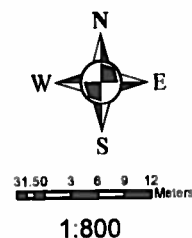
1:1,500



MAP 4

File Number: BNPL2015137 & ANPL2015138

Geographic Township of MIDDLETON



SUBJECT LANDS

