

MINOR VARIANCE

File Number ANPL20 15167
 Related File Number N/A
 Pre-consultation Meeting On Sept. 4/2015
 Application Submitted On Sept. 9/2015
 Complete Application On Sept. 9/2015

Application Fee ✓
 Conservation Authority Fee N/A
 OSSD Form Provided Waived by Paul Bomp
 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- 336-010- 62100

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 DENNIS M. GREEN Phone # 1-519-443-9231
 Address 211 CONCESSION S TOWNSEND Fax # ONT.
 Town / Postal Code WATERFORD NOE 1Y0 E-mail dennis.mgreen47@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 DENNIS M. GREEN WENDY GREEN Phone # 1-519-443-9231
 Address 211 CONCESSION S TOWNSEND Fax # ONT.
 Town / Postal Code WATERFORD NOE 1Y0 E-mail dennis.mgreen47@gmail.com
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 mortgages, charges or other encumbrances on the subject lands:
BANK OF MONTREAL 195 HENRY ST. WATERFORD ONT. N3Y4S 5C9.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	_____
Concession Number	<u>5</u>	Lot Number(s)	<u>211</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>150 FR.</u>	Depth (metres/feet)	<u>400.00 D</u>
Width (metres/feet)	_____	Lot area (m ² / ft ² or hectares/acres)	<u>1.37 AC.</u>
Municipal Civic Address	<u>211 CONCESSION 5 TOWNSEND</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):

- Construct an accessory building for personal storage, including hobby cars

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

Relief of accessory size and height required.
relief of 42.63sqm from max permitted size of 100sqm, to
permit a size of 142.63.msq, relief 0.38m from max height of 5m

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

- work on hobby cars, use lift & require larger height than permitted.

D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural

Present zoning:

Ag. (A)

Is there a site specific zone on the subject lands?

NA

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 1 storey house, approx 1900sq ft in size including an attached garage.

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

approx. 1978

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:

Accessory Building $\rightarrow 32 \times 48 = 1536 \text{ ft. sq.}$ or 142.69 m sq.



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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:

JULY 17/15.

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:

AGR.

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:

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)	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Wooded area	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Municipal landfill	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Sewage treatment plant or waste stabilization plant	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Floodplain	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Rehabilitated mine site	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Non-operating mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active mine site within one kilometre	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Industrial or commercial use (specify the use(s))	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Active railway line	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Seasonal wetness of lands	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Erosion	☐ Yes	☒ No	☐ Yes	☒ No _____ distance
Abandoned gas wells	☐ Yes	☒ No	☐ Yes	☒ 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



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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:

Concession 5 toward

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.

Handwritten signature

J. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, a **sketch**, in metric units, drawn to scale, must be included as part of the development application, which shows:

1. The boundaries and dimensions of the subject lands
2. The topographical features
3. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, municipal drains, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
4. The location of any existing and proposed wells, septic systems and tile beds that is located on the subject land and on land that is adjacent to it and may affect the application
5. The location, name, status and width of any road, lanes, highways, railways, driveways or encroachments, both existing and proposed, within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
6. The location and nature of any restrictive covenant or easements affecting the subject land
7. The location, size and type of all **existing** and **proposed** buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines, also including building dimensions, height and groupings for each building on the site
8. Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses
9. Any proposed subdivision of the subject lands
10. Current uses of land that is adjacent to the subject land
11. The legal description of the subject lands in question (lot, concession, registered plan no., geographic township)

The Committee of Adjustment may require that an Ontario land surveyor sign the plan.

A **Zoning Deficiency Form** completed by the Building Inspector must accompany this application. A Zoning Deficiency Form can be obtained from Norfolk County Building Inspector at 22 Albert Street, Langton, ON or 8 Schellburg Avenue, Simcoe.

Five (5) copies of any applicable information/reports indicated in the development application form.

If other documentation/supporting material become necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

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 PRZDF20151523

PROPERTY INFORMATION

STREET # 211 Concession 11
Townsend

ROLL No. 3310336010621000000

LEGAL DESCRIPTION:
TWN CON 4 PT LOT 3 RP, 37R1313
PART 1 RP 37R4043, PART 1, REG,
1.37AC 150.00FR 400.00D

UNIT #

TOWNSHIP Nanticoke - Townsend

STREET NAME

ZONING 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)	1.2					
INTERIOR SIDE YARD (LEFT)	1.2		4.0			
REAR YARD SETBACK	1.2		23.0			
DWELLING UNIT AREA						
% LOT COVERAGE	10.00%					
BUILDING HEIGHT	5.0		5.38m		0.38m	
ACCESSORY BUILDING	100.0m ²		42.63m ²		42.63m ²	
ACCESSORY BUILDING COMMENTS	Relief of 42.63m ² on accessory building area, and relief of building height of 0.38m					
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:

Devon Staley

September 10, 2015

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

Signature of building inspector

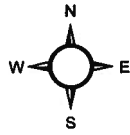
Date

MAP 1

File Number: ANPL2015167

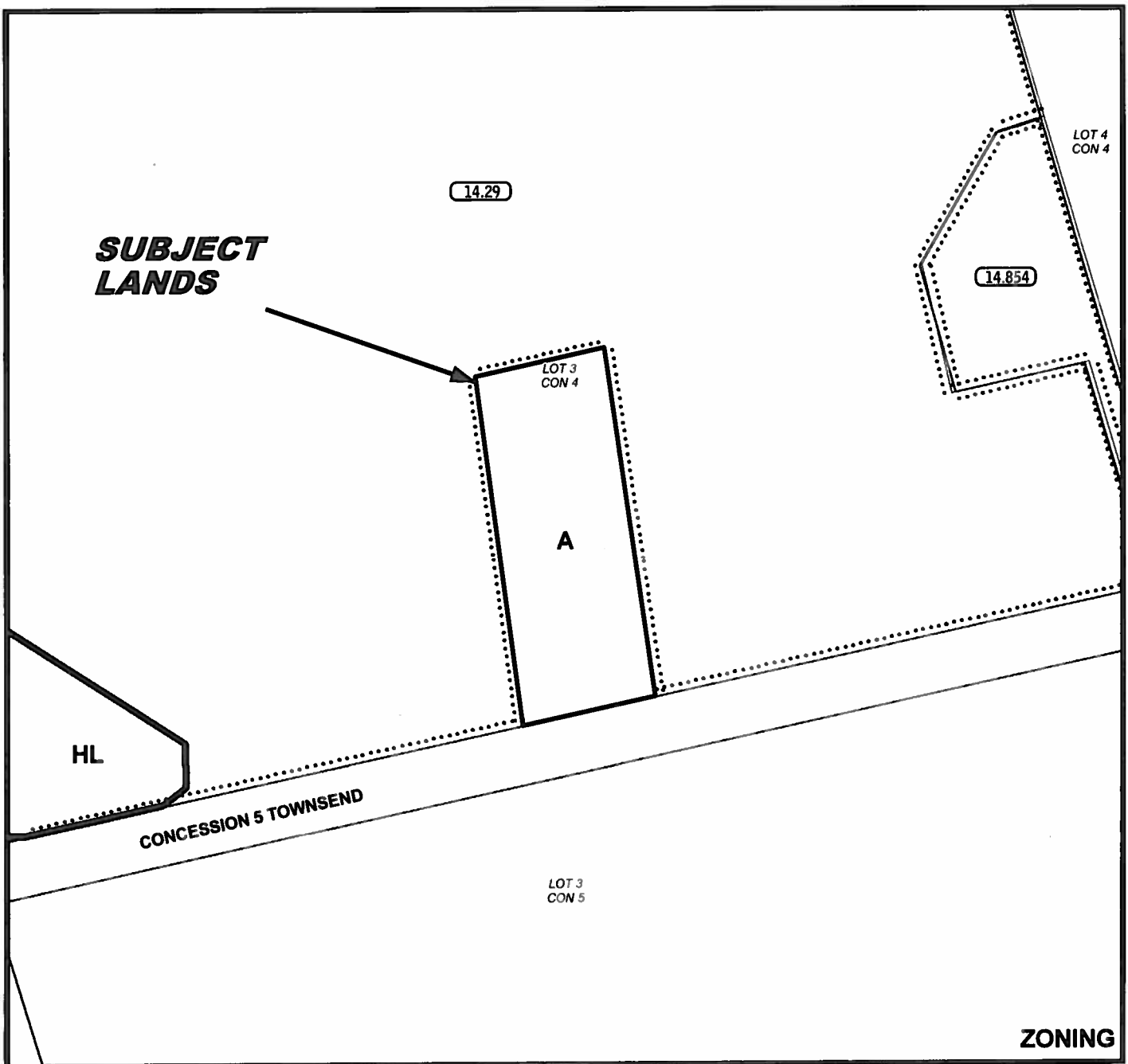
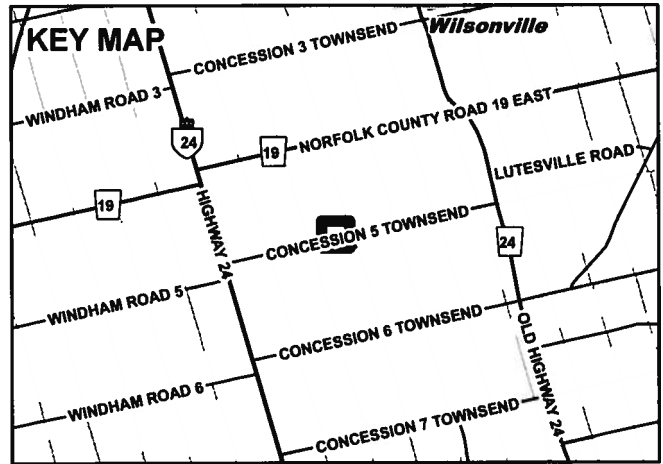
Geographic Township of

TOWNSEND



1:2,000

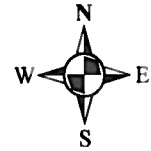
10 5 0 10 20 30 40 Meters



MAP 2

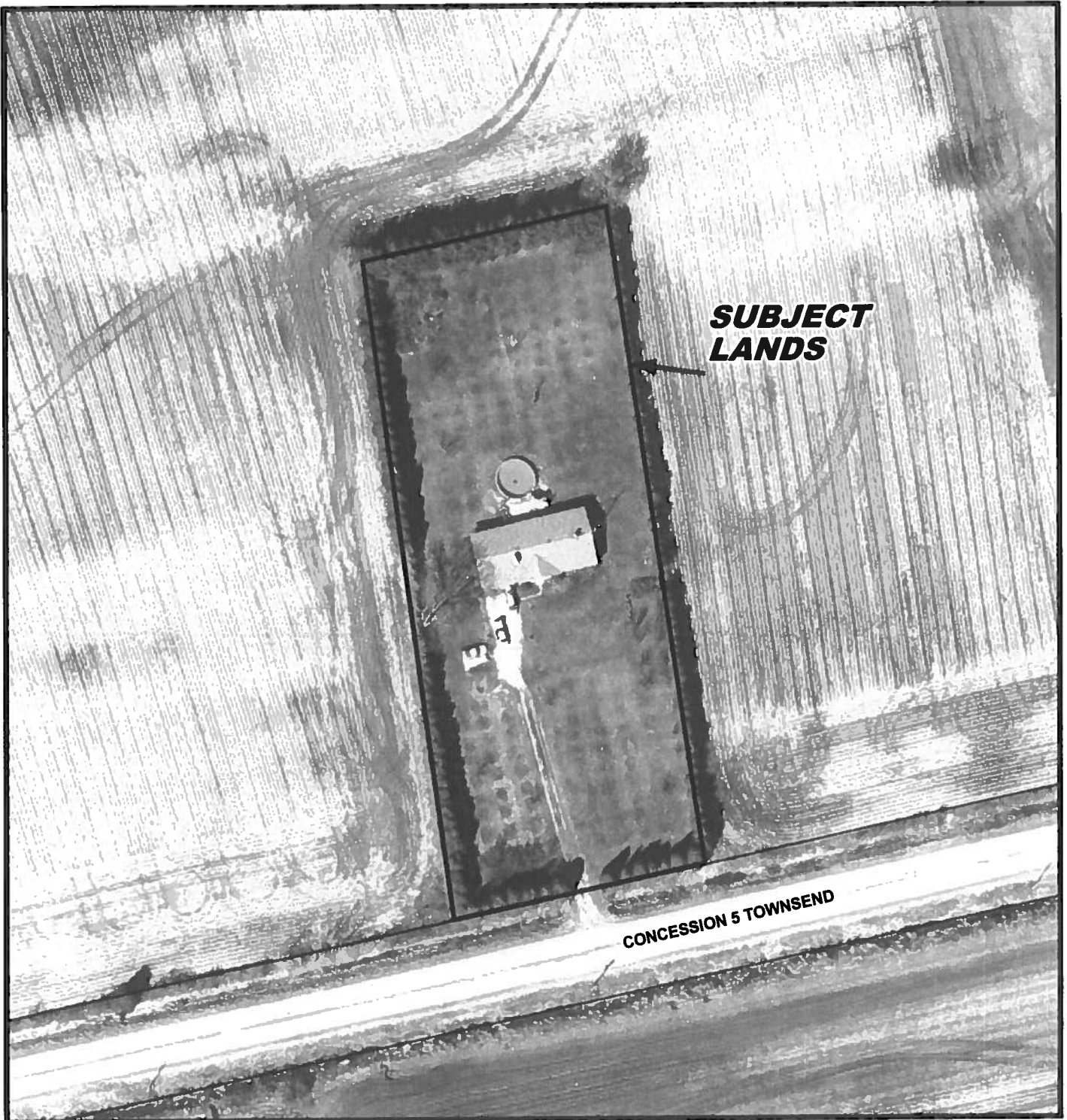
File Number: ANPL2015167

Geographic Township of TOWNSEND



4 2 0 4 8 12 16 Meters

1:1,000



MAP 3

File Number: ANPL2015167

Geographic Township of TOWNSEND

