

MINOR VARIANCE

Alisha

File Number ANPL2016048
 Related File Number _____
 Pre-consultation Meeting On FEB 5/16
 Application Submitted On FEB 26/16
 Complete Application On FEB 26/16

Application Fee \$977
 Conservation Authority Fee n/a
 OSSD Form Provided n/a
 Sign Issued _____

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- 54204026900

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 Abe Froese Phone # 519 902 5210
 Address 1125 N/5 Wals townline Rd Fax # 519 586 2979
 Town / Postal Code R2R3 Landon ON N0E 1G0 E-mail afroese93@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 _____ 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:

Scotia Bank

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>North Walsingham</u>	Urban Area or Hamlet	
Concession Number	<u>7th Concession</u>	Lot Number(s)	<u>Part 15</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)	<u>33.5 m</u>	Depth (metres/feet)	<u>88.4 m</u>
Width (metres/feet)	<u>33.5 m</u>	Lot area (m ² / ft ² or hectares/acres)	<u>.73 acr.</u>
Municipal Civic Address	<u>1125 N/S Wals. Townline Rd RR#3 Langton NOE 100</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):

Storage / workshop

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

Requesting relief of 65 m² from Section 3.2(g) of the zoning by-law to allow for a total usable floor area of 165 m² for all accessory structures

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

for more storage space

D. PROPERTY INFORMATION

Present official plan designation(s):

agricultural & hazard lands

Present zoning:

A & HL

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:

- Shed 12'3" x 23' = 281.75 feet and is used for storage
and is 8' away from west property line and 5' from north property line
- chicken coop is 144 sq ft and is 5' away from North Property line
and 27' away from North west corner

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

where existing when property was purchased

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.

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:

New garage 45' ^{long} ~~wide~~ 30' ^{wide} ~~long~~ = 1350 sq ft

MINOR VARIANCE

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

mid. April 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:

February 2013

Present use of the subject lands:

family Resident

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

December 1 2013 Start occupy Property moved into New house

Existing use of abutting properties:

ag and res.

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:

personal knowledge

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

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)	☐ 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

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:

Name of road/street:

North Walsingham - South Walsingham Townline Rd.

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe:

Booked a Contractor for the construction

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 PRZDF20160162

PROPERTY INFORMATION

STREET # 1125

ROLL No. 3310542040269000000

LEGAL DESCRIPTION:
NWAL CON 7 PT LOT 15, REG,
0.73AC 110.00FR 290.00D, ,

UNIT #

TOWNSHIP Norfolk - N. Walsingham

STREET NAME NORH WALSINGHAM-SOUTH
WALSINGHAM TOWNLINE RD.

ZONING Agricultural & Hazard
Land

ZONING DEFICIENCY

DEVELOPMENT STANDARD	REQUIRED (m/ft)		PROPOSED (m/ft)		DEFICIENCY (m/ft)	
LOT AREA	1390.00	14961.83	2954.21	31798.80	-	
LOT FRONTAGE	30.00	98.42	33.5	110.00	-	
FRONT YARD SETBACK	13.00	43.00				
EXTERIOR SIDE YARD						
INTERIOR SIDE YARD (RIGHT)	1.20	4.0				
INTERIOR SIDE YARD (LEFT)	1.20	4.0				
REAR YARD SETBACK			7.92	26.00	to be verified	
DWELLING UNIT AREA						
% LOT COVERAGE	10% max		5.5%		-	
BUILDING HEIGHT- ACCESS. BLDG	6.00	19.638				
ACCESSORY BUILDING - SIZE	100 sq m	1076.39	165.00	1776.00	65.00	700.00
ACCESSORY BUILDING COMMENTS						
PARKING SPACES						

ADDITIONAL COMMENTS: If the shop is going to be used for a Home Industry the required sideyards need to be 10 m
The rear property setback is governed by the Hazard Line zoning at the back in approx. 25 ft.

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

Feb 19 2016
Date

PREPARED BY:

Laurel Lee Sowden

AS PER:

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

PRZDF 2016 0162

Zoning Deficiency Form Request

Date of request: Feb. 16 - 2016

Name of Applicant: Abe Froese

Phone number: 519 902 5210

Email address: afroese93@gmail.com

Property address: 1125 North Walsingham - South Walsingham
Townline Rd.

Zoning Deficiency

(please record what the applicant is deficient in, and any comments)

lot size: 110' x 290'

existing chicken coop 144 sq ft

existing shed 282 sq ft

proposed New shop 45' x 30' = 1350 sq ft

TOTAL = 1776 sq ft 30 over by 700 sq ft
in useable floor area

STAFF:

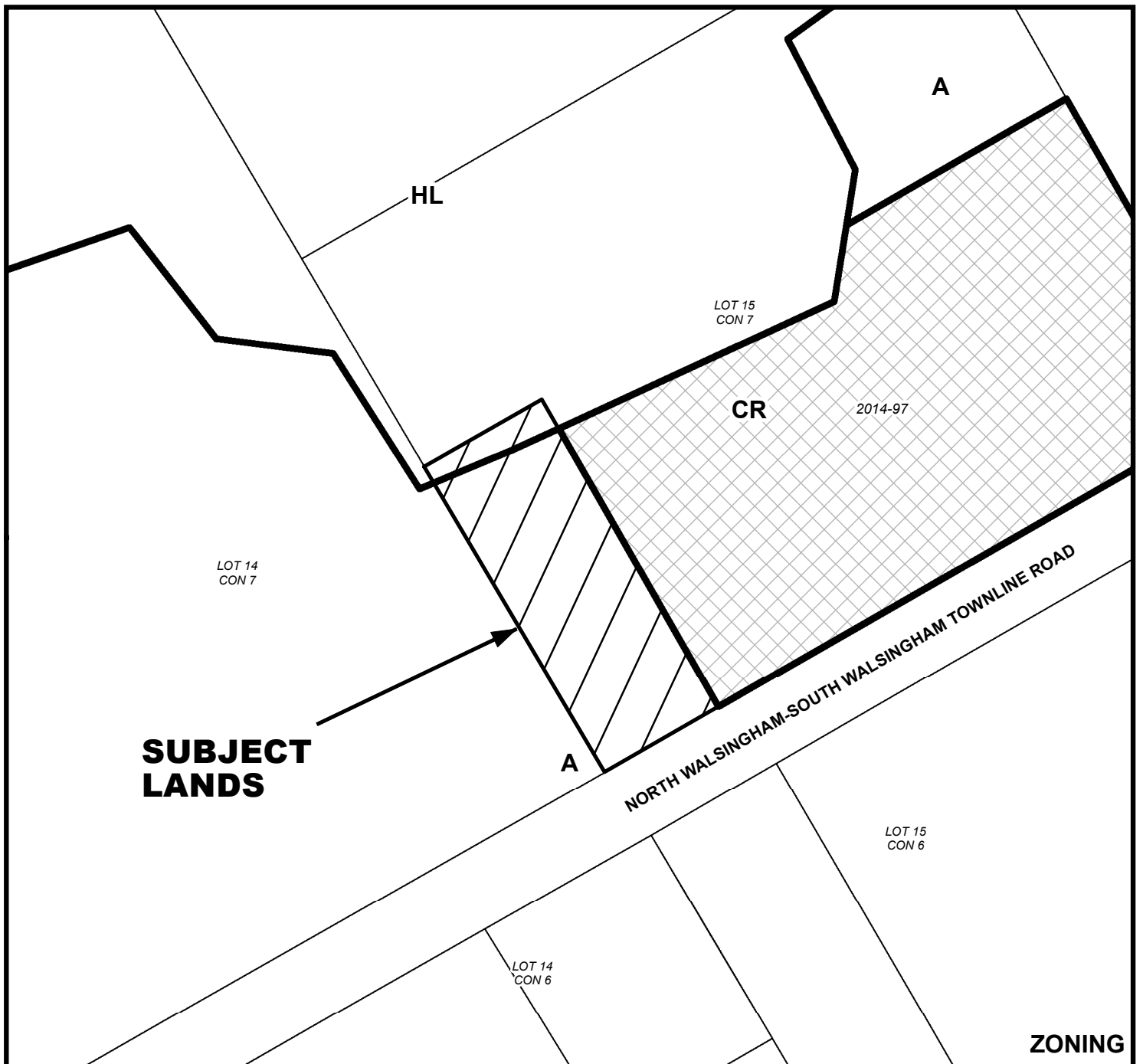
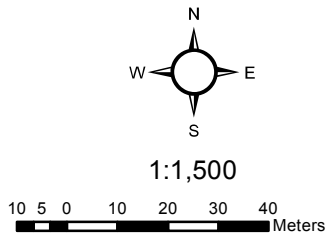
Please send this form, all documentation for zoning deficiency form, and the property file to Laurel Sowden located at RAB

Please ensure that the filing system is properly tagged with an "out for review" tag and please write in pencil on the tag that it is gone to Laurel for zoning review.

MAP 1

File Number: **ANPL2016048**

Geographic Township of
NORTH WALSINGHAM



ZONING

MAP 2

File Number: ANPL2016048

Geographic Township of NORTH WALSHINGHAM



4 2 0 4 8 12 16 Meters

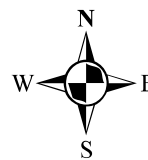
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MAP 3

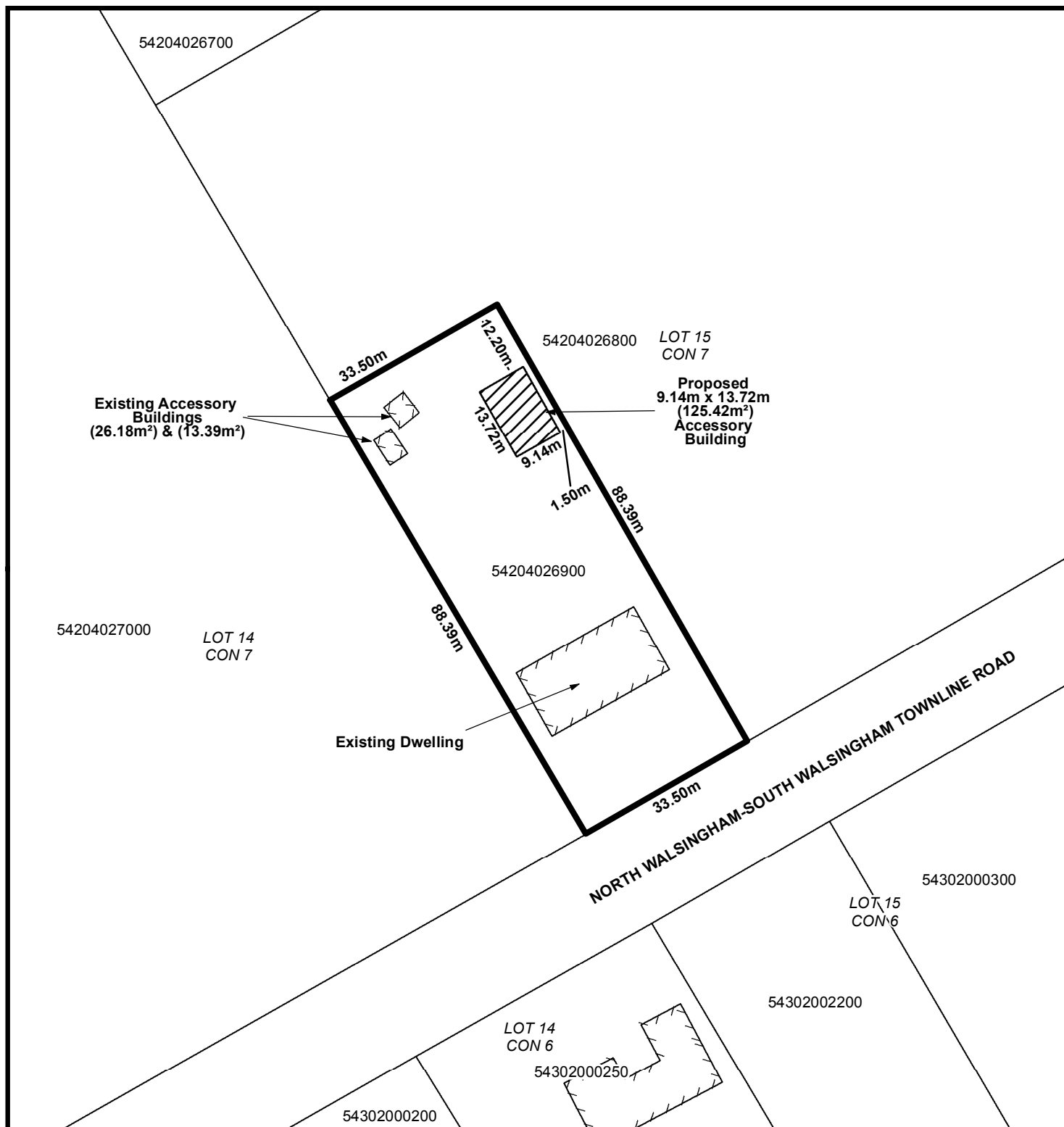
File Number: ANPL2016048

Geographic Township of NORTH WALSINGHAM



4 2 0 4 8 12 16 Meters

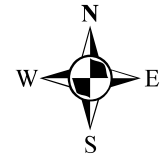
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LOCATION OF LANDS AFFECTED

File Number: ANPL2016048

Geographic Township of NORTH WALSINGHAM



4 2 0 4 8 12 16 Meters

1:1,000

