

**MINOR VARIANCE**

Alisha

File Number ANPL2016078  
Related File Number n/a  
Pre-consultation Meeting On \_\_\_\_\_  
Application Submitted On Apr 12/16  
Complete Application On Apr 12/16

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-** 493-010-03180-0000

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 <sup>1</sup>	STEPHEN C. HANES	Phone #	519-420-8045
Address	RR1, 18 LEE-ARN COURT	Fax #	
Town / Postal Code	LYNEDOCH, N4B 2W4	E-mail	STEPHENHANES@HOTMAIL.COM

<sup>1</sup> 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 <sup>2</sup>	STEPHEN C. HANES	Phone #	519-420-8045
Address	RR1, 18 LEE-ARN COURT	Fax #	
Town / Postal Code	LYNEDOCH, N4B 2W4	E-mail	STEPHENHANES@HOTMAIL.COM

<sup>2</sup> 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 <sup>3</sup>: ☐ Applicant ☐ Agent ☒ Owner

<sup>3</sup> 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:

ROYAL BANK OF CANADA, 55 Norfolk St S, Simcoe Ontario N3Y 2W1

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## B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	TOWNSHIP OF DELHI	Urban Area or Hamlet	LYNEDOCH
Concession Number	N/A	Lot Number(s)	LOT 5 & PART OF LOT 6
Registered Plan Number	1062	Lot(s) or Block Number(s)	N/A
Reference Plan Number	PART 1 ON PLAN 37R7493	Part Number(s)	N/A
Frontage (metres/feet)	135.27'	Depth (metres/feet)	IRREGULAR
Width (metres/feet)	IRREGULAR	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	0.57 ACRES
Municipal Civic Address	18 LEE ARN COURT, DELHI, ONTARIO, N4B W24		

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):

I plan to tear down an existing storage building that was on the property when I purchased it in 2015. Then I will be erecting a new storage building

approximately 30'(9.1m) x 40'(12.2) 1200 ft<sup>2</sup> (111.5m<sup>2</sup>) in its place. The newer structure is just outside of the by-law for square footage, and I

would also like to request that the peak height of the building be raised to accommodate a 14'(4.3m) inside ceiling height which will amount to

approximately 24'(7.3m) overall height. *shade canopy existing is 9.5x18-ft<sup>2</sup> = 171ft<sup>2</sup> / 15.9m<sup>2</sup>  
total area for accessory structures = 127.4m<sup>2</sup>*

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

The square footage of the new structure exceeds the 1076 ft<sup>2</sup> (100m<sup>2</sup>) by-law. Additionally, the 24'(7.3m) peak height exceeds the 6m (18') by-law.

*relief of 28 m<sup>2</sup> from section 3.2(g) to permit a total floor area of 128m<sup>2</sup> for accessory structures / 1.3 m from section 3.2 (a) to permit a height of 7.3m for accessory structure*

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

To install a automobile lift system inside the garage, a minimum ceiling height of 14'(4.3m) is required. With a 4/12 roof pitch over the width of 30' (9.1m),

the roof will be 24' (7.3m) from grade. Additionally, I would like to be able to store 2 vehicles in the building and still be able to have a workshop in the

back area of the structure.

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**D. PROPERTY INFORMATION**

Present official plan designation(s): HAMLET

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Present zoning: HAMLET RESIDENTIAL (RH)

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Is there a site specific zone on the subject lands? YES - 14.153

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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:

There is an existing storage building on the property that is 18'(5.5m) x 28'(8.5m) x 13'(4.0m) that I plan to sell and remove from the property prior

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to erecting the new 30'(9.1m) X 50'(15.3m) X 24'(7.3m) structure.

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

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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.

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The new structure will be used for storage as well as a personal hobby workshop for working on automobiles, and wood working.

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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:

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The proposed building will have a foundation and be built with wood studded walls. The roof and walls will be covered in painted steel. The building will

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be approximately 30'(9.1m) X 50'(15.3m) X 24'(7.3m). The attached sketch at the end of this document illustrates an existing plan, and proposed plan.

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**MINOR VARIANCE**

If known, the date the proposed buildings or structures will be constructed on the subject lands:  
FROM DATE OF APPROVAL THROUGH THE SUMMER MONTHS OF 2016

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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:

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

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Present use of the subject lands:

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

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Existing use of abutting properties:

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**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:

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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:

The subject property was originally farmland, so it is safe to assume that it wasn't used for petroleum storage

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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:

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Land it affects:

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Purpose:

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Status/decision:

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Effect on the requested amendment:

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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:

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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:

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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 210m 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:

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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: LEE-ARN COURT

**I. OTHER INFORMATION**

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

☒ Yes ☐ No

If yes, describe: The only time constraint would be to be able to build the structure in the summer/fall months of 2016.

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.

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## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

18 LEE ARN CRT. LYNEDOCH

Legal Description: CHR PLAN 1062 LOT 5. PT LOT 6 RP 37R493 PART 1

Application #:

Information Origins:

### Hamlet Residential Zone (RH)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>Main Building</b>				
5.7.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	930.00	2306.71	N/A	m.sq
b) minimum lot frontage				
i) interior lot	30.00	41.23	N/A	m
ii) corner lot	30.00		N/A	m
iii) lot of record	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	9.20		N/A	m

Comments

### Accessory Structure

3.2.1 a) building height	6.00	7.3	1.30	m
b) minimum front yard	6.00	13.7	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	3	N/A	m
e) minimum rear yard	1.20	18.3	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	6.00%	N/A	%
ii) usable floor area	100.00	127.4	27.4	m.sq

Comments





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#### Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	N/A	m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	N/A	m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments

#### Parking


4.1 number of parking spaces

N/A

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

4/12/2016  
\_\_\_\_\_  
date

Prepared By:

AS PER:

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

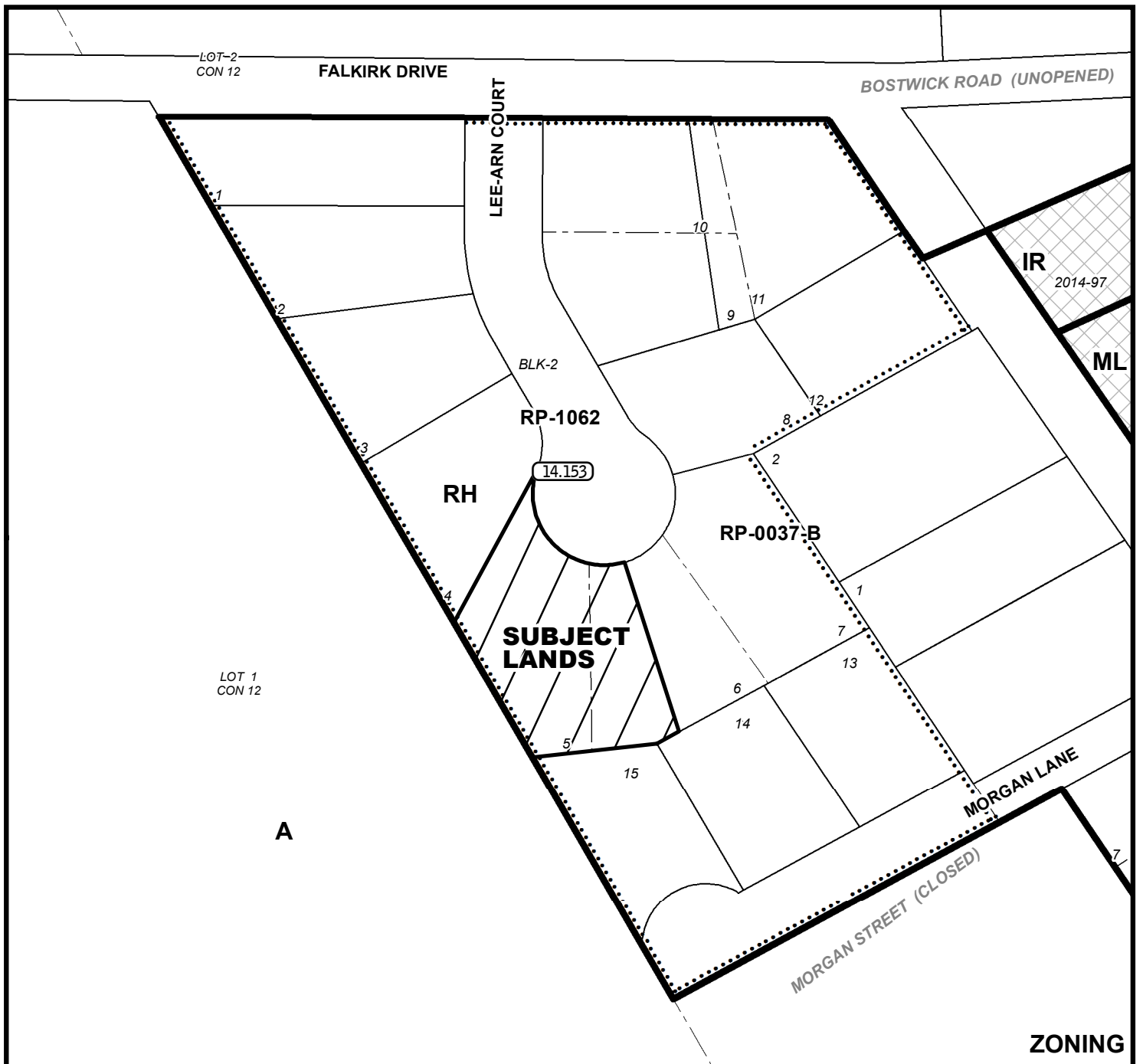
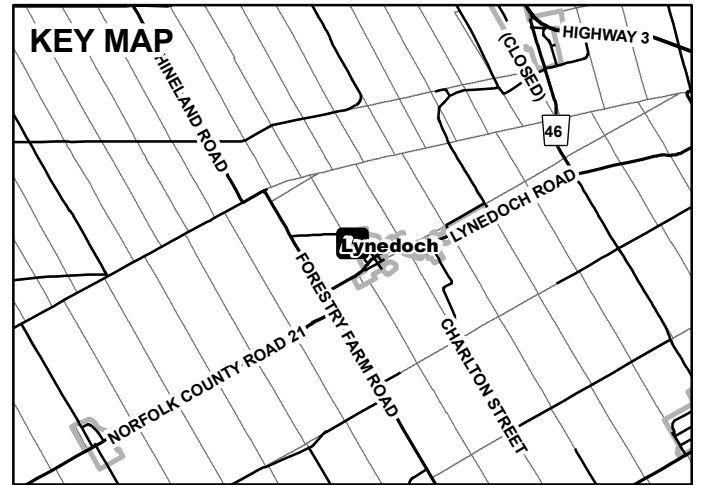
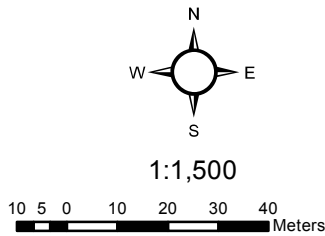
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Signature of Building Inspector

\_\_\_\_\_  
date

# MAP 1

File Number: ANPL2016078

Geographic Township of  
**CHARLOTTEVILLE**

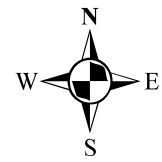




# MAP 2

File Number: ANPL2016078

Geographic Township of CHARLOTTEVILLE



52.50 5 10 15 20 Meters

1:1,250



BLK-3

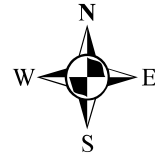
12/05/2016



# MAP 3

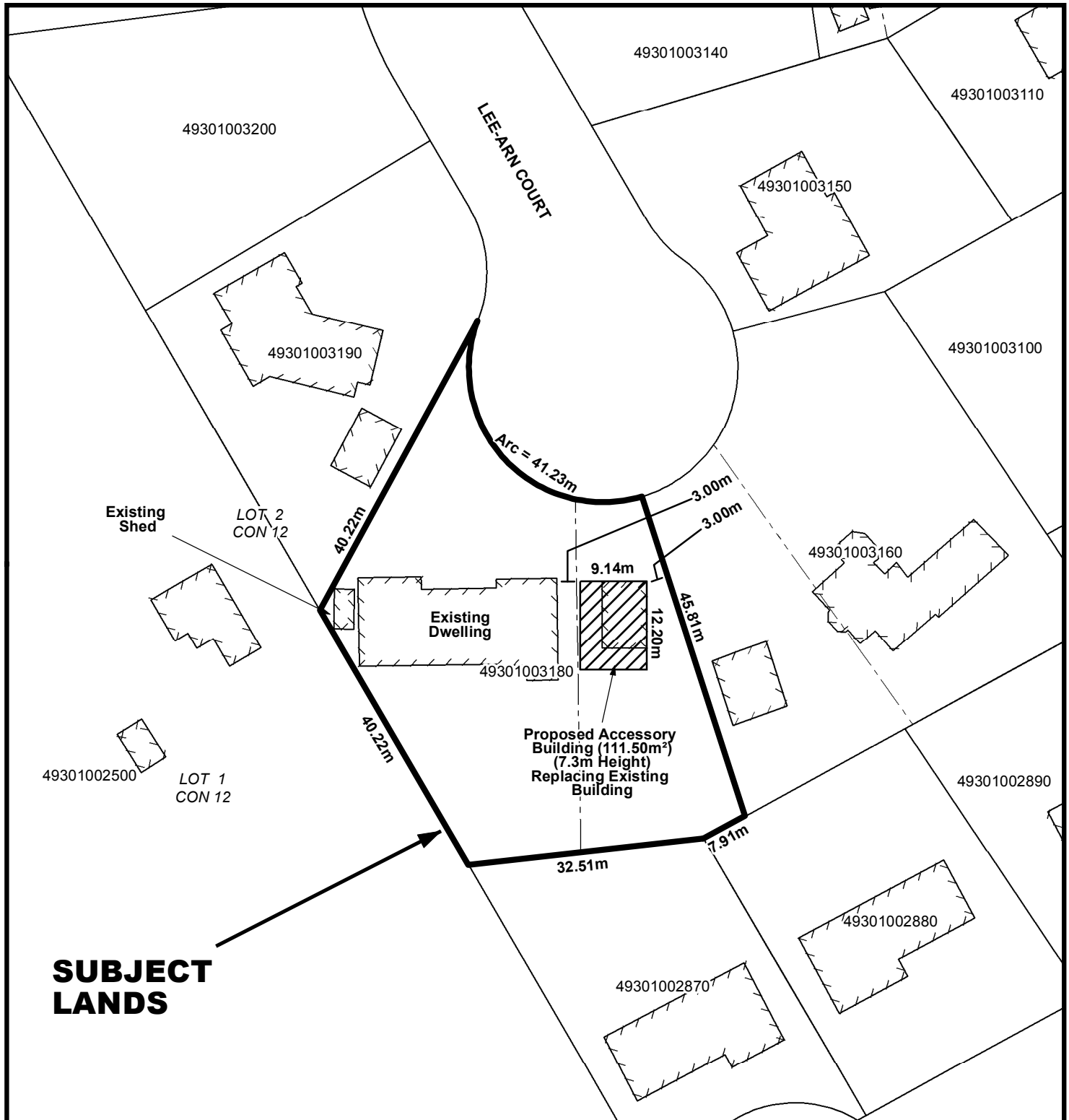
File Number: ANPL2016078

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:750

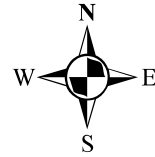


**SUBJECT  
LANDS**

# LOCATION OF LANDS AFFECTED

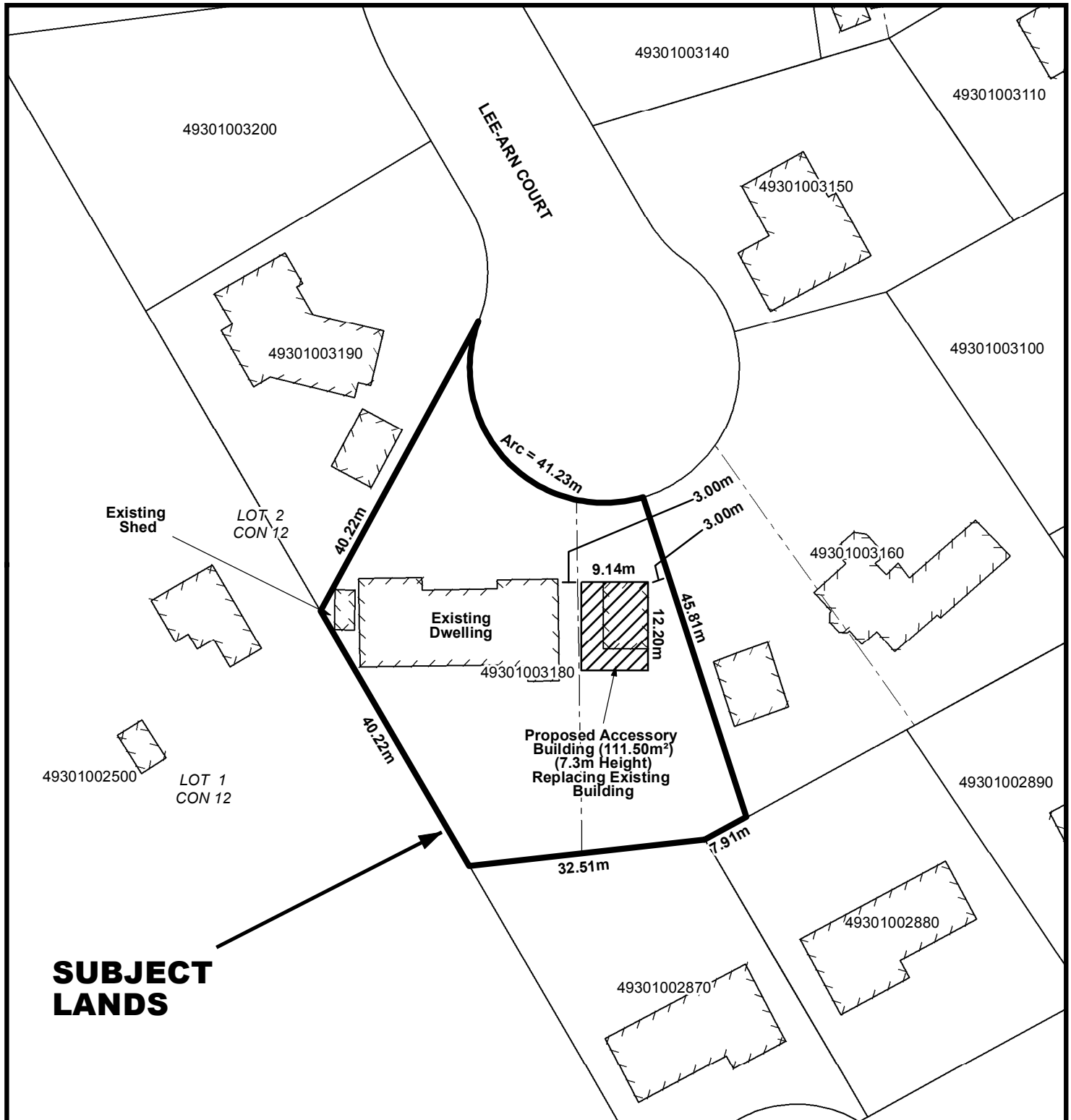
File Number: ANPL2016078

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:750



**SUBJECT  
LANDS**