

MINOR VARIANCE

Alisha

File Number

ANPL2016099

Related File Number

BNPL2016098

Pre-consultation Meeting On

Apr 28/16

Application Submitted On

May 3/16

Complete Application On

May 3/16

Application Fee

\$0.77

Conservation Authority Fee

nil

OSSD Form Provided

nil

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: 3310-336-060-06400-0000

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 Applicant¹

CHRISTOPHER GREEN

Phone #

(519) 755-5745

Address

780 VIVA NOVA RD

Fax #

Town / Postal Code

WATERFORD, ON, N0E1Y0

E-mail

Chrisgreenoptionsds1.ca

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 Owner²

GRANT LAMB

Phone #

(519) 771-1210

Address

1487 THOMPSON RD

Fax #

Town / Postal Code

WATERFORD, ONT, N0E1Y0

E-mail

grantlamb19@hotmail.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 sent³:

☒ 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.

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township TOWNSEND Urban Area or Hamlet ULUA NOVA
 Concession Number # 8 Lot Number(s) 19
 Registered Plan Number 502690264 Lot(s) or Block Number(s) _____
 Reference Plan Number _____ Part Number(s) 2
 Frontage (metres/feet) _____ Depth (metres/feet) _____
 Width (metres/feet) _____ Lot area (m² / ft² or hectares/acres) 88.66 ACRES.
 Municipal Civic Address 1487 THOMPSON RD E, WATERFORD, ON, N0B 1Y0

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):

REQUESTING MINOR VARIANCE
APPROVAL (ALONG WITH BOUNDARY ADJUSTMENT) FOR ACCESSORY
BUILDING THAT DOES NOT COMPLY TO MINIMUM ACCESS
REQUIREMENT TO PROPERTY LINE ON EAST BOUNDARY.

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

SEE ATTACHED SURVEY SKETCH PART 1 FOR DETAILS
requesting relief of 1.18 m from section 3.2.1(e) to permit
a rear yard setback for an accessory building of 0.025m.

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

ACCESSORY BUILDING
WAS MISTAKENLY BUILT ON PROPERTY BOUNDARY
LINE.

D. PROPERTY INFORMATION

Present official plan designation(s): LOT 19, CON 8, Part 2
Agricultural

Present zoning: AGRICULTURAL

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:

HOUSE TO BE RETAINED, ACCESSORY BUILDING
TO BE RETAINED -> SEE ATTACHED SURVEY SKETCH PART 1

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

AUG 2009

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:

N/A

MINOR VARIANCE

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

N/A

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:

OCT 15, 2015

Present use of the subject lands:

AGRICULTURAL USE.

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

Existing use of abutting properties:

AGRICULTURAL

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:

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:

BNPL2015233

Land it affects:

780 Villa Nova Rd

Purpose:

boundary adjustment

Status/decision:

approved

Effect on the requested amendment:

none

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 *C. Green*
☐ 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:

Villa Nova Road

I. OTHER INFORMATION

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

☒ Yes ☐ No

If yes, describe: BNPL2015233 EXPIRY JAN 19/17.

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.

PLEASE SEE ATTACHED SURVEY SKETCH.
ACCESSORY BUILDING WAS CONSTRUCTED AUG 2009 WITH
APPROVED PERMIT, HOWEVER SURVEY PROVIDED WAS
NOT ACCURATE. APPLICANT MISTAKENLY ASSUMED
IRON STAKE IN GROUND WAS PROPERTY BOUNDARY
BUT IT WAS NOT!

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.



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

780 VILLA NOVA RD.

Legal Description: TOWNSEND CON 8 PT. LOT 19

Application #:

CHRIS GREEN 33103360606006518

Hamlet Residential Zone (RH)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.7.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	930.00	2346.95	N/A	m.sq
b) minimum lot frontage				
i) interior lot	30.00	35.05	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	6	N/A	m
b) minimum front yard	6.00	53.46	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	1.2	N/A	m
e) minimum rear yard	1.20	0.20.025	1.001.18	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	4.18%	N/A	%
ii) usable floor area	100.00	61.68	N/A	m.sq

Comments



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

780 VILLA NOVA RD.

Legal Description: TOWNSEND CON 8 PT. LOT 19

Application #: 1504794

CHRIS GREEN 33103360606006518

Hamlet Residential Zone (RH)

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

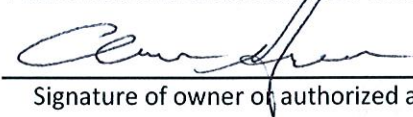
Parking

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

May 3/16
date

Prepared By:

Laurel Lee Sowden



Signature of Building Inspector

May 2/16
date

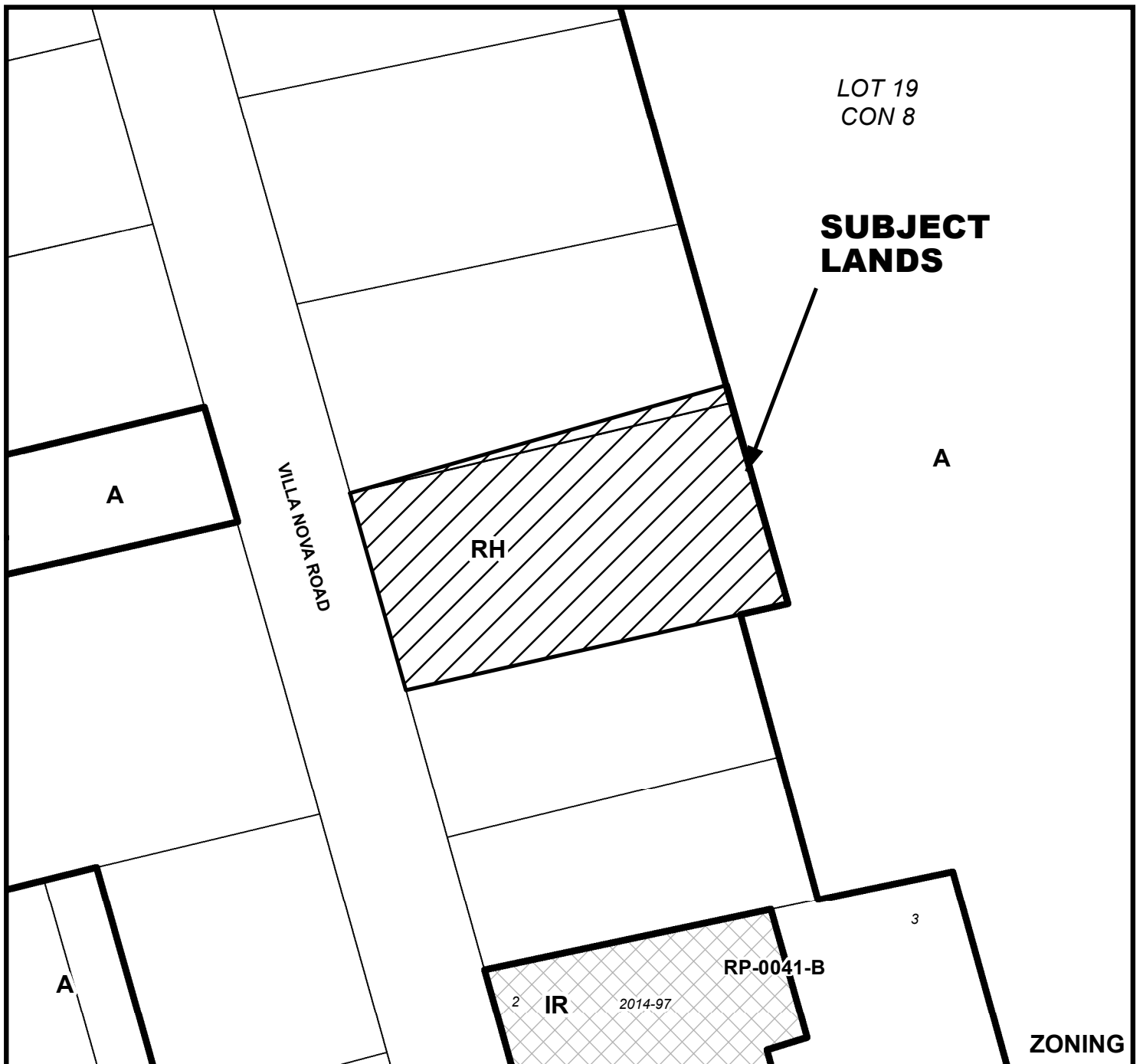
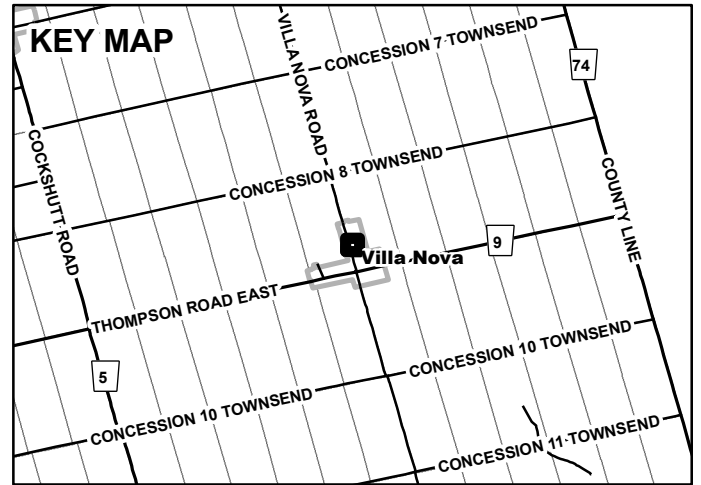
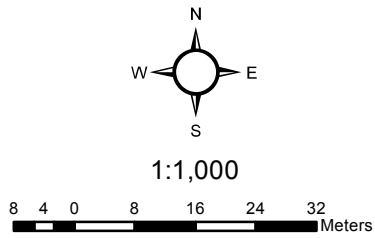
AS PER:

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

MAP 1

File Number: ANPL2016099

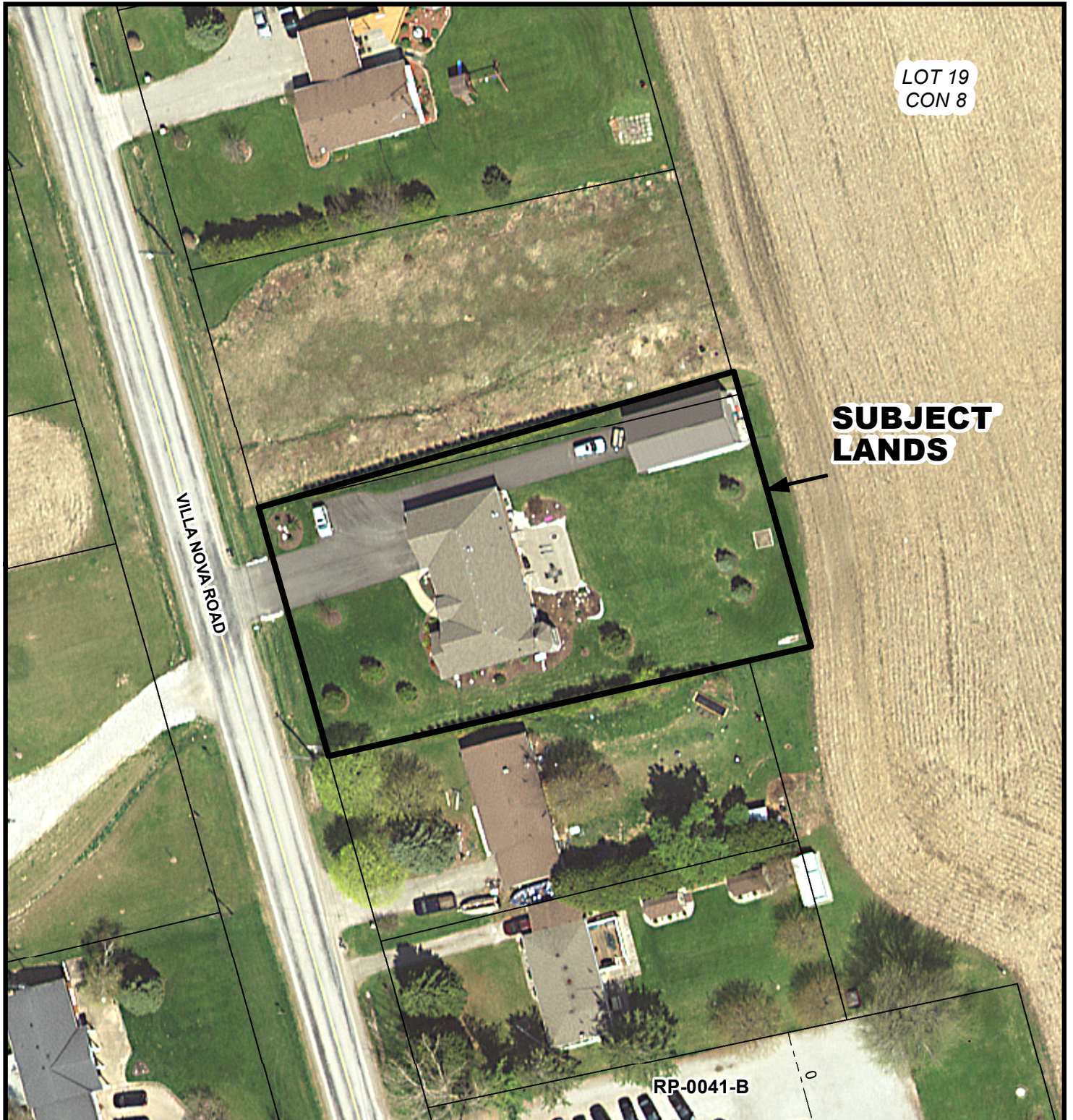
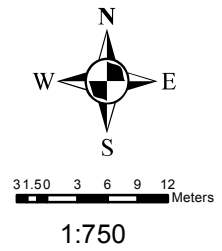
Geographic Township of
TOWNSEND



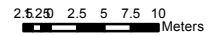
MAP 2

File Number: ANPL2016099

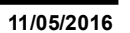
Geographic Township of TOWNSEND



Geographic Township of TOWNSEND



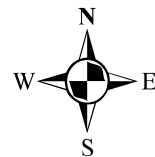
1:700



LOCATION OF LANDS AFFECTED

File Number: ANPL2016099

Geographic Township of TOWNSEND



2.5 2.5 5 7.5 10 Meters

1:700

