

MINOR VARIANCE*Alisha*

File Number ANPL2016121
Related File Number n/a
Pre-consultation Meeting On May 25/16
Application Submitted On May 25/16
Complete Application On May 25/16

Application Fee \$977
Conservation Authority Fee \$452
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- 543 060 42600 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 ¹ Greg & Jocelyn Underhill Phone # 519-874-4840
Address 55032 Vienna Line Road RR#1 Fax # 519-874-4839
Town / Postal Code Port Burwell, ON NOJ 1T0 E-mail gjunder@amtelecom.net

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent James Ronson Phone # 519-866-3637
Address 12053 Bayham Norfolk Boundary Road Fax # 519-866-3637
Town / Postal Code RR#6, Tillsonburg ON N4G-4G9 E-mail Jim@JarHomePlans.com

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:



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B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK S. WALSHINGHAM</u>	Urban Area or Hamlet	<u>LONG POINT</u>
Concession Number		Lot Number(s)	
Registered Plan Number	<u>436</u>	Lot(s) or Block Number(s)	
Reference Plan Number	<u>436</u>	Part Number(s)	
Frontage (metres/feet)	<u>20.12m / 66'</u>	Depth (metres/feet)	<u>50.29m / 165'</u>
Width (metres/feet)	<u>20.12m / 66'</u>	Lot area (m ² / ft ² or hectares/acres)	<u>1011.8 m² / 10890 ft²</u>
Municipal Civic Address	<u>29 PINE ROAD WEST</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):

PROPOSING TO REMOVE THE
EXISTING COITAGE AND CONSTRUCT A NEW COITAGE

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

REQUESTING RELIEF OF 3% (RESIDENTIAL DWELLING) FROM SECTION 5.8.2(H)
OF 15% MAXIMUM.

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

RELIEF IS REQUIRED
IN ORDER TO MAINTAIN THE CURRENT LIVING STYLE AND FUNCTION INTO THE
PROPOSED NEW SAFER DWELLING.

D. PROPERTY INFORMATION

Present official plan designation(s): Resort Residential

Present zoning: RR

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:

- EXISTING COTTAGE CONSTRUCTED IN 1962 WILL BE REMOVED.
- EXISTING BOAT HOUSE CONSTRUCTED IN 2012 WILL BE RETAINED.
- SEE ATTACHED DRAWING

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

COTTAGE 1962 BOAT HOUSE 2012

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:

SINGLE STORY, CONVENTIONAL WOOD FRAMED DWELLING. 3 BEDROOMS AND ONE BATHROOM. FOUNDATION HEIGHT TO MEET LPRCA REQUIREMENTS.

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If known, the date the proposed buildings or structures will be constructed on the subject lands: Fall 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: December 2009

Present use of the subject lands: Seasonal Cottage

If known, the length of time the existing uses have continued on the subject lands: Since built in 1962

Existing use of abutting properties: Seasonal Cottages on both sides

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: Previous owners history and neighbours

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:

N.A

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:

CHANNEL / LAKE

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:

PINE ROAD WEST

I. OTHER INFORMATION

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

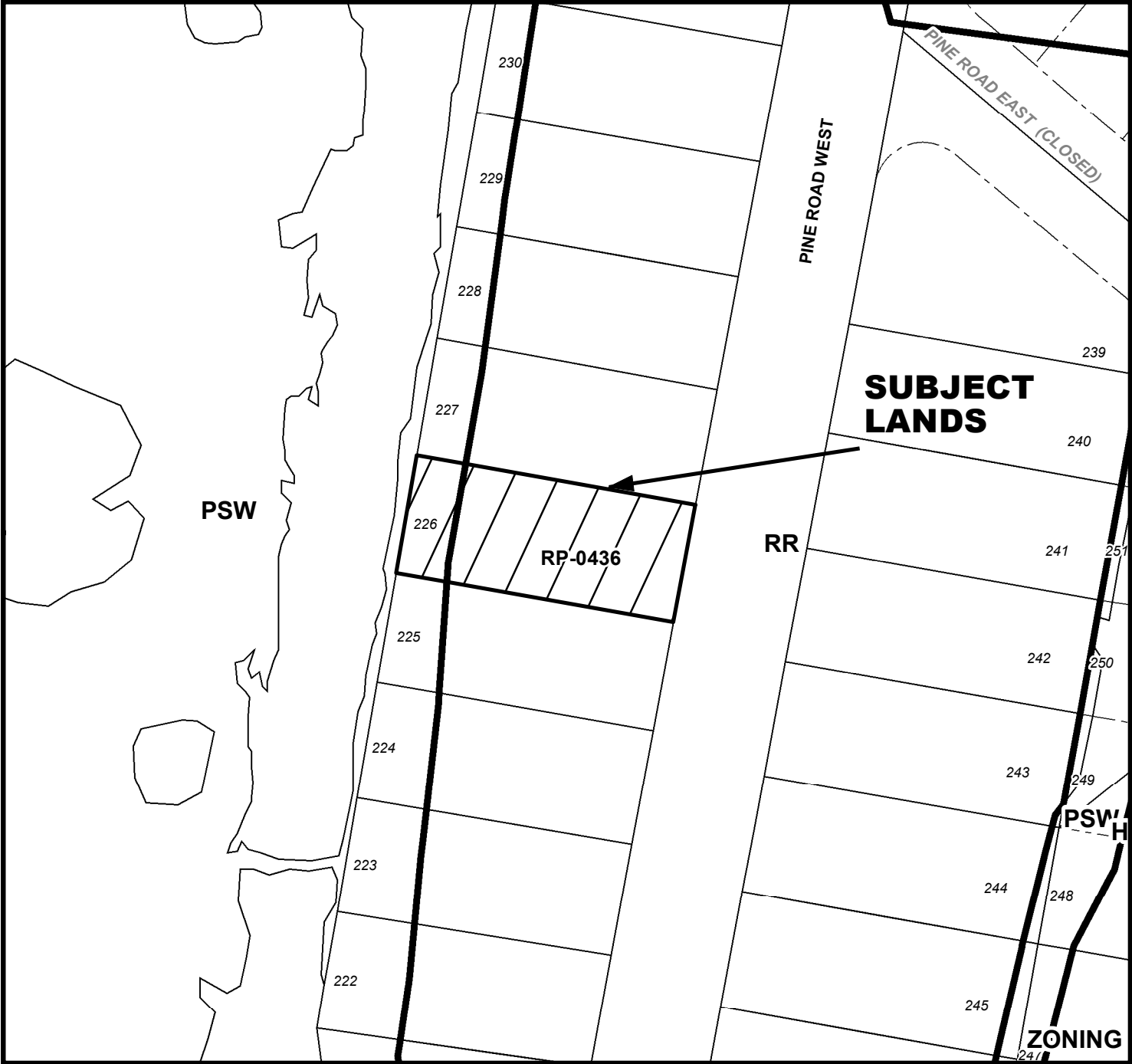
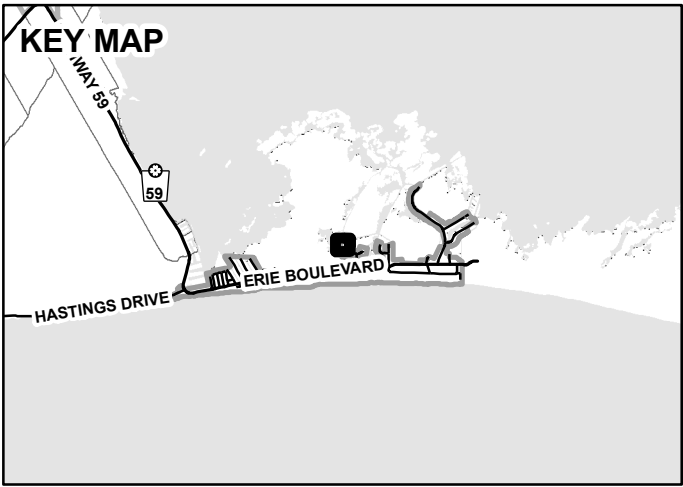
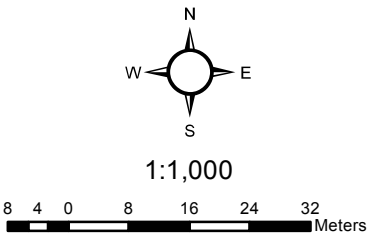
☐ Yes ☒ No

If yes, describe: We would like to start building in the Fall 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.

MAP 1

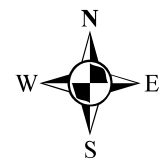
File Number: **ANPL2016121**
Geographic Township of
SOUTH WALSHINGHAM



MAP 2

File Number: ANPL2016121

Geographic Township of SOUTH WALSLINGHAM



2 1 0 2 4 6 8 Meters

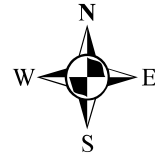
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MAP 3

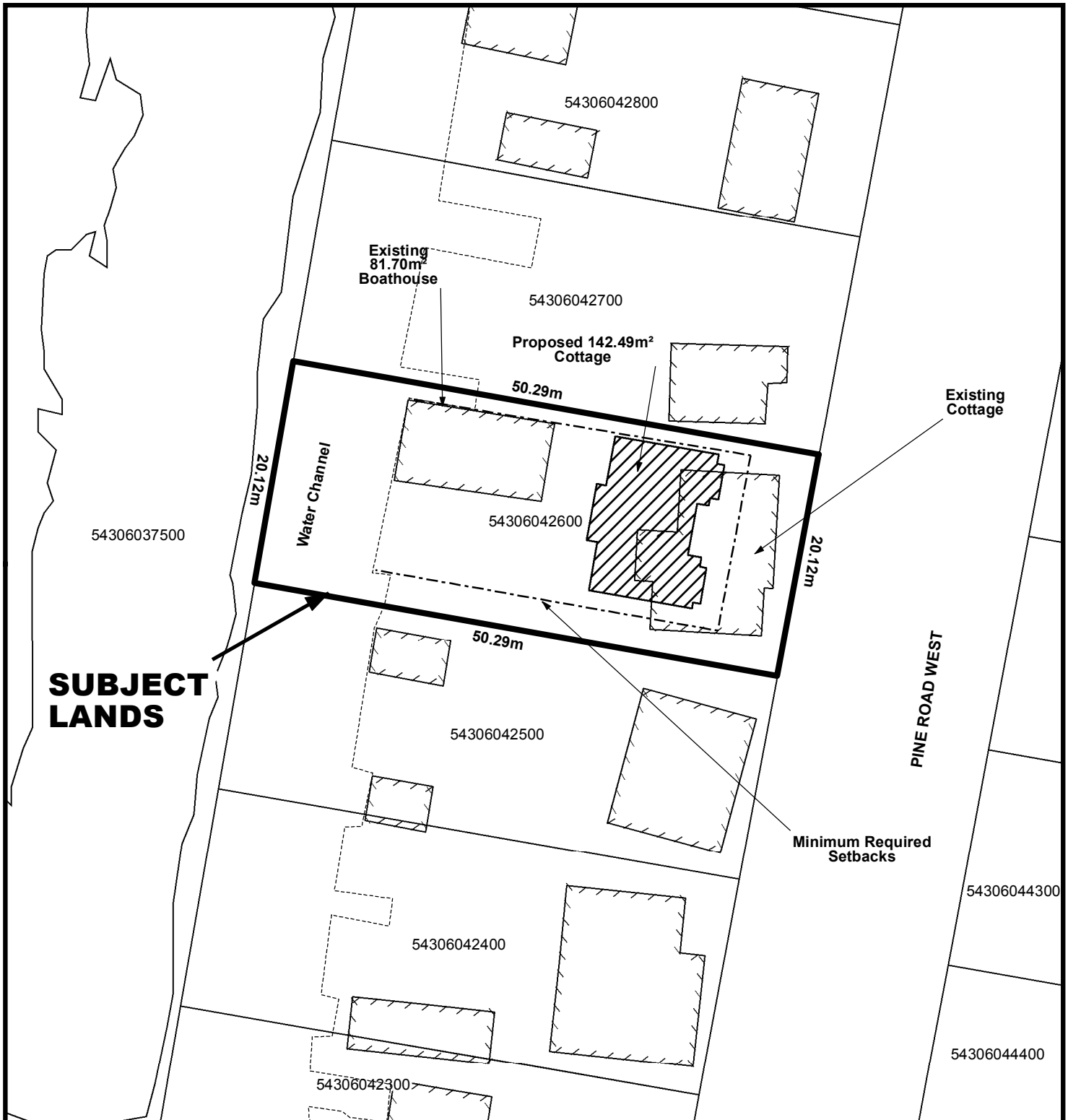
File Number: ANPL2016121

Geographic Township of SOUTH WALSINGHAM



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LOCATION OF LANDS AFFECTED

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