

MINOR VARIANCE

Alisha

File Number ANPL2016204  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On May 1, 16  
 Application Submitted On June 6, 16  
 Complete Application On July 19, 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- ~~499~~ 68013300

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. 1-2-2016

A. APPLICANT INFORMATION

Name of Applicant<sup>1</sup> KENNY & MARIONNE SPANWILLERS Phone # 512-688-9595  
 Address 312622 DEREHAM LINE Fax # \_\_\_\_\_  
 Town / Postal Code RAK7 TILSONBORO ON. E-mail HENSPANWILLERS@GMAIL.COM

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Jim McFarlane (McFarlane Consulting) Phone # 419 428 6790  
 Address Box 1002 Fax # \_\_\_\_\_  
 Town / Postal Code Simcoe E-mail Jim@McFarlaneConsulting.com  
 Name of Owner<sup>2</sup> SAME AS APPLICANT Phone # \_\_\_\_\_  
 Address \_\_\_\_\_ Fax # \_\_\_\_\_  
 Town / Postal Code \_\_\_\_\_ E-mail \_\_\_\_\_

<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:

NIL

**B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS**

Geographic Township	<u>NORFOLK (CHARLOTTETOWN)</u>	Urban Area or Hamlet	<u>NORMAN HOLE</u>
Concession Number		Lot Number(s)	<u>12, 23 &amp; 24</u>
Registered Plan Number	<u>36-B.</u>	Lot(s) or Block Number(s)	<u>6</u>
Reference Plan Number		Part Number(s)	<u>PART 1</u>
Frontage (metres/feet)	<u>34.9'</u>	Depth (metres/feet)	<u>IRREGULAR</u>
Width (metres/feet)	<u>IRREGULAR</u>	Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)	<u>43 ACRES</u>
Municipal Civic Address	<u>101 Hill Lane</u>		

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

HYDRO EASEMENT PARTS 4, 5, 6, 7 & 8RIGHT OF WAY PARTS 5, 7, 9, 10, 11 & 12**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):

DEMOLISH EXISTING SINGLE FAMILY DWELLING& BUILD NEW HOMEEXISTING LOT ONLY HAS 34.9' FRONTAGE 100' DEPTH

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

RELIEF OF 65' FROM FRONTAGE REQUIREMENT  
requesting relief of 7.4 m from section 12.1.2(b)(ii)

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

EXISTING LOT

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D. PROPERTY INFORMATION

Present official plan designation(s):

Agricultural, Hazard Lands

Present zoning:

AGR & 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:

EXISTING HOUSE TO BE DEMOLISHED

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

1980?

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 DWELLING - 600m<sup>2</sup> 2 1/2 STOREYS

NEW ACCESSORY BUILDING 260m<sup>2</sup> ONE STOREY

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

AUG 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:

FEB 2016

Present use of the subject lands:

PREVIOUS ORCHARDS NOW FOREST.

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

40 YEARS.

Existing use of abutting properties:

FOREST

**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:

HISTORICAL DATA

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:

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

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Name of road/street:

HILL STREET TO MAIN STREET - NORMANDALE

**I. OTHER INFORMATION**

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

☐ Yes ☒ No

If yes, describe:

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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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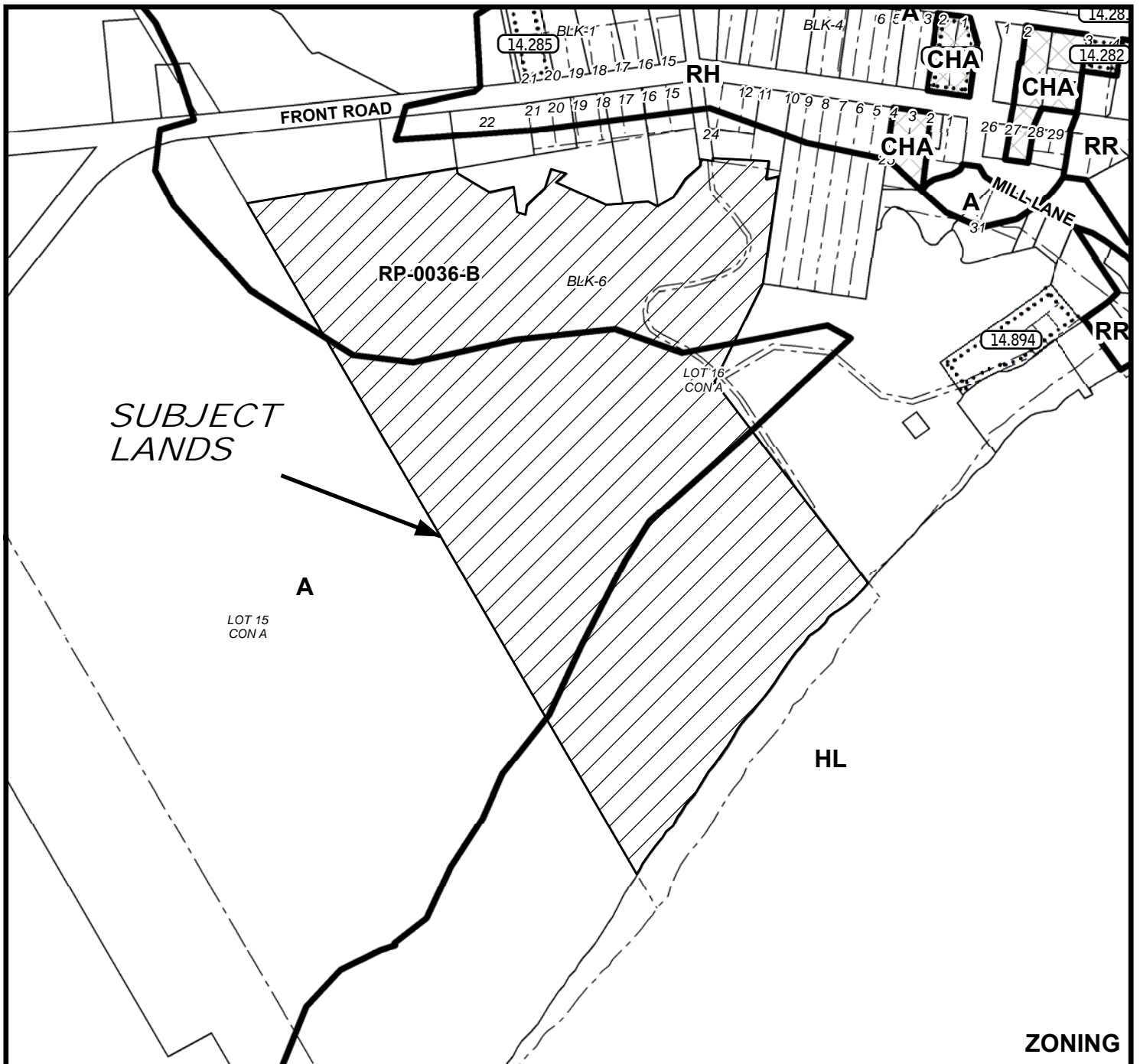
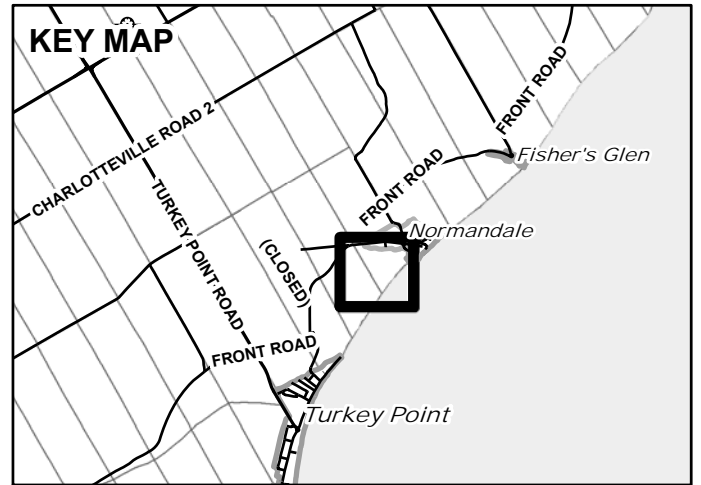
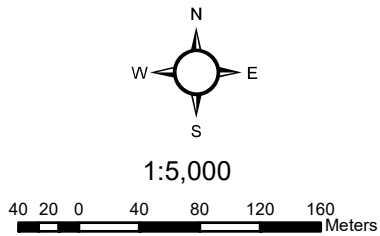
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# MAP 1

## File Number: ANPL2016204

Geographic Township of  
**CHARLOTTEVILLE**



**ZONING**

Date: 2016-08-16



# MAP 2

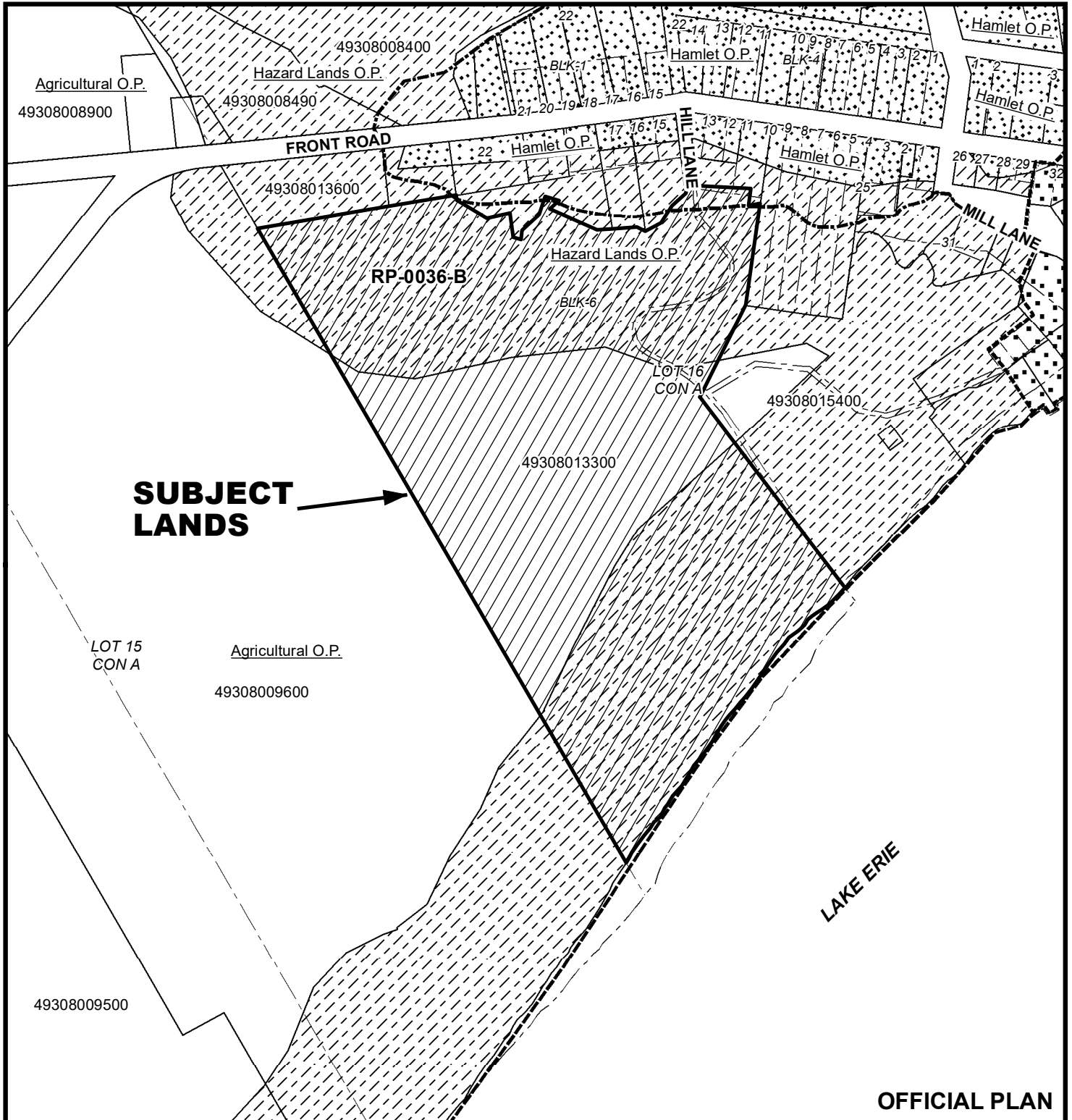
File Number: ANPL2016204

Geographic Township of CHARLOTTEVILLE



20 40 60 80  
Meters

1:5,000



OFFICIAL PLAN

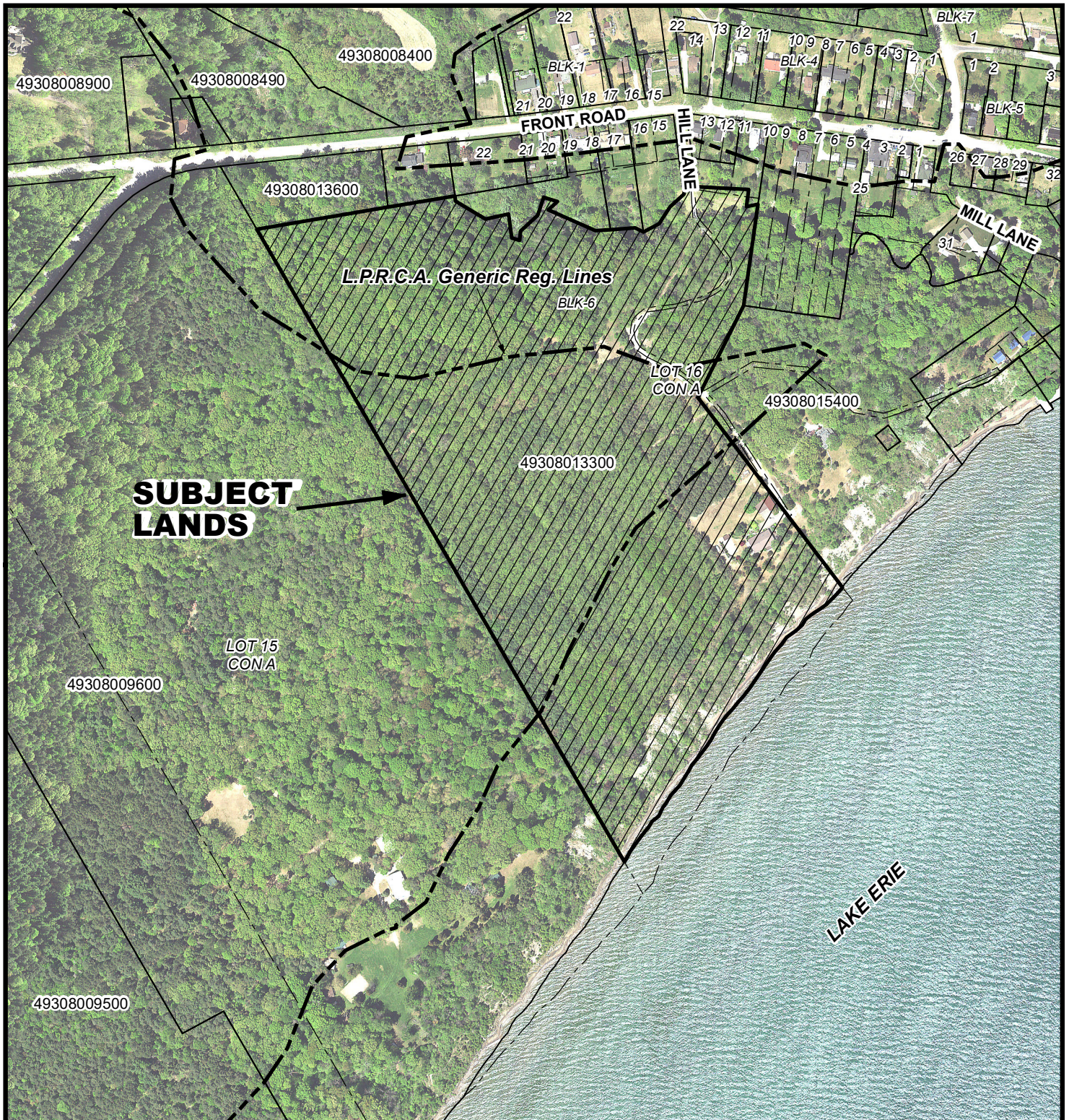
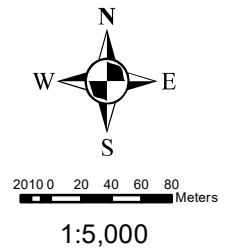
Date: 2016-08-16



# MAP 3

File Number: ANPL2016204

Geographic Township of CHARLOTTEVILLE

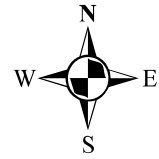




# MAP 4

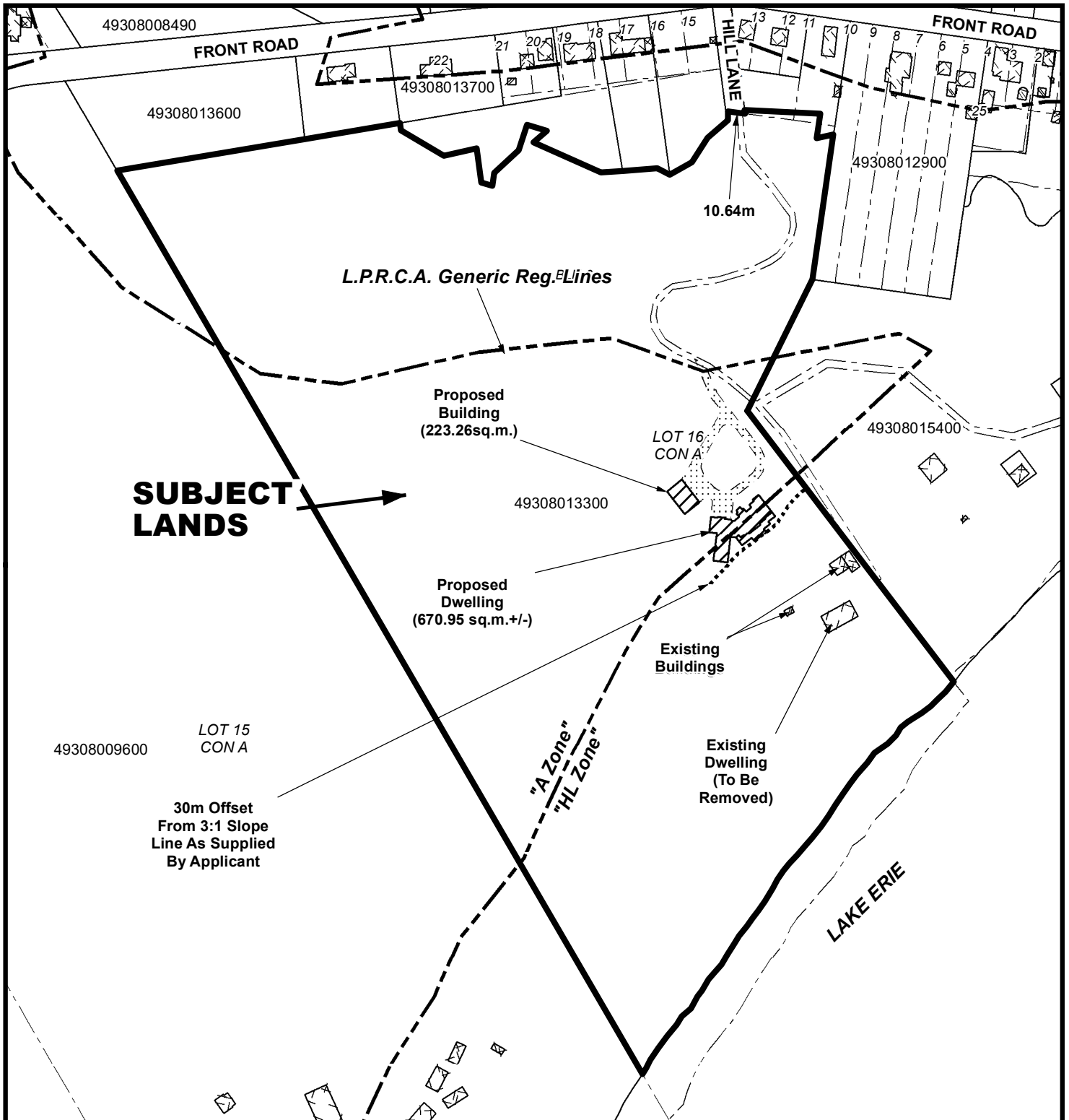
File Number: ANPL2016204

Geographic Township of CHARLOTTEVILLE



105 0 10 20 30 40  
Meters

1:3,500

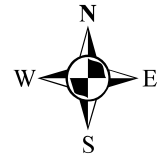


Date: 2016-08-17

# LOCATION OF LANDS AFFECTED

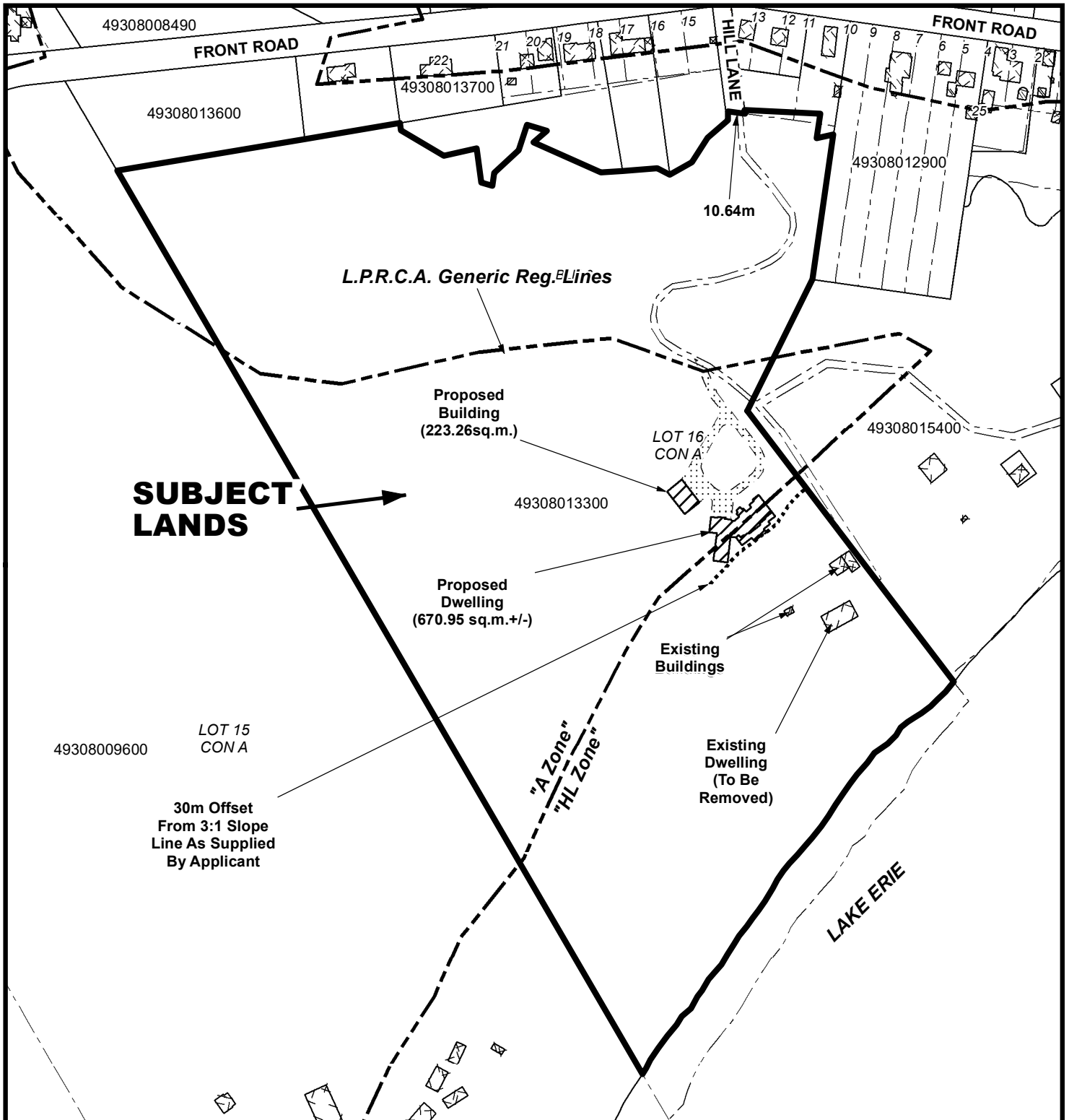
File Number: ANPL2016204

Geographic Township of CHARLOTTEVILLE



105 0 10 20 30 40  
Meters

1:3,500



Date: 2016-08-17