

MINOR VARIANCE

Alisha

File Number ANPL2016255  
 Related File Number \_\_\_\_\_  
 Pre-consultation Meeting On Aug 24/16  
 Application Submitted On Aug 24/16  
 Complete Application On Aug 26/16

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: 3310-493-040-16500

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> Shelley C. Robinson Phone # 519-426-0738  
 Address 1524 Con 8 Fax # same  
 Town / Postal Code Simcoe N3Y 4K5 E-mail shelley@ssexteriors.com  
or scott@ssexteriors.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> Shelley C. Robinson Phone # 519-426-0738  
 Address 1524 Conc 8 Fax # 519-426-0738  
 Town / Postal Code Simcoe N3Y 4K5 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 same

<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:

FIRST NATIONAL

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

Geographic Township CHARLOTTENVILLE Urban Area or Hamlet \_\_\_\_\_  
 Concession Number 7 Lot Number(s) PT LOT-19  
 Registered Plan Number \_\_\_\_\_ Lot(s) or Block Number(s) \_\_\_\_\_  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Frontage (metres/feet) 14.87 MET Depth (metres/feet) 65m  
 Width (metres/feet) 14.87 m Lot area (m<sup>2</sup> / ft<sup>2</sup> or hectares/acres) 291 Acre  
 Municipal Civic Address 1524 Charlotteville Rd 8

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):

ADD A WEND TO TO EXISTING SHOP  
WHICH WILL EXCEED USABLE FLOOR  
AREA

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

ASK FOR RELIEF OF 23.19 SQ MET  
TO ALLOW ADDITION. ON TOTAL FOR  
ACCESSORY  
total area 123.19 m<sup>2</sup>

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

B.Y.LAW PERMITS ACCESSORY OF  
100 SQ MET.

**D. PROPERTY INFORMATION**

Present official plan designation(s):

A

Present zoning:

A

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:

SINGLE FAMILY HOME AND DETACHED  
GARAGE

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

UNKNOWN

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.

STORAGE

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 FAMILY HOME AND DETACHED  
SHOP

MINOR VARIANCE

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

2016 - 2017

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:

~~2007~~ 2002

Present use of the subject lands:

RESIDENCE AND SHOP

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

Existing use of abutting properties:

SINGLE FAMILY HOMES

**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:

SURVEY - OWNERS

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:

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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 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  
☐ 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

**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:

8th CONFESSION CHARITATIVE

**I. OTHER INFORMATION**

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

☐ Yes ☒ No

If yes, describe:

\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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

PRZDF20161427

### PROPERTY INFORMATION

1524 CHARLOTTEVILLE ROAD 8

Legal Description: PT LOT 19 CON 7 CHAR.

ASSESSMENT # 331049304016500

Application #:

SHELLEY ROBINSON

### Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum lot area				
i) new lot	40.00		N/A	ha
ii) lot of record	1390.00		N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00		N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00	14.87	N/A	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00	5.96	N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00	39.65	N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30.00		N/A	m
h) maximum building height	11.00	9.00		m

Comments

### Accessory Structure

3.2.1 a) building height	6.00	6.00	N/A	m
b) minimum front yard	13.00	97.75	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	11.60	N/A	m
e) minimum rear yard	1.20	76.10	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	4.25	N/A	%
ii) usable floor area	100.00	123.19	23.19	m.sq

Comments

The existing accessory building is 75.81 sq m and requesting 47.38 sq m addition to one side of existing accessory building



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ASSESSMENT # 331049304016500  
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Application #:

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### Agricultural Zone (A)

#### 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



## Zoning Deficiency

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### PROPERTY INFORMATION

1524 CHARLOTTEVILLE ROAD 8

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ASSESSMENT # 331049304016500

Application #:

SHELLEY ROBINSON

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12.1 a) minimum lot area				
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ii) lot of record	1390.00		N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00		N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00	14.87	N/A	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00	5.96	N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00	39.65	N/A	m
g) Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30.00		N/A	m
h) maximum building height	11.00	9.00		m

Comments

### Accessory Structure

3.2.1 a) building height	6.00	6.00	N/A	m
b) minimum front yard	13.00	97.75	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	11.60	N/A	m
e) minimum rear yard	1.20	76.10	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	4.25	N/A	%
ii) usable floor area	100.00	123.19	23.19	m.sq

Comments

The existing accessory building is 75.81 sq m and requesting 47.38 sq m addition to one side of existing accessory building



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Simcoe: 185 Robinson St.  
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### PROPERTY INFORMATION

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Legal Description: PT LOT 19 CON 7 CHAR.

ASSESSMENT # 331049304016500  
SHELLEY ROBINSON

Application #:

### Agricultural Zone (A)

#### 12.1.4 Location of an Animal Kennel

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer

a) any Residential (R1-R6, RH) or development (D) zone.

300.00

N/A

m

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot.

125.00

N/A

m

c) to any lot line

30.00

N/A

m

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.

Shelley C. Robinson  
Signature of owner or authorized agent

Aug 24/16  
date

Prepared By:

Laurel Lee Sowden

Laurel Lee Sowden  
Signature of Building Inspector

Aug 10/16  
date

AS PER:

Fritz R. Enzlin. CBCO, CRBO

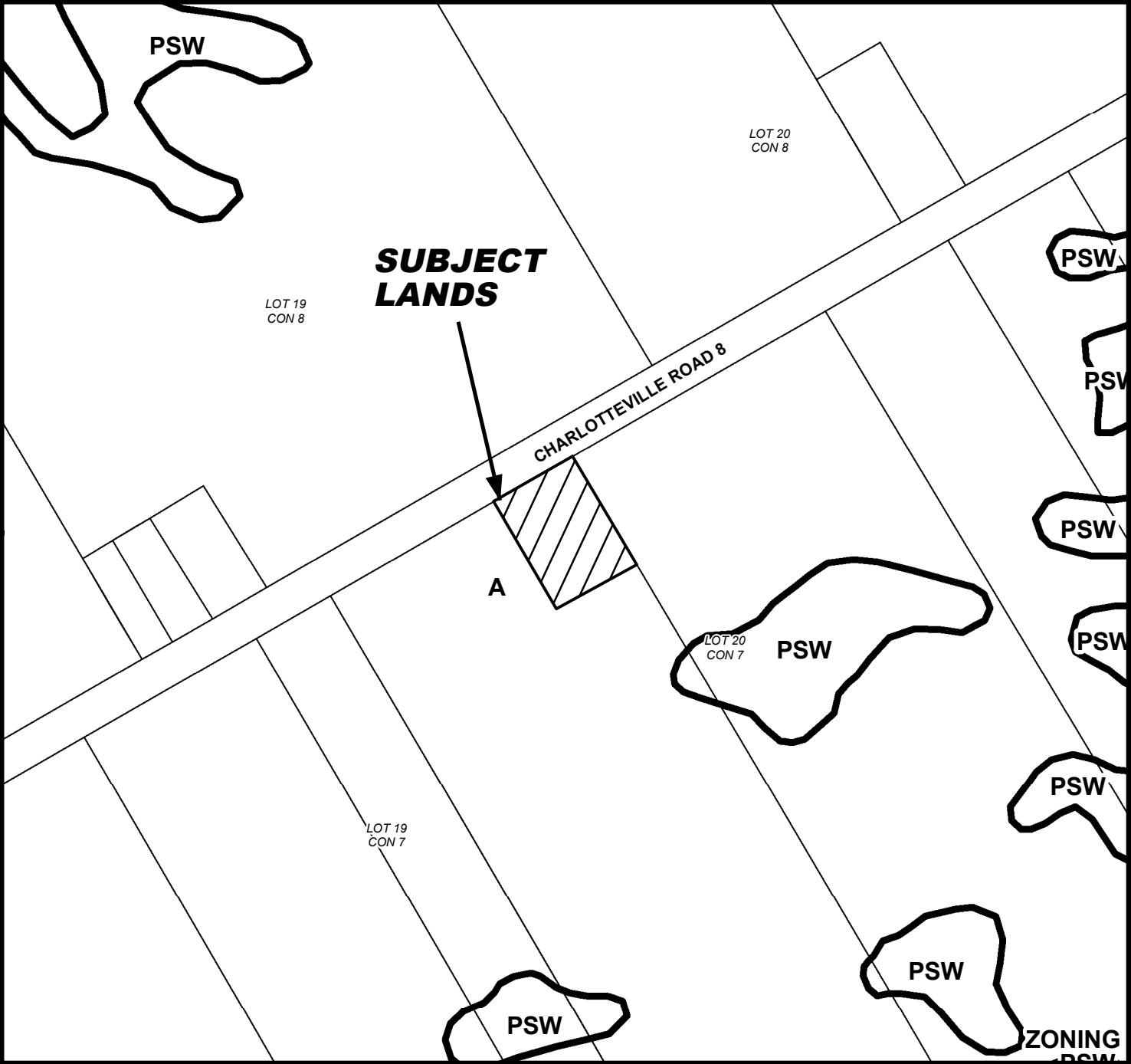
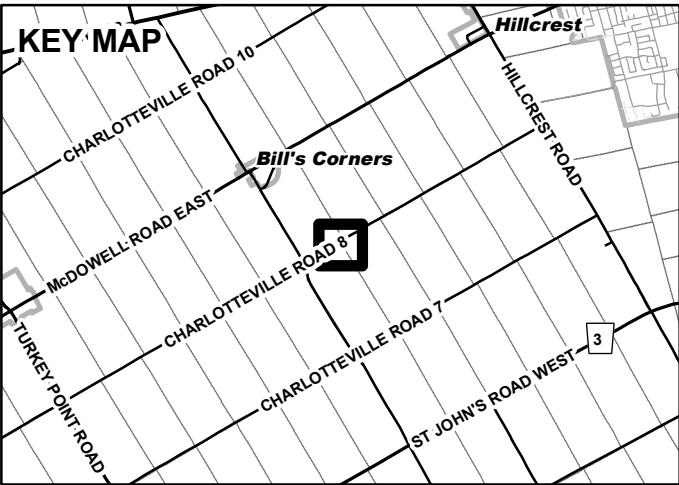
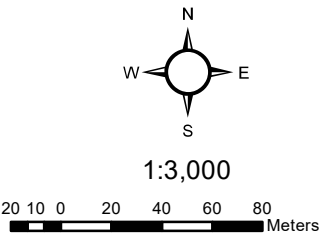
Chief Building Official

Manager, Building & Bylaw Division  
Norfolk County

# MAP 1

File Number: ANPL2016255

Geographic Township of  
**CHARLOTTEVILLE**

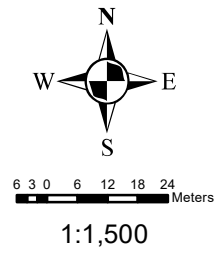




## MAP 2

File Number: ANPL2016255

Geographic Township of CHARLOTTEVILLE

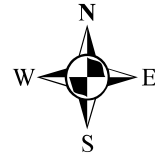




# MAP 3

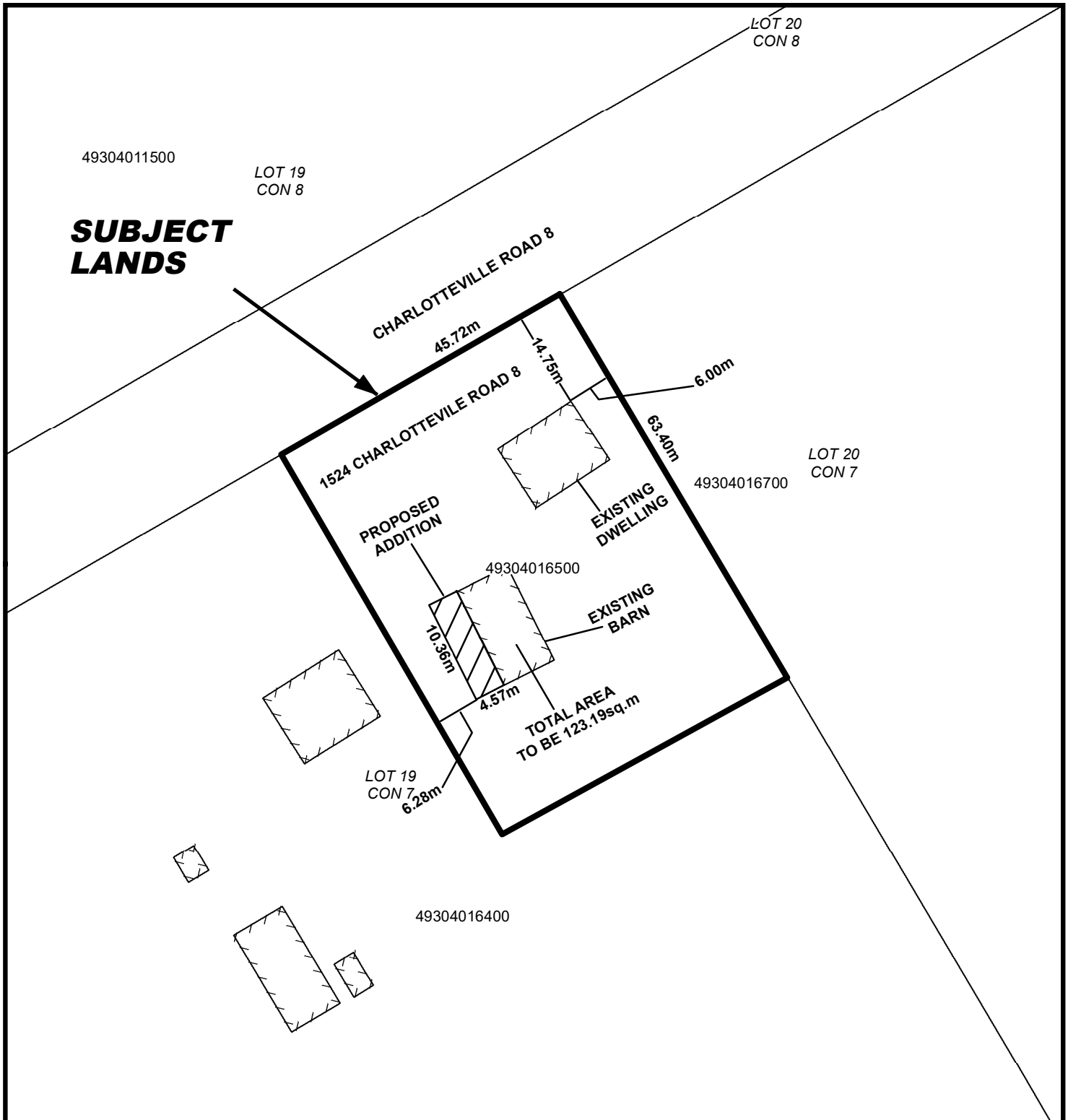
File Number: ANPL2016255

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

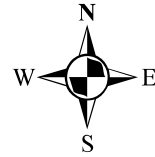
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# LOCATION OF LANDS AFFECTED

File Number: ANPL2016255

Geographic Township of CHARLOTTEVILLE



31.50 3 6 9 12 Meters

1:800

