

MINOR VARIANCE

File Number	<u>ANPL2016310</u>	Application Fee	<u>977.00</u>
Related File Number	<u>N/A.</u>	Conservation Authority Fee	<u>N/A.</u>
Pre-consultation Meeting On	<u>Oct 17/16</u>	OSSD Form Provided	<u>yes</u>
Application Submitted On	<u>Oct 17/16</u>	Sign Issued	<u>MAT.</u>
Complete Application On	<u>Oct 17/16</u>		

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- 54201039010

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. L-2-2014

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>RAY HAMEL</u>	Phone #	<u>519-875-1233</u>
Address	<u>R.R #4 2266 GYRO RD</u>	Fax #	
Town / Postal Code	<u>LANGTON NDE160</u>	E-mail	<u>r_ham29@yahoo.ca</u>

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

Name of Agent	<u>MICHAEL ASH</u>	Phone #	<u>519-688-0697</u>
Address	<u>P.O. BOX 427</u>	Fax #	
Town / Postal Code	<u>Tillsonburg N464H8</u>	E-mail	<u>mike.debash@yahoo.ca</u>
Name of Owner ²	<u>As applicant</u>	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:

N/A

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	_____	Urban Area or Hamlet	_____
Concession Number	<u>12</u>	Lot Number(s)	<u>PART OF LOT 1</u>
Registered Plan Number	_____	Lot(s) or Block Number(s)	_____
Reference Plan Number	_____	Part Number(s)	_____
Frontage (metres/feet)	<u>218.72 ft</u>	Depth (metres/feet)	<u>223.70 ft / side</u>
Width (metres/feet)	<u>218.72 ft</u>	Lot area (m ² / ft ² or hectares/acres)	<u>4070.59 m</u>
Municipal Civic Address	<u>2266 NORFOLK COUNTY ROAD 23</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):

TO CONSTRUCT DETACHED GARAGE.

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

Relief from zoning By-law for a Height of 9.77 meters and an usable Floor Area of 147.72 sqm.

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

Architectural Design of Trusses and Lumber Foot Print

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURE

Present zoning:

AGRICULTURE

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:

See site plan

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

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.

DETACHED GARAGE ADDITION, as per plan

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:

See site plan + plans

MINOR VARIANCE

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

Spring 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:

1990's

Present use of the subject lands:

Residential

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

1980's

Existing use of abutting properties:

AGRICULTURE

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:

Personal knowledge

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:

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 (significant)	<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:

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:

COUNTY ROAD 23

I. OTHER INFORMATION

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

☒ Yes ☐ No

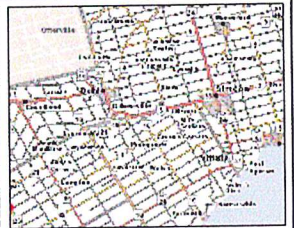
If yes, describe:

Spring 2017 Construction

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 Title



Legend

- Zones 1-Z-2014
 - Zone
 - Zone with Holding Provision
- Special Provisions
 - Site Plan Control
 - Zoning Amendments
 - Lakeshore Erosion Prone Area
- Property Lines
- Plan Lines
- Draft Plan

Notes

0.0 0 0.02 0.0 Kilometers
NAD_1983_UTM_Zone_17N
© Norfolk County

DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

1.1 Acre
218,722 sq ft



Zoning Deficiency

PRZDF 20161898

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

PROPERTY INFORMATION

2266 NORFOLK COUNTY RD. 23

Legal Description: NWAL CON 12 PT LOT 1 RP 37R6735 PART 1

ASSESSMENT #33105420103901000

Application #:

RAY & CHERYL HAMEL

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
#### a) minimum lot area				
i) new lot	40.00		N/A	ha
ii) lot of record	1,390.00	4,451.54	N/A	m.sq
b) minimum lot frontage				
i) interior corner lots	30.00		N/A	m
ii) lot of record	18.00	66.66	N/A	m
c) minimum front yard	13.00		N/A	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00		N/A	m
	3.00		N/A	m
f) minimum rear yard	9.00		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		N/A	m
Comments				

Accessory Structure

3.2.1 a) building height	6.00	9.77	3.77	m
b) minimum front yard	13.00	15.42	N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	10.42	N/A	m
e) minimum rear yard	1.20	37.95	N/A	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage				
i) lot coverage	10.00	3.32	N/A	%
ii) usable floor area	100.00	147.72	47.72	m.sq

Comments

42 SQ M IS ADDED TO THE SQ M OF ACCESSORY BUILDINGS FOR THE EXISTING SHEDS ON THE PROPERTY



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2266 NORFOLK COUNTY RD. 23

Legal Description: NWAL CON 12 PT LOT 1 RP 37R6735 PART 1

ASSESSMENT #33105420103901000

Application #:

RAY & CHERYL HAMEL

Agricultural Zone (A)

Decks and Porches

3.60	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	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

4.10 number of parking spaces

N/A

Comments



Zoning Deficiency

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PROPERTY INFORMATION

2266 NORFOLK COUNTY RD. 23

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ASSESSMENT #33105420103901000

Application #:

RAY & CHERYL HAMEL

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

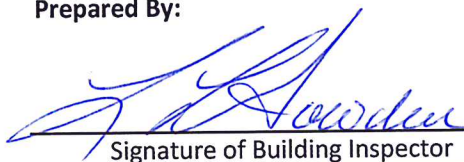
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I have read and understand the above.

Signature of owner or authorized agent

date

Prepared By:


Signature of Building Inspector


date

AS PER:

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



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>2266 Norfolk Rd 23</u>			
Owner: <u>RAY HAMEL</u>		Lot: <u>1</u>		Concession: <u>12</u>	
Lot Area: <u>1.1 AC</u>		Lot Frontage: <u>216.2'</u>		Assessment Roll No. <u>54201039010</u>	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1600 sq ft</u>		No. of Bedrooms: <u>3</u>		No. of Fixture Units: <u>18</u>	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>SCOTT DARLINGTON</u>		Company Name: <u>DARLINGTON WIRING & PLUMB LTD.</u>	
Address: <u>1425 Norfolk County Rd 21</u>		Postal Code: <u>N7B 2W4</u>		Phone: <u>519 875-2571</u>	
Email: <u>scott@darlingtonwp.com</u>		BCIN # <u>15833</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>LAWN</u>			Soil Type: <u>SAND</u>
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>40</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>Sunny 25°C</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>1000</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Distribution System: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>6</u>		Total Length of Tile: <u>300'</u>	
Distance Between Tile Runs: <u>6'</u>					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>10'</u>		<u>25'</u>	
Distance to Bodies of Water (ft)		<u>N/A</u>		<u>N/A</u>	
Distance to Nearest Well (ft)		<u>85'</u>		<u>110'</u>	
Distance to Property Lines		Front <u>160'</u> Rear <u>100'</u> Side <u>110'</u> Side <u>110'</u>		Front <u>210'</u> Rear <u>70'</u> Side <u>50'</u> Side <u>90'</u>	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:

VERIFICATION

OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

Ray Hamel (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Ray Hamel
Owner Signature

Sept 30/2016
Date

EVALUATOR:

1. I, SCOTT DARLINGTON declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.

Scott Darlington
Evaluator Signature

Sept 30/2016
Date

BUILDING DIVISION COMMENTS

Comments: _____

_____ have reviewed the information contained in this form as submitted.

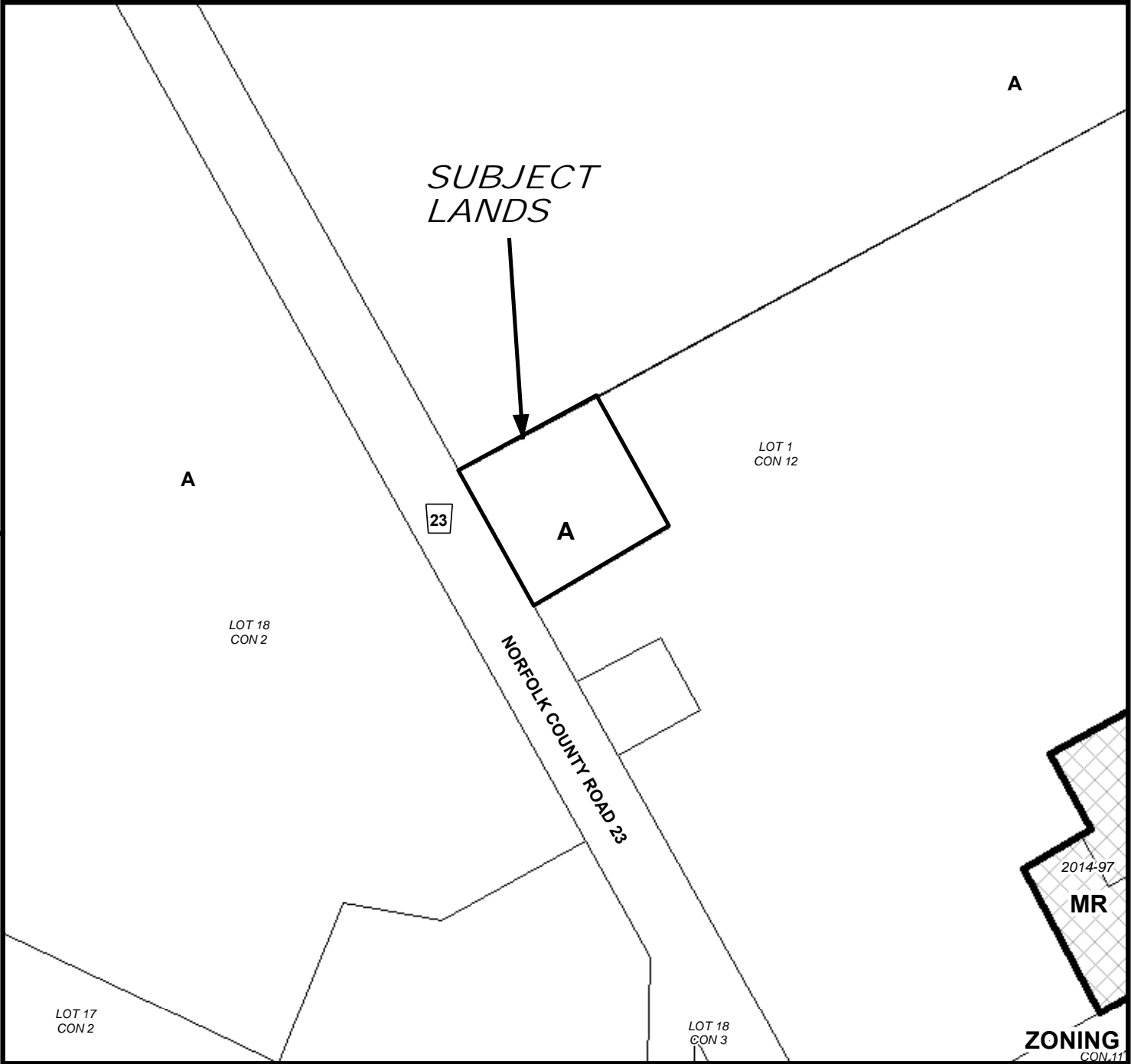
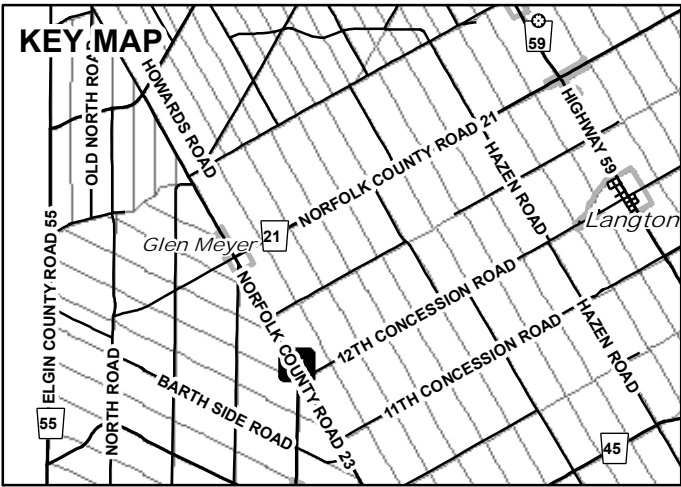
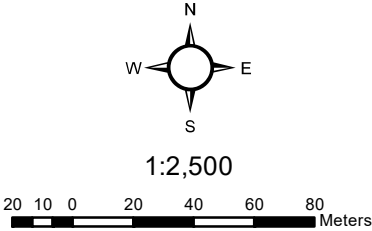
Chief Building Official or designate

Date

MAP 1

File Number: ANPL2016310

Geographic Township of
NORTH WALSHINGHAM



MAP 2

File Number: ANPL2016310

Geographic Township of NORTH WALSHINGHAM



3 1.50 3 6 9 12 Meters

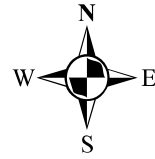
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MAP 3

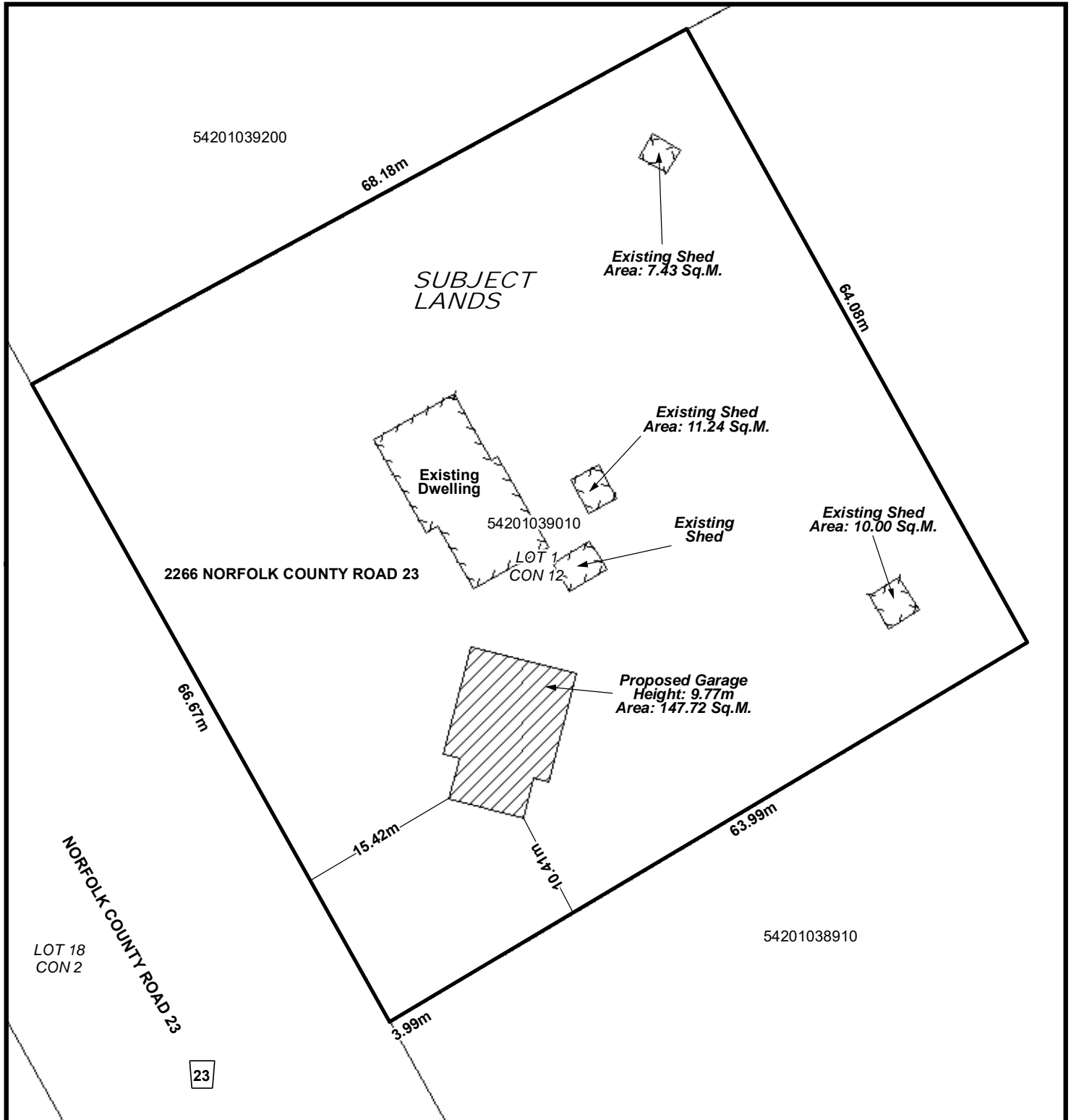
File Number: ANPL2016310

Geographic Township of NORTH WALSINGHAM



2 1 0 2 4 6 8 Meters

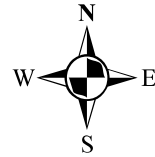
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LOCATION OF LANDS AFFECTED

File Number: ANPL2016310

Geographic Township of NORTH WALSHINGHAM



2 1 0 2 4 6 8 Meters

1:500

