

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

ANA 2017033

~~XXXXXXXXXX~~

-

Dec. 23, 2016

FEB 8 11

-

Roll: 493.060.34400

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

PAC Meeting

\$977

\$403 - coming soon

Alicia

-

This 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.

A. Applicant Information**Name of Owner**

Justin Massecar and Cassandra Aitken

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.

Address

36 Mill Pond Road

Town and Postal Code

Victoria NOE 1N0

Phone Number

{ 226 218 4515 / 226 218 4891

Cell Number

Email

jmassecare@gmail.com.

Name of Applicant

Justin Massecar / Cassandra Aitken

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

Address

36 Mill Pond Road

Town and Postal Code

Victoria NOE 1N0

Phone Number

226 218 4891

Cell Number

226 218 4515

Email

jmassecar@gmail.com.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

☒ Applicant

☐ Agent

☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Royal Bank of Canada

180 Wellington St W

Toronto ON

M5J 1J1



B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49306034400 01000

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

CHR Plan 29 B BLK 23 LOT 9 PT LOT 8

Municipal Civic Address (911 Number): 36 mill pond Road

Present Official Plan Designation(s): Agricultural

Present Zoning: A- Agricultural

2. Is there a special provision or site specific zone on the subject lands?

No

3. The date the subject lands was acquired by the current owner: Nov 10, 2016

4. Present use of the subject lands:

Residential

5. 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 included

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



7. 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.

Second story living space, 3 bedrooms office, 2 bathrooms

8. 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 attached.

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

Starting 2017.

10. 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:

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

50+ years

12. Existing use of abutting properties:

Residential

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

Adjacent to Provincially Significant Long Point Conservation
Authority Wetlands

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Construct a second story addition and single
story attached garage.
House is currently too close to front property line to
complete renovation without minor variance.

2. Description of land intended to be severed in metric units:

N/A

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

N/A

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____



Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Location of existing building footprint is too close to the front yard setback. Second story and garage will encroach on the zoning/setback requirements

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



8. Site Information**Existing****Proposed**

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	<u>68.47 m</u>	<u>same</u>
Lot depth	<u>129.8 m</u>	<u>same</u>
Lot width	<u>68.47 m</u>	<u>same</u>
Lot area	<u>8996.2 m²</u>	<u>same</u>
Lot coverage	<u>123 m²</u>	<u>173 m²</u>
Front yard	<u>8.43 m</u>	<u>6.53 m</u>
Rear yard	<u>113.4 m</u>	<u>111.5 m</u>
Left Interior side yard	<u>27.5 m</u>	<u>same</u>
Right Interior side yard	<u>28.42 m</u>	<u>20.85 m</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u>N/A</u>
Landscaped open space	<u>8873 m²</u>	<u>8771.8 m²</u>
Entrance access width	<u>3.7 m</u>	<u>7.46 m</u>
Exit access width	<u>N/A</u>	<u>N/A</u>
Size of fencing or screening	<u>N/A</u>	<u>N/A</u>
Type of fencing	<u>N/A</u>	<u>N/A</u>

9. Building Size

Number of storeys	<u>1</u>	<u>2</u>
Building height	<u>6.01 m</u>	<u>8.03 m</u>
Total ground floor area	<u>90 m²</u>	<u>178.2 m²</u>
Total gross floor area	<u>90 m²</u>	<u>269.2 m²</u>
Total useable floor area	<u>83.6 m²</u>	<u>167 m²</u>

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u>1</u>	<u>2</u>
Number of visitor parking spaces	<u>N/A</u>	<u>N/A</u>
Number of accessible parking spaces	<u>N/A</u>	<u>N/A</u>
Number of off street loading facilities	<u>N/A</u>	<u>N/A</u>

11. Multiple Family Residential

N/A

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

N/A

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

N/A

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

[illegible]

-

E. Provincial Policy

1. 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

If no, please explain:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

not affecting wildlife. Proposed park is within existing vehicle footprint of the building

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



5. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 20 m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 11.5m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☒ On the subject lands or ☐ within 500 meters – distance (HL zone only)

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. 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)

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- ☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No

5. How many water meters are required? None

6. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Provincial highway
☐ Unopened road
☐ Other (describe below)

7. Name of road/street:

mill pond Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Our plan for the house construction we feel fits in with the designs in the area, and will complement the other homes.

We plan to uphold the country feeling of the area with our design and look forward to our move back to Norfolk County.

- 33. Signs
- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- 37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report



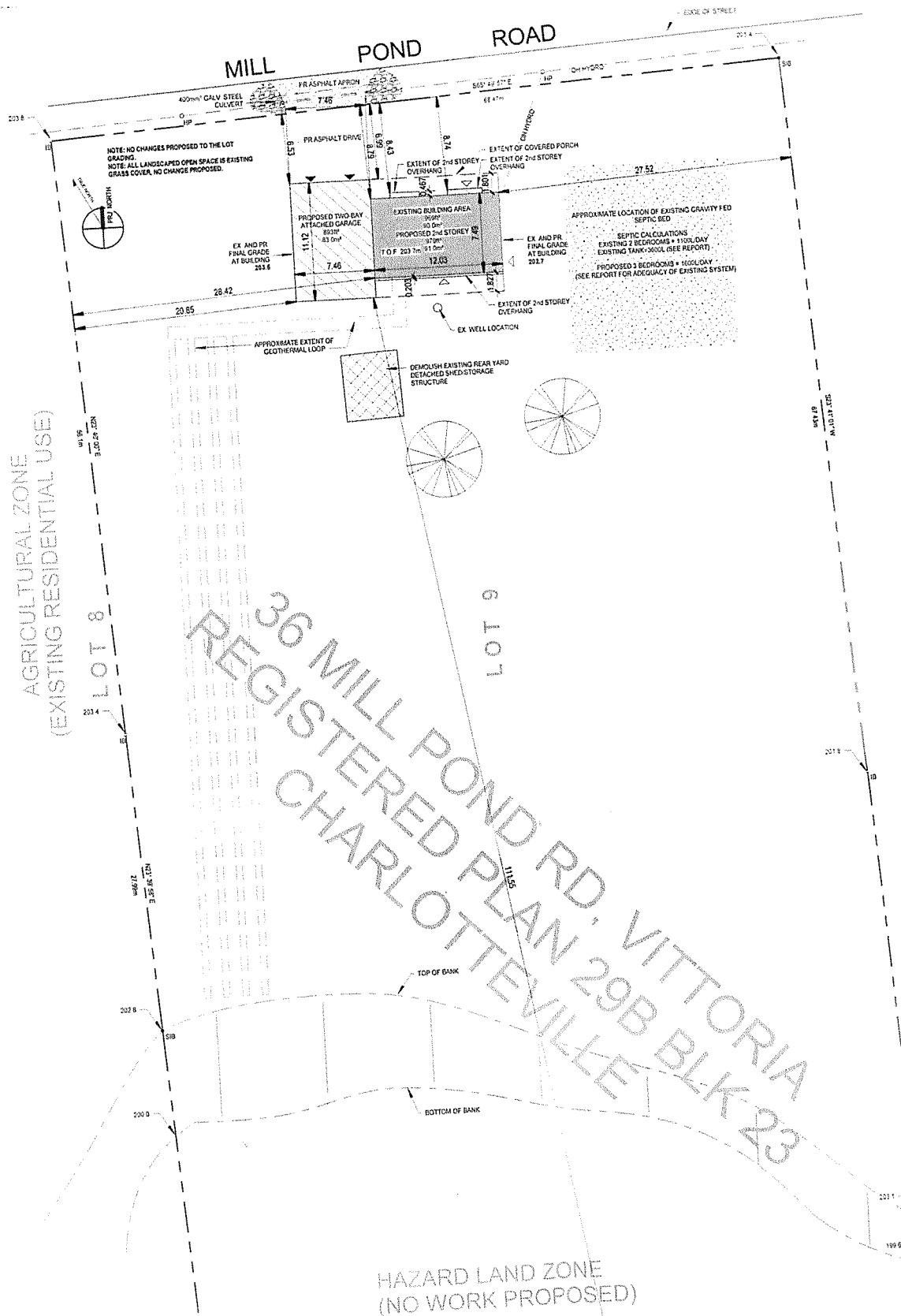
HAZARD LAND ZONE
(NO WORK PROPOSED)

36 MILL POND RD, VITTORIA
 REGISTERED PLAN 29B BLK 423
 CHARLOTTEVILLE

LOT 9

TOP OF BANK

BOTTOM OF BANK





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

36 MILL POND ROAD VITTORIA

Legal Description: CHR PLAN 29B BLK 23 LOT 9 PT LOT 8

ASSESSMENT # 331049306034400

Application #:

JUSTIN MASSECAR & CASSANDRA AITKEN

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	8057.81	N/A	m.sq
b) minimum lot frontage				
i) interior corner lot s	30.00	68.47	N/A	m
ii) lot of record	18.00		N/A	m
c) minimum front yard	13.00	6.53	6.47	m
d) minimum exterior side yard	13.00		N/A	m
e) minimum interior side yard	3.00	27.62	N/A	m
	3.00	20.85	N/A	m
f) minimum rear yard	9.00	368.05	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	8.39	N/A	m
Comments				

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

RECEIVED
FEB - 7 2017
NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING



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

36 MILL POND ROAD VICTORIA

Legal Description: CHR PLAN 29B BLK 23 LOT 9 PT LOT 8

ASSESSMENT # 331049306034400

Application #:

JUSTIN MASSECAR & CASSANDRA AITKEN

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.

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

ZONING DATA CHART

ZONING	LOT #	PLAN#	LOT AREA	LOT FRONTAGE	LOT DEPTH	* VARIANCE REQUIRED		
A	9 & PT 8	B403 REPLACES CHARLOTTEVALE	8996.2m ²	68.47m	129.8m	EXISTING	PROPOSED	REQUIRED
DESCRIPTION	EXISTING	ADDITION	TOTAL	PERMITTED	SETBACKS	8.43m	6.53m*	13.0m
LOT COVERAGE	123m ² (1.4%)	123m ² -33 m ² +83m ²	173m ² (1.9%)		FRONT YARD	113.4m	111.5m	9.0m
GROSS FLOOR AREA	90.0m ²	179.2m ²	269.2m ²		REAR YARD	27.5m	27.5m	3.0m
BUILDING AREA	90.0m ²	88.2m ²	178.2m ²		INTERIOR SIDE YARD (east)			
1st FLOOR	83.6m ²		83.6m ²		INTERIOR SIDE YARD (west)	28.4m	20.9m	3.0m
2nd FLOOR		83.4m ²	83.4m ²		EXTERIOR			
LANDSCAPED AREA	8873.0m ²	-101.2m ²	8771.8m ²					
NO. OF STOREYS HEIGHT	1 6.01m	1 2.2m	2 8.03m	11.0m				
PARKING	1	1	2					

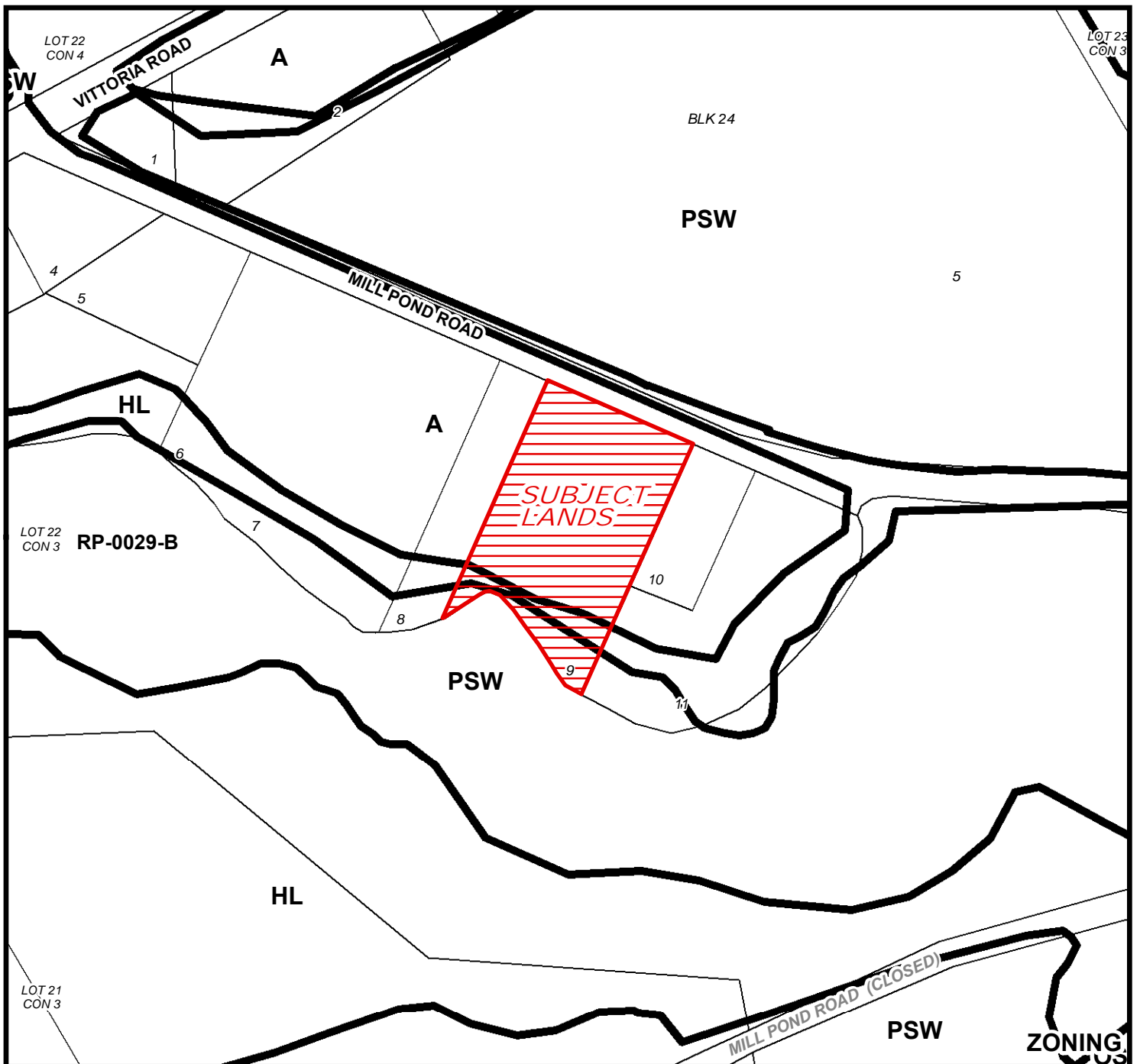
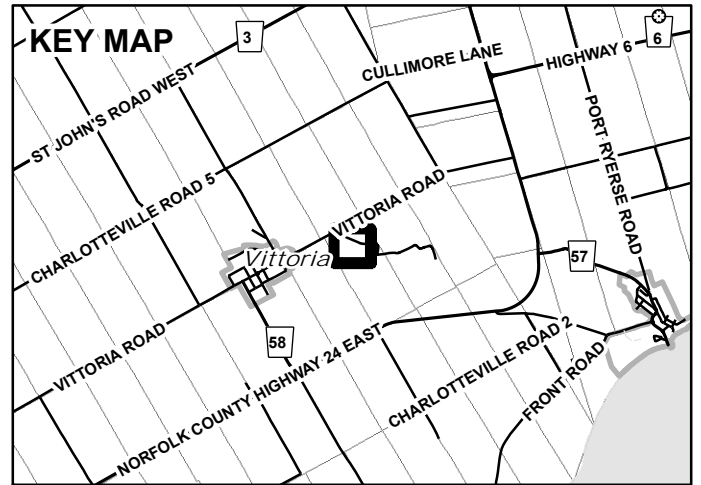
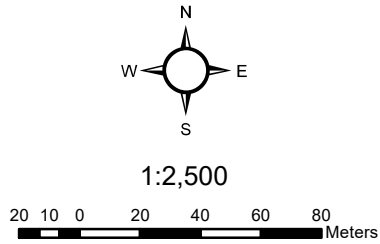
NOTE: APPROVAL FROM THE LONG POINT CONSERVATION AUTHORITY IS REQUIRED, AS THE PROPOSED CONSTRUCTION OCCURS WITHIN 120m OF PROVINCIAL SIGNIFICANT WETLANDS. THIS APPROVAL IS PENDING AND SHALL BE A CONDITION OF APPROVAL OF THIS APPLICATION.

AGRICULTURAL ZONE
(EXISTING RESIDENTIAL USE)

3625076

AGRICULTURAL ZONE
(EXISTING RESIDENTIAL USE)

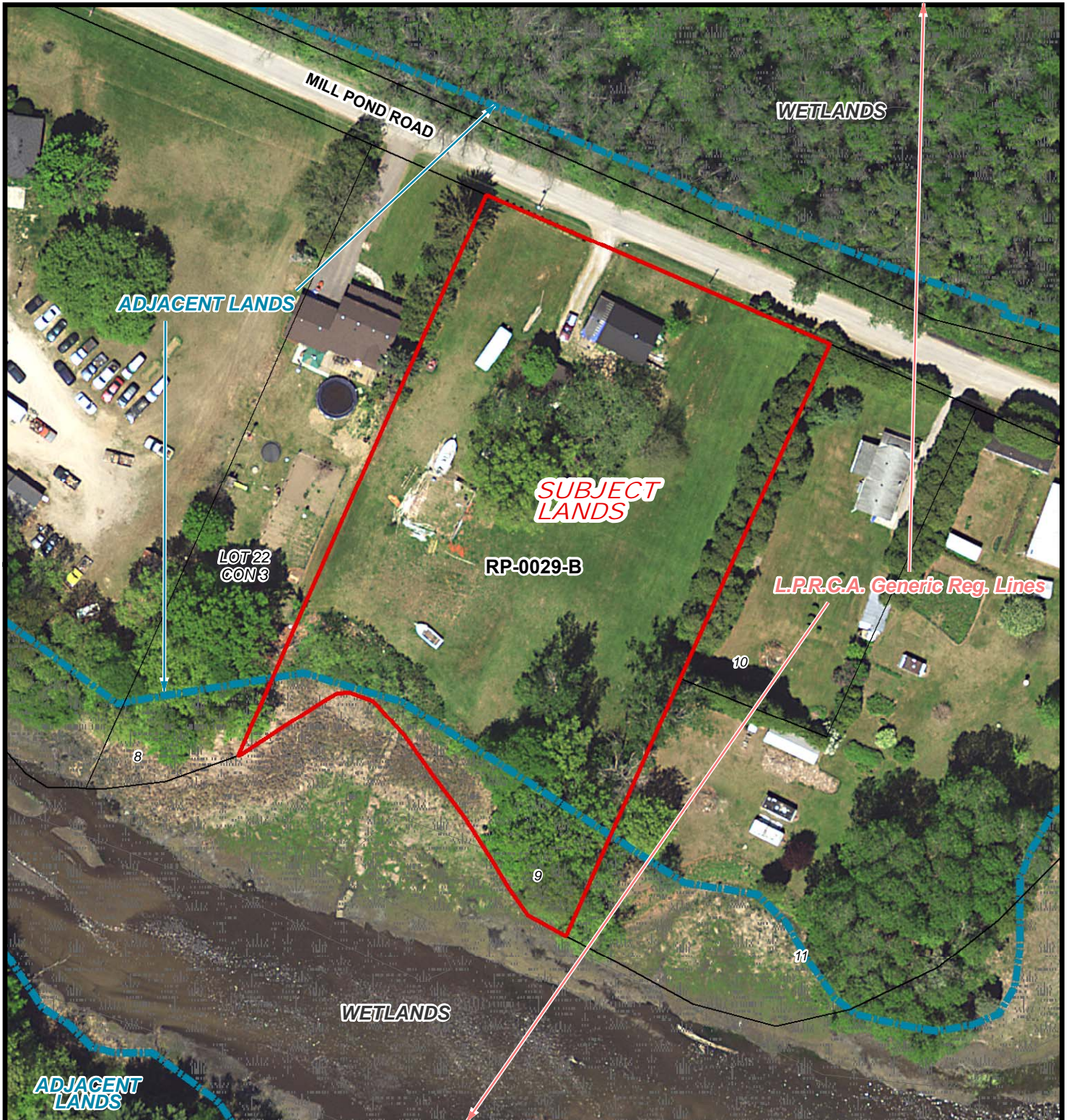
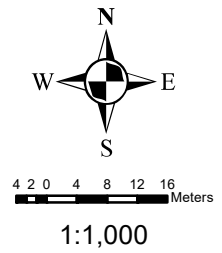
MAP 1
File Number: ANPL2017033
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2017033

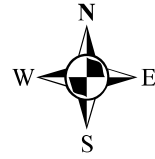
Geographic Township of CHARLOTTEVILLE



MAP 3

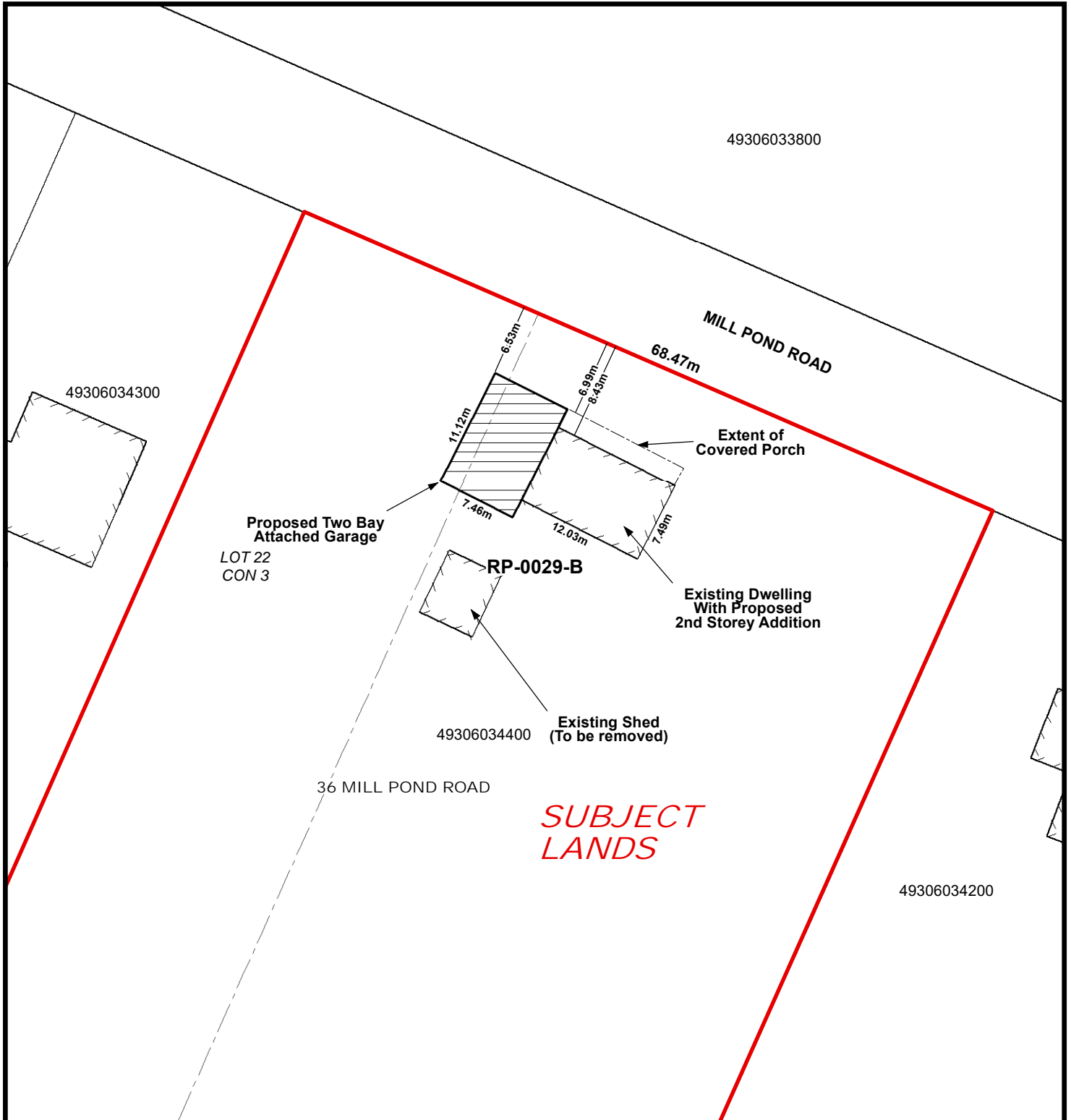
File Number: ANPL2017033

Geographic Township of CHARLOTTEVILLE



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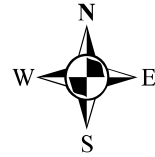
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LOCATION OF LANDS AFFECTED

File Number: ANPL2017033

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

