

MINOR VARIANCE

-will need condition that consent approved first-

File Number	<u>ANPL2017161</u>	Application Fee	<u>1172.00</u>
Related File Number		Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting On	<u>June 2017</u>	OSSD Form Provided	<u>yes</u>
Application Submitted On	<u>July 7 2017</u>	Sign Issued	
Complete Application On	<u>July 28 2017</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- 542-020-39740

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. _____

A. APPLICANT INFORMATION

Name of Applicant ¹	<u>JEFF HILL</u>	Phone #	<u>519-550-3255</u>
Address	<u>1540 12TH CON.</u>	Fax #	
Town / Postal Code	<u>LANGTON ON NOE 1G0</u>	E-mail	

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

Name of Agent	<u>JASON JUHASZ</u>	Phone #	<u>416 226 231 0418</u>
Address	<u>760 11TH CON</u>	Fax #	
Town / Postal Code	<u>LANGTON ON NOE 1G0</u>	E-mail	<u>jhaszconsulting@hotmail.ca</u>

Name of Owner ²	<u>JEFF HILL</u>	Phone #	<u>519 550 3255</u>
Address	<u>1540 12TH CON.</u>	Fax #	
Town / Postal Code	<u>LANGTON ON NOE 1G0</u>	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:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>N WAL</u>	Urban Area or Hamlet	
Concession Number	<u>11</u>	Lot Number(s)	<u>Pt. Lot 20</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number	<u>37 R 1191</u>	Part Number(s)	<u>1</u>
Frontage (metres/feet)	<u>38.1m 125'</u>	Depth (metres/feet)	<u>54.9m 180'</u>
Width (metres/feet)	<u>38.1m 125'</u>	Lot area (m ² / ft ² or hectares/acres)	
Municipal Civic Address	<u>1540 12TH CON.</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):

148.64 1,600
 CONSTRUCT A ~~148.64~~ m² (~~1,600~~ ft²)
 ACCESSORY BUILDING WITH ~~858~~ m² (~~9,200~~ ft²)
 LEAN TO STRUCTURE 74.32 800

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

TO INCREASE THE PERMITTED AREA OF AN *
ACCESSORY BUILDING FROM 100 m² TO 222.97 m²
AND REQUEST RELIEF OF LOT COVERAGE UP TO 1%.

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

SIZE DESIRED TO STORE PERSONAL VEHICLES
+ ITEMS

D. PROPERTY INFORMATION

Present official plan designation(s):

AGRICULTURE

Present zoning:

AGRICULTURE

Is there a site specific zone on the subject lands?

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 DETACHED DWELLING 2,300 ft²

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.

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:

~~148.64 m²~~ (1,600 ft²) ACCESSORY BUILDING
222.97 m² (2,400 ft²)

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:

2015

Present use of the subject lands:

RURAL RESIDENTIAL

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

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

MINOR VARIANCE

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

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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No 100m 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 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 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 type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes	<input 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:

12TH CON.

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.

K. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to locate your lands, you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level
3. Notify the Planner when the sign is in place in order to avoid processing delays
4. Maintain the sign until the development application is finalized and thereafter removed

L. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Norfolk County staff and to members of the Committee of Adjustment to enter the premises subject to this development application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

X Jeff Hill
Owner/Applicant/Agent Signature

Feb 25/16.
Date

M. FREEDOM OF INFORMATION

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this development application.

X Jeff Hill
Owner/Applicant/Agent Signature

Feb 25/16
Date

N. DECLARATION

I, JASON JUHASZ of NORFOLK COUNTY solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

LANGTON

In NORFOLK COUNTY

This 7TH day of JULY

A.D., 20 17

[Signature]
A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

**MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2018.**

O. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this development application, the owner must complete the authorization set out below.

I/We JEFF HILL am/are the registered owner(s) of the lands that is the subject of this development application for a minor variance.

I/We authorize JASON JUHASZ to make this development application on my/our behalf and to provide any of my/our personal information necessary for the processing of this development application. Moreover, this shall be your good and sufficient authorization for so doing.

x [Signature]
Owner

FEB 25/16.
Date

Owner

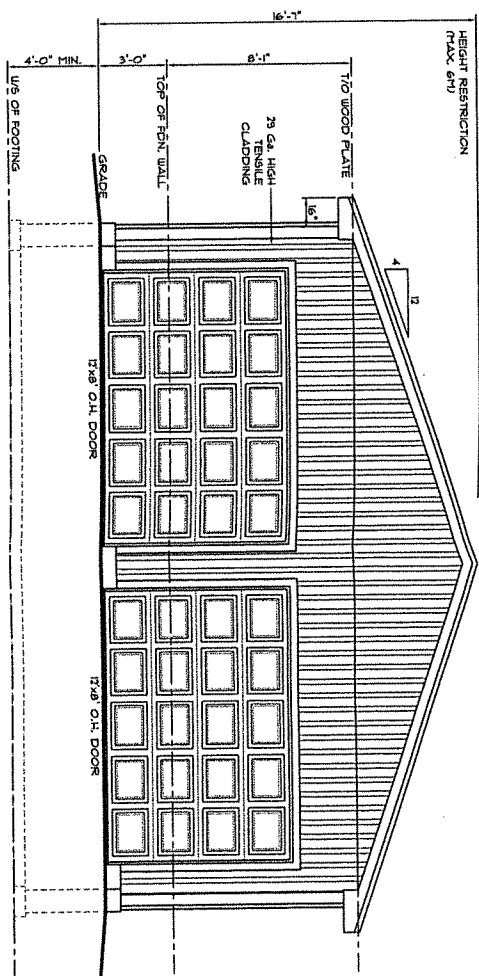
Date

[illegible]

AREA OF PARCEL "A"
TO BE SEVERED =
= 0.098 ACRES
= 398.4 SQUARE METRES

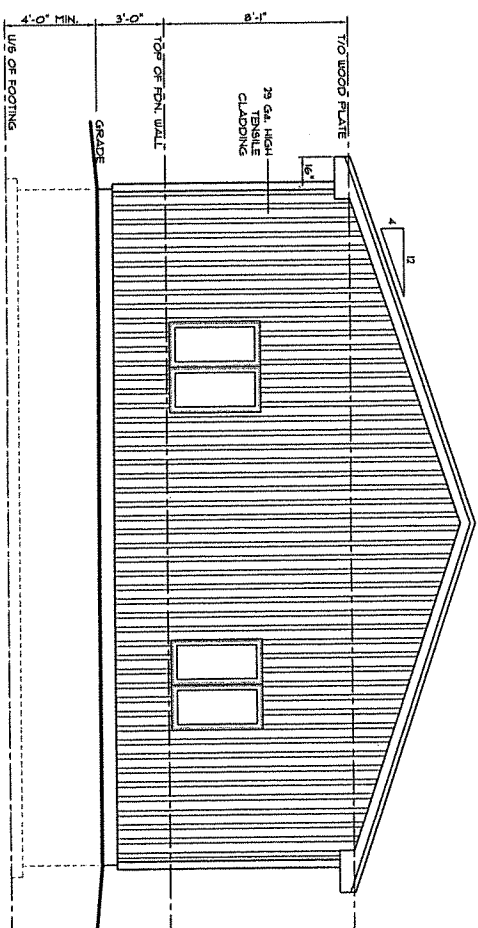
167.3 sq. m.

PROJECT: 15-11840	REFERENCE: FF8	DISK No.	DWG.	
			CKD.	



FRONT ELEVATION

SCALE 3/16"=1'-0"



REAR ELEVATION

SCALE 3/16"=1'-0"

GENERAL NOTES

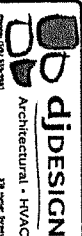
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DESIGN NOTES

[illegible]

PROPOSED GARAGE FOR

JEFFREY HILL
1540 12TH CONC. R.R. #1



QUALIFICATION INFORMATION

ENV. C. 213A OF THE BUILDING CODE

1228

2015-01-01

ELEVATIONS

AS SHOWN

1. 1-1000 2. 1000-2 3. 2-1000 4. 1000-2 5. 2-1000 6. 1000-2 7. 2-1000 8. 1000-2 9. 2-1000 10. 1000-2 11. 2-1000 12. 1000-2 13. 2-1000 14. 1000-2 15. 2-1000 16. 1000-2 17. 2-1000 18. 1000-2 19. 2-1000 20. 1000-2 21. 2-1000 22. 1000-2 23. 2-1000 24. 1000-2 25. 2-1000 26. 1000-2 27. 2-1000 28. 1000-2 29. 2-1000 30. 1000-2 31. 2-1000 32. 1000-2 33. 2-1000 34. 1000-2 35. 2-1000 36. 1000-2 37. 2-1000 38. 1000-2 39. 2-1000 40. 1000-2 41. 2-1000 42. 1000-2 43. 2-1000 44. 1000-2 45. 2-1000 46. 1000-2 47. 2-1000 48. 1000-2 49. 2-1000 50. 1000-2 51. 2-1000 52. 1000-2 53. 2-1000 54. 1000-2 55. 2-1000 56. 1000-2 57. 2-1000 58. 1000-2 59. 2-1000 60. 1000-2 61. 2-1000 62. 1000-2 63. 2-1000 64. 1000-2 65. 2-1000 66. 1000-2 67. 2-1000 68. 1000-2 69. 2-1000 70. 1000-2 71. 2-1000 72. 1000-2 73. 2-1000 74. 1000-2 75. 2-1000 76. 1000-2 77. 2-1000 78. 1000-2 79. 2-1000 80. 1000-2 81. 2-1000 82. 1000-2 83. 2-1000 84. 1000-2 85. 2-1000 86. 1000-2 87. 2-1000 88. 1000-2 89. 2-1000 90. 1000-2 91. 2-1000 92. 1000-2 93. 2-1000 94. 1000-2 95. 2-1000 96. 1000-2 97. 2-1000 98. 1000-2 99. 2-1000 100. 1000-2

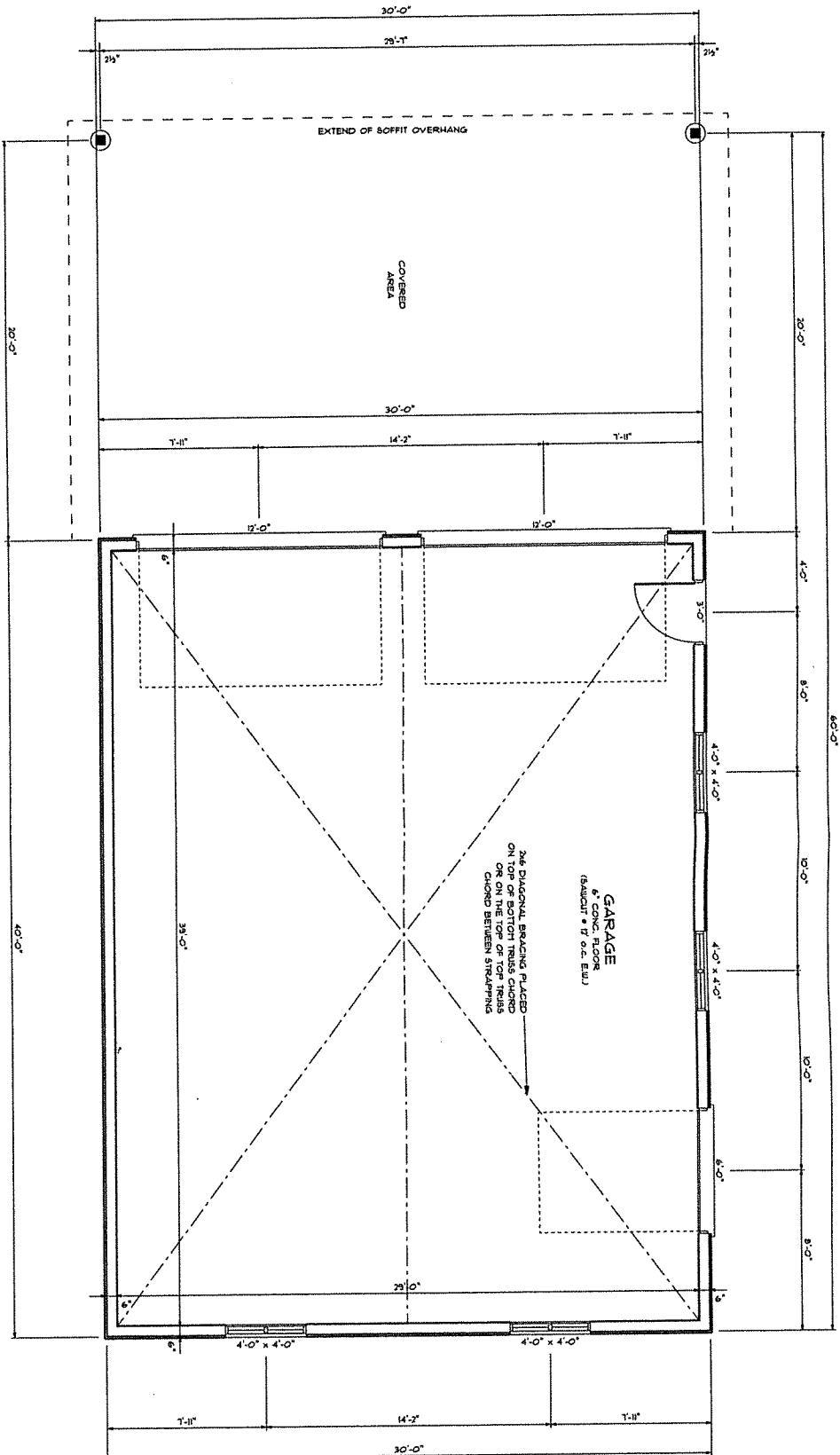
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1

FEBRUARY 9, 2017

John A. Bingham no.

03-0001



MAIN FLOOR PLAN
SCALE 3/16\"/>

GENERAL NOTES

- 1. CONSTRUCTION TO COMPLY WITH ALL CITY ORDINANCES.
- 2. FOUNDATION SHALL BE 18\"/>
- 3. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 4. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 5. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 6. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 7. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 8. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 9. ALL EXTERIOR WALLS SHALL BE 18\"/>
- 10. ALL EXTERIOR WALLS SHALL BE 18\"/>

DESIGN NOTES

- 1. FOUNDATION SHALL BE 18\"/>
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STRUCTURAL NOTES

- 1. FOUNDATION SHALL BE 18\"/>
- 2. ALL EXTERIOR WALLS SHALL BE 18\"/>
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- 10. ALL EXTERIOR WALLS SHALL BE 18\"/>

DESIGNER DISCLAIMER

1. I, THE DESIGNER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I HAVE PREPARED THIS PLAN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS.

PROPOSED GARAGE FOR

JEFFREY HILL
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Architectural - HVAC
3000 15th Ave. N.E.
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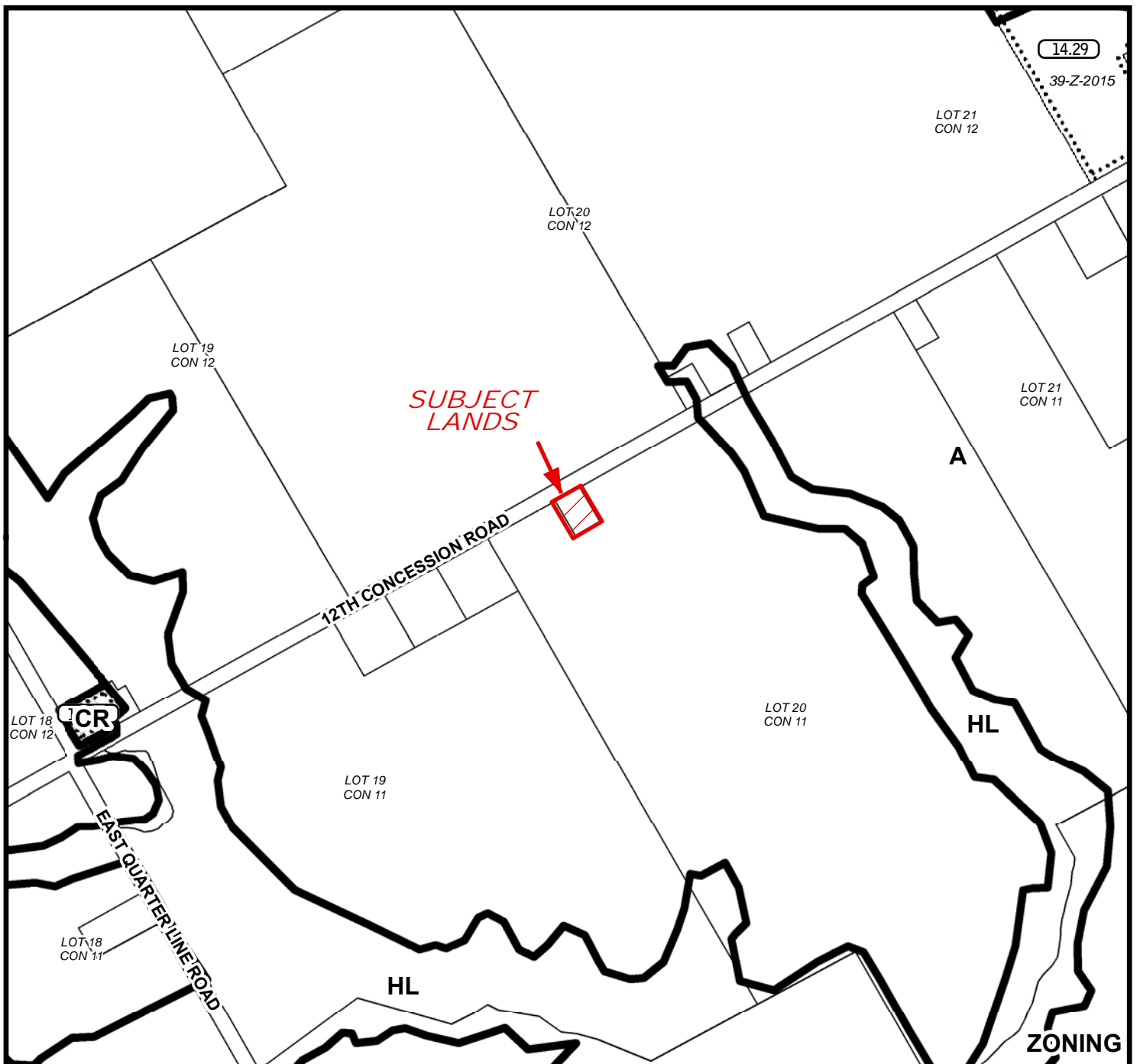
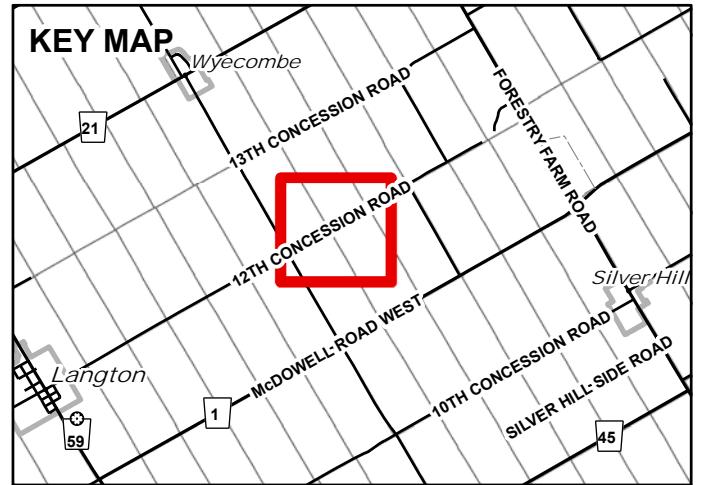
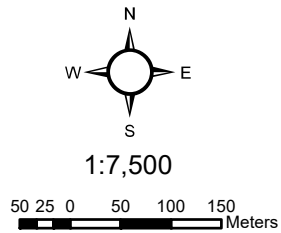
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MAP 1

File Number: ANPL2017161

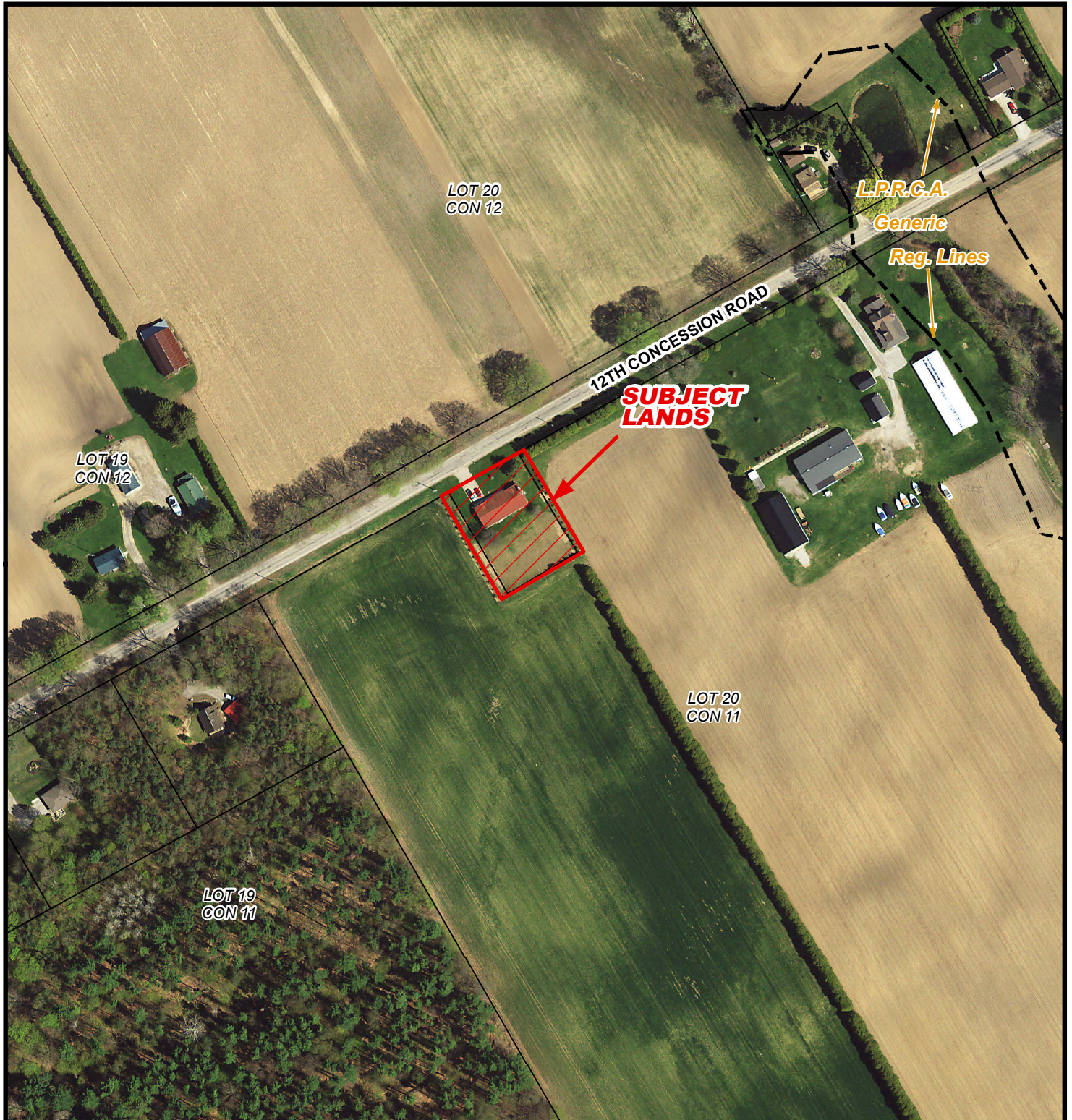
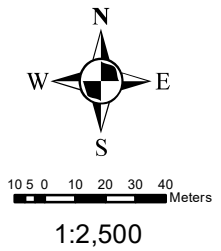
Geographic Township of
NORTH WALSLINGHAM



MAP 2

File Number: ANPL2017161

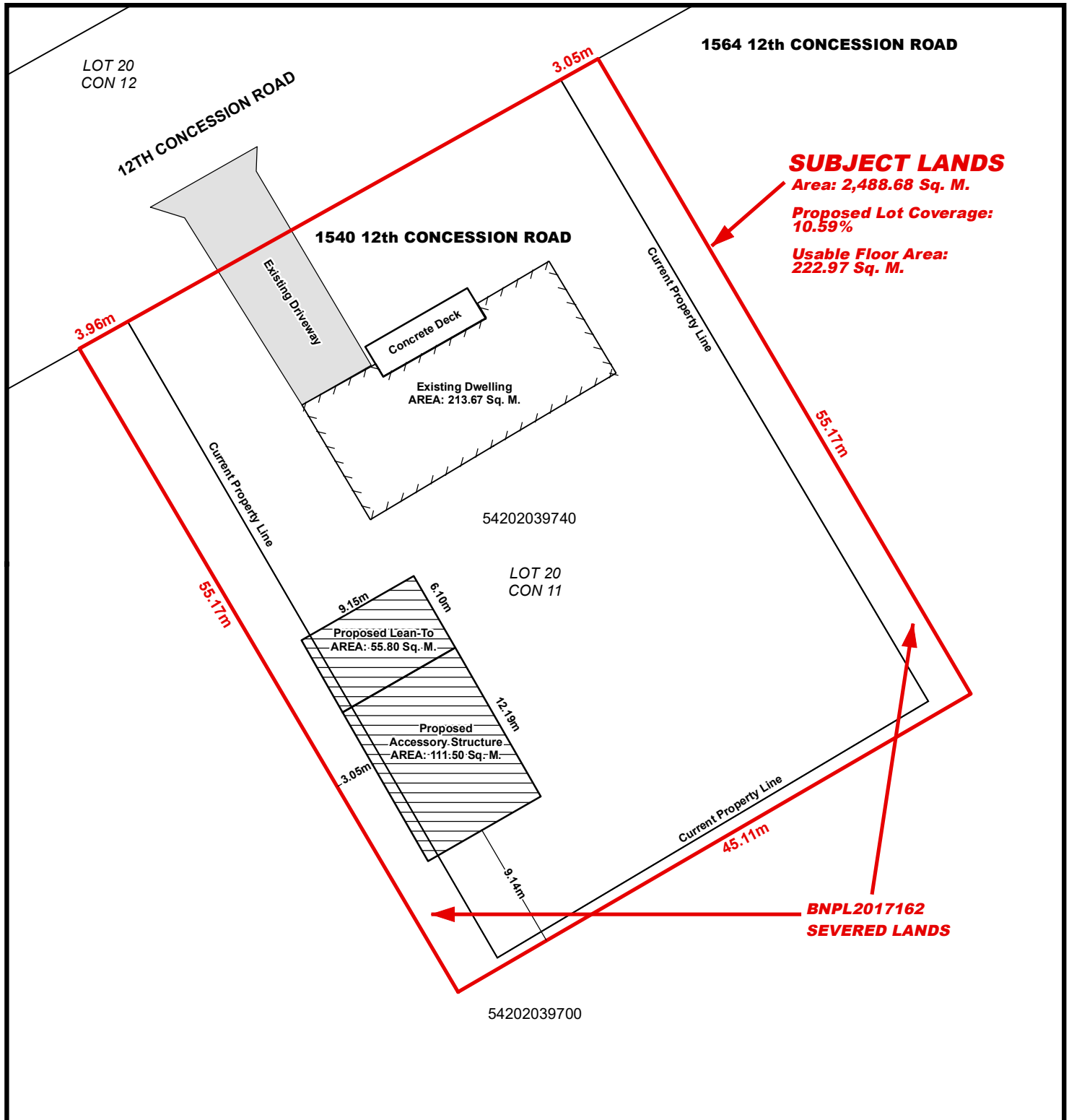
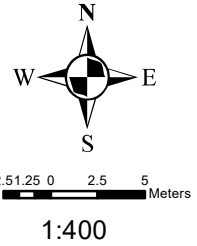
Geographic Township of NORTH WALSINGHAM



MAP 3

File Number: ANPL2017161

Geographic Township of NORTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: ANPL2017161

Geographic Township of NORTH WALSINGHAM

