

For Office Use Only:

File Number	<u>ANPL2018190</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>Aug 15/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Aug 15/18</u>	Public Notice Sign	<u>Yes</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33702001710**A. Applicant Information****Name of Owner** George Cracknell Lindsey Cracknell

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 4750 Hwy 3**Town and Postal Code** Renton N3Y 4K4**Phone Number** 905-928-2191**Cell Number** _____**Email** gcracknell14@gmail.com**Name of Applicant** George Cracknell**Address** 4750 Hwy 3**Town and Postal Code** Renton N3Y 4K4**Phone Number** 905-928-2191**Cell Number** _____**Email** gcracknell14@gmail.com

Name of Agent _____

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 agent noted above.

☒ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Woodhouse Conr 6 Part Lot 13 RP37R10683
Parts 1+2

Municipal Civic Address: 4750 Hwy 3 Rendon.

Present Official Plan Designation(s): Hamlet

Present Zoning: Hamlet Residential.

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Proposed Single Family Dwelling



4. 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:

Proposed 1550 sq-ft single family Dwelling

5. 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.

6. 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:

Proposed 1550 sq-ft single family Dwelling
Proposed 2100 sq-ft Detached Garage

7. 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:

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

Currently Vacant

9. Existing use of abutting properties:

Farm and Single family Dwelling.

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

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

50 Foot Natural Gas easement.



C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage

223 Ft.

Lot depth

199 Ft.

Lot width

223 Ft.

Lot area

1.02 acre

Lot coverage

6%

Front yard

Approx 120 Ft.

Rear yard

Approx 1.8m

Left Interior side yard

Approx 180 Ft.

Right Interior side yard

Approx 1.8m

Exterior side yard (corner lot)

2. Please outline the relief requested (assistance is available):

Asking for Approx. 95 sq.m for
Detached Garage.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Personal storage of vehicles/trailers/tools.

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

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:



Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

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

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.

D. Previous Use of the Property

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

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

Personal Knowledge



4. If you answered yes to any of the above questions in Section D, 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

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. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. 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:

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

If no, please explain:

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.

4. 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 _____

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 _____

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 Approx 220m
Gas station

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 _____

Erosion

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

Abandoned gas wells

☐ On the subject lands or ☒ within 500 meters – distance Approx 200m



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☒ Other (describe below)

Proposed Cistern

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed ☐ Other (describe below)

Proposed

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)

2. Existing or proposed access to subject lands:

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

Name of road/street:

Highway 3

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.



H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

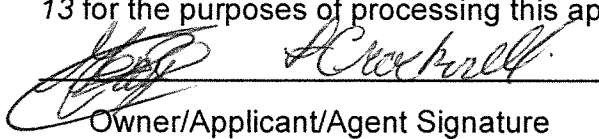
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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 application.


Owner/Applicant/Agent Signature


Date

J. Owner's Authorization

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

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

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

Owner

Date

Owner

Date



K. Declaration

I, George + Lindsey Cockrell 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:

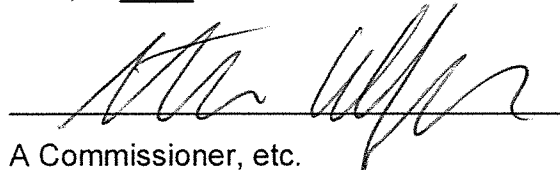
Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 15th day of August

A.D., 20 18


A Commissioner, etc.





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

Address: 4750 Highway 3

Legal Description:

Roll Number: 337-020-017100

Application #:

Information Origins: drawings and site plan provided by owner

	Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	5.40	N/A	m
	b) <i>minimum front yard</i>	6.00	20.00	N/A	m
	c) <i>minimum exterior side yard</i>	6.00		N/A	m
	d) <i>minimum interior side yard</i>	1.20	1.82	N/A	m
	e) <i>minimum rear yard</i>	1.20	1.83	N/A	m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note: Proposed Area)</i>				m.sq
	i) <i>lot coverage</i>	10.00	6.00	N/A	%
	ii) <i>usable floor area</i>	100.00	195.00	95.00	m.sq

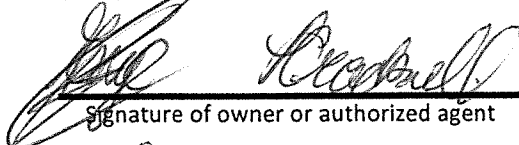
Comments

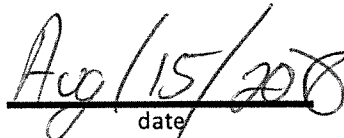
the front covered porch area is not counted in useable floor area but is counted in lot coverage.

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.

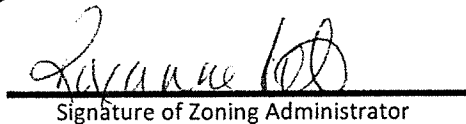
Prepared By:
Roxanne Koot

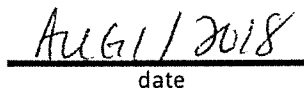
I have read and understand the above.

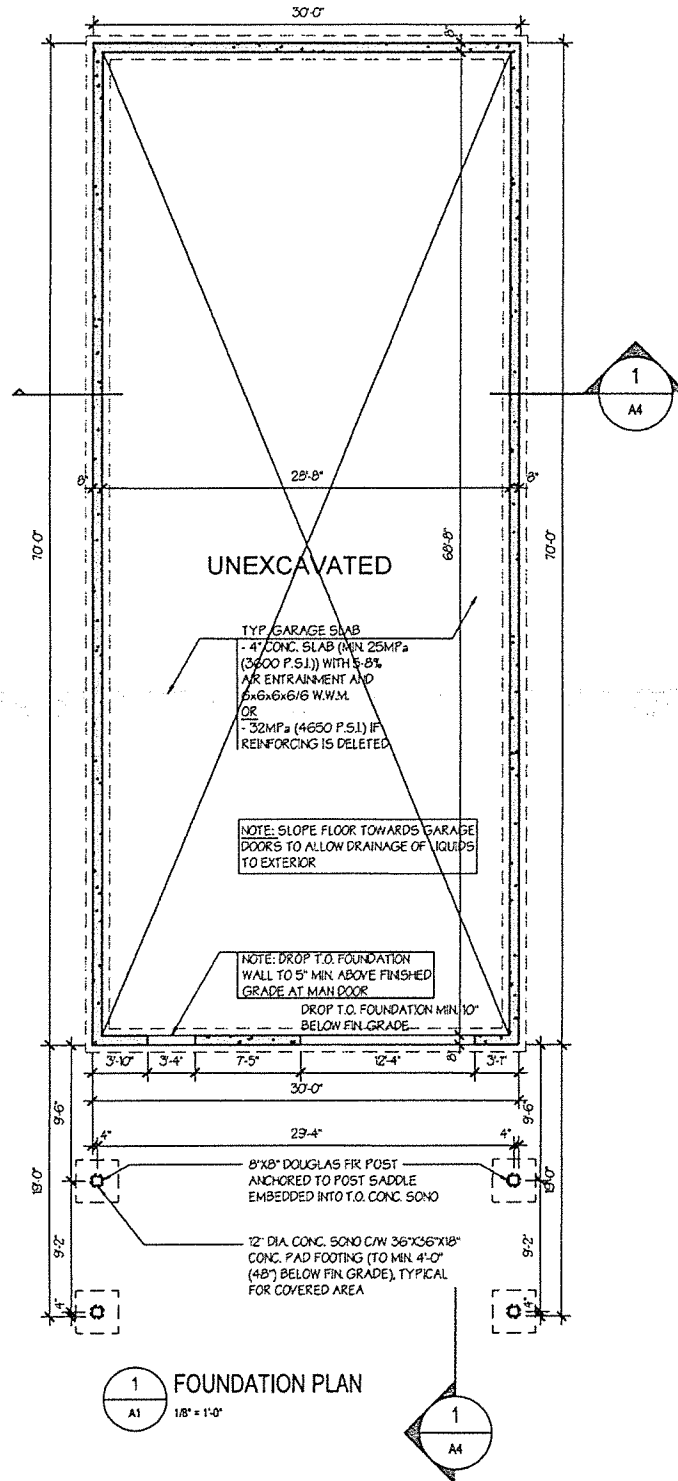

Signature of owner or authorized agent


date

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


Signature of Zoning Administrator


date



GENERAL NOTES:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 1. USE FIGURED DIMENSIONS IN
 PREFERENCE TO SCALING.
 2. VERIFY AND CHECK ALL DIMENSIONS
 PRIOR TO AND DURING CONSTRUCTION.
 3. DETERMINE LOCATIONS OF ALL EXISTING
 SERVICES.
 4. PLANS ARE IN CONFORMANCE WITH THE
 ONTARIO BUILDING CODE.

ANY CHANGES, DISCREPANCIES, OR
 SUBSTITUTIONS SHALL BE REPORTED TO
 AND REVIEWED BY THE ARCHITECT BEFORE
 PROCEEDING.

Authentic Design & Drafting
 1603 Cayuga Rd.
 Ohsweken, ON

Contact: Jean Jacobs
 Phone: (519) 445-1471
 Email: mjjacobs@execulink.com

PROJECT NAME:

Cracknell Storage Garage
 Renton, ON

PROJECT OWNER:

DRAWING NAME:

Foundation Plan

PROJECT No.:

18 023

DATE:

31 May '18

DRAWN BY:

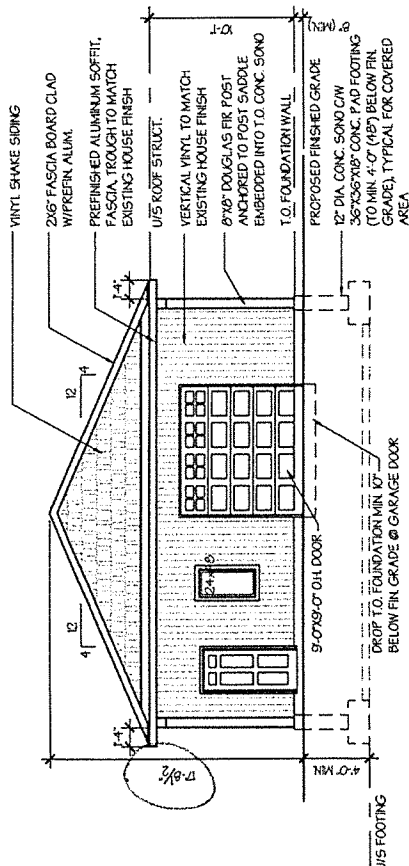
J.J.

SCALE:

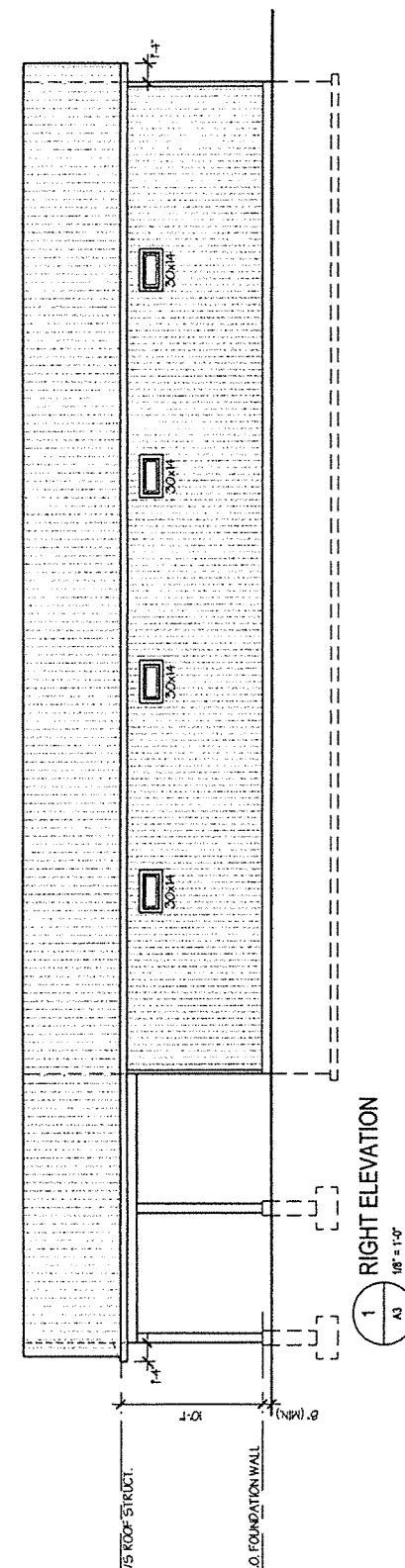
1/8" = 1'-0"

DRAWING No.:

A1



1
A3
FRONT ELEVATION
1/8" = 1'-0"



1
A3
RIGHT ELEVATION
1/8" = 1'-0"

GENERAL NOTES:
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Authentic Design & Drafting
1603 Cayuga Rd.
Ohsweken, ON

Contact: Jean Jacobs
Phone: (519) 445-1471
Email: mjjacobs@execulink.com

PROJECT No.: **Cracknell Storage Garage**
PROJECT OWNER: Renton, ON

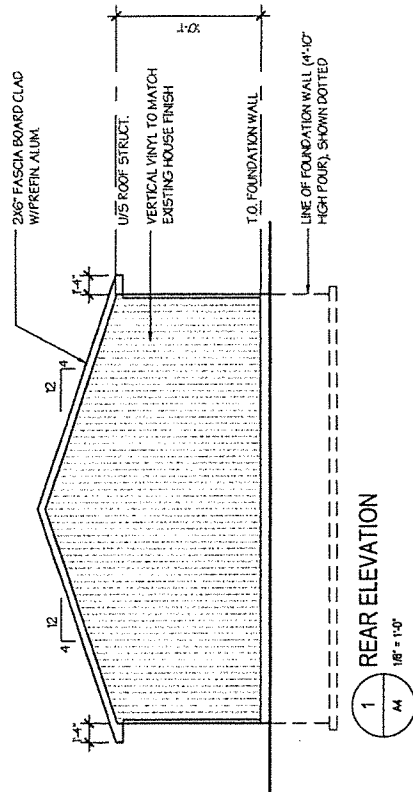
DRAWING NAME: **Front & Right Exterior Elevations**

PROJECT No.: **18 023**
DATE: 31 May, '18
DRAWN BY: J.J.
SCALE: 1/8" = 1'-0"
DRAWING No.: **A3**

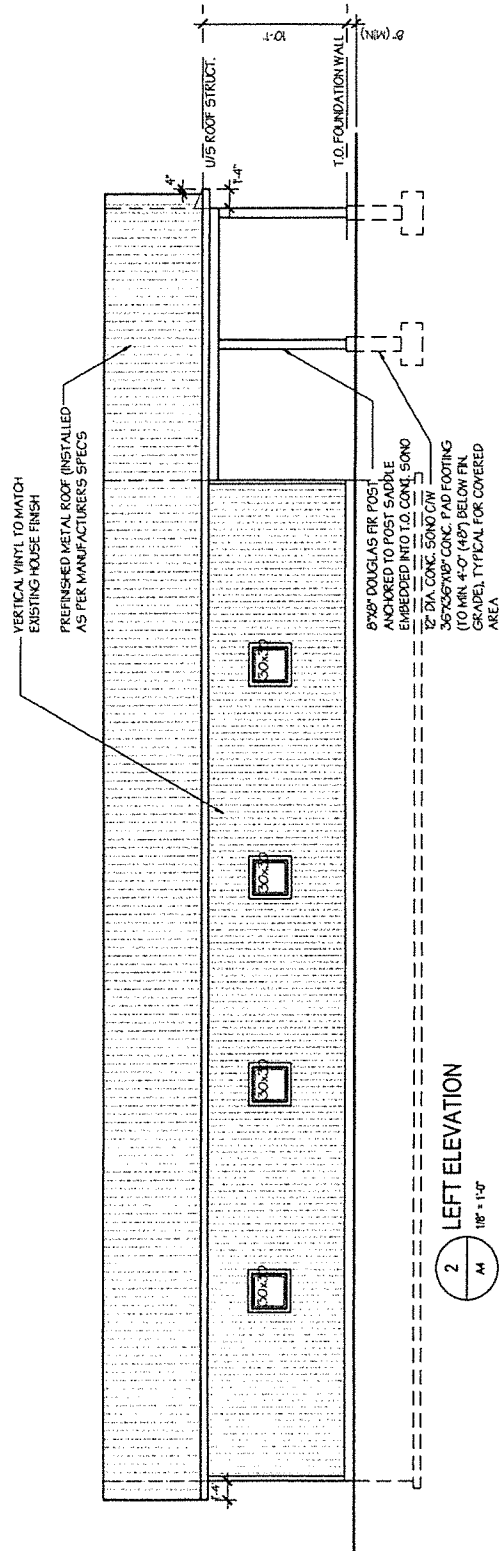
1 BUILDING SECTION
1/8" = 1'-0"

2 BUILDING SECTION
1/8" = 1'-0"

A5



1 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

GENERAL NOTES:
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Authentic Design & Drafting
1603 Cayuga Rd.
Oshweken, ON

Contact: Jean Jacobs
Phone: (519) 445-1471
Email: mjjacobs@execulink.com

PROJECT NAME:
PROJECT OWNER:

Cracknell Storage Garage
Renton, ON

DRAWING NAME:

Rear & Left Exterior
Elevations

PROJECT No.:
DRAWN BY:

18 023
J.J.

DATE:
31 May, '18

SCALE:
1/8" = 1'-0"

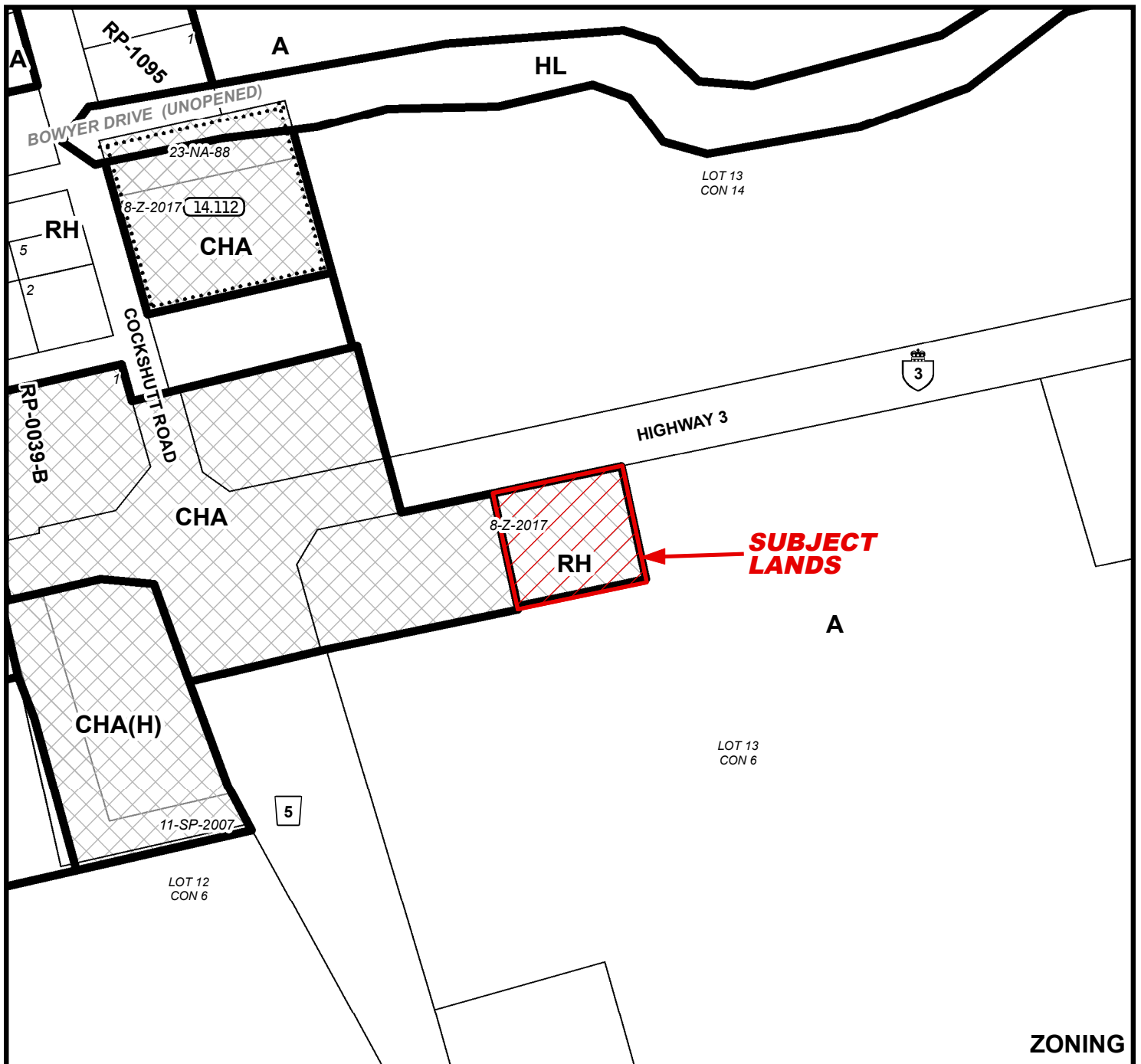
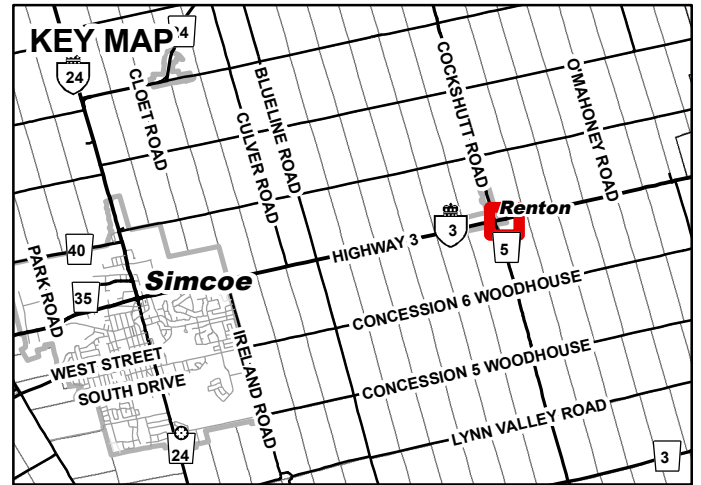
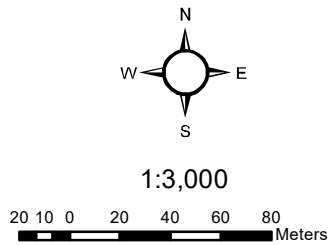
DRAWING No.:

A4

MAP 1

File Number: ANPL2018190

Geographic Township of
WOODHOUSE



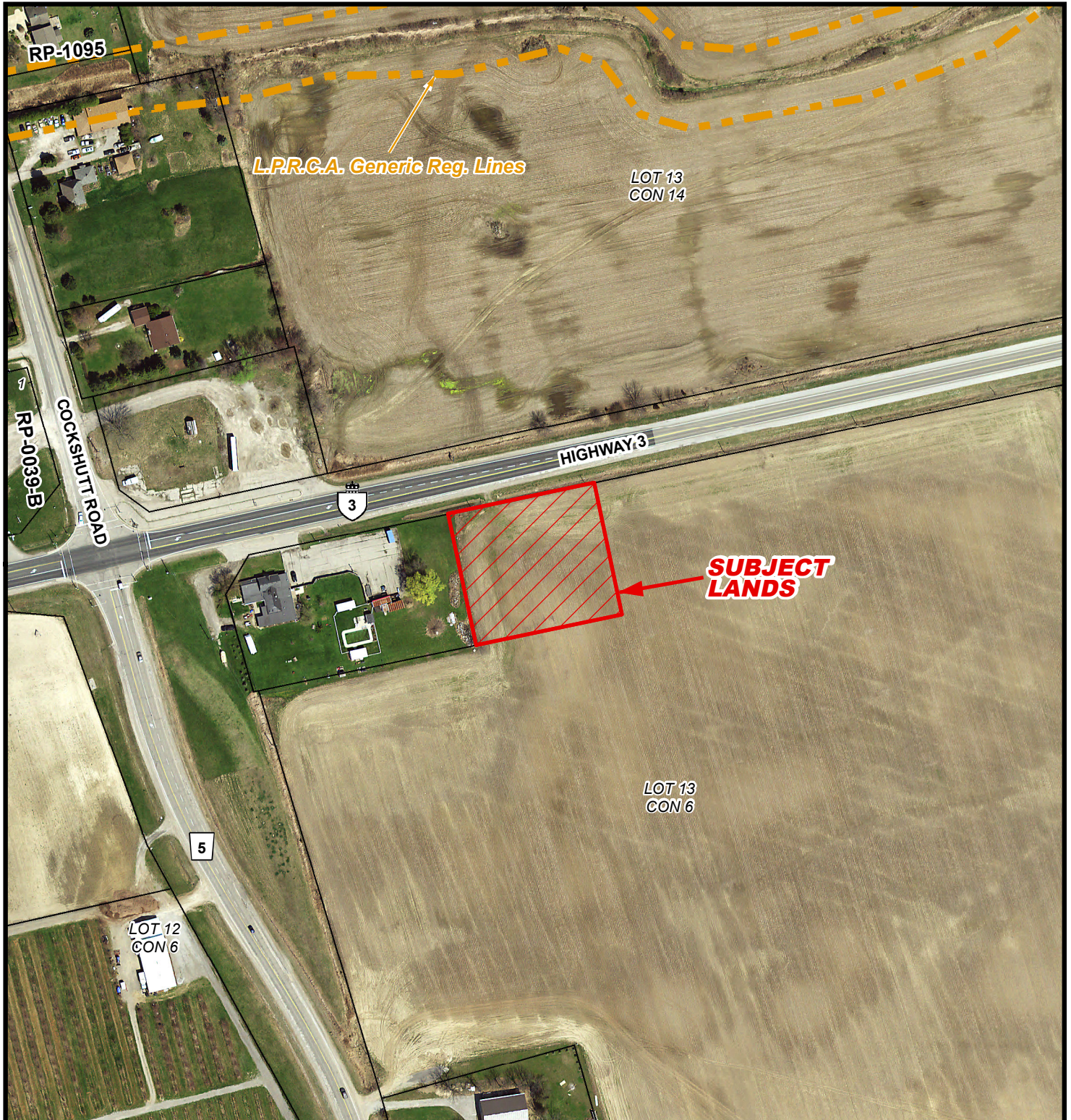
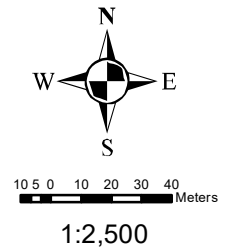
ZONING

8/23/2018

MAP 2

File Number: ANPL2018190

Geographic Township of WOODHOUSE



MAP 3

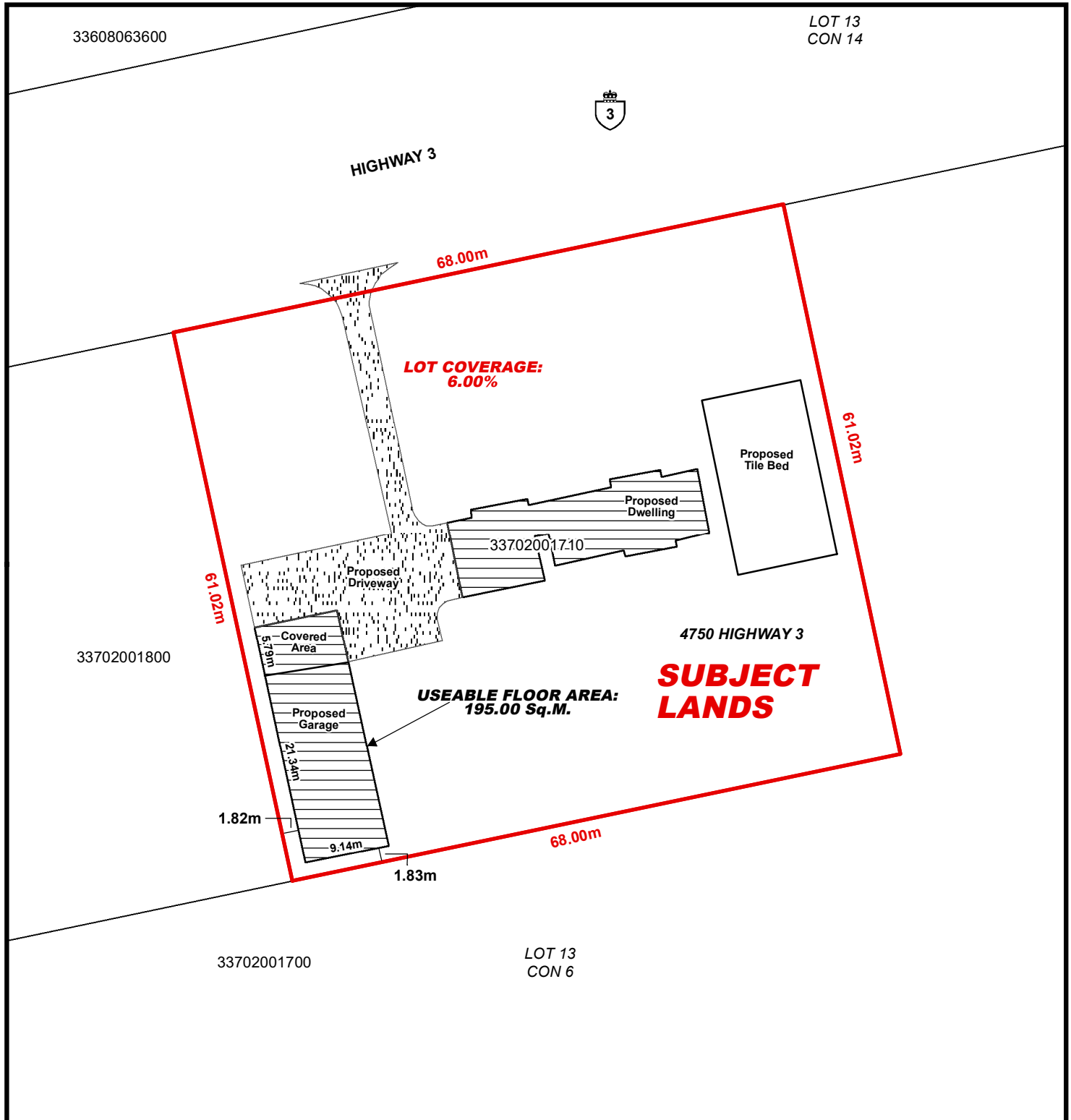
File Number: ANPL2018190

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:600



LOCATION OF LANDS AFFECTED

File Number: ANPL2018190

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:600

