

For Office Use Only:

File Number	<u>ANPL249078</u>	Application Fee	<u>1406.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u></u>
Pre-consultation Meeting	<u>Feb. 26</u>	OSSD Form Provided	<u></u>
Application Submitted	<u>Mar. 11</u>	Planner	<u>Neil</u>
Complete Application	<u>Mar. 11</u>	Public Notice Sign	<u>Reg'd</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: 49200602553**A. Applicant Information****Name of Owner** 1064928 Ontario Inc.

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 PARIS ROAD**Town and Postal Code** PARIS, ONTARIO, N3L 3H8**Phone Number** 519-442-7214.**Cell Number** 519-751-8273**Email** **Name of Applicant** ~~2149 RIVER RD.~~ 1694467 ont inc**Address** 2149 RIVER RD CAYUGA**Town and Postal Code** Cayuga, ON, N0A 1E0**Phone Number** **Cell Number** 905 536 5304**Email** 1ke@kwio.com**RECEIVED**

MAR 12 2019

**NORFOLK COUNTY**
LANGTON ADMINISTRATION BUILDINGRevised December 2018
Committee of Adjustment Development Application
Page 1 of 12

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 and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, 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):

LOT 34, PLAN 37M-85 TOWNSHIP OF WINDHAM
NORFOLK COUNTY

Municipal Civic Address: 95 BLUE GRASS

Present Official Plan Designation(s):

Present Zoning: R1

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:

VACANT LAND

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, and height on your attached sketch which must be included with your application:

New house in approved Subdivision

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

NA

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, and height on your attached sketch which must be included with your application:

NEW S.F.D.

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:

9. Existing use of abutting properties:

Residential homes

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage		12.54 m
Lot depth		36.17 m
Lot width		19.032 m
Lot area		684 m
Lot coverage		
Front yard		6.1 m
Rear yard		14.4 m
Left Interior side yard		1.25 m
Right Interior side yard		
Exterior side yard (corner lot)		5 m

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

relief of 1 metre on side yard setback

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

house is too wide

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

Frontage: NA

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: 12.5m

Depth: 36.1m

Width: 19.0m

Lot Area: _____

Present Use: Mount land

Proposed Use: S.F.D

Buildings on retained land: None

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

Frontage: NA

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: NA

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

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

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

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

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
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 (for example: gas station, or petroleum storage):

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:
N/A

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:
Approved Subdivision

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:
Approved Subdivision

Note: If in an area of source water Wellhead Protection Area (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 _____

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 _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Bluegrass and Courtland Street

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 Conservation and Parks, 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.

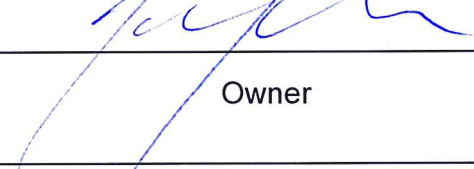
 _____ Owner/Applicant/Agent Signature	<u>March 4 2019</u> _____ Date
--	--------------------------------------

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 DEJES (106928 ONT. INC) am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize IKE KEESWAAT 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	<u>MARCH 4/2019</u> _____ Date
_____ Owner	_____ Date

K. Declaration

I, FRANK ROBSON of CANUGA

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:

195 ROBSON ST

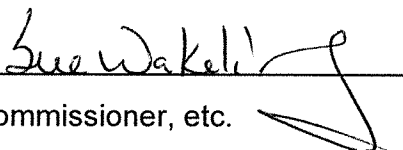


Owner/Applicant/Agent Signature

In NORFOLK

This 9 day of MARCH

A.D., 2019



A Commissioner, etc.

SUSAN DIANA WAKELING, a
Commissioner, etc., Province of Ontario, for
the Corporation of Norfolk County.
Expires March 11, 2019.



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: 95 Bluegrass Blvd Legal Decription:

Roll Number: 49200602553 Application #:
Information Origins: survey from Jewitt and Dixon

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00			m.sq
	ii) corner lot	560.00	705.30		m.sq
	iii) lot of record - interior lot	405.00			m.sq
	iv) lot of record - corner lot	450.00			m.sq
	b) minimum lot frontage				
	i) interior lot	15.00			m
	ii) corner lot	18.00	20.0+		m
	iii) lot of record - interior lot	13.50			m
	iv) lot of record - corner lot	15.00			m
	c) minimum front yard	6.00	6.10		m
	i) detached garage with rear lane	3.00			m
	d)mimimum exterior side yard	6.00	5.00	1.00	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00			m
	detached garage (1.2m)	1.20			m
	ii) detached garage with a rear lane ;	1.20	1.25		m
	attached garage	1.20			m
	f) minimum rear yard	7.50	14.44		m
	g) maximum building height	11.00			m
Comments		exterior side yard relief for proposed house			

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

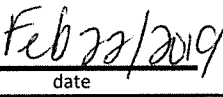
I have read and understand the above.

Signature of owner or authorized agent



Signature of Zoning Administrator

date



date

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

SKETCH SHOWING
PROPOSED BUILDING LOCATION

LOT 34
REGISTERED PLAN 37M-85

IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM

NORFOLK COUNTY

SCALE: 1 : 300
JEWITT AND DIXON LTD.
OCTOBER 22, 2018

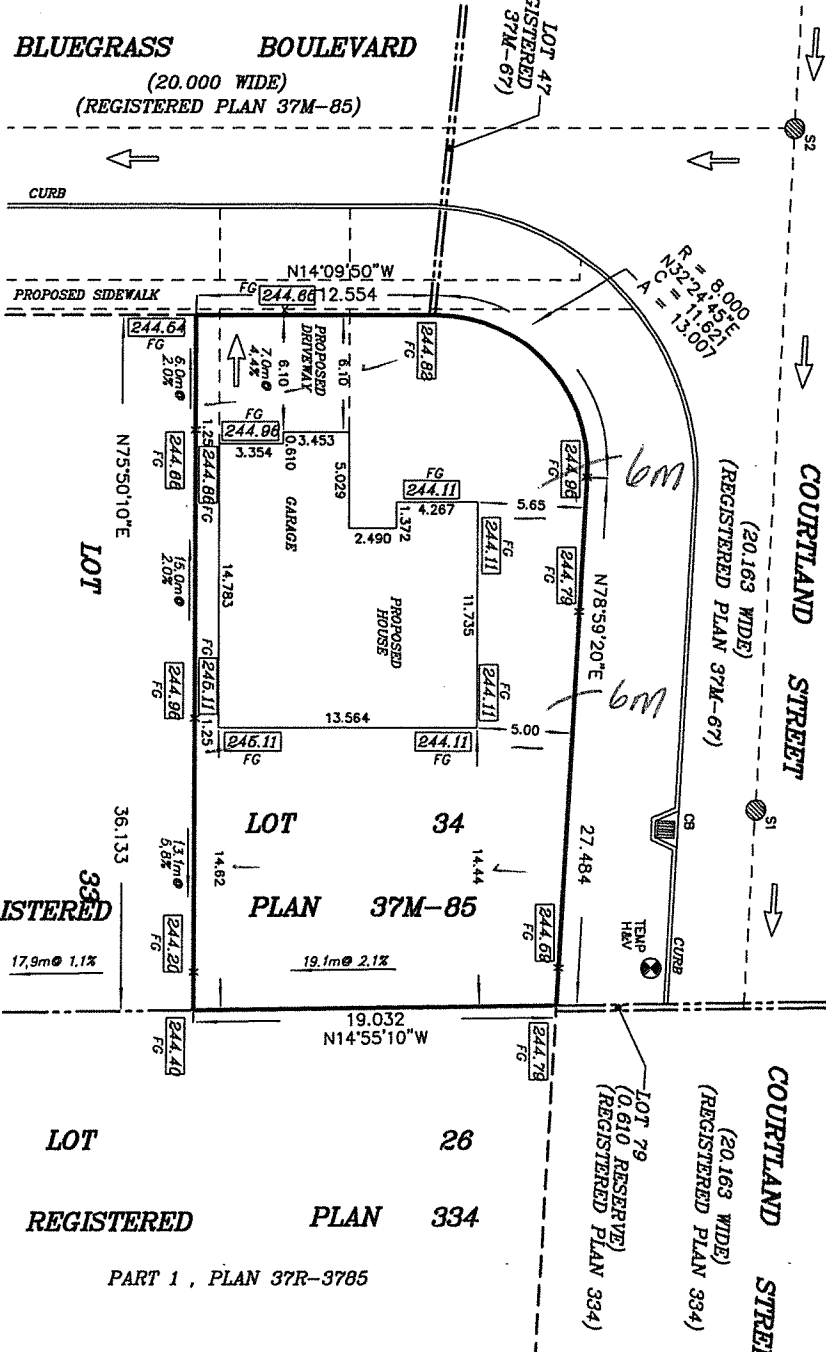


NOTE:
TOP OF FOUNDATION = 245.31
UNDERSIDE OF FOOTING = 242.77
HYDRO VAULT
CATCH BASIN
SANITARY SEWER MANHOLE
TOP OF CURB
THE DISTANCE FROM THE TOP OF FOUNDATION
TO THE UNDERSIDE OF FOOTING IS 2.54m UNLESS
OTHERWISE NOTED.

NOTE:
THIS PLAN IS IN METRES AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.2808

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

BLUEGRASS BOULEVARD
(20.000 WIDE)
(REGISTERED PLAN 37M-85)



GRADING PLAN:

DRAWING NO. 8781-1
GRADING PLAN BY R.W. PHILLIPS, P.ENG
PROJECT NO. 8781 (24/O3/14)

NOTE:

ALL RAINWATER LEADERS TO BE CONNECTED
TO SOAK-AWAY PITS AS PER LOT GRADING
CONTROL PLAN.

DATE: OCTOBER 23, 2018

KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL

LOT 34
REGISTERED PLAN 37M-85

PART 1, PLAN 37R-3785

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@aimtelecom.net

PROJECT # 18-2046 KESMAAT CONSTRUCTION

SKETCH SHOWING
PROPOSED BUILDING LOCATION
OF

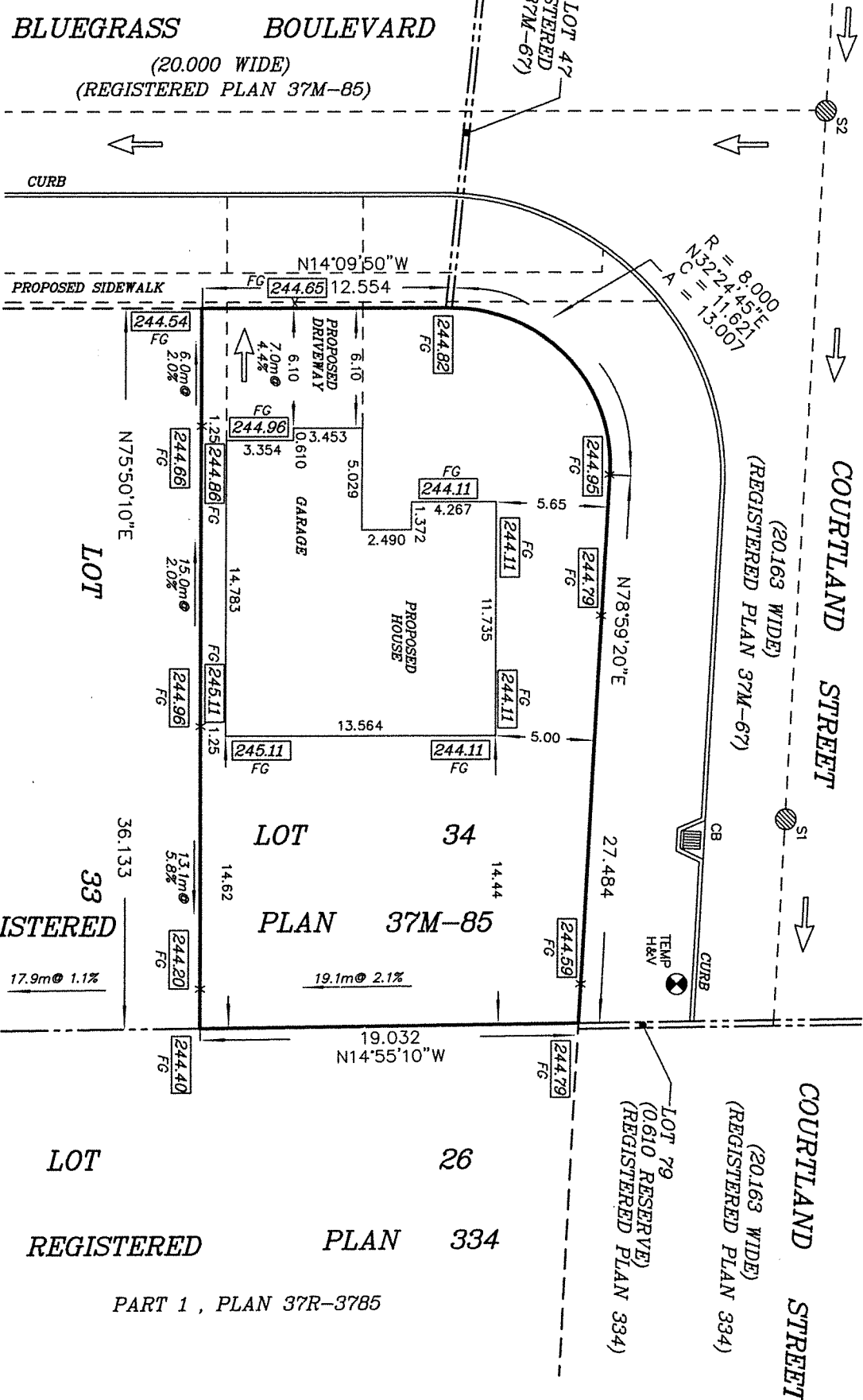
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DRAWING NO. 8781-1
GRADING PLAN BY R.W. PHILLIPS, P.ENG
PROJECT NO. 8781 (24/03/14)

NOTE:

ALL RAINWATER LEADERS TO BE CONNECTED
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DATE: OCTOBER 23, 2018

Kim Husted
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ONTARIO LAND SURVEYORS
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(51 PARK ROAD)
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E-mail: surveyors@amtelecom.net
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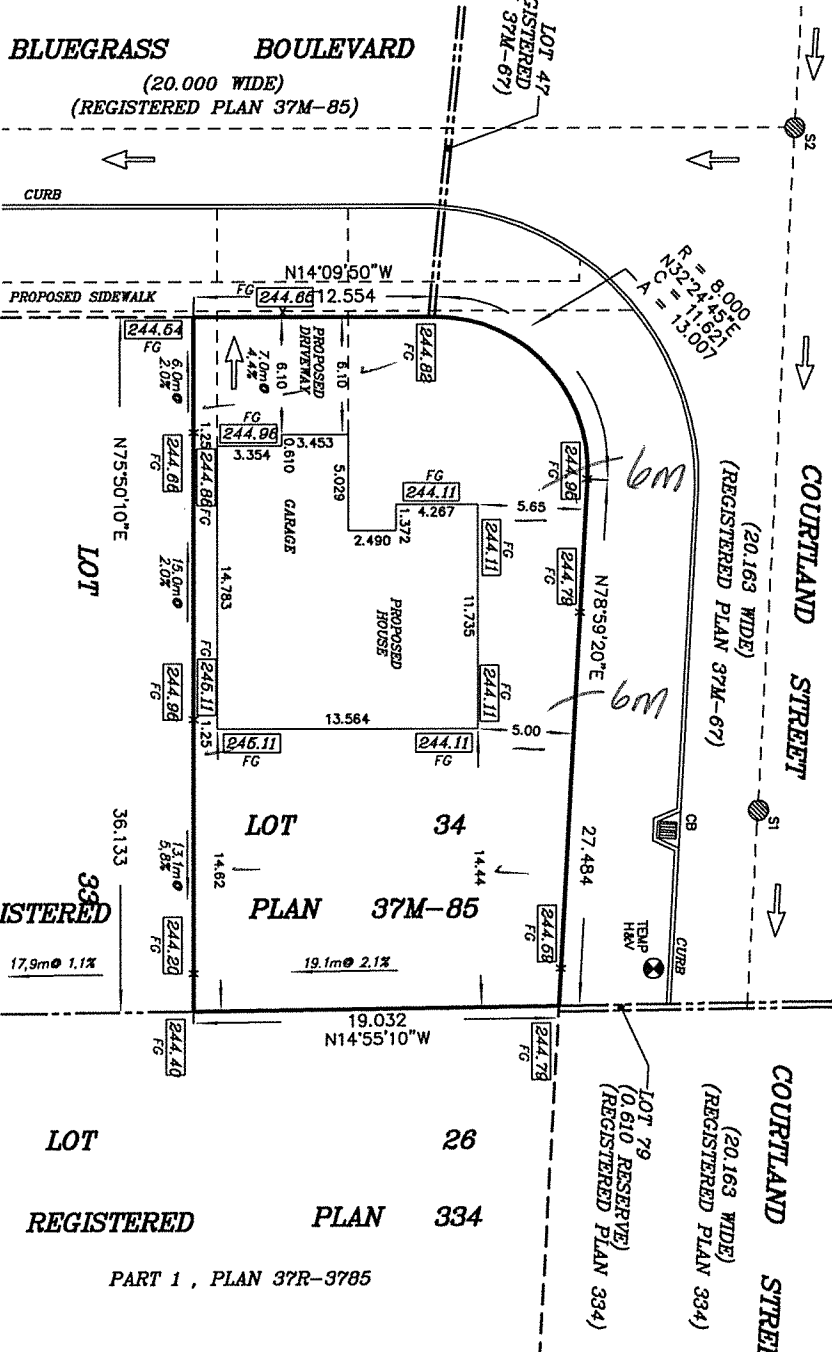
SKETCH SHOWING
PROPOSED BUILDING LOCATION
OF
LOT 34
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IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
NORFOLK COUNTY
SCALE: 1 : 300
JEWITT AND DIXON LTD.
OCTOBER 22, 2018



BLUEGRASS BOULEVARD
(20.000 WIDE)
(REGISTERED PLAN 37M-85)

COURTLAND STREET
(20.163 WIDE)
(REGISTERED PLAN 37M-67)

COURTLAND STREET
(20.163 WIDE)
(REGISTERED PLAN 334)



NOTE:

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ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net
PROJECT # 18-2046 KEESNAAT CONSTRUCTION



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Simcoe, ON
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Langton: 22 Albert St.
Langton, On.
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	e) minimum interior side yard				
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Prepared By:
Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

date

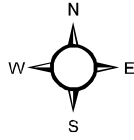
AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

MAP 1

File Number: ANPL2019078

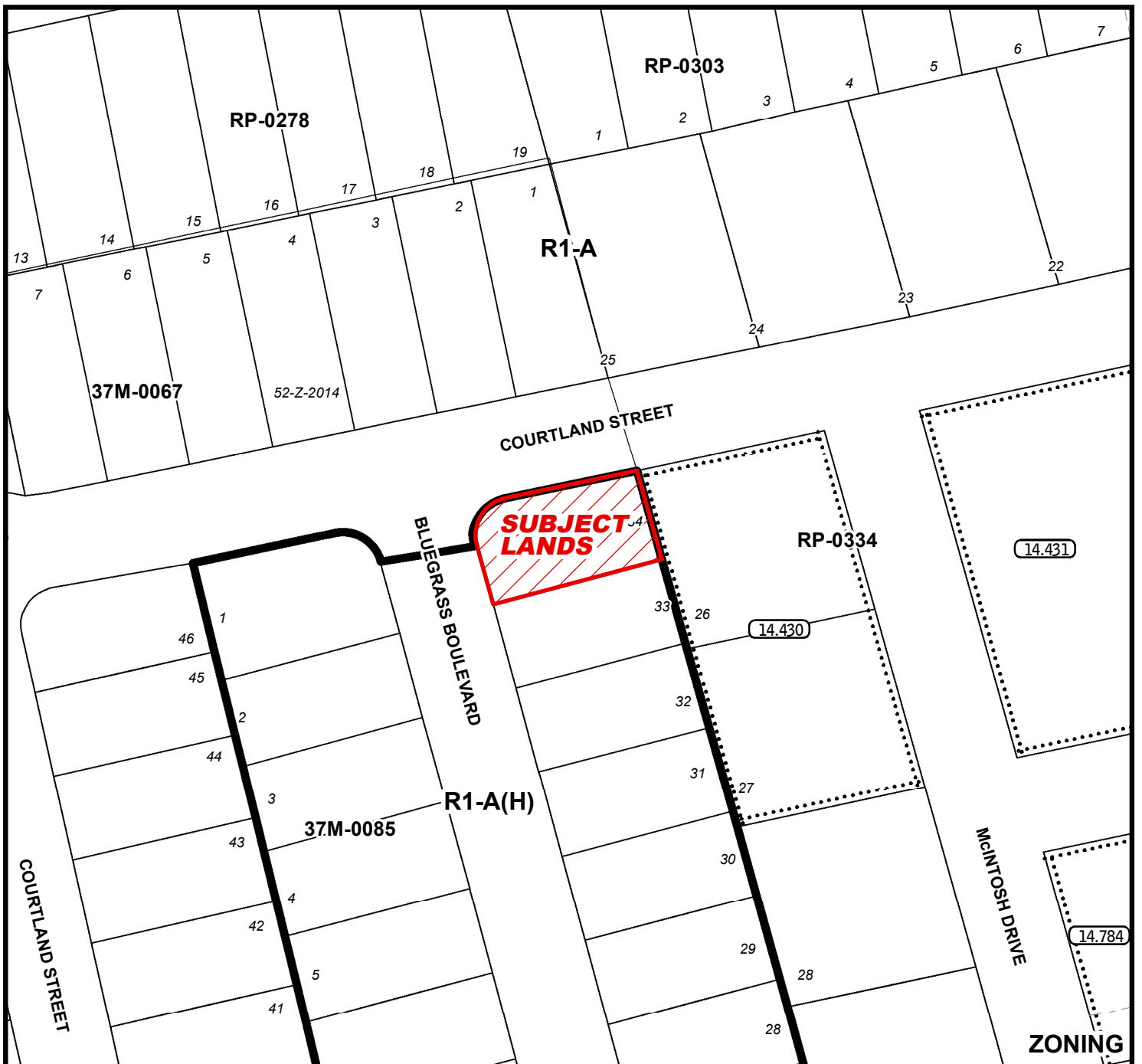
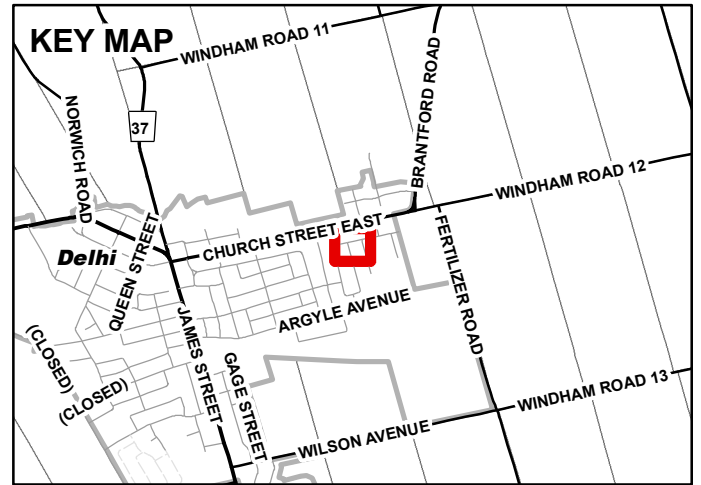
Urban Area of

DELHI



1:1,200

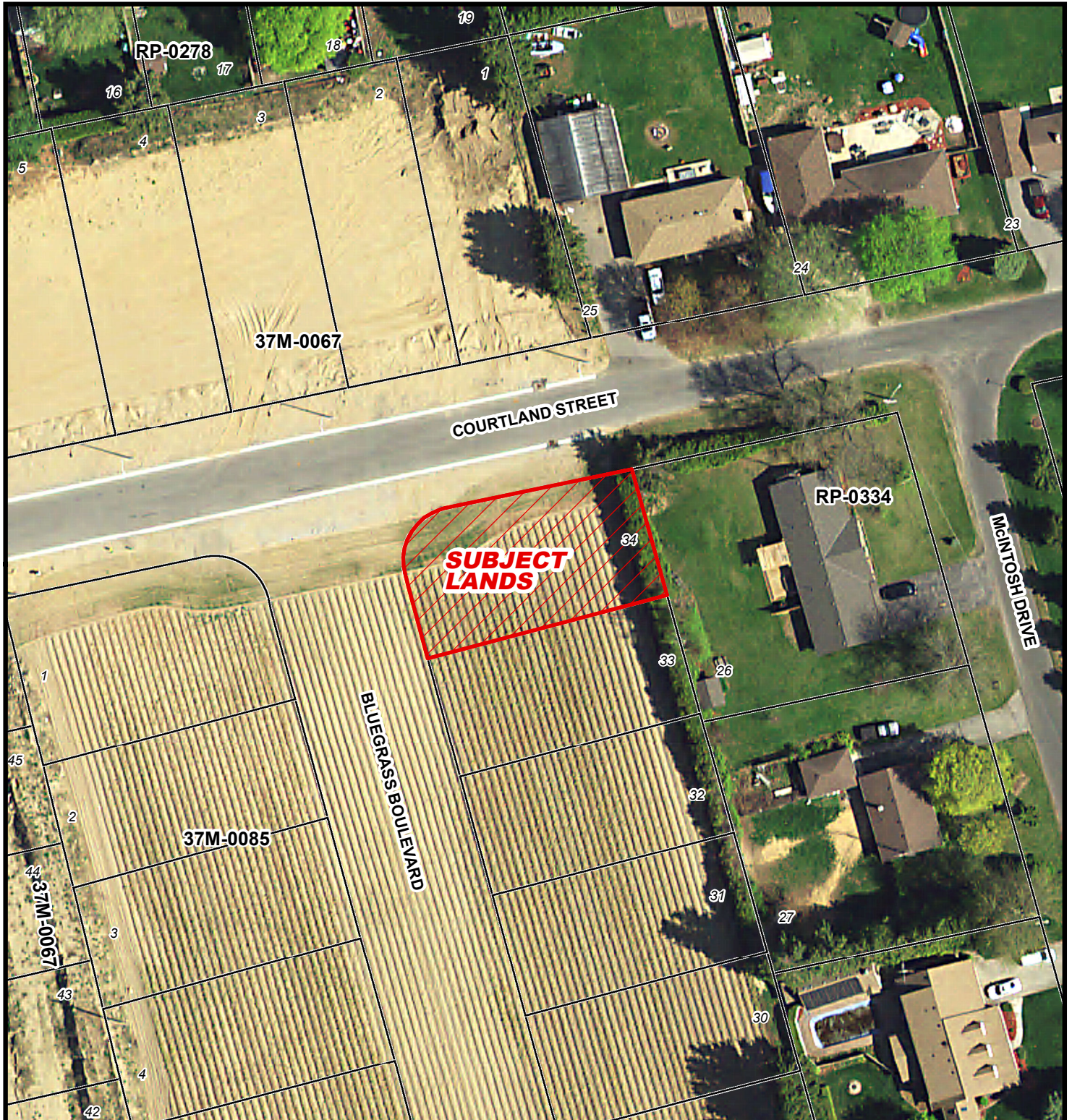
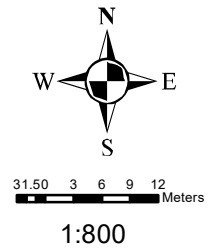
9.5 4.75 0 9.5 19 28.5 38 Meters



MAP 2

File Number: ANPL2019078

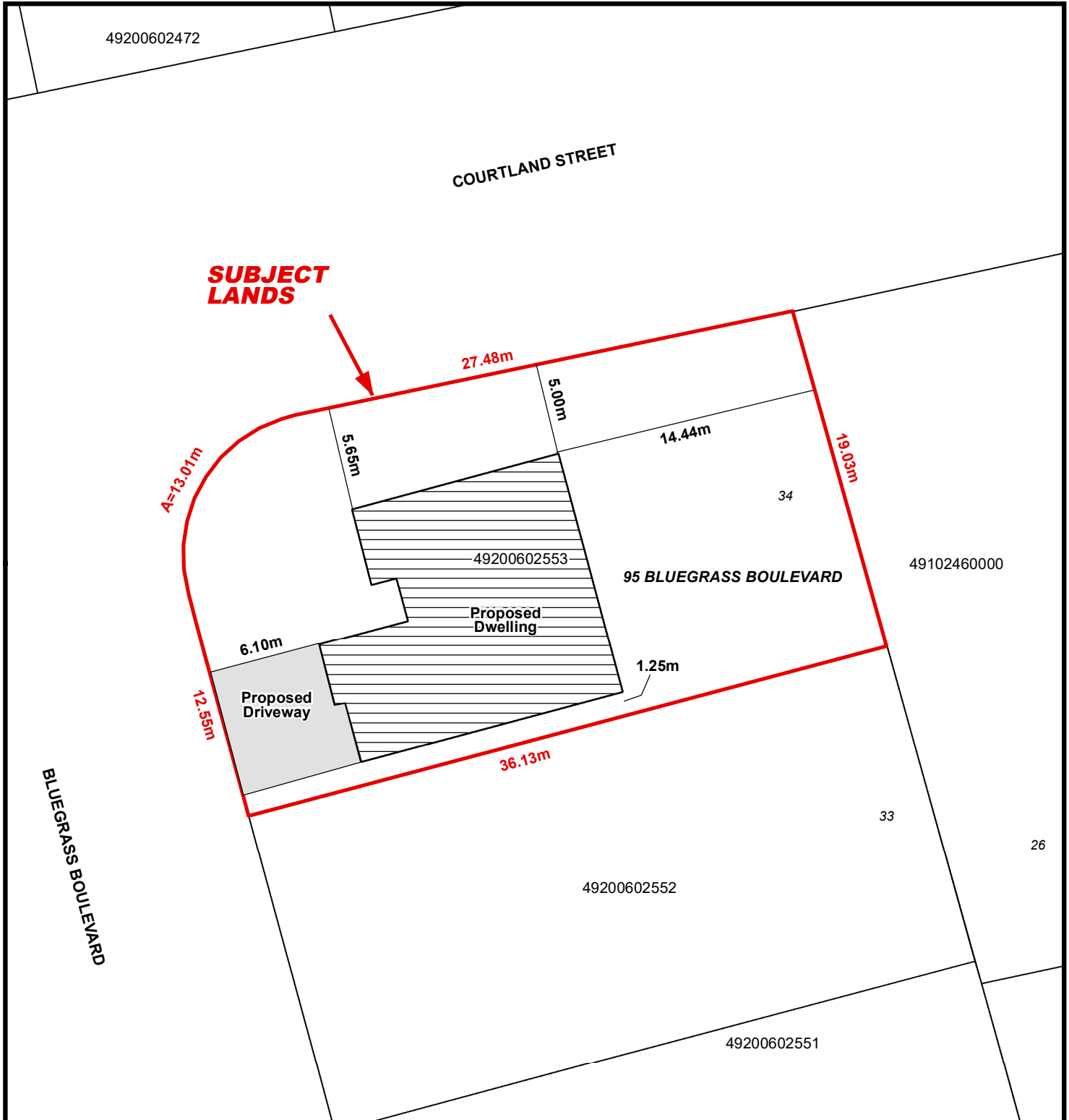
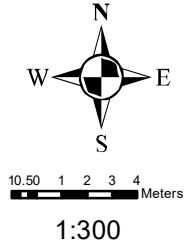
Urban Area of DELHI



MAP 3

File Number: ANPL2019078

Urban Area of DELHI



LOCATION OF LANDS AFFECTED

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Urban Area of DELHI

