

**For Office Use Only:**

File Number	<u>ANPL2019325</u>	Application Fee	<u>\$1500</u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>                    </u>
Pre-consultation Meeting	<u>                    </u>	OSSD Form Provided	<u>                    </u>
Application Submitted	<u>09/05/2019</u>	Planner	<u>Colin W.</u>
Complete Application	<u>09/11/2019</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:** 49306026250

**A. Applicant Information**

**Name of Owner**

Barb Jacobs

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**

1387 Vittoria Road

**Town and Postal Code**

Vittoria, Ontario, N0E 1W0

**Phone Number**

519-909-5192

**Cell Number**

**Email**

info@jacobstransport.ca

**Name of Applicant**

William Dendekker c/o CDN Buildings

**Address**

523 James St. Unit #3

**Town and Postal Code**

Delhi, Ontario N4B-2C2

**Phone Number**

519-582-8222

**Cell Number**

519-403-8589

**Email**

hde@cdnbuildings.com

**RECEIVED**



**SEP - 5 2019**

**NORFOLK COUNTY**  
LANGTON ADMINISTRATION BUILDING

Revised December 2018  
Committee of Adjustment Development Application  
Page 1 of 12

Name of Agent

William Dendekker c/o CDN Buildings

Address

523 James St, Unit #3

Town and Postal Code

Delhi, Ontario, N4B-2C2

Phone Number

519-582-8222

Cell Number

519-403-8589

Email

bd@cdnbuildings.com

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:

N/A

## B. Location, Legal Description and Property Information

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

1387 Vittoria Rd, Vittoria, ONTARIO, 1.034C 200.00FR, 225.00D  
Norfolk County, <sup>CHP</sup> Concession 4, Lot 18 RP, 37R881 Part 1&2

Municipal Civic Address: 1387 Vittoria Road, Vittoria

Present Official Plan Designation(s): Ag.

Present Zoning: Ag.

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:

Residence

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:

Existing 3,625 sqft residence, Single Storey  
approx 18'0" H. (8% Coverage) See site plan.

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.

N/A

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:

40' x 75' Steel Accessory Building x 23'-6" High

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:

Approx 10 years

9. Existing use of abutting properties:

To the west is a Fire Station.

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, m <sup>2</sup> or %		
Lot frontage	60.96 m	N/C
Lot depth	68.58 m	N/C
Lot width	—	N/C
Lot area	4,180 m <sup>2</sup>	N/C
Lot coverage	8 %	14.5%
Front yard	24.39	N/C
Rear yard	23.42	N/C
Left Interior side yard	29.54	N/C
Right Interior side yard	10.26	N/C
Exterior side yard (corner lot)	N/A	N/C

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

- Relief requested to exceed 252m<sup>2</sup> to 278m<sup>2</sup>  
and building height from 19'-6" (5.9m) to 23'-6" (7.16m)

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

In order to build a 40'x75' building  
the height needs to be 23'-6".  
Based on using a 16' eave height.

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

Frontage: \_\_\_\_\_ N/A  
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: \_\_\_\_\_

N/A

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

N/A

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

N/A

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: \_\_\_\_\_

N/A

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: N/A  
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: N/A  
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: N/A  
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:

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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:

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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:

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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:

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

### Sewage Treatment

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

### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input 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:

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## G. Other Information

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

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

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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.

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#### **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


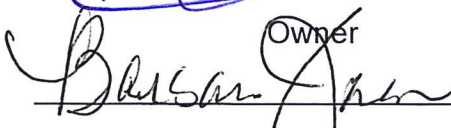
  
\_\_\_\_\_  
Date

## 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 Barb Jacobs am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize William Dondet / o CDN Buildings 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  
  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

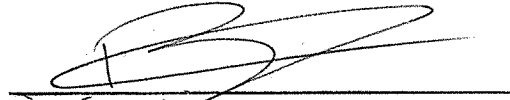
K. Declaration

I, William Dondeltke of Tillsonburg, Ontario  
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:

Town of Tillsonburg

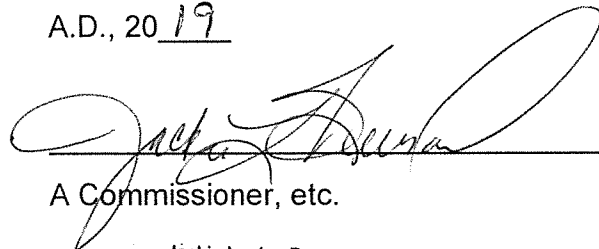


Owner/Applicant/Agent Signature

In County of Oxford

This 3<sup>rd</sup> day of September

A.D., 20 19

  
A Commissioner, etc.

Jackie Louise Burwell, a Commissioner, etc.,  
Province of Ontario,  
for Gibson Bennett Groom & Szorenyi,  
Barristers and Solicitors.  
Expires May 15, 2020.



## Zoning Deficiency

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

### PROPERTY INFORMATION

Address: 1378 Vittoria Road

Legal Description:

*ANPL2019325*

Roll Number: 331049306026250

Application #:

~~*ANPL2019235*~~

Information Origins: site plan and drawings provided from CDN Buildings

### Agricultural Zone (A)

		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	7.12	1.12	m
	b) <i>minimum front yard</i>	13.00	> 24.0		m
	c) <i>minimum exterior side yard</i>	6.00		N/A	m
	d) <i>minimum interior side yard</i>	1.20	5.50		m
	e) <i>minimum rear yard</i>	1.20	5.50		m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note: Proposed Area)</i>				
	i) <i>lot coverage</i>	10.00	6.70		%
	ii) <i>usable floor area</i>	200.00	279.00	79.00	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq
	b) existing accessory buildings/structures				

Comments

No loft area or 2nd floor proposed for this application. Accessory building for personal storage only, not approved for any habitable rooms, a home industry, or livestock.

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

*Sept 11/2019*

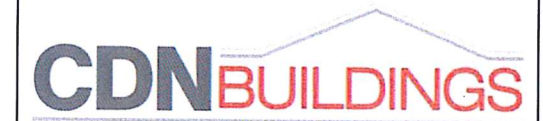
date

Signature of Zoning Administrator

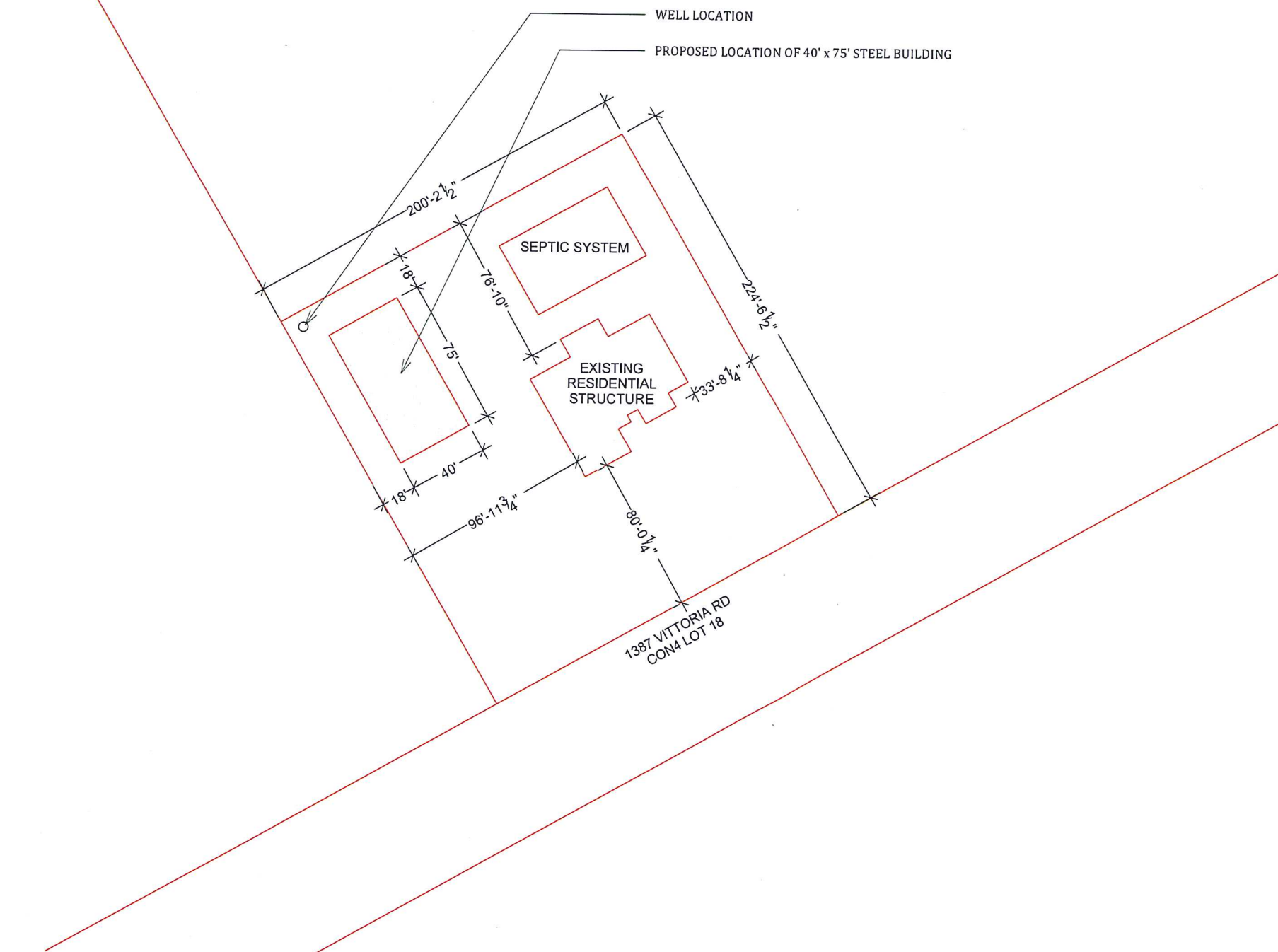
*Sept 10/2019*

date

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



523 James St., Unit #3, Delhi, ON, N4B 2C2  
P:(519) 582-8222, F:(519) 582-2098



Barb Jacobs

Site Plan

Project number 19-354

Date 2019-08-31

Drawn by MH

Checked by BD

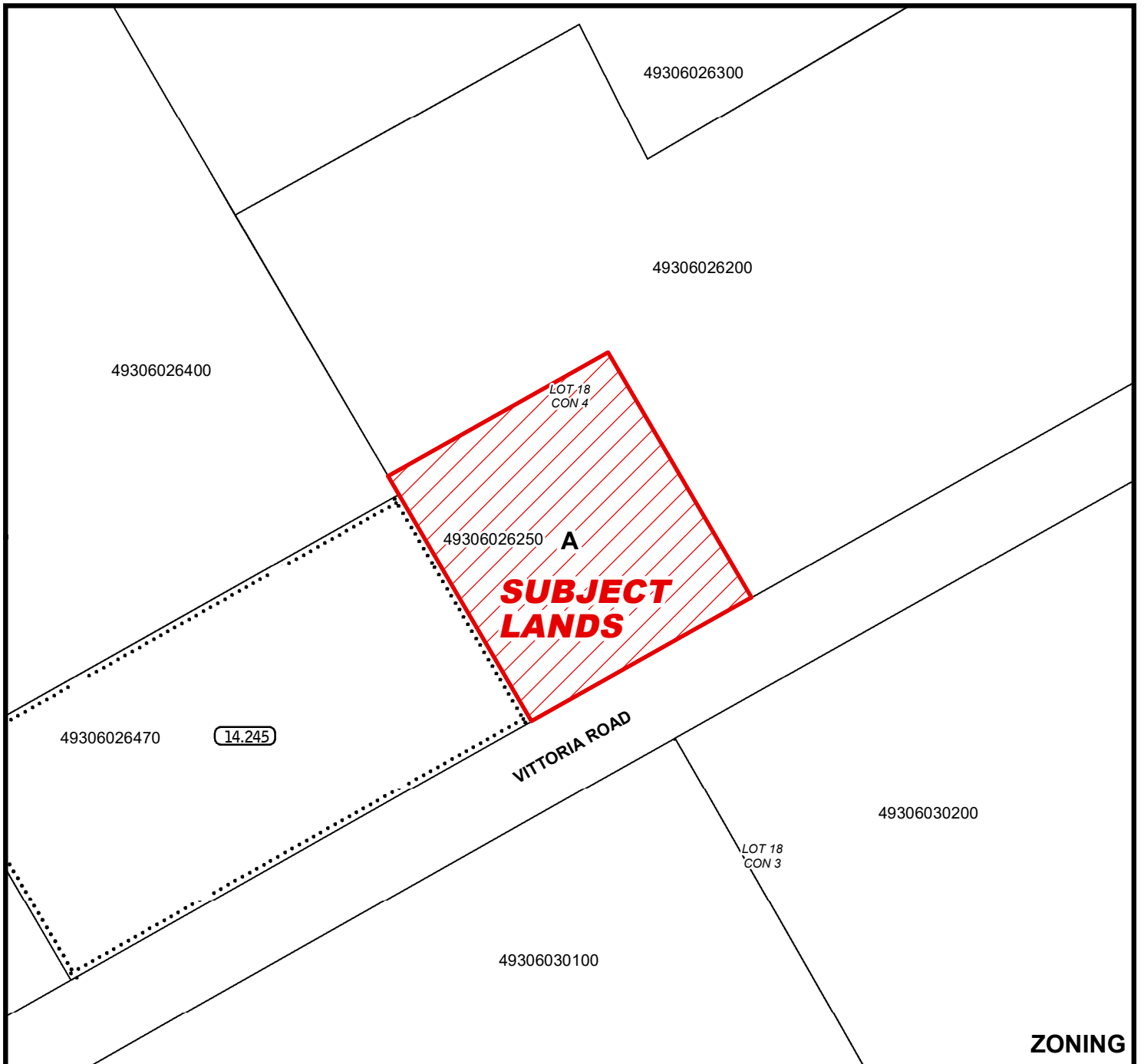
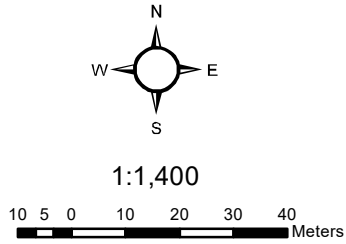
S14

Scale

# MAP 1

## File Number: ANPL2019325

Geographic Township of  
**CHARLOTTEVILLE**



**ZONING**

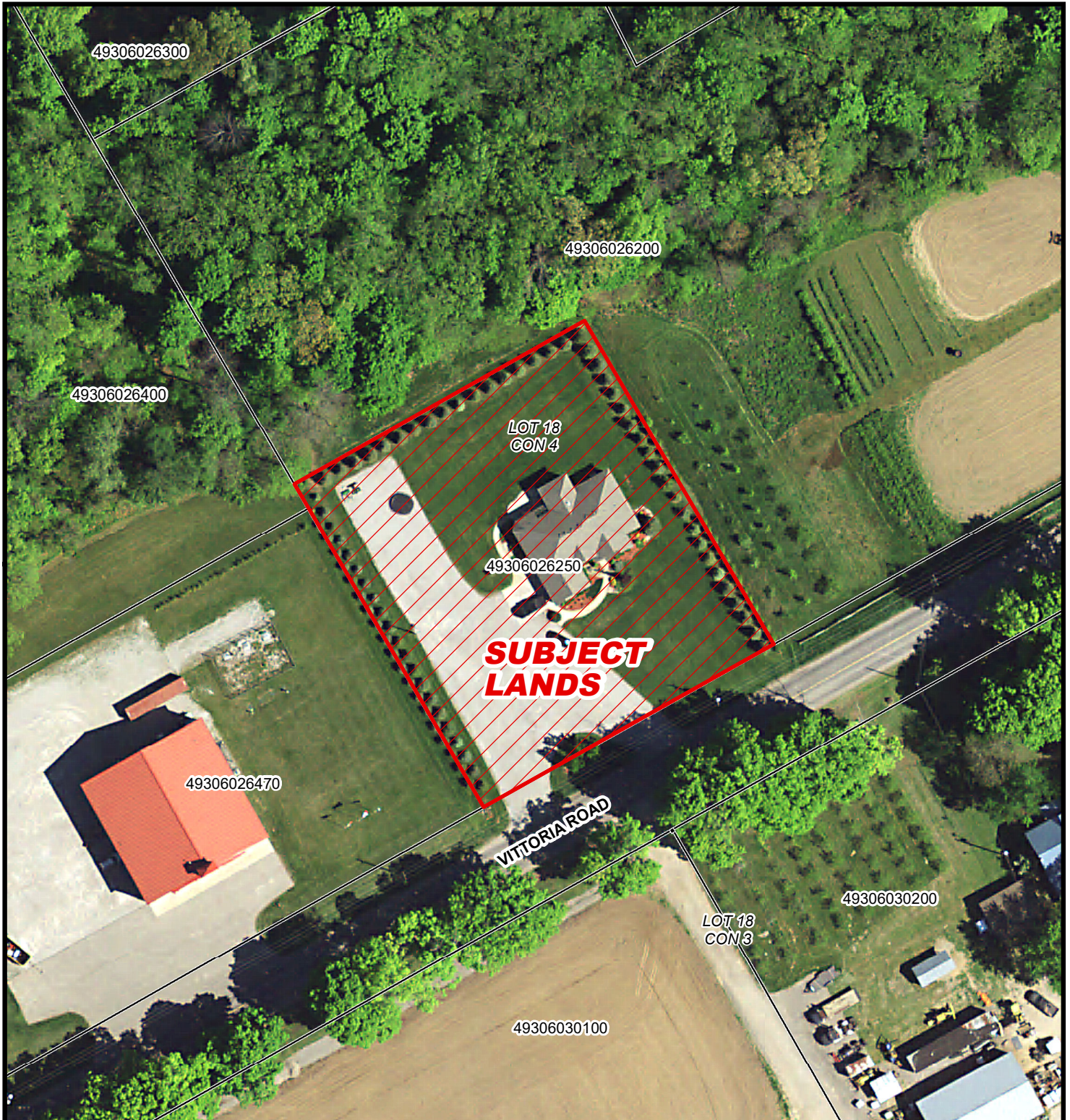
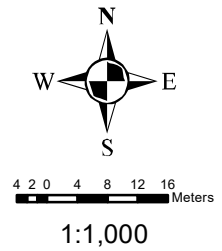
9/24/2019



## MAP 2

File Number: ANPL2019325

Geographic Township of CHARLOTTEVILLE

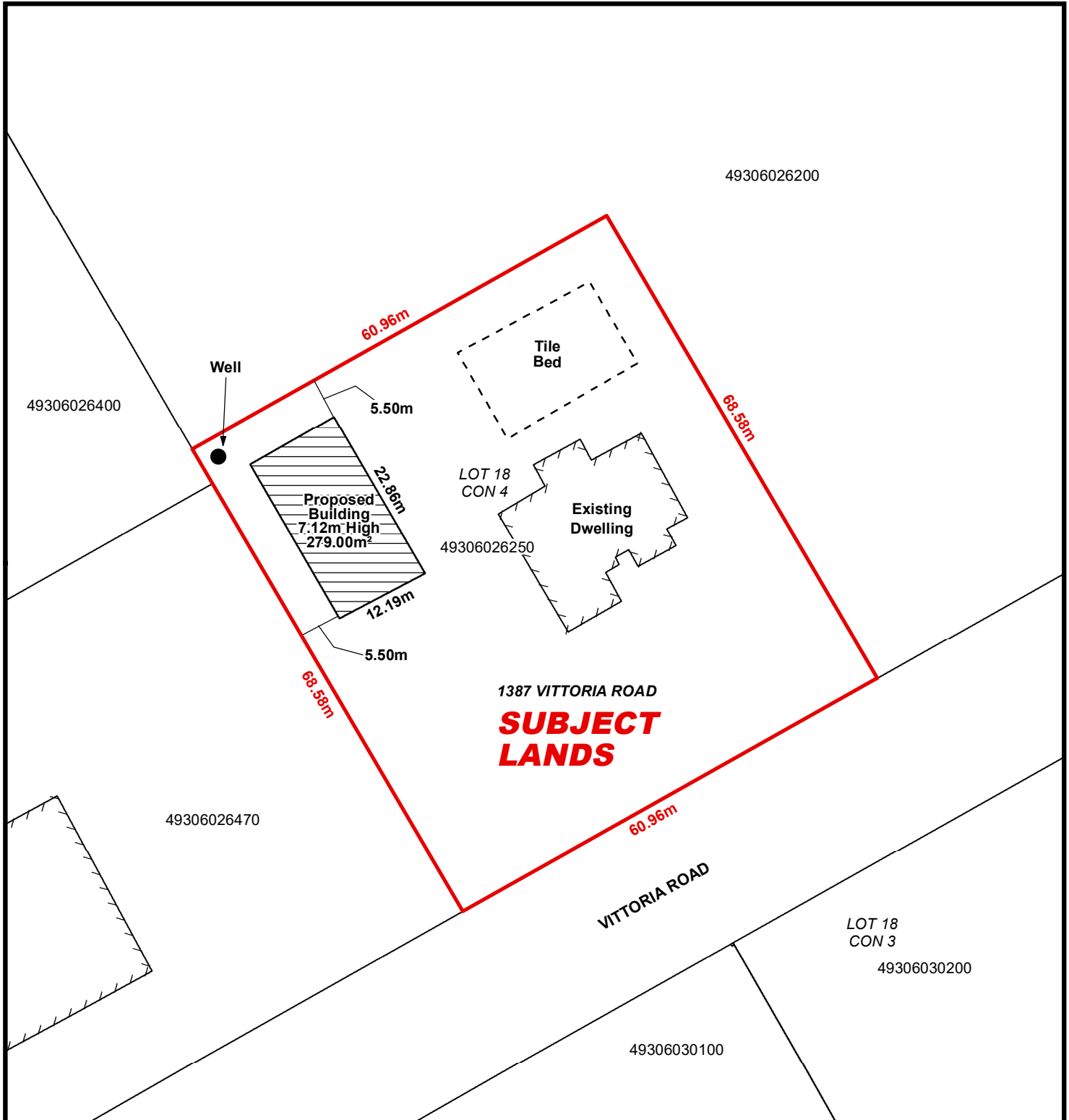
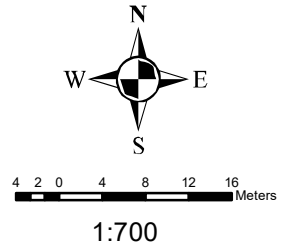




# MAP 3

File Number: ANPL2019325

Geographic Township of CHARLOTTEVILLE



**File Number: ANPL2019325**

4 2 0 4 8 12 16 Meters

The site plan illustrates the layout of the subject lands at 1387 VITTORIA ROAD. The subject lands are outlined in red and include a proposed building, an existing dwelling, a tile bed, and a well. The proposed building is a rectangular structure with a hatched pattern, measuring 22.86m by 12.19m, with a total area of 279.00m² and a height of 7.12m. The existing dwelling is an irregularly shaped structure with a dashed outline. The tile bed is a rectangular area with a dashed outline. The well is located near the proposed building. The subject lands are bordered by Vittoria Road to the south and east. Surrounding lots are labeled with their respective numbers and areas: 49306026400 to the north, 49306026200 to the northeast, 49306026250 to the east, 49306030200 to the southeast, and 49306030100 to the south. The subject lands are also labeled with their area, 279.00m².

49306026400

49306026200

Well

5.50m

22.86m

Proposed Building  
7.12m High  
279.00m²

12.19m

5.50m

60.96m

68.58m

Tile Bed

LOT 18  
CON 4

49306026250

Existing Dwelling

1387 VITTORIA ROAD

**SUBJECT  
LANDS**

60.96m

68.58m

VITTORIA ROAD

49306026470

LOT 18  
CON 3

49306030200

49306030100