

Revised 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 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):

PLAN 37M64 LOT 1

Municipal Civic Address: 315 Talbot Street

Present Official Plan Designation(s): Urban Residential + Agricultural

Present Zoning: Hamlet Residential

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

☒ Yes ☐ No If yes, please specify:

14.374

3. Present use of the subject lands:

Residential

- * 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:

f Single Detached Dwelling, Existing Shed

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.

- * 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:

f Accessory Building (9.144m x 15.240m)

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:

House was bldt in 2016

- * 9. Existing use of abutting properties:

f Houses + Residential + Agricultural

- * 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	<u>33.38m</u>	<u>33.38m</u>
Lot depth	<u>121.896m</u>	<u>121.896m</u>
Lot width	<u>33.38m</u>	<u>33.38m</u>
Lot area	<u>4068.88m²</u>	<u>4068.88m²</u>
Lot coverage		
Front yard	<u>25m</u>	<u>25m</u>
Rear yard		
Left Interior side yard	<u>3m</u>	<u>3m</u>
Right Interior side yard	<u>11.26m</u>	<u>1.22m</u>
Exterior side yard (corner lot)		

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

168.80 m² from permitted 100m² (Relief of 68.80m²)

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

Storage Space required and vehicle Storage

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: _____

Buildings on retained land: _____

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: (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:
-

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:

No change in use

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 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 checked="" type="checkbox"/> Communal wells |
| <input 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 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:

Talbot 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

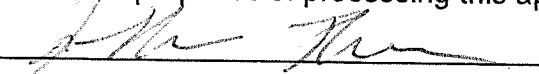
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



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, Johan Thiessen of Courtland

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:

185 Robinson Street

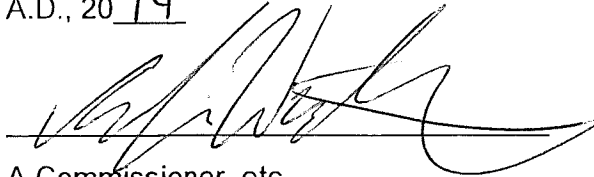


Owner/Applicant/Agent Signature

In Simcoe, ON

This 3rd day of December

A.D., 20 19



A Commissioner, etc.

Colin Jacob Westerhof, a
Commissioner etc., Province of Ontario
for the Corporation of Norfolk County
Expires October 25, 2022



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

Address: 315 Talbot Street Courtland

Legal Description:

Application #:

Roll Number: 331054102013111

Information Origins: Application for building permit

Hamlet Residential Zone (RH)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	6.00	5.80	N/A	m
	b) minimum front yard	6.00		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 (Note: Proposed Area)				m.sq
	i) lot coverage	10.00	4.10	N/A	%
	ii) usable floor area	100.00	169.00	69.00	m.sq

Comments

Accessory residential building over in useable floor area only

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

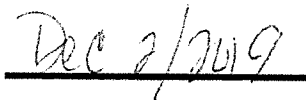
I have read and understand the above.


Signature of owner or authorized agent

Dec 2/2019

date





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

CONCESSION LOT 166 NORTH OF
GEOGRAPHIC RELOCATED TOWNSHIP DRAINAGE OF DITCH

TOP 237.62 OF BANK 237.60
B/DITCH @ 0.14% 236.47 2:1 236.43 347.67m

237.59 237.61 237.58 237.54 237.53 237.55

ROCK CHUTE
AT INLET TO DRAIN

ROCK CHUTE
AT INLET TO DRAIN

9m WORKING EASEMENT
FOR MUNICIPAL DRAIN

PART
37R - 9747

LOT 1
REGISTERED

PLA.

LOT

121.896
ELEVATIONS
GROUND

UNDISTURBED
EXISTING
MATCH

PROPOSED SEPTIC
27.2m X 9.6m

LOCATION OF PREVIOUS
DRAIN NOW FILLED IN

APPROXIMATE
LOCATION OF
SEPTIC

NOTE: DEEP
DEPENDING

NOT SODDED
FINAL GRADES
MEASURED ON
JUNE 22, 2016
AS SHOWN AS

238.60

ELEV. T.F.W. = 240.04m
(design elev.)

GARAGE

EXISTING 1 STOREY
RESIDENTIAL DWELLING
ELEV. T.F.W. = 239.72m

GARAGE

GARAGE

1 RESIDENT
ELEV. T.F.W.

COVERED POR

OPEN DEC

4.5 METERS

EXISTING

NORTH LI

NORTH

23

23

23

23

23

23

23

23

23

23

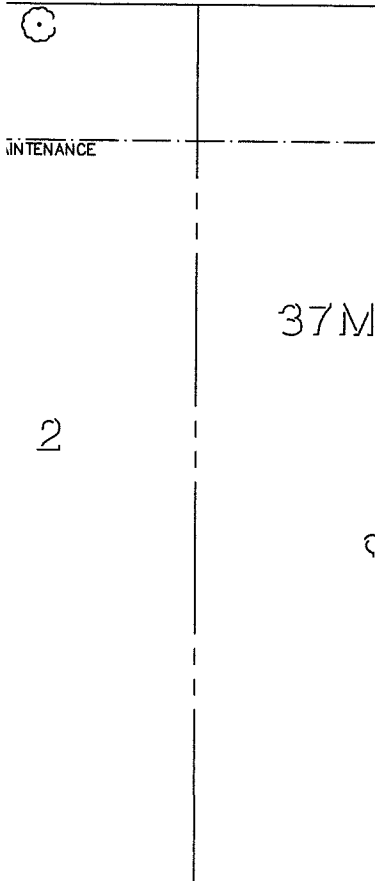
SITE BENCHMARK
TOP OF HYDRANT
No. 17
ELEVATION = 238.96

TALBOT

ROAD

ALBOT ROAD

MIDDLETON



FOOTINGS MAYBE REQUIRED
SOIL CONDITIONS.

WELLING
239.44m
measured

WORKING EASEMENT
FROM C/L MUNICIPAL DRAIN
- 250mm KOVACS DRAIN @ 0.20%

SITE BENCHMARK
SPIKE IN NORTH
FACE OF HYDRO
POLE # 3176
ELEV. = 237.97m

EX STREET LIGHT
HP

SKETCH

PREPARED FOR BUILDING PERMIT
FOR: CORNELIUS PENNER

LOT 1

REGISTERED PLAN 37M-64

GEOGRAPHIC TOWNSHIP OF MIDDLETON
NOW IN
NORFOLK COUNTY

SCALE - 1: 500



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT
BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE
SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD
NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY
CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS
NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN 37M-64
AND HAVE NOT BEEN VERIFIED BY SURVEY
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY
ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (237.75) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK TOP OF HYDRANT No. 17
SOUTHWEST OF LOT 1 REGISTERED PLAN 37M-64 AS SHOWN ON
PLAN BY L.A. GIRARD ENGINEERING DATED APRIL 22, 2015
(DRAWING No. 100) HAVING A GEODETIC ELEVATION OF 238.96 metres
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION
OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING
CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING
PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS
ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS SHOWN HEREON ARE AS SHOWN ON GRADE PLAN COMPLETED
BY L.A. GIRARD ENGINEERING LTD. DATED APRIL 22, 2015
DRAWING NO. 100 PROJECT 6-316-100

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KIM HUSTED SURVEYING LTD.

ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8

PHONE: 519-842-3638

FAX: 519-842-3639

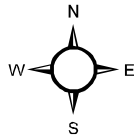
PROJECT: 16-12026

REFERENCE: FILE

MAP 1

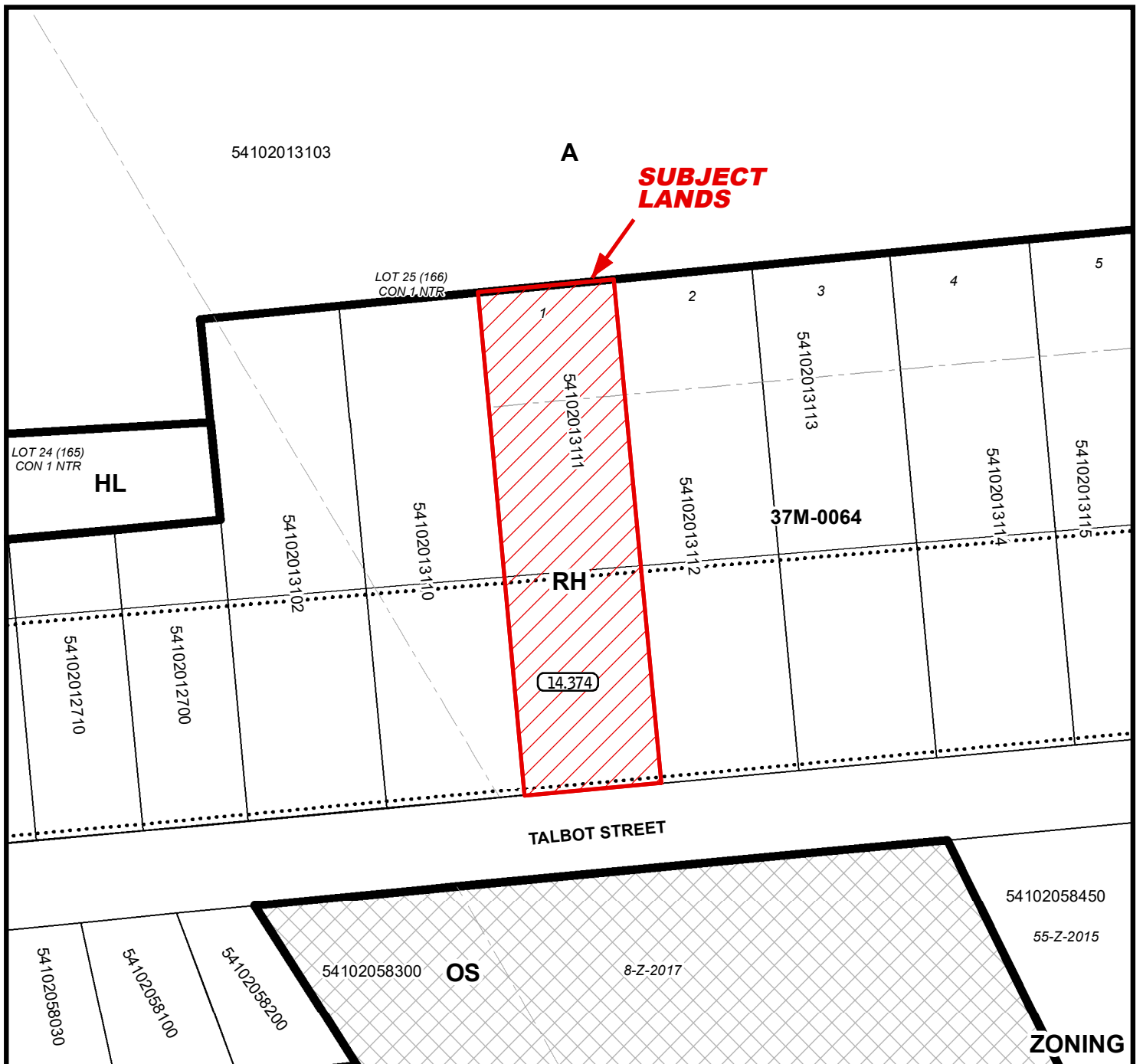
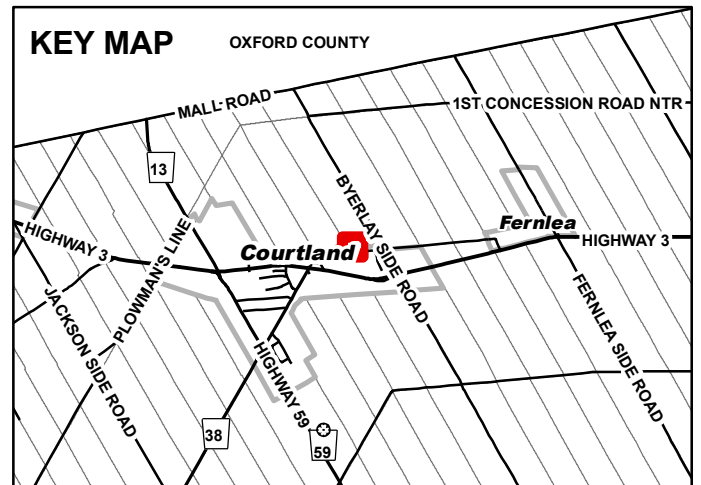
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Geographic Township of
MIDDLETON



1:1,400

10 5 0 10 20 30 40 Meters



MAP 2

File Number: ANPL2019390

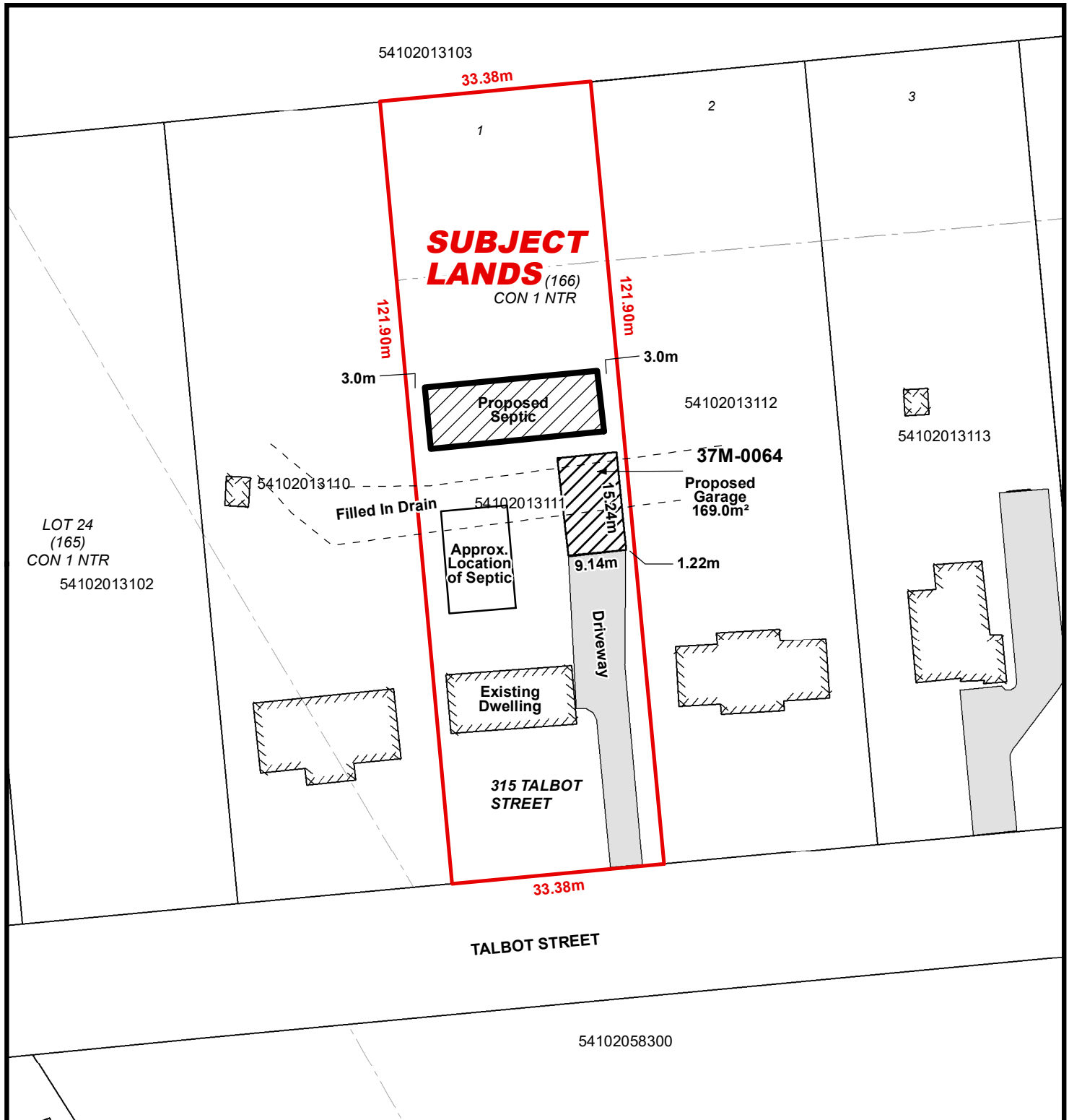
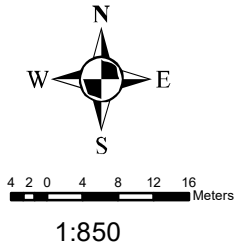
Geographic Township of MIDDLETON



MAP 3

File Number: ANPL2019390

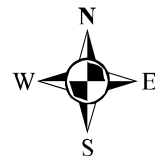
Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: ANPL2019390

Geographic Township of MIDDLETON



4 2 0 4 8 12 16 Meters

1:850

