

For Office Use Only:

File Number ANPL2022061
Related File Number - N/A
Pre-consultation Meeting - N/A
Application Submitted Feb. 2/2022
Complete Application Feb. 24/2022

Application Fee ✓ pd 1599.00
Conservation Authority Fee N/A
Well & Septic Info Provided -
Planner Hanne Vager
Public Notice Sign -

cc:arch

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: _____

A. Applicant Information

Name of Owner Elizabeth Biancale

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 203 Jenkins Road
Town and Postal Code Scotland NOE 1R0
Phone Number 289-682-5744
Cell Number ~~XXXXXXXXXX~~
Email lizbiancale@icloud.com

Name of Applicant Peter Wiebe
Address 52103 John Wise Line
Town and Postal Code Aylmer, N5H 2R5
Phone Number _____
Cell Number 226-567-0020
Email wiebehomes@hotmail.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 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):

Municipal Civic Address: 203 Jenkins Rd.

Present Official Plan Designation(s):

Present Zoning: Agriculture

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:

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

Existing Single family dwelling
Existing Implement 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.

Livingroom addition

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:

living room addition + see attached site plan
single story, width - 7.8 m length - 7 m height - 3.9 m

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:

plus 25 yrs

9. Existing use of abutting properties:

Agriculture

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:

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:

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reused.
Hy.

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

	Existing	Permitted	Proposed
Lot frontage	60.5m		
Lot depth	88m		
Lot width	60.5m		
Lot area	5245 m ²		
Lot coverage	5.1%		
Front yard	plus 50m		
Rear yard	12.4		5.1m
Height	3.9 m		
Left Interior side yard	35.3m		
Right Interior side yard	18.6 m		
Exterior side yard (corner lot)			

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

Rear yard setback

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

Current house location is far back on property

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

Rear yard setback

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

Current house location is far back on property

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: _____

Description of land intended to be retained in metric units:

Frontage: _____ N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____ N/A

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 **(Surplus Farm Dwelling Severances Only)**:

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 _____

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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 any 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:

Home owners

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:

There is no wooded area

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:

Not necessary

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

revised
1-19-

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 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 in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|-------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Storm sewers | <input checked="" 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:

Isolation Rd.

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.

No. This is not a dwelling space.

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

Jenkins Rd.

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.

No

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:

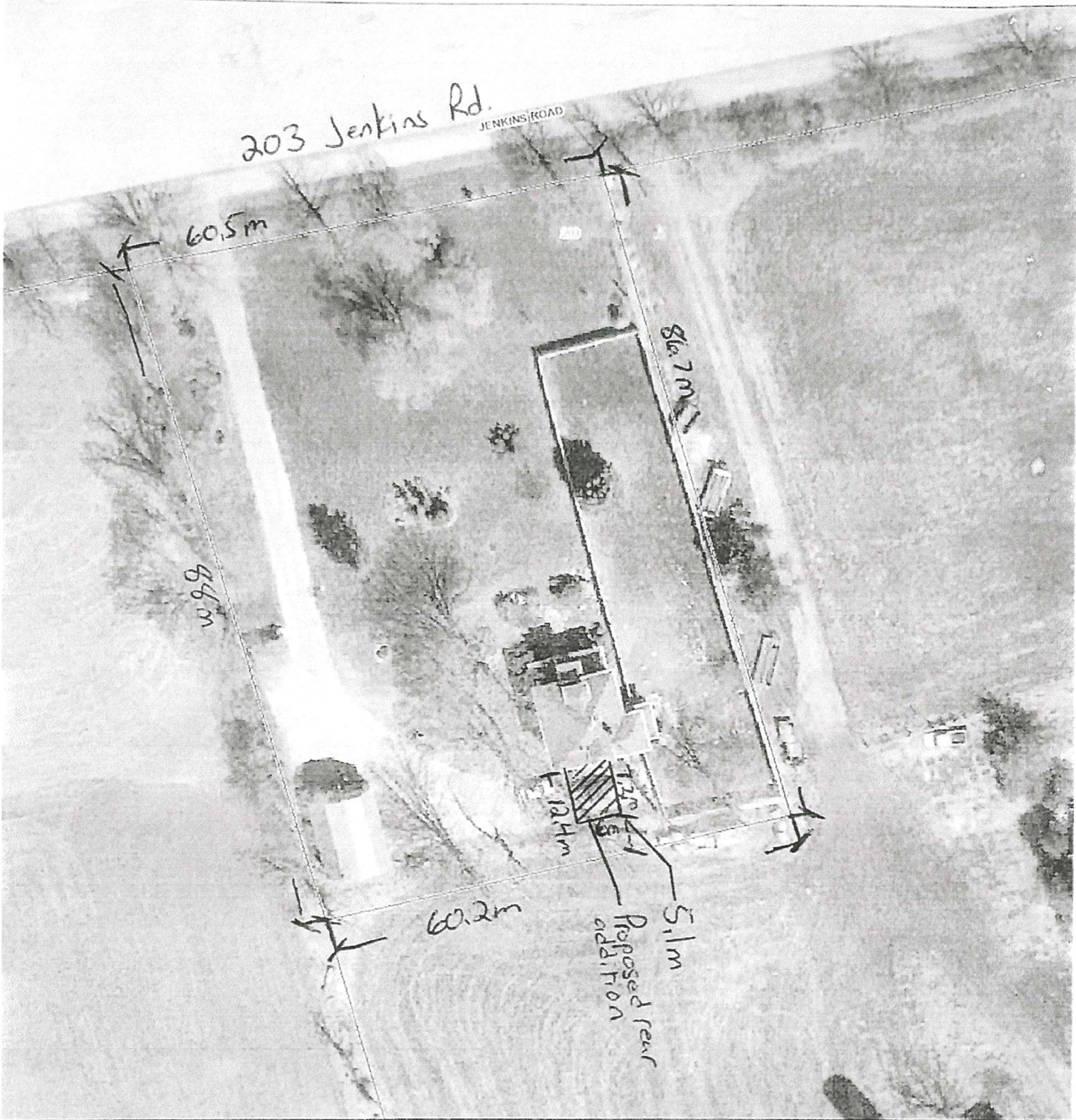
1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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.



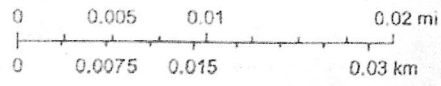
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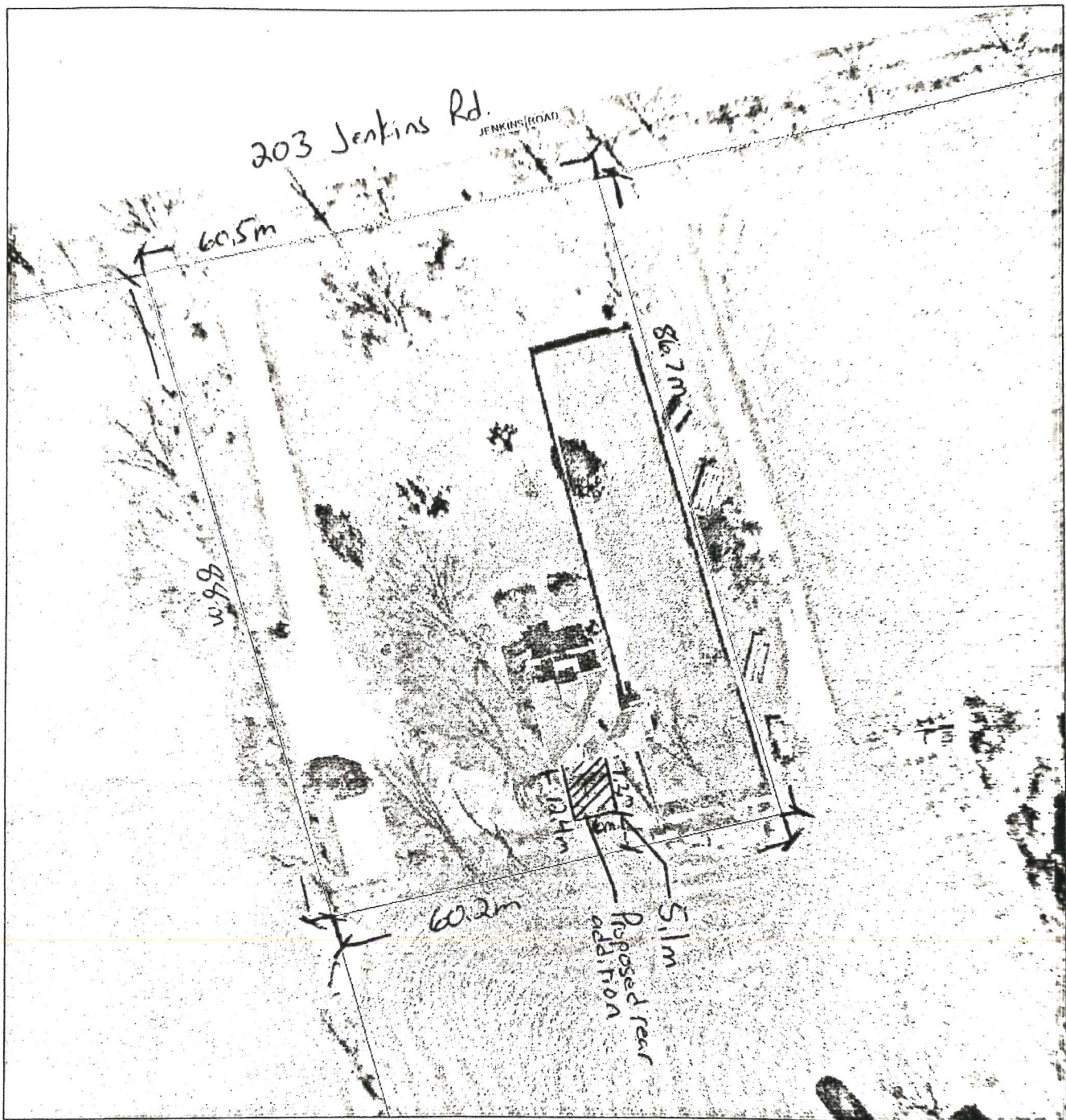
Land Parcels
Plan Lines
Draft Plan

Lot 5245 m²
Ex shop 89.2 m²
Ex house 132.5 m²
Addition 44.5 m²

Rear yard to addition 6m
Side yard left 35.3m
Side yard right 18.6m



Lot Coverage = 5.1%



2021-10-29, 10:36:34 a.m.

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 Plan Lines
 Draft Plan

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Rear yard to addition 6m
 Side yard left 35.3m
 Side yard right 18.6m

Queen's Printer for Ontario
 Norfolk GIS

Norfolk GIS
 © Norfolk County

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.

~~Peter~~ Peter Wiebe

Owner/Applicant/Agent Signature

Jan 25/2022

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 Elizabeth Biancale am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Peter Wiebe 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.

EB Biancale

Owner

AG

Owner

Jan 25/2022

Date

Jan 25/2022

Date

*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Peter Wiche of Aylmer

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 St. Simcoe

[Signature]

Owner/Applicant/Agent Signature

In Norfolk County

This 26th day of January

A.D., 20 22

[Signature]
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.

- 1. FOUNDATION: OWNER TO OBTAIN RECORDS AND CONSTRUCTION RECORDS FROM ANY PREVIOUS FOUNDATION CONSTRUCTION.
- 2. FOUNDATION: OWNER TO OBTAIN RECORDS AND CONSTRUCTION RECORDS FROM ANY PREVIOUS FOUNDATION CONSTRUCTION.
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FOUNDATION PLAN NOTES:

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PROPERTY OF WALL TO WALL

WALL TO WALL CONSTRUCTION

6716 SAMMILL RD. AYLEMER ON

MCLEOD-BIANCALE

303 BENSING ROAD, SCOTTLAND ON

FINALIZED

DESIGNED BY: C.L.

SCALE: 1/4" = 1'-0"

DATE: MAY 2021

PROJECT NO: A0

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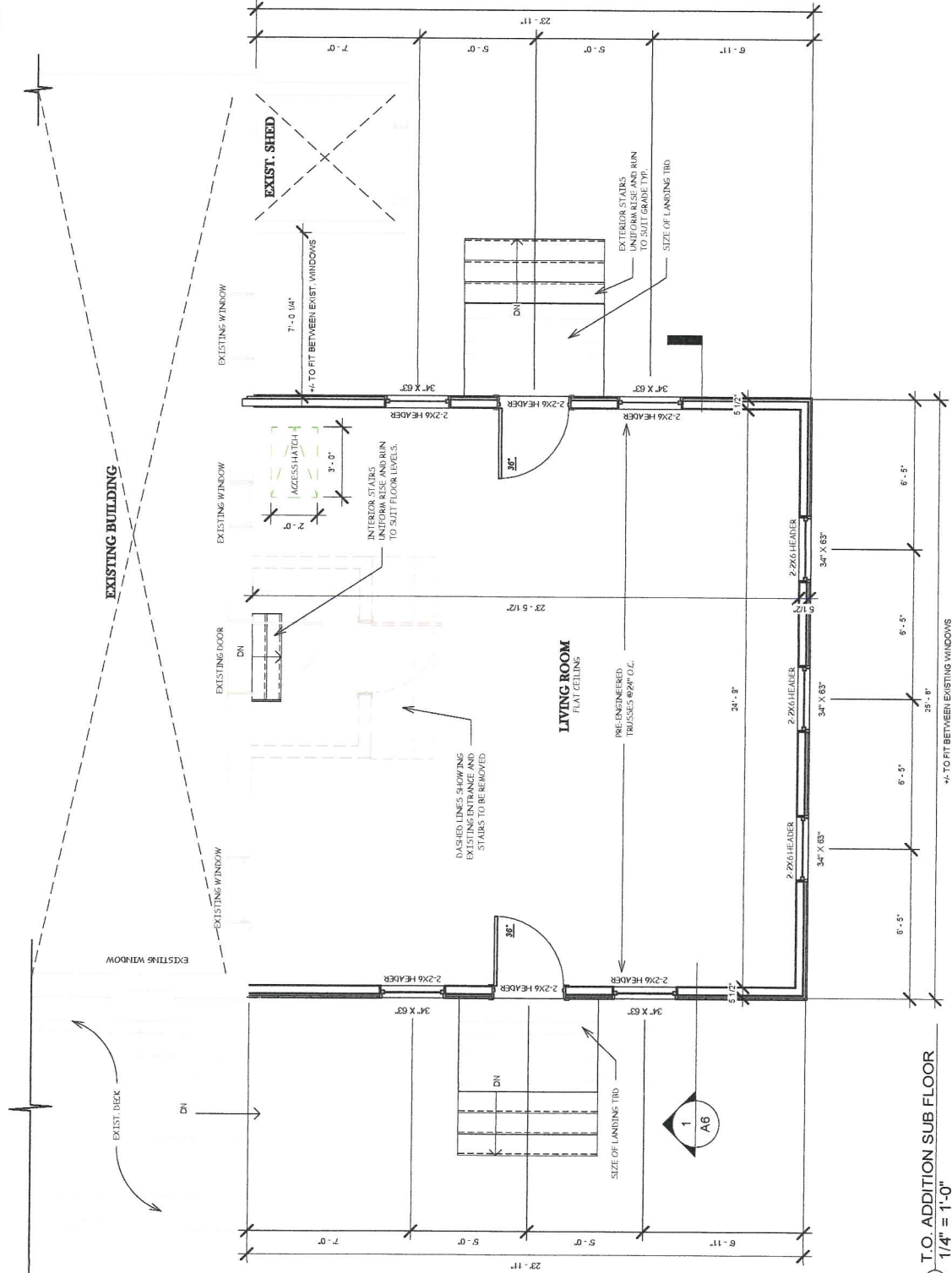
SCALE: 1/4" = 1'-0"

DATE: MAY 2021

PROJECT NO: A0

WALL TO WALL CONSTRUCTION

6716 SAMMILL RD. AYLEMER ON



① T.O. ADDITION SUB FLOOR
1/4" = 1'-0"

TYPICAL SECOND STOREY WINDOW HEADER

TYPICAL SECOND STOREY WINDOW SILL

TYPICAL EXTERIOR WALL PENETRATION

TYPICAL CEILING LIGHT PENETRATION

TYPICAL WINDOW OR DOOR FRAME

SEAL AIR BARRIER MATERIALS AT BOTTOM PLATE
BEHIND TUB/SHOWER

TYPICAL FLOOR TRANSITION BELT

TYPICAL WINDOW OR DOOR FRAME

ELECTRICAL PANELS

BELT WALL PENETRATIONS

BASEMENT FLOOR

MANUFACTURED ATTIC ACCESS LID

TYPICAL FLOOR CANTILEVER FOR FIREPLACE, BAY ETC.

TYPICAL EXTERIOR WALL TO FOUNDATION

TYPICAL EXTERIOR ABOVE GARAGE

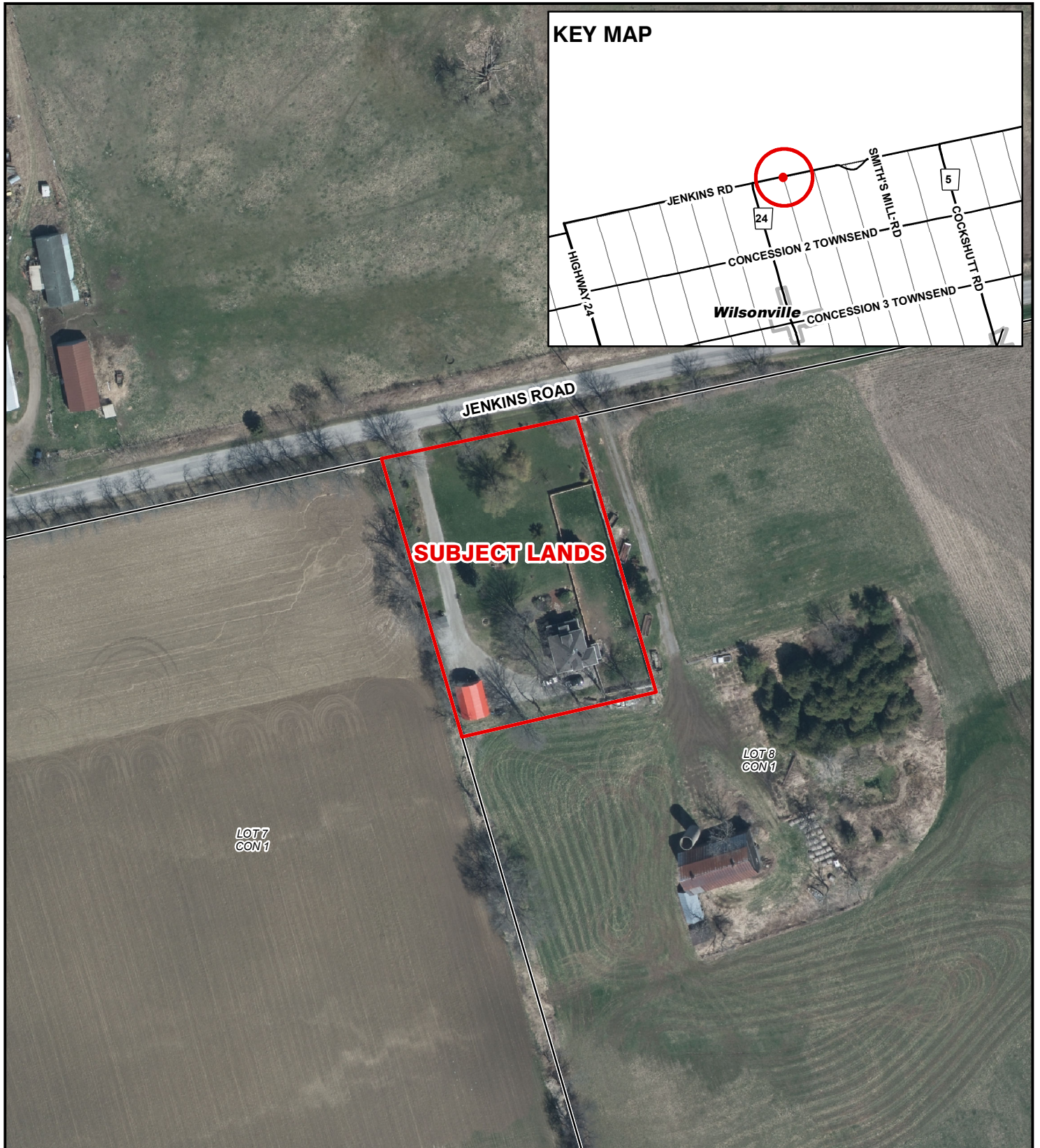
TYPICAL INTERIOR GARAGE WALL

TYPICAL OFFSET CEILINGS


① DETAILS
3/32" = 1'-0"

MAP A
CONTEXT MAP
Geographic Township of TOWNSEND

ANPL2022061

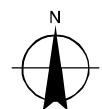


Legend

 Subject Lands

2020 Air Photo

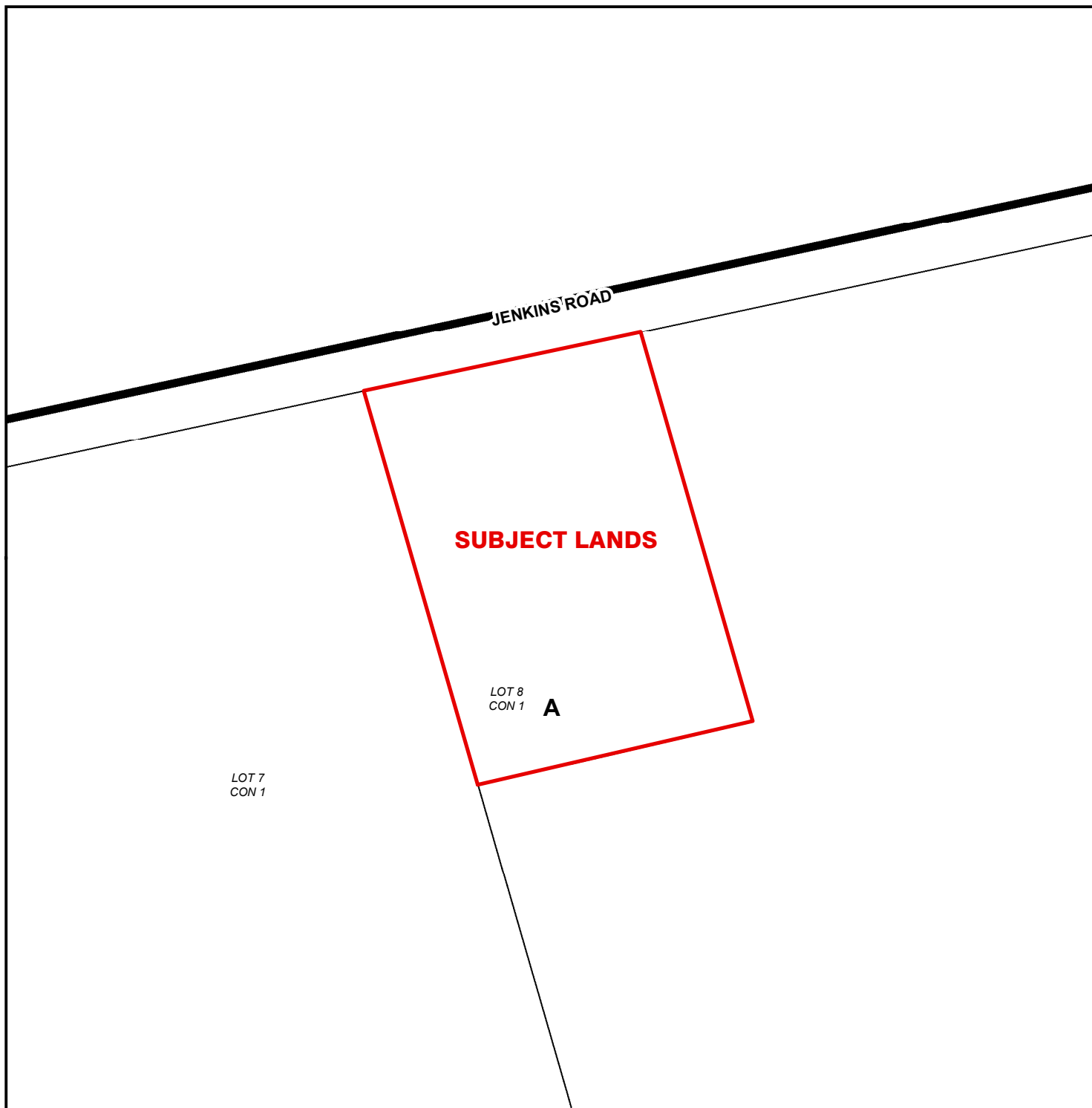
2/25/2022



10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of TOWNSEND

ANPL2022061



LEGEND

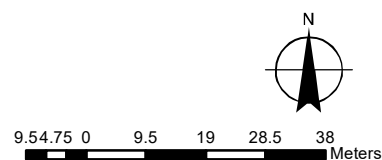
 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

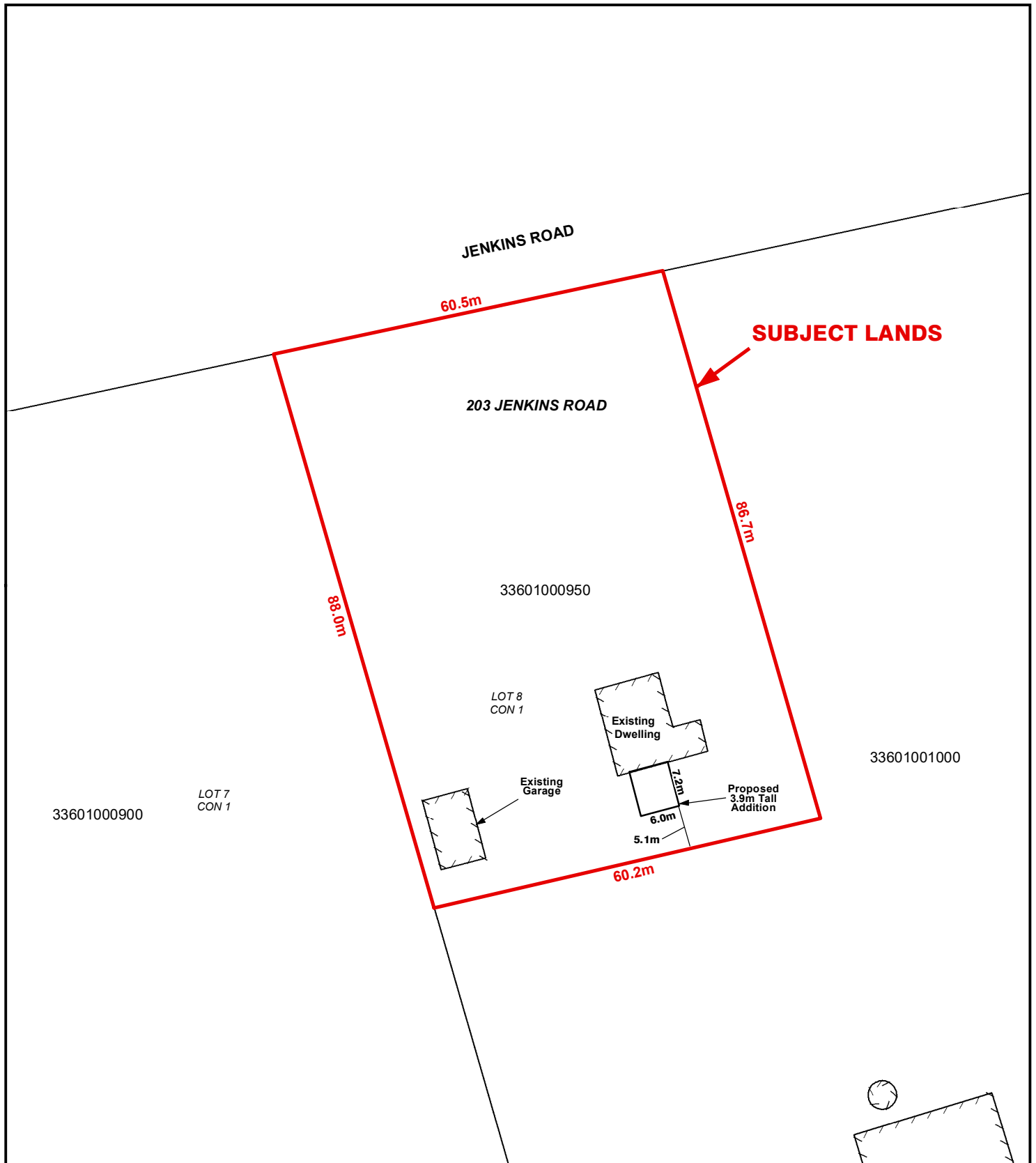
A - Agricultural Zone

2/25/2022



CONCEPTUAL PLAN

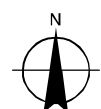
Geographic Township of TOWNSEND



Legend

Subject Lands

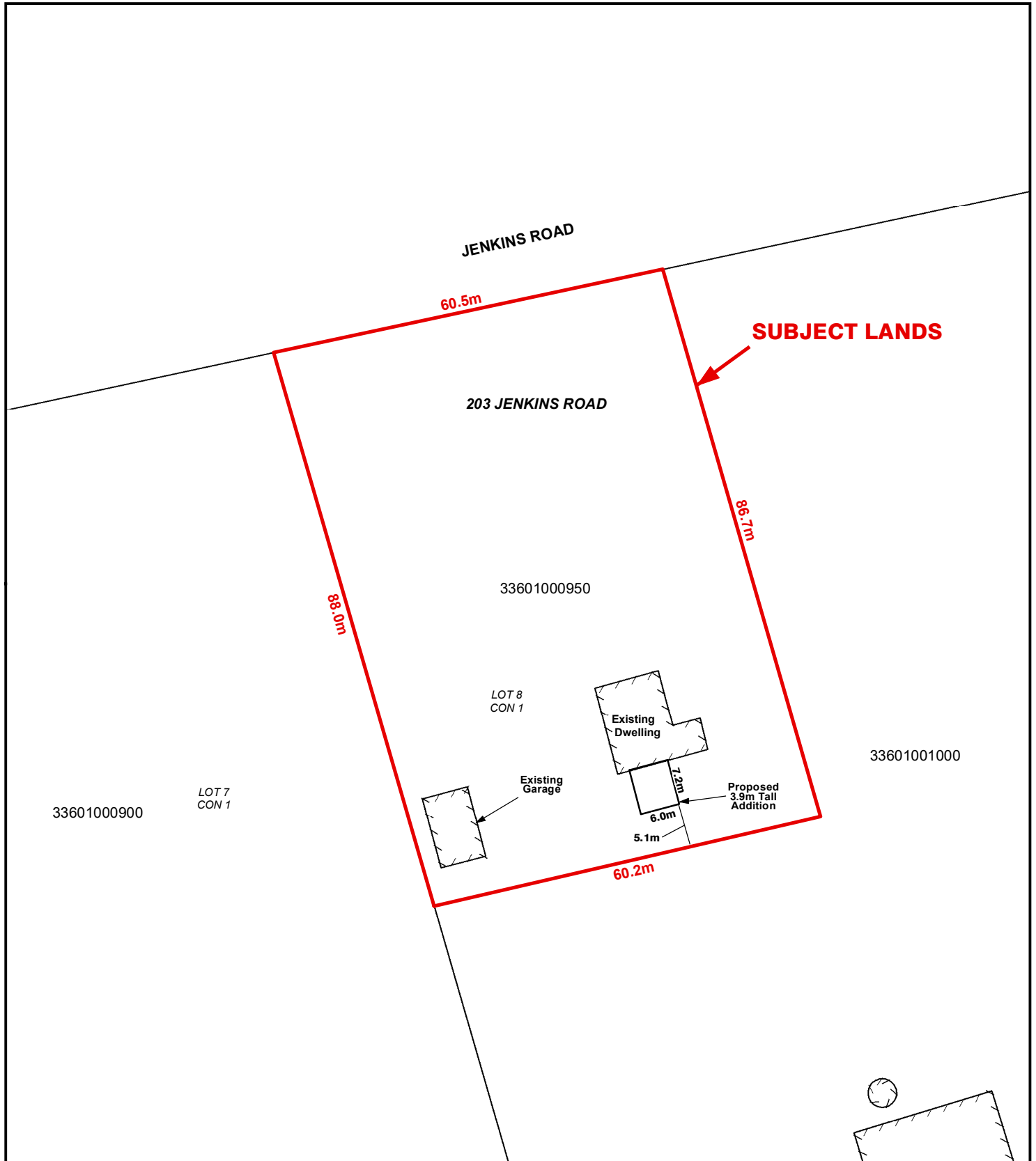
2/25/2022



6.5 3.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

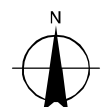
Geographic Township of TOWNSEND



Legend

Subject Lands

2/25/2022



6.5 3.25 0 6.5 13 19.5 26 Meters