

For Office Use Only:

File Number ANPL2022298
Related File Number -
Pre-consultation Meeting -
Application Submitted Sept. 14, 2022
Complete Application Oct 12, 2022

Application Fee \$1599.00 Visa
Conservation Authority Fee N/A
Well & Septic Info Provided N/A
Planner Hanne Yager
Public Notice Sign -

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: 545-030-00405-0000

A. Applicant Information

Name of Owner Lesley Hennessey Lasby and Bradley Colton Charles Lasby

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 500 Fairgrounds Road
Town and Postal Code Langton ON N0E1G0
Phone Number 519-223-2718
Cell Number -
Email LesleyHennessey40@hotmail.com

Name of Applicant Lesley Hennessey Lasby
Address 500 Fairgrounds Road
Town and Postal Code Langton On N0E 1G0
Phone Number 519-223-2718
Cell Number -
Email lesleyhennessey40@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 owner and agent noted above.

☒ Owner☐ Agent☐ Applicant

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

Bank of Nova Scotia

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: 500 Fairgrounds Road Langton Ontario N0E 1G0

Present Official Plan Designation(s): Hamlet

Present Zoning: Hamlet Residentail

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

☒ Yes ☐ No If yes, please specify:

Residential Hamlet

3. Present use of the subject lands:

Home

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:

House

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.

ADU for my Parents

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:

None

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:

Not sure

9. Existing use of abutting properties:

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	53m				
Lot depth	83.837m				
Lot width	53m				
Lot area	4192sq. m			1.81 m	
Lot coverage	1.035 acres				
Front yard		30.10m		69.867m	
Rear yard		36.3 M		36.3 M	
Height		6m		7.81m	1.81 m
Left Interior side yard		3.3m		3.3m	
Right Interior side yard				40.55m	
Exterior side yard (corner lot)					
Parking Spaces (number)	2			2	
Aisle width					
Stall size				8.10m x 6.70m	
Loading Spaces		45% ratio		45% ratio	
Other	3000 sq ft	45% ratio		1350sq. ft	

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

In order to get the correct pitch on the ADU for snow and load bearing we need to get the extra height

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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. All Applications: 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 Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: 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. All Applications: 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 in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

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

G. All Applications: 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.

Once Adu is built we will be landscaping the lot lines with trees

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:

- ☐ 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.

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.

Lesley Hennessey Lasby
Owner/Applicant/Agent Signature

Aug 3 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 Lesley Hennessey Lasby am/are the registered owner(s) of the lands that is the subject of this application.

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.

Lesley Hennessey Lasby
Owner

Sept 14 2022

Date

Owner

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, Lesley Hennessey Lasby of Langton 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:

Aug 3 2022

Lesley Hennessey Lasby
Owner/Applicant/Agent Signature

In Norfolk County

This 14th day of September 2022

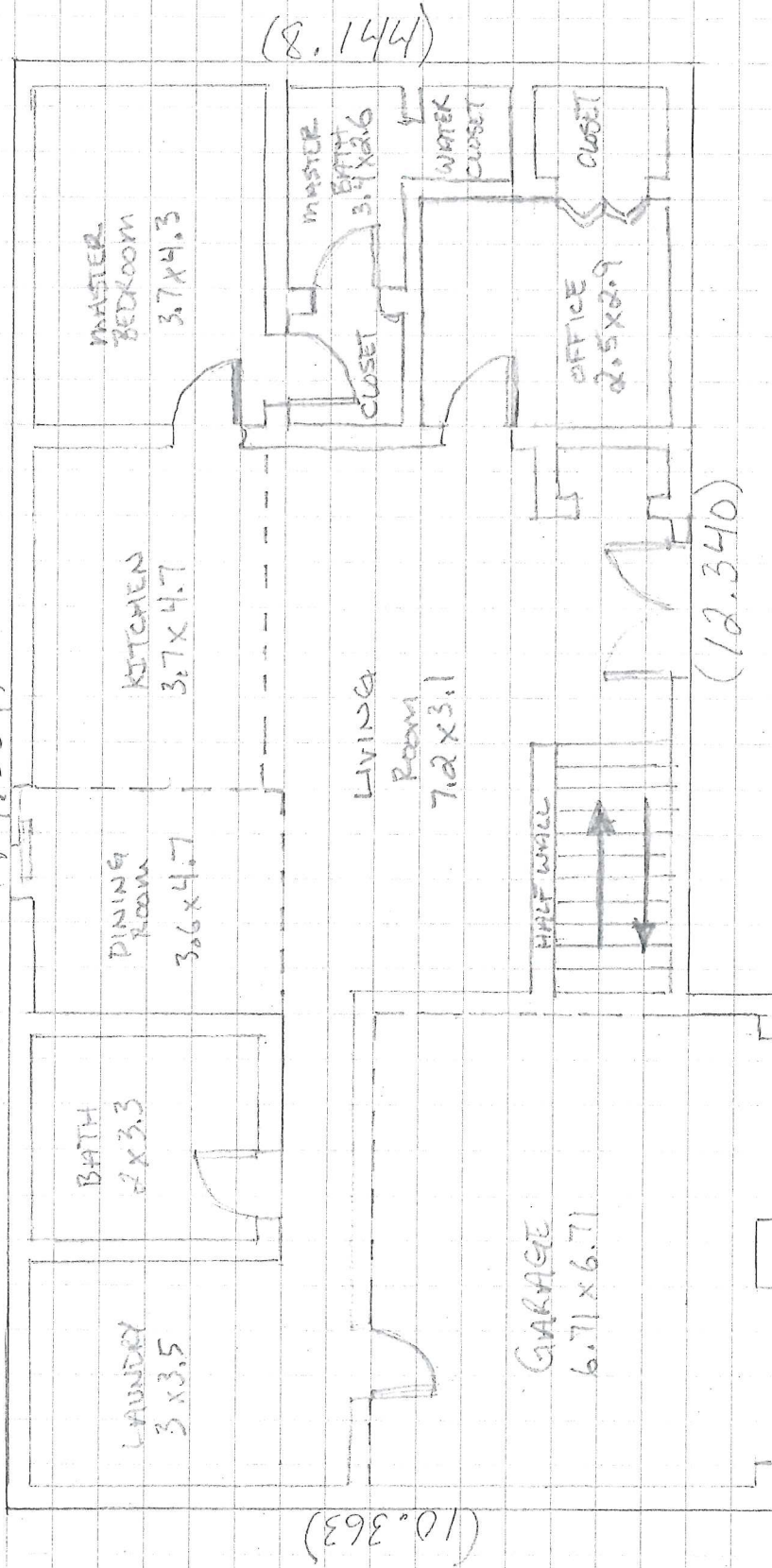
A.D., 20____

Sherry Ann Mott
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

MAIN FLOOR (1550 sq. ft.)

(19,507)

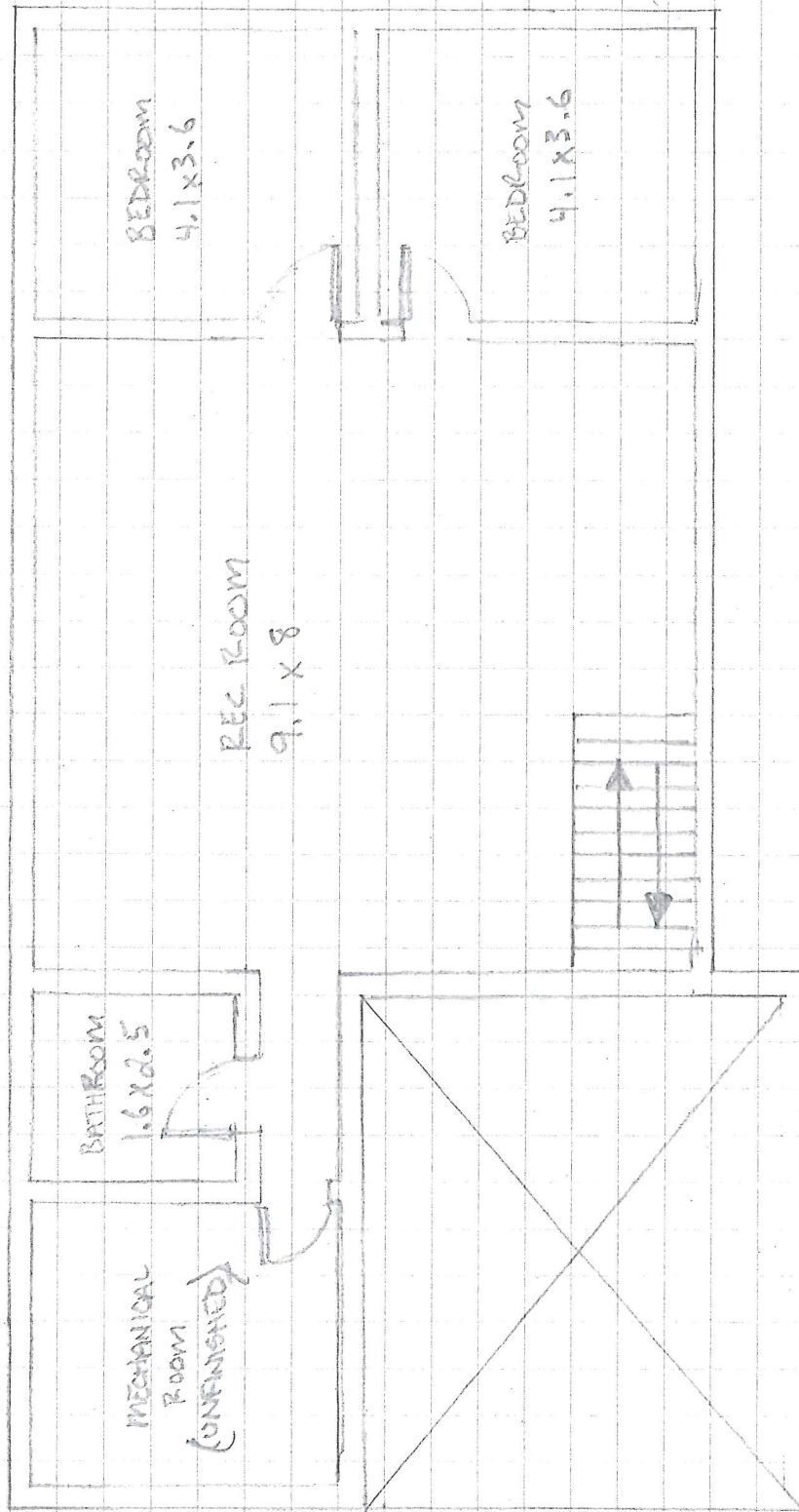


(10,363)

(12,340)

(8,144)

LOWER LEVEL

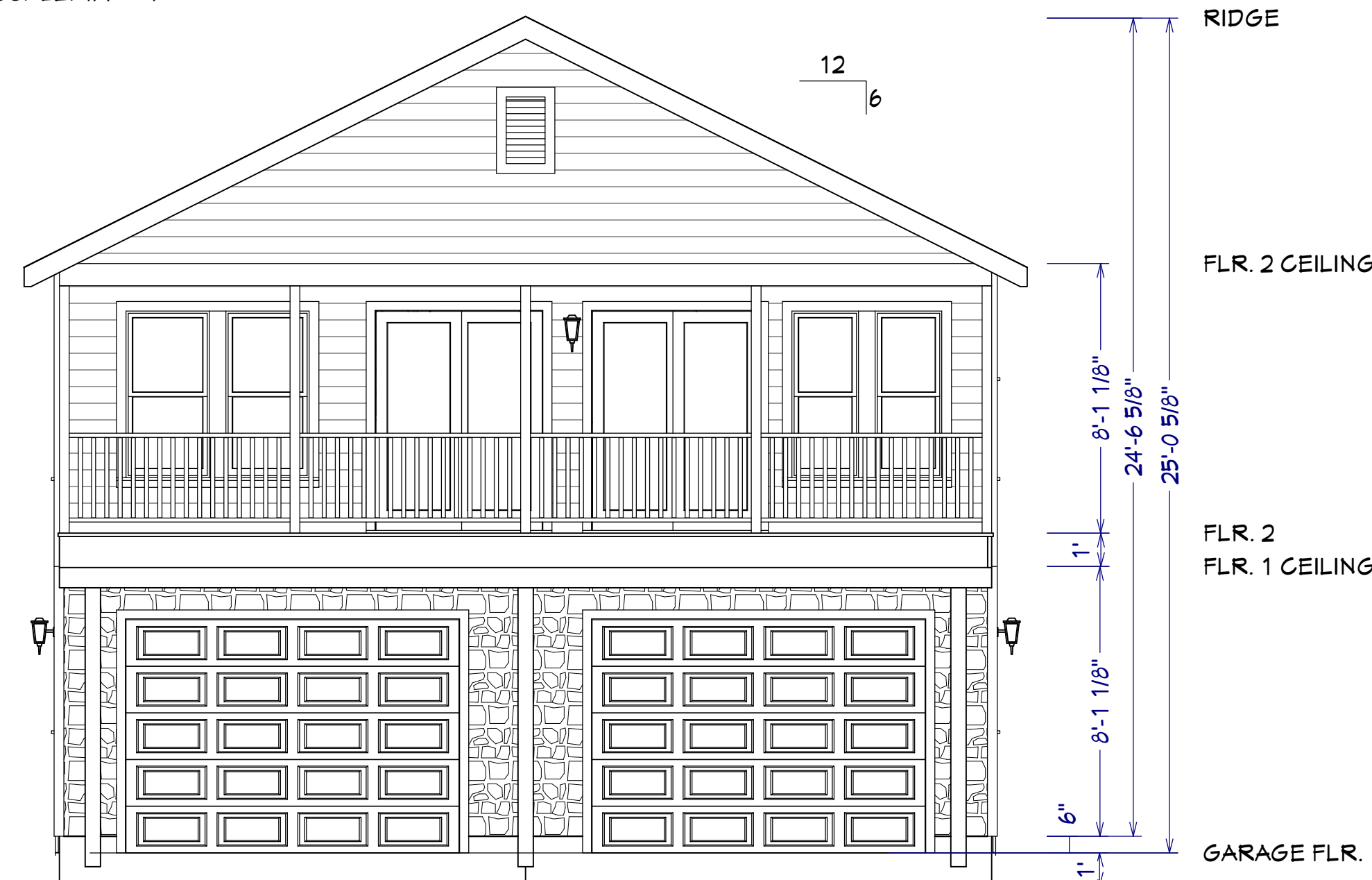




RIGHT ELEVATION
SCALE: 1/4" = 1'



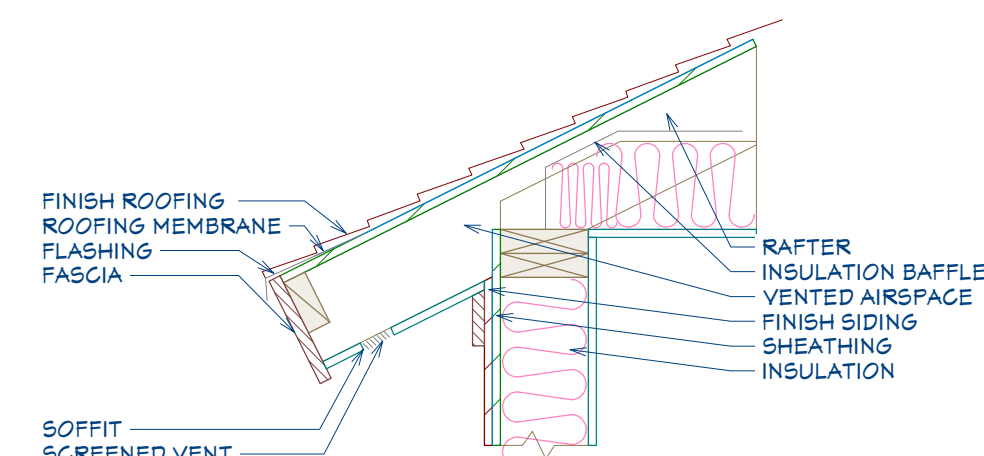
LEFT ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



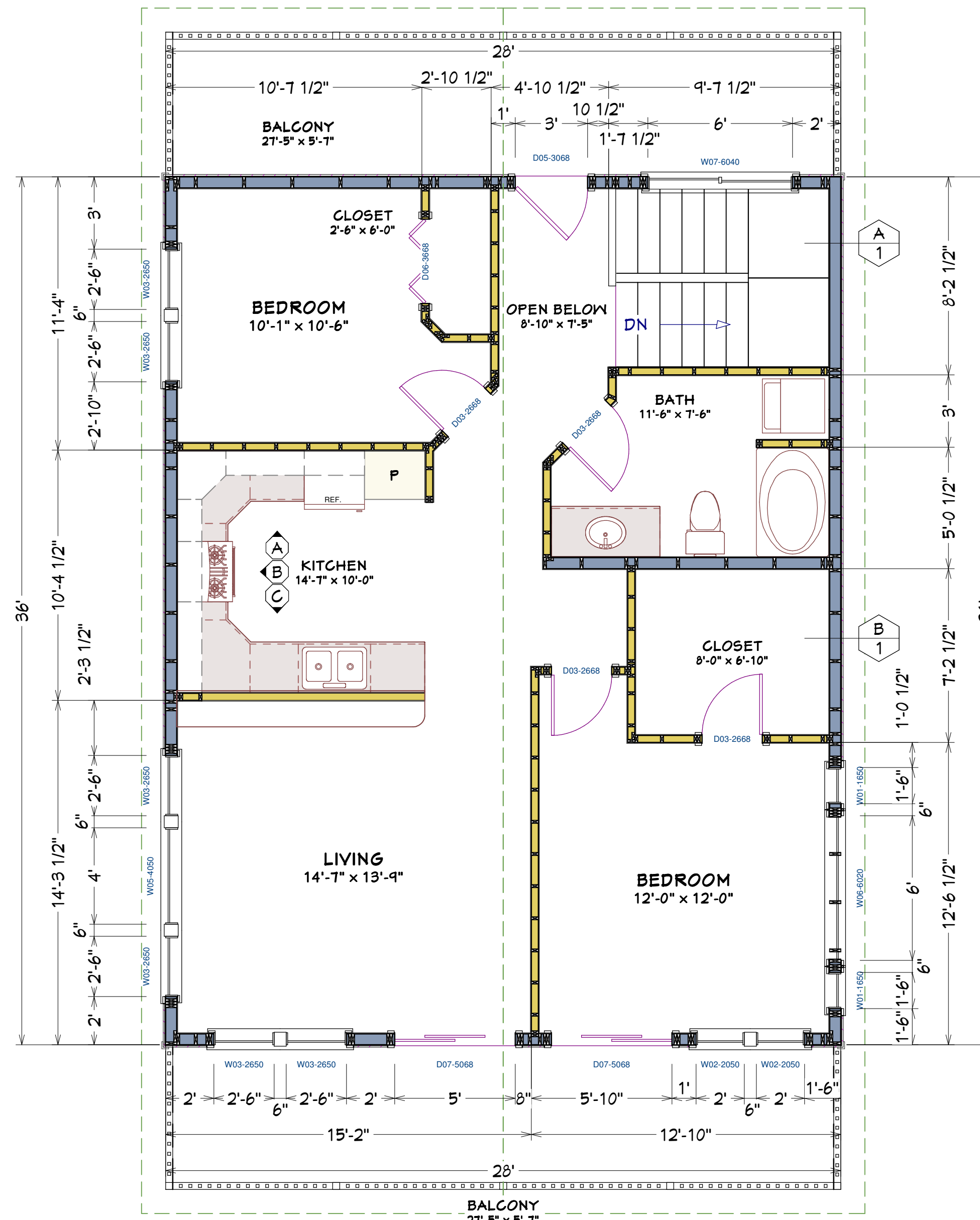
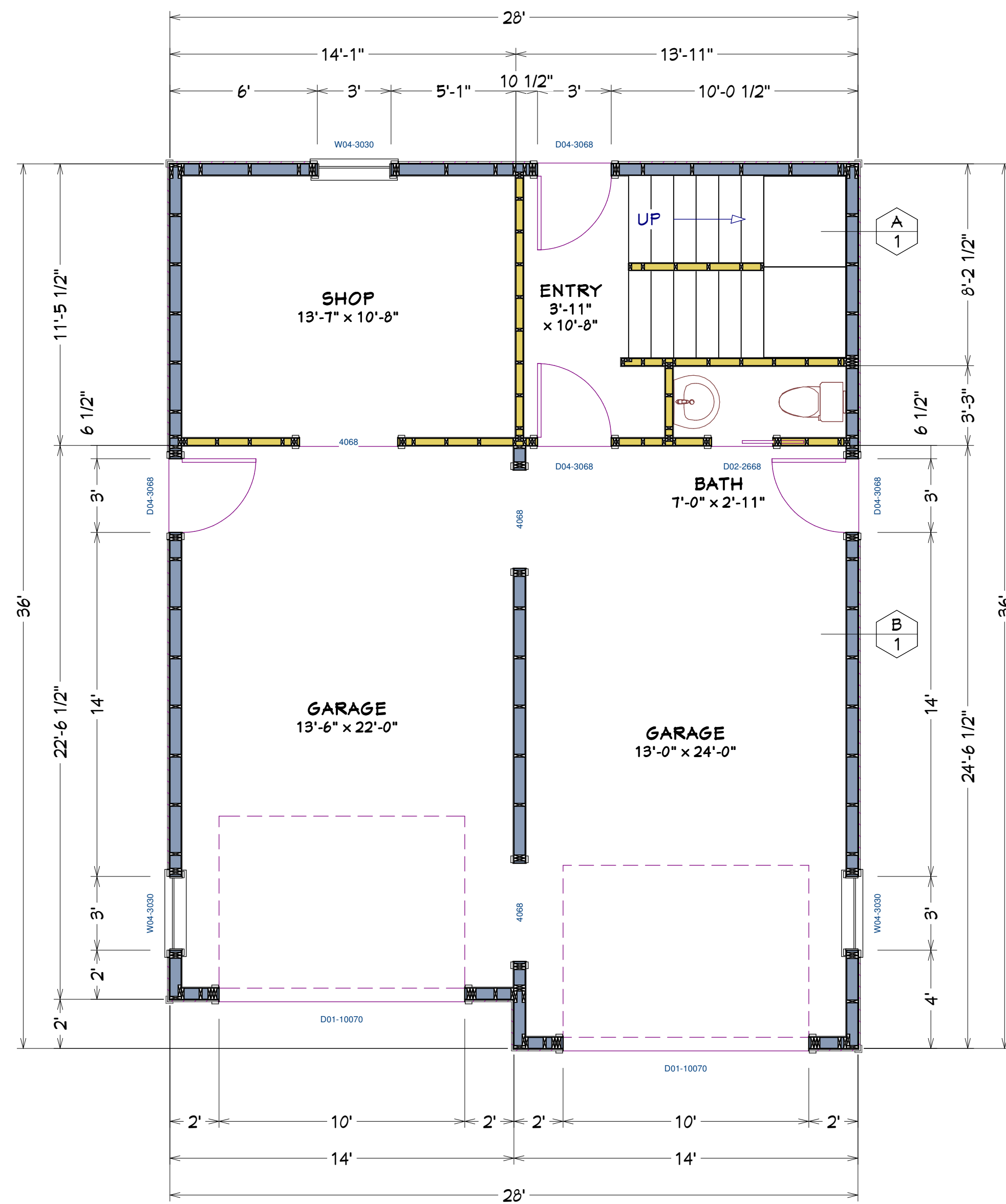
Boxed in Eave
SCALE: 1" = 1'

28x36 House #28X36H4

SQUARE FEET: 1,170 (240 1st, 930 2nd)
WIDTH: 28'
DEPTH: 36'
EXTERIOR WALL STRUCTURE: 2X6 STUDS

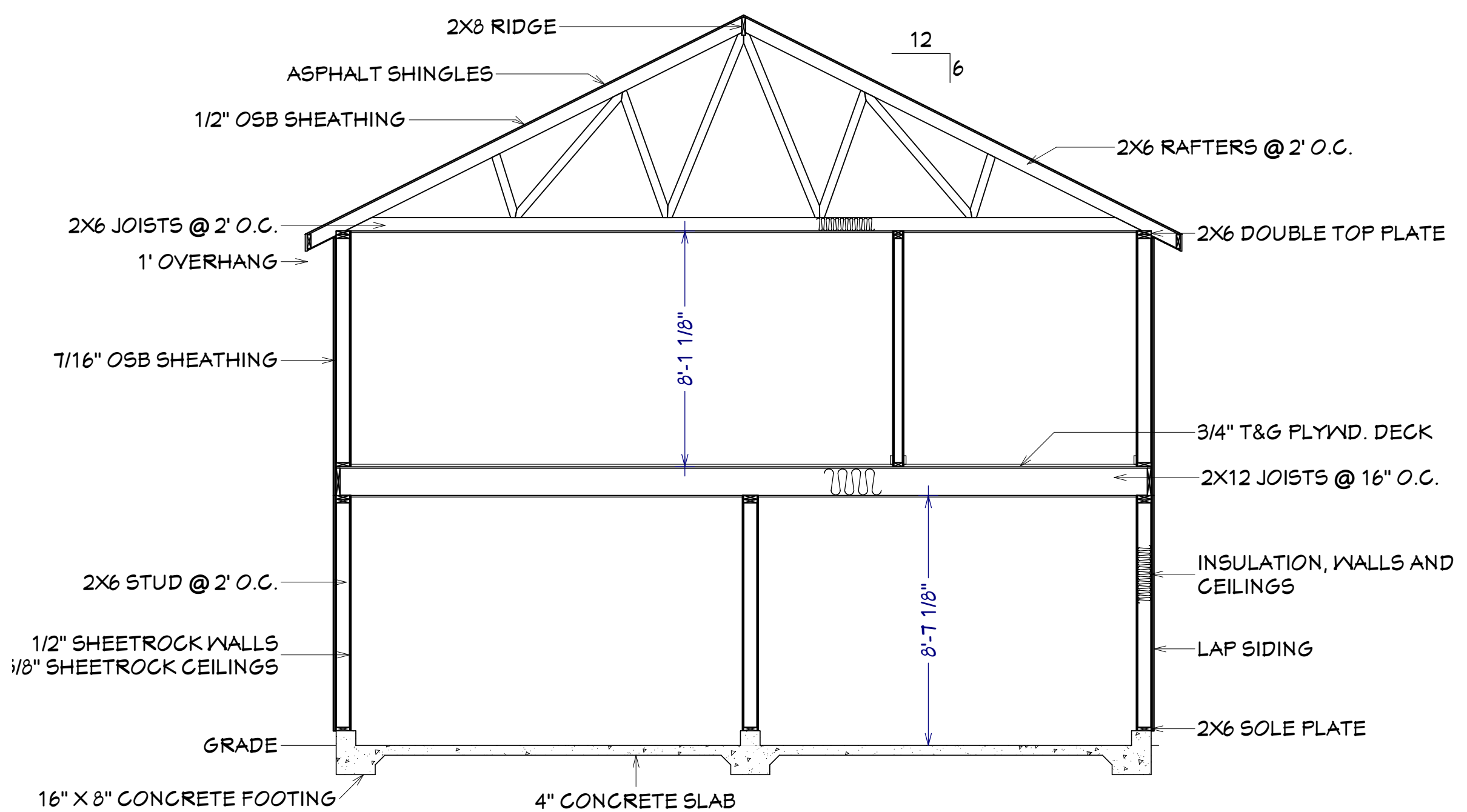
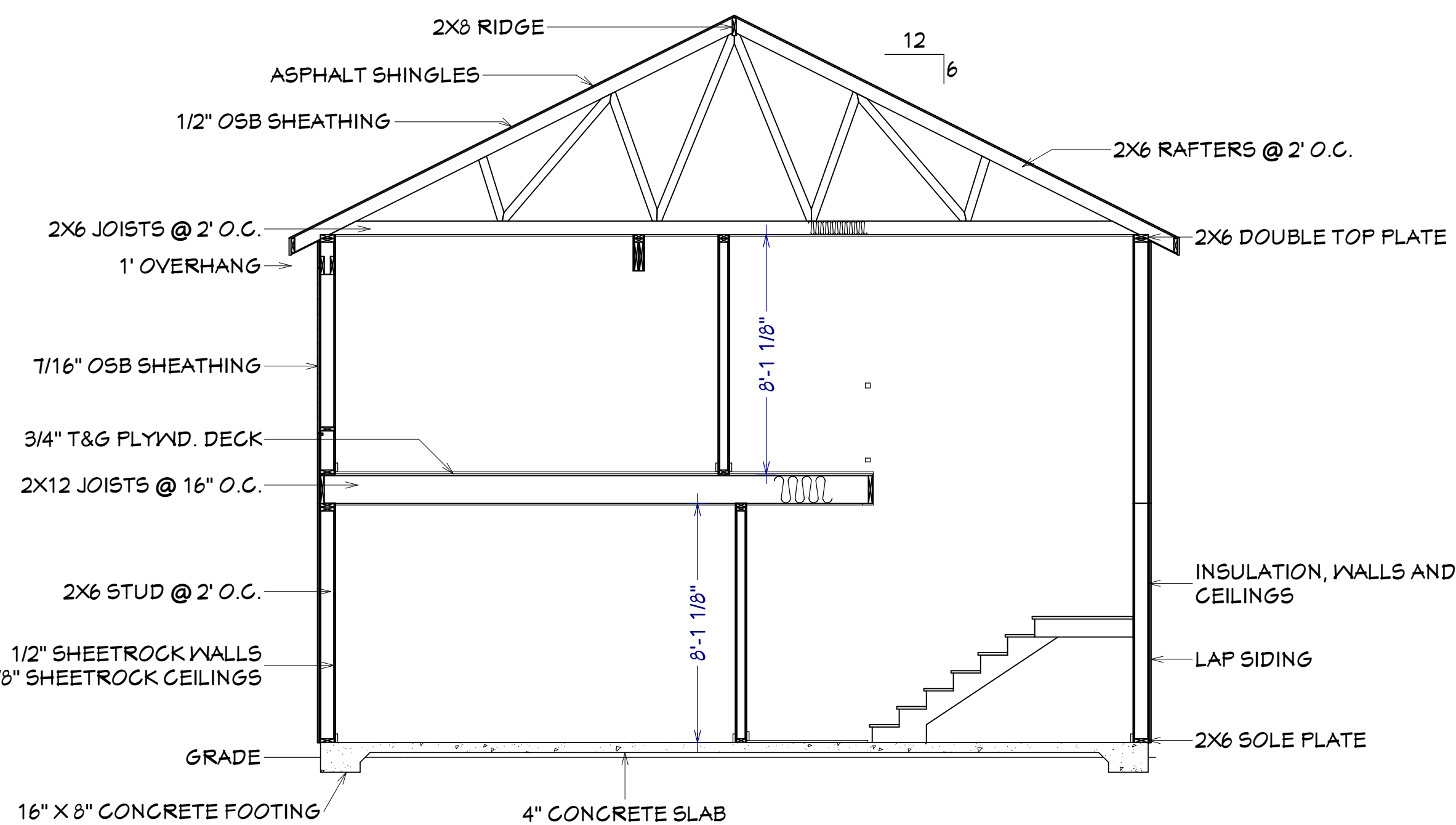
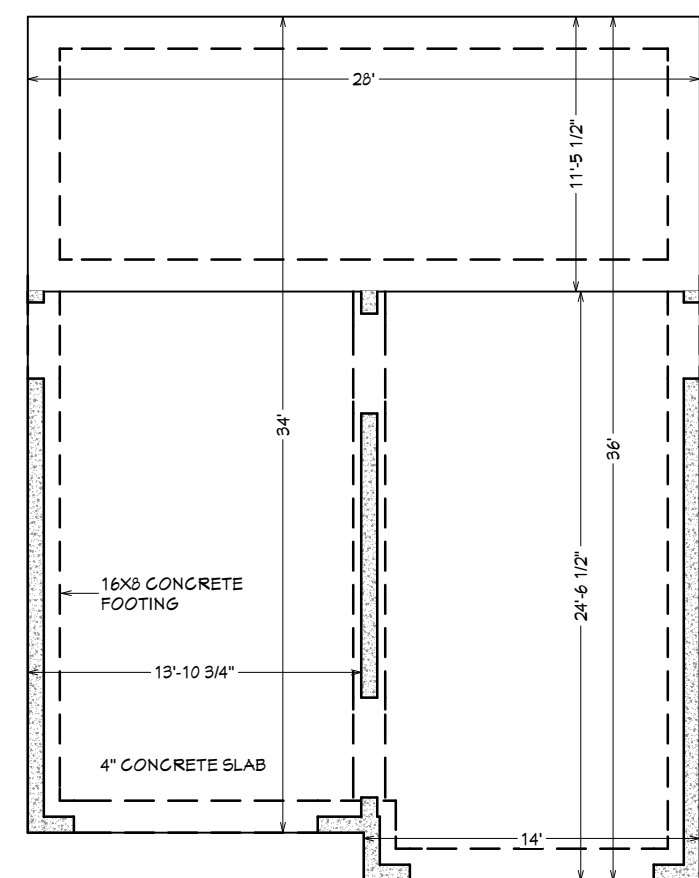
**BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
AND SPECS BEFORE CONSTRUCTION
BEGINS. BUILDING TO BE BUILT AS
PER LOCAL CODE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	COMMENTS
D01	D01-10070	2	1	10070	
D02	D02-2668	1	1	2668	
D03	D03-2668	4	2	2668	
D04	D04-3068	4	1	3068	
D05	D05-3068	1	2	3068	
D06	D06-3668	1	2	3668	
D07	D07-5068	2	2	5068	

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	W01-1650	2	2	1650	DOUBLE HUNG	
W02	W02-2050	2	2	2050	DOUBLE HUNG	
W03	W03-2650	6	2	2650	DOUBLE HUNG	
W04	W04-3030	3	1	3030	DOUBLE HUNG	
W05	W05-4050	1	2	4050	SNGL CASEMENT-HR	
W06	W06-6020	1	2	6020	AWNING	
W07	W07-6040	1	2	6040	RIGHT SLIDING	

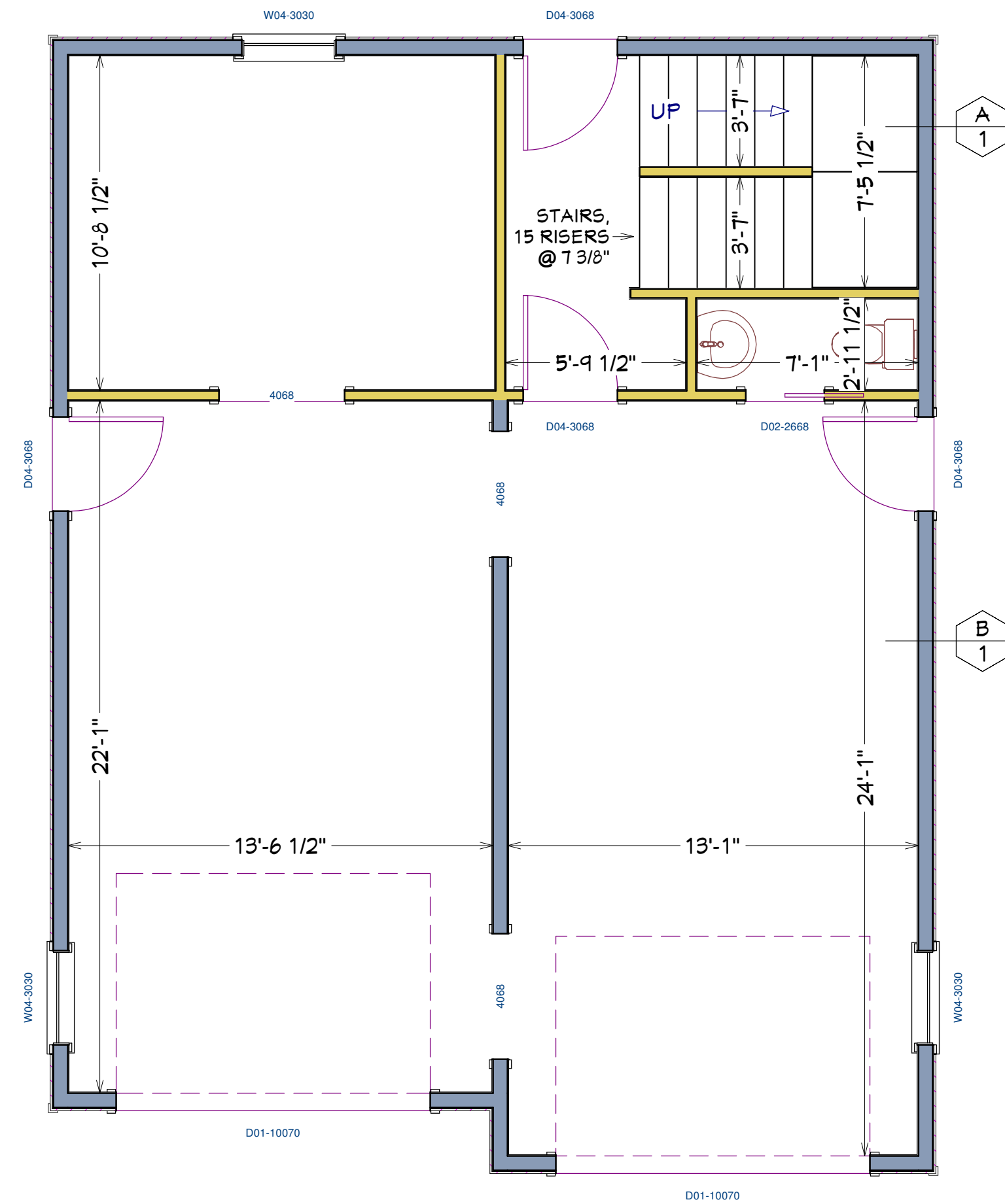


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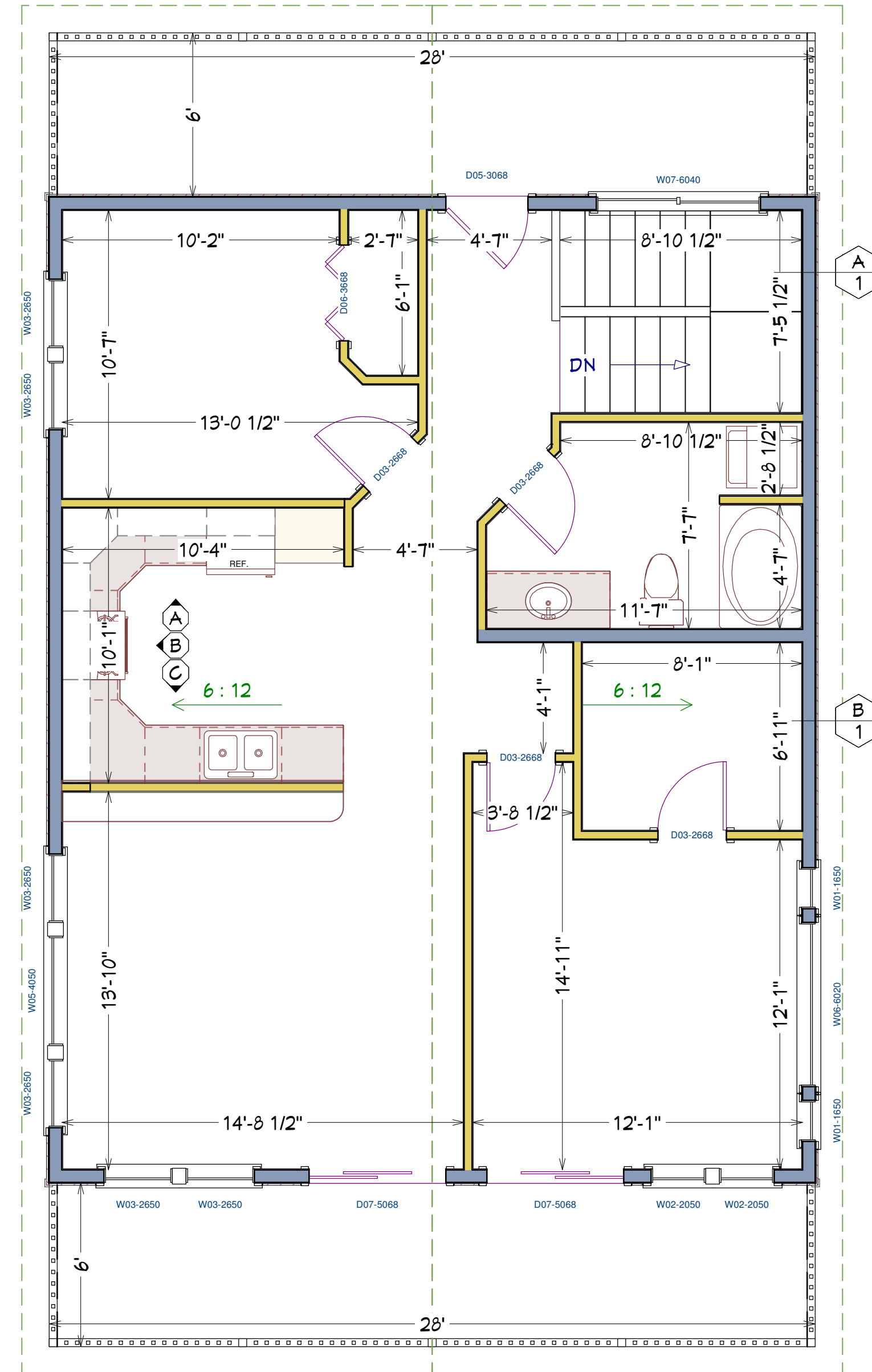
Excellent Floor Plans

<https://sites.google.com/excellentfloorplans>
<https://www.ebay.com/str/excellentfloorplans>
<https://excellentfloorplans.etsy.com>



MAIN FLOOR PLAN

SCALE: 1/4" = 1'

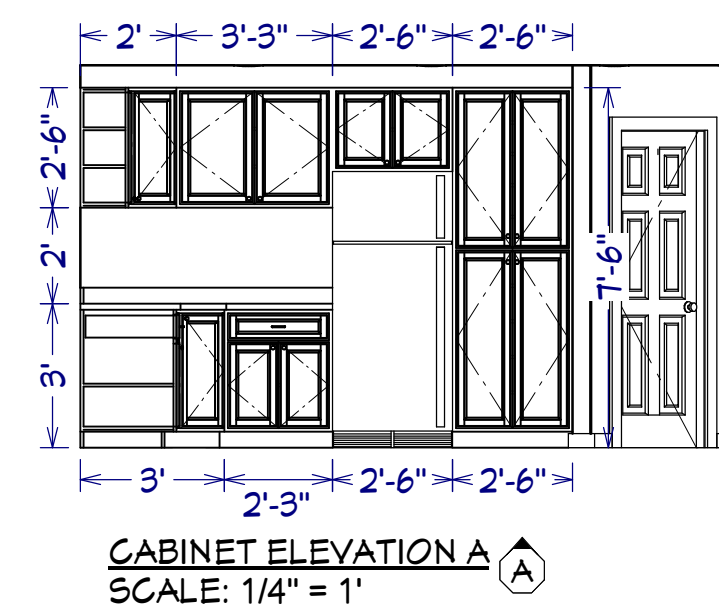



2ND FLOOR PLAN

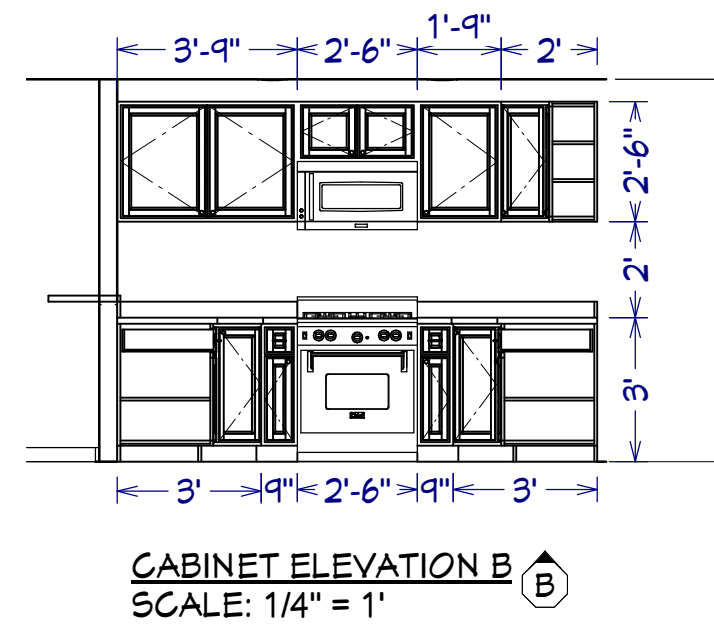
SCALE: 1/4" = 1'

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	COMMENTS
D01	D01-10070	2	1	10070	
D02	D02-2666	1	1	2666	
D03	D03-2666	4	2	2666	
D04	D04-3066	4	1	3066	
D05	D05-3066	1	2	3066	
D06	D06-3666	1	2	3666	
D07	D07-5066	2	2	5066	

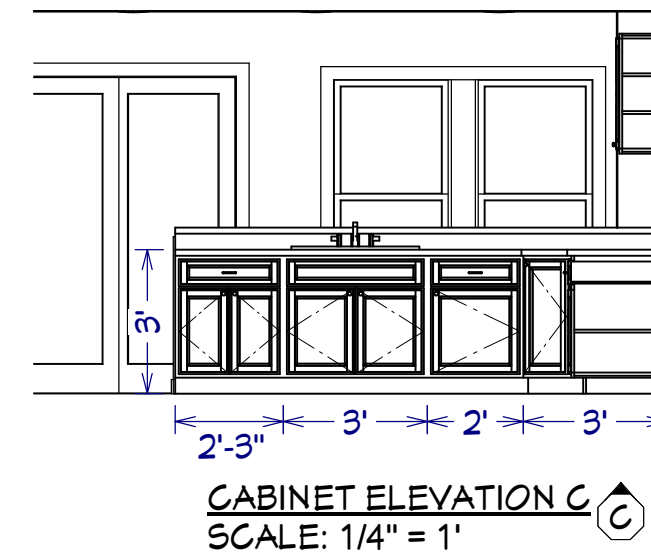
WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	W01-1650	2	2	1650	DOUBLE HUNG	
W02	W02-2050	2	2	2050	DOUBLE HUNG	
W03	W03-2650	6	2	2650	DOUBLE HUNG	
W04	W04-3030	3	1	3030	DOUBLE HUNG	
W05	W05-4050	1	2	4050	SNGL CASEMENT-HR	
W06	W06-6020	1	2	6020	AWNING	
W07	W07-6040	1	2	6040	RIGHT SLIDING	




CABINET ELEVATION A 
SCALE: 1/4" = 1'

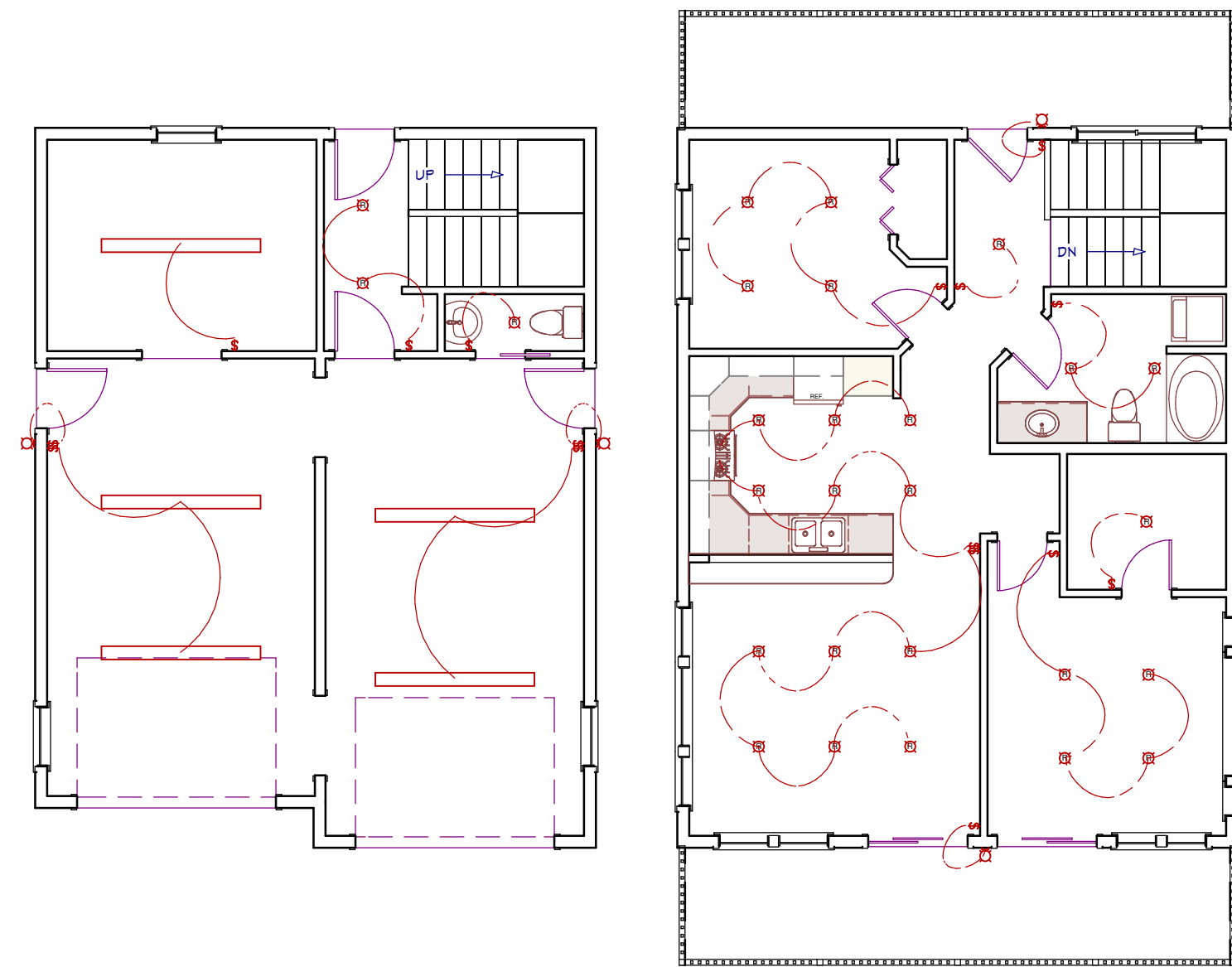


CABINET ELEVATION B
SCALE: 1/4" = 1'



CABINET ELEVATION C 
SCALE: 1/4" = 1'

28x36 House
#28X36H4

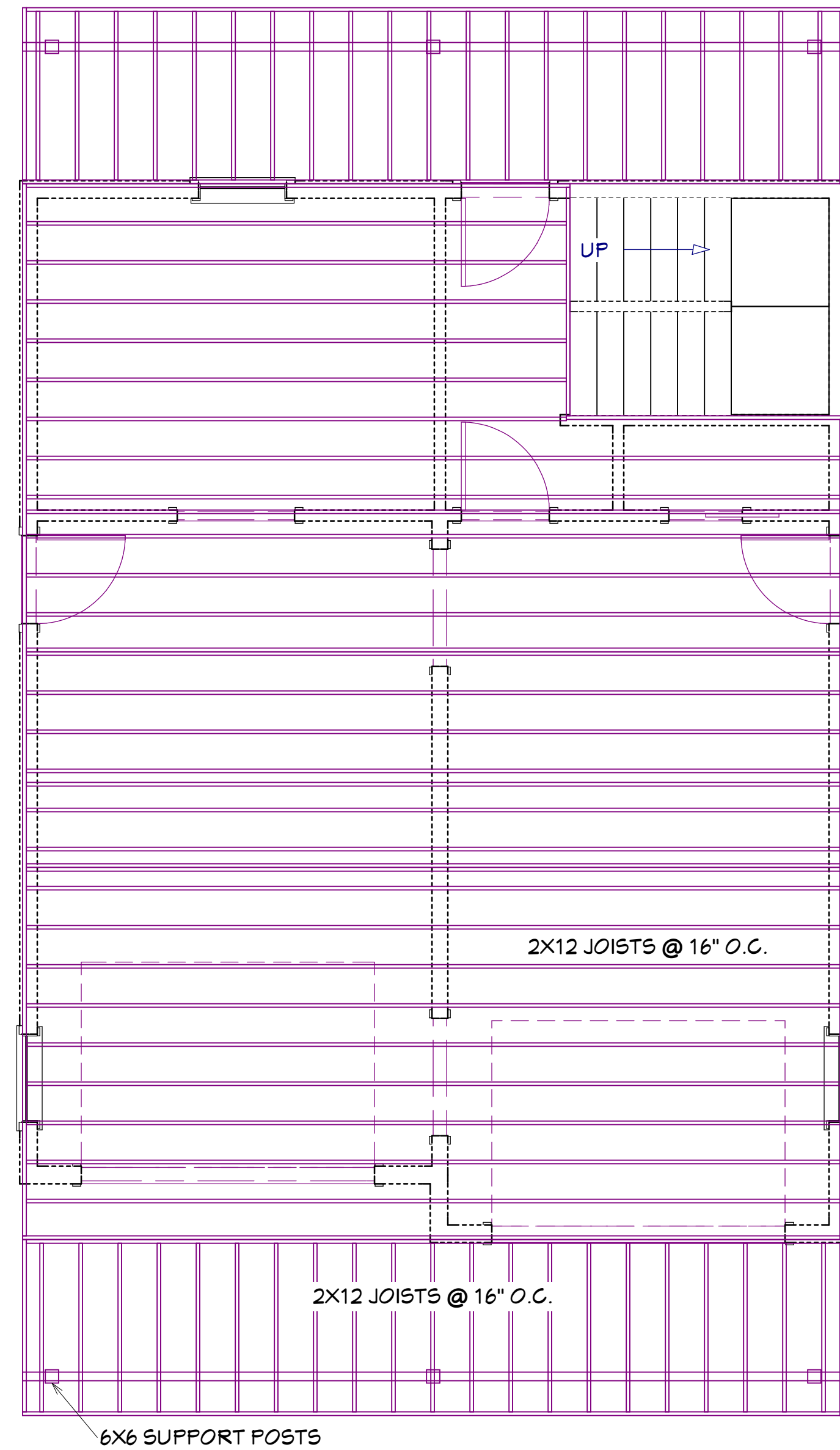


MAIN FLR. LIGHTING PLAN
SCALE: 1/8" = 1'

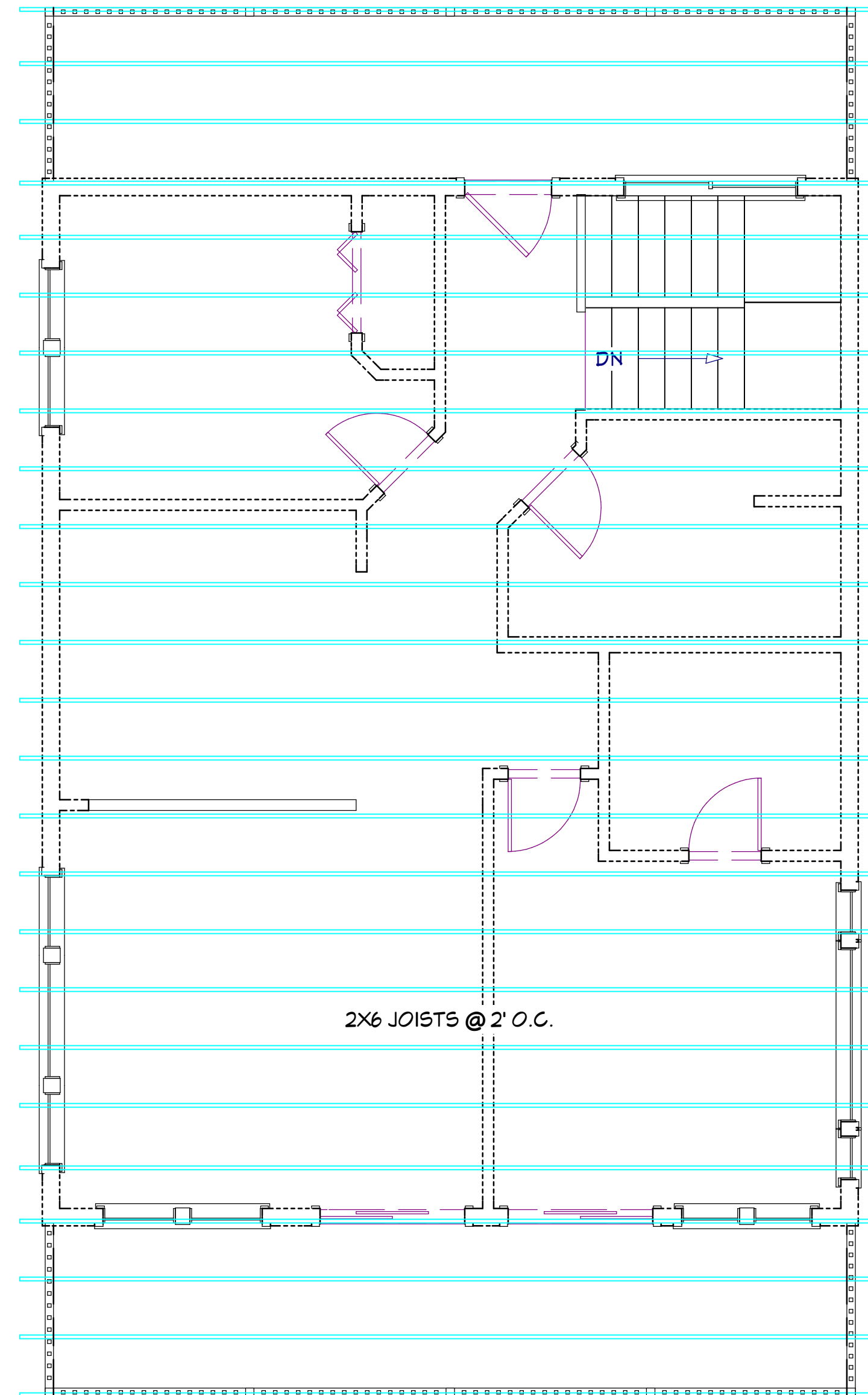
2ND FLR. LIGHTING PLAN
SCALE: 1/8" = 1'

ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED PLACEMENT OF LIGHTING AND SWITCHING AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

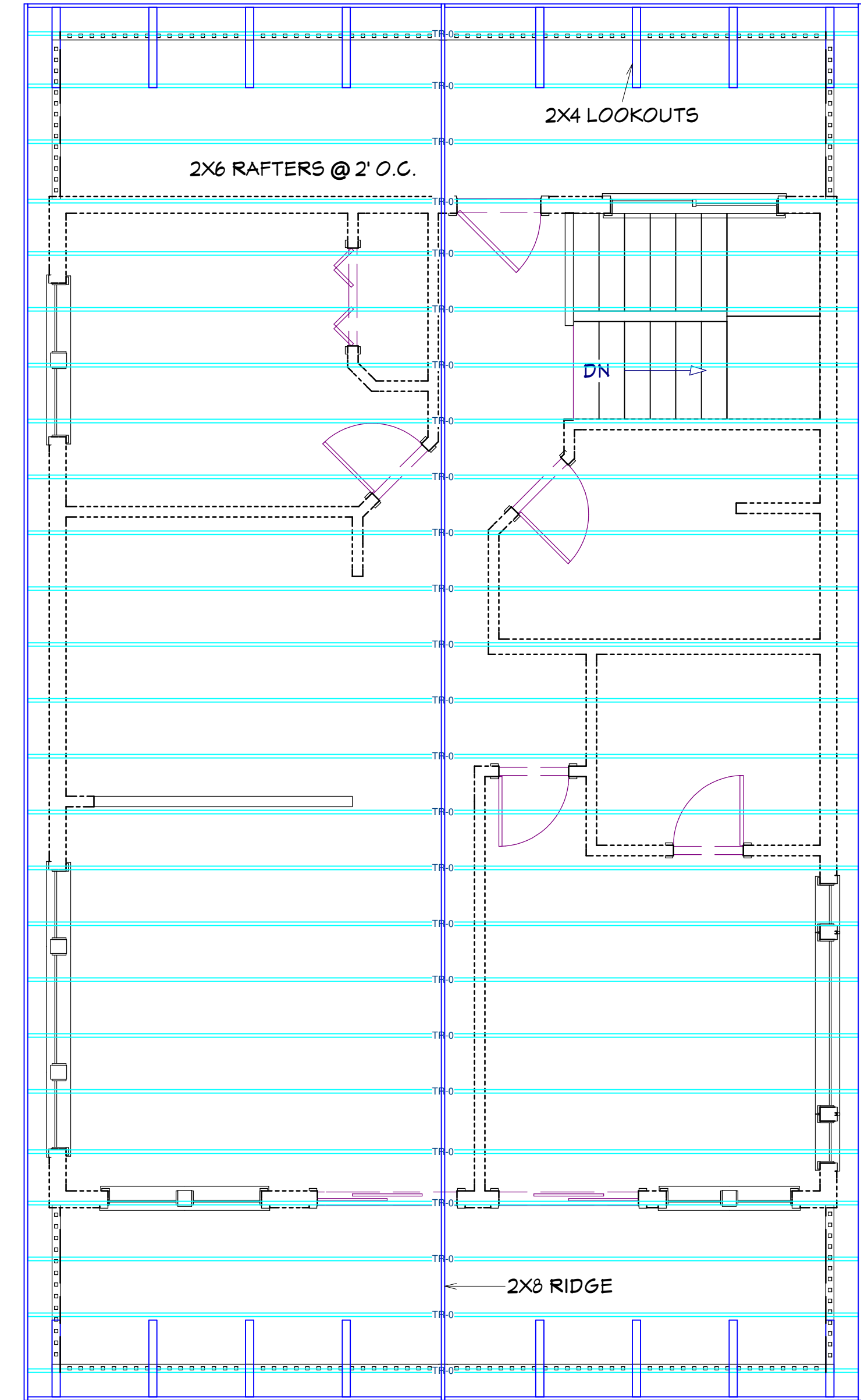
- RECESSED DOWN LIGHT
- PORCH LANTERN
- 96" FLUORESCENT LIGHT



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'



CEILING FRAMING PLAN
SCALE: 1/4" = 1'

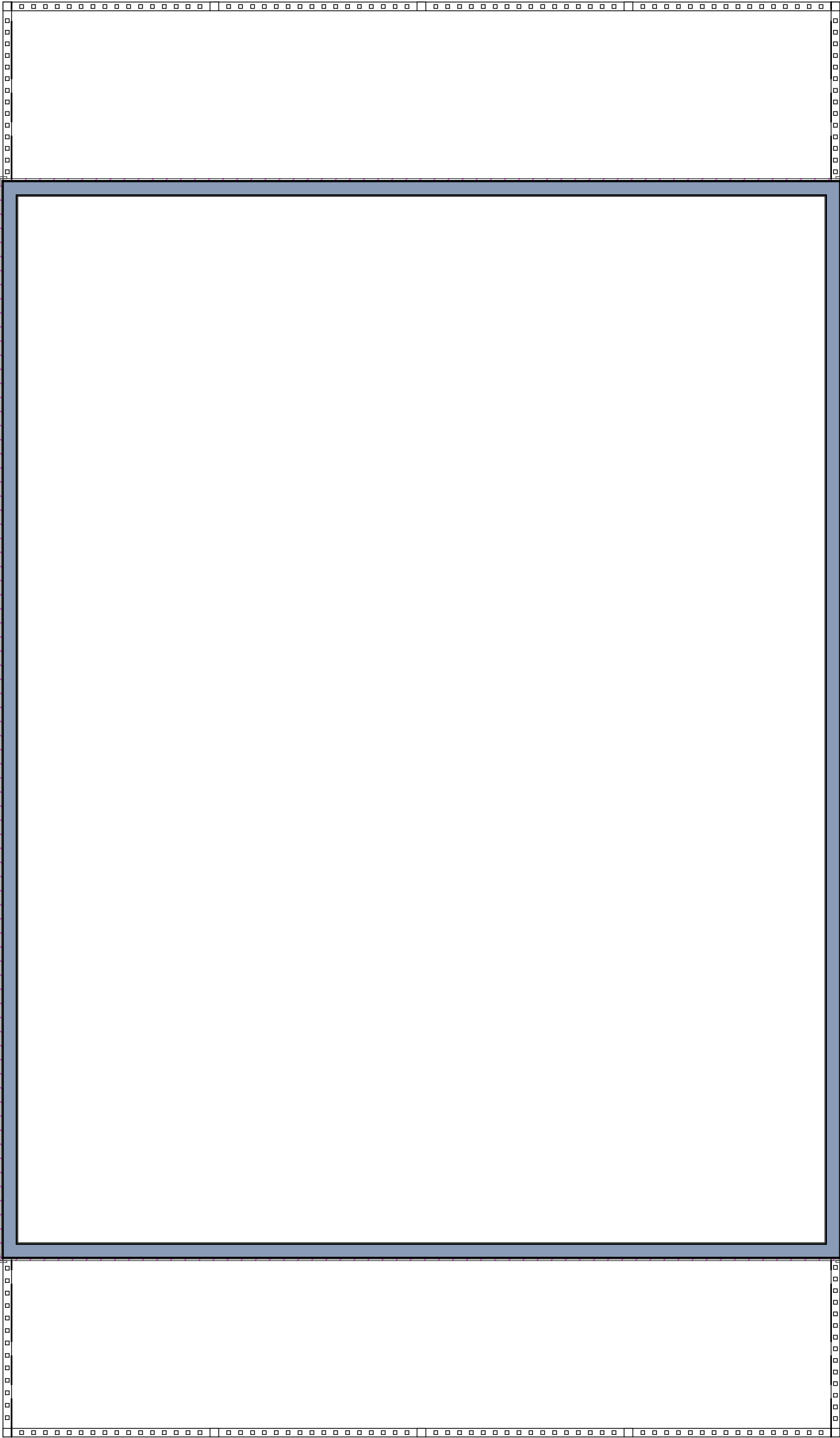
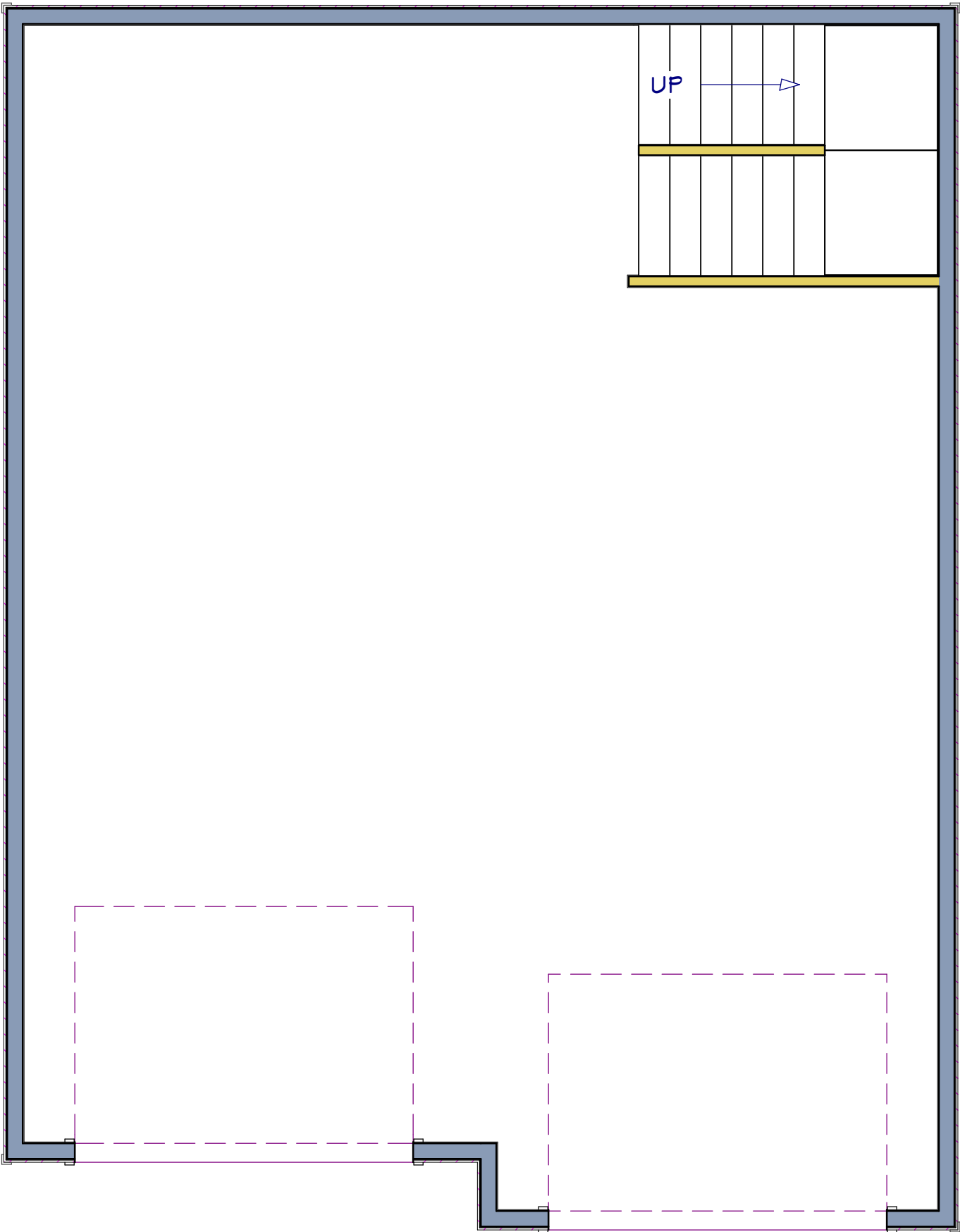


ROOF FRAMING PLAN
SCALE: 1/4" = 1'

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IDEAS

28x36 House
#28X36H4



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Excellent Floor Plans
<https://sites.google.com/excellentfloorplans>
<https://www.ebay.com/str/excellentfloorplans>
<https://excellentfloorplans.etsy.com>


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MAP A
CONTEXT MAP
Geographic Township of HOUGHTON

ANPL2022298

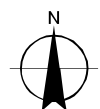


Legend

 Subject Lands

2020 Air Photo

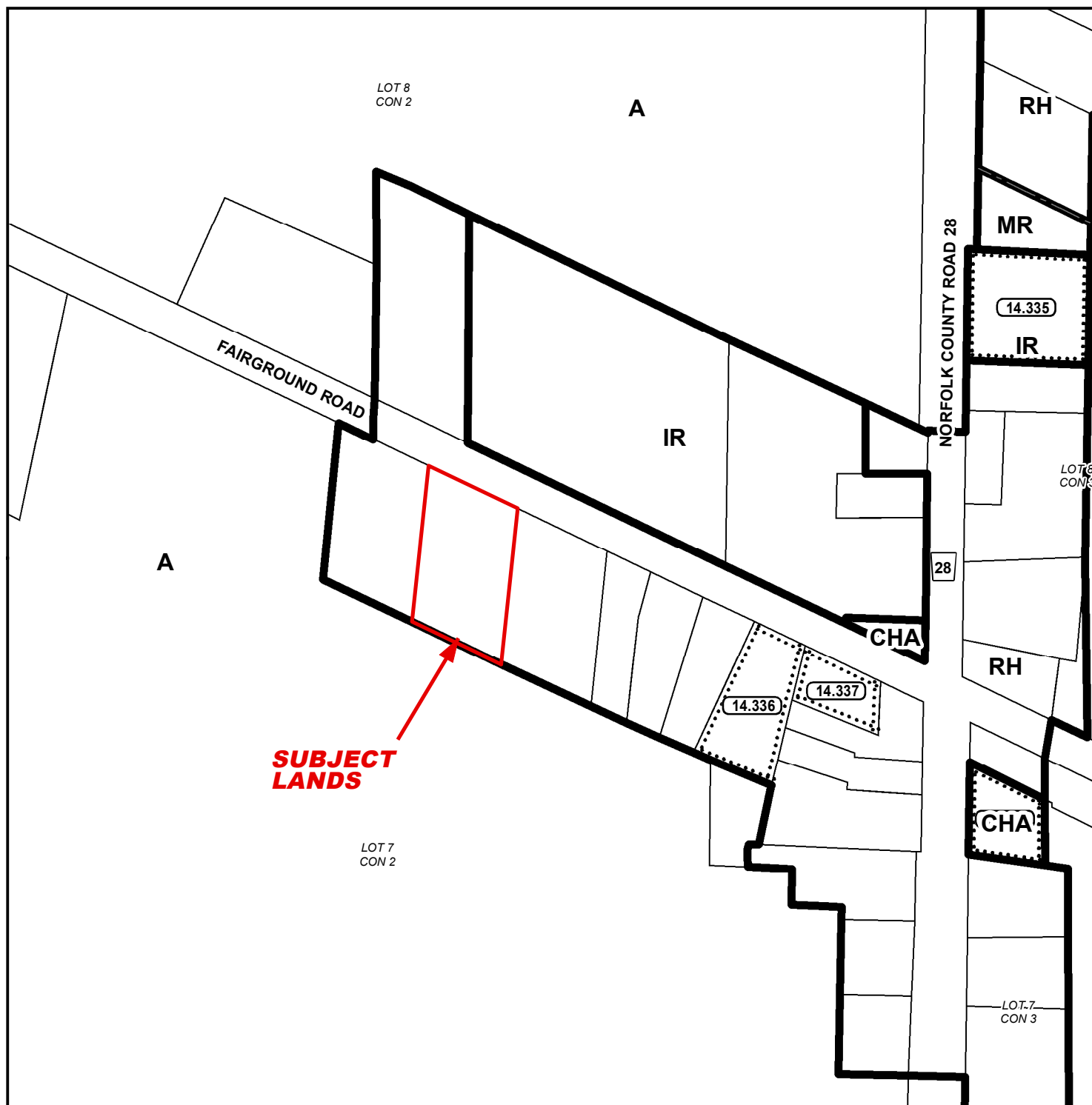
12/13/2022



40 20 0 40 80 120 160 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

ANPL2022298



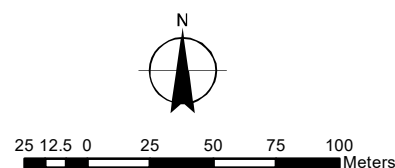
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

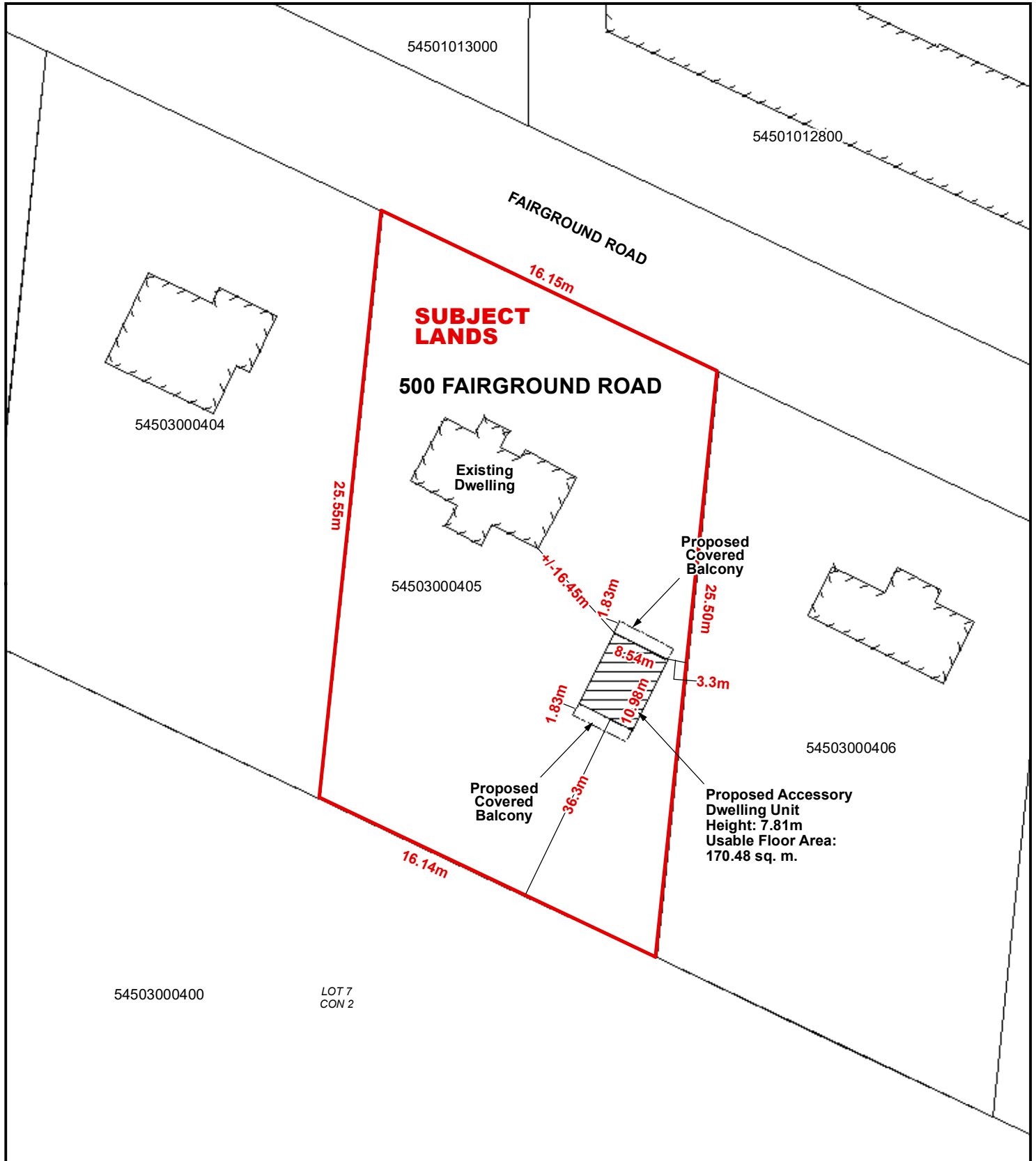
12/13/2022

(H) - Holding
 A - Agricultural Zone
 CHA - Hamlet Commercial Zone
 RH - Hamlet Residential Zone
 MR - Rural Industrial Zone
 IR - Rural Institutional Zone



CONCEPTUAL PLAN

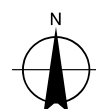
Geographic Township of HOUGHTON



Legend

Subject Lands

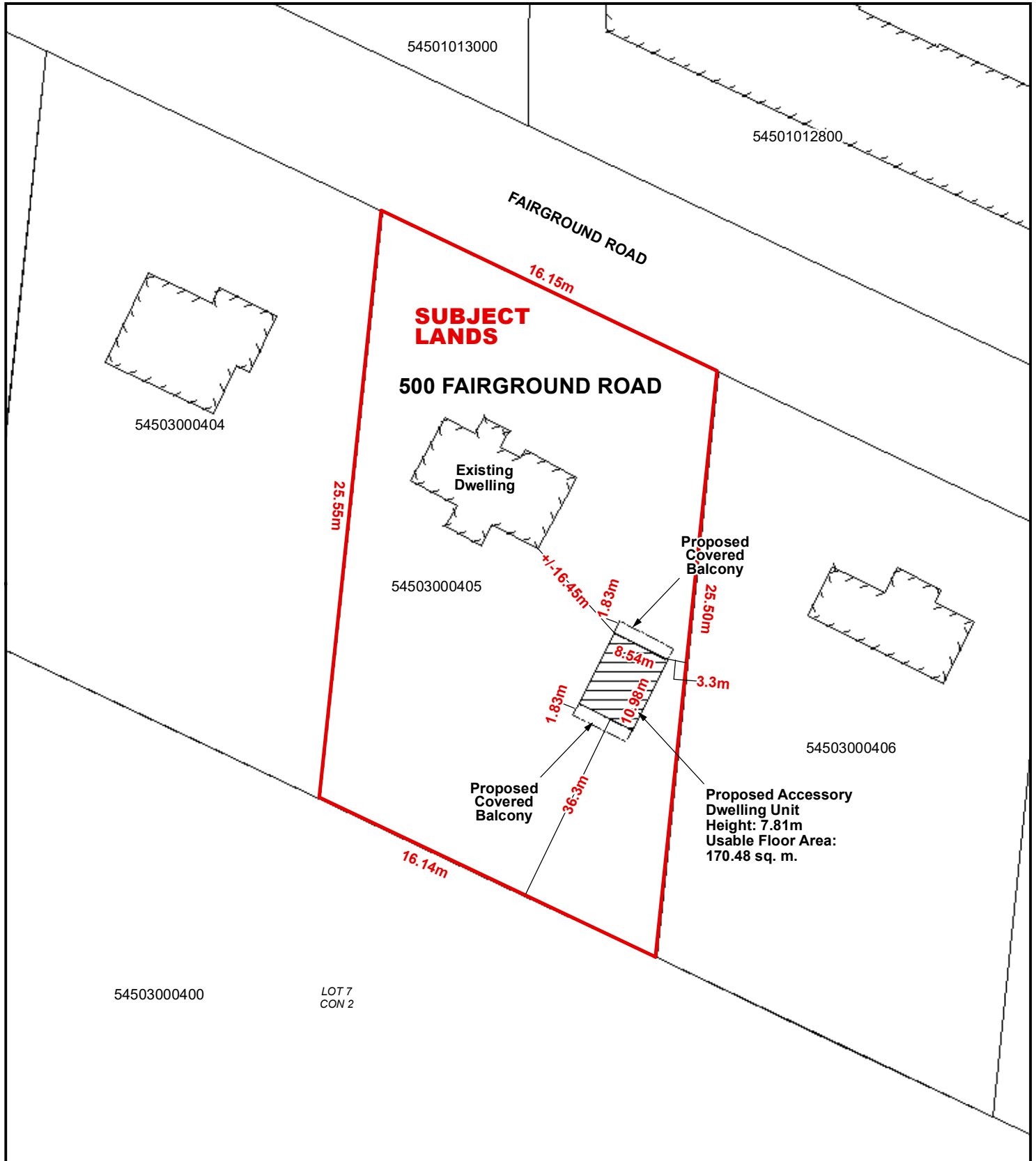
2/21/2023



6 3 0 6 12 18 24 Meters

CONCEPTUAL PLAN

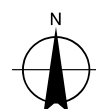
Geographic Township of HOUGHTON



Legend

Subject Lands

2/21/2023



6 3 0 6 12 18 24 Meters