

For Office Use Only:

File Number	<u>ANPL2023397</u>	Application Fee	<u>\$2743.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>Yes</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>18 Dec. 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Jan.17.2023</u>	Public Notice Sign	<u></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: 3310491015400060000**A. Applicant Information****Name of Owner** Mr. L. Wood

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 P.O. Box 22

Town and Postal Code Windham Centre, ON N0E2A

Phone Number 519 443 5886

Cell Number

Email

Name of Applicant R. W. Phillips, J H Cohoon Engineering Limited

Address 440 Hardy Rd, Unit 1

Town and Postal Code Brantford, ON N3T 5L8

Phone Number 519 753 2656

Cell Number

Email rphillips@cohooneng.com

Name of Agent Same as above
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:

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):

Windham Con 8 Pt of Lot 17, RP 37R10866 Part 1 to 3

Municipal Civic Address: 800 Brant Road No. 4

Present Official Plan Designation(s): Agriculture

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 Single Family 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:

Refer to the attached sketch

Currently there is the single family home and the storage / garage building behind

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.

Carport 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:

Carport addition

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:

> 10 years

9. Existing use of abutting properties:

Residential Properties

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:
easement (NR539580). No impact

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	67.0m See attached	30.0m		N/A	N/A
Lot depth	>220m	N/A			
Lot width	67.0m	N/A		N/A	N/A
Lot area	1.13ha	40ha	Legal Non-Conforming - existing lot of record		
Lot coverage	3.69%	N/A		N/A	N/A
Front yard	45.0m+/-	13.0m		N/A - ex	N/A - ex
Rear yard	230m	9.0m		N/A	N/A
Height	4.62m+/-	11.0m		N/A	N/A
Left Interior side yard	30m+/-	3.0m		N/A - ex	N/A
Right Interior side yard	6.5m	3.0m		0.94m* Subject of Minor Variance Requested 0.9m	2.06m
Exterior side yard (corner lot)	N/A	N/A		N/A	N/A
Parking Spaces (number)	N/A	N/A		N/A	N/A
Aisle width	N/A	N/A		N/A	N/A
Stall size	N/A	N/A		N/A	N/A
Loading Spaces	N/A	N/A		N/A	N/A
Other					

Sam
e as above.

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

The unopened road allowance does not provide the necessary side yard

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:
Discussions with the owner and personal knowledge

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:

The proposed carport will not have an impact on the existing aquifer

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Brant Road 4

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.

N/A

H. Supporting Material ~~to be submitted~~ 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.

Lloyd Wood
Owner/Applicant/Agent Signature

AUGUST 29/23
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 L. Wood am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J.H. Woods Engineering LP 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.

Lloyd Wood
Owner

AUGUST 29/23
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, R.W. Phillips of CITY OF BRADFORD

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:

CITY OF BRADFORD

In COUNTY OF BRADFORD

This 29TH day of AUGUST


Owner/Applicant/Agent Signature

A.D., 20 23



A Commissioner, etc.

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	A	A	✓
LOT AREA (ha.)	1.13 ha*	40 ha MIN.	✓
LOT FRONTAGE (m)	67.0±	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	—	N/A	✓
TOTAL GROSS FLOOR AREA (sq. m.)	—	N/A	✓
FRONT YARD (m)	45.0±	13.00 MIN.	✓
REAR YARD (m)	230±	9.00 MIN.	✓
INTERIOR SIDE YARD (m)	1.24±**	3.00 MIN.	X
BUILDING HEIGHT (m)	<11.00	11.00 MAX.	✓

* LEGAL NON-CONFORMING
** ITEM REQUIRES A VARIANCE

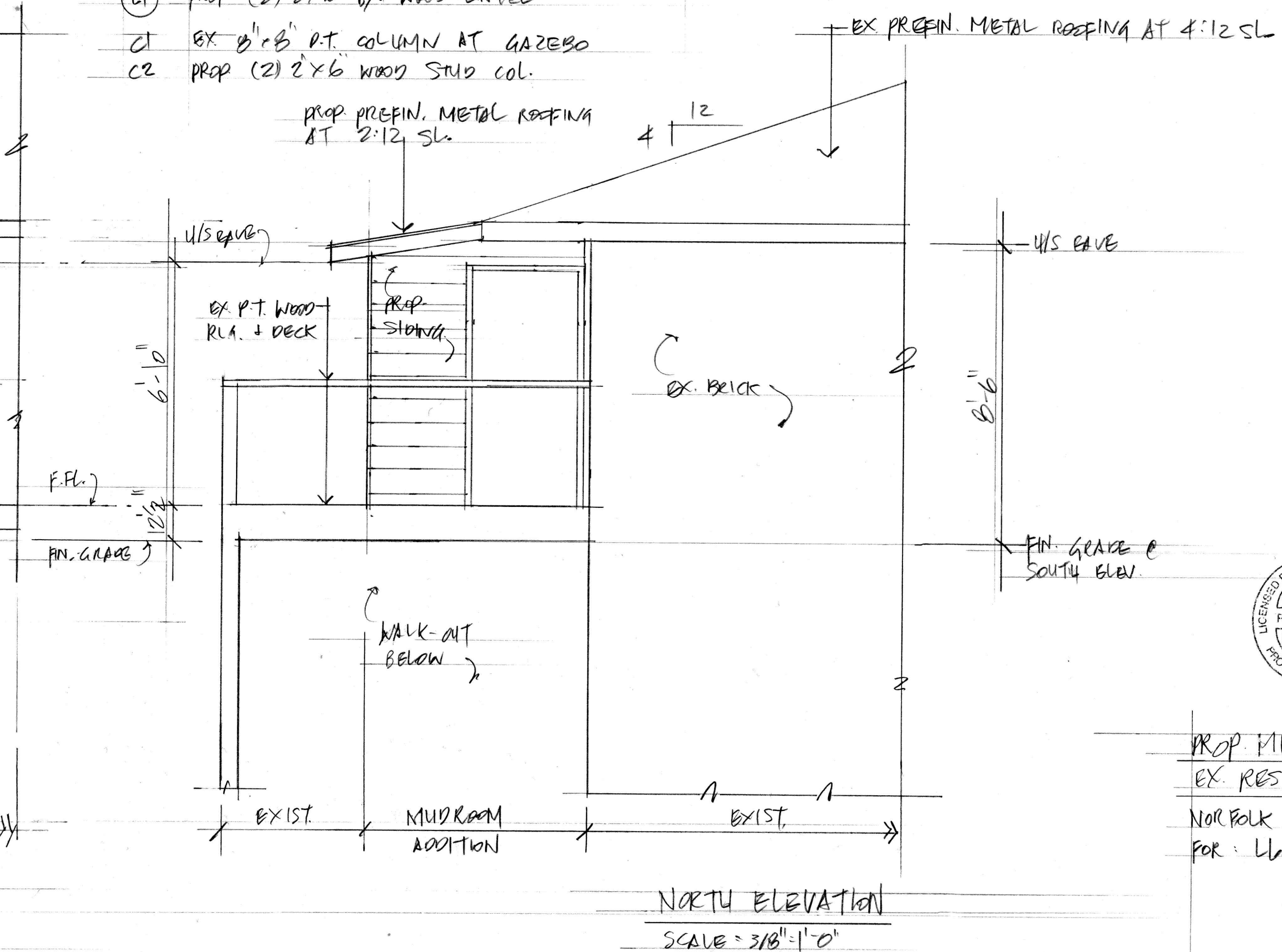
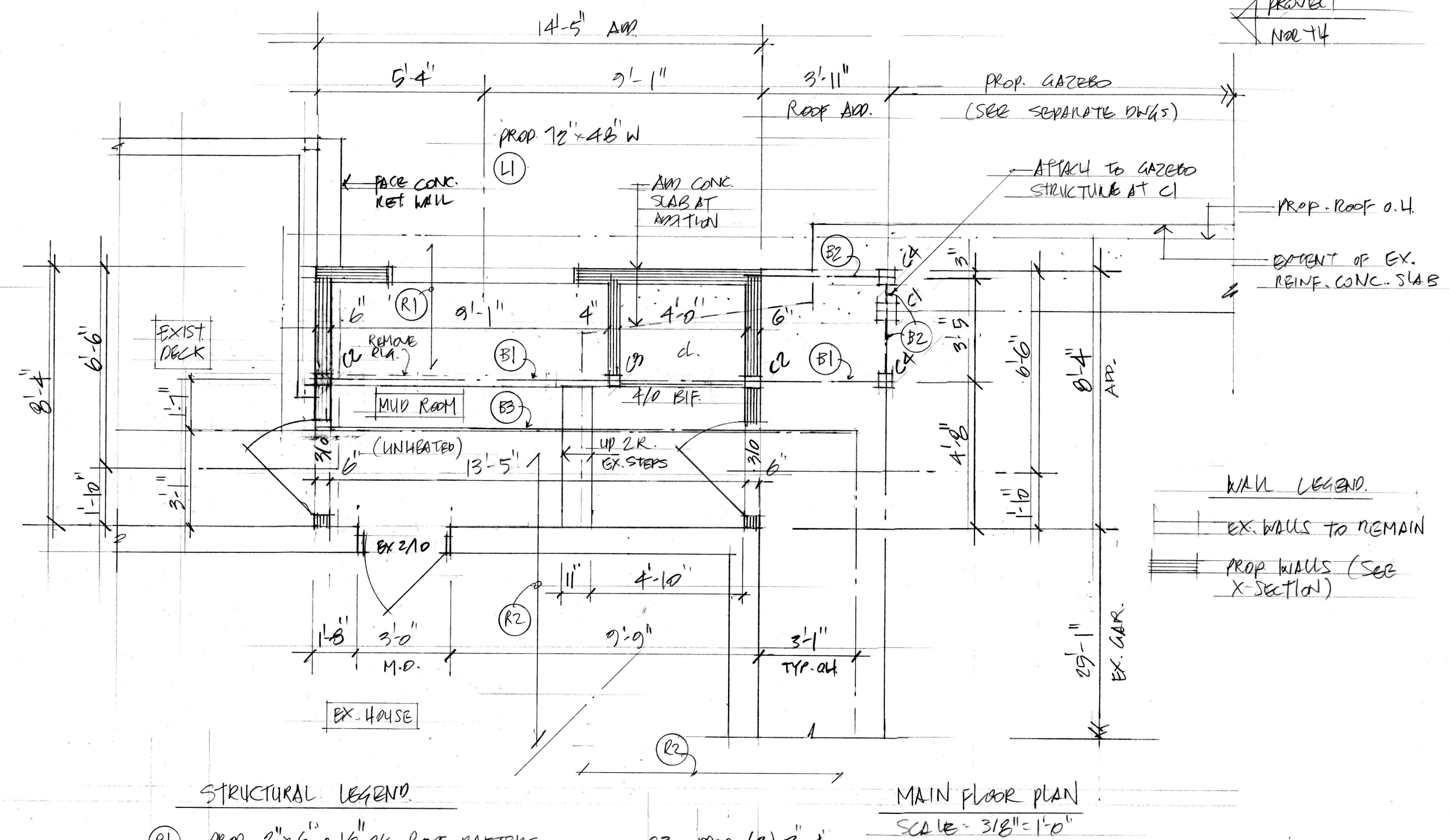
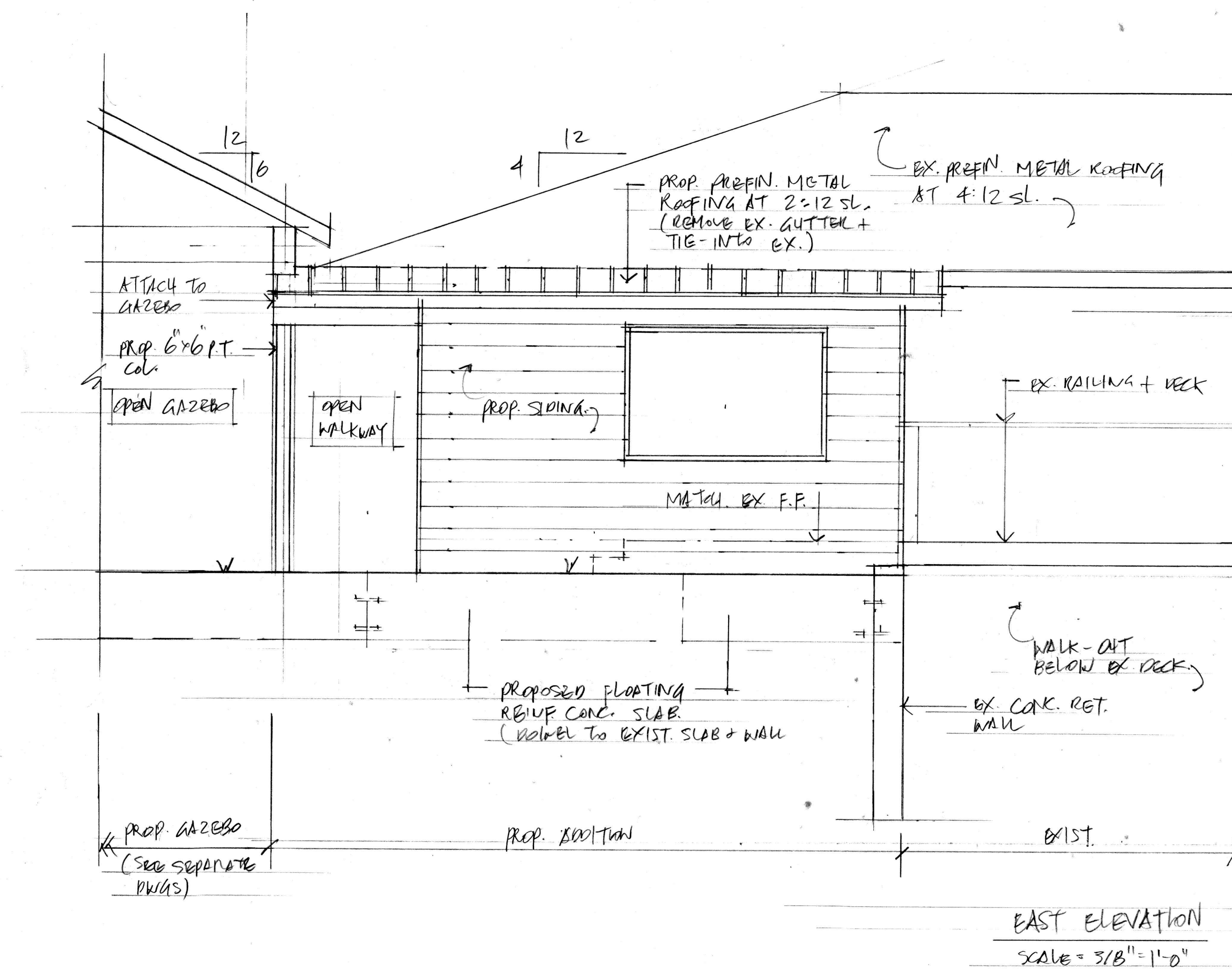
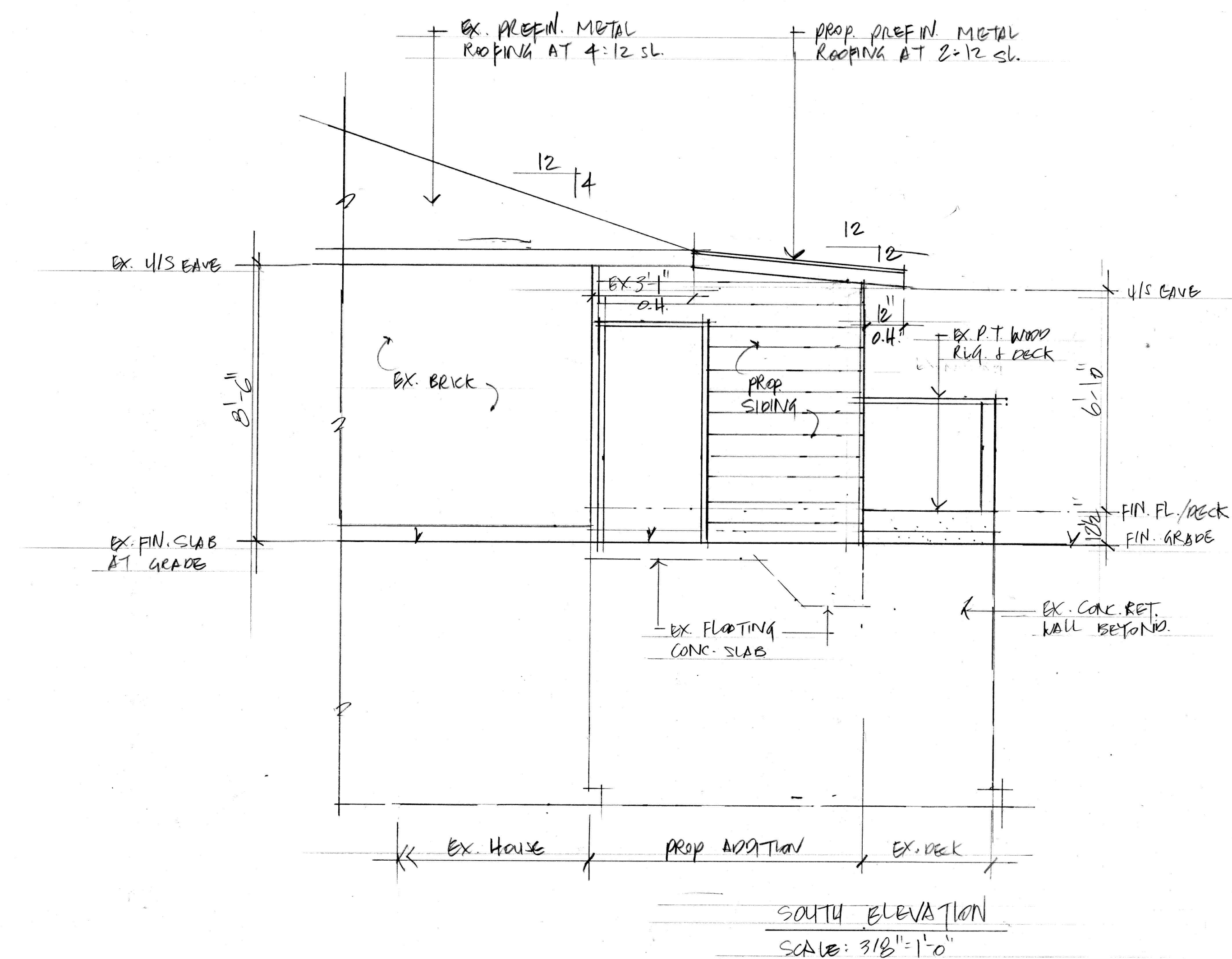
PROPOSED SITE PLAN

PROPOSED CARPORT ON EXISTING RESIDENCE
800 BRANTFORD ROAD, LASALETTE, ON.
NORFOLK COUNTY



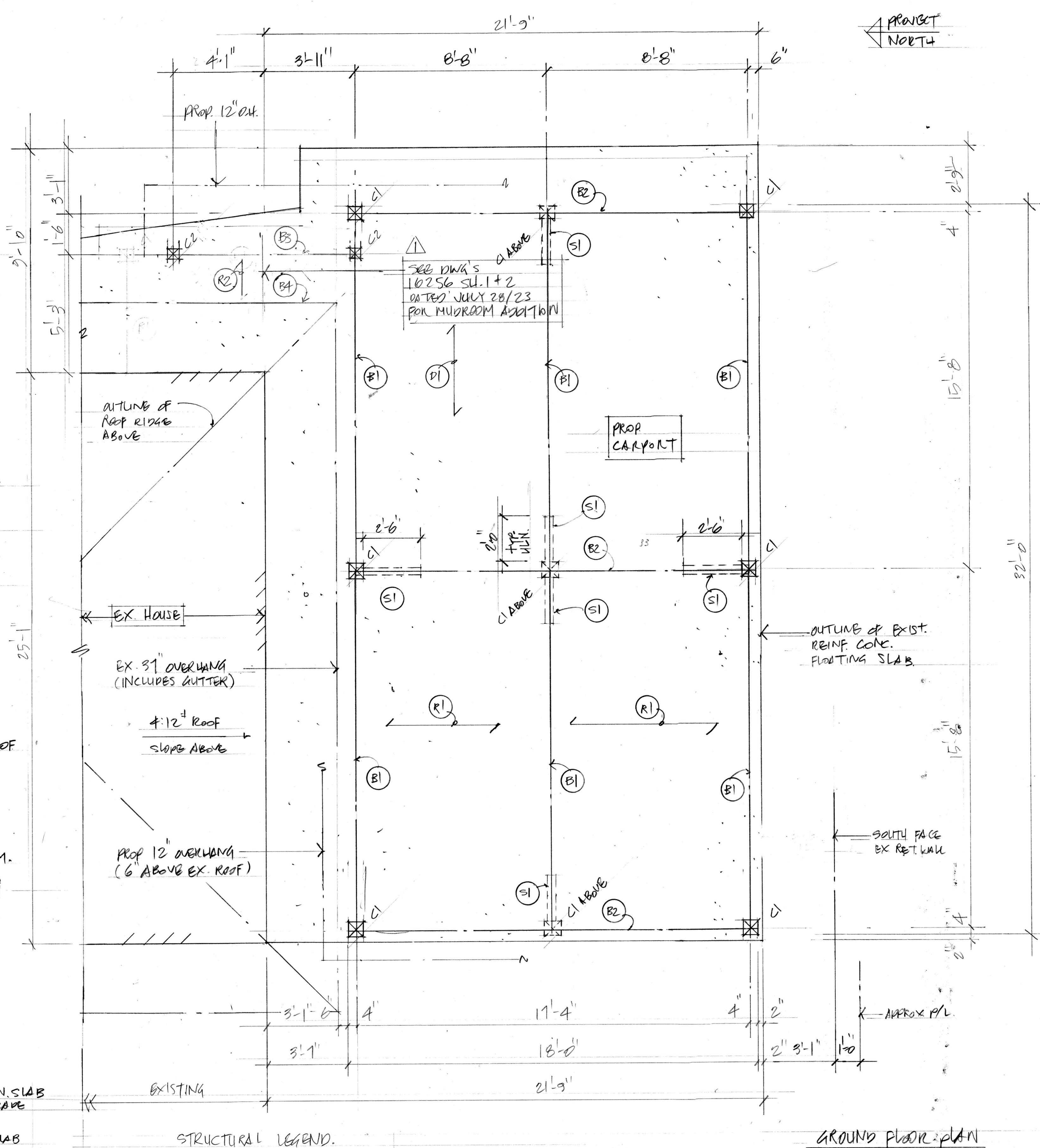
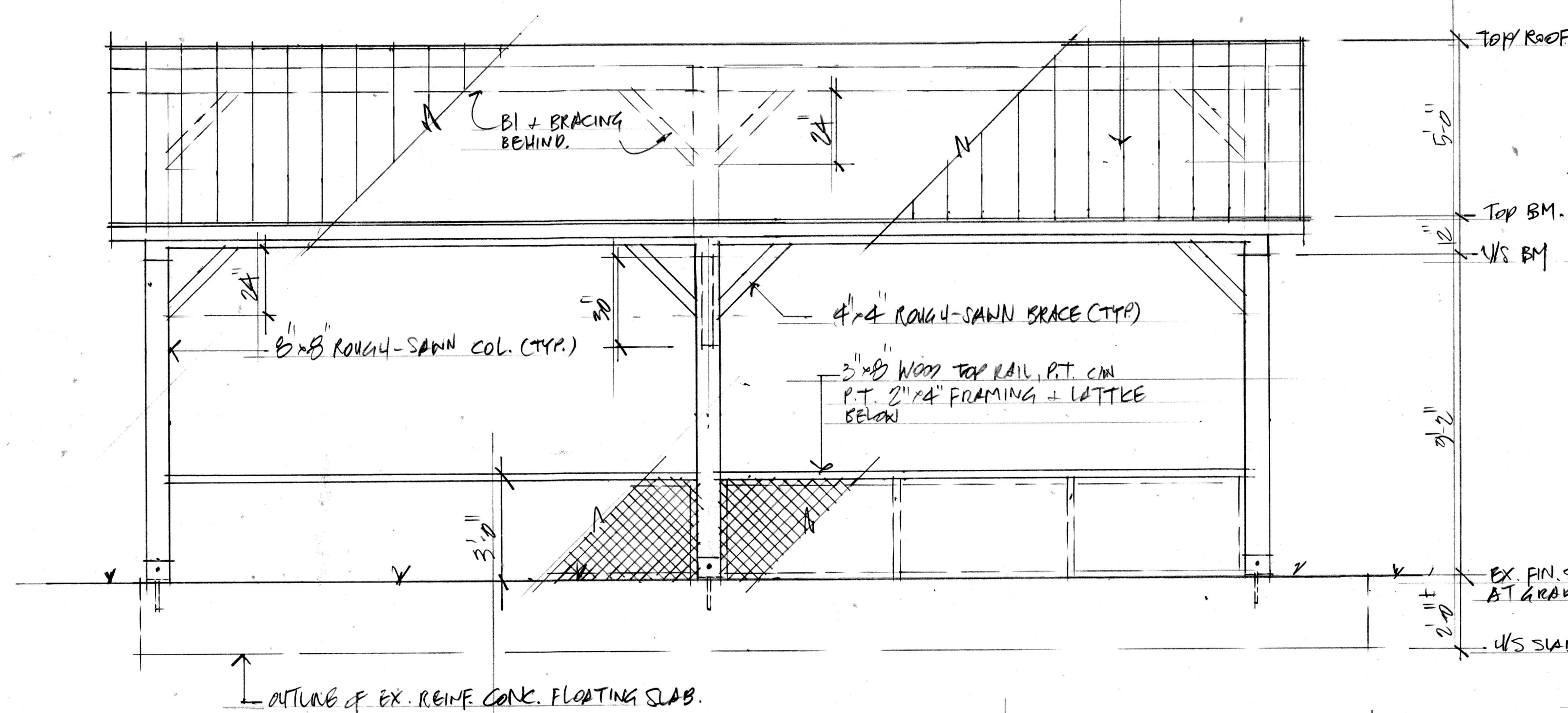
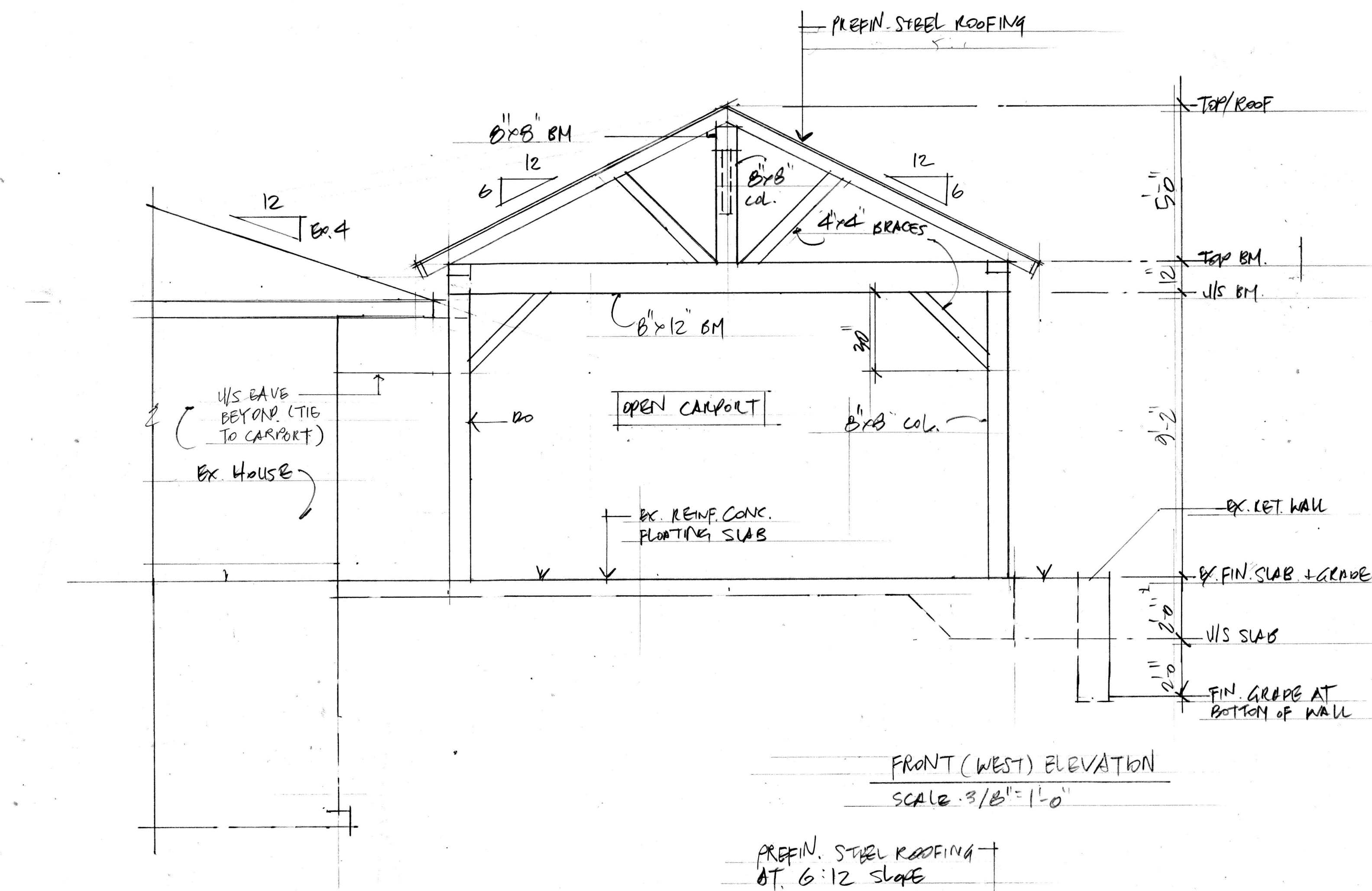
J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

SCALE: 1:500 DATE: JAN. 16, 2024
FILE NO: 16256-SK1 DRAWN: S.L.M.
DESIGN: J.C.T. CHECKED: R.W.P.
CLIENT: LLYOD WOOD



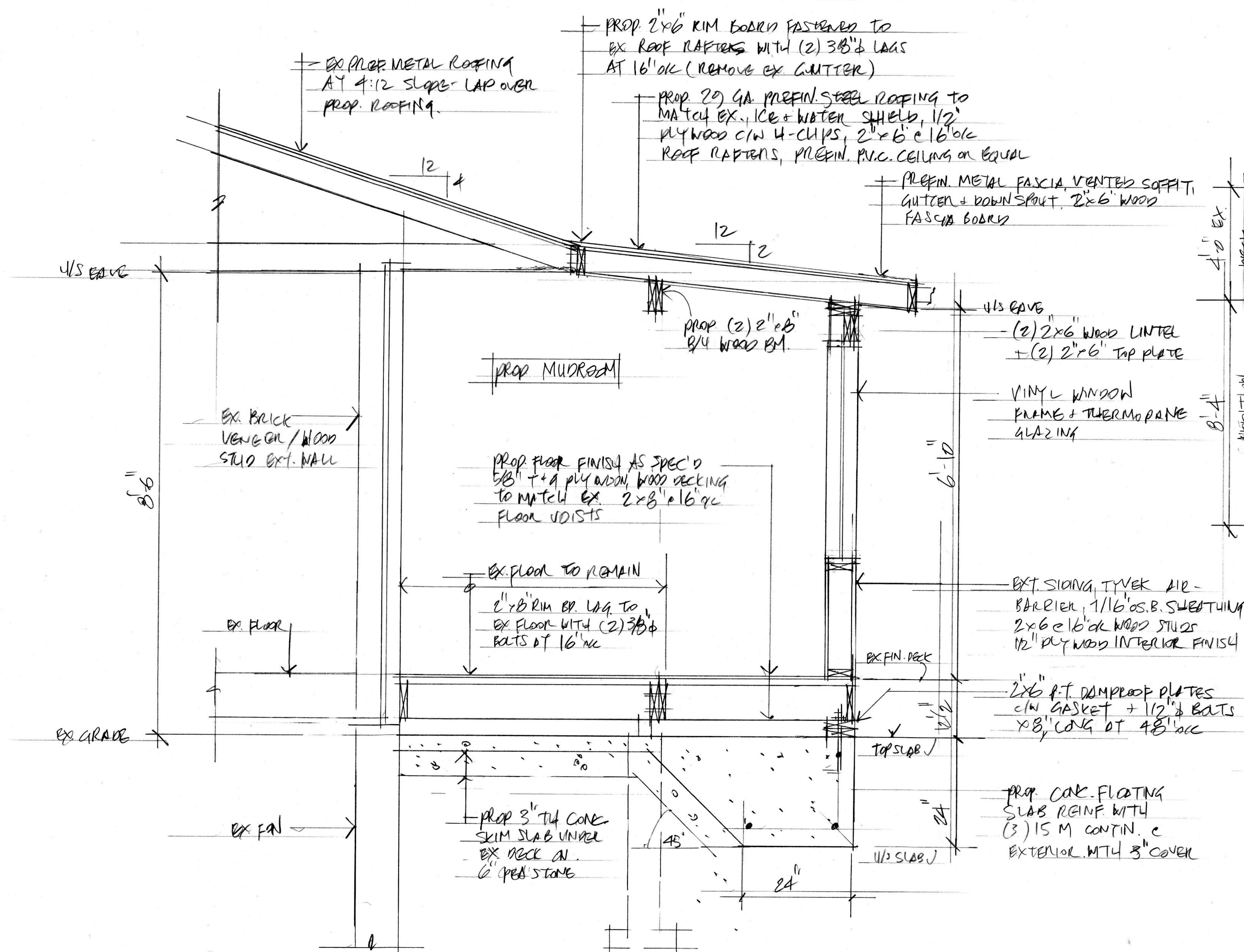
PROP. MUDROOM ADDITION AT
EX. RESIDENCE 800 BRANT RD 4
NORFOLK COUNTY
FOR: LLOYD WOOD



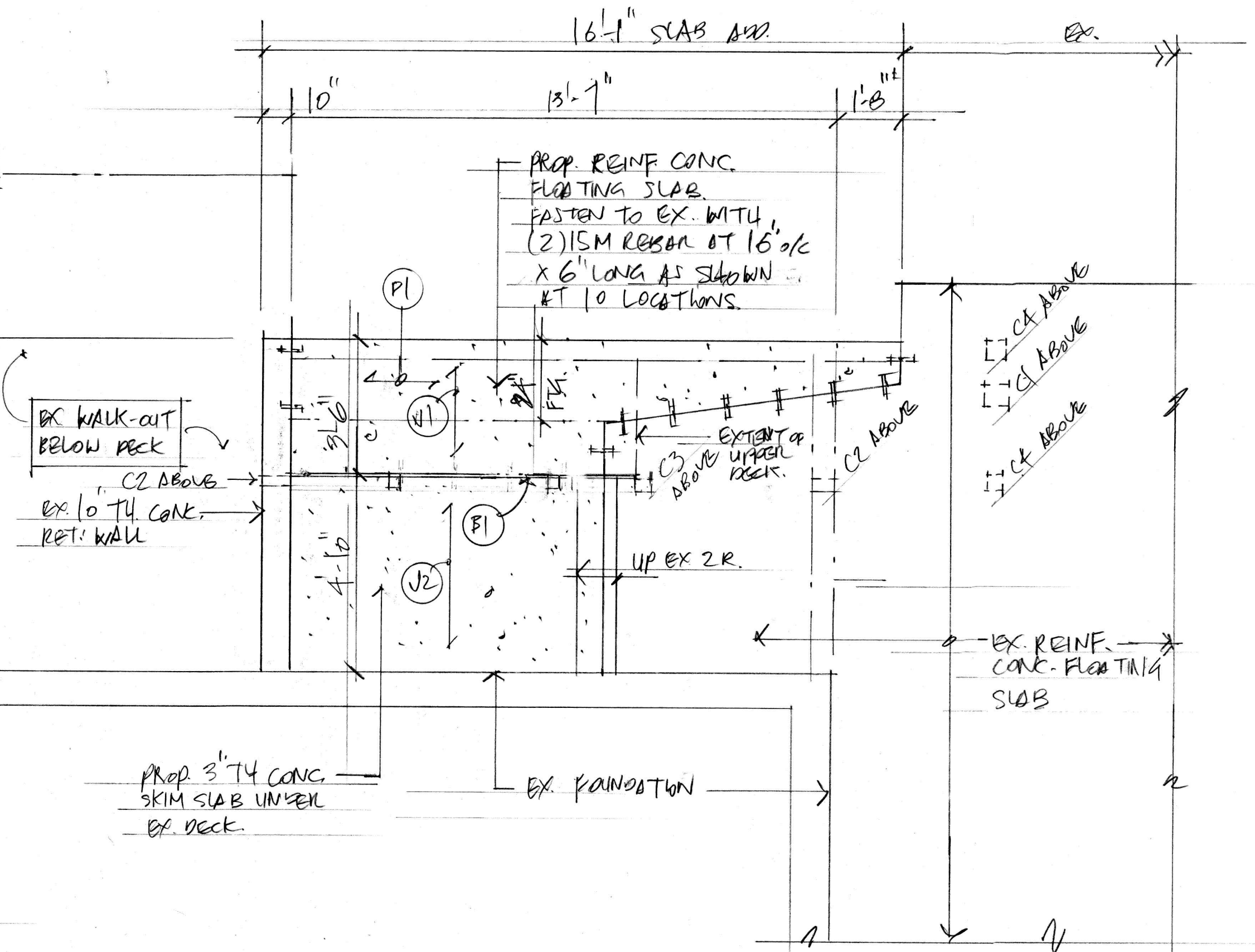


PROP. CARPORT AT EXISTING
RESIDENCE AT 800 ORANT ROAD 4
NORFOLK COUNTY
FOR LLOYD WOOD

REV. 1/18/2023 ADDITION JULY 28/23 VCT.
JULY 18/2023 FILE #16256 SH 1 OF 2



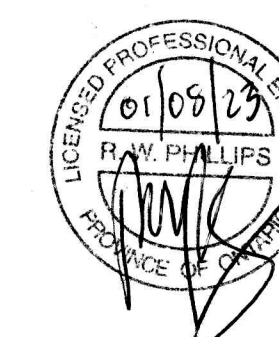
ADDITION X-SECTION
SCALE: 3/4\"/>



STRUCTURAL LEGEND

- (B1) PROP. 2\"/>
- (V1) PROP. 2\"/>
- (V2) EX. 2\"/>
- (D1) PROP. WOOD DECK BOARD TO MATCH EX. DEPTH WITH 5/8\"/>


FOUNDATION PLAN
SCALE: 3/8\"/>



PROP. MUDROOM ADDITION AT
EX. RESIDENCE 800 BRANT RD. 4
NORFOLK COUNTY
FOR WOOD WORK

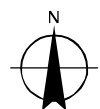


Legend

 Subject Lands

2020 Air Photo

2/8/2024



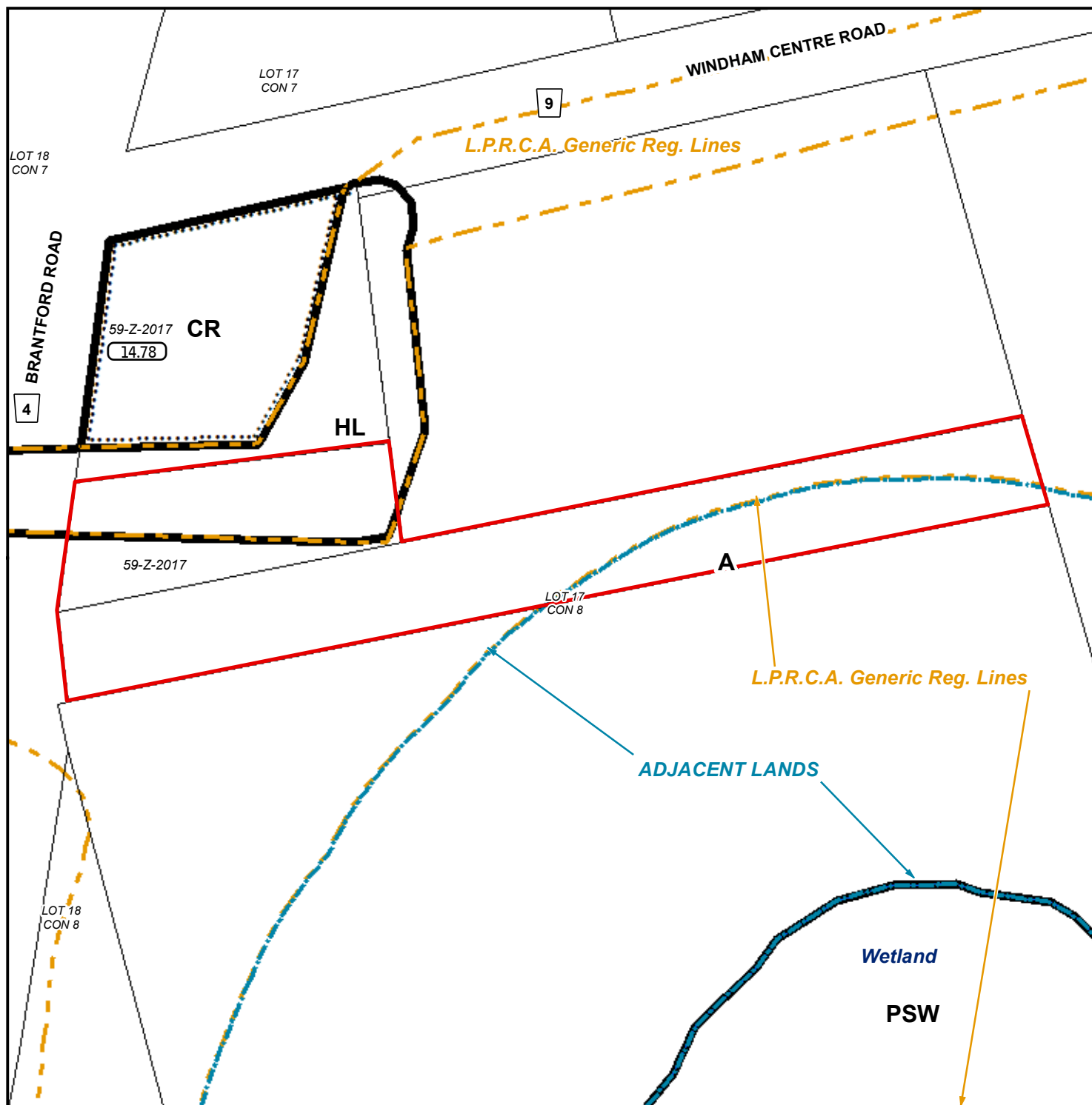
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MAP B

ZONING BY-LAW MAP

Geographic Township of WINDHAM

ANPL2023397



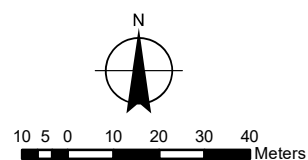
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

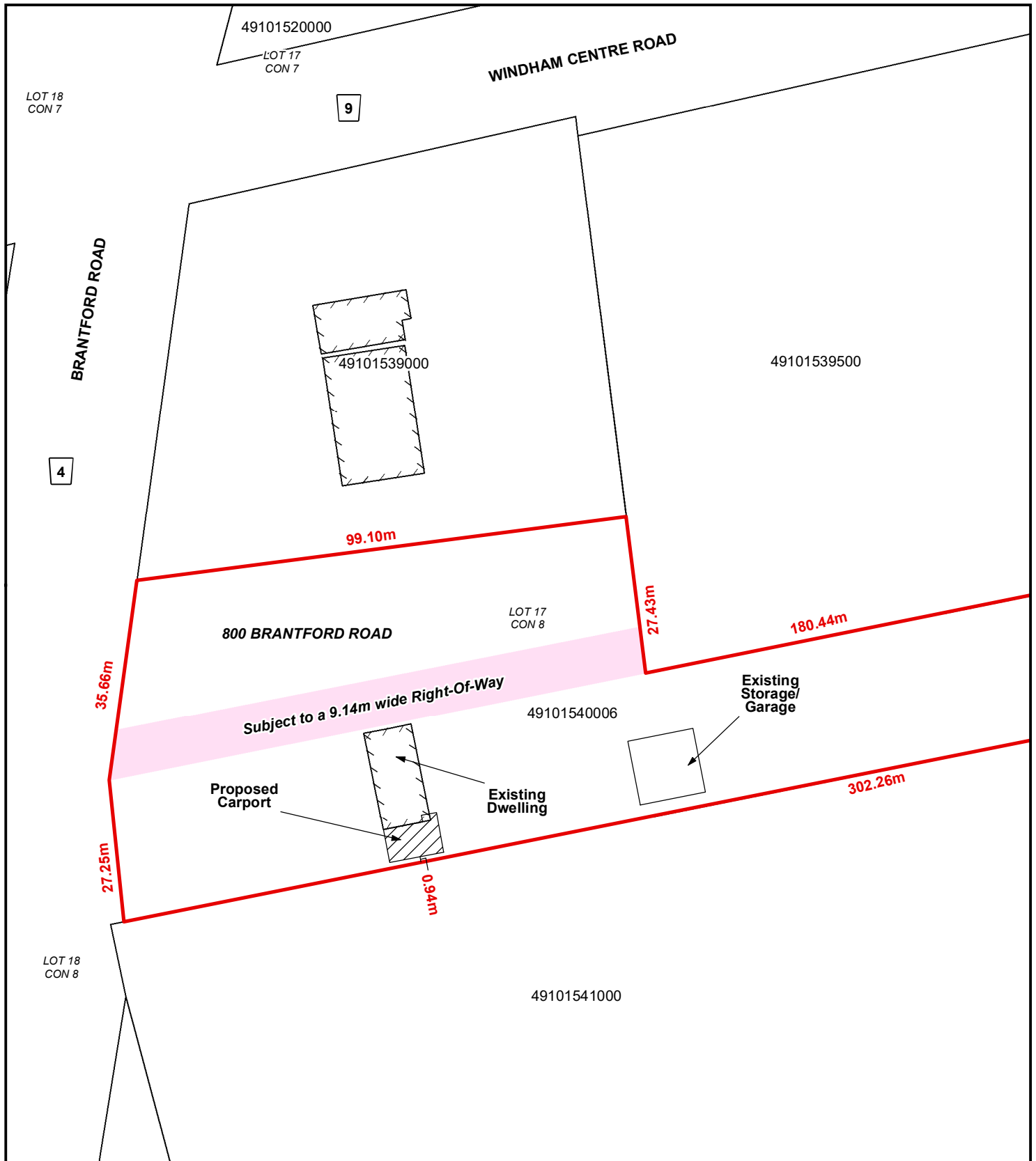
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

2/8/2024



CONCEPTUAL PLAN

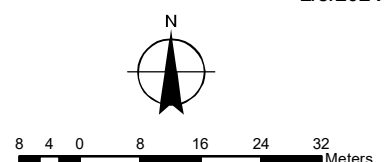
Geographic Township of WINDHAM



Legend

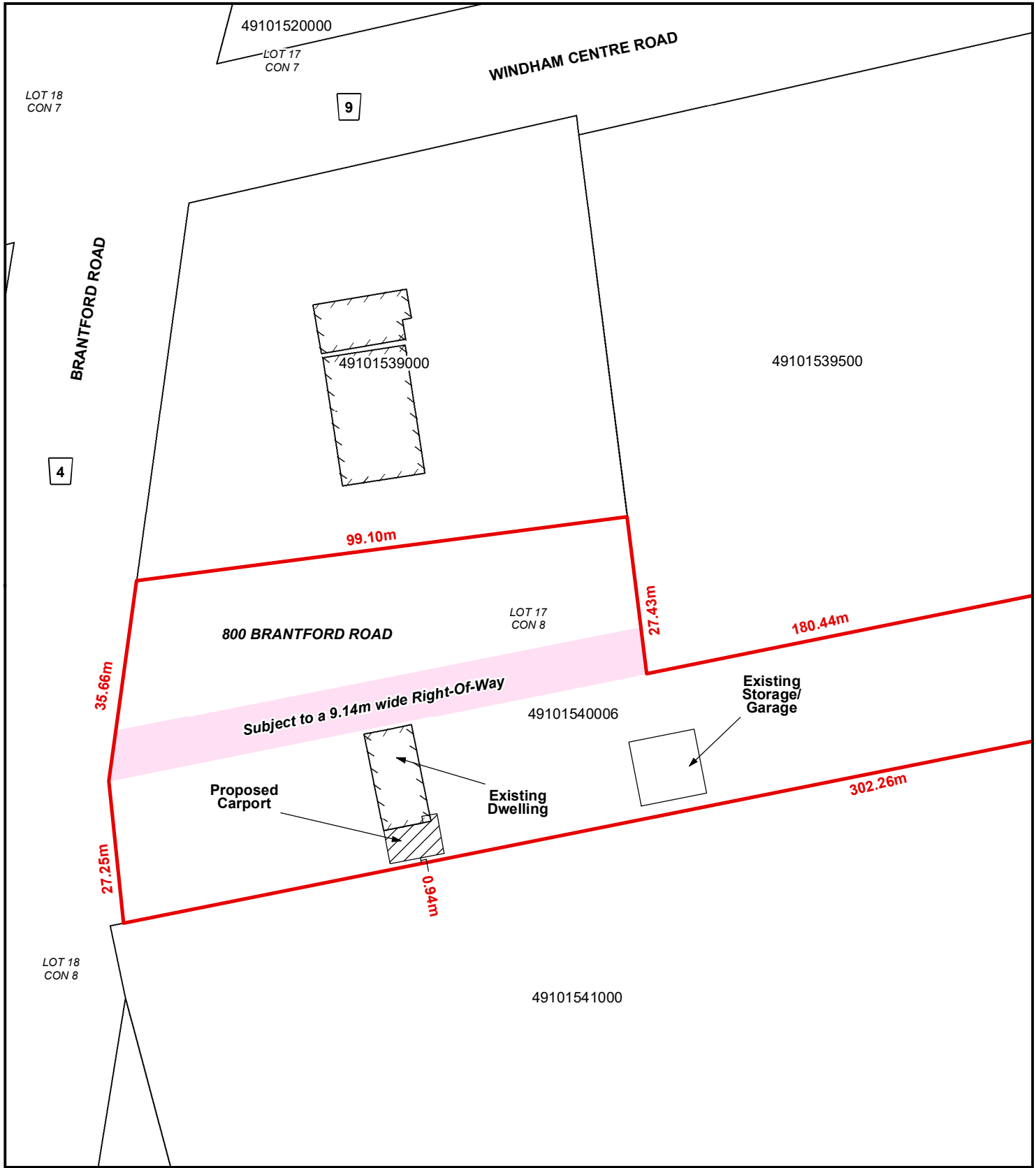
Subject Lands

2/8/2024




CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

 Subject Lands

2/8/2024

