



ANPL2026133

For Office Use Only:

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

Check the type of planning application(s) you are submitting.

- ☒ Standard Minor Variance
☐ Complex Minor Variance (After the fact)
☐ Routine Minor Variance

Property Assessment Roll Number: 493-020-16600-0000

A. Applicant Information

Name of Owner Lawrence Hauck

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 1756 Charlotteville E 1/4 Line Rd Simcoe
Town and Postal Code Simcoe N3Y4K5
Phone Number 519 426 1653
Cell Number 519 410 4504
Email lawrencehauck33@gmail.com

Name of Authorized Applicant _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Authorized 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:

B. Location, Legal Description and Property Information

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

1756 Charlotteville East 1/4 CHR CON 9 PT
LOT 19 2.14 AC 188.10 FR ~~AND~~ 495.00 D

Municipal Civic Address: _____

Land acquisition date (if known): _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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:



Name of Authorized 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:

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: 1756 Char'ville East 1/4 CHR CON 9
PT LOT 19 2.19 AC 188,10 FR 495.00 D

Land acquisition date (if known): November 2013

Present Official Plan Designation(s): Agricultural + Provincially Sig. wet lands

Present Zoning: Agricultural + Provincially Sig. Wetlands

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:

This is our house

C. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)			
Lot frontage (m)			
Lot depth (m)			
* Front Yard Setback (m)	13m	10m	3m.
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
* i) Usable floor area (m ²)	200 m ²	307.6	107.6
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

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):

same answer as D3

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:

From my knowledge there has been a house on this site since 1934. And also the bush. That's it.

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 Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☐ Yes ☐ No

If you answered no, please explain:

2. It is the 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 Planning Statement?

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 Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the 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 Planning Statement?

☒ 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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☒ Yes ☐ No

If yes, indicate: ☒ Significant Woodland ☒ Provincially Significant Wetland ☐ Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☒ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

G. Other Information

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 and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 200/96](#).

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

Lawrence Hauck

Owner/Applicant/Agent Signature

June 1/26

Date

J. Owner's Authorization

If the authorized 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 Lawrence Hauck am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Lawrence Hauck 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

June 1/26

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, Lawrence Hauick of Norfolk County
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:

Norfolk County



Owner/Applicant/Agent Signature

In Simcoe

This 1st day of June

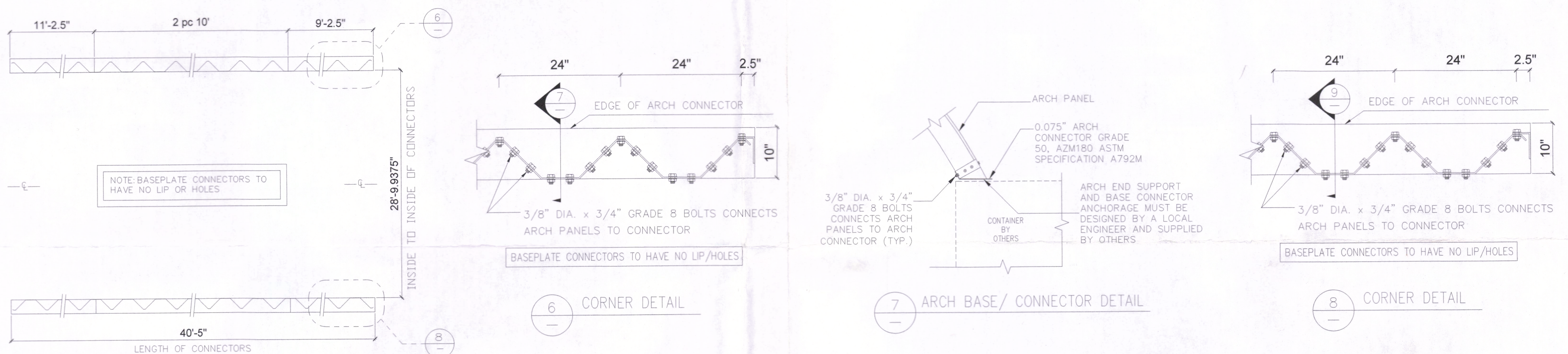
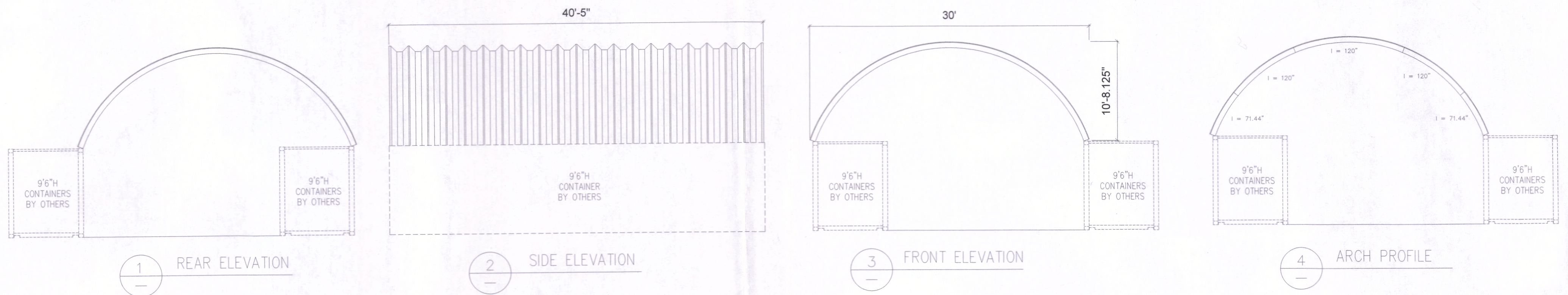
A.D., 20 26

K. Anderson

Kaitlyn Anderson Poole, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2027.

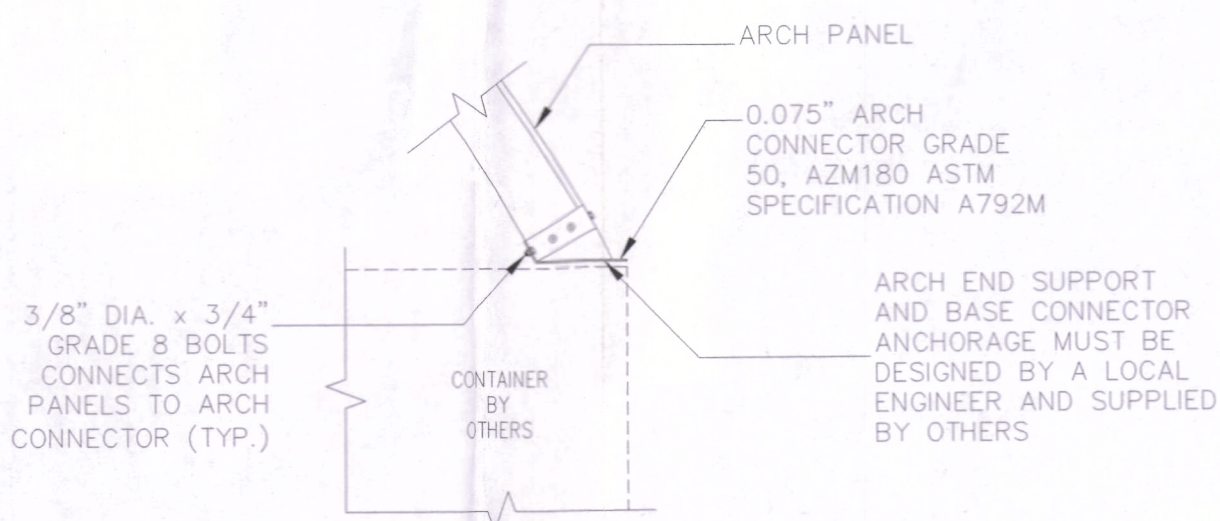
A Commissioner, etc.

- areas of all existing & proposed outbuildings



5 CUSTOM CONNECTOR LAYOUT

UNFACTORED ARCH REACTIONS PER ARCH END			
LOAD TYPE	Rh (lbs/ft)	Rv (lbs/ft)	
DEAD LOAD	40	61	
LIVE LOAD	166	251	
SNOW LOAD	242	360	
EXTERNAL WIND	-84	-174	
INTERNAL WIND PRESSURE	-39	-96	



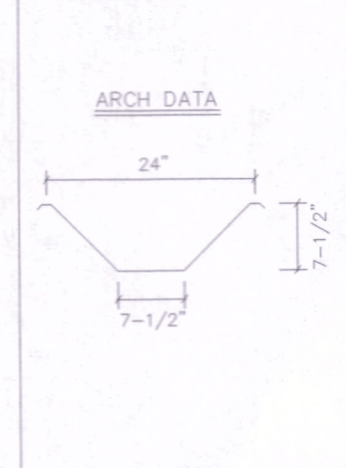
9 ARCH BASE/ CONNECTOR DETAIL

5/16"Ø BOLTS PANEL TO PANEL CONNECTION (TYP.)	3/8"Ø x 3/4" GRADE 8 BOLTS CONNECTOR TO ARCH CONNECTION
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10 BOLT DATA

GENERAL NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NBC 2020 & CBC 2024. DESIGN ACCORDING TO CSA STANDARD CAN/CSA S136-16W/s1-19 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS (APPENDIX B).
- NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BEHIND SHALL BE IMPOSED ON THE "STRUCTURE".
- SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
- THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
- A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
- NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
- MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
- IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION. OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.
- THE ANCHORAGE & STRUCTURAL SUPPORT FOR OUR ROOF SYSTEM, THE ANCHORAGE OF THE CONTAINER TO A BASE AND ITSELF MUST BE DESIGNED BY A LOCAL ENGINEER BASED ON THE ARCH REACTIONS, SITE CONDITIONS AND BUILDING CODE REQUIREMENTS & SUPPLIED BY OTHERS.
- OUR DESIGN IS LIMITED TO OUR ROOF SYSTEM ITSELF ONLY AND ASSUMES PROPER LEVEL SUPPORT & ANCHORAGE BY OTHERS.



BOLTS: SAE GRADE 2 OR ASTM A307
ARCH STEEL THICKNESS = 0.03"

GALVALUME SHEET STEEL:
STRUCTURAL QUALITY ASTM SPECIFICATION A792M
55% ALUMINUM-ZINC ALLOY (HOT DIP COATING)
345 MPa MINIMUM YIELD
450 MPa MINIMUM TENSILE
OTHER SECTIONS SHALL CONFORM TO:
ASTM A36 (Fy = 250 MPa)

ARCH DESIGN DATA IN ACCORDANCE WITH NBC 2020:

L: LIVE LOAD (kPa) = 1.0
Ss: GROUND SNOW (kPa) = 1.4
Cs: ROOF SNOW FACTOR = 0.80
Cw: WIND EXPOSURE FACTOR = 1.0
Sr: RAIN LOAD (kPa) = 0.4
Importance Factor (SNOW) = 0.8
p: WIND EXTERNAL PRESSURE (kPa) = 0.34
q: VELOCITY PRESSURE (1/50) (kPa) = 0.47
Ce: WIND EXPOSURE FACTOR = 0.90
Cg: GUST EFFECT FACTOR = 2.0
Sa (0.2): SPECTRAL RESPONSE ACCELERATION = 0.276
Sa (0.5): SPECTRAL RESPONSE ACCELERATION = 0.256

ENGINEERS SEAL:

LICENCED PROFESSIONAL ENGINEER
A. H. H. GHITH
100552782
2026-02-18
PROVINCE OF ONTARIO

LEGAL NOTE

This drawing is the property of Future Steel Buildings Intl. Corp. Any duplication of this drawing in whole or in part is strictly forbidden. Anyone doing so will be prosecuted to the full extent of the law.

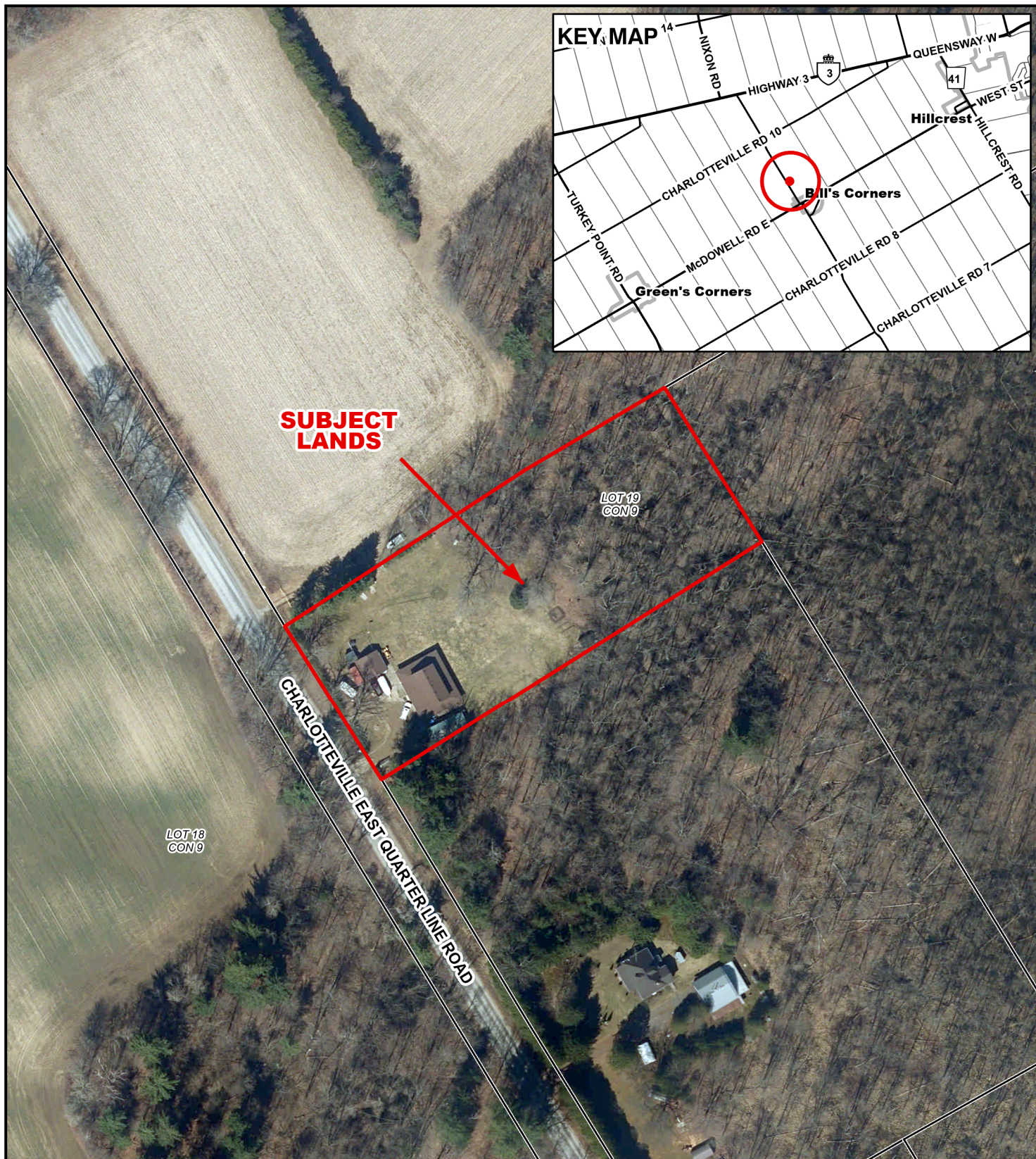
FUTURE STEEL BUILDINGS®

220 CHRYSLER DR., BRAMPTON, ONTARIO, CANADA (905) 790-8500

SCALE: N.T.S. APPROVED BY: A.GHITH CHECKED BY: N.M. DATE: FEB. 12, 2026

PROJECT: lawrence Hauck Simcoe, ON

MODEL: R30-11 DWG: 26-0088

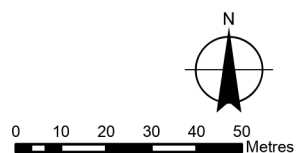


Legend

- Subject Lands
- Lands Owned

8/17/2026

2025 Air Photo

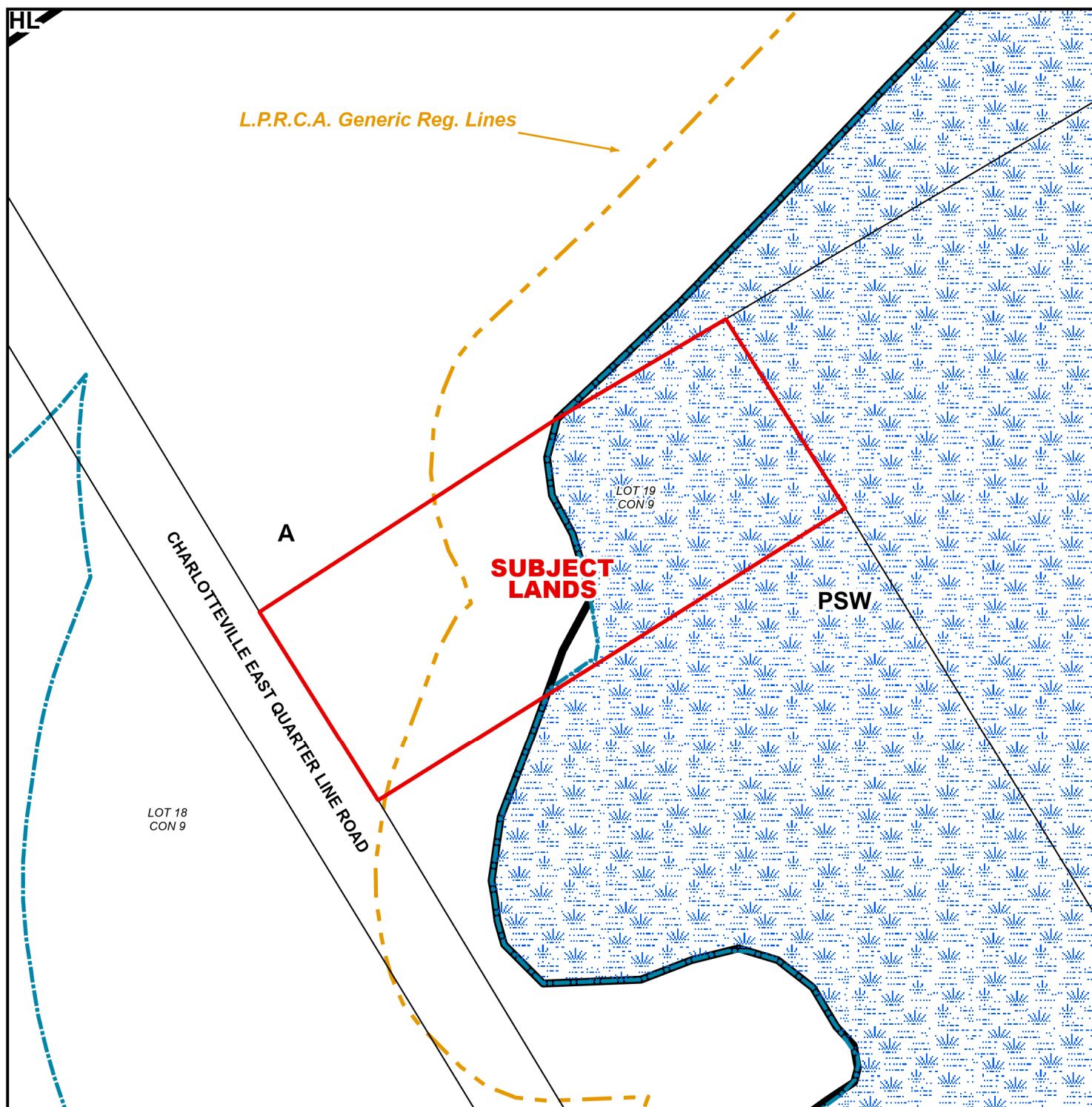


MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2026133



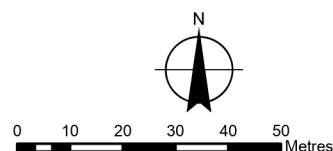
LEGEND

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

ZONING BY-LAW 1-Z-2014

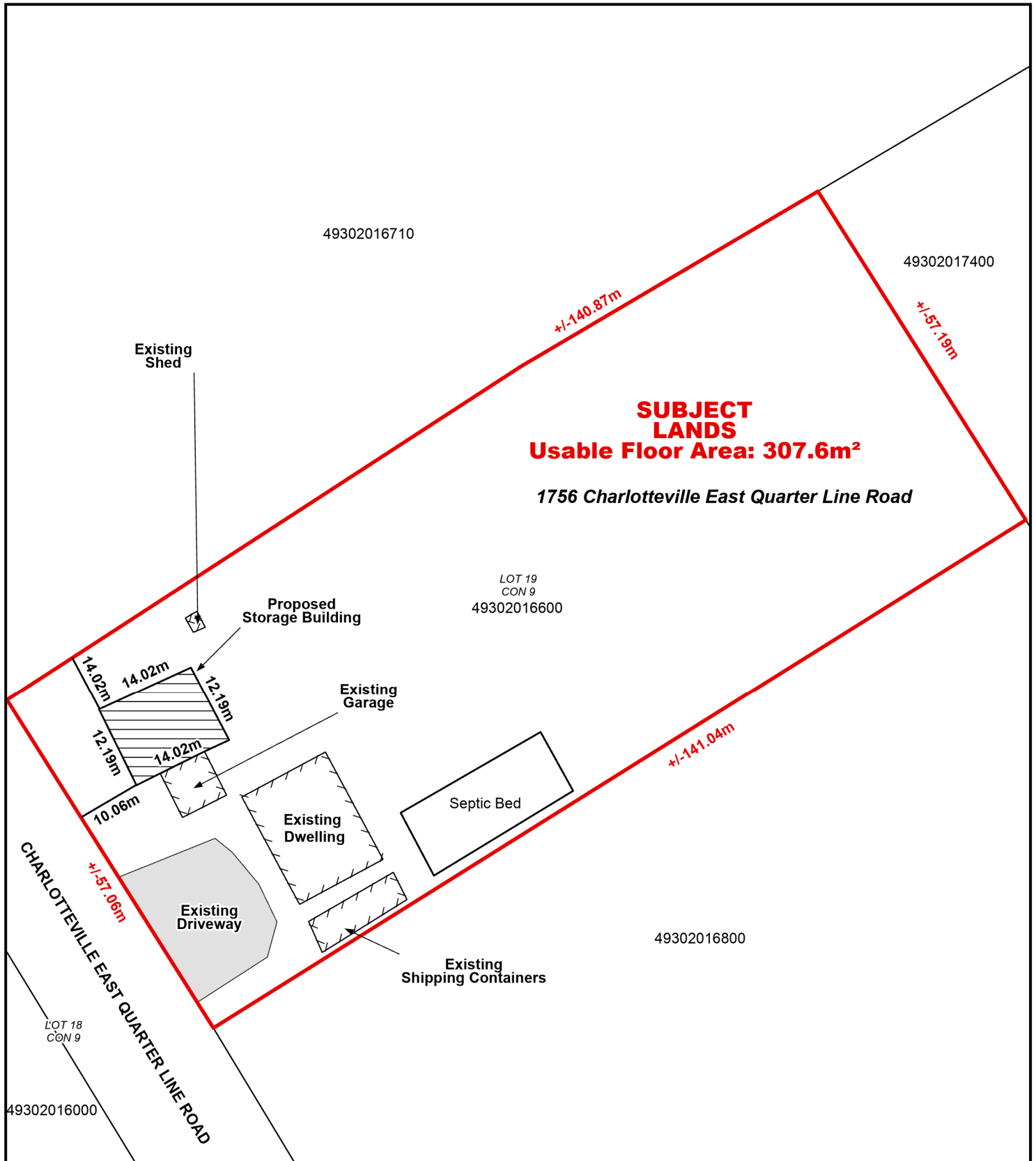
8/17/2026

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



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

8/17/2026

