



Municipality of
Dutton Dunwich

\$900
cheque
enclosed.

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

APPLICATION FEE: \$900 or \$1,700 if a condition of a consent application (2020-28 Fees By-law) made payable to the Municipality of Dutton Dunwich.

INSTRUCTIONS

Include the following documents when submitting this form: Deed or Offer to Purchase, Sketch or a recent Plan of Survey of subject land, Conceptual Site Plan, Elevation (if required) and any other document or drawings required for the development proposal. Provide as much information as possible, even if conceptual or draft. One hard copy and one PDF copy is required.

Read and complete the form in full, sign and date. Submit this application form, the application fee, and required information, document, and/or drawings to Tracey Pillon-Abbs, Planner, Municipality of Dutton Dunwich, planning@duttondunwich.on.ca, 199 Currie Road, Dutton, ON, N0L 1J0, 519-762-2204.

APPLICATION PROCESS

Pre-application consultation with the Municipal Planner is recommended per By-law 2020-31. The Planner will assist you in determining what information and materials will be required in order to deem the application complete.

The application is reviewed to ensure all prescribed and required information and the fee have been submitted. Administration reserves the right to request additional information. Within 30 days of the receipt of the application, the applicant or agent will be notified in writing that the application is deemed incomplete or complete.

A Notice of the Hearing will be mailed to the applicant, various public agencies and to every owner of land within 60 metres of the subject site not less than 10 days prior to the date the application is to be heard. A sign will also be sent to the applicant prior to the date the application is heard. The sign is to be placed on the land subject to the application at least 10 days prior to the hearing date and is to remain in place until the hearing has been held. The sign is to be placed at the center of the subject parcel, facing the public road and as close as possible to the property line.

The applicant or an agent should attend the hearing of the Committee of Adjustment for the Municipality of Dutton Dunwich at the designated time and location and speak on behalf of the application answering any questions, which the members of the Committee may have.

A written decision will be forwarded to the applicant and various public agencies within 10 days of the hearing decision. Within 20 days of the date of decision, any person may appeal

the decision to the Local Planning Appeal Tribunal (LPAT) by filing the Notice of Appeal and the required fee with the Secretary-Treasurer for the Committee of Adjustment. If no appeals, the decision is final.

OWNER AND APPLICANT INFORMATION

Name of Owner(s): Jeff Corneil

Address: 9254 Coyne Rd. Wallace town

Telephone, Fax, Email: 226-236-0859, 519-762-2345,
Jeff@cotrac.ca

Name of Applicant: Jeff Corneil

Address: 9254 Coyne Rd. Wallace town

Telephone, Fax, Email: 226-236-0859, 519-762-2345
Jeff@cotrac.ca

Correspondence should be sent to: Owner Applicant Both

SUBJECT LAND INFORMATION

Municipal Address: 9254 Coyne Rd. Con 7

Lot: 6 & 7 Concession: 7

Legal Description:

Name and Address of any mortgagees, charges or other encumbrances:

Any easements or restrictive covenants affecting the subject lands: No

Frontage(m): 201.65 Depth (m): 115.51 Area (sq.m/ha): 0.54 Ac

Existing Uses (include length of time): residence 22 years

Previous Uses:

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: Garage

Current Zoning By-law Classification: hobby farm

Nature and extent of relief applied for (include Zoning By-law Section):

Why is it not possible to comply with the provisions of the by-law:
would like more width for garage

Number and type(s) of buildings or structures **existing** on the subject land:
house (1); building.

Number and type(s) of buildings or structures **proposed** to be built on the subject land:
(1) garage

Existing uses of abutting properties:

North: field

East: field

South: field

West: field

Have the subject lands ever been subject to any of the following applications (provide file number and status):

- Official Plan Amendment: Yes _____ No
- Zoning By-law Amendment: Yes _____ No
- Minor Variance: Yes _____ No
- Consent/Severance: Yes _____ No
- Plan of Subdivision: Yes _____ No
- Site Plan Control: Yes _____ No

AVAILABLE SERVICES

Water is supplied to the subject property by the following:

- Publicly owned and operated piped water system
- Private well
- Communal well (privately owned/operated)

Sewage disposal is provided to the subject property by the following:

- Publicly owned and operated sewage disposal system
- Private sewage system
- Communal system (privately owned/operated)
- Other _____

Storm drainage is provided to the subject property by the following:

- Sewers
- Ditches
- Swales
- Other _____

Access is provided to the subject property by the following:

- Provincial Highway
- Municipal Road (yearly maintenance)
- Municipal Road (seasonal maintenance)
- County Road
- Right-of-Way
- Other _____

If access to subject land is by private road or right-of-way, please indicate the name of the owner of the land or road, who is responsible for its maintenance and whether it is seasonal or year-round.

SKETCH INSTRUCTIONS

Attach a sketch showing, in metric units:

1. the boundaries, zoning matrix and dimensions of the subject lands;
2. the location, size and type of all existing buildings or structures on the subject land, including their distance from the front lot line, rear lot line and side lines;
3. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
4. the current uses of all land that is adjacent to the subject land;
5. 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;
6. if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
7. the location and nature of any easement affecting the subject land.

ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

Use or Feature	On Subject Land
Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Agricultural Operation including livestock facility or stockyard within 500 m?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Have the lands or adjacent lands ever been used as a weapons firing range?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?	__Yes <input checked="" type="checkbox"/> No __ Unknown
If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Industrial or Commercial Use (specify users)?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Natural Heritage Feature on or within 120 metres of subject land?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Flood Plain?	__Yes <input checked="" type="checkbox"/> No __ Unknown
Active Railway within 500 m?	__Yes <input checked="" type="checkbox"/> No __ Unknown

ACKNOWLEDGEMENTS


I/WE, Jeff Corneil, solemnly declare that all statements contained in this application are true, and I/We 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.

I/WE acknowledge that receipt of this application does not guarantee it to be a complete application.

I/WE hereby authorize staff of the Municipality of Dutton Dunwich to enter upon the subject lands and premises described in the application form for the purpose of evaluating the merits of this application.

I/WE shall assume responsibility for all costs related to the said application and understand and agree that the payment of said costs shall be a condition of this signed application. I/We also agree to accept all costs as rendered.

Dated this 8 day of January, 2021



Signature of Applicant
(owner or authorized agent)

AUTHORIZATION (complete only if Owner is not the Applicant)

I/WE, _____, hereby authorize _____

to act on my behalf regards to the above application.

Dated this _____ day of _____,

Signature of Owner

SWORN DECLARATION (complete in the presence of a Commission for Taking Affidavits)

I/WE, _____, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, 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.

Signature of Applicant
(owner or authorized agent)

Declared before me at the (Municipality/City) _____

Dated this _____ day of _____, _____.

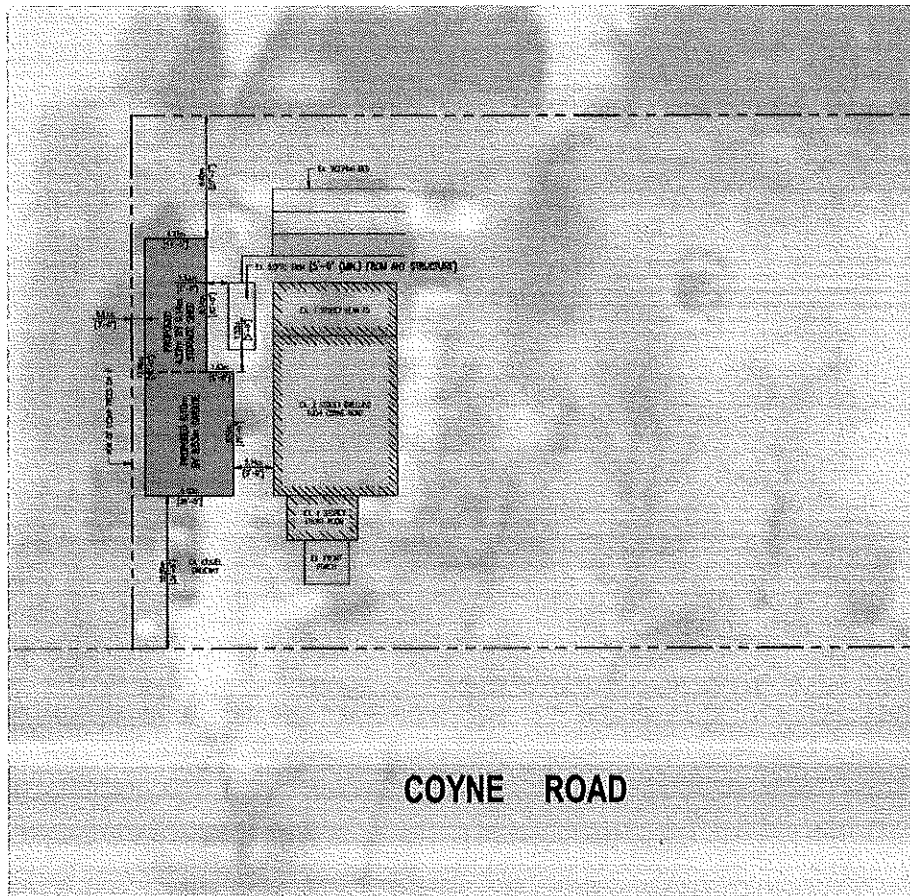
Signature of Commissioner

For Office Use:

- Pre-Application Consultation Date:
- Complete Application Date Received:
- File Number:
- Amount Received and Receipt No:

NOTES:

1. MAP IMAGE TAKEN FROM ELGIN MAPPING.
2. ALL WORK SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY OF DUTTON-DUNWICH.
3. ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED AND VERIFIED PRIOR TO START OF CONSTRUCTION.
4. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2015 & OBC 2012.
5. DRAWINGS ARE IN PART DIAGRAMMATIC AND NOT INTENDED TO CONVEY THE EXACT SCOPE OF WORK OF ALL CONDITIONS. THE CONTRACTOR AND ALL SUBTRADES TO VISIT SITE AND CHECK THEMSELVES ALL CONDITIONS, MATERIALS, CLEARANCES AND DIMENSIONS.



ZONING:	RR	
	REQUIRED	PROVIDED
LOT SIZE:	1860m ²	2341m ²
LOT FRONTAGE (MIN.):	30.0m	64.0m
LOT DEPTH (MAX.):	120.0m	36.6m
MIN FLOOR AREA (MIN.):	90m ²	134m ²
LOT COVERAGE (MAX.):	35%	10.3%
MAXI BUILDING HEIGHT (MAX.):	10.5m	4.27m
SETBACKS:		
FRONT YARD:	10.5m	10.5m
REAR YARD:	7.5m	8.40m
NORTH SIDE YARD (INTERIOR):	3.0m	0.91m
SOUTH SIDE YARD (INTERIOR):	3.0m	N/A

STEPHEN SELF ENGINEERING

10147 IONA ROAD
IONA STATION, ON N0L 1P0
519-317-6884

CLIENT:

JEFF CORNELL

LOCATION:

9254 COYNE ROAD
WALLACETOWN, ON N0L 2M0

DRAWN BY:

B. NEWPEL

DATE:

22 DECEMBER 2020

SCALE:

1:250

PROJECT No.

202082

SHEET No.

SITEPLAN

STAMP:

DESIGN LOADS

IMPORTANCE CATEGORY: NORMAL
 LOCATION: DUTTON, ONTARIO

DEAD LOADS

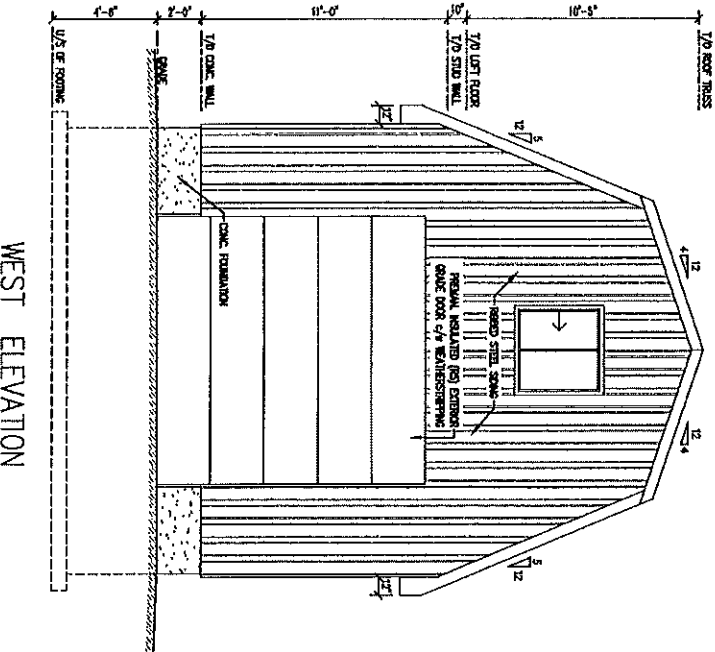
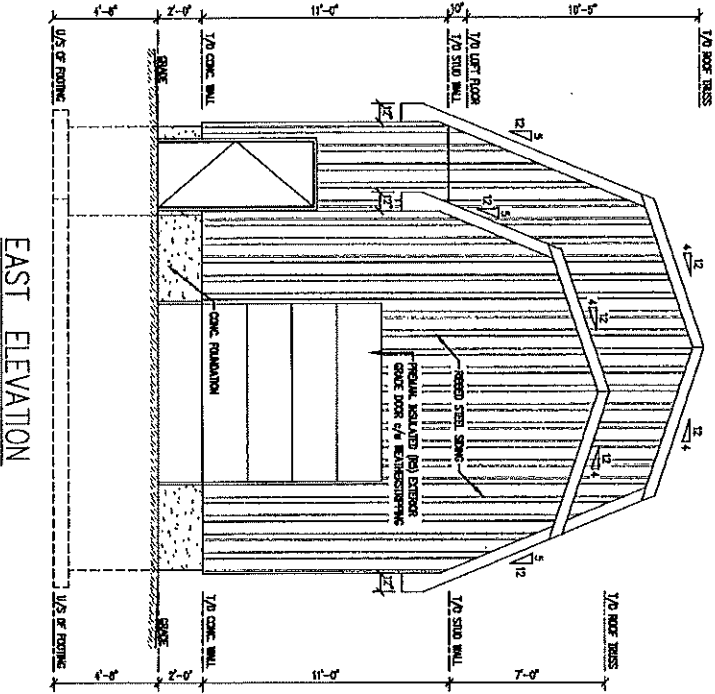
ROOF TOP CHORD: 0.19 kPa
 ROOF BOTTOM CHORD: 0.24 kPa
 FLOOR DEAD LOAD: 0.48 kPa

LATERAL LOADS

IMPORTANCE WIND (U.S.): 1.0
 IMPORTANCE WIND (S.I.): 0.75
 EXPOSURE: OPEN TERRAIN
 INTERNAL PRESSURE CATEGORY: 1 (SMALL OPENINGS)
 WIND LOAD (90°): 0.47 kPa
 WIND LOAD (45°): 0.36 kPa

LIVE LOADS

FLOOR LIVE LOAD: 1.90 kPa
 GROUND SNOW LOAD, S_g: 1.30 kPa
 RAIN LOAD, S_r: 0.40 kPa
 IMPORTANCE SNOW (U.S.): 1.0
 IMPORTANCE SNOW (S.I.): 0.9
 BASIC SNOW LOAD FACTOR, C_s: 0.55
 SPECIFIED SNOW LOAD, S: 1.12 kPa



SEE DWG No. A1 FOR GENERAL NOTES

STEPHEN SELF ENGINEERING

Structural Engineers
 10447 IONA ROAD
 IONA STATION, ON N0L 1P0
 519-317-6884

CLIENT:

LEFT CORNELL

LOCATION:

9254 CONNE ROAD
 WALLACETON, ON N0L 2K0

DRAWN BY:

B. REMPEL

DATE:

5 JANUARY 2021

SCALE:

3/16" = 1'-0"

PROJECT No.

2102082

SHEET No.

A5

STAMP:

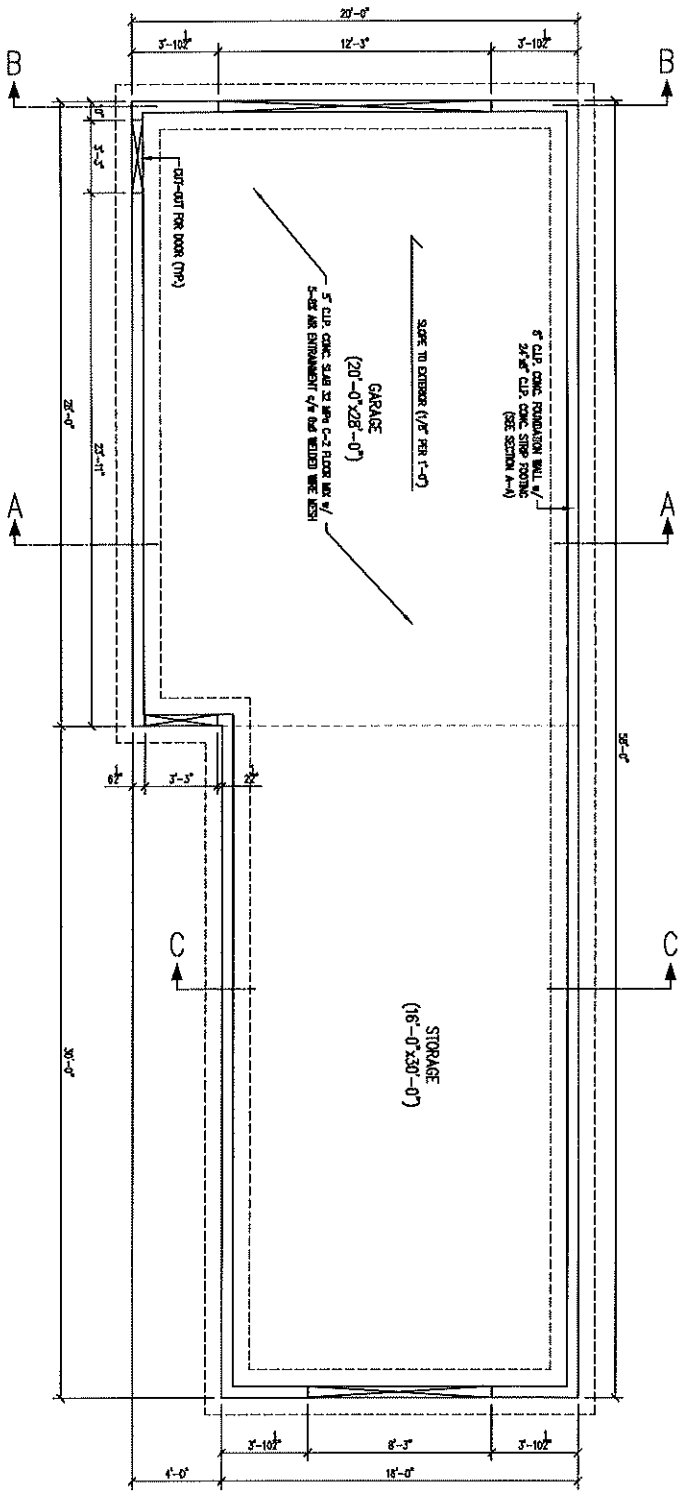
PRELIMINARY

GENERAL NOTES:

1. ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED AND VERIFIED PRIOR TO START OF CONSTRUCTION.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2010 & OBC 2012.
3. DRAWINGS ARE IN PART DIAGNOSTIC AND NOT INTENDED TO CONVEY THE EXACT SCOPE OF WORK OF ALL CONDITIONS. THE CONTRACTOR AND ALL SUBTRADES TO VISIT SITE AND CHECK THEMSELVES ALL CONDITIONS, MATERIALS, CLEARANCES AND DIMENSIONS.

CONSTRUCTION NOTES:

- ALL FOOTINGS TO BE BEAR ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL.
- ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1.
- ALL CONCRETE FOUNDATION WALLS AND FOOTINGS TO BE OF A MIN. 28 DAY STRENGTH OF 20MPa.
- PROVIDE MIN. 6MIL. POLY UNDER ALL WOOD IN CONTACT WITH CONC.
- ALL WOOD TO BE S-P-F GRADE No.1/No.2 UNLESS OTHERWISE NOTED.
- PROVIDE FOAM GASKET OR CAULKING UNDER ALL SILL PLATES AS PER O.B.C. 9.23.7.
- PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN THE JAMBS & FRAME FOR ALL EXTERIOR DOORS. (O.B.C. 9.7.5.2(9))
- SUPPORT OF NON-LOADBEARING PARTITIONS TO COMPLY WITH SUBSECTION (O.B.C. 9.23.9.8)
- ALL AIR BARRIERS TO BE CONTINUOUS & SEALED AS PER O.B.C. 9.25.3.
- ALL VAPOUR BARRIERS TO BE 6-MIL. POLYETHYLENE (CSSB 51.34-M) AND BE INSTALLED AS PER O.B.C. 9.25.4.
- PROVIDE ELECTRICAL & LIGHTING FACILITIES AS PER O.B.C. 9.3.4.



FOUNDATION PLAN



SEE DWG No. A1 FOR GENERAL NOTES

STEPHEN SELF ENGINEERING
Structural Engineers

10147 IONA ROAD
IONA STATION, ON N0L 1P0
519-317-6584

CLIENT: JEFF CORNELL

LOCATION: 9254 CONVE ROAD
WALLACETOWN, ON N0L 2M0

DRAWN BY: B. REUFEL

DATE: 5 JANUARY 2021

SCALE: 3/16" = 1'-0"

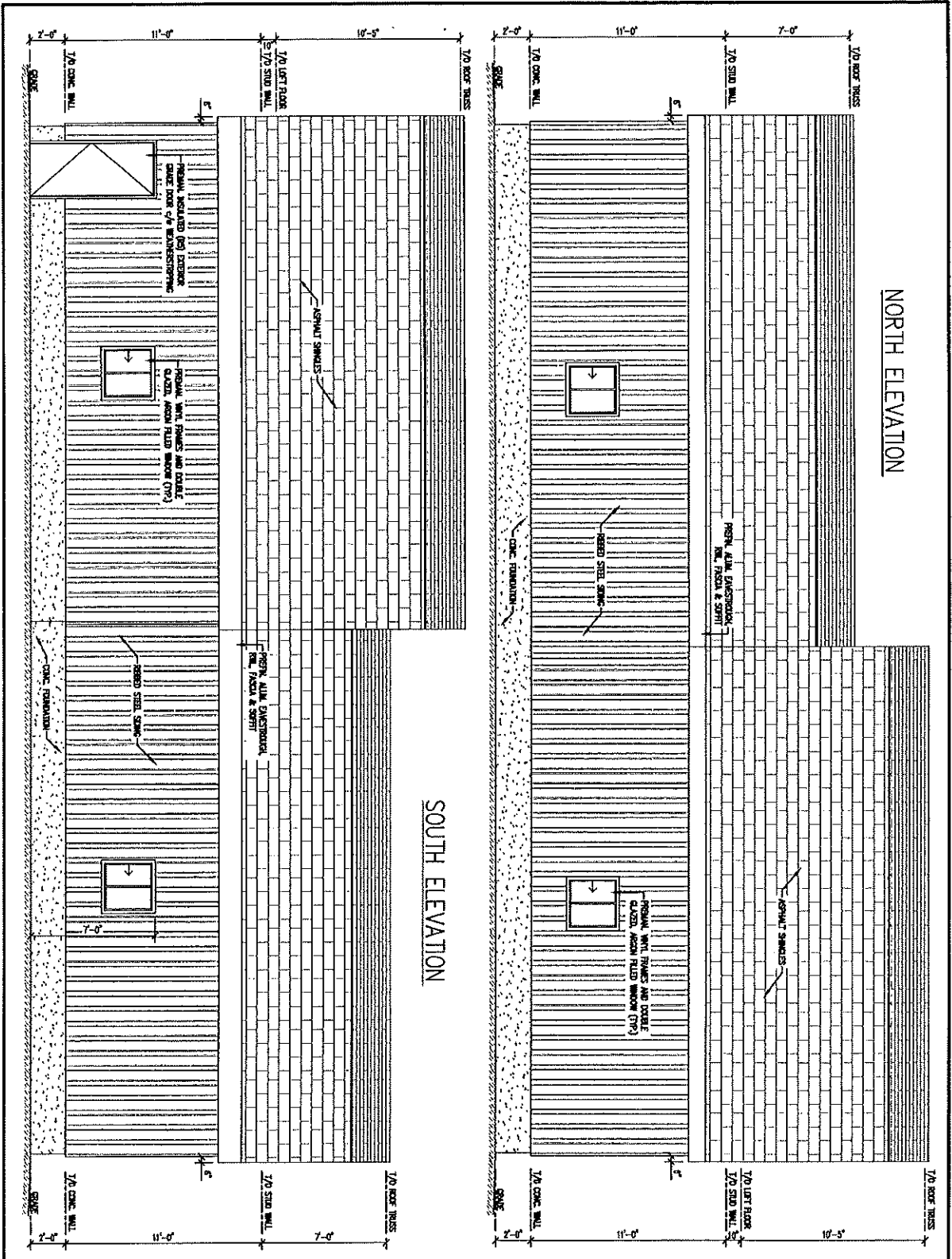
PROJECT No. 202082

SHEET No. A1

STAMP:

PRELIMINARY

NORTH ELEVATION



SOUTH ELEVATION

SEE DWG NO. A1 FOR GENERAL NOTES	
STEPHEN SELF ENGINEERING Structural Engineers	
10147 IOWA ROAD IOWA STATION, IA 50120 519-317-8884	
CLIENT:	JEFF CORNELL
LOCATION:	9254 COYNE ROAD WALLACE TOWN, IA 50480
DRAWN BY:	B. REMPER
DATE:	5 JANUARY 2021
SCALE:	3/16" = 1'-0"
PROJECT No.	202082
SHEET No.	A4
STAMP:	

PRELIMINARY