



Municipality of
Dutton Dunwich

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): GARR AND COURTNEY LACEY

Address: 29860 TALBOT LINE

Telephone, Fax, Email:

Name of Applicant:

DARRIN WILLIAMS

Address: 2 B POPLAR

Telephone, Fax, Email: 519-317-8067 BWILLY73@HOTMAIL.COM

Correspondence should be sent to: _____ Owner Applicant _____ Both

SUBJECT LAND INFORMATION

Municipal Address: 29860 TALBOT LINE

Lot: _____ Concession: _____

Legal Description: PLAN 44 PT PARK LOT 20 RP;
11R6315 PART 1

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

Any easements or restrictive covenants affecting the subject lands:

Frontage(m): 84 Depth (m): 109 Area (sq.m/ha): 0.915 ha

Existing Uses (include length of time):

RESIDENTIAL
Previous Uses: R

FARM

PROPOSED DEVELOPMENT INFORMATION

Current Official Plan Designation: HRI

Current Zoning By-law Classification: 4.2 ACCESSORY STRUCTURE

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

HEIGHT RESTRICTIONS IS 6 METRE WE WOULD
NEED 9 METRES

Why is it not possible to comply with the provisions of the by-law:

THE WOULD LIKE TO KEEP THE FOOTPRINT AS SMALL
AS POSSIBLE (GARAGE UNDER LIVING AREA)

Number and type(s) of buildings or structures **existing** on the subject land:

1- HOUSE 2- SIZED (GARAGE)

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

1- HOUSE 2- SIZED (GARAGE) 3- GARDEN SUITE

Existing uses of abutting properties:

North: RESIDENTIAL

East: AGRICULTURAL

South: TAXLOT LINE

West: RESIDENTIAL

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

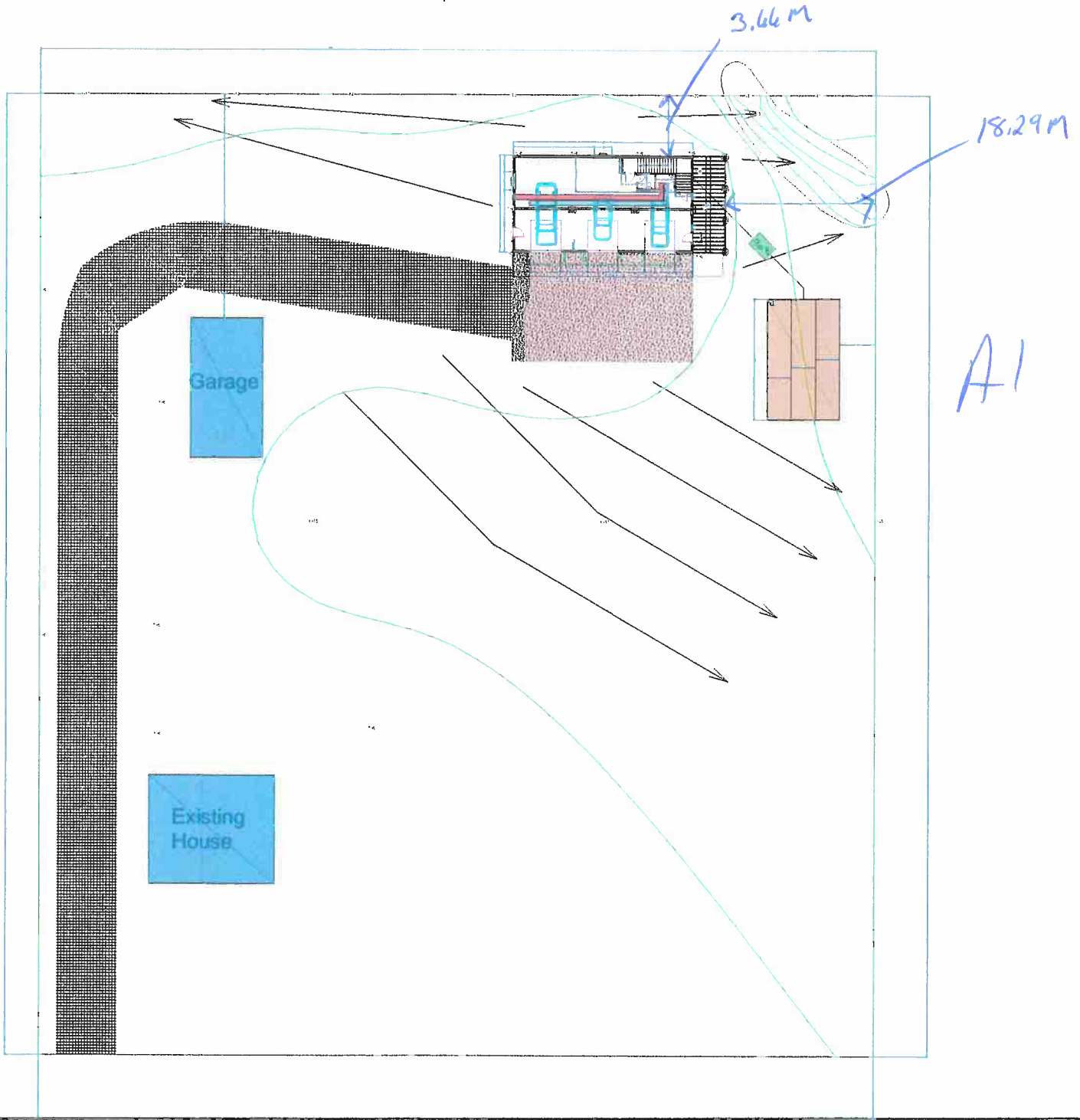
Attach a sketch showing, in metric units:

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.

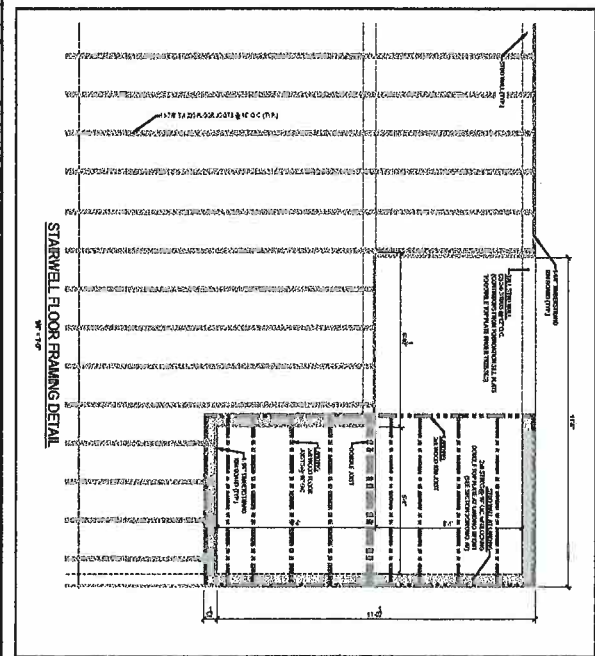
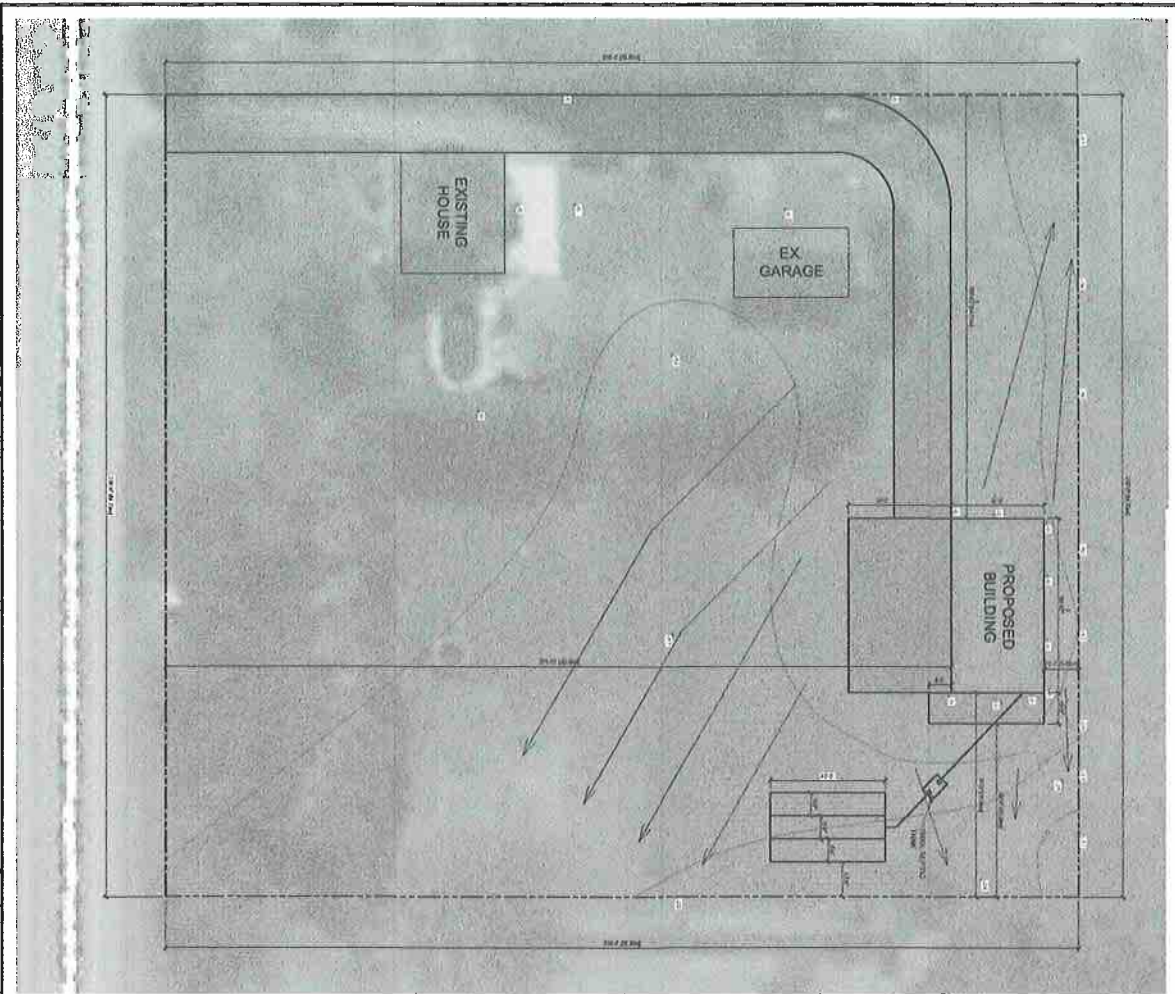
ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

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

HRI



TALBOT LINE



- GENERAL NOTES**
1. SEE SHEET 200204 FOR LOTS 10 AND 11.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY OF SHEPPARDTON.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY OF SHEPPARDTON.
 4. ALL MATERIALS AND METHODS TO BE USED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY OF SHEPPARDTON.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY OF SHEPPARDTON.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEMENT	100	CU YD	120.00	12000.00
2	GRAVEL	200	CU YD	100.00	20000.00
3	WOOD BRUSH	100	PCS	10.00	1000.00
4	WOOD SHIMS	100	PCS	10.00	1000.00
5	WOOD BRUSH	100	PCS	10.00	1000.00
6	WOOD SHIMS	100	PCS	10.00	1000.00
7	WOOD BRUSH	100	PCS	10.00	1000.00
8	WOOD SHIMS	100	PCS	10.00	1000.00
9	WOOD BRUSH	100	PCS	10.00	1000.00
10	WOOD SHIMS	100	PCS	10.00	1000.00

PROJECT TITLE
28980 TALBOT LINE
WALLACE TOWN, ON N1D 2M0

DESIGNED BY
SHEPPARD

DATE
2020/04

SCALE
1/4" = 1'-0"

SHEET
A-1

DATE
2020/04

STEPHEN SEIT ENGINEERING

1000 SHEPPARD AVENUE EAST
SUITE 100
SHEPPARDTON, ONTARIO
N1D 2M0



EXPLANATIONS

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

SMALL LETTERS

ALL DIMENSIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY OF SHEPPARDTON.

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