

For office use only	File # _____
Received	<u>June 30</u> , 20 <u>21</u>
Considered Complete	_____, 20____

## APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

*Original / final*

*Planning Act, RSO 1990, O. Reg. 200/96, Amended by O.Reg. 432/96 & 508/98*

Minor Variance	2018 Fee <i>Effective Jan 1/18</i>	2019 Fee <i>Effective Jan 1/19</i>	2020 Fee <i>Effective Jan 1/20</i>	2021 Fee <i>Effective Jan 1/21</i>
- 1 or 2 variances	\$1,456	\$1,484	\$1,514	\$1,544
- 3 or more variances	\$1,872	\$1,909	\$1,947	\$1,986

Each application must be accompanied by the application fee in the form of a cheque payable to the local municipality.

The undersigned hereby applies to the Committee of Adjustment for the Municipality of Huron East  
 \_\_\_\_\_ (name of municipality) under section 45 of the  
**Planning Act 1990** for relief, as described in this application, from By-law No \_\_\_\_\_ (as amended).

- Name of Owner Vifco Management Inc.  
 Telephone : 519-525-7277 Email: bryan@teamvincent.com  
 Address 80351 North Line, RR#5 Seaforth, ON N0K 1W0
- Name of Agent (if applicable) Bryan Vincent  
 Telephone : 519-525-7277 Email: bryan@teamvincent.com  
 Address 80351 North Line, RR#5 Seaforth, ON N0K 1W0

*Note: Unless otherwise requested, all communications will be sent to the agent, if any.*

- Provide legal description and address of property.  
 Ward: McKillop Township  
 Concession: 2 Lot: Part lot 26 Registered Plan #: \_\_\_\_\_  
 911 Address and Road Name: 42787 Hydro Line Seaforth, ON N0K 1W0

**NOTE: If property legal description and address approved, all numbers following will need to be changed.**

4. Names and addresses of any mortgages, holders of charges or other encumbrances:  
Farm Credit Canada  
835 Southdale Road, West  
London, ON N6P 0C6
5. Nature and extent of relief applied for:  
Minor Variance on west and north side of the property.  
Rear yard (west) reduction from 7.5m to 3m. Exterior side yard  
(north) reduction from 20m to 6m.
6. Why is it not possible to comply with the provisions of the by-law?  
Location of existing building requires the new storage building further north to  
create separation between the two to allow for trucks and farm equipment to  
move inbetween.
7. Legal description of subject land (registered plan number and lot number or other legal description and,  
where applicable, street and street number):  
McKillop  
Ward: \_\_\_\_\_  
Part Lot 26 Conc 2  
Lot(s): \_\_\_\_\_ Concession: \_\_\_\_\_  
4040-380-002-04401-0000  
Roll Number: \_\_\_\_\_ Registered Plan No.: \_\_\_\_\_  
42787 Hydro Line Road  
911 Number & Road Name: \_\_\_\_\_
8. Is any of the subject land in Wellhead Protection Area C? Yes  No  Unknown   
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult  
with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.
9. Indicate if access to the property is by Provincial Highway, municipal road maintained all year or seasonally,  
another public road or right of way: Municipal Road (all year) \_\_\_\_\_
10. Will this proposal result in adding or changing the location of any driveways/accesses/entrances?  
Yes  No
11. Dimensions of land affected:  
505'  
Frontage: \_\_\_\_\_ Area: \_\_\_\_\_  
628'  
Depth: \_\_\_\_\_ Width of street: \_\_\_\_\_
12. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area,  
number of storeys, width, length, height, etc.):  
Existing:  
see survey

Proposed:

80' x 150' storage building, 18' eve height, Roof pitch 4/12

13. Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear and front lot lines):

Existing:  
see survey

Proposed:

We are proposing a storage building 80'x150' in the northwest corner of the property. We need a minor variance to put the structure 3m from west lot line and 6m from the North lot line.

14. Date of acquisition of subject land:

6/1/71

15. Date of construction of all buildings and structures on subject land:

8/1/81 LAST BUILDING

16. Existing uses of the subject property:

retail farm and recreational equipment and repair business

17. Existing uses of abutting properties:

Agricultural and residential

18. Length of time the existing uses of the subject property have continued:

1971

19. Municipal services available (check appropriate space or spaces):

- Water – Connected
- Publicly Owned  Privately Owned
- Communal Well  Lake
- Sewage Disposal – Connected
- Sanitary Sewers  Septic System  Privy
- Storm Drainage – Connected
- Storm Sewers  Ditches  Swales  Other

20. Is this property assessed to a Municipal Drain?

Yes  No

If yes, what is the name of the drain? Lawrence Drain

21. Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

Yes  No

22. Present Official Plan provisions applying to the land:

Agriculture

23. Present Zoning By-law provisions applying to the land:

AG3 (Agriculture Commercial-Industrial)

24. Has the owner previously applied for relief in respect of the subject property?

Yes  No

If the answer is yes, describe briefly:

25. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: 6/29/21

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes  (submit a fee of \$216.00 made payable to the Treasurer, County of Huron) No

26. Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act? If yes, please indicate file number:

Yes  No

**PAID**

JUN 30 2021

**MUNICIPALITY OF HURON EAST**

**Notes:**

a) It is required that ..... copies of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the plan referred to in Note 2, accommodated by a

fee of \$ 1,544.00 in cash or by cheque made payable to the Treasurer of the

**Municipality of Huron East**

(name of municipality)

- b) *Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.*
- c) *Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.*

*All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.*

*In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.*

**OWNER'S AUTHORIZATION**

*(This must be completed by the OWNER if the **owner is not filing the application.**)*

I/We \_\_\_\_\_, being the registered owner(s) of the subject lands,  
hereby

authorize \_\_\_\_\_ to prepare and submit an application of Minor  
Variance.

\_\_\_\_\_  
Signature of Owner Date

**APPLICANT'S DECLARATION**

*(This must be completed by the **Person Filing the Application** for the proposed development site.)*

Bryan L. Vincent Seaforth

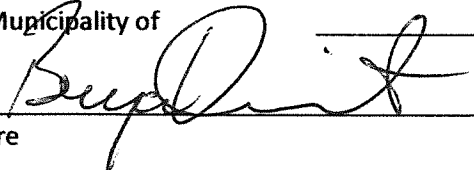
I, \_\_\_\_\_ of the \_\_\_\_\_  
(Name of Applicant) (Name of Town, Township, etc.)

County of Huron

In the Region/County/District \_\_\_\_\_ solemnly declares that all of the statements  
contained in this application and supporting documentation are true and complete, 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."

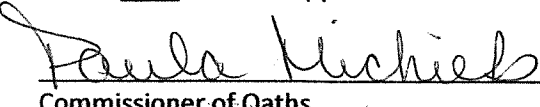
DECLARED before me at: Huron  
Region/County/District \_\_\_\_\_  
Huron East

In the Municipality of \_\_\_\_\_

  
Signature

This 29 day of June, 2021  
(Day) (Month) (Year)

BRYAN VINCENT  
Please **Print** name of Applicant

  
Commissioner of Oaths

**PAULA MICHIELS, CPA, CGA**  
a Commissioner, etc.,  
County of Huron, while Deputy Clerk  
for the Municipality of Huron East

**OWNER/APPLICANT'S CONSENT DECLARATION**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, BRYAN VINCENT, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Bryan Vincent  
Signature

6/29/21  
Date

**OFFICE USE ONLY**

**CERTIFICATION**

I, \_\_\_\_\_

For the \_\_\_\_\_

Of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_

Certify that the above application is a true copy.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Signature \_\_\_\_\_

**COMPLETE THIS FORM TO DETERMINE IF  
SEPTIC COMMENTS ARE REQUIRED  
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from local staff, and if so, the appropriate fee\* must be submitted with your application and paid to the local municipality (\*based on the local municipality's Fee Schedule – consult with your Planner to determine).

Vifco Management Inc

Name of Applicant: \_\_\_\_\_

Name of Owner (if different from the applicant): \_\_\_\_\_

Location of Property (Lot, Concession or Registered Plan, and Municipality):  
42787 Hydro Line Road, Seaforth, ON N0K 1W0

Type of Planning Application(s) submitted with this form:

- Consent (severance)                       Minor Variance  
 Zoning By-Law Amendment               Plan of Subdivision/Condominium  
 Official Plan Amendment

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

**Section A – Where SANATARY SEWERS are available.**

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?       Yes       No

**Section B – Where SEPTIC SYSTEMS are required.**

1. The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).       Yes       No
2. Is the property less than .4 hectares (1 acre) in area?       Yes       No
3. Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.       Yes       No
4. I am uncertain of the location of the existing septic tank and tile bed on the property.       Yes       No
5. There will be more than one dwelling unit on each lot.       Yes       No
6. An industrial or commercial use is proposed which will require a septic system.       Yes       No
7. Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?       Yes       No
8. The application is for a new Plan of Subdivision/Condominium       Yes       No



Proceed to **Section C**

“Useable Land” means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation.)

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*Name of Owner or Designated Agent*

*Signature and Date*

*To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant?*

*\*Please note type of application and file # on the cheque.*

Yes  No

Amount: \_\_\_\_\_

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*Name of Clerk-Treasurer*

*Signature and Date*