

For office use only	File # _____
Received _____, 20 ____	
Considered Complete _____, 20 ____	

RECEIVED  
NOV 24 2020  
MUNICIPALITY OF HURON EAST

## APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

Minor Variance	2018 Fee Effective Jan 1/18	2019 Fee Effective Jan 1/19	2020 Fee Effective Jan 1/20	2021 Fee Effective Jan 1/21
- 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 52-2006 (as amended).

- Name of Owner Tripod Properties Inc.  
Telephone: (519) 495-6621 Email: Kylebenwag@gmail.com  
Address P.O. Box 1 Seaforth, Ont. N0K 1W0
- Name of Agent (if applicable) \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address \_\_\_\_\_

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

- Provide legal description and address of property.  
Ward: Seaforth  
Concession: \_\_\_\_\_ Lot: 53 Registered Plan #: 394  
911 Address and Road Name: 61 Louisa Street, Seaforth, Ont.

**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:

The Toronto - Dominion Bank, 4720 Tahoe, Boulevard, 5th Floor,  
Mississauga, Ontario L4W 5D2

5. Nature and extent of relief applied for:

Relief from Lot Frontage requirement of 10 metres in  
section 19.5 of Zoning By-Law 52-2006 for each unit on  
title separation of attached dwelling. One unit's lot frontage is

6. Why is it not possible to comply with the provisions of the by-law? 9.932 metres,  
It is not possible to comply because the dwelling is already  
built.

7. Legal description of subject land (registered plan number and lot number or other legal description and,  
where applicable, street and street number):

Ward: Seaton

Lot(s): 53

Concession: \_\_\_\_\_

Roll Number: 40403900 22008970000

Registered Plan No.: 394

911 Number & Road Name: 61 Louisa Street, Seaton

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 maintained 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:

Frontage: 9.932 m

Area: 399.6 m<sup>2</sup>

Depth: 40.234 m

Width of street: 17.703 m

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: Semi-Detached Dwelling  
1 storey, 125 m<sup>2</sup> ground floor area, 165 m<sup>2</sup> with garage + porch.  
8.4 m wide x 20 m long, 6 metre height

Proposed: Same (no change)

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

Existing: 6.21 m front yard  
1.53 m interior side yard  
14.61 m rear yard

Proposed: Same (no change)

14. Date of acquisition of subject land:

April 21, 2017

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

2019

16. Existing uses of the subject property:

Residential

17. Existing uses of abutting properties:

Residential

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

2018

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? \_\_\_\_\_

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:

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

R2 - Residential Medium Zone

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: November 5, 2020 (email)

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 \$212.00 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:

No File Number - Application for exemption from part lot control

Yes  No

**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 \$ 432<sup>00</sup> in cash or by cheque made payable to the Treasurer of the  
PAYD.

\_\_\_\_\_  
(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.)

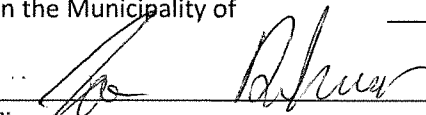
*Joseph DeKroon, President of*  
I, Tripod Properties Inc. of the Municipality of Huron East  
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District of Huron 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:

Region/County/District of Huron

In the Municipality of Huron East

  
\_\_\_\_\_  
Signature

This 23rd day of November, 2020  
(Day) (Month) (Year)

Joseph DeKroon, President of Tripod Properties Inc.  
Please **Print** name of Applicant

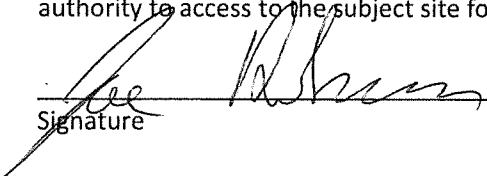
  
\_\_\_\_\_  
Commissioner of Oaths

**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, <sup>Joseph DeKroon, President of</sup> Tripod Properties Inc., 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.

  
Signature

November 23, 2020  
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 \_\_\_\_\_

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: \_\_\_\_\_

RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRATION DIVISION OF HURON (No 22)

D.A. CULBERT  
ONTARIO LAND SURVEYOR

PARTS SCHEDULE		PLAN	PIN
1	PART 1 OF LOT 53	394	PN 41290-0140
2	PART 2 OF LOT 53	394	PN 41290-0140

THIS PLAN COMPRISES ALL OF PIN 41290-0140

PLAN OF SURVEY OF ALL OF LOT 53 REGISTERED PLAN No. 394 TOWN OF SEAFORTH MUNICIPALITY OF HURON EAST COUNTY OF HURON SCALE 1:300



- D. CULBERT LTD.  
ONTARIO LAND SURVEYOR
- NOTES AND LEGEND**
- BEARINGS HEREON ARE GRID (SEE INTEGRATION CHART FOR DETAILS)
- DENOTES MONUMENTATION PLANTED
  - SSB DENOTES 2.5cm sq. STANDARD IRON BAR
  - IB DENOTES 2.5cm sq. SHORT STANDARD IRON BAR
  - CP DENOTES 1.6cm sq. IRON BAR
  - WT DENOTES CONCRETE PIN
  - WM DENOTES WITNESS
  - OGM DENOTES ARCHIBALD GRAY & MCKAY LTD., O.L.S.
  - OGM DENOTES J.M. MOSES, O.L.S.
  - 1322 DENOTES D. CULBERT LTD., O.L.S.
  - 1327 DENOTES PLAN 228-1141
  - P1 DENOTES REGISTERED PLAN No. 394
  - P2 DENOTES REGISTERED PLAN No. 394
- ALL PINS ARE SUFFIXED (LT) UNLESS NOTED (R)

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 27TH DAY OF AUGUST, 2020

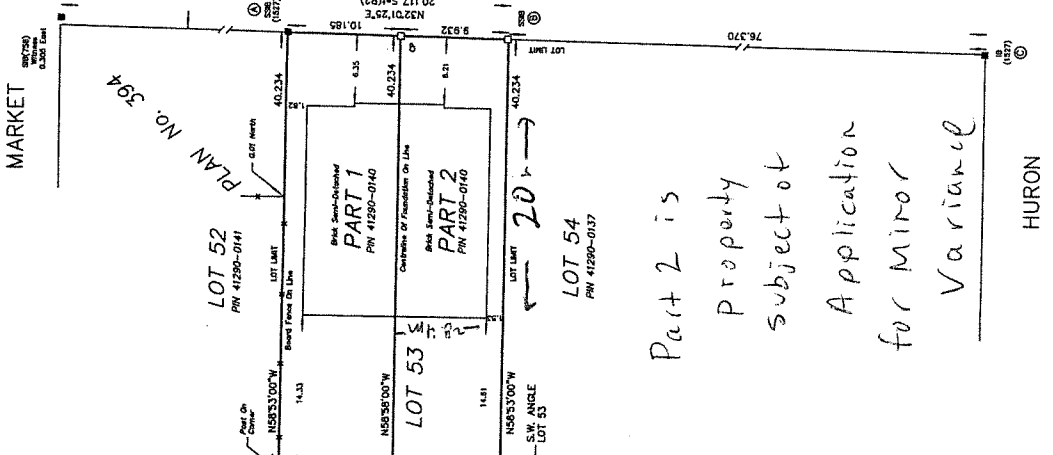
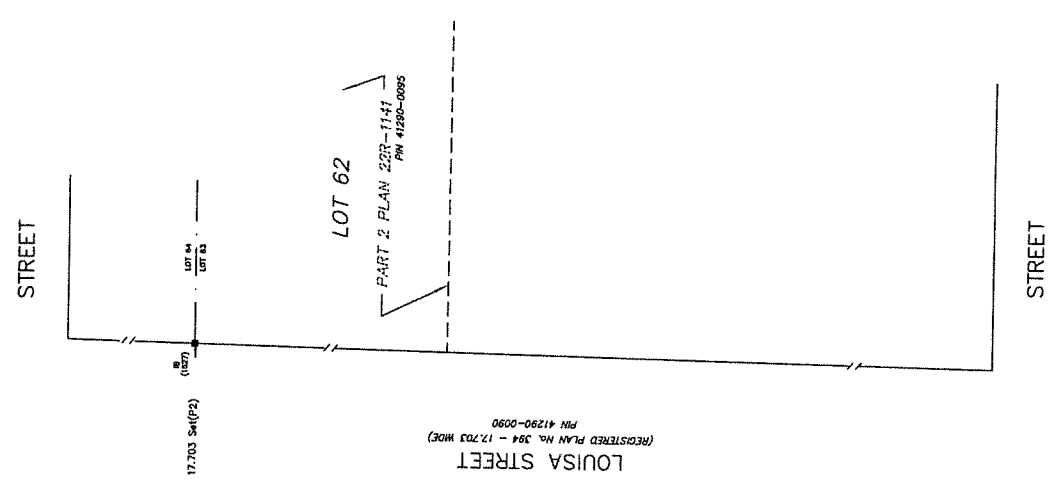
SEPTEMBER 30, 2020

D.A. CULBERT  
*[Signature]*  
ONTARIO LAND SURVEYOR

ONTARIO  
**D. CULBERT LTD.**  
ONTARIO LAND SURVEYOR  
GOBRIER, ONTARIO PHONE: 519-824-5321  
LAND SURVEYOR

DIGITAL FILE: SP200392  
CHECKED BY: DAC  
FILE NO: SEA-0394-04-14

PLAN No:  
**2-67-2282**



**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING SMARTNET NETWORK AND ARE REFERRED TO UTM ZONE 17 Q1, WEST LONGITUDE) COORDINATE VALUES ARE TO A BURNAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG.216/70

POINT ID	NORTHING	EASTING
A	4822359.29	467651.63
B	4822362.25	467655.18
C	4822377.53	467594.67

CAUTION: COORDINATES CANNOT BE THEMSELVES BE USED TO LOCATE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99956

FOR BEARING COMPARISONS, A ROTATION OF 0°14'20" COUNTER-CLOCKWISE CAN BE APPLIED TO MATCH BEARINGS ON (P1)

METRIC: DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES, AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048